

*Integrated Official
Community Plan
(Draft)*

Masset

2040

Charting Our Future





Plan prepared by the Whistler Centre for Sustainability

Cover photo credit: Guy Kimola

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Introduction

Masset2040, our Integrated Official Community Plan (IOCP), sets the direction for the future of our community. It can be used as a compass that will allow us to chart our course for the future we want for our community and it can be used in all decision-making to ensure we choose the path that will take us where we want to go.

Masset2040 articulates broad goals and policies that regulate land use and other community systems. Other municipal policies and zoning bylaws must also align with the OCP.

OCPs generally have a focus on land use. By regulating the use of land in the community, we can effectively manage growth and change, ensuring each occurs in such a way that achieves the desirable community that we envision in the future.

Our IOCP also goes well beyond land use – it covers all aspects of our community, with seven ‘focus areas’ providing structure for the plan. However, these focus areas should not be treated in isolation; they are interconnected systems that must be planned for and managed in an integrated holistic way.

Plan focus areas

1. Land Use and Natural Areas
2. Residential Areas and Housing
3. Commercial, Industrial and Institutional Areas
4. Infrastructure
5. Recreation, Culture and Learning
6. Individual and Community Health
7. Governance and Capacity

What is an Integrated OCP?

An Integrated OCP update meets all the regulatory requirements for an OCP update under the Local Government Act. It includes a long-term vision and goals integrated with social, environmental and economic considerations, which are reflected in policies guiding all land use decisions. Each policy area includes relevant sustainability-based goals, rather than the OCP having a separate chapter or section on sustainability. Policy areas in an Integrated OCP are based on a more connected community perspective, rather than on individual, separate issues, leading to complete policies and a more efficient process for effective planning and decision making.

What is sustainability?

Sustainability is about ensuring humans can continue forever into the future. Sustainable development means “meeting the needs of the present without compromising the ability of future generations to meet their own needs.” See Our Guiding Principles for more about sustainability.

United Nations Commission on Sustainable Development

Key elements of the plan

- **Guiding principles** describe the science-based requirements of sustainable development – what Masset will need to achieve in the longer-term to create a sustainable community.
- **Vision and goals** articulate success for our community – what we want Masset to look and be like as we move toward 2040 and the longer-term principles. Trade-offs between the goals will sometimes occur and will have to be weighed. See Our Vision and Goals section for more about trade-offs.
- **Policies** direct and enable Council to make decisions aligned with the community’s vision and goals as opportunities arise and resources become available. Council decision-making must be aligned with the policies and cannot conflict with the direction set out within them; however, the policies are not a check-list of ‘must do’ actions or projects.
- **Maps** are an important component of an OCP; they identify what exists in the community now and in some cases note potential uses in the future. The following maps are included in Appendix A:
 - **The Land Use Map (Map 1 and 1A):** These maps categorize the land according to land use designations, which then provide a reference point for the policies that articulate the desired direction for each one. Agricultural land is included on this map. Map 1 provides more detail on the core community of Masset, while Map 1A gives an overview of Masset in its entirety.
 - **Sensitive Habitat Areas (Map 3):** This maps areas of significant wildlife habitat, as identified by the provincial terrestrial ecosystem mapping.
 - **Transportation, Gravel and Water (Map 6):** This map includes Masset’s roads, sand/gravel deposit locations and water source.

Glossary of terms: Terms in [blue](#) throughout the plan are defined in the Glossary in Appendix B.

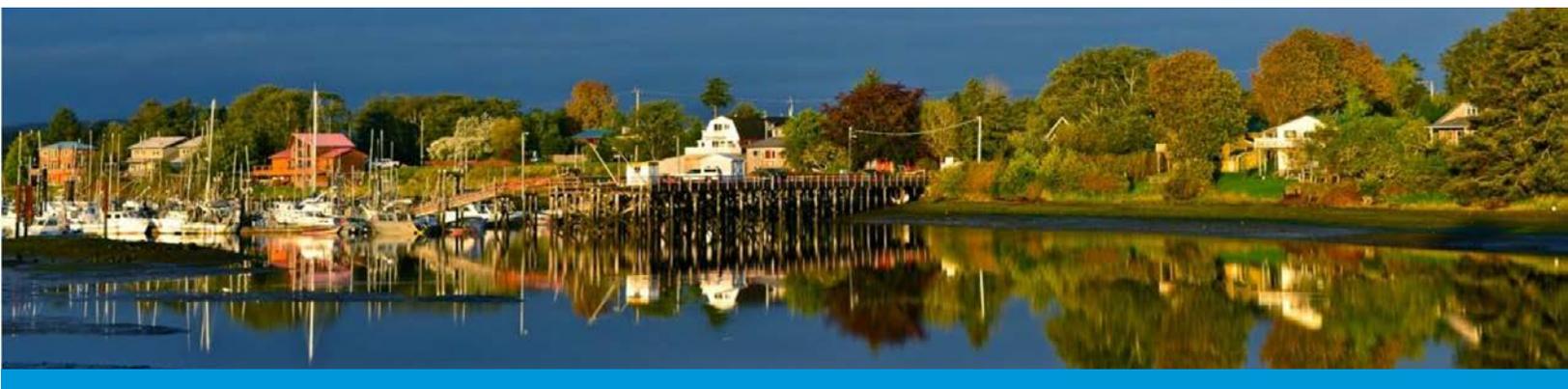


Photo: Guy Kimola



Photo credit: Ian Gould

Plan Development & Acknowledgements

The plan was developed with community input collected through two online questionnaires, public events, and a community advisory committee. Thanks to all those who participated; your contributions provided important information, inspiration and input throughout the process.

The advisory committee members were the ‘eyes and ears’ of the community, representing the community’s interests in the project and working closely with the Whistler Centre for Sustainability team and the Village. A special thanks goes to the committee members for all their hard work, time and commitment to the future of our community. The following individuals were confirmed to be on the committee; not all were able to attend the meetings but we thank them anyway for their intention.

- April Whyte
- Chris Ashurst
- Donovan Hunter
- Kyla Mitchell
- Mary Frick
- Shawn Baybut
- Bernadette Marie
- Dave Hunter
- Elisa Schatz
- Kyla Mitchell
- Rebecca Stenerson
- Jason Thompson
- Brenda Byberg
- Donna Douglas
- Keisha Chutter
- Margo Hearne
- Robbie Jongewaard
- Andrew Merilees

More information about the community engagement activities used to develop the plan is included in Appendix C.

Finally, we would also like to acknowledge the important funding received for this project from the Federation of Canadian Municipalities through their Sustainable Neighbourhood Action Fund and their willingness to support the planning efforts of small communities across Canada.



Plan Purpose & Requirements

An OCP is a municipal bylaw that articulates the long-term direction for the community. At a minimum, it must include goals and policies to guide municipal decisions on land use, and may include other aspects of the community. The Local Government Act sets out the elements that must and may be included in an OCP. These elements are listed below along with where they can be found in the document.

Elements that <u>must</u> be included	Where to find them
The approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years	Residential Areas and Housing > Current Context section, final paragraph
The approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses	Land Use Map (Map 1)
The approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction	Map 6 – Transportation, Gravel and Water
Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development	Natural hazard areas are not mapped as this data was not available for Masset from provincial sources. Agricultural land is included on Map 1A.
The approximate location and phasing of any major road, sewer and water systems	Map 6 – Transportation, Gravel and Water
The approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites	Land Use Map (Map 1), areas marked ‘Institutional’ and ‘Utility and Service’
Housing policies of the local government respecting affordable housing, rental housing and special needs housing	Residential Areas and Housing policies
Targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets	Infrastructure, policies related to energy and greenhouse gas emissions; for actions see the Implementation Guide
Elements that may be included	Where to find them
Policies of the local government relating to social needs, social well-being and social development	Individual and Community Health policies
A regional context statement, consistent with the rest of the plan, of how matters referred to in section 429 (2) (a) to (c) [required content for regional growth strategy], and other matters dealt with in the plan, apply in a regional context	Introduction > Planning Context
Policies of the local government respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the plan	Individual and Community Health > Food policies
Policies of the local government relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity	Land Use and Natural Areas policies

Planning Context

Haida Context

The Protocol Agreement (2004) between the Council of the Haida Nation (CHN) and the Municipalities of Port Clements and Masset establishes an understanding between the parties about the current state of the islands, as well as the importance of and a foundation for working together for the well-being of the land, waters and people of Haida Gwaii.

The Council of the Haida Nation also has a number of plans, developed in partnership with the Province of BC, that guide land and marine activities throughout Haida Gwaii, excluding private land. While these Haida plans guide land and marine areas beyond Masset’s boundaries, the Village of Masset supports in principle the overall intent and approach set out in these documents, including the Haida Land Use Vision, the Haida Gwaii Strategic Land Use Agreement and the Haida Gwaii Marine Plan.

The Haida Land Use Vision (2005) describes the key connections between the Haida culture and the land, forming the basis for the vision. It then sets out what must be done to balance resource use and the protection of the land – to ensure the longevity of the Haida culture and the economic prosperity of Haida Gwaii.

The Haida Gwaii Strategic Land Use Agreement (2007) governs the management of Haida Gwaii crown lands, including timber harvesting, resource extraction and conservation. The agreement confirms the strategic land use zones and ecosystem-based management objectives for the whole of Haida Gwaii. It does not guide land use and development on private land – including the lands within the incorporated municipalities.

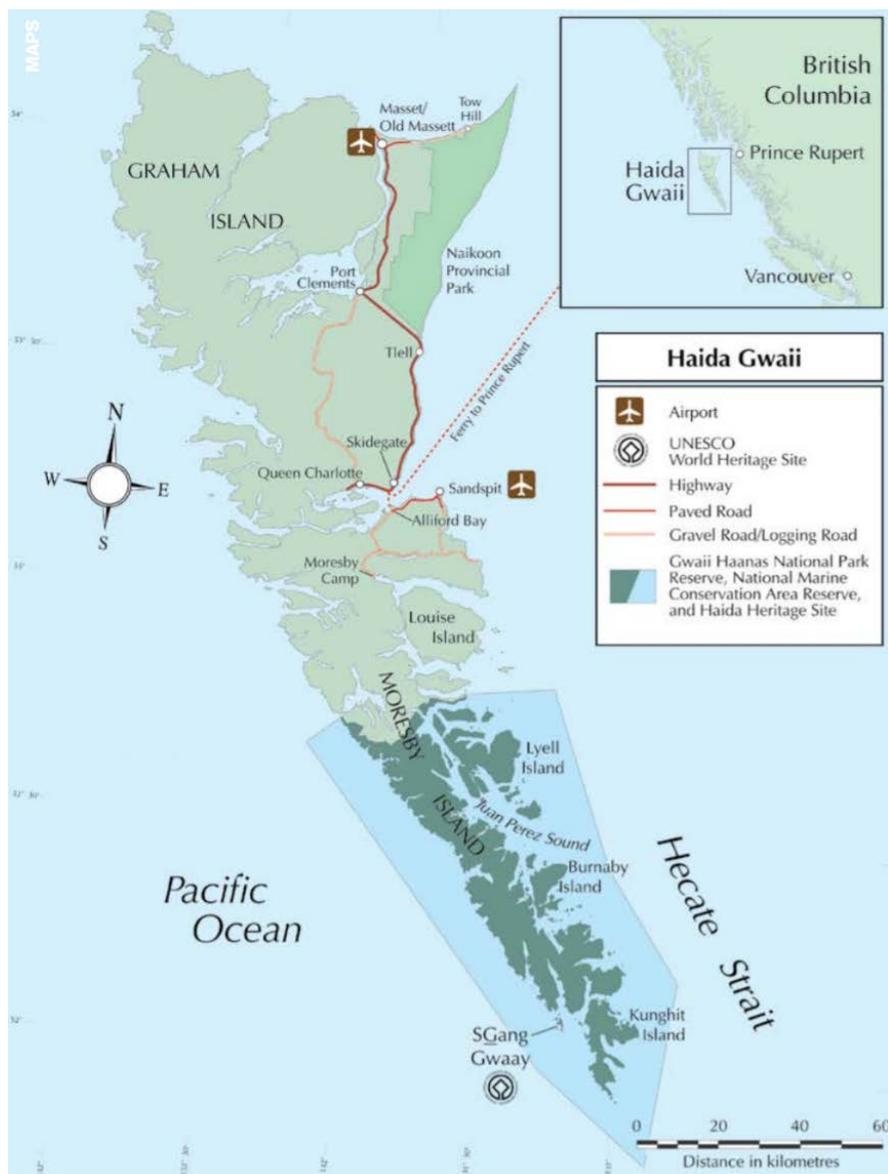
The Haida Gwaii Marine Plan (2015) identifies acceptable marine uses that support sustainable communities and economies on Haida Gwaii, while also protecting and where necessary restoring marine ecosystems. It is one of four marine plans developed for the coastal areas of northern BC. The planning process was co-led by the Council of Haida Nation and the Province of BC. The plan includes a vision of the future for the marine environment that describes a ‘conservation and local economy pathway.’



