

PORT AUTHORITY MASTER PLAN

Phase 2 Components
Waters Outside the Port Alberni Inner Harbour

Port Alberni
Port Authority



Administration Portuaire
De Port Alberni

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Statement of Intent:

To synthesize, in one document, a rational, long term land and water use management policy and strategic for the Port Authority's area of jurisdiction, recognizing the requirement to maintain and ensure economic viability and stability of/for the Ports' operations yet positively addressing the requirements and needs of port customers and the community at large, over a mid level time frame.

Foreword & Introduction:

The Master Plan Production Initiative is an attempt to synthesize and bring into focus, the multitude of and diverse number of uses and issues occurring within the Port Authority's area as well as outlining a strategy for management and growth over a 5-10 year time frame, within a single document.

The document, in its entirety, represents the Port Authority's Vision and Plan over a large, complex and complicated geographic system, in a rational, realistic and achievable manner.

It is emphasized, however, that:

- i) this present document and the policies it contains are dynamic and not intended to represent a sole and dogmatic, rigid series of options;
- ii) the document recognizes and solidifies the Port Alberni Port Authority's prior commitments and partnerships to/with adjacent Local Governments and is reflective of an ongoing commitment to planning principles embraced by neighbouring Local Governments and the Communities they represent;
- iii) the document, similarly, reflects the Port Authority's continued commitment to ensuring adequate Environmental Protection measures take place, for all development proposals and uses throughout the Authority's area of jurisdiction.

It is considered essential that a broad visioned, flexible and adaptable yet realistic Land and Water Use Plan be established to guide ongoing Development within the Port Authority's area of jurisdiction. It is equally imperative that such a "vision" is reflective of and captures community aspirations and goals.

This part of the Port Authority Master Plan therefore, represents and outlines a Land Use Management Plan and Process for all areas within the Authority's jurisdiction that lie outside the Port Alberni Inner Harbour Area (in essence, between Clutesi Haven Marina and Polly Point) recognizing issues/trends and established planning goals.

Guiding Principles:

From a General Perspective, the Port Alberni Port Authority, in exercising it's mandate:

- i) will protect waterfront land and water lots in support of port service industries that are dependent upon waterfront access;
- ii) will support marine-related commercial and public sector harbour operations;
- iii) will support non-marine related commercial operations only in appropriate locations;
- iv) will continue to manage its recreational water resources to the benefit of marine recreational users;
- v) will consider public waterfront access in future land use planning to facilitate the enjoyment of the working port environment and the natural waterfront setting;
- vi) will request that the adjacent municipalities and the regional district be encouraged to maintain compatible land use adjacent to port lands;
- vii) will address local and municipal concerns regarding port operations and developments through responsible development processes which include appropriate public consultation;
- viii) will continue to sustain and protect all environmental elements relating to property and operations within its jurisdiction;
- ix) will be proactive in planning with the municipal council, and with the Alberni-Clayoquot Regional District to ensure effective transportation systems serve the port;
- x) will ensure that port lands be serviced with utilities and services appropriate for the land use;
- xi) will use its land assets to generate revenue in support of its mandate to be financially self-sufficient.

These principles, in whole or in part, are reflected in or reflective of the Goals, Objectives and Guidelines laid out within the Study and firmly anchor and solidify the land use designations presented.

Executive Summary

The purpose of the initiative is to guide the long-term use, development and management of the lands and resources within the Alberni Inlet. It represents a statement of intent with regard to how lands and waters will be managed over the next five to ten years. The area to which the Plan applies includes all of the waters and shoreline of Alberni Inlet. Policies and guidelines may also refer to adjacent watershed areas and uplands adjacent to the foreshore where they specifically affect management issues in the study area.

The Plan provides a framework to guide regulatory and management decisions. Specific management plans and local area plans may be undertaken within the context of this subregional framework. Decisions affecting water use should be consistent with the goals, objectives, guidelines and area designations in the Plan.

While the Plan provides a guide for decision making, it does not in any way alter the statutory authority and responsibilities of other regulatory agencies or supersede any approval or licensing procedures or requirements under other agency's mandates. The rights associated with legally established land uses are also not altered by the Plan.

There are three parts to the Plan. The first part is a review of the issues and trends in land use and development, management of resources and recreation and tourism. It includes an overview of land and resource features and major issues and concerns and three digitized maps which serve as a companion to this report: Schedule A: Land and Foreshore Use; Schedule B: Recreation and Scenic Features; and Schedule C: Environmental Features. The second part of the Plan is a set of goals, objectives and guidelines. Eight major goals are presented based on the technical overview and public discussions. They define the strategic priorities for the Inlet. These are followed by specific objectives and the guidelines to be used in achieving these objectives. The third part of the Plan is an area designation system which is intended to guide the allocation of land and water uses in and for the area. (Schedule 1: Area Designation).

Five principles form the basis for many of the policies and guidelines in the Plan: resource sustainability; environmental significance; development suitability, community involvement; and inter-agency cooperation.

Issues and trends affecting the Inlet and Study Area are identified in the Plan under three broad categories. Land use and development issues include: population and residential growth; subdivision development; transportation and port development; and float cabin development. Recreation and tourism issues include: recreation and scenic features; parks and recreation use; commercial tourism development; and recreational fishing. Resources management issues include: fish and wildlife habitat; and special management programs; fisheries; forestry; aquaculture; water quality; and archaeological sites.

The Plan establishes an area designation system to direct the pattern of land and water use.

Six area designations (or primary management zones) are identified: Environmental Protection Areas; Marine Recreation Areas; Rural Development Areas; Aquaculture Priority Areas; Community Development Areas; and Resource Management Areas.

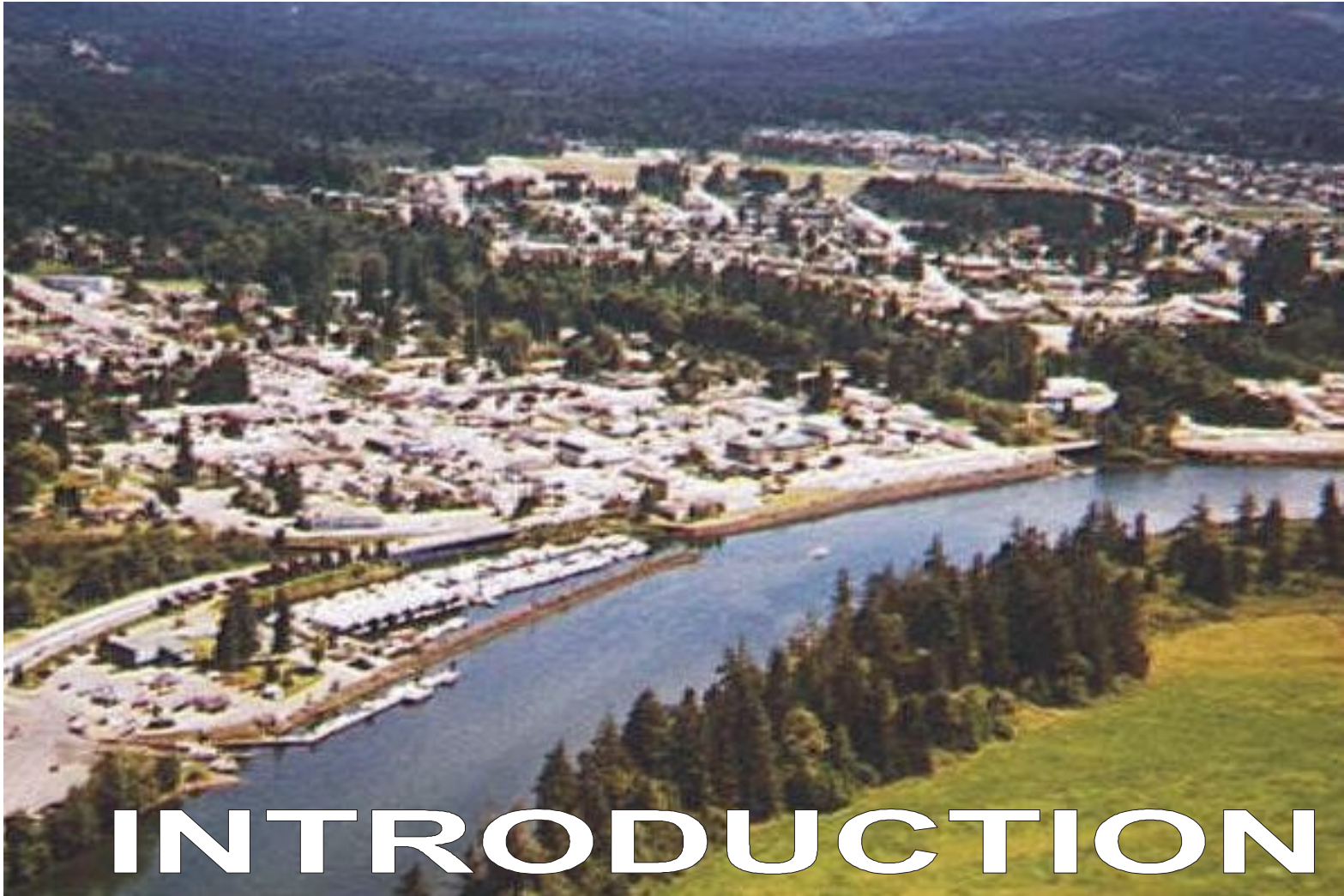
The overall planning concept for the Inlet is: to encourage residential and commercial growth in existing communities, subject to provision of appropriate waste treatment, water supply and other services; to protect sensitive environmental, recreation and scenic areas as a basis for maintaining the quality of environment in the Inlet; to encourage development in a manner which is compatible with the environment and existing land and marine uses and patterns; and to promote more sustainable resource conservation and management.

Implementation of the Plan will require an approach to land and resource management which emphasizes consultation and the need to balance competing demands for limited resources while maintaining the quality of the environment.

The Plan will be applied through several programs and management tools and this is outlined under four sets of activities: Development Review Process; Float Cabin Evaluation Project; Local Area Planning and Zoning; and Resource Management Programs.

Explanatory Note:

It is acknowledged that, while the mandate of the Port Alberni Port Authority covers the water area within the Harbour Limits exclusively, a strong linkage and interrelationship exists between water, foreshore and adjacent upland uses. Recognizing this the Plan seeks to acknowledge and positively address this reality in a wide and comprehensive view as possible.



INTRODUCTION

AND

BACKGROUND

1. INTRODUCTION AND BACKGROUND

1.1 Organization

There are three parts to the Port Authority Master Plan. The first part is a review of the issues and trends in land use and development, management of resources and recreation and tourism. It includes an overview of land and resource features and major issues and concerns and three digitized maps which serve as a companion to this report: Schedule A: Land and Foreshore Use; Schedule B: Recreation and Scenic Features; and Schedule C: Environmental Features. The maps provide background reference data to assist in implementation of the Plan.

