

6 GITAUS PROPERTIES

OVERVIEW

Other Names:

"Usk Lands"; "Kleanza"

Civic Address:

No civic address

Parcel Size:

~164.7 hectares (407 acres) combined

Ownership/Transfer Status:

Kitseles Development Corporation (KDC) /
Transferred as ITA Land

Jurisdiction:

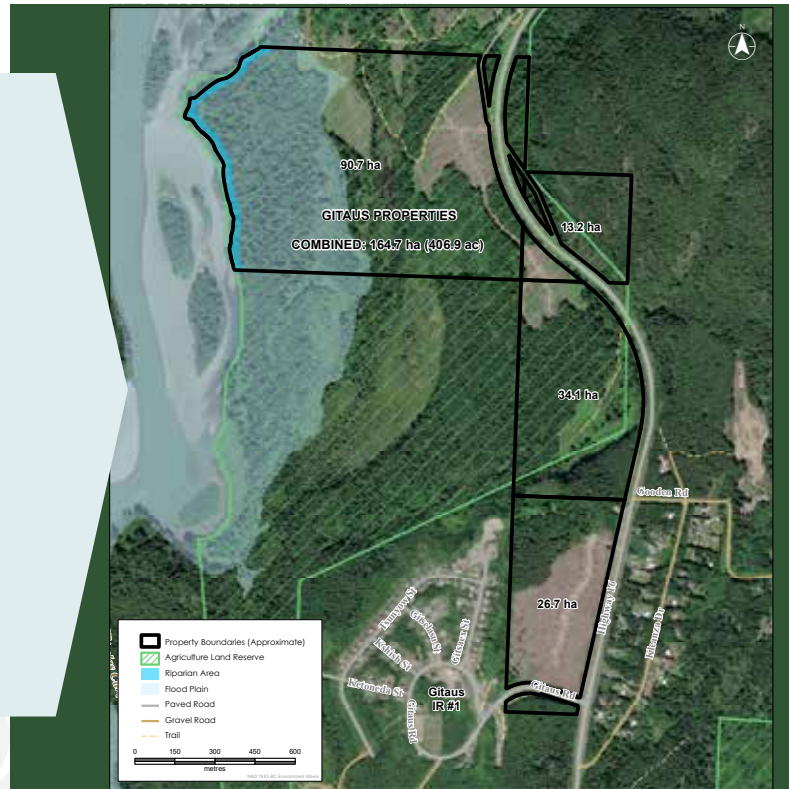
Regional District of Kitimat Stikine (RDKS)

Official Community Plan:

N/A

Zoning:

Low Density Rural (R2)



STRENGTHS

- Large, undeveloped parcels
- Partially cleared
- Fertile, prime farmland
- Somewhat close to Terrace and on major transportation corridor (Highway 16)
- Proximity to Gitaus IR #1 and Skeena River
- Some existing trails on and around these lands
- Owned by KDC

WEAKNESSES

- Unserviced and not likely to be serviced in the near future
- Likely limited in terms of land use due to surrounding uses and proximity to Skeena River, lack of servicing
- No master plan for this area

Low to Moderate Development Potential

- Zoned for residential use
- Agriculture could still provide economic benefits
- Discussions started on KFN agricultural opportunities here
- May be opportunity to connect trails on this property to Gitaus IR #1









- Provincial Agricultural Land Reserve (ALR) places restrictions on non-agricultural development – impacts ability to subdivide and for non-agricultural development
- Floodplain hazard and riparian area regulations from Skeena River
- Culturally significant site – according to Traditional Use Study mapping

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 combined total at just over \$1 million	
	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	
		Zoned Low Density Rural (R2)	
		R2 limited to single family residential - rezoning required for other uses	
 Infrastructure and Amenities	Location	East side of Skeena River	
		Along major transportation corridor (Highway 16), close to Terrace	
		Adjacent to Kitselas Community Heart - Gitau's IR #1	
	Access to property	Properties front onto major transportation route (Highway 16) and southern parcel also front onto Gitau's Road	
	Surrounding area	Residential, some community use (IR #1) and some undeveloped parcels to north	
		Located near Skeena River (NW parcel directly adjacent to river) and Gitau's IR #1	
	Site currently serviced	Site is not currently serviced	
Utilities available nearby	No services nearby		
 Development Readiness	Site surveyed	Surveyed as part of transfer process - Copy of unregistered survey on file	
	Existing development plans	No detailed, long-term development plans for lands	
	Cleared site	Site partially cleared	