Regional District Context

The Village of Masset is a distinct incorporated municipality situated within Graham Island Electoral Area D (referred to as 'Rural Graham Island'), which is part of the North Coast Regional District (NCRD). The other incorporated municipalities in the region are Port Clements and Queen Charlotte. The region also includes the two First Nations communities of Old Massett and Skidegate, and their residents vote in Area D elections.

The NCRD is responsible for land use planning for all unincorporated Electoral Areas within the Regional District. Rural Graham Island is guided by an OCP (2011), but it does not have jurisdiction over the Village of Masset, the Reserves and the other incorporated municipalities within the region. There is no regional growth strategy for Graham Island or Haida Gwaii that applies directly to Masset.



Masset – Yesterday & Today

Knowing where we've come from and where we are today helps us plan for the future we want to see. This section provides an overview of our community as it is today and takes a brief look at our history. More detailed information about Masset today is included within each of the policy sections, highlighted assets, strengths and potential opportunities for each focus area of our community.

Where we are today

The Village of Masset is located at the north end of the islands of Haida Gwaii, which is located 100 kilometers west off the northern coast of British Columbia, Canada. Made up of over 200 islands large and small, Haida Gwaii covers an area of approximately 1,000,000 hectares and has a population close to 5,000 residents.

Masset is the largest and oldest municipality and Graham Island is the largest and northernmost island in the archipelago. Haida Gwaii is part of the North Coast Regional District (NCRD). Graham Island is characterized by steep slopes in the west and gently sloping lowlands in the east. It has large areas of agricultural land, centred mostly around Tlell and Lawnhill on the east side of the Island.



Photo credit: Sam Beebe

Incorporated in 1961, Masset’s population was 793 in 2016, yet the Village provides amenities and services to a larger rural area with a population nearing 2,300, including the unincorporated area of Tow Hill (539) and Old Massett (IR) (555).

Masset has the many amenities needed to support residents and visitors alike, including an airport, grocery stores, library, elementary school, high school, post office, taxi service, liquor store, a marina, sea-plane base, visitor accommodation, restaurants, recreation programming, social services, museum, church, and access to amazing outdoor recreation.

Masset enables access to northern Naikoon Provincial Park, which encompasses 69,166 hectares and covers the area at the north-eastern tip of the Island (including Rose Spit). Masset is home to the Delkatla Wildlife Sanctuary & Nature Centre, which is a 290 hectare intertidal wetland that is protected in perpetuity by land covenants and title deeds.

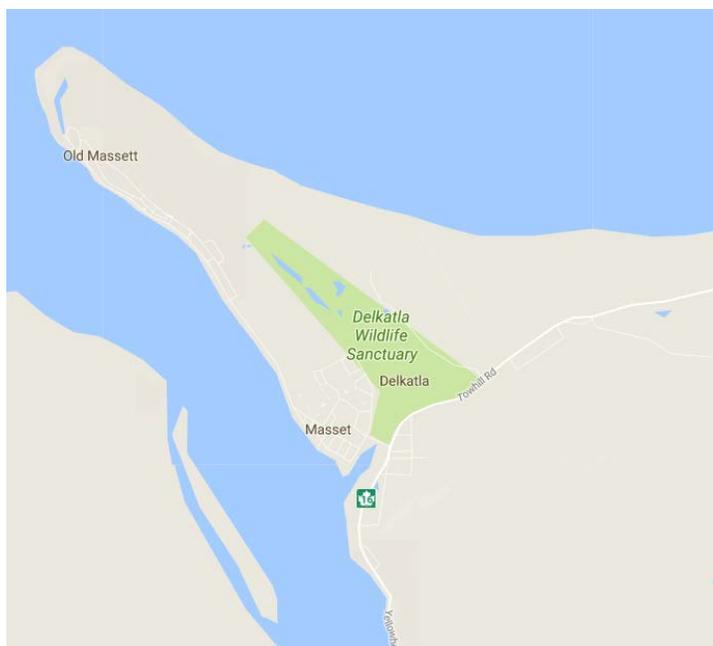
Hiking, beach-walking, boating, fishing and birding are common recreation activities in the area. Surfing is becoming increasingly popular along the North Beach during the winter.



North Beach surfing (Photo: Go Haida Gwaii)

Masset’s closest neighbour is the First Nation community of Old Massett. Old Massett is a Haida community positioned at the entrance to Masset Inlet and home to 614 (2011 Census). It has a number of Haida cultural facilities, an elementary school, art gallery and houses the Council of the Haida Nation offices. It also features an impressive array of totem poles.

The unincorporated area of Tow Hill is also close to Masset and it spreads out along the northwestern boundary of Naikoon Provincial Park. Recent developments on private lands within the Park boundaries have increased the number of people moving to the area.

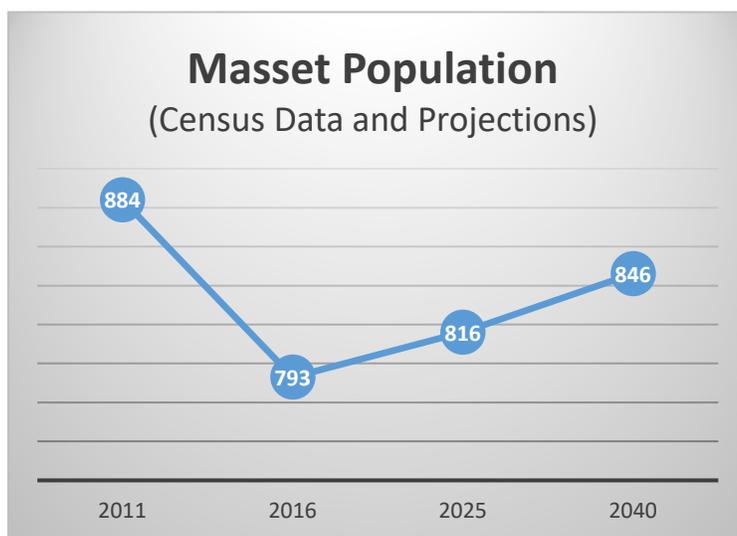


Population – Today and Future Projections

Masset’s population decreased by 10% between the 2011 and 2016 Census counts, from 884 to 793 over the 5-year period. Data available for Masset showed that in-migration slowed between 2001 and 2011, with 370 people arriving over the 5-year period leading up to 2001, and only 185 people arriving over the 5-year period leading up to 2011.

Haida people made up approximately 30% of Masset’s population in 2011, and 50% of Haida Gwaii’s population overall. Masset’s population distribution by age is similar to that of the regional district and the rest of the province, and has an equal gender distribution.

Population projections by BC Statistics aren’t available for Masset specifically; however, the population of Haida Gwaii is expected to grow by about 3% in the next ten years, and then another 3-4% by the year 2040. While Masset’s trend is currently showing a downward trajectory, should Masset’s population follow the same growth projection of the rest of Haida Gwaii, the population would only increase to 817 by 2025 and 846 by 2040, still below 2011 levels.



Where we've come from (our history)

Haida Gwaii has been home to the Haida since time immemorial, and evidence of their habitation of the Islands dates back 13,000 years. Their pre-contact population was in the tens of thousands in several dozen villages dispersed throughout the islands. After contact with white explorers and settlers, their population fell to about 600 due to introduced disease including measles, typhoid and smallpox but has since rebounded to represent approximately half the population of the islands.



"Spirit of the Haida Gwaii" by Bill Reid

The islands of Haida Gwaii were the first place in British Columbia discovered and recorded by European Juan Perez in July 1774. Fur traders were the only visitors during the 1800s and then missions were established late in the century and non-Haida settlers arrived in the early 1900's.

In 1791, an American Ship, The Columbia, sailed into what is now Masset Sound. The townsite of Masset was originally named Graham City; however, when the township plan was registered in 1907, it was deposited under the name of Masset, which came about through a number of permutations over time, including Masseta, Masheet, Mah-sh-t and Maast.

Fishing and seafood processing formed the economic backbone for the better part of the century, until the expansion of a small naval communications station in the early 1970's. Canadian Forces Station (CFS) Masset was established as a small but strategic cold-war listening post and it resulted in the doubling of the local population and a significant increase in economic activity. Changes in the commercial fishing industry led to a decline in that sector and the transition to more sport fishing in the area.

The CFS Masset base was integrated into the community rather than as a separate enclave as with most bases. It became central to the community, providing many amenities for its isolated personnel and by extension, to the greater area: a hospital, a recreation centre (with a pool, gymnasium, bowling alley and more), a curling rink, a golf course, shopping areas, meeting rooms, and dining facilities were included with the principal construction of more than 200 single and duplex residences.

In the 1990's, CFS Masset was downsized due to communications technology changes and shrinking government defence budgets. CFS Masset land and community amenities assets, along with financial reserves, were gifted to the Village of Masset and Old Massett through the Greater Massett Development Corporation (GMDC), which was formed to receive and manage the shared assets.

Where we're going

Our Guiding Principles

The guiding principles describe the science-based requirements (or definition) of sustainable development – what Masset will need to achieve in the very long-term to create a sustainable community. The guiding principles are embedded within the goals on the next page to ensure they remain top of mind in decision-making within each focus area.

Sustainability: Meeting the needs of the present without compromising the ability of future generations to meet their own needs (based on the United Nations Commission on Sustainable Development definition), with more clarity articulated by these four, more specific principles:

- **Environmental Sustainability:** Ensuring ecosystems are healthy by avoiding continuous encroachment into natural areas, and by reducing and eventually eliminating the ongoing build-up of synthetic materials, toxins, metals and fossil fuels in nature. (Based on the Natural Step sustainability principle 1-3)
- **Social Sustainability:** Being inclusive and free of barriers for all people, so they can meet their physical and emotional needs, regardless of age, ability, income or ethnicity. (Based on the Natural Step sustainability principle 4)
- **Economic Sustainability:** An economic system that is strong, resilient, adaptable and more localized; one that avoids undermining the social and ecological systems on which it is dependent.
- **Smart Growth:** Development that supports our overall sustainability objective by prioritizing infill, redevelopment, and densification strategies, which aim to enhance quality of life, avoid continuous encroachment into the natural environment, maintain ecological integrity, and save money over time.



Photo: Ian Gould

Our Vision and Goals for Masset

Our vision and goals for the future provide the compass for *where* we want to go as a community – the picture of *what* we want Masset to look and be like in the future. Together, the vision and goals provide a compass for discussions and dialogue about *how* best to move forward. They are written in the present tense with the intent to place the reader in the future and paint the picture of what Masset will look and be like by 2040 in a successful and sustainable future.