The second part of the Initiative is a set of goals, objectives and guidelines. Eight major goals are presented based on the technical overview. They define the strategic priorities for the Inlet. These are followed by specific objectives and the guidelines to be used in achieving these objectives by the participating agencies.

The third part of the Plan is an area designation system which is intended to guide the allocation of land and water uses. Six area designations (or primary management zones) are established. Schedule 1: Area Designations, displays the boundaries of these areas.

1.2 Planning Principles

The following five principles have been used to assist the formulation of the Plan and are the basis for many of the policies and guidelines:

Resource Sustainability

There are limits to development and resource use in the Inlet beyond which the quality of environment and resource abundance and diversity will decline; the ability to sustain these attributes will be considered in all aspects of the Plan.

Environmental Significance

As certain areas of the Inlet are particularly significant or sensitive from a biological, recreational, historical or cultural perspective, these areas will receive a high degree of protection from development.

Development Suitability

Land and resource development -will occur in the Inlet such that development is directed to sites where it is physically and environmentally suited and compatible -with the surrounding uses and landscape character.

Community Involvement

Public consultation and involvement in the planning of land use and the management of resources and environmental quality are a central component in the preparation and implementation of this Plan.

Inter-Agency Cooperation

The Port Authority is committed to a cooperative process that endeavors to establish consensus and consistent policies amongst the partnering agencies to the greatest degree possible.



ISSUES AND TRENDS

2.0 ISSUES AND TRENDS

2.1 Land Use and Development

2.1.1 Population and Residential Growth

While the population in Port Alberni declined about 8% between 1981 and 1993, overall population in the Regional District increased by over 40% during the same period. Between 1992 and 1993, Port Alberni experienced a growth in population for the first time in several years.

Alberni-Clayoquot Regional District, as well as adjacent areas of Vancouver Island have recently been experiencing significant population increases. Between 1992 and 1993, the populations of Alberni-Clayoquot Regional District increased by 1.7%; of Comox-Strathcona Regional District by 4.1%; and of Nanaimo Regional District by 4.5% (1993 Ministry of Government Services, Central Statistics Branch estimates). For the previous five years between 1986 and 1992, the average annual rate of growth was 0.5% in Alberni-Clayoquot Regional District, 2.8% in Comox-Strathcona Regional District, and 3.8% in Nanaimo Regional District.

Currently, population trends indicate that the population of the Alberni Valley rose to ±26,524 in 1997 and is projected to rise to ±28,000 by the year 2008. Building Permitation trends in the Residential Sector, also reflect steady increases since 1991.

2.1.2 Subdivision Development

Subdivision potential is limited by topography, access and soil conditions. Significant private land occurs in the area and additional demand for subdivision can be anticipated. Recreational cottages are primarily located on private lands (in addition to floating cabins). In recent years, extensive recreational lot developments have occurred at Haggard Cove, Headquarters Bay and elsewhere. There is also substantial demand for recreational cottages on Crown land, but most areas have low suitability for development due to poor road and water access, poor building sites and waste disposal/water supply constraints. There are currently no recreational subdivisions on Crown land in the study area. In the past, many applications for recreational lots on Crown land have been received but none have been approved.

2.1.3 Transportation and Port Development

A navigation channel for ships is maintained through Trevor Channel and Alberni Inlet. Port industrial uses are concentrated at Port Alberni. Ship traffic through Barkley Sound/Alberni Inlet has declined in recent years but is not expected to change significantly in the near future. An increased emphasis on tourism and recreation development will likely contribute to

changes in industrial land use around Port Alberni. Elsewhere in Barkley Sound/Alberni Inlet, recreation and residential use of the shore and foreshore areas is likely to be more intensive over the next few decades, which will have implications for industry.

Several sheltered areas are important to tug and barge operators during bad weather and outflow winds (Schedule A: Land and Foreshore Use). These include Rainy Bay and Uchucklesit Inlet which provide emergency/temporary anchorages and stopovers.

2.1.4 Float Cabin Development

Float cabins are a popular form of recreational development in the study area. These are small cabins constructed on rafts of logs or other floatation, and anchored in sheltered bays with boomsticks or wharves tying the raft to the shoreline.

There are 58 authorized float cabin sites in the Port Alberni Port Authority jurisdiction. The authorization which allows for float cabin sites does not confer any permanent tenure and continued use is at the discretion of the Authority. The Authority has not permitted any new float cabins since January 1, 1982.

Several studies have been undertaken since 1980 on float cabins, all of them emphasizing the need to control and limit development. The Barkley Sound Study presented four options for discussion(covering the Inlet and the Sound both):

- Option 1:** Dispersed Float Cabin Development - Maintain or expand the current wide distribution of float cabins with recreational leases where they meet appropriate siting and design criteria; ensure adequate waste disposal and water quality controls.
- Option 2:** Compact Float Cabin Development - Restrict the area for location of float cabins to specific inlets or bays where they do not conflict with other uses or resource values; provide for small-scale clustering of float cabins where possible to encourage efficient foreshore use.
- Option 3:** Medium-Density Float Cabin Communities - Establish medium-density float cabin communities in few locations, along with approved community water systems and pump-ashore waste disposal systems.
- Option 4:** No Float Cabin Development - Prohibit all float cabins and phase-out existing float cabins over a five year period.

This component is studied and discussed in further detail later in this Report.

To this date, however, the following concerns have been consistently expressed through

Public Information and Participation meetings.

- Float cabin tenure: float cabin owners are requesting secure tenure with appropriate lease fees and conditions and recognition as a legitimate recreational use.
- Fairness in the allocation of foreshore use: many other residents requested equal opportunities to use the foreshore for private recreational purposes.
- Alienation of recreational foreshore: float cabins sometimes occupy prime anchorages and recreation sites and restrict public access to the shore.
- Environmental effects: concerns exist about the discharge of sewage and grey water and the water pollution potential and uncertainties at various sites.
- Commercial lodges: the use of float cabins for small-scale commercial purposes is an issue that needs to be addressed.
- Administration: the costs of implementing and enforcing any recreational float cabin policy should be borne by the users.

Barkley Sound and Alberni Inlet is changing due to increasing levels of recreational use. This will place greater pressures on lands and resources and intensify the problems of allocating foreshore for private and public uses. Recreation and tourism uses may displace some industrial uses; the remote, wilderness character will become more scarce. The Port Authority does not condone the uncontrolled proliferation of float cabins and has declared a moratorium on any further sites being used for such pending strategy agreements being reached under the Barkley Sound Strategy partnerships.

2.2 Recreation and Tourism

2.2.1 Recreation and Scenic Features

Barkley Sound/Alberni Inlet, in its entirety, is renowned for its recreation and scenic features, centered by the Broken Group Islands of Pacific Rim National Park. In addition to the national park, marine recreation is especially important in the Pinkerton Islands, Stopper Islands, Alma Russell Islands and in the Robbers Passage/Marble Bay area of southern Tzartus Island. There are many other sheltered bays which are heavily used by boaters. Sport divers also use the area, with many dive sites in Barkley Sound and Alberni Inlet, including both wrecks and natural features.

Schedule B: Recreation and Scenic Features map, identifies major features on Crown land. It is emphasized that there are many significant recreation features outside the national park reserve.

Areas considered as very high capability offer a combination of exceptional recreation and scenic features. Boating features have also been identified by members of the Council of Yacht Clubs. Recreational fishing areas vary with species and season.

Schedule B also identifies preliminary visually sensitive areas, based largely on forest inventory mapping and mapping of areas visible from selected marine routes. There are areas of significance identified on the north side of Useless Inlet and the upper slopes of Alberni Inlet.

2.2.2 Parks and Recreation Use

Parks and recreation sites include:

- Forest recreation sites - Macktush Creek
- Port Alberni Port Authority - China Creek Marina and R-V. Park
- Regional District or community parks - Bamfield and China Creek
- Other beach recreation sites.

Alberni Inlet and Barkley Sound offers exceptional recreation opportunities centered around water activities and access to the marine environment. Recreation activities in the area include:

- boating, including sailing, cruising, kayaking and canoeing
- recreational fishing, primarily salmon, halibut, lingcod and rockfish
- marine wildlife viewing, primarily whale watching
- scuba diving
- shellfish harvesting
- camping, hiking and beach activities
- day sightseeing - e.g. trips on the Lady Rose and Francis Barkley motor vessels
- access to the West Coast Trail, Pacific Rim National Park

Recreation use is most intensive in the months of July to September, corresponding with school vacation and recreational fishing seasons.

Recreational fishing is central to much of the recreational activity in Barkley Sound/Alberni Inlet. According to a 1989 Environment Canada survey, over 80% of private boaters and 60% of campers participated in fishing activities at some point during their stay in the area. Marine life viewing is also an important component of recreation in the Sound. For example, viewing marine mammals, viewing tidal pools and bird watching are the most popular activities for campers and boaters.

Available data indicates that recreational use of Alberni Inlet and Barkley Sound has increased markedly in recent years:

- There has been an 83% increase in recreational fishing effort from 1987 to 1991 as recorded by the Department of Fisheries and Oceans.
- Campground occupancy at China Creek Marina and R.V. Park has increased by 83.3% between 1986 and 1992, totaling over 15,000 camper-nights in 1992. Boat launching and annual boat launch passes increased over 40% between 1990-92. Day berthing at China Creek in 1992 totaled 8,337 boat days.
- Use of the Toquart Bay Forest Service Recreation site has increased by almost 50% between 1985 and 1991, to over 37,000 visitor nights in 1991. The site is the busiest Forest Service campground in the province.
- Passenger trips in Barkley Sound/Alberni Inlet on the Lady Rose and Francis Barkley passenger/freight vessels have almost doubled since 1983, from about 12,000 in 1983 to over 20,000 in 1992.
- The number of overnight visitors to the Broken Group Islands of Pacific Rim National Park Reserve has increased from approximately 5,000 people in 1978 to nearly 21,000 in 1992. Total visitation to the area has increased by 88% between 1986 and 1992.

Such trends have increased since 1992, in a fairly consistent manner an degree.

2.2.3 Commercial Tourism Development

Commercial tourism developments include: wilderness and fishing lodges; campgrounds, marinas and related stores and fueling stations; and guiding and support services. These are:

Barkley Sound Resort	Congreve Island (floating)
Chatta Hoochie Lodge	Kildonan
Kildonan Cannery Lodge	Kildonan
Murphy's Lodge	Sunshine Bay
Rendezvous Dive Charters	Rainy Bay
Green Cove General Store	Uchucklesit

In addition, a commercial campground and moorage operates at Poett Nook and a small wilderness campground is located at Murphy Bay on Tzartus Island. There are also marinas at China Creek and Clutesi Haven (Port Alberni), at Fishermans' Harbour and at the Harbour Quay Marina facility.

