

**MORESBY ISLAND ADVISORY PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, NOVEMBER 29, 2023 5:00 PM
HELD BY TELECONFERENCE**

1. CALL TO ORDER

- a. Chair calls the meeting to order at (time)

The Chair will call the meeting to order and note the time.

2. CONSIDERATION OF AGENDA

- a. Adoption of Agenda

That the November 29, 2023 Moresby Island Advisory Planning Commission meeting agenda be adopted as presented/amended.

3. COMMISSION MINUTES & BUSINESS ARISING FROM MINUTES

- a. Moresby Island Advisory Planning Commission Minutes of September 8, 2023

That the September 8 2023 Moresby Island Advisory Planning Commission meeting minutes be adopted as presented/amended.

4. LAND REFERRALS

- a. C. Wentland, Planning/Economic Development Officer - [Comments on Lands File No. 1414751 – Parks Canada – Storage Compound and Fuel Site – Moresby Camp](#)

That the MIAPC provide a recommendation to the Board.

- b. [Comments on Lands File No. 1414753 – Ministry of Forests – Bridge material storage – Moresby Camp](#)

That the MIAPC provide a recommendation to the Board.

5. ADJOURNMENT

That the MIAPC adjourned the commission meeting, the time being _____ PM.

**MORESBY ISLAND ADVISORY PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, SEPTEMBER 8, 2023 12:00 PM
HELD BY TELECONFERENCE**

1. CALL TO ORDER

The Chair called the meeting to order at 12:25 pm.

2. CONSIDERATION OF AGENDA

a. ADOPTION OF AGENDA

Gauthier/Fleck

3. ELECTION OF CHAIR

a. Election of Chair of MIAPC for 2023

Kelsey Kricheldorf was nominated as Chair of the Moresby Island Planning Commission for 2023.

Gauthier/Fleck

4. ELECTION OF VICE CHAIR

a. Election of Vice-Chair of MIAPC for 2023

Civa Gauthier was nominated as Vice-Chair of the Moresby Island Planning Commission for 2023.

Kricheldorf/Fleck

5. LAND REFERRALS

a. 2023.09.15 LAND REFERRAL 160886879-004

The MIAPC recommends that the Board of the NCRD support the application.

Gauthier/Fleck

b. 2023.09.15 BARE LAND STRATA PLAN 2019-03350

The MIAPC recommends that the Board of the NCRD support the application.

Gauthier/Fleck

6. ADJOURNMENT

The Moresby Island Advisory Planning Commission adjourned at 12:31 PM.

Fleck/Gauthier

Staff Report

Date: December 8, 2023

To: D. Fish, Chief Administrative Officer

From: C. Wentland, Planning/Economic Development Officer

Subject: Comments on Lands File No. 1414751 – Parks Canada – Storage Compound and Fuel Site – Moresby Camp

RECOMMENDATION:

THAT the Staff Report entitled “Comments on Lands File No. 1414751 – Parks Canada – Storage Compound and Fuel Site – Moresby Camp” be received;

AND THAT the Board of the North Coast Regional District provide a referral response.

PURPOSE:

To present to and seek comments from the Board of the North Coast Regional District (NCRD) on Lands File 1414751 – a referral in regards to vessel, equipment, and fuel storage facility development at Moresby Camp to serve operations on Gwaii Haanas.

DISCUSSION:

Parks Canada has made an application for a New Section 16 Withdrawal from Disposition for the purpose of developing a new storage compound and fuel site. The site is expected to be seasonal in operation in conjunction with park operations. Due to the hazardous nature of fuel storage, an environmental impact assessment will be completed for this project. A management plan has been included as Attachment C.

Intended Use

The Applicant intends to utilize the site to support its operations in Gwaii Haanas. Currently, bridge materials are stored on site. These will be moved to the Ministry of Forests tenure known as lands file 1414753. Construction is expected to start as soon as possible, and take over one year. Due to the storage of fuel, this project will have an environmental impact assessment completed prior to construction. A Site Plan is included as Attachment B.

Location

The proposed location is located on District Lot 318 on rural Moresby Island, in/around the area known as Moresby Camp. A location map has been included as Attachment A. The site is outside of the Electoral Area E planned area and zoning, and is not designated as a Development Permit Area. The area was previously used as an industrial camp in the mid 20th century, with some temporary industrial uses continuing on, largely for staging and/or occasional recreational use by Moresby Explorers. An Archaeological Assessment was completed in 2007, and the Applicant intends to avoid the only known nearby archaeological site with these tenure borders. All waterbodies are described as being 50-150 meters from the site.