Our Vision: Masset’s unique location at the north end of Haida Gwaii, the vastness of the beaches and surrounding oceans, and the Haida culture, create vibrancy, energy and a sense of freedom that make it a special place for residents and visitors alike. Residents enjoy good quality of life with strong social connections and healthy lifestyles. The community is welcoming and beautiful, and new residents and small businesses have been attracted to Masset, while natural areas, beach access, green spaces and trees have been protected and even enhanced. The well-used trail system connects neighbourhoods to each other and to places beyond Masset, making it easy and enjoyable for people to walk and bike around. The community has the capacity and commitment to achieve its goals, and contributes to the wellbeing and sustainability of the island’s environment, economy, and communities.¹

Our goals are included on the next page in their entirety for easy reference. They can be used as a compass or north-star for decision making. In some cases we include goals that we are not in direct control of but that are important for our community – matters beyond our jurisdiction. In these cases, we will work with other organizations and levels of government to achieve them.

A note about trade-offs: All goals are equally important and inter-dependent; everything that is undertaken in Masset should ultimately support all seven goal areas. However, short-term trade-offs between them may sometimes be necessary, where steps closer to some of the goals may mean steps away from another. Ultimately, we should make progress toward all goals collectively, in the long-term.

¹ Contributing to the wellbeing and sustainability of the island’s environment, economy, and communities is a commitment made as part of the Protocol Agreement between the Council of the Haida Nation and the Municipalities of Port Clements and Masset (2004).

Our Goals – at a glance

Land Use and Natural Areas	Residential Areas & Housing	Commercial, Industrial & Institutional Areas	Infrastructure	Recreation, Culture and Learning	Community and Individual Health	Governance and Capacity
<ol style="list-style-type: none"> 1. Some small-scale development has been accommodated to meet community needs, avoid continuous encroachment into natural areas, use infrastructure systems efficiently, and make Masset more compact, connected and walkable. 2. Marine, wetland and other sensitive natural areas are protected as key assets, contributing to clean air, clean water, and local biodiversity. 3. While use of sensitive natural areas is avoided, residents and visitors have ample access to beaches and other natural areas that are managed to minimize conflicts between motorized and non-motorized use, and to mitigate impacts so they will be enjoyed for generations to come. 4. Parks and natural features are integrated into developed areas, providing connections to nature and places to rest and play. 5. Development is located and measures are taken to protect people and property from natural hazards. 6. Community members care for Masset's natural areas and resources, understanding their inherent values and their connection to the current and long-term health of the community and local economy. 	<ol style="list-style-type: none"> 1. New housing development has been located to protect natural areas, green spaces, trees, views and trails, and to use infrastructure efficiently. 2. A diversity of housing types meets the community's needs, including all ages, abilities and incomes. 3. Masset neighbourhoods have retained their quiet, small-town character; they are welcoming, well-maintained, walkable and safe. 4. Homes are healthy, increasingly energy-efficient, and transitioning to the use of renewable energy and sustainable materials. 	<ol style="list-style-type: none"> 1. Masset has a diversity of small businesses, including home-based businesses that contribute to a more complete mix of locally available products and services, and those businesses are supported by each other, by local organizations, and by residents and visitors. 2. Masset's commercial areas are appealing and vibrant, helping to attract residents and visitors to the area. 3. Industrial areas are well-utilized by appropriate uses; they are well-maintained and buffered from adjacent land uses. 4. Civic and other institutional buildings are accessible, welcoming and centrally located; they are well used and facilitate community participation, engagement and connections. 5. Commercial and industrial activities use land and resources efficiently, protect natural areas, and are working toward eliminating emissions to air, water and soil. 	<ol style="list-style-type: none"> 1. Infrastructure systems meet the community's needs safely and reliably; they provide affordable services to residents without undermining the current and future financial viability of the systems. 2. Infrastructure systems are managed to avoid negative impacts on the natural environment, and natural resources are used efficiently and conservatively. 3. Masset's use of energy is increasingly efficient; the supply is reliable, affordable, and increasingly local and renewable, thereby contributing to local economic activity and reduced greenhouse gas emissions. 4. Transportation modes and infrastructure move people and goods around conveniently, affordably and safely within Masset, around the island and to the mainland, doing so in a way that contributes to the health of residents and reduced emissions. 5. Communication systems are affordable, reliable and meet CRTC standards for small communities, creating the needed connections within and beyond Masset. 6. Waste production is approaching zero through education about responsible purchasing choices, reuse, and cost-effective and convenient waste diversion services (e.g., recycling, composting). 7. Water is conserved, and the cost-effective water system provides high quality, safe and affordable drinking water to residents. 8. Wastewater and biosolids are managed efficiently and effectively to protect human health, the natural environment and the financial viability of the treatment system. 	<ol style="list-style-type: none"> 1. Recreation, culture and learning offerings provide year-round activities for all ages, abilities and incomes. 2. Masset leverages its unique location and natural amenities to provide outdoor recreation, leisure and learning opportunities to residents and visitors. 3. Masset has the indoor facilities and amenities needed to meet essential community needs locally; they are well maintained and supported, and they are delivered within the financial means of the community. 4. Arts, culture and heritage programs connect people to each other, to nature and to the place, and public art is located through the community for all to enjoy. 5. Masset schools are supported and maintained as essential to the community, and other educational needs can be conveniently accessed beyond Masset. 6. Regional partners collaborate to meet the recreation, culture and learning needs of residents in the most efficient manner possible 	<ol style="list-style-type: none"> 1. Residents feel a strong sense of connection to the people and the community of Masset; they are proud of their community, connected to each other and engaged in community life. 2. Haida culture is valued and respected, and Masset protects and upholds the rights of all Indigenous peoples and supports Canada's Truth and Reconciliation process. 3. There is respect and understanding amongst people of all ages, incomes and backgrounds, and people deal honestly, openly and directly with each other. 4. Community members of all ages enjoy a good quality of life, and are able to age in place safely and comfortably. 5. Masset residents are able and motivated to live healthy, active lifestyles, and they enjoy good local air, water and soil quality. 6. Residents have access to healthy affordable food, enabled through the food system and opportunities for local food production. 7. Regional health and social services, including the regional hospital, provide quality care and are accessible to those in need. 8. Systems, infrastructure, training and procedures are in place for emergencies, effectively managing risks to people and property from natural and other disasters. 	<ol style="list-style-type: none"> 1. Governance systems are effective and efficient; community decision-makers are honest, transparent and accountable; they communicate proactively, pursue the community's best interests, and treat everyone fairly and with respect. 2. Decision-makers engage stakeholders in decisions that affect them, while ensuring that decisions are made effectively and in a timely manner. 3. Community leaders, organizations and institutions model and encourage collaboration, innovation and continuous improvement toward the community vision and goals. 4. The Village develops and maintains collaborative partnerships and strategic alliances with Old Massett and other local, regional and provincial partners and levels of government to pool resources and achieve shared goals. 5. Masset residents, organizations and institutions have the knowledge, skills, understanding and respect for other cultures, and the community commitment needed to achieve Masset's vision and goals. 6. Municipal finances are well managed and the costs of community amenities and infrastructure are planned for and shared equitably within the community. 7. The number of residents and businesses has increased, providing the tax base required for the community while also maintaining the small-town character enjoyed by residents and visitors.

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Land Use Designations

OCPs set direction for land use, and the areas of land within the municipality are categorized according to land use *designations*. A land use designation describes an area of land within which a specific set of policies applies. More detailed requirements and restrictions on the land use designations are then regulated through a range of more detailed land-use zones in a zoning by-law. While the zoning by-law is more detailed, it must conform to the policies in the OCP.

Rural Residential

The intent of this designation is to retain a semi-rural character for neighbourhood development and protect the environmental quality and character of the lands. Agriculture uses, resource extraction and single and two family dwellings and accessory uses are permitted in this designation. The existing Rural Residential land base is anticipated to meet the demand for residential growth in Masset over the next five years. As community servicing would not be extended to the parcels in this designation, a minimum parcel size according to local health authority requirements to accommodate onsite servicing such as septic.

Residential

Residential areas are intended to accommodate the community's residential population, and may accommodate visitors in bed and breakfast accommodation, as well as home-based businesses in locations identified as suitable by the community. Residential areas may include detached/single-family dwellings, duplexes, secondary suites and multi-family dwellings (e.g., townhomes, apartments, condominiums); variety that helps meet the needs of residents of different ages and incomes.

Downtown Commercial

The Downtown Commercial area is the primary business and public activity centre serving Masset and the surrounding area. It is intended for office, retail, service, government, residential combined with commercial, entertainment and cultural uses, and is distinguished from other areas in the Village by its concentration of commerce and employment. It has a pedestrian-oriented character with buildings close to the street. The street frontages of individual uses are generally of a scale that provides for easier pedestrian movement. Mixed-use buildings that combine commercial on the ground floor and residential on upper floors would be suitable in this area.

Waterfront Commercial

The Waterfront Commercial designation is intended to accommodate a mix of waterfront-related uses such as marine commercial (sales and service), restaurants, marine recreation, and residential dwellings. In the future, Masset may wish to transition more waterfront areas to improve the community's connection to the water, enhance public access, tourism potential and recreation opportunities, while respecting nearby residential uses and neighbourhood scale.

General Commercial

This zone is intended to accommodate commercial uses that require large sites for outdoor display, are not pedestrian-oriented, may require a highway location, and may create impacts that are not compatible with residential use. Examples include vehicle service stations, plant nurseries, hotels and larger retail stores.

Parks and Green Space

Parks and Green Space land uses are intended to provide areas for passive and active recreation and leisure (e.g., parks and trails), as well as for the protection of natural space and sensitive areas. These areas are not intended for development beyond facilities required to support recreation activities.

Utility and Service

Utility and Service lands are intended to provide areas for institutions and service facilities such as schools, cemeteries, civic buildings, water and wastewater treatment, power stations, garbage and recycling, etc. Service facilities are ideally situated away from residential areas or are buffered to reduce noise and visual impacts. Key institutional uses in Masset include Municipal Hall, schools, hospital, library, the RCMP station, and some recreation facilities.

Airport

The intent of this designation is to provide lands for municipal airport use. Generally a separate land use plan for the airport is developed if there are expansion or other plans for the airport lands.

Agricultural Land Reserve

This designation applies to lands that are valued for agricultural purposes and are restricted from development. The intent of the designation is to support the long-term viability of agricultural land and protect it from activities and uses that may diminish its value and potential for farming. The ALR designation is subject to the Agricultural Land Commission Act requirements.

Light Industrial

The intent of the Light Industrial designation is to provide lands for enclosed manufacturing, processing, assembly, construction trades or similar. Light industrial may be compatible next to some residential areas and may include provision for residential use as live-work space.

Heavy Industrial

Areas with the Heavy Industrial designation are intended to accommodate industrial activities typically requiring large sites for storage and operational needs that tend to cause noise, emissions, and/or visual impact and should be separated from other land uses. Examples of these uses include more intensive manufacturing, resource extraction and processing, warehousing and the shipment of goods. Zoning regulates appropriate site sizes, setback distances and range of uses to ensure that heavy industry can operate effectively and minimize impacts.

Our Policies

Our policies direct and enable us to make decisions aligned with the community’s vision and goals as opportunities arise and resources become available. Village decision-making must be aligned with the policies and cannot conflict with the direction set out within them; however, the policies are not a check-list of ‘must do’ actions or projects.

In some cases we include policies that we are not in direct control of but that affect our community – matters beyond our jurisdiction. In these cases, we use broad statements that begin with ‘advocate for,’ ‘work with,’ etc. with the intent to influence the outcomes we want for our community.