Tourist and recreational use and commercial recreational development are increasing. Barkley Sound and Alberni Inlet are valued for both commercial and non-commercial recreation because of its wilderness character and relative ease of access. The Regional District currently has a moratorium on floating resorts in Barkley Sound/Alberni Inlet.

Most new commercial development occurs in one of the three major centres: Port Alberni, Ucluelet or Bamfield. In the case of remote lodges, the principal concerns are to ensure that water quality is protected and to locate commercial operations away from resource and other recreational uses.

2.2.4 Recreational Fishing

Major increases in recreational fishing have occurred in the past two decades as a direct result of hatchery production, lake fertilization and habitat enhancement projects. The recreational fishing catch in Barkley Sound/Alberni Inlet in the early 1980's was about 10,000 salmon annually. By 1992, the recreational catch had increased twentyfold to close to 200,000 fish.

Current conservation measures have severely impacted this sector of late with Chinook stock being limited to catch and release.

Chinook, coho and sockeye salmon are the principal species sought by the recreational fishery but halibut, rockfish and lingcod are caught in smaller numbers. There has been rapid growth in the sockeye salmon fishery during the 90's. Up to 120,000 sockeye per year are caught in the recreational fishery (almost all inside Sproat Narrows) which begins in mid-late June and continues through early August until the chinook arrive. The principal recreational fishery for chinook salmon is directed at Somass River stocks which are strongly augmented by Robertson Creek Hatchery. These stocks enter Barkley Sound/Alberni Inlet in August and proceed up Alberni Inlet through early September.

In Barkley Sound/Alberni Inlet, 80 % of the chinook caught are Canadian. U.S. bound chinook are more common off Barkley Sound/Alberni Inlet in May and June. In Alberni Inlet, the chinook catch is a terminal fishery of Canadian fish returning to the Somass River System.

Trends in groundfish catches reported in the creel census are less obvious. Coastwide, there has been a reduction in bag limits for rockfish, recognizing their slow growth characteristics and susceptibility to over fishing.

All of the above are fisheries and types are directly affected by "closures" or other conservation actions initiated under the Department of Fisheries and Oceans mandate.

2.3 Resources Management

2.3.1 Fish and Wildlife Habitat

The Alberni Inlet and Barkley Sound contains some exceptional marine and estuarine habitats which provide the basis for its biological diversity and productivity. There are three distinct biophysical zones in Barkley Sound/Alberni Inlet area: backshore, foreshore and inshore.

The backshore zone includes several areas classified as having high or moderate capability for wildlife on the recent forest cover inventory maps. These are areas of big game species, birds, or endangered or threatened species of wildlife. They occur on a number of islands and along the mainland coast, particularly near estuaries. Some deer winter range occurs in the Study area. Riparian zones along the banks of salmon-bearing streams are typically important wildlife habitat year-round. Areas of old growth forest, including both productive and non-productive timber, occur throughout Barkley Sound/Alberni Inlet.

Major salmon bearing streams have been identified and mapped. Estuaries contain important and sensitive Habitats. Based on Provincial surveys and parameters both Somass and Sarita estuaries received the highest possible value ratings shared with 35 other estuaries in the Province.

The area is rich in Raptor and Seabird resources. Localized areas of high biological productivity are indicated by eel grass (*Zostera*) beds on sedimentary substrates and by kelp beds on rocky substrates. Clam resources are restricted to tidal flats and pocket beaches; oyster production requires specific environmental conditions found in smaller local areas. Also, in the foreshore zone, pinnipeds (including harbour seals and California and Stellar sea lions) haul out at some thirty sites, four of which have been traditionally used by 200 or more animals.

The inshore zone (marine water and seabed) supports a rich assemblage of marine mammals, fish, invertebrates and plants due to the physical diversity of islands, protected coves, beaches and headlands found throughout the Sound/Inlet.

Key habitats recognized as areas of high biological productivity requiring a high degree of conservation include:

- eelgrass beds
- tidal flats
- salt marshes
- freshwater marshes
- kelp beds
- rock pinnacle reefs

Old growth coastal vegetation within the mature productive and nonproductive forests also provides important upland habitat for wildlife species. Two wildlife species are officially listed as rare, threatened or endangered in Barkley Sound/Alberni Inlet area, the trumpeter swan (*Cygnus buccinator*) and Marbled Murrelet (*Brachyramphus marmoratus*). The one plant species in Barkley Sound/Alberni Inlet area officially listed as rare, threatened or endangered is owl clover (*Orthocarpus castillejoides*), although many other rare plants are known to occur. Other key species found in the area are:

- grey whale (*Eschrichtius robustus*)
- orca (*Orcinus orca*)
- California sealion (*Zalophus californianus*)
- Stellar sealion (*Eumetopias jubata*)
- harbour seal (*Phoca vitulina*)
- Pacific salmon species (*Oncorhynchus spp.*)
- cutthroat trout (*Oncorhynchus clarki*)
- herring (*Clupea harengus*)
- sixgill shark (*Hexanchus griseus*)
- shellfish: clams, oysters, shrimp, crab
- bald eagles (*Haliaeetus leucocephalus*)
- seabirds:
 - Marbled Murrelet (Brachyramphus marmoratus)*
 - Common Murre (Uria aalge)*
 - Brandt's Cormorant (Phalacrocorax penicillatus)*
 - Pelagic Cormorant (Phalacrocorax pelagicus)*
 - Black Oystercatcher (Haematopus bachmani)*

2.3.2 Ecological Reserves and Special Management Programs

There are several important initiatives underway to assess ecological characteristics. The Provincial Protected Areas Strategy is reviewing candidate sites for potential inclusion in the system of conservation areas. The Canadian Parks Service is undertaking a vegetation and coastal ecosystem inventory project using satellite data to identify biodiversity conservation concerns in the Park and watersheds adjacent to it. Two kelp studies are also underway in the Broken Group Islands looking at genetic diversity, distribution and use as biological indicators. Weyerhaeuser and Pacific Papers are sponsoring ecological effects monitoring in the area near the paper mill facility at the head of Alberni Inlet.

2.3.3 Fisheries

The foundation of the local fishery is based on salmon, and is subject to natural life cycles, environmental influences and fishing pressures. In addition to the salmon fishery, Barkley Sound/Alberni Inlet has fisheries involving herring, geoducks, horse and intertidal clams, shrimp, red sea urchins, prawns, crab, gooseneck barnacles and squid.

i) Salmon Fishery

The watersheds of Barkley Sound/Alberni Inlet support all five Pacific salmon species (plus steelhead trout) although pink salmon are not common. Particularly valuable features in the landscape include Henderson, Sproat and Great Central Lakes which produces many sockeye salmon, and the Somass River system, a notable producer of chinook salmon. The chinook run is heavily supported by the enhancement efforts of Robertson Creek hatchery.

The Somass River system is the most significant salmon producing river in Barkley Sound/Alberni Inlet, alone accounting for close to 90% of total escapement. The top four streams - Somass, Nahmint, Henderson and Sarita; account for over 98% of the total salmon escapement from top ranking streams.

Barkley Sound's salmon fishery, which accounts for a large part of the entire local fishery, is focused primarily on two species, chinook and sockeye. This is true for the commercial, recreational and Aboriginal fisheries. In recent years, the number of salmon caught in the area by recreational fishers has matched, and in some cases exceeded, those caught by the commercial fishery (DFO Statistics). This effect is amplified in years where commercial fisheries openings are restricted due to less abundant stocks.

ii) Other Segments of the Fishery

The roe herring fishery is very valuable. While it is not possible to disaggregate/or breakdown catch figures for Barkley Sound/Alberni Inlet, roe herring catch for the West Coast of Vancouver Island averaged 8.1 thousand tonnes/year with an average value of \$16 million/year between 1983 and 1991 (DFO Statistics).

Geoduck clam landings in Barkley Sound/Alberni Inlet averaged over 200 tonnes per year, with an approximate land value of \$500,000, for the ten year period ending 1989. While clam quotas for the West Coast of Vancouver Island Management Areas have become more conservative in recent years, the value of the landing increased in 1991 and 1992. The landings for geoduck species have been relatively steady over this period (DFO Statistics). Even in the best of years, this portion of the industry brings in only a few thousand dollars.

Intertidal clam landings have also fluctuated considerably in Barkley Sound/Alberni Inlet over the last ten years, however, from 1987 to 1990 they averaged over 120 tonnes per year, with a land value of approximately \$325,000 (DFO Statistics). Fluctuations have been due to both Paralytic Shellfish Poisoning (PSP) closures and changes in stock abundance.

Fluctuations in landing weights, from 1980 to 1989, are also evident in the red sea urchin fishery, with landings ranging from little more than one tonne to more than 150 tonnes (DFO Statistics). In better years, a land value of approximately \$100,000 can be expected from the red sea urchin fishery.

Similar, yet far less drastic, fluctuations are present in the landing weights for prawns and crabs which, since the mid-1980's have each averaged almost 20 tonnes. The prawn landing in Barkley Sound/Alberni Inlet has a value of between \$150,000 and \$200,000 per year. The crab landing in 1991 was valued at \$1.22 million for all of the West Coast of Vancouver Island (DFO Statistics).

While the squid fishery is not presently a large fishery in B.C., almost all of the provincial

landings recorded between 1988 and 1990 were from the Barkley Sound/Alberni Inlet area (DFO Statistics). Since 1985, the value of the squid fishery landed in Barkley Sound/Alberni Inlet has averaged more than \$60,000. Between 1987 and 1990, gooseneck barnacle landings have varied between \$25,000 and \$55,000 (DFO Statistics).

iii) Commercial Fisheries Management

Commercial fisheries in Barkley Sound/Alberni Inlet include sockeye and chinook salmon and herring roe and spawn on kelp. There are also small-scale fisheries: subtidal and intertidal clams, barnacles, prawns, shrimp and groundfish. Major commercial fishing methods include gill net, seine and troll for salmon and seine and gill net for herring. Aboriginal fisheries are increasing in the area.

Salmon Gill Net Fishery

Sockeye: the gill net fishery occurs from mid to late June through to the beginning of August. With the fishery limited to Barkley Sound/Alberni Inlet from the eastern boundary of the Broken Group Islands to Pocahontas Point of Alberni Inlet to minimize conflict between commercial and recreational fisheries and to ensure top quality fish.

Chinook: the gill net fishery occurs from mid-August to mid-September at night only at the head of Alberni Inlet. The fishery is usually limited to one or two nights a week, with at least four days left free of commercial fishing prior to the start of the recreational Alberni Salmon Festival derby.

Salmon Seine Fishery

Sockeye: the seine fishery occurs from mid-July to early August from Chup Point to the head of Alberni Inlet. Fisheries only occur on years of moderate to strong returns (when the seine allocation would exceed about 100,000 fish) and are normally limited to one or two openings.