STRATEGIC PRIORITIES

Housing	Board Governance	Shared Services
Economy	North Coast Community	

Advisory Planning Commission

This referral was provided to the Moresby Island Advisory Planning Commission on November 17, 2023.

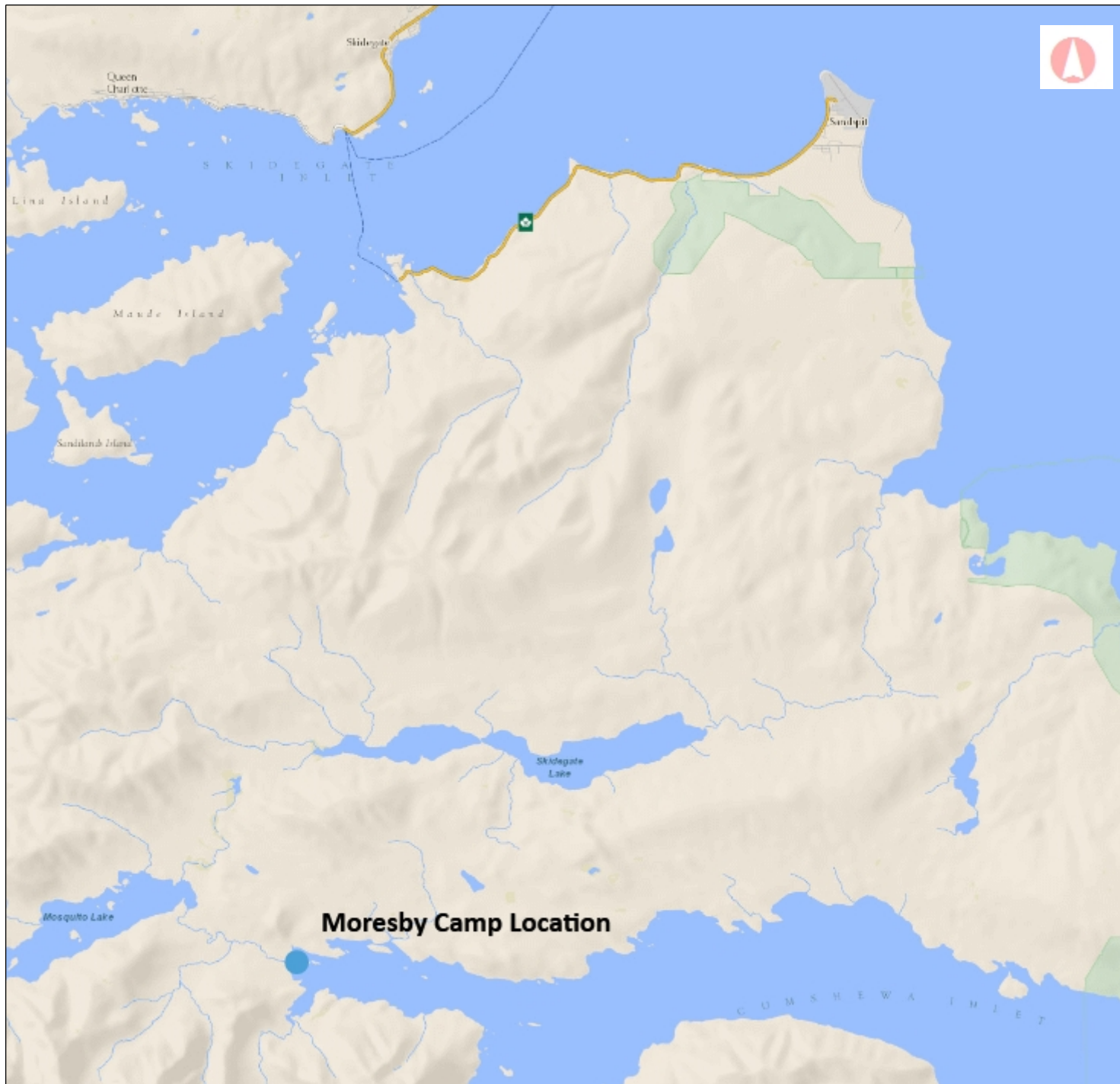
Attachments

- ATTACHMENT A: Referral maps
- ATTACHMENT B: Site Plan
- ATTACHMENT C: Management plan

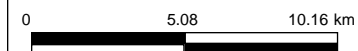
RECOMMENDATION:

Staff is recommending that the Board consider the referral and provide a response to the Ministry. Response options include:

- Approval of application is supported;
- No objection to approval of the project;
- No objection to approval of the project subject to conditions;
- Recommend refusal of the project due to reasons outlined below;
- No response.