Land Use and Natural Areas



Photo: Harold Fleming

Natural areas are important to protect for their intrinsic value, for the basic services they provide to human beings (the provision of air, water, food), and for areas for recreation and leisure that are essential for quality of life and overall wellbeing. Land use decisions (i.e. the location and type of development that occurs) impact natural areas and the overall character of our community.

This section covers growth management, the protection of and access to natural areas, resource management, and land use considerations related to natural hazard areas. Land use related specifically to residential and commercial areas of our community are included in separate sections.

Current Context

Masset’s current pattern of land use is similar to many coastal towns in British Columbia, arising initially from a resource-based settlement focused on marine commerce. The commercial core extends up Main Street from the waterfront, and then development radiates from the commercial area. At the other end of Main Street, a central recreation space has been retained and a number of other parks and playgrounds are distributed around the community.

Masset’s borders also include the Delkatla Wildlife Sanctuary – a 290 hectare intertidal wetland, which is protected in perpetuity by land covenants and title deeds. It is on the Pacific Flyway and provides a critical

stopover for migrating birds, an important waterfowl wintering area, and summer home to many species. The Delkatla Nature Centre includes natural history displays, information about the sanctuary, and a small gift shop.

Masset has ample waterfront, yet direct public access within the community is limited by residential or commercial properties. Cemetery Beach provides residents and visitors with the most natural beach access, and the small park at the end of the seaplane terminal in Masset Harbour is another public access point.

Graham Island has a variety of marine, terrestrial and aquatic ecosystems, many of which are sensitive to the impacts of human activity and development, and Haida Gwaii has 111 species at risk.

Flooding, tsunamis, sea level rise, wind storms and storm surges are the **natural hazards** of most concern for Masset. Climate change is likely to increase the frequency and severity some of these hazards. Potential impacts of sea level rise to the islands of Haida Gwaii include: more frequent and extreme high water levels; increased shoreline erosion and flooding; loss of habitat and reduced biodiversity; and increased risk and costs related to coastal infrastructure.

Our Goals for the Future

1. Some small-scale development has been accommodated to meet community needs, avoid continuous encroachment into **natural areas**, use infrastructure systems efficiently, and make Masset more compact, connected and walkable.
2. Marine, wetland and other sensitive natural areas are protected as key assets, contributing to clean air, clean water, and local biodiversity.
3. While use of sensitive natural areas is avoided, residents and visitors have ample access to beaches and other natural areas that are managed to minimize conflicts between motorized and non-motorized use, and to mitigate impacts so they will be enjoyed for generations to come.
4. Parks and natural features are integrated into developed areas, providing connections to nature and places to rest and play.
5. Development is located and measures are taken to protect people and property from natural hazards.
6. Community members care for Masset's natural areas and resources, understanding their inherent values and their connection to the current and long-term health of the community and local economy.

Policies

General/Land Use

1. Focus development in locations that avoid natural areas, prioritizing infill opportunities that utilize already developed areas.
2. Encourage new development to retain original natural features and to incorporate green spaces as much as possible.
3. Ensure appropriate buffers are established between incompatible land uses.

Sensitive areas

4. Protect areas defined as **sensitive habitat areas** (Map 3) and utilize mitigating measures to minimize unavoidable negative impacts.
5. Prohibit development within the Delkatla Wildlife Sanctuary to ensure its protection, and discourage development adjacent to it that may negatively impact the area.
 - a. Do not allow industrial activity adjacent to the sanctuary.
 - b. Retain the vegetation buffer along Trumpeter Drive and ensure other boundaries of the Sanctuary are also buffered from adjacent uses.
6. Refer developments that have **riparian** areas within them to appropriate federal and provincial agencies, and work in cooperation with those agencies to ensure that developments do not have a negative impact on fish and wildlife habitat, and have minimal effect on natural watercourses.
7. Support strategies to control invasive plants and aquatic species according to the Weed Control Act and the Aquatic Invasive Species Regulations.
8. Restrict the use of non-essential and cosmetic pesticides on public lands.
9. Maintain and where possible enhance wildlife corridors that provide natural habitat connectivity for wildlife movement.

Access to nature/ parks/green spaces

10. Retain the Delkatla Wildlife Sanctuary as the Village's most significant green space feature, both for residents and tourists.
11. Retain the McIntyre Bay Park (Cemetery Beach) in an undeveloped state except for minor support facilities.
12. Retain and enhance the park at the end of the sea plane site in the Delkatla Harbour.
13. Enhance and increase public access to beaches and waterfront areas within Masset by improving and maintaining existing parks, and where possible, creating new parks and/or trails.
14. Educate beach users about responsible motorized vehicle use, following the Naikoon Provincial Park guide regarding responsible ATV use.
15. Improve public access to Masset beach (at the end of Main Street) when feasible to do so, considering a sea walk along the foreshore.
16. Enhance way-finding and interpretive opportunities to and throughout natural areas and other community amenities.

HAZARDS

Note: There is no current GIS data for Masset hazard areas in Provincial databases at this time, therefore there is no hazard map to correspond to these policies.

17. Discourage the development of areas subject to man-made or **natural hazards**, such as unstable slopes or flood plains.
18. Encourage and apply sea level rise mitigation measures, while also avoiding 'hardening' of the coast line as much as possible according to Green Shore guidelines.
19. Encourage awareness and use of FireSmart practices on private property, and apply the practices on municipal properties in interface areas.
20. Restrict development on slopes greater than 40% (primarily in parcel DL8), and minimize the impact of grading steep slopes by retaining the natural and topographic character of the site.

STEWARDSHIP

21. Encourage and educate Masset residents to actively engage in behaviour and programs that reduce environmental impacts.
22. Work towards becoming a Bear Smart community in accordance with the provincial Bear Smart Community Program, and support continued community education about attractant management and Bear Smart principles.
23. Support other organizations that are working to establish a conservation ethic and a culture of sustainability in on the islands.

Residential Areas and Housing

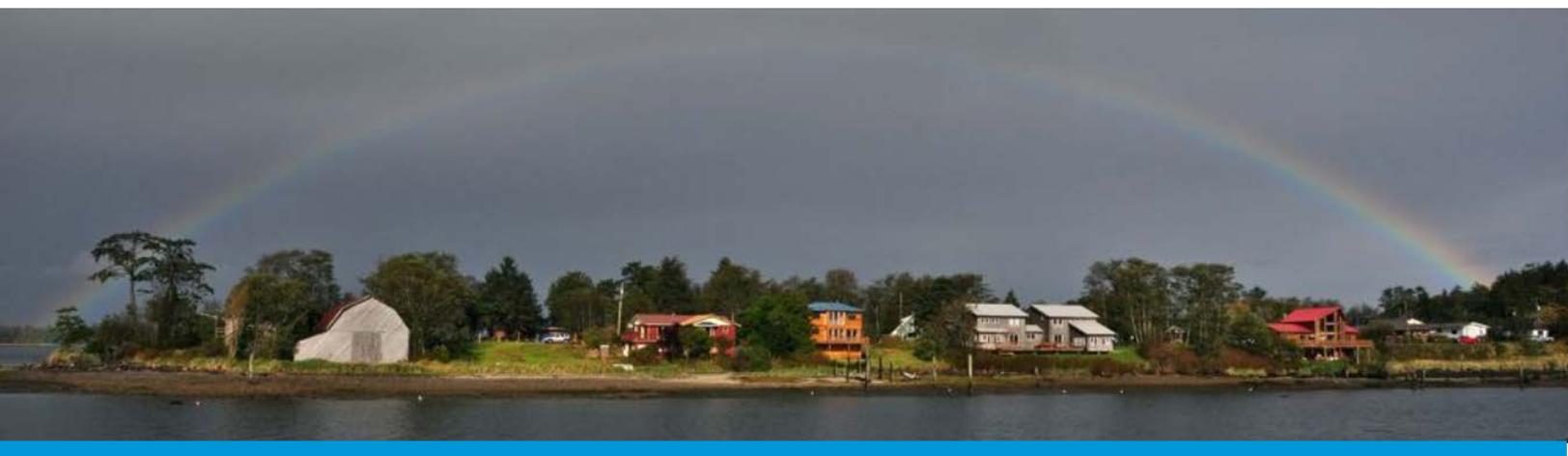


Photo: Guy Kimola

The character of our neighbourhoods and the housing available within them are important aspects of our community; they impact the quality of life of residents and the ‘feel’ that our community portrays to visitors. This section covers residential neighbourhood character, as well as housing types and affordability.

Current Context

Masset’s rural residential areas and undeveloped residential parcels within existing developed areas provide the necessary land for future residential development given that Masset’s population is not projected to increase much in the next five years, and may in fact continue to experience slight declines.

Masset’s residential areas are comprised primarily of single family dwellings, grouped in neighborhood settlements surrounding the commercial district and waterfront areas. Most of the single-family dwellings were built in the 1970’s when the military base was constructed. According to the Census, in 2011 there were 860 persons living in 400 private dwellings in Masset. Of these, there were 265 single-detached houses, 20 mobile or RV homes, and 120 dwellings comprised of duplexes/semi-detached homes, apartments, and row-housing. There were about 80% owned and 20% rented occupied private dwellings in Masset in 2011.

In 2016, the median house price in Masset was \$184,000 and an apartment was \$67,450. Housing prices have been on the rise since 2001, with the average price increasing by 117% according to Census data. The monthly cost for rented housing was slightly higher than ownership in 2011, at approximately \$670 for gross rent and \$650 for an owner’s major payments. The majority of housing (75%) in Masset was built between 1971 and 1980, with the remaining 25% built between 1946 and 1970. Minimal housing has been built since 1980.

With Masset’s population declining slightly in recent years, there is not much demand for new housing at this time. The demand that may occur over the next five years should easily be accommodated through use of existing undeveloped residential lots and the possible transition of two lots from commercial and utility and service uses to residential use (these parcels are located in the north-west corner of Masset’s main developed area on the Land Use Map (Map 1) and notes the potential transition to residential is noted). However, providing alternatives to single-family homes in the future would help to house singles, youth and seniors in the community.

Our Goals for the Future

1. New housing development has been located to protect [natural areas](#), [green spaces](#), trees, views and trails, and to use infrastructure efficiently.
2. A diversity of housing types meets the community's needs, including all ages, abilities and incomes.
3. Masset neighbourhoods have retained their quiet, small-town character; they are welcoming, well-maintained, [walkable](#) and safe.
4. Homes are healthy, increasingly energy-efficient, and transitioning to the use of renewable energy and sustainable materials.

Our Policies

Note: Policies from the Land Use and Natural Areas sections must also be referenced.

RESIDENTIAL DEVELOPMENT

1. Adopt an infill approach to new residential development, directing it to undeveloped parcels and to those marked on the Land Use Map (Map 1) with "Proposed Land Use Changes" and where the possible transition to residential uses is specified.
2. Consider development incentives in return for providing community amenities.
3. Ensure new development can be accommodated within current infrastructure system capacity.

HOUSING DIVERSITY

4. Allow and encourage secondary suites to create additional [affordable housing](#) options, ensuring they are registered with the Village of Masset and they comply with applicable zoning.
5. Explore avenues to encourage some rental offerings within the supply of single family detached homes.
6. Support the development of multi-family housing of different types and tenures, including smaller options suitable for singles and seniors, and a mix of rental and ownership options.
7. Encourage multi-family development to be located within or close to the commercial core.
8. Support modular homes as an affordable type of single family housing.

NEIGHBOURHOOD CHARACTER

9. Encourage development and construction that enhances and maintains Masset's heritage and character.
10. Consider a second home ownership policy, which may include increased taxation for those who are not primary residents or not renting the property under a long-term lease agreement.

HOME/BUILDING CONSTRUCTION

11. Encourage the use of green, local and/or healthy building materials and design for new and renovated buildings, especially the use of energy efficient building design and water conservation features.