Salmon Troll Fishery

The troll fishery which targets on chinook, occurs from late June to late September and, in recent years, has not been permitted in Alberni Inlet within Pocahontas Point. Trollers are also not permitted to retain sockeye in Barkley Sound/Alberni Inlet.

iv) Recreational Fisheries Management

The vast majority of recreational fishing effort in Barkley Sound/Alberni Inlet is inside the surf line and directed mainly at returns of local chinook and sockeye stocks. Effort along the surf line is directed at both chinook and coho stocks. Barkley Sound/Alberni Inlet exceeds all other areas on the west coast of Vancouver Island in number of annual recreational fishing boat

trips and chinook catch.

Recreational fishing effort in Alberni Inlet reaches a peak of 1200-1500 boats a day in August and has remained relatively stable since 1987. This is probably near capacity. The recreational fishing effort in Barkley Sound/Alberni Inlet itself however, has roughly doubled since 1987 to over 57,000 boat trips between August and September 1992.

The fishery develops in the outer portions of Barkley Sound/Alberni Inlet from May to mid-September. Effort increases during July and August as weather improves and smaller vessels enter the fishery. The target species is most dependent on abundance. A general pattern evident in recent years is targeting on chinook and halibut in May and June, switching to coho in July, chinook in mid-July through early September and returning to coho until close of season. Recent figures show the chinook catch during the last two weeks of July as less than 10% of the catch in August, indicating the influence of the Robertson Creek Hatchery stock.

The sockeye fishery is focused on Alberni Inlet, generally beginning in mid to late June and continuing through the first week of August. Recent large returns and increases in catch have resulted in rapid growth of the sockeye fishery with increasing participation by non-residents. The chinook fishery in Alberni Inlet develops very rapidly in mid-August in response to the return of chinook to the Somass/Stamp River (Robertson Creek Hatchery stock). Effort peaks on the first weekend in September during the Alberni Salmon Festival derby.

The recreational fishery is distinctly different between Alberni Inlet and outer Barkley Sound. In general, the Alberni Inlet fishery can be characterized as follows:

- a relatively high proportion of resident anglers;
- a geographically concentrated fishery;
- most fishing trips occurring in the morning to avoid afternoon winds; and
- fishing strategies emphasizing trolling hoochies and large plugs.

The fishery in the rest of Barkley Sound is, by contrast, very diverse with respect to areas fished, type of angler, type of fishing and target species.

2.3.4 Forestry

The majority of the upland surrounding the study area is forest land, managed by the Ministry of Forests and its licensees, as part of Tree Farm Licence (TFL) No. 44, Weyerhaeuser or the Arrowsmith Timber Supply Area (TSA). Forestry uses within the study area are principally timber harvesting, log storage and sorting grounds, log handling sites, upland log sorting yards and recreation. The log storage occurs primarily in Uchucklesit Inlet and Alberni Inlet, and log loading sites occur at a number of locations: Green Cove, Snug Basin, and Tzartus Island. Additional potential sites have been identified in a Coastal Log Harvesting Study.

The forest industry has been the dominant economic sector of the region. However, there is a transition underway in which other resource uses are increasing, and the management of the forest continues to adjust to this trend. Logging methods have evolved through many phases since early activities in the Alberni Valley at the turn of the century. There is evidence of water-based A-frame shows, high-lead, "swinging" set-ups, railroads and large-scale clear cuts in historic forestry use of the area. Current forest harvesting operations are generally set back from shorelines and are distributed throughout the Barkley Sound/Alberni Inlet drainage basin. Although facing uncertainty and reductions in allowable annual harvest levels, the logging industry will remain a major activity in Barkley Sound/Alberni Inlet and will continue to adapt to new expectations. Helicopter logging and partial cutting harvesting methods in sensitive areas are examples of recent forestry innovations in the area.

The east side of the Inlet, from Port Alberni to Bamfield, has seen timber harvesting activity since the early 1900's and currently is the focus of the Weyerhaeuser Franklin River Division of TFL 44. The west side of Alberni Inlet, encompassing the area from Nahmint River and north, is part of Weyerhaeuser Sproat Lake Division of TFL 44. South of Nahmint River to Toquart Bay, a variety of operators, other forest licences holders and small business forest enterprises, are active. Tzartus Island has seen timber sale operations some twenty years ago and again in the last five years as part of the small business forest enterprise program.

Harvesting operations are anticipated for available timber harvesting areas throughout Barkley Sound/Alberni Inlet in the next five years. Five year development plans are required for all planned harvesting operations and are updated annually with public review. In addition, all forestry activities will be subject to the provisions of the *BC Forest Practices Code*, under legislation brought into law in mid 1990's.

The limited road access to many of the existing and proposed logging operations requires that log storage and loading sites be maintained for the long term. Nevertheless, bundle booming and reduced harvesting levels may reduce requirements for log storage areas in the future.

It is apparent that the increasing importance of recreation and tourism in Barkley Sound/Alberni Inlet will require greater attention to be paid to protection of key Visually Sensitive Areas by adopting appropriate forest harvesting prescriptions, and improved marine recreation facilities. Local concerns about maintaining boat access only to areas such as Kildonan and elsewhere will, in some cases, warrant preparation of Coordinated Access Management Plans to control the effects of public access on remote areas of Barkley Sound/Alberni Inlet, generally under the Regional District's and Ministry of Transportation and Highways jurisdiction.

2.3.5 Aquaculture

Fish farms and shellfish leases are an important economic activity in Barkley Sound/Alberni Inlet. In 1983, there were nine shellfish leases and one fish farm in operation. Today, there

are 29 shellfish leases and four fish farm leases. There are also several seaweed culture operations in Barkley Sound/Alberni Inlet.

The aquaculture industry has experienced wide fluctuations in the last 20 years. Many leases for use of Crown foreshore were issued in the mid-1980's but either no development occurred or the culture operations were unsuccessful. There have been conflicts among recreational and commercial shellfish harvesters on or near commercial shellfish leases.

Commercial aquaculture production in Barkley Sound/Alberni Inlet has increased through the 1980's, with significant increases in recent years. Salmon production from aquaculture operations has increased nearly sevenfold between 1985 and 1991, from 55 to 382 tonnes. Commercial shellfish production has more than doubled from 54 to 127 tonnes in this time period. Such trends are expected to continue and to increase.

It is emphasized that the control of aquaculture (both finfish and shellfish) and the tenuring of sites for these uses, is within the exclusive jurisdiction of the Ministry of Fisheries and Food and British Columbia Assets and Lands.

2.3.6 Water Quality

Water quality conditions in outer Barkley Sound/Alberni Inlet are characterized by clean oceanic waters of the North Pacific Ocean. This contrasts with Alberni Inlet which receives considerable freshwater runoff from its watershed. The freshwater tends to remain in the top 5 m of the water column and sometime contains elevated pollution levels from major industrial and urban development at the head of the inlet. Low oxygen throughout the water column and high temperature levels in the upper water column also have a significant effect on salmonids and other marine life.

The increasing human use of Barkley Sound/Alberni Inlet, in the form of residential development, float cabins and lodges, recreational anchorages, finfish farms and shellfish operations, is generally focused on the limited bays and inlets which offer shelter from prevailing winds and waves. Occasionally fecal coliform levels may exceed acceptable standards for shellfish consumption and recreation. Some closures to shellfish harvesting presently have occurred at:

- Congreve Bay
- River Point (South of Franklin River)
- small area of Useless Inlet

Water quality monitoring is undertaken by Environment Canada for shellfish protection in Barkley Sound/Alberni Inlet. Water quality may vary from year to year due to both human induced and environmental factors. The worst periods of high shellfish coliform levels appear to occur following heavy rainfall and during intensive recreational use. If additional fecal

loading occurs in shellfish areas, then either increased closures will result or shellfish may require depuration (holding in clean water) before the product can be sold.

The Federal Pleasure Craft Sewage Pollution Prevention Regulations of the Canada Shipping Act were adopted in December 1991 requiring that any pleasure vessel (with toilet facilities) operating on designated water bodies must have a holding tank. The B.C. Ministry of Environment, Lands and Parks is developing a process for designating certain marine anchorages under these regulations, with a focus on shellfish growing areas and poorly flushed marine parks (Acres International Ltd., 1993).

There are localized areas of sewage contamination which, during certain periods, exceed the recreational contact criteria for fecal coliform of 200MPN/100ml. These occur near the shoreline in areas of heavy boating traffic and sewage discharges from shore based facilities. The physical attributes of the inlet (poor flushing, lack of freshwater input, shallow soils) limit the natural capacity to assimilate pollutants. In addition, small treatment plants have a high risk of failure due to operational and maintenance problems; and high recreational boating use and upland development pressures continue to add to the wastewater loadings.

At the head of Alberni Inlet, water quality concerns relate largely to industrial effluent and urban runoff. Low dissolved oxygen levels have been a particular concern which is currently being re-assessed as part of the ecological effects monitoring program now required by Environment Canada. This issue, however, is being and continues to be positively addressed with recent indicators confirming vast upgrading and improvement in water quality in the Inlet.

There are domestic water supply areas in the study area serving the communities of Port Alberni, China Creek and Haggard Cove. Community watershed areas include: China Creek (City of Port Alberni), Somass River, Cousteau Creek, Roger Creek, and Haggard Lake.

2.3.7 Archaeological Sites

Hundreds of such sites exist throughout the general area. The known sites generally occur within 100 m of the shoreline, but this also reflects the area of previous archaeological survey as well as the traditional patterns of resource use and settlement. Several caves with burial sites are known to exist on some of the islands. While some preliminary observations are possible regarding potential archaeological sites, there remains very little systematic data to accurately predict the potential location of archaeological and traditional cultural use sites. Research underway by several of the Nuuchah-nulth tribes will assist in improving the current database. Confidentiality regarding locations is also a concern.

An overview study for the Commission on Resources and Environment has mapped archaeological site density as High (1 site per km. or more), Medium (less than 1 site per km.) and sites having archaeological potential (based on ethnographic data). In terms of the Study area, the Lower Somass River is identified as High Density with most of the remainder of the

Inlet rated as “Medium”.

2.4 Major Issues and Concerns of the Public

In point format, the following are noteworthy and are derived from the original “Barkley Sound Study” partnered by the Port Authority:

i) Maintaining the Natural Character of Barkley Sound and Alberni Inlet:

The natural, relatively undeveloped atmosphere of Barkley Sound/Alberni Inlet is very important and should be maintained as a priority goal. This would involve identification and protection of environmentally sensitive areas, maintenance of water quality, controls on commercial and recreational development and management of the visual landscape of Barkley Sound/Alberni Inlet.

ii) Management of Marine Recreation

The Inlet and the Sound is intensively used for a wide variety of marine-based recreation activities including motorized and non-motorized boating, fishing, diving and sightseeing. Recreation use of the area is increasing. However, the public concern is expressed that there has been little apparent effort to manage recreation activities outside the Broken Group Islands and even in the Broken Group, conservation needs are leading to restrictions on recreation activities.