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Development Limiting Values

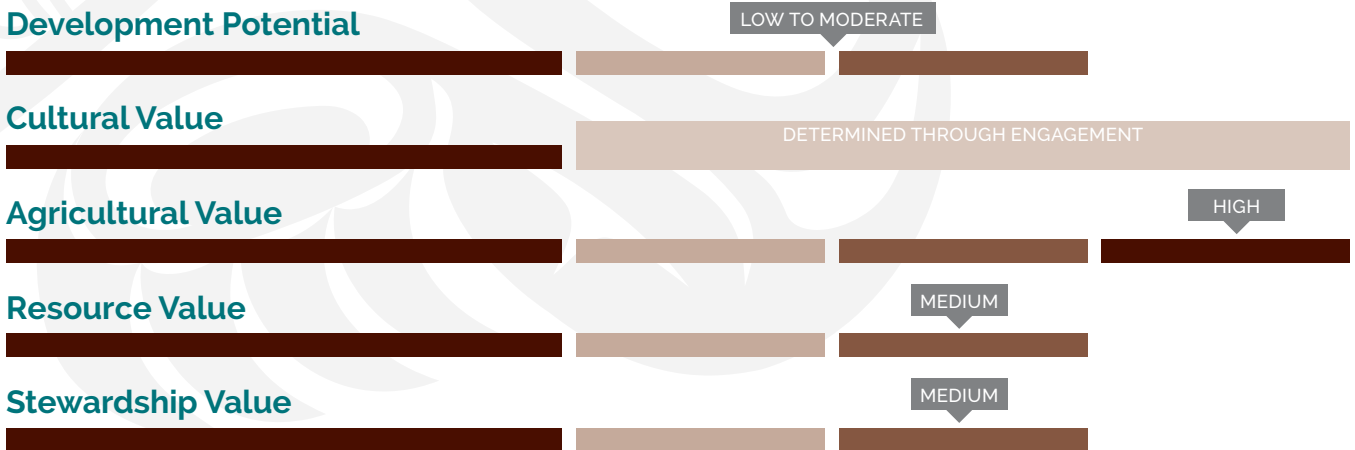
Low Rating = Fewer factors limiting development    **High Rating** = More factors limiting development

VALUES	DESCRIPTION	ADDITIONAL NOTES	RATING
 Cultural	Provincial Archaeological Data	Provincial records do not identify any overlap with archaeological sites or areas of high archaeological potential	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)	Over half the land is in the ALR	 HIGH
	Soil quality	Class 3 soil with W subclass and Class 5 with M subclass Limitations that may restrict the choice of suitable crops and/or require management practices (some areas have excess water due to floodplain and some areas have soil water deficiency)	
 Resource	Existing tenure/licenses	None noted related to resource use	 MEDIUM
	Potential for resource extraction	Partially treed and identified in the Kitselas Forest Management and Tactical Plan, 2020 as having mature forest cover (trees 80 to 250 years old) Harvesting is encouraged in the Draft 2019 Kitselas Treaty Land Use Report, if consistent with community development plans	
 Stewardship	Species at risk, habitat area, riparian	Riparian Area Protection Regulation (RAPR) will apply along Skeena River - no other area of environmental sensitivity identified	 MEDIUM
	Protected or conservation area	Not identified as a provincially protected or conservation area	
 Development Restrictions	Legal restrictions	Subject to RDKS land use regulations and zoning (including floodplain regulations) and provincial Riparian Area Protection Regulation (RAPR) ALR regulations restrict non-agricultural use on over half of the lands	 MEDIUM
	Geotechnical and natural hazards	Site is partially cleared with high and moderate wildfire risk surrounding the lands	
		No data available on geotechnical on this site	
		Portion of lands within floodplain hazard area from Skeena River would all be subject to RDKS floodplain regulations Further geotechnical and natural hazard analysis may be required prior to development	
	Site contamination	No known soil contamination	
	Development Permit Area	Not identified in a Development Permit Area	
	Ownership	KDC Owned	
Transferred as part of 2013 Incremental Treaty Agreement			



LAND USE POTENTIAL

Analysis of this property shows low to moderate development potential with high Agricultural Value and potential for some Cultural, Stewardship, and/or Resource values. Restrictions caused by the floodplain, riparian area regulations, and Agricultural Land Reserve (ALR) limits development potential of the Gitau's Properties (portions further from the river may be more appropriate for development). Current zoning also restricts land use to single-family residential development and potential for subdivision may be impacted by ALR designation. No detailed long-term development plans are proposed for these lands although discussions are underway within the Nation to plan for agricultural production. Last year a work plan and budget were presented to Chief and Council for the development of a Master Plan for the Gitau's Properties as an attempt to proactively plan the site, with community involvement, prior to development. Further investigation and ground-truthing is required to determine archeological significance and geotechnical hazards.



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SUGGESTED LAND USES



Agricultural Use

Given its relatively fertile soil, agricultural use is likely the most appropriate use for at least those portions of the lands within the Agricultural Land Reserve (ALR). The Agricultural Land Commission's policy on Farm Use identifies several permitted uses on ALR including but not limited to vegetable production (field, greenhouse), dairy and poultry production, fruit trees and berry production. Some secondary farm uses linked to agriculture could also include timber production, farm retail sales, or temporary or seasonal agri-tourism activities.



Natural Area

Natural area may be considered for at least the portion of these lands within the floodplain since development in this area is limited if not unfeasible. Proximity to Gitau's IR#1 and existing trails on and around these lands may also provide value to Kitselas for enjoyment as a natural area (through passive recreation).