12. Endeavour to use green and healthy building practices in municipal buildings.

Commercial, Industrial and Institutional Areas



Photo: Ian Gould

The nature and location of our economic activities and the types of activities themselves impact our community's character, prosperity and sustainability. Ensuring these areas are appropriately located and encouraging those operating within them are aligned with our community goals will benefit the entire community. This section covers land uses, the downtown core, marine commercial areas, economic development, local employment and training, and tourism.

Current Context

Key industries in Haida Gwaii are forestry, fishing, and tourism. In addition to these industries, economic development opportunities on Graham Island include value-added wood processing, small-scale manufacturing and retail, agriculture, education, and film activities. Agriculture is a valuable contributor to the region's food security and the island economy, and essential to the sustainability of Haida Gwaii as a whole given its remote location and the high cost of importing food.

Masset has a fairly stable base of businesses operating in the community. The top employers in Masset include: Northern Haida Gwaii Hospital and Health Centre, Haida Gwaii Consumers Cooperative Association (retail grocery store), CBI Fisheries Ltd., Tahayghen Elementary School, and Guudangaay Tlaats'gaa Naay Secondary School.

Masset residents' employment in the primary industries of agriculture, forestry, fishing and hunting increased from 45 jobs in 2006 to 65 in 2011, whereas employment dropped in manufacturing and educational services. The Hecate Strait Employment Development Society offers a Work BC Centre in Masset, offering many services, programs and support for job seekers

Masset's commercial area runs primarily along Main Street, but also includes Orr Street and parts of Collison and Harrison that intersect with Main Street. It includes: a couple of grocery stores and hardware stores; a few restaurants; a café; a service station; a credit union; and some others. There are also a number of empty buildings and lots, one or two of which were once commercial sites, are contaminated and have been targeted for site remediation. The area is a gathering place for residents of Masset and Old Massett, and could be enhanced to enable and encourage this use.

The Masset Industrial Park is 20 hectares and contains 33 lots, five of which are owned by the Village and the rest are privately owned although not many are being actively used for light industrial operations.

The Village of Masset, along with the Villages of Port Clements and Queen Charlotte and representatives of the Skeena Queen Charlotte Regional District have joined together to further the economic objectives of the Islands through the formation of the Misty Isles Economic Development Society (MIEDS).

The Village of Masset operates the Masset Visitor Information Centre, which provides tourist information for all of Haida Gwaii and the Province of British Columbia during the summer. Located at western mile 0 of the Yellowhead Highway at the entrance to town the Visitor Centre is open every day during the summer. There were 2300 visits to the Visitor Centre over the summer of 2016, and 2000 in the summer of 2015. Go Haida Gwaii is the Destination Marketing Organization for the islands, and provides trip planners, a visitor guide, trails guide, and guide to local businesses (Love Haida Gwaii).

Our Goals for the Future

- **BUSINESS MIX/SERVICES:** Masset has a diversity of small businesses, including home-based businesses that contribute to a more complete mix of locally available products and services, and those businesses are supported by each other, by local organizations, and by residents and visitors.
- **COMMERCIAL CHARACTER:** Masset’s commercial areas are appealing and vibrant, helping to attract residents and visitors to the area.
- **INDUSTRIAL CHARACTER:** Industrial areas are well-utilized by appropriate uses; they are well-maintained and buffered from adjacent land uses.
- **INSTITUTIONAL:** Civic and other institutional buildings are accessible, welcoming and centrally located; they are well used and facilitate community participation, engagement and connections.
- **PRACTICES:** Commercial and industrial activities use land and resources efficiently, protect [natural areas](#), and are working toward eliminating emissions to air, water and soil.

Our Policies

GENERAL

1. Encourage redevelopment of underutilized or vacant commercial lands.
2. Ensure new commercial and light industrial development and activities can be accommodated within current infrastructure system capacity.

ECONOMIC DEVELOPMENT

3. Allow, encourage and support home-based businesses in all residential areas, provided that they adhere to the zoning by-law requirements for parking, signage and uses.
4. Encourage tourism businesses that are aligned with Masset’s sustainability principles.
5. Continue to permit licensed bed and breakfast operations in residential areas.
6. Consider purchasing from locally-owned businesses whenever financially sound to do so and not in conflict with provincial purchasing regulations governing municipalities.
7. Encourage and support the creation of associations that support small businesses.

DOWNTOWN COMMERCIAL

8. Maintain the Main Street and Collison Avenue areas as the commercial core of the community, providing shopping, business, tourism, cultural and social opportunities.
9. Direct non-marine commercial development to the commercial core, except for:
 - a. Tourist oriented developments requiring proximity to a recreational amenity
 - b. Commercial operations that are not compatible with the pedestrian orientation of the core area.
10. Consider development of mixed-use buildings with commercial uses on the ground floor and residential units on upper floors.
11. Consider creating a development permit area for the Downtown area to ensure goals related to vibrancy, character, gathering space, housing variety and other community goals are achieved.
12. Enhance the sense of arrival to the community and the sense of place and quality of the commercial core area.
13. Encourage pedestrian-oriented development and maintain the **walkability** and **accessibility** of the commercial core.
14. Consider requiring effective screening, buffering, outdoor storage and special setback requirements where commercial land uses abut and/or have visual impact on residential or rural land.

WATERFRONT COMMERCIAL

15. Direct new waterfront commercial to Masset Harbour and existing commercial wharf area (at the end of Main St), where the intent is to create marine, fishing and tourism/recreation related commercial opportunities and focal points and public access.
16. Allow the Seaplane Terminal in Masset Harbour to be used as marine commercial area and enable public access to the park at the end of the site. [Note: It is designated “Airport” on the map, yet this policy is stating marine commercial use – to be confirmed for final draft.]
17. Manage activities in Masset Harbour such that environmental risks are minimized to protect marine life and the Delkatla Wildlife Sanctuary.
18. In the long term, consider the conversion of the waterfront between Main St. and Delkatla Rd. into a mixed use residential/waterfront/commercial/tourist-oriented precinct. Where the opportunity for development arises, allow the existing character houses to be retained and potentially converted into restaurants, inns, offices and shops. Note: In order for this area to undergo a transition from residential to mixed use, rezoning will be required that includes a standard public consultation process.

INSTITUTIONAL

19. Encourage, where appropriate, the co-location of public facilities (e.g., community spaces, library, government offices, school and health facilities, etc.), in central locations accessible by safe, accessible sidewalk networks.

INDUSTRIAL

20. Restrict heavy industrial uses to the existing industrial park.
21. Encourage industrial property owners and occupants to mitigate the impact of their operations, including noise on neighbouring residential properties.

Infrastructure



Photo: Guy Kimola

Infrastructure systems provide us with services that are so important, yet they are not always front and centre in peoples’ minds. These systems include energy, water and wastewater, waste management, transportation, and communications and are included within this section of the plan.

Current Context

Energy and Greenhouse Gas Emissions

Unlike the rest of the province, most of Haida Gwaii and all of Masset’s electricity comes from diesel generators, so the GHG emissions resulting from the electricity consumption of Haida Gwaii communities is much greater than elsewhere in the province. The GHG data below for Masset reflects the diesel source of electricity, and while BC Hydro is aware of the importance of reducing reliance on diesel-generated electricity on Haida Gwaii and had begun exploring renewable alternatives, the process has been on hold.

Masset’s community-wide energy use and greenhouse gas (GHG) emissions increased significantly between 2007 and 2010, and then dropped again between 2010 and 2012. The data is sensitive to seasonal temperatures, and these changes have resulted from colder or warmer seasons between the years.

	2012	% change	2010	% change	2007
Energy	108,439	-10%	120,133	21%	99,458
GHG	12,878	-9%	14,150	30%	10,883

CEEI data, modified to include the higher GHG emission factor of the island’s diesel-generated electricity. Includes data for buildings, solid waste, and land-use change from deforestation.

A Statement from BC Hydro

BC Hydro recognizes the importance of reducing reliance on diesel-generated electricity on Haida Gwaii. BC Hydro also recognizes the role of the Haida Nation in resource development on Haida Gwaii. As such, BC Hydro is continuing to collaborate with the Haida Nation to identify viable and cost-effective clean energy projects that might be pursued in the future.

[BC Hydro – Haida Gwaii Renewable Energy RFEOI](#)

For municipal operations, the Village of Masset has completed annual energy and GHG audits since 2012 as part of the provincial Climate Action Reporting Incentive Program (CARIP). Total GHG emissions from Village operations increased by 17.4 tonnes from 2014 to 2015, to a total of 1,142 tonnes CO₂e.

Electricity continues to be the greatest energy cost and source of emissions for the Village, and streetlights consume the most electricity. The use of electricity rose in some buildings and decreased in others, but overall there was an increase in consumption of 47,933 kwh in 2015 compared to 2014. Some of the increase was related to increased use of facilities in 2015 (e.g. new full-time tenants in the airport, more user groups in the roller rink). A number of energy efficiency projects have been undertaken in recent years, including the installation of solar panels on the airport and public works buildings in 2016 and staff are investigating LED lighting options. Village use of fuels (gasoline, diesel, propane and heating oil) decreased slightly between 2014 and 2015, which can be mostly attributed to the mild winter.

Water and Wastewater System

The Village supplies water to Masset and Old Massett. Deep water wells located on the east side of the community are the source of the raw water, which is then treated and distributed to both communities. Water treatment is done via a class 3 water treatment plant and includes disinfection before distribution to the communities. Water quality monitoring is conducted monthly in accordance with Provincial Public Health Guidelines, and testing is performed by Northern Labs in Prince Rupert and reported directly to Northern Health.

Through a service agreement, wastewater treatment services are provided to Masset residents by Old Massett. The wastewater treatment facility provides secondary treatment via a system of lagoons and the final effluent is treated with UV disinfection before being discharged into Masset Inlet.

Masset's water and wastewater systems rely heavily on electric pumps, so conserving water also means conserving energy and reducing GHG emissions.

Waste

The NCRD manages all garbage and recycling services, which are provided to all Haida Gwaii homes. The Islands Solid Waste Landfill is owned and operated by the NCRD and is located about 30km south of Masset. The landfill is run as a multi-purpose facility providing collection for garbage, recycling, tires, engine oil, propane tanks, small appliances, controlled waste disposal and landfill service to commercial and residential customers. The life expectancy of the Islands landfill is 2025 at current filling rates.

Transportation

Located 3km from Masset is the Municipal Airport with flights to Vancouver. Masset also has a twice daily floatplane service to Prince Rupert with Inland Air, as well as taxi service and car rental service. The BC Ferry service from Prince Rupert to Skidegate (113km south of Masset) is another way to access the community from the mainland. The ferry crossing takes six hours if weather conditions are favourable.

Masset's roads are wide and fairly safe for walking and biking. Investments have been made to improve the sidewalk system in recent years and there are a few trails that connect Masset neighbourhoods to each other and to the beaches in and beyond town.

In 2011, driving was the predominant commuting mode for Masset residents, with 77.3% driving to work; similar to 76.8% of B.C. residents. A higher proportion of Masset residents walked to work than across the province, with 15.9% in Masset and 6.6% provincially. There is no public transit system in Masset.

Technology

Telus provides telecommunications to Haida Gwaii. Telus and Gwaii Tel recently completed a project to bring broadband internet to the island via a 150km (93mi) microwave relay.

Our Goals for the Future

1. Infrastructure systems meet the community's needs safely and reliably; they provide affordable services to residents without undermining the current and future financial viability of the systems.
2. Infrastructure systems are managed to avoid negative impacts on the natural environment, and natural resources are used efficiently and conservatively.
3. Masset's use of energy is increasingly efficient; the supply is reliable, affordable, and increasingly local and renewable, thereby contributing to local economic activity and reduced greenhouse gas emissions.
4. Transportation modes and infrastructure move people and goods around conveniently, affordably and safely within Masset, around the island and to the mainland, doing so in a way that contributes to the health of residents and reduced emissions.
5. Communication systems are affordable, reliable and meet CRTC standards for small communities, creating the needed connections within and beyond Masset.
6. Waste production is approaching zero through education about responsible purchasing choices, reuse, and cost-effective and convenient waste diversion services (e.g., recycling, composting).
7. Water is conserved, and the cost-effective water system provides high quality, safe and affordable drinking water to residents.
8. Wastewater and biosolids are managed efficiently and effectively to protect human health, the natural environment and the financial viability of the treatment system.