The importance of marine recreation in Barkley Sound and Alberni Inlet and the need for the plan to maintain or improve recreation opportunities is emphasized. Identification and protection of important recreation sites, management of recreation users and provision of facilities are components of recreation management. It is generally felt that any development of marine recreation sites should be minimal and in keeping with natural character of Barkley Sound/Alberni Inlet.

iii) Fisheries Management

Public concern is consistently expressed about the increasing pressures on fish stocks in Barkley Sound from recreational, commercial and aboriginal fisheries. The biological importance of herring stocks to other species is also duly noted. The need for more intensive management and effective enforcement has been emphasized time and again.

Community members have, further, pointed to evidence of abuses of recreational fisheries by both local and foreign users, non-guided and commercial operators. A particular concern was the use of charter vessels for tourist accommodation as fishing camps.

Concerns were also expressed about increases in American recreational fishing in Barkley

Sound/Alberni Inlet over the past several years and the lack of available data on recreational fishing catches. Support was voiced for local enhancement projects and community involvement in management of the fisheries.

iv) Commercial Development and Recreation Subdivisions

It is felt that there are increasing pressures for commercial development and recreational subdivision in Barkley Sound/Alberni Inlet and a major objective of the study should be to control and direct development proposals.

In addition, it is suggested:

- a) that any proposed development should maintain the natural character of the Sound/Inlet and be carefully controlled in terms of location and scale; and
- b) major commercial development be directed to established community centres.

v) Float Cabins

The need for control over and regulation of Float Cabin development in the Sound/Inlet areas is readily acknowledged. Opinions, however, remain polarized regarding the extent to which such development should be permitted in the area, with expressed options varying between these being considered appropriate uses provided environmental and aesthetic safeguards are put in place to complete removal.

The importance of aquaculture operations in the area and, correspondingly, the need for sustained water quality is consistently raised as is the float cabin “impacts” on existing and possible aquaculture sites.

vi) Government Coordination

Concerns have been raised regarding perceived inequities between regulation of floating and upland uses, residential and commercial uses, and between Provincial, Regional District and Port Authority jurisdictions. It was also felt that a better means for ongoing public input and government agency coordination is needed in the management of Barkley Sound/Alberni Inlet area.

An aerial photograph of a coastal town. In the foreground, there is a marina with several boats docked. The town is built on a hillside, with a mix of residential houses and larger commercial buildings. A prominent white structure, possibly a lighthouse or tower, stands on a hill. The background features a dense forest of evergreen trees and a range of mountains under a clear sky.

GOALS, OBJECTIVES AND GUIDELINES

3.0 GOALS, OBJECTIVES AND GUIDELINES

Introduction:

Established Goals:

Under this particular planning initiative, objectives and guidelines for the planning and management of the Port Authority's area of jurisdiction are set out under eight specific goals.

- (1) *to maintain significant recreation and scenic features surrounding the harbour which provide the basis for high quality recreation and tourism;*
- (2) *to protect environmentally sensitive areas and to promote the conservation of fish and wildlife habitat and sites of historic and cultural importance;*
- (3) *to maintain navigation channels and anchorages for ships, marine carriers and recreational boaters;*
- (4) *to limit access and settlement to defined areas to the extent possible within the Port Authority's jurisdictional limited in order to maintain a remote marine environment with extensive areas of undeveloped shoreline;*
- (5) *to provide a balance between public recreation, recreational cottages and commercial tourism and to minimize the impacts of development on adjacent uses;*
- (6) *to maintain areas suited to marine-dependent resource industries, to encourage sustainable use of natural resources and to minimize impacts on the biological, recreational and visual resources of the area;*
- (7) *to protect water quality for fisheries and recreational uses by controlling pollution sources and monitoring water quality; and*
- (8) *to promote the conservation of fisheries and increased public involvement in fisheries management.*

3.1 Scenic and Recreation Quality

Goal 1: *to maintain significant recreation and scenic features which provide the basis for high quality recreation and tourism.*

A principal concern is to maintain the quality of the scenic and recreational environment in the Plan area or in close proximity to this. The Plan recognizes the significant scenic and recreation resources and gives priority to protecting and maintaining these resources.

Objectives

- 1.1 Identify and maintain scenic landscape features and the wilderness character of the area.
- 1.2 Maintain areas of major, high quality recreation features.

- 1.3 Maintain extensive areas of remote, undeveloped shoreline for wilderness recreation.
- 1.4 Encourage provision of recreation opportunities to the greatest extent possible.

Guidelines

(1) Visually Sensitive Areas

The Port Authority will request the agency having jurisdiction to encourage special prescriptions be applied to visually sensitive areas in the development and forest management planning and application review process. Visually sensitive areas identified on the current forest recreation inventory maps, are shown on Schedule B, including: the west side of the entrance to Useless Inlet; Chup Point; the slopes adjacent to Alberni Inlet; and other areas along Trevor Channel and the Chain Group of Islands. This map largely shows only shoreline-related visual sensitivity. More detailed visual analysis and management prescriptions are required for protection of the landscapes important to recreation and tourism.

(2) Marine Recreation Areas

Areas of very high quality recreation and scenic features where public recreation values are considered exceptional and worthy of special protection will be designated as Marine Recreation Area. The Port Authority will request the agencies having jurisdiction to ensure that no development of Crown land or timber harvesting will occur in these areas, except as may be needed to accommodate recreational boating use, consistent with protection of the natural environment and scenic qualities. This designation will ensure that the most significant marine recreation areas are protected for the long-term. Boundaries of Marine Recreation Areas may be adjusted, at certain locations and after a full review, to provide for recreational/tourist foreshore uses suitable to the site.

(3) Wilderness Recreation

The Port Authority will encourage the agencies having jurisdiction to ensure that relatively inaccessible and undeveloped shoreline should be maintained in a natural state as much as possible, and non water-dependent uses should be located away from the shoreline. Areas should be maintained for informal marine recreation uses on Crown land. Good quality beaches are scarce in Barkley Sound/Alberni Inlet and effort should be made by all agencies to maintain beaches for public use and to avoid alienation of beach access points.

(4) Development Siting and Design

The quality of development in the past has had little regard to aesthetic impact, including consideration of the visual aspects of siting, design and landscaping. In the future, the agencies having jurisdiction will be encouraged to review proposals for development to promote more clustered, landscape-sensitive site development which minimizes the removal

of vegetation, excavation of land forms and disturbance of scenic qualities in the Sound/Inlet.

3.2 Environmental Protection

Goal 2: *to protect environmentally sensitive areas and to promote the conservation of fish and wildlife habitat and sites of historic and cultural importance.*

Barkley Sound and the Alberni Inlet contains a variety of highly productive ecosystems which support the economy and social well-being of the region. Many residents are concerned about the long-term effects of increasing use and development in the area. Protection of habitat for fish, marine mammals, bald eagles, seabirds and terrestrial wildlife is of special concern, along with conservation of archaeological and other culturally important sites. Lands and resources in the Inlet should be managed in a manner which sustains sensitive natural environments and carefully assesses the effects of proposed developments.

Objectives

- 2.1 Prevent alienation or disturbance of environmentally sensitive sites.
- 2.2 Maintain sufficient riparian and shoreline vegetation to protect streams, estuaries and coastal habitats.
- 2.3 Encourage protection, restoration and enhancement of stream, estuary and coastal habitats.
- 2.4 Ensure adequate environmental impact assessment and mitigation of major development proposals.
- 2.5 Prevent alienation or disturbance of archaeological and culturally significant sites.

Guidelines

(1) Environmentally Sensitive Areas

These areas include estuaries, salmon streams, shellfish areas, herring spawning areas, kelp beds, rock pinnacle reefs, rare Owl Clover plants and old growth vegetation. These areas are shown on Schedule C: Environmental Features map. Foreshore uses should be regulated in a manner which maintains intertidal and near-shore habitat and productivity. Floating structures and log booms should be set back from shorelines sufficiently to avoid grounding and the resulting disturbance of the substrate.

Where necessary, development guidelines will be established in the vicinity of environmentally sensitive areas to ensure adequate assessment and appropriate site planning

of proposed developments. In general, all structures and recreation sites should be set back from environmentally sensitive areas by 1 km and from shellfish leases by at least 125 m or greater where warranted by site features.

The protection and enhancement of habitat are a central concern. The principles of "no net loss" of productivity will be adopted in considering development proposals reflecting Department of Fisheries and Oceans policy.

(2) Streamside and Shoreline Vegetation

The B.C. "Coastal Fisheries-Forestry Guidelines" will continue to be applied as a minimum set of requirements. Management and Working Plans and Five-Year Forest Development Plans will be reviewed to ensure that fisheries and wildlife protection measures are adopted. This will include maintaining streamside and shoreline leave strips of undisturbed vegetation to protect fish and wildlife habitat and landscape features. An undisturbed leave strip, measured from the high water mark on either side of fish-bearing streams (Schedule C) and along the shoreline of Barkley Sound/Alberni Inlet, will be required, except where otherwise approved at building or log landing sites, to protect biological and scenic riparian and shoreline values. The width of this leave strip will be equal to the channel width on either side of the stream, with a minimum of 10 metres for streams less than 10 metres wide and 30 metres for streams greater than 30 metres wide. On shoreline areas, the strip will be at least 30 metres from the shoreline, except as otherwise recommended by interagency review which may adjust the requirement depending on the sensitivity of the site.

(3) Biodiversity Protection

The protection of important wildlife habitat and species should be a priority concern in all resource management and land use decisions. Specifically, key habitats, as displayed on Schedule C: Environmental Features map, should be protected from disturbance.

North of Bamfield and along Alberni Inlet, old growth stands are much more scattered and isolated. There is a contiguous area of old growth from Toquart Bay to Effingham Inlet, including Broughton Peak and from Vernon Bay to Useless Inlet (Schedule C). This distribution of old growth forest should be considered in the development of landscape-level biodiversity protection measures in Forest Management and Working Plans. The process should also be coordinated with the Provincial Protected Areas Strategy and the Parks Canada ecological studies.

An "ecosystem network" approach to biodiversity protection will be adopted so that a continuous system of habitats is available for wildlife. This network will link a range of key habitats and protected areas in the upland, intertidal and near-shore zones. Forest management plans should explicitly incorporate a biodiversity protection scheme. Applied research will be encouraged so as to provide a better understanding of biodiversity and trends

in the marine environment of Barkley Sound/Alberni Inlet.