Culturally Protected Area

Culturally protected area may also be an appropriate land use for these lands given its proximity to Gitau's IR #1, the Skeena River, and based on Traditional Use Study findings.



Residential Use

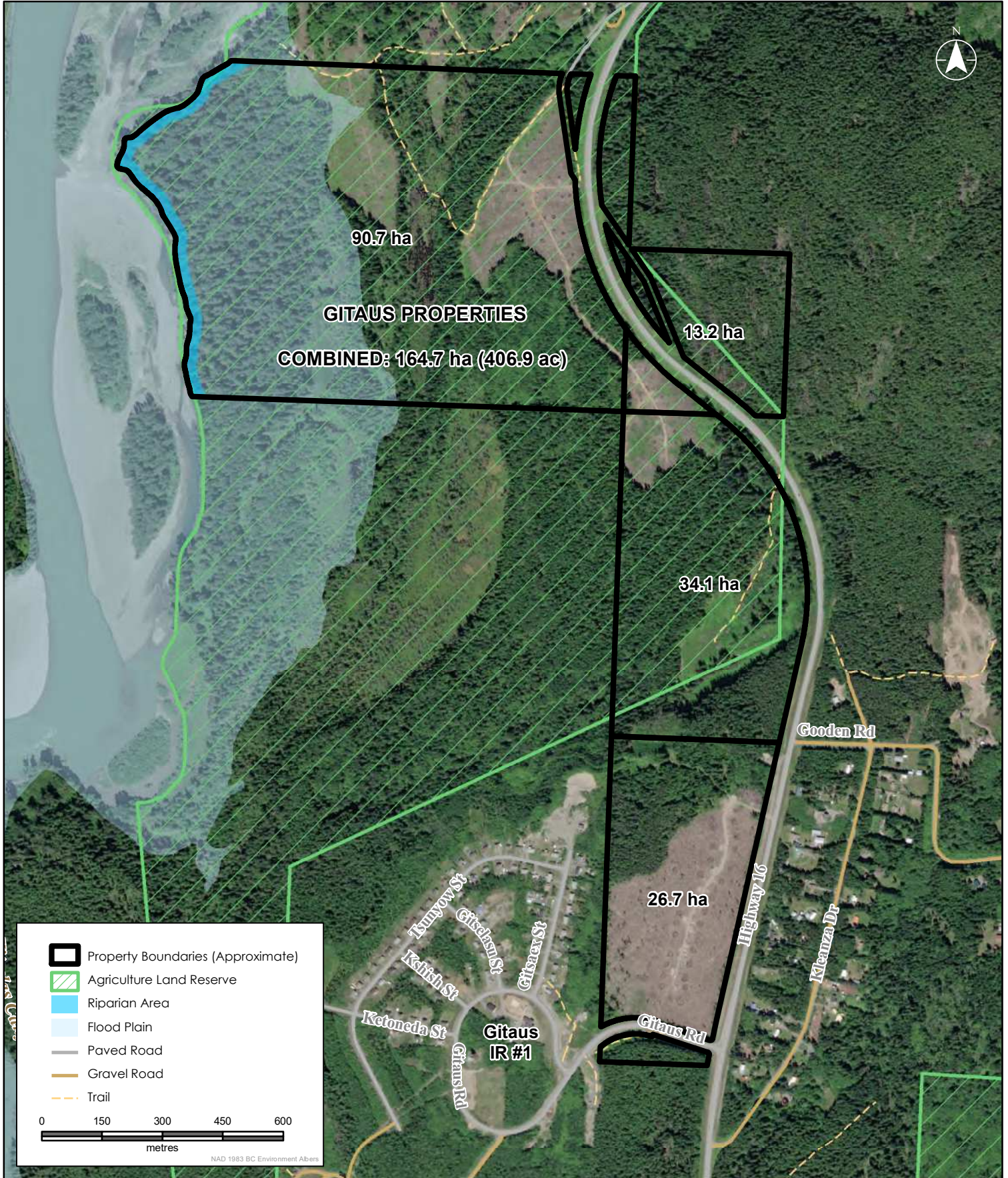
Portions of these lands may have limited potential for low-density residential development provided servicing can be achieved and the Agricultural Land Commission (ALC) is open to possible subdivision and non-farm use on the ALR land. The southernmost parcel is not within the ALR and is adjacent to Gitau's IR #1 so this would be the most suitable location for potential residential development.



Resource Use

Resource use may be appropriate for at least a portion of this property. Timber harvesting is encouraged in the Draft 2019 Kitselas Treaty Land Use Report if consistent with community development plans. Timber harvesting of ALR portions would need to be directly linked to agricultural use. A non-farm use application would need to be made to the Agricultural Land Commission (ALC) if timber harvesting or other Resource Use (or any non-farm use) were proposed not related to agricultural use. Rezoning may also be required for Resource Use as well as other permits or licensing.

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

Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Kitselas Development Corporation



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.

Gitaua Properties

FIGURE 6.0