Policies

GENERAL INFRASTRUCTURE MANAGEMENT

1. Develop and use an infrastructure/[asset management](#) plan.
2. Seek provincial and federal funding to reduce the costs of infrastructure on taxpayers.
3. Explore incorporating our natural assets (e.g., green space, aquifers, foreshore areas and creeks) into our [asset management](#) strategy to provide essential services such as rainwater management, flood control and water purification.

ENERGY/CLIMATE ACTION

4. Advocate for the transition from diesel-generated electricity to a more renewable, less polluting source.
5. Reduce GHG emissions by 80% from 2007 levels by the year 2050, continuing to establish policies or implement actions to meet this target and save costs.
6. Install signage to educate and discourage vehicle drivers from vehicle idling.

7. Identify and plan for the impacts of [climate change](#) (e.g., climate adaptation strategy).
8. Encourage the replacement of inefficient wood burning stoves and traditional fireplaces in residential dwellings that produce high levels of emissions and impact air quality.

TRANSPORTATION

9. Maintain roads to acceptable standards.
10. Ensure that key locations within and beyond the community are connected by a safe and accessible network of sidewalks and/or paths to facilitate recreation and more [active transportation](#).
11. Encourage and facilitate more [active transportation](#) in and around Masset.
12. Create a network of accessible and well maintained trails throughout the community, linking neighbourhoods, parks and other key community destinations.
13. Maintain trail access only between Tahayghen and Harrison/waterfront.

WASTE

14. Continue to work with the NCRD on the provision of waste management services to Masset residents.
15. Work with the NCRD to continuously improve waste diversion practices as practical and financially feasible.
16. Explore community-based composting systems as their feasibility for small communities improves.

WATER AND WASTEWATER

17. Ensure high drinking water quality standards, water supply and distribution systems.
18. Develop and promote community-wide water conservation initiatives, which will not only save water, but will also reduce energy use and GHG emissions.
19. Minimize leaks in the water system by maintaining and upgrading water mains as necessary.
20. Maintain the service agreements with Old Massett Village Council (OMVC) regarding water supply and wastewater treatment.

COMMUNICATION

21. Support the development of improved and expanded broadband infrastructure, using the CRTC minimum speed standards for small/rural communities as the targets.

Recreation, Culture and Learning



Photo: Guy Kimola

Important for health and wellbeing, recreation, arts, culture and learning opportunities enable residents and visitors to enjoy the place, people and peacefulness of a community. Included in this section are the activities and amenities related to: active and passive recreation; arts, culture and heritage; and informal learning and formal education.

Current Context

As with many small communities, offering the diversity of recreation, arts and culture, and learning programs and facilities is challenging, and partnerships and external sources of funding are often needed to deliver them.

Local and regional beaches, trails and parks offer an abundance of outdoor recreation opportunities, including: the Delkatka Wildlife Sanctuary and Nature Centre; Tow Hill and Blowhole Trails; Naikoon Provincial Park; Cape Fife Trail; North Beach; Rose Spit; East Coast Trail and the Pestuta Shipwreck. Masset is also home to Canada's most westerly golf course that has 9 holes.

Recreation and cultural programs are made available through Haida Gwaii Recreation, primarily based on what local volunteers are able to provide. As community members come and go, so too do the programs, creating inconsistencies in the offerings.

As with most small communities, indoor recreation, arts and culture and learning opportunities are more limited, but recent Village investments are enhancing some of the community's indoor facilities, focusing first on the fitness facility and the roller rink (which can be used for roller hockey, tennis, and other events). Masset also has a community hall for hosting events and the Jesse Simpson Public Library (part of the Vancouver Island Regional Library system) will continue offering space and programs to the community via

The Haida are the original inhabitants of Haida Gwaii, with evidence of their habitation on the islands dating back as far as 13,000 years ago. Their heritage and culture are a foundation of the identity of the islands of Haida Gwaii, with longhouses, totem poles and potlatches being some of the traditional and ongoing manifestations of the Haida culture. Haida heritage and historic sites have been protected on the south islands by the Gwaii Haanas National Park Reserve, National Marine Conservation Area Reserve, and Haida Heritage Site. There are other protected areas in the north that protect Haida sites and natural areas, and the total protected area of Haida Gwaii is close to 50%.

a new library facility that is planned for the location at the end of Main Street and adjacent to the Village Office.

The human heritage of northern Graham Island area is showcased in the Dixon Entrance Maritime Museum that is housed in a restored heritage building, which was originally the community's first hospital built in 1914. The Museum offers a look back at the early settlement and maritime history.

Masset has two schools, Tahayghen Elementary School and Gudangaay Tlaats'gaa Naay Secondary School operated by School District 50, and Old Massett is home to the Chief Mathews Elementary School. Enrollment in School District 50 schools has declined almost 50% since 2000/2001 from almost 1,000 students to just over 500. Licensed daycare service has been intermittent in Masset, and the most recent one, with eight fulltime equivalent spaces, closed in 2017. Northwest Community College has a satellite campus in Masset with offerings that are developed in response to demand.

Our Goals for the Future

1. Recreation, culture and learning offerings provide year-round activities for all ages, abilities and incomes.
2. Masset leverages its unique location and natural amenities to provide outdoor recreation, leisure and learning opportunities to residents and visitors.
3. Masset has the indoor facilities and amenities needed to meet essential community needs locally; they are well maintained and supported, and they are delivered within the financial means of the community.
4. Arts, culture and heritage programs connect people to each other, to nature and to the place, and public art is located through the community for all to enjoy.
5. Masset schools are supported and maintained as essential to the community, and other educational needs can be conveniently accessed beyond Masset.
6. Regional partners collaborate to meet the recreation, culture and learning needs of residents in the most efficient manner possible.

Policies

GENERAL/RECREATION

Note: Trails covered in Natural Areas and Infrastructure sections.

1. Support the delivery of more consistent recreation, culture and learning programming.
2. Develop the central GMDC lands (old recreation centre and barracks sites) as the community's central gathering area, with flexible spaces for all types of leisure, recreation, learning, and arts and cultural opportunities.
3. Maintain, and when possible, enhance Masset's indoor recreation and gathering facilities (e.g., weightlifting gym, the arena and the community hall).
4. Support efforts to develop an indoor recreation/pool facility.
5. Encourage and support offerings that connect people to nature and Masset's natural assets.

ARTS/CULTURE/HERITAGE

Note: Provincial archeological GIS data is available; however, in order to protect these sites, this information is not included.

6. Coordinate and support the display of public art, some of which is connected to Masset's cultural character, including its natural, human and development heritage.
7. Continue to protect Masset and Haida traditional and archeological heritage sites and features. (Include explanation of why map not included)
8. Preserve historic and heritage buildings, monuments, sites and natural features in ways that maintain and promote Masset's heritage and unique 'sense of place.'
9. Support groups and individuals who protect and showcase Masset's history and heritage.

LEARNING/EDUCATION

10. Continue to liaise with School District 50 to co-ordinate land use, school development planning and shared use of facilities where possible.
11. Work with the school district and Old Massett Village Council to ensure the K-12 education needs of both communities are met locally.
12. Support the development of the new library and its programming.
13. Encourage and support the provision of post-secondary and life-long learning opportunities in or close to Masset.

Individual and Community Health



The health of a community is made up of the social connection between people within the community, and the health of each individual within it – both impact and influence each other and are critically important. This section covers overall community health, including community safety and social connections, and the wellbeing of our residents – their physical, mental, emotional and spiritual health.

Current Context

Masset is a small community but is also the central hub of amenities and services for the surrounding areas and nearby communities. As such, Masset’s social fabric is influenced by residents from elsewhere, and health and crime statistics are representative of the region rather than the community.

Masset’s RCMP detachment serves Masset, Old Massett and Port Clements. The Northern Haida Gwaii Hospital, which is located in between the communities of Masset and Old Massett, is one of two Haida Gwaii hospitals and it serves residents in the north of the island. It is a 24-hour, eight bed facility (four acute and four long-term care) and includes an emergency ward. Services provided are general medicine and surgery, community health, public health and mental health.

Social services and support are offered through a number of local organizations including the Haida Gwaii Society for Community Peace that focuses on family services, reducing violence, and promoting peace and wellness on Haida Gwaii. The Masset St. Paul’s Anglican Church runs the local thrift shop, providing affordable goods for residents.

As an island community, food security is an important issue for Masset. Further, the overall amount of land on Graham Island suitable for agriculture is very limited, and all efforts should be made to protect these lands. Seafood gathering, hunting and foraging are still part of life for some residents, although most in Masset purchase food from the two grocery stores and several restaurants. Within its boundaries, Masset has some Agricultural Land Reserve (ALR) land and one neighbourhood community garden. Nearby farms raise and sell meat directly to residents, and the Masset Farmers Market is being supported by the Village as another source of more local food.

Our Goals for the Future

1. Residents feel a strong sense of connection to the people and the community of Masset; they are proud of their community, connected to each other and engaged in community life.
2. Haida culture is valued and respected, and Masset protects and upholds the rights of all Indigenous peoples and supports Canada's Truth and Reconciliation process.
3. There is respect and understanding amongst people of all ages, incomes and backgrounds, and people deal honestly, openly and directly with each other.
4. Community members of all ages enjoy a good quality of life, and are able to age in place safely and comfortably.
5. Masset residents are able and motivated to live healthy, active lifestyles, and they enjoy good local air, water and soil quality.
6. Residents have access to healthy affordable food, enabled through the food system and opportunities for local food production.
7. Regional health and social services, including the regional hospital, provide quality care and are accessible to those in need.
8. Systems, infrastructure, training and procedures are in place for emergencies, effectively managing risks to people and property from natural and other disasters.

Policies

SOCIAL/COMMUNITY

1. Support access to information about programs that help residents, particularly seniors, youth, people with disabilities, and those on low incomes, meet their needs.
2. Support the provision of affordable childcare.
3. Collaborate with community and regional partners to ensure the safety and security of residents.
4. Consider [crime prevention principles](#)* when designing public infrastructure, buildings and spaces to improve safety and security.
5. Create a community gathering place in the centre of town, and rest places at key locations throughout Masset.
6. Respect the hereditary responsibilities and the relationship of the Haida people to Haida Gwaii (Section 1.2 of the Protocol Agreement between the Council of the Haida Nation (CHN) and the Municipalities of Port Clements and Masset (2004)).
7. Encourage community offerings that foster community connections, cultural sensitivity, and social inclusion.

PHYSICAL/INDIVIDUAL

8. Work with the Northern Health Authority to ensure that quality hospital and emergency services continue to be provided locally.

9. Advocate to the Northern Health Authority for the provision of specialist health services locally or on the island, whether on a permanent or periodic basis, to minimize the need for residents to leave the island for care.
10. Promote healthy lifestyle choices.
11. Work collaboratively with local, regional, provincial and federal partners to maintain high regional air, water, soil and marine quality standards, monitoring and systems to protect public and ecological health.

AGE-FRIENDLY

12. Integrate **age-friendly** features into Village facilities and amenities over time as much as possible that enable all members of the community to access and enjoy them, regardless of age or physical ability.
13. Create rest places and ensure safe sidewalks along Masset's main streets to encourage and support easier mobility.
14. Encourage home care programs for independent seniors.