(4) Environmental Impact Assessment

Where development proposals occur near environmentally sensitive areas, or where they are of sufficient scale to affect such areas, and where additional information is essential for the conduct of a thorough review of such proposals, an environmental impact assessment will be required. Requirements for such impact assessment will be in accordance with Federal and Provincial standards and practices and the statutory responsibilities for development approval.

(5) Archaeological Sites

The B.C. Archaeological Impact Assessment Guidelines will be applied in an effective manner. This includes avoiding disturbance of archaeological sites, mitigating project impacts and compensating for unavoidable losses of significant archaeological value.

The following review procedures will be used:

- Management and Working Plans and Five-Year Forest Development Plans in Barkley Sound/Alberni Inlet submitted to, or prepared by, the Ministry of Forests; and
- major development proposals which occur in areas of high site density and involve excavation, submitted to the Regional District, BC Assets and Lands, Port Authority or the Ministry of Forests, will be referred to the B.C. Archaeology Branch. A site archaeological investigation may then be required in accordance with the Provincial Guidelines.

3.3 Navigation and Anchorages

Goal 3: *to maintain navigation channels and anchorages for ships, marine carriers and recreational boaters.*

Barkley Sound/Alberni Inlet includes important shipping channels and extensive areas of marine traffic. Maintaining navigation channels and ensuring the availability of emergency and temporary anchorages for both commercial ships and recreational boats is a priority.

Objectives

- 3.1 Maintain navigable waters and avoid hazards to navigation.
- 3.2 Reserve key anchorages for towboats and other marine vessels.
- 3.3 Reserve key anchorages as recreational boat havens.

Guidelines

(1) Navigable Waters Protection

Navigable waters are to be maintained at all times as a priority in the allocation of marine or foreshore areas. Alienation of natural anchorages is also to be avoided through the various development referral and approval processes.

(2) Tugboat Anchorages

Emergency and temporary anchorages for commercial marine traffic are particularly important during the winter season. Anchorages for towboats and other marine carriers, along with the major navigation routes, have been identified by the Council of Marine Carriers on Schedule A: Land and Foreshore Use map. These areas should be recognized as important for commercial marine traffic.

(3) Recreational Boat Havens

Several areas have been identified by the Council of Yacht Clubs as critical and important anchorages for boaters. They are identified on Schedule B: Recreation and Scenic Features map. These areas are important for recreational boating, recognizing the need to also avoid conflict with aquaculture and other uses. The key "safe haven" anchorages are shown on Schedule I and are essential for boater safety.

3.4 Access and Settlement

Goal 4: *to limit access and settlement to the limits of the Port Authority's jurisdiction to defined areas in order to maintain a remote marine environment with extensive areas of undeveloped shoreline.*

Barkley Sound and the Alberni Inlet is growing in population and attractiveness as a recreational and retirement area. In recent years, there has been a significant increase in development and property values. To maintain the natural character of the area, the Authority, in partnership with the Alberni-Clayoquot Regional District will seek to discourage development sprawl.

Objectives

The Port Authority with cooperation of Local Government partners will endorse land use policies that:

4.1 Direct major development pressures to established settlement areas.

- 4.2 Maintain low density residential development in remote areas and large minimum parcel sizes for subdivision.
- 4.3 Concentrate road access and recreational developments at existing access points and discourage additional road access to the shoreline.
- 4.4 Maintain major areas of remote, undeveloped shoreline accessible only from the water.

Guidelines

(1) Local Planning

The increasing pressures for major residential and commercial development will be accommodated in Port Alberni, Ucluelet and Bamfield through adequate land supply and servicing, thereby reducing the need for development in the Inlet.

The focus of any development should be on ensuring self-sufficient rural development without requirements for new Regional District services and development design which is in keeping with the rural character of the area.

(2) Subdivision Policies

Large lots will generally be maintained in rural areas outside the three community areas. Where major subdivisions are permitted in areas deemed suitable for subdivision, they should occur on a basis which ensures comprehensive site planning, clustered development and protection of visually and environmentally sensitive areas.

Recreational cabin subdivisions may be considered at appropriate locations suitable for such use, with road access and adequate sewage disposal and water supply. This applies principally to private lands but Crown recreational subdivisions may also be considered at appropriate locations. Water-accessible recreational subdivisions will generally be discouraged, except where sites are highly suited to such use.

(3) Road Access

New road access to the shoreline should be minimized in order to maintain the wilderness character of the area. Kildonan and Uchucklesit Inlet will be maintained as a water-accessible area only.

3.5 Public and Commercial Recreation

Goal 5: *to provide a balance between public recreation, recreational cottages and commercial tourism and to minimize the impacts of development on adjacent*

uses.

The competition between public recreation, private float cabins, upland residences and commercial tourism is a focus of many of the land use issues in Barkley Sound and Alberni Inlet. These uses are attracted to many of the same sites. This present initiative seeks to allocate the use of foreshore and shoreline areas in broad terms, separating conflicting uses while providing equitable opportunities for both public and commercial recreation use.

Objectives

- 5.1 Maintain significant and appropriate areas of foreshore and shoreline for public recreation.
- 5.2 Establish and enforce a comprehensive and inter-agency policy regarding the use of Crown foreshore for recreational float cabins.
- 5.3 Control and restrict the number and size of commercial lodges, particularly floating lodges, in remote areas of Barkley Sound/Alberni Inlet.
- 5.4 Direct major commercial tourist facilities or high density campground proposals to appropriate sites in or near areas designated for rural or community development.
- 5.5 Provide marine Forest Service recreation sites to accommodate growing recreational use and to complement the Pacific Rim National Park Reserve facilities.

Guidelines

(1) Public Recreation Lands

Applications for foreshore use should take account of the potential impact on recreation features, capabilities and uses and minimize alienation of public recreation lands. The Plan endeavours to protect the significant marine recreation areas (Schedule B) in their natural state as much as possible and to provide for public access to the foreshore wherever possible/desirable.

(2) Recreational Float Cabins

The following basic principles are proposed for considering legal tenure of recreational float cabins in Barkley Sound/Alberni Inlet.

1. Designated Communities

Applications for designated recreational float cabins may be considered at a few appropriate

locations. These communities will involve 10-20 float cabins and will operate under one licence as a self-administered community at each location. The number of float cabins will be limited to 40-60 in total within the Inlet, where acceptable sites can be determined.

2. Siting and Approvals

The locations and densities of proposed recreational float cabin communities will be determined in a subsequent planning process. The Port Authority together with the full Barkley Sound Planning Committee will consult with float cabin owners and upland property owners before selecting designated float cabin areas.

3. Environmental Protection

To ensure protection of the environment, any community including any float cabin accommodation must meet strict guidelines regarding siting away from environmentally sensitive and severe Tsunami hazard areas, avoidance of habitat disturbance, disposal of waste, and use of approved water supply systems. Upgrading of sewage treatment and disposal is a major factor in determining the acceptability of proposals for float cabins.

4. Foreshore Tenure

Tenure may be considered on a group or "community" basis. Float cabin communities may be licensed for up to twenty years where approved, and subject to the appropriate conditions of approval. Crown foreshore rental rates will be consistent with BC Lands Pricing Principles for Crown land in the Province.

5. Self-Financing Administration

The approval of recreational float cabins is contingent upon establishing an administrative arrangement for planning, approval and management of float cabins which will ensure full cost recovery. All costs must be borne by the tenure-holders. The program must operate on a self-financing basis with administrative arrangements to be negotiated between Port Alberni Port Authority, the Regional District of Alberni-Clayoquot and BC Assets and Lands.

6. Enforcement

Any policy which is adopted must be strictly enforced, both outside of and within the Port Authority's area of jurisdiction and therefore unauthorized cabins on Crown foreshore must be removed within a reasonable time period.

Sufficient time would be provided to allow existing cabin owners to adjust to the new policy. However, once this period of adjustment is complete, the policy must be enforced.

The above concept for recreational float cabin development could be evaluated in a five-stage

process as outlined below.

Stage 1: Feasibility Assessment

The initial step is to undertake a preliminary financial analysis to determine the viability of establishing self-financing float cabin communities in Barkley Sound and the Alberni Inlet. This would examine the costs, revenues and demand for potential float cabin tenure. The feasibility assessment will provide the preliminary information to determine whether revenues from float cabin tenure are likely to exceed the costs of managing such tenure, including removal of abandoned float cabins.

Stage 2: Administrative Agreement

If the concept of float cabin communities is deemed financially feasible, an agreement on administration of the program would be negotiated between the Province, the Port Alberni Port Authority and the Regional District of Alberni-Clayoquot. This agreement should specify the necessary administrative, planning and enforcement responsibilities and the cost recovery mechanisms.

Stage 3: Site Planning

If an acceptable administrative agreement can be struck, as noted under Stage 2 above, the Barkley Sound Planning Committee would identify the potential location and scale of float cabin communities. These proposed locations and scales would then be discussed with local residents and property owners, tenure-holders, float cabin owners and the general public. They would also be reviewed from a technical perspective by the appropriate agencies.

Stage 4: Proposals

Float cabin proposals, including site environmental assessments, would be reviewed by the Barkley Sound Planning Committee and applications for regulatory approval and zoning would be considered at that time. Public hearings would be held pursuant to the Municipal Act for zoning approval by the Regional District.

Stage 5: Implementation

The approved recreational float cabin communities would then be licensed and inspected by the agency charged with administration of the program. All unauthorized cabins would be issued notice to vacate Crown land. Ongoing enforcement of the conditions of approval and licensing would also be undertaken by the agency designated responsible for the program.

(3) Commercial Lodges and Resorts

The strategy for commercial accommodation is:

- (a) to encourage major developments to locate in the vicinity of Port Alberni, Ucluelet or Bamfield;
- (b) to provide opportunities for small-scale upland lodges on appropriate sites in remote areas; and
- (c) to prohibit additional floating commercial accommodation in Barkley Sound/Alberni Inlet (this subsection does NOT apply to logging and/or industrial enterprise situations within harbour Limits).

"Small-scale upland lodges" are defined as commercial accommodation not exceeding 15 sleeping rooms, including staff quarters.

It is recognized that there are special concerns about the further development of floating and upland lodges in the area due to the recreational significance of foreshore areas and the potential for over development and over fishing. The increasing recreation use, the scarcity of sheltered recreational foreshore and the public concerns about commercial development indicate a need to limit the number of additional lodges in the area.

Expansions to existing 1993 lodges which require rezoning may be permitted subject to inter-agency review, but should generally not exceed a one-time 50 percent increase of current accommodation capacity.

(4) Marine Vessel Fish Camps

The use of large charter vessels as floating fish camps or boats being used for tourist accommodation purposes is a particular concern in the area. Current legislation is inadequate to control such practices and the Port Authority will encourage and support government action at all levels to address this issue.