Moresby Camp General Location *Legend*



1: 250,000

Copyright/Disclaimer

The material contained in this web site is owned by the Government of British Columbia and protected by copyright law. It may not be reproduced or redistributed without the prior written permission of the Province of British Columbia. To request permission to reproduce all or part of the material on this web site please complete the Copyright Permission Request Form which can be accessed through the Copyright Information Page.

CAUTION: Maps obtained using this site are not designed to assist in navigation. These maps may be generalized and may not reflect current conditions. Uncharted hazards may exist. DO NOT USE THESE MAPS FOR NAVIGATIONAL PURPOSES.

Datum: NAD83

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

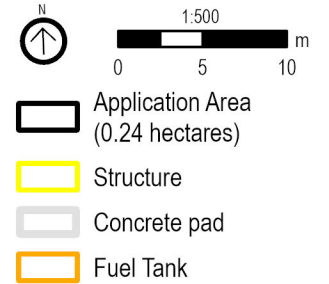
Key Map of British Columbia



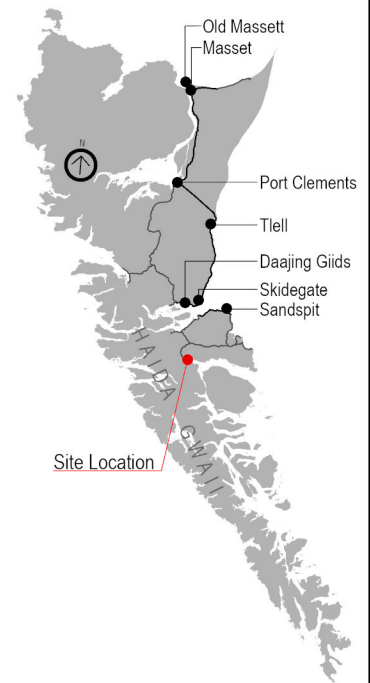
Moresby Camp

Gwaii Haanas Proposed Fuel/Vessel Site Plan

Date: 2022-09-27



General Location Map:
(1:3,000,000)



Prepared by the Gwaii Haanas Field Unit.
 Locations and dimensions are approximate.
 Datum: NAD 83
 Projection: NAD 83 BC Environment Albers



Crown Land Application Management Plan

To complete this plan:

1. Review the [application checklist](#) and [guidance document](#)
2. Describe your project in detail in the form below (you may be required to use a qualified professional to complete the plan)
3. Submit your plan with your application through [Virtual FrontCounter BC](#).

Please note:

- If we need more information, we will contact you. Applications not meeting application requirements within the requested timeframes may be rejected.

1.0 Background

The Application for Crown land tenure requires general information about your proposed activity.

1.1 Project Overview

Describe the intended use for which authorization is requested, including construction and/or phase development details, and decommissioning information (if applicable). Provide general information on activity purpose, location, size, timeframe, and main features. Be sure to include any proposed mitigative measures for impacts.

Gwaii Haanas / Parks Canada Vessel storage compound and fuel site.

1.2 Investigative Work

If any preliminary investigative work has been carried out, with or without an investigative authorization, provide details on work completed, incomplete, or on-going. Be sure to describe the activity, its status, and any comments/milestones.

Activity	Brief Description	Complete/ Incomplete/ Ongoing	Comments
Environmental impact notes included.	Parks Canada conducted EV .	Complete	Barbera Wojtaszek notes attached

1.3 Engagement with First Nations

- Describe your engagement with First Nation communities or groups regarding your proposed activities.

- Include the name of the First Nation(s) and its representative(s)
- Detail your discussion of potential adverse effects from the proposed activity and any discussed mitigation measures.
- Provide information on First Nations agreements undertaken.

*Gwaii Haanas Field unit is co-managed with the council of the Haida Nation. Gwaii Haanas Field unit supports the Haida watchmen program, this new proposed site will provide safe passage, vessel storage and fuel site use for the Haida watchmen program vessels.

2.0 Location

See attachment map plan.

2.1 Description

Provide a general description of the location of the project. Be sure to note:

- Traffic patterns and volume
- Parking
- Any other significant details related to your activity

* Moresby camp next door to Moresby explorers facility, will be a large fenced compound directly next door to the Morex land use facility. Pickup trucks and vessels in tow will access this land daily during the operating season May 1 – Oct 31.