Noteworthy: Livestock feed is being grown adjacent to the runway at the airport on a contract basis by local farmers. Part of the airport land in within the agricultural land reserve.

FOOD/AGRICULTURE

15. Encourage and enable backyard and community gardens on private and public land where appropriate and feasible.
16. Consider providing community gardens with municipal water supply where feasible.
17. Explore community support and appropriate locations for enhanced backyard food production (e.g., chickens, bees) and allow through zoning.
18. Continue to support the Masset Farmers Market, and develop it further where possible.
19. Encourage and support enhanced awareness, connections and access to natural local food sources.

EMERGENCY

20. Ensure the necessary emergency plans, infrastructure and systems are in place and up to date, and that residents are informed about them and what to do during emergency events.

Governance and Capacity



Photo: Guy Kimola

In order to make progress toward achieving our community vision, goals and policies of this IOCP, we must have the governance systems in place and the community capacity needed. This section is about ensuring we can achieve what we have set out for the future of Masset, and it includes the resources, partnerships, values and governance principles for the community to be able to deliver on the other IOCP areas.

Current Context

The Village is governed by a Mayor and Council, and administered by staff, and must adhere to all relevant provincial and federal regulations. Council elections are held every four years, and financial statements and progress on community initiatives must be submitted to the province and released publicly every year.

Local and regional partners and the many community volunteers are also critical to achieving our shared goals. The School District, Northern Health Authority, Vancouver Island Regional Library, RCMP, Haida Gwaii Society for Community Peace, Masset Haida Lions, Haida Gwaii Recreation, Canadian Rangers, Royal Canadian Legion, Delkatla Sanctuary Society, search and rescue, local church and thrift shop – just to name a few – are all valued and important players.

The Village of Masset is an active member amongst regional partners. It is a signatory to the Protocol Agreement between the Council of the Haida Nation (CHN) and the Municipalities of Port Clements and Masset (2004), and an ongoing relationship with the CHN through representation at the islands protocol table.

Maintaining strong connections and relationships with our closest neighbour, Old Massett, is very important: Our community members are interconnected through friends and family, we share water and wastewater services, our residents access the amenities and services of the other, we hold shared land through the Greater Masset Development Corporation, and have a history of working together on issues of joint concern.

We are also partnered with the Villages of Port Clements, Queen Charlotte and representatives of the Northern Regional District to further the economic objectives of the Islands through the Misty Isles Economic Development Society.

Our Goals for the Future

1. Governance systems are effective and efficient; community decision-makers are honest, transparent and accountable; they communicate proactively, pursue the community's best interests, and treat everyone fairly and with respect.
2. Decision-makers engage stakeholders in decisions that affect them, while ensuring that decisions are made effectively and in a timely manner.
3. Community leaders, organizations and institutions model and encourage collaboration, innovation and continuous improvement toward the community vision and goals.
4. The Village develops and maintains collaborative partnerships and strategic alliances with Old Massett and other local, regional and provincial partners and levels of government to pool resources and achieve shared goals.
5. Masset residents, organizations and institutions have the knowledge, skills, understanding and respect for other cultures, and the community commitment needed to achieve Masset's vision and goals.
6. Municipal finances are well managed and the costs of community amenities and infrastructure are planned for and shared equitably within the community.
7. The number of residents and businesses has increased, providing the tax base required for the community while also maintaining the small-town character enjoyed by residents and visitors.

Our Policies

ENGAGEMENT

1. Communicate effectively with community members and provide meaningful and accessible opportunities for them to engage in decisions that affect them, in a manner and magnitude that matches the nature of the decision.
2. Encourage youth and seniors to participate in community life and decision-making.

INTEGRITY/LEADERSHIP

3. Develop and release a strategic plan that is based on the goals of this IOCP at the start of each new Council term and update it in order to continuously move the community toward the IOCP goals.
4. Develop and release a regular report on progress made (or not made) with respect to the strategic plan using a set of defined indicators.

PARTNERSHIPS

5. Uphold and keep current the Protocol Agreement between the Council of the Haida Nation and the Municipalities of Port Clements and Masset (2004), including these specific governance-related statements from the agreement:
 - o Work together in common cause for the benefit and betterment of the Island Community (section 2.2)

- Decisions that affect the well-being of our communities and these islands should be made by the people who live on island in accordance with the spirit of this agreement (section 2.4)
 - Work together in designing a future that will support a healthy environment and create a sustainable islands economy (section 3.1)
 - Participate in the spirit of respectful co-operation to design a relationship that is meaningful and balanced now and in the future, regardless of future court decisions (section 3.3)
 - Support and promote jointly made decisions as a result of discussions held as outlined in Protocol Agreement 3.2 (section 3.3)
6. Accept as a standard, and work together to achieve and maintain the rights afforded in the Canadian Charter of Rights and Freedoms. (Section 2.6.1 of the Protocol Agreement between the Council of the Haida Nation (CHN) and the Municipalities of Port Clements and Masset (2004))
 7. Encourage and recognize volunteers as key community partners.

RESOURCES AND CAPACITY

8. Develop and regularly update an asset management plan for the community's amenities and infrastructure.
9. Educate new staff and Council on the history of the Haida people; the United Nations Declaration on the Rights of Indigenous Peoples; and intercultural competency, conflict resolution, human rights, and anti-racism as promoted by The Truth and Reconciliation Commission of Canada.

Plan Amendments and Implementation

Amendments

If any amendments are to be made to the IOCP, they must be done through a formal Council review and approval process, which must include a formal public hearing and the necessary public notifications.

Implementation

The IOCP articulates a shared vision and goals for the future success and sustainability of Masset, and identifies the policies for how we continue on our journey. Developing the IOCP is just the first step of many on the journey toward the desired future for our community.

Achieving this future articulated in the IOCP will require ongoing and widespread commitment and contributions toward its implementation. It is essential that all planning, decision-making and on-the-ground action becomes aligned with the IOCP.

One of the first steps in implementing the Masset2040 IOCP is to bring Masset's zoning bylaws into alignment with the new IOCP policies. A management letter has been provided to the Village as a starting point for consideration during a zoning bylaw update.

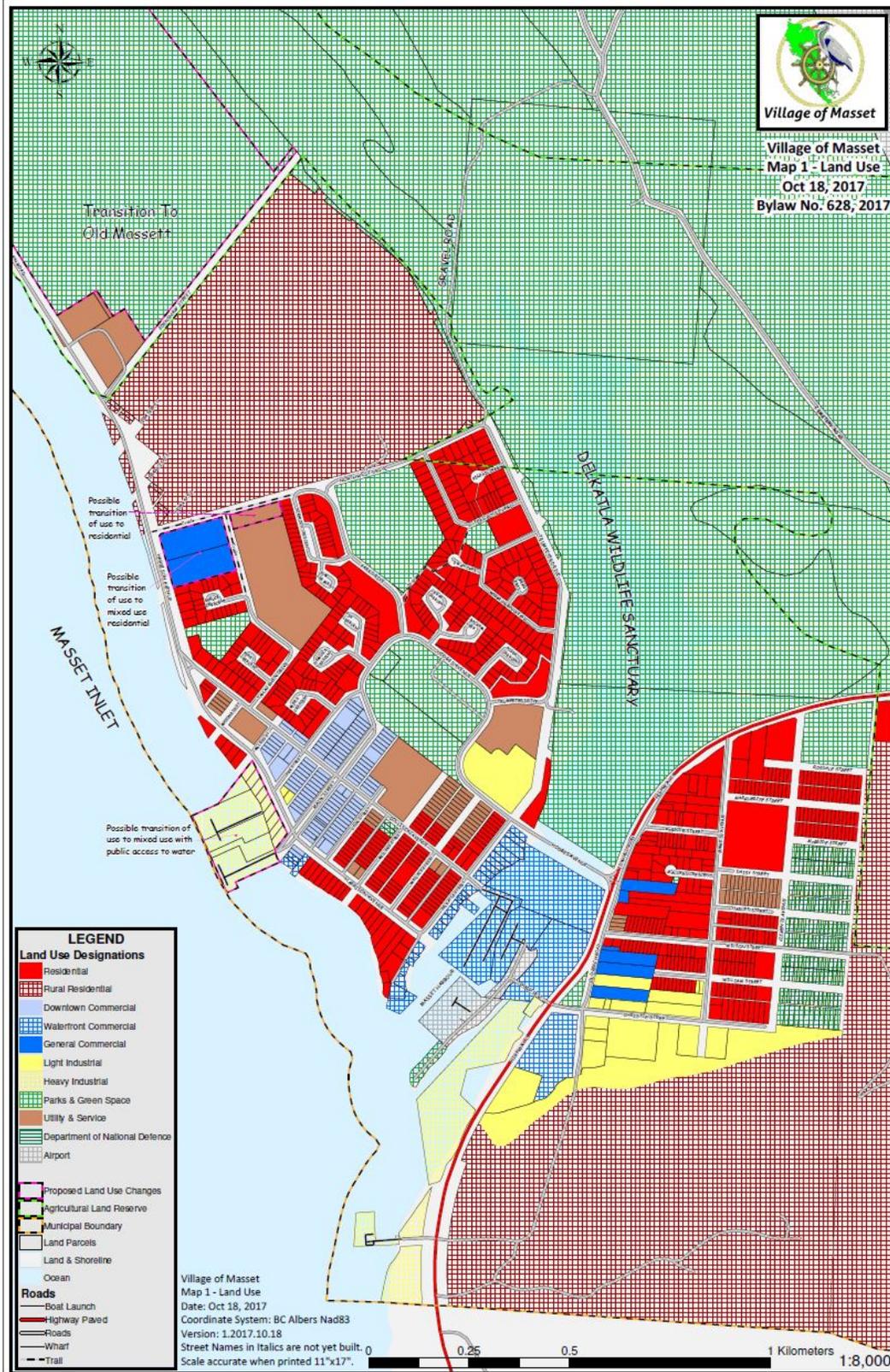
The IOCP Implementation Guide (under separate cover) provides guidance on these key elements of the ongoing IOCP implementation process:

1. Planning and decision-making
2. Strategic planning
3. Community action planning
4. Engaging partners
5. Monitoring, evaluation and reporting
6. Updating the IOCP