(5) Commercial Campgrounds

The Port Authority will request the Regional District of Alberni-Clayoquot to consider that:

- (a) High density campgrounds and recreational vehicle holiday camps should be restricted to sites with good access and suitable terrain, away from environmentally sensitive areas. Campgrounds should be designed to minimize alterations to the natural landscape and landforms, and to ensure adequate sewage disposal and water supply. Detailed site planning should be required with all proposals. High density campgrounds

occur at China Creek and Macktush Creek.

- (b) Low density campgrounds should be permitted at appropriate water-access only sites, with approved site planning and facilities. One such campground currently exists in Marble Cove.

3.6 Resource Industries

Goal 6: *to maintain areas suited to marine-dependent resource industries, to encourage sustainable use of natural resources and to minimize impacts on the biological, recreational and visual resources of the area.*

Forestry, fisheries and aquaculture are the dominant resource industries in the area. Providing for the needs of these industries, along with those of tourism and recreation, is an important concern. Land use allocation should endeavour to separate conflicting uses and to provide adequate buffer zones between uses where necessary. Aquaculture Priority Areas have been designated in recognition of the high suitability for such uses, but without limiting aquaculture uses elsewhere.

Objectives

- 6.1 Provide sites required for forest industry operations, log storage and log landings.
- 6.2 Reserve sites which are particularly suited to aquaculture (although tenuring is a Provincial responsibility).
- 6.3 Provide sites for landings and operational requirements of the marine transportation industries.
- 6.4 Discourage the removal of sand and gravel from coastal areas for commercial purposes.

Guidelines

(1) Log Storage and Landings

Sites for log storage and log landings are shown on the Schedule A: Foreshore Use Map. No substantial changes are anticipated.

(2) Shellfish Leases

The Port Authority will encourage British Columbia Assets and Lands to ensure that adequate setbacks from shellfish leases be required for any structures or recreation sites. Diligent use

of shellfish leases should be monitored and enforced. Conversion to non-aquaculture uses should not be permitted.

(3) Fish Farms

The Port Authority will encourage British Columbia Assets and Lands to ensure that sites for current and future finfish farms be maintained in San Mateo Bay, Jane Bay, Effingham Inlet, Alberni Inlet and other areas where appropriate. Conversion of existing fish farm leases to non-aquaculture uses should not be permitted.

(4) Marine Plant Culture

Sites suitable for marine plant aquaculture operations should be identified and where appropriate, reserved for such use.

(5) Port Industrial Uses

Future development of port and industrial uses should concentrate in the Port Alberni area and consideration may be given to establishing loading facilities to accommodate potential imports and exports of minerals or timber or manufactured products.

3.7 Water Quality Management

Goal 7: *to protect water quality for fisheries and recreational uses by controlling pollution sources and monitoring water quality.*

With the increasing use of Barkley Sound/Alberni Inlet for settlement and recreation, water quality concerns are becoming more apparent and pressing. Water quality concerns exist at several locations. The generally shallow soils along much of the shoreline and the extensive recreational uses during summer periods contribute to occasionally high fecal coliform levels at certain locations.

Water quality issues generally relate to:

- domestic sewage and other wastewater sources;
- industrial point and non-point discharges particularly close to Port Alberni;
- discharges from recreational boats, particularly in confined waters;
- storm discharge sources;
- potential spills of hazardous chemicals on land and from ships and boats; and
- disposal of solid waste on land and at sea.

Objectives

- 7.1 Improve the database on and monitoring of water quality, particularly in areas of known contamination.
- 7.2 Direct development and recreation use in relation to the assimilative capacity of receiving waters. Ensure adequate and approved waste treatment systems are adopted.
- 7.3 Maintain adequate vegetation alongside streams and coastal waters to protect watershed stability and water quality.
- 7.4 Prepare for spills of hazardous materials.

Guidelines

(1) Water Quality Data and Assessment

Undertake with other agencies having jurisdiction and interest a comprehensive water quality and wastewater assessment focusing on the areas of pollution concerns which will provide the data and framework necessary for establishing water quality objectives and for wastewater management planning, including potential designation of areas under the Pleasure Craft Sewage Pollution Prevention Regulations. This assessment should consider specific water quality issues in the planning area, as well as the potential for a coordinated water quality monitoring program among federal, provincial and local agencies.

(2) Sewage and Domestic Wastewater Disposal

The Port Authority will endeavor to encourage the authorities having jurisdiction to ensure that approved sewage disposal systems are required in all new developments. In communities where development will be concentrated, a Liquid Waste Management Plan process will be encouraged to determine present and future requirements for community waste water handling. Sewage treatment plants should be required in all major resort developments. The use of alternative, zero-discharge toilets in remote float cabins or shoreline cabins will be encouraged. Concentrations of float cabins will not be permitted except where approved facilities are in place which will protect against high levels of fecal coliform contamination.

(3) Recreational Boating No Discharge Zones

Consult with the Local Governments, local residents and the boating public on the future application of Sewage Pollution Prevention Regulations. Pump-out facilities may be required at key locations in the future. Promote use of the B.C. Coastal Marina Facility and Operating Standards.

(4) Solid Waste Disposal

Measures should be developed to increase awareness and to reduce at sea refuse disposal by commercial and recreation vessels. Refuse disposal at remote recreational and float cabin developments should be carefully controlled in consultation with residents.

(5) Domestic Water Supply

Protect community water supply areas through Community Watershed designation and management guidelines. Approved community water supply systems will be encouraged for any new recreational communities.

(6) Oil Spill- Contingency Planning

Undertake detailed mapping of resources at risk to spills, dispersion parameters and Contingency arrangements as part of the Provincial and Port Authority emergency planning program.

3.8 Fisheries Management and Enhancement

Goal 8: *to promote the conservation of fisheries and increased public involvement in fisheries management.*

Recreational, commercial and aboriginal fisheries are major economic activities in the area. Significant increases in recreational fishing have occurred in recent years and concerns exist about the quality of recreational experience, over fishing and compliance with regulations. Recreational fisheries are central to much of the use and enjoyment of the Inlet and Sound. However, they are threatened by environmental degradation, overuse and independent environmental factors (such as "el nino" currents).

There are limited resources to manage fisheries and to enforce regulations. Legislative authority to control foreign and Canadian commercial charter operators is also limited. Further efforts are required, nonetheless, to coordinate and manage recreational, commercial and aboriginal use of fisheries. This Plan seeks to strengthen fisheries management and to encourage community involvement in managing, protecting and enhancing fisheries.

Objectives

- 8.1 Improve the database on timing and migration, escapement numbers and stream inventories.
- 8.2 Increase public awareness of and community involvement in fisheries management.

Guidelines

(1) Data Collection

Improve the quality and accessibility of the data on salmon timing and migration, escapement and stream inventory features in the area including habitat characteristics and enhancement opportunities.

(2) Awareness and Communication

Improve the communications program for recreational fisheries involving such information as commercial fishing openings and means of avoiding conflicts between recreational and commercial boats, and the state of resource stocks and reasons for management actions.

(3) Enforcement

Given the importance of fisheries to the region and the magnitude of fishing effort, an increased fishery enforcement presence is required in the Inlet and Sound. Community support for, and involvement in, enforcement efforts could be encouraged through awareness and reporting programs.

(4) Community Involvement

Effective community involvement is a necessary component of fisheries management objectives more so, from a local perspective. Coordinated community input is needed through joint management committees, support for local enhancement projects, joint awareness and management programs and cooperative enforcement efforts.



AREA DESIGNATION

4.0 AREA DESIGNATION

4.1 Plan Concept

The overall planning concept for Alberni Inlet is:

- to concentrate residential and commercial growth in existing communities, subject to provision of appropriate waste treatment, water supply and other services;
- to protect sensitive environmental, recreation and scenic areas as a basis for maintaining the quality of environment in Barkley Sound/Alberni Inlet;
- to encourage development in a manner which is compatible with the environment and existing land and marine uses; and
- to promote more sustainable resource conservation and management.

This will be accomplished by directing the pattern of land and water use through an area designation process and by applying the goals, objectives and guidelines in the individual decision-making functions of the Port Authority and its Partnership agencies. The concept is summarized as follows:

- (1) Major development pressures will be directed to Port Alberni and other settlements, consistent with the planning principles set out in the Plan.
- (2) Significant estuaries and other environmentally sensitive areas will receive a high degree of environmental protection.
- (3) The Port Authority will encourage the agencies having jurisdiction to ensure that portions of Tzartus Island receive a high degree of recreation and scenic protection.
- (4) The Port Authority will encourage the agencies having jurisdiction to ensure that forest management and land development activities in visually sensitive areas, including the shoreline of Barkley Sound and Alberni Inlet, be required to adopt special measures to protect scenic values.
- (5) The Port Authority will encourage the agencies having jurisdiction to ensure that Uchucklesit Inlet will evolve as a rural development area for water-oriented resource industries and residential and recreation development, subject to further planning.
- (6) Other areas will be managed for a variety of very low-density recreation, tourism and resource management needs, while maintaining the remote natural character of the area.

The specific area designations which will be used to apply the general concept are presented below.

4.2 Area Designation System

The purpose of an area designation system is to guide future land uses. Area designations define, in general terms, the types of uses and policies appropriate in different areas of Barkley Sound/Alberni Inlet. They are a form of general management zones which are used at a strategic level to guide regulatory and non-regulatory decisions by the Port Authority. All new land uses and rezonings should conform with the purpose and land use policies of the area designations.

Six area designations are identified:

- Environmental Protection Areas (EPA)
- Marine Recreation Areas (MRA)
- Rural Development Areas (RDA)
- Aquaculture Priority Areas (APA)
- Community Development Areas (CDA)
- Resource Management Areas (RMA)

Two types of site designations are also identified:

- Log Landing Sites (L)
- Critical Boat Anchorages (A)

The area designations were mapped based on consideration of natural attributes and use suitability, land status and use, potential compatibility between land and water uses and public comments. Schedule 1: Area Designations displays the designations at 1:65,000 scale.

Table 1 summarizes the appropriate uses in each of the area designations. Many of these will be conditional and subject to site specific review of development proposals.

TABLE 1
GUIDELINES FOR PERMITTED USES IN DESIGNATED AREAS OF Barkley Sound/Alberni Inlet

Type of Use	Area Designation					
	EPA	MRA	RDA	APA	CDA	RMA
Single Family Residential	X	X	A	P	A	P
Recreational cabin (upland)	X	X	A	P	A	P
Recreational float cabin *	X	X*	P*	X*	P*	P*
Large-scale resort	X	X	X	X	A	X
Small-scale resort	X	X	A	X	A	P
Wilderness campground	X	P	A	X	X	A
Commercial campground	X	X	A	X	A	X
Marina	X	X	P	X	A	X
Large-scale general commercial	X	X	X	X	A	X
Small-scale general commercial	X	X	P	X	A	X
Institutional	X	X	A	X	A	P
Log storage/log dump	X	X	A	P	P	A
Shellfish lease	P	P	P	A	X	A
Fish farm	X	X	A	A	X	A
Other mariculture	P	A	A	A	X	A
Timber harvesting/silviculture	X	X	P	X	X	A
Mining	X	X	A	X	X	A
Public use	P	P	A	P	A	A
Road Access	X	X	P	X	A	P

Area Designations:

EPA = Environmental Protection Area

MRA = Marine Recreation Area

RDA = Rural Development Area

APA = Aquaculture Priority Area

CDA = Community Development Area

RMA = Resource Management Area

A: Appropriate Uses which are generally compatible with the purpose and objectives of the area designation and would normally be permitted often with certain restrictions or conditions.