2.2 Location Justification

Tell us why you need this type of activity at this location. For example, is the activity close to a highway for easy truck access?

* This facility will allow Gwaii Haanas to run a much more safe operation for access to Gwaii haanas and reduce fuel emissions by not traveling from Daajing Giids and using the Moresby camp boat launch for less travelled by water access to Gwaii Haanas.

2.3 Seasonal Expectations of Proposed Use

Let us know what times of the year you're proposing to use the land. Ensure you reference appropriate [timing windows](#) for projects in or around water.

Construction/ Operations	Brief Description	Season/ Timing	Comments
2023/2024	Land preparation	All year operation	

2.4 Historical Use

Has the land, or portions of the land been previously developed? Provide as much detail as you can, adding this detail to the maps if necessary.

*The land was cleared many years ago but has foliage that will need to be removed.

Foliage to be removed.

2"- rock base to be installed.

Capped with crushed rock.

Chain-link compound to be installed.

Concrete pad to be installed for two Certified 2200L double wall above ground fuel tanks.

Concrete footings to be installed for future open air steel roof structure for vessel storage.

Culverts to be installed based on recommendations from FLINRO Daajing Giids.

3.0 Infrastructure and Improvements

3.1 Facilities and Infrastructure

Detail any new and existing facilities, infrastructure, or processes proposed and any ancillary uses. Provide details of planned construction methods, materials, and construction scheduling. Identify mitigation for potential issues. Outline your plan for long term maintenance of improvements, decommissioning, and/or required remediation.

Facility/Infrastructure/ Process	Construction Methods/Materials	Construction Schedule	Long Term Planning
Rock base	-3"	Fall 2023	
Crush cap	-¾"	Fall 2023	
Concrete fuel tank pad 14'x20'	Engineered, formed and poured.	Fall 2023	Sized for an additional two fuel tanks.
Concrete strip footings 6- 40' long X 16"	Engineered, formed and poured.	Spring 2024	Foundation 3- 40' shipping containers.
Install 2 fuel Tanks		Spring 2024	2 additional fuel tanks
Install chain link compound on perimeter line. See site plan.	Concrete forms poured to eliminate digging mechanical support of fence posts.	Spring 2024	
2 – 20' x 40' Quasit style steel roofs supported by shipping containers.	Prefabricated, install on site.	Fall 2024	
Solar power or extension of BC hydro to Moresby Camp.		Planning, winter 2024	
Rainwater catchment system.		Planning, winter 2024	

3.2 Infrastructure/Access

Identify existing and proposed roads used to access the site.

Include information about:

- Types of roads and vehicles expected to use them
- Anticipated traffic volumes during construction and operation
- The use of roads by season
- Connections that:
 - Need either a Ministry of Transportation and Infrastructure [permit for connection](#) or
 - [Use of a Forest Service Road](#).
- Any road use agreements

Roadway/ Proposed Connection	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume for Construction and Operational Phases	Mitigation of Traffic Effects
Moresby camp trail				

3.3 Utility Requirements and Sources

Portable generator will provide power for 110v fuel pumps. Steel shipping containers will be used to store portable generators.

3.4 Water Supply

Identify water requirements for construction and operation phases.

Construction/ Operation Phase	Water Source(s) (e.g. Surface Water, Ground Water, etc.)	Source/Location	Infrastructure Description	Agreements*
Fresh water tanks		Shipped	Concrete footings and pad	

*Agreements outside of [Water Sustainability Act Authorizations](#), such as Municipal water supply.

3.5 Waste Collection Treatment and Disposal

Identify any waste disposal (note septic system required), sewage, sanitation facilities, and refuse disposal proposed. Include agreements in place or underway such as regional health board sewage disposal permits.

Construction/ Operation Phase	Discharge distance to closest body of water (lake, well, etc.)	Volume of daily discharge	Infrastructure description	Agreements
N/A				

3.6 FireSmart

Approved certified fire extinguishers to be on site.

4.0 Environmental

Describe significant impacts and proposed mitigation for each of the following:

4.1 Land Impacts

4.1.1 Vegetation Removal

Some vegetation will be removed.

1. Alder trees on north edge of proposed plot will be removed.
2. Grass and other small vegetation inside proposed plot will be cleared from the surface.

4.1.2 Soil Disturbance

The plan is not to disturb any soil but to cover with crushed rock.

