

7 THUNDERBIRD PROPERTY

OVERVIEW

Other Names:

"Hai Lake Property"

Civic Address:

No civic address

Parcel Size:

~71 hectares (176 acres)

Ownership/Transfer Status:

Kitselas Development Corporation (KDC) /
Transferred as ITA Land

Jurisdiction:

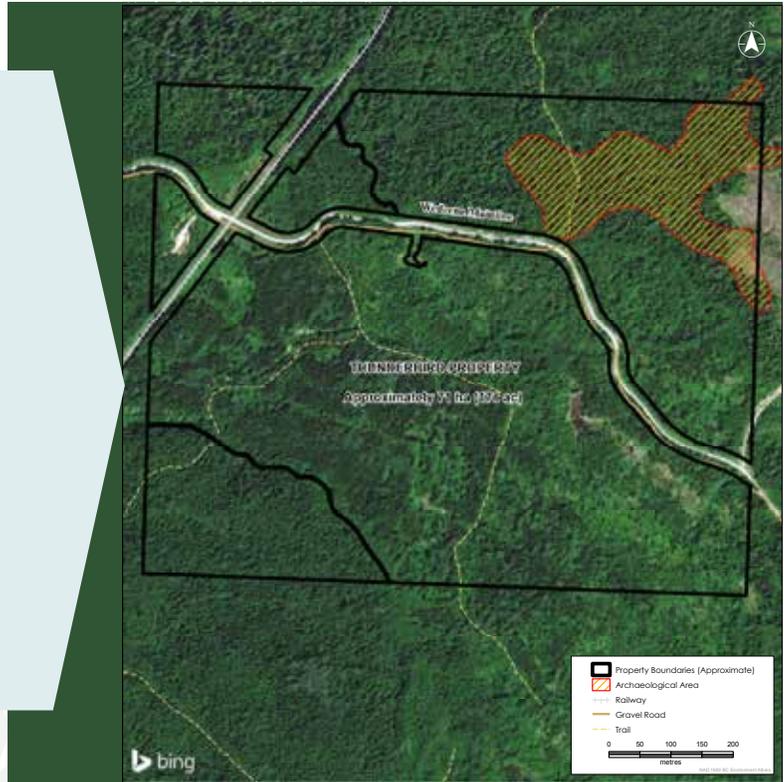
Regional District of Kitimat Stikine (RDKS)

Official Community Plan:

N/A

Zoning:

Low Density Rural (R2)



STRENGTHS

- Relatively large, undeveloped site
- Owned by KDC

WEAKNESSES

- Heavily treed
- Remote location with very limited access
- Unserviced and not likely serviced in near future
- No master plan for this area
- Zoned for Low Density Rural (residential) use but will not be feasible for most forms of development due to its remote location and limited services
- Low assessed land value

Low
Development
Potential

- May have limited potential for resource extraction (timber harvesting)
- Proximity to railway and forest service road may be valuable for resource use

- Uncertainty of cultural/archaeological significance of property
- Potential for geotechnical hazards requiring further investigation
- Servicing likely needed for development and would be difficult

OPPORTUNITIES

THREATS

Development Positive Values

Low Rating = Lower development capability    High Rating = Higher development capability

VALUES	DESCRIPTION	ADDITIONAL NOTES	RATING
 Economic	Land Value	BC Assessment values at \$230,000	LOW
	Partnerships	None noted	
 Land Use	Assortment of land uses (industrial, commercial, residential, institutional, recreational/park)	No Official Community Plan (OCP) Land Use Designation for this area	LOW
		Zoned Low Density Rural (R2)	
		R2 is for residential use which is likely not feasible for this site given remote location	
		Could have potential for resource use and/or traditional use	
 Infrastructure and Amenities	Location	West of Hai Lake Remote, not close to Terrace or major transportation routes	LOW
	Access to property	The property can only be accessed from Wedeene Mainline Forest Service Road or by railway Not well maintained in winter unless there is active logging in area	
	Surrounding area	No development in the surrounding area	
		Actively logging in this area	
		Some trails on and around these lands	
	Site currently serviced	Site is not currently serviced	
Utilities available nearby	No services nearby		
 Development Readiness	Site surveyed	Surveyed as part of transfer process	LOW
	Existing development plans	No detailed, long-term development plans for lands	
	Cleared site	No, site is heavily treed	

