

LAND PROFILE GUIDE

Land Values Matrix:

	Values	Description	Additional Notes	Rating <i>[Low, Medium or High]</i>
<i>Development Positive Values</i> High Rating = Higher development capability Low Rating = Lower development capability	Economic	Land Value	<i>Thornhill Property is an outlier as land value is not assessed very high but there are a number of strong partnerships that increase development potential so overall Economic Value was rated High</i>	Low = Low assessed land value (around \$1 million or less) and no partnerships that increase development potential Medium = Moderate assessed land value (\$1.5 million to \$3 million). May or may not have partnerships that could increase development potential High = High assessed land value (\$2.5 million or more) and one or more partnerships that increase development potential
		Partnerships		Low = Likely only one land use possible on the property Medium = 2-3 different land uses may be possible on the property but land use restrictions may limit feasibility of use (i.e. need rezoning and/or subdivision, etc.) High = Potential for 3 or more uses on the property. This includes properties that are
	Land Use	Assortment of land uses (industrial, commercial, residential, institutional, recreational/park)	<i>While ratings here are based largely on what land uses are possible given current land use regulations, consideration is still given to actual feasibility of different land uses</i> <i>i.e. a very remote property even if unzoned likely does not have potential for many different land uses so cannot be rated High</i>	

				unzoned as they technically do not have land use restrictions
	Infrastructure and Amenities	Location	<i>No properties are currently serviced so none can be rated High here</i>	<p>Low = Remote location with access and servicing issues. Surrounding area is largely undeveloped</p> <p>Medium = Location is somewhat remote but still has access to major transportation route and some development nearby. May or may not be easily serviceable</p> <p>High = Location is very convenient, with development surrounding the property. Property is already serviced</p>
		Access to property		
		Surrounding area		
		Site currently serviced		
		Utilities available nearby		
	Development Readiness	Site surveyed	<i>While a survey showing legal boundaries does help determine development readiness to some degree, this is not being given as much weight since a survey should also be done for a specific development proposal</i>	<p>Low = Site may or may not be surveyed but there are no existing development plans and it is heavily treed</p> <p>Medium = Site may or may not be surveyed but is at least partially cleared and there are some existing development plans</p> <p>High = Site is surveyed, with existing development plans in place, and cleared for development</p>
		Existing development plans		
		Cleared site		
<i>Development Limiting Values</i> High Rating = More factors limiting development	Cultural	Provincial Archaeological Data	<i>To be determined through engagement</i>	<p>Low = No archaeological or cultural significance (including traditional uses) identified for the property through technical analysis nor</p>
		Traditional knowledge of		

<p>Low Rating = Fewer factors limiting development</p>		archaeological and/or cultural significance		<p>through community engagement</p> <p>Medium = Potential for archaeological or cultural significance identified for the property that may need to be confirmed through further investigation</p> <p>High = Very likely that there is overlap with an archaeological site or area of high archaeological potential. Since provincial data can be incomplete when it comes to archaeological data, this will also be based on traditional knowledge of archaeological significance</p>
	Agricultural	<p>Agricultural Land Reserve (ALR)</p> <hr/> <p>Soil quality</p>	<p><i>Agricultural Value is determined by looking at whether or not it is in the ALR and soil quality (including classes, subclasses, and how existing or previous uses may impact potential for agriculture)</i></p>	<p>Low = Not within the Agricultural Land Reserve (ALR) and soil quality is not considered suitable for agriculture (class 6 or 7). Note these classes may still have limited potential for ranching or indoor agriculture</p> <p>Medium = May or may not be within the ALR with soil that could be considered suitable for agricultural use (class 3-5)</p> <p>High = In the ALR with soil quality that is considered very productive for farmland</p>

				(class 1-3) with little in the way of limitations
	Resource	Existing tenure/licenses	<p><i>The focus of this review was on potential for timber harvesting, as well as License of Occupations (LOOs) and leases. This did not include in-depth analysis of all charges and interests on the title of these lands</i></p> <p><i>Further legal investigation is required into water rights, timber rights, subsurface rights, and other charges and interests on title and how these could change as a result of Treaty</i></p>	<p>Low = Already cleared and/or not identified as a potential timber harvesting site in the Draft Kitselas Treaty Land Use Plan Report, 2019. Not identified as having resource values and no existing tenures/licenses</p> <p>Medium = Some potential for, or existing, resource extraction on site. May be identified as a possible timber harvesting site in Draft Kitselas Treaty Land Use Plan Report, 2019</p> <p>High = Active resource extraction occurring on site or known to have high potential for resource extraction. Timber harvesting highly recommended in Draft Kitselas Treaty Land Use Plan Report, 2019</p>
		Potential for resource extraction		
	Stewardship	Species at risk, habitat area, riparian	<p><i>Preliminary rating determined through available data - this may change as a result of engagement</i></p>	<p>Low = Likely no Stewardship Values identified for the property through technical analysis nor through community engagement</p> <p>Medium = Potential for some Stewardship Values that may need to be confirmed through further investigation</p>
Protected or conservation area				

				High = Very likely that there is significant Stewardship Values on this property, including habitat areas for species that are important to Kitselas
	Development restrictions	Legal Restrictions	<i>Based on data available - further investigation is required into steep slopes and other geotechnical hazards on all properties</i>	Low = Little to no restrictions on development (including no OCP and zoning) Medium = Some restrictions on development but not likely to entirely diminish development potential unless section above also identified as having low development capability High = Many restrictions to development that are likely to effect overall development potential and feasibility of development of the site
		Geotechnical and natural hazards		
		Site contamination		
		Development Permit Area		
		Ownership		

*Development Positive Values + Development Limiting Values = **Development Potential***