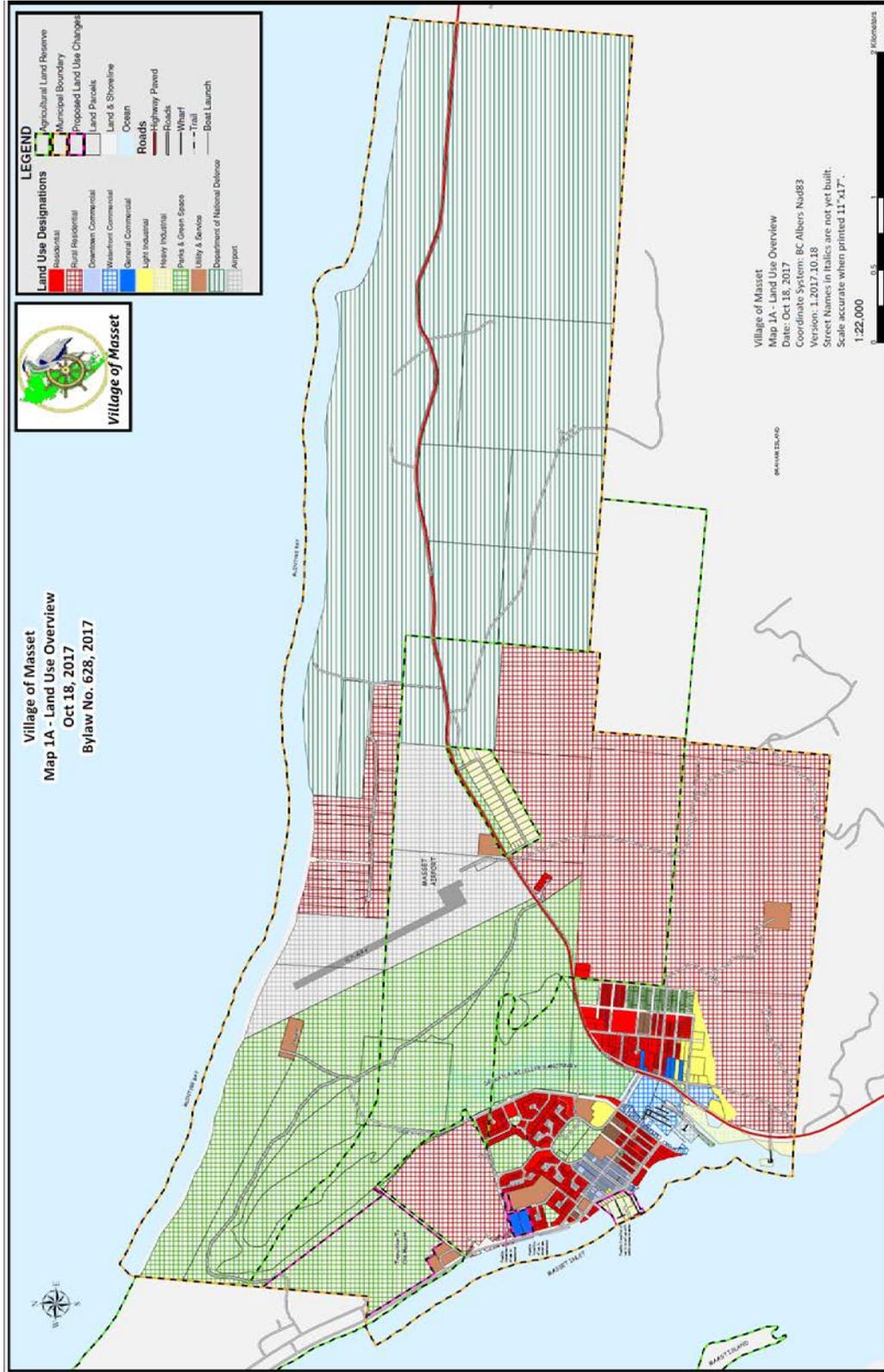
Appendices

Appendix A: Maps

Map 1 – Masset Land Use

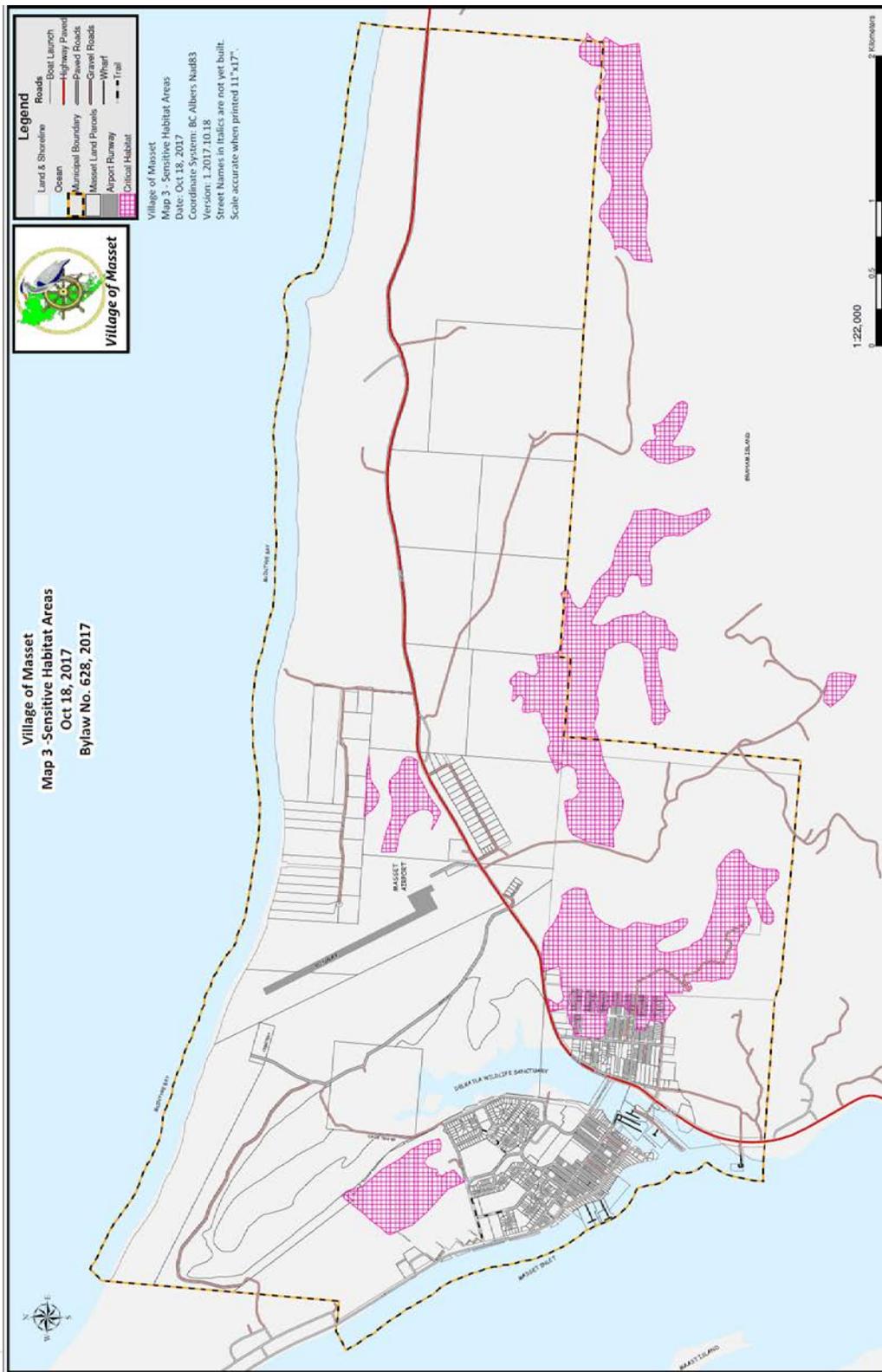


Map 1A – Masset Land Use Overview



Map 3 - Sensitive Habitat Areas

Note: Map 3 includes areas containing habitat for endangered wildlife according to BC Government databases. It does not include other protected and potentially important natural areas, such as the Delkatla Wildlife Sanctuary.



Appendix B: Glossary

Accessibility: The design of products, devices, services, or environments for people of all ages and abilities, including those who experience disabilities.

Active transportation: Any form of human-powered transportation – walking, cycling, using a wheelchair, in-line skating or skateboarding. (Wikipedia)

Age-friendly community: A community in which older people are supported to live active, socially engaged, independent lives.

Affordable housing: Housing is considered to be affordable if residents are spending less than 30% of their gross annual income on housing. Housing costs include rent or mortgage payments, water, energy and taxes minus any rental income per year.

Asset management: The systematic process of developing, operating, maintaining, upgrading, and disposing of assets cost-effectively. (Wikipedia)

Climate change: A change in the statistical distribution of weather patterns when that change lasts for an extended period of time (i.e., decades to millions of years). Climate change may refer to a change in average weather conditions, or in the time variation of weather within the context of longer-term average conditions. Climate change is caused by factors such as biotic processes, variations in solar radiation received by Earth, plate tectonics, and volcanic eruptions. Certain human activities [which increase greenhouse gas emissions] have been identified as primary causes of ongoing climate change. (Wikipedia)

Greenhouse gas: A gas in an atmosphere that absorbs and emits radiation within the thermal infrared range. This process is the fundamental cause of the greenhouse effect. The primary greenhouse gases in Earth's atmosphere are water vapor, carbon dioxide, methane, nitrous oxide, and ozone. (Wikipedia) Human activities are contributing significantly to concentrations of greenhouse gases in the earth's atmosphere and resulting changes to climatic conditions.

Green space: This is a general term used to describe space that is predominantly green and free from the development of buildings, roads and other hard infrastructure. It includes parks and natural areas and can occur on public and private land.

Infill: In the urban planning and development industries, infill has been defined as the use of land within a built-up, already serviced, area for further construction, especially as part of a community redevelopment or growth management program or as part of smart growth. It focuses on the reuse and repositioning of obsolete or underutilized buildings and sites. (Wikipedia)

Mixed-use development: A type of development that blends residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated, and that provides pedestrian connections. (Wikipedia)

Multi-family: A classification of housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex. (Wikipedia)

Natural areas: Areas that are in a fairly natural form, free of significant human development but could include trails and some recreation amenities such as signage and benches. Natural areas can occur on public and private land and in parks.

Natural hazards: The Local Government Act list includes flooding, mud flows, debris torrents, erosion, land slip, rock falls, subsidence, avalanche and wildfire.

Parks: Parks can include both natural and recreation areas in either a natural state that might include some trail access, or a more manicured state with grass fields and playgrounds. Parks are protected through zoning.

Population projection: A forecast of future population growth. BC Stats applies the Component/Cohort-Survival method to project the population. This method "grows" the population from the latest base year estimate by forecasting births, deaths and migration by age. These forecasts are based on past trends modified to account for possible future changes and, consequently, should be viewed as only one possible scenario of future population. (BC Stats)

Riparian: Riparian areas are the interface between land and a river or stream; they border streams, lakes, and wetlands. The blend of streambed, water, trees, shrubs and grasses in a riparian area provides fish habitat, and directly influences it.

Sensitive habitat areas: Identified through the BC Terrestrial Ecosystem mapping as areas of significant wildlife habitat.

Walkable/Walkability: Suited to walking or a measure of how friendly an area is to walking. (Wikipedia)

Appendix C: Community Engagement Summary

At the start of the project, a community engagement strategy was developed to guide the delivery of the engagement opportunities that would inform the development of the Masset2040 IOCP. The goals of the strategy were to: provide multiple methods of engagement; target a range of residents and stakeholder groups; communicate through a diversity of channels.

A project advisory committee was created and it consisted of 18 community members representing Warfield stakeholder groups with a diversity of knowledge and expertise. It was created to be the ‘eyes and ears’ of the community, representing the community’s interests in the project and working closely with the Whistler Centre for Sustainability team and the Village of Warfield on the IOCP structure, content and community engagement process.

To engage the broader community, in-person and online options were provided to ensure residents could connect with the project in the manner that best suited them. Local business gift certificates were used to encourage attendance and responses.

The first opportunity for community engagement focused on gathering input on resident support for potential directions/ideas for Masset’s future that would inform the development of the vision and goals. The Masset Harbour Day event in August 2016 was used and an online questionnaire was also offered. Approximately 25 residents were engaged at the Harbour Day event and there were 187 responses to the questionnaire.

Coffee chat sessions (one for each of the IOCP areas) were held in January 2017 to gather input from residents about their vision and goals for the future of Masset. While the sessions only drew about a dozen residents out, the input and insights about Masset were valuable to the process.

Another round of community engagement asked residents to provide input on the draft vision and goals themselves. This round also included a public event and online questionnaire, with eight attendees and 90 respondents respectively.

For the public review of the draft IOCP in September 2017, three drop-in ‘coffee chat’ sessions and a paper and online questionnaire were offered as opportunities for input. In total, 10 community members provided feedback.

Community input summaries were developed and released to the public on the project webpage.

A number of communication channels were used to notify the community of the engagement opportunities, including a project webpage, Facebook, newsletters, and posters and postcards around town.

Help us chart the future for Masset
Masset's Official Community Plan is being updated and will include the long-term vision, goals and policies for the future of our community.

Take the Survey
before November 18
win a \$50 prize

Online at massetbc.com/iocp or scan this code: 

On paper at the Village Office

Masset
2040
Charting Our Future