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Development Limiting Values

Low Rating = Fewer factors limiting development **High Rating** = More factors limiting development

VALUES	DESCRIPTION	ADDITIONAL NOTES	RATING
 Cultural	Provincial Archaeological Data	Provincial records identify overlap area of archaeological potential (traditional use area)	TO BE DETERMINED THROUGH ENGAGEMENT
	Traditional knowledge of archaeological and/or ecological significance	Identified as traditional use area in Traditional Use Study	
 Agricultural	Agricultural Land Reserve (ALR)	Not within the ALR	LOW
	Soil quality	Class 5 soil with T and D subclasses Limitations that do not make it particularly good for agriculture (topography, undesirable soils structure and/or low permeability)	
 Resource	Existing tenure/licenses	None noted related to resource use	MEDIUM
	Potential for resource extraction	Heavily treed and identified in the Kitselas Forest Management and Tactical Plan, 2020 as having immature forest cover (trees under 80 years old)	
		Some logging has taken place in surrounding area Draft Kitselas Treaty Land Use Report, 2019 says harvesting is possible but should be secondary to other values	
 Stewardship	Species at risk, habitat area, riparian	Not identified as an area of environmental sensitivity	LOW
	Protected or conservation area	Not identified as a provincially protected area or conservation area	
 Development Restrictions	Legal restrictions	Subject to RDKS land use regulations and zoning	LOW
	Geotechnical and natural hazards	Site is fully treed but no wildfire hazard data available for this area	
		No data available on geotechnical and natural hazards on this site Further geotechnical and natural hazard analysis may be required prior to development	
	Site contamination	No known soil contamination	
	Development Permit Area	Not identified as being in a Development Permit area	
	Ownership	KDC Owned	
Transferred as part of 2013 Incremental Treaty Agreement			



LAND USE POTENTIAL

Analysis of the Thunderbird Property shows low development potential with some potential for Resource and Cultural Values. While provincial data does not identify Stewardship Value for this property, Kitselas may have traditional knowledge of the property that speaks to Stewardship Value. A lack of data available for this property, its lack of accessibility and remote location make any form of development difficult here. Further investigation and ground-truthing is required to determine archeological significance and geotechnical hazards.

Development Potential



Cultural Value



Agricultural Value



Resource Value



Stewardship Value



SUGGESTED LAND USES



Natural Area

Natural Area is likely the most appropriate land use for this property as it is quite remote and difficult to access. The potential for archaeological overlap on the northeast portion of this site, as noted within the provincial geodatabase, would also make it more challenging to develop.



Culturally Protected Area

Further investigation is recommended to determine cultural/archeological significance of the property. Depending on results, Culturally Protected Area may be the most appropriate land use for at least the northeast portion of the property where archeological significance has been noted within the provincial geodatabase.