X: Inappropriate Uses which are generally incompatible with the purpose and objectives of the area designation and would not be permitted except in very special circumstances where such uses can be made compatible and subject to restrictive conditions.

P: Potentially Appropriate Uses which could be compatible with the purpose and objectives of the area designation depending upon site characteristics and use circumstances.

*Recreational Float Cabins: The process for assessing feasibility of recreational float cabins is outlined in Section 3.5 (2). The area designation and specific location of any approved float cabin community will be determined by this process. This may involve changes to area designations in a limited number of specific locations.

4.3 Environmental Protection Areas

Purpose: to protect and conserve significant environmental features, including sensitive fish and wildlife habitats.

Description

Schedule I designates as Environmental Protection Area (EPA) those lands and waters which contain species and/or habitats important to the biological productivity and diversity of the area. Environmental Protection Areas include the major estuaries in Alberni Inlet, existing and proposed Ecological Reserves and major areas of key habitats outlined on Schedule C: Environmental Features map.

Policies

- Public and private uses should be very limited in order to maintain or restore ecosystem functions.
- The Port Authority will encourage the agencies having jurisdiction to ensure that no structures or logging will be permitted except those uses required for fish and wildlife enhancement or research and/or navigation purposes.
- The Port Authority will encourage the agencies having jurisdiction to ensure adjacent land uses provide adequate set backs and other environmental protection measures, as determined by these resource agencies.

4.4 Marine Recreation Areas

Purpose: to protect and conserve areas of very high quality recreational and scenic features.

Description

Schedule I designates as Marine Recreation Area (MRA) those lands and waters which contain major recreation and scenic features and which warrant a high degree of protection from development. These are areas containing natural outdoor recreation sites and are set aside to protect significant and unique natural ecosystems, landscapes and features for the education, appreciation and recreational enjoyment of the public.

There are limited areas designated under this heading in close proximity to the Port Authorities area of jurisdiction, generally covering the west side/adjacent to Tzartus Island. Only two such designation occurs within the designated harbour limits.

Policies

- The dominant use is wilderness recreation.

- The Port Authority will encourage British Columbia Assets and Lands and Ministry of Forests to accept the premise that no structures or logging be permitted on Crown land islands, except as necessary for primitive camping sites.
- Foreshore improvements shall be limited to small scale wharves, navigation aids and mooring buoys (including for aquaculture purposes).

4.5 Rural Development Areas

Purpose: to provide for orderly development of rural residential, recreational, tourism and resource industry development in a manner which maintains the rural character of the area.

Description

Schedule I designates as Rural Development Area (RDA) those lands and waters suited to a combination of rural and resource uses, including recreational cottages, single family residences, small and medium-scale resorts, campgrounds and compatible forest industry management activities.

Rural Development Areas include:

- (a) Uchucklesit Inlet where residential, commercial and recreational cottages have developed alongside forestry uses;
- (b) an area around China Creek; and
- (c) Macktush Creek area which may be suitable for recreational development. Additions or alterations to the Rural Development Areas may be considered after preparation of settlement or local area development plans.

Policies

- Public and commercial recreation land uses shall conform with the objectives and guidelines for such uses (Section 3.5 above).
- In Uchucklesit Inlet, commercial uses will be limited to small-scale upland lodges and small-scale commercial services; a remote residential community will be supported, with an emphasis on development in keeping with the natural character of the area and adequate protection of water quality.
- In Uchucklesit Inlet, a more compact, fully serviced recreational float cabin development may be considered where it contributes to more rational foreshore use; a local area plan should be prepared to determine the compatible layout of recreational, residential, commercial and forestry uses.

- At China Creek, a small extension of the commercial recreational development may be feasible where terrain and shoreline features are suited to such development.
- At Macktush Creek, both campground and recreational cottage development may be feasible and appropriate.

4.6 Aquaculture Priority Areas

Purpose: to maintain certain key sites where finfish and shellfish aquaculture will be the priority foreshore use for the long-term, but without restricting or limiting aquaculture activities in other areas.

Description

Schedule I designates as Aquaculture Priority Area (APA) those foreshore areas in San Mateo Bay, Useless Inlet and Jane Bay (located just outside the Authority's area of jurisdiction) which are highly suited for aquaculture.

Policies

- The maintenance and development of aquaculture will be a priority use over other uses within these areas unless a contrary position is held by relevant provincial agencies having jurisdiction.
- Applications for new uses should consider potential effects on other aquaculture in the area.
- The use of approved waste discharge systems and waste management practices will be required so as to minimize the effects of waste and effluent on water quality.
- Diligent use of aquaculture leases will be required and changes in approved uses will not be permitted unless they are directly related to aquaculture.

4.7 Community Development Areas

Purpose: to accommodate residential, commercial and industrial uses appropriately located within established communities.

Description

Schedule I designates as Community Development Area (CDA) the lands and waters in the vicinity of Port Alberni.

Policies

- The Port Authority will encourage the agencies having jurisdiction to ensure that major residential and commercial development proposals be considered only in Community Development Areas, and subject to avoidance of Tsunami hazard areas.
- Future shoreline/foreshore development in the Community Development Areas will have due regard for the protection of fish habitat environmentally sensitive areas and the principles of no net loss of productivity.
- The Port Authority will encourage the Local Governments having jurisdiction to ensure that liquid Waste Management Plans be developed to determine present and future requirements for community waste water handling as part of local planning processes for Community Development Areas.
- The Port Authority will encourage development permit areas may be established, where necessary, for the protection of the environment, protection from natural hazards and/or to control the aesthetic character of development.

4.8 Resource Management Areas

Purpose: to guide the management of resource lands and waters and low-density rural resource land and water uses.

Description

Schedule I designates as Resource Management Area (RMA) those areas suited to low-density recreational use, aquaculture, navigation and forest management.

Resource Management Areas include all those areas not otherwise designated. They include many site specific environmental sensitivities and recreational and scenic values and a variety of forestry, fishing and aquaculture activities, along with dispersed resource industries, residential and institutional land uses.

The “Zone” is the largest designation zone within the Plan.

Policies

- Land and water uses should be located in a manner which minimizes conflicts between land uses or with sensitive environmental or recreational values.
- The protection of navigation channels and major anchorages should be considered in the review of any applications for tenure.



IMPLEMENTATION

5.0 IMPLEMENTATION

5.1 Purpose of the Program

The purpose of the proposed program for the area is:

- to implement a coordinated, long-range strategy for managing the lands and resources in the Inlet ; and
- to provide an inter-agency approach to land and resource issues and to public involvement in the ongoing decisions affecting these lands and resources.

5.2 Implementation Activities

5.2.1 General

The implementation section of this Plan will be accomplished in partnership with the other agencies charged with the administration and stewardship of major land use control mechanisms and functions. In addition, established review processes will provide for public and community inputs to development proposals, Forest Management Plans and treaty issues.

5.2.2 Float Cabin Evaluation Project

This involves a phased process of evaluation and public consultation of the potential for recreational float cabin communities, as described in Section 3.5 above. A subcommittee has been struck under the auspices of the Alberni-Clayoquot Regional District to undertake this evaluation and work is continuing, presently, on this.

5.2.3 Local Area Planning and Zoning

The Port Authority will encourage the Alberni-Clayoquot Regional District to undertake more detailed review of land use and development in Uchucklesit Inlet based on the objectives and guidelines in the Plan and in consultation with local residents and the advisory planning commissions. In addition, the Authority will encourage the Regional District to amend Regional District land use zoning consistent with the area designation policies of the Plan. Undertake sub- regional and local land and resource management plans consistent with the Plan, also.

5.2.4 Resource Management Programs

The Barkley Sound Planning Strategy proposes a more integrated and consultative approach to several resource management programs. Cooperation and coordination among resource management agencies will be needed for these programs to be effective. A series of implementing actions are described including:

(a) Water Quality Assessment

The Port Authority will encourage the agencies having jurisdiction to, cooperatively, undertake a comprehensive water quality assessment which will review water quality and wastewater issues and objectives, including assessment of community sewage treatment systems, float cabin standards and other issues. This should involve Ministry of Environment, Lands and Parks, Ministry of Health, Environment Canada (Conservation and Protection), Fisheries and Oceans Canada, Parks Canada and the Regional District as well as the Port Authority.

(b) Biodiversity Conservation Strategy

The Port Authority will encourage the agencies having jurisdiction to undertake a Biodiversity Strategy for the area at a landscape level (combining marine and terrestrial habitats), in conjunction with the ecological assessment being undertaken by Parks Canada, the Long Beach Model Forest project and the Provincial Protected Areas Strategy. This should involve Ministry of Forests, Ministry of Environment, Lands and Parks, Parks Canada, Weyerhaeuser, Bamfield Marine Station and the Regional District/Port Authority.

(c) Recreation Sites Review

The Port Authority will encourage the agencies having jurisdiction to undertake a review of the long-term objectives for forest and marine recreation sites in light of the growing recreation use and the future restrictions on numbers of visitors to the Broken Group Islands. This review would be part of the ongoing recreation program of the Ministry of Forests in cooperation with Parks Canada.

(d) Visual Analysis and Landscape Management Plan

The Port Authority will encourage the agencies having jurisdiction to undertake a comprehensive visual analysis and landscape management plan for Barkley Sound/Alberni Inlet. This process would be similar to the level of planning currently being undertaken by the Ministry of Forests and Ministry of Tourism in other areas which have important recreation and tourism resources.

(e) Fisheries Management Programs

The Port Authority will encourage the agencies having jurisdiction to undertake specific measures to address vessel management concerns and problems of charter vessels operating as fishing camps (see Section 3.8). This will involve Fisheries and Oceans Canada, Canadian Coast Guard, BC Lands and Parks Canada and the Port Authority.

5.3 Amendment of the Plan

The Plan will be reviewed every five years to take account of changes in land use and recreation activities and experiences in the implementation phase. The objectives, guidelines and area designations will be reconsidered in light of growth pressures and land use and resource management issues as deemed appropriate.

From time to time, the Plan may also be amended where warranted by development trends or major issues. Applications for amendment will require full public review of the effects of proposed amendments.