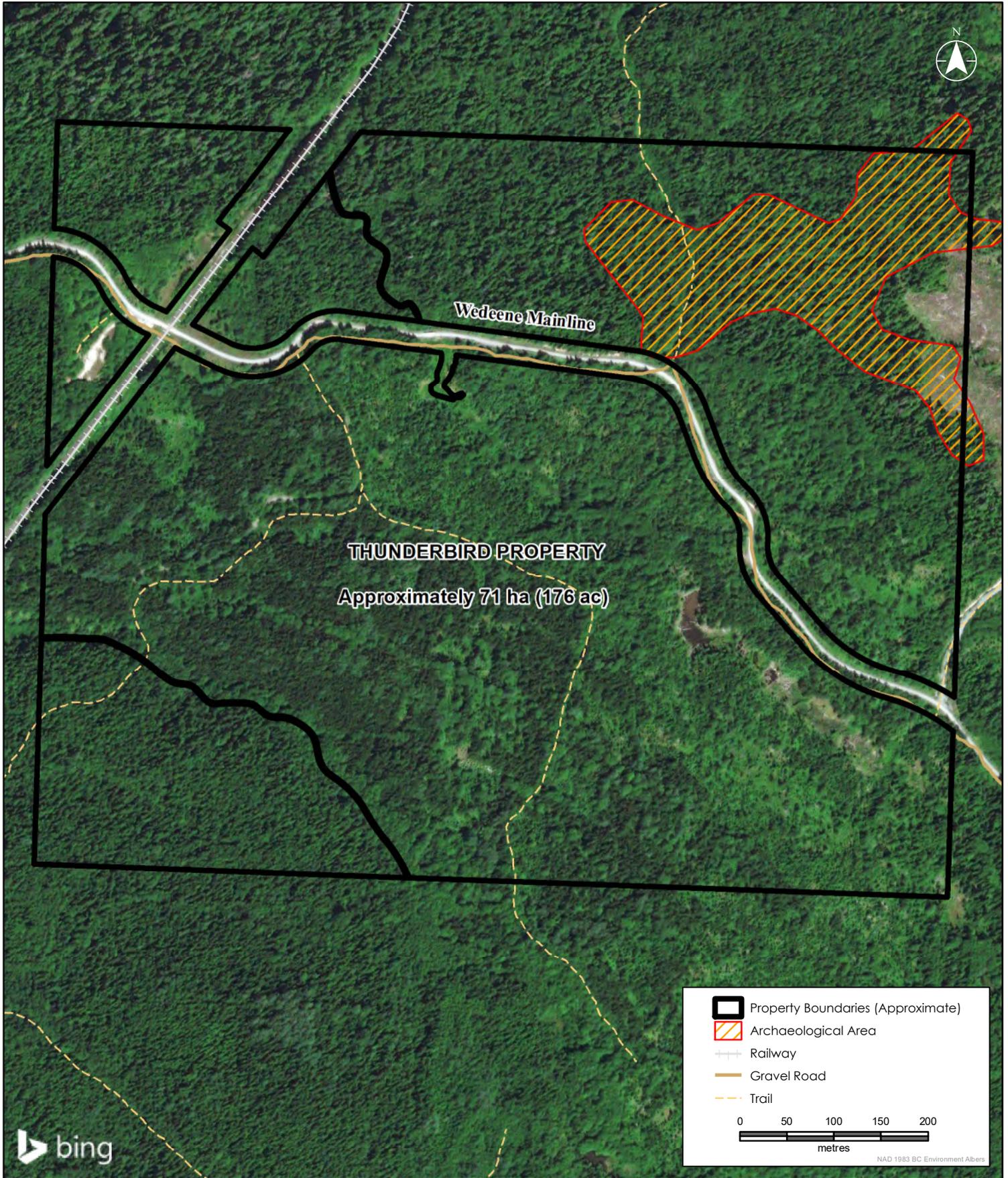
Resource Use

As a heavily treed property with immature forest cover (Kitselas Forest Management and Tactical Plan, 2020), Resource Use may be appropriate for at least a portion of the property in the form of timber harvesting. The Draft Kitselas Treaty Land Use Report, 2019 suggests that harvesting should be secondary to other values. It is recommended that timber harvesting does not take place in the northeast portion of the property due to potential for archaeological significance or at least until a thorough heritage assessment has been conducted. Rezoning through the Regional District may be required for this use, as well as other permits or licensing.



Tourism Commercial

Passive recreation and trails are potential uses that could work well with both the Natural Area and Culturally Protected Area designations as a form of cultural tourism. This could include an interpretive or guided tour of the lands. Rezoning through the Regional District may be required depending on the type of tourism use proposed.



Sources: Kitselas First Nation, Government of British Columbia, Government of Canada

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Kitselas Development Corporation

Thunderbird Property



Kitselas Lands & Resources

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

FIGURE 7.0