Grubbing the area inside the proposed plot will be required prior to crushed rock application. No excavation of soils will be necessary.

Galvanized fence posts will be installed with above ground concrete tube forms this will mitigate any digging of potential fossils, artifacts etc....

Environmental impact assessment will be completed.

4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body? The [Riparian Areas Protection Regulation](#) may affect your development if it's within 30 metres of a watercourse and you intend to:

- Disturb soil
- Remove plants
- Construct or install works for flood protection
- Develop drainage systems or service sewer or water systems

*Property is separated by a large roadway and trench. Very little soil disturbance will occur mostly just foliage removal with minimal soil disturbance.

4.1.4 Pesticides and Herbicides

* Chemicals will not be used in the proposal.

4.1.5 Visual Impacts

*This is an existing industrial area that will not impact any scenic views of the area.

4.2 Atmospheric Impact * None

4.2.1 Sound, Odour, Gas, or Fuel Emissions

*This is a proposed fuel and vessel storage area. Odor may be present during refueling of vessel procedures only. Fuel will be stored in certified dual containment fuel storage tanks.

*Safe work procedures are in place and will be demonstrated for all fueling procedures.

4.3 Hydrology

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

*No

4.3.2 Flood Potential

Will the project result in a potential for flooding?

*No

4.4 Fish and Wildlife Habitat

4.4.1 Disturbance to Fish/Wildlife and Fish/Wildlife Habitat

What effect will your activity (construction or operations phase) have on [wildlife or wildlife habitat](#)?

*None

Will the activity (construction or operations phase) occur in and around [streams, lakes, estuarine, or marine environments](#)?

*Roadway separates property from marine environment.

Is the construction or operation of your activity likely to increase erosion or sedimentation?

*No

Will the construction or operation of your activity require [water diversion](#)?

*No

Will the activity threaten or endanger [species at risk](#) in the area?

*No

5.0 Socio-Community

Describe significant impacts and proposed mitigation for each of the following:

5.1 Land Use

Describe the current community setting or any locally known areas in use on, or near, the activity area.

*The adjacent property is currently being used for a similar operation as this new proposal

5.1.1 Land Management Plans and Regional Growth Strategies

Are there any plans, strategies, or use restrictions that could limit or prevent your activity? They include:

- [Land and resource management plans](#)
- Coastal plans
- Provincial or regional growth strategies
- [Local government plans](#) with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land?

Refer to the [Union of BC Municipalities](#), and check the websites of the municipality, regional district, or other organization with jurisdiction that includes your activity area.

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability of adjacent landowners or tenure holders to access their property or tenures?

*No

5.2.2 Public Access

Will the project result in changes to public access?

*There will be no public access to the compound area.

The compound will not have any public access impact on surrounding areas.

5.2.3 Existing Services

Describe any increased demand on fire protection, health facilities, or emergency services. Include proposed management or mitigation measures.

*All Environment Canada regulations will be adhered to.

END OF FORM

Staff Report

Date: December 8, 2023

To: D. Fish, Chief Administrative Officer

From: C. Wentland, Planning/Economic Development Officer

Subject: Comments on Lands File No. 1414753 – Ministry of Forests –
Bridge material storage – Moresby Camp

RECOMMENDATION:

THAT the Staff Report entitled “Comments on Lands File No. 1414753 – Ministry of Forests – Bridge material storage – Moresby Camp” be received;

AND THAT the Board of the North Coast Regional District provide a referral response.

PURPOSE:

To present to and seek a comments from the Board of the North Coast Regional District (NCRD) on Lands File 1414753 – a referral in regards to rock quarrying development and storage of material for bridge/road maintenance at Moresby Camp.

DISCUSSION:

The Ministry of Forests has made an application for a New Section 16 Withdrawal from Disposition for the purpose of quarrying and storage for a term of 10 years. Initial activity will include excavation of existing rock for use on Parks Canada’s adjacent new Section 16 Land File 1414751 and drilling and blasting of new material for maintenance

works on the Moresby Road. Drilling and blasting will be rare. An application has been included with this report as Attachment B.

Intended Use

The Applicant intends to perform some quarrying and storage of materials for bridge construction and road maintenance. Quarrying is expected to happen early in the project to obtain aggregate for road maintenance. Removal of standing timber may be required for access to aggregate and safety- an estimated 27 m³ Sitka Spruce, 27 m³ Western Hemlock 14 m³, and 30 m³ alder; Hemlock and Spruce are approximately 30 cm DBH and Alder is approximately 15 to 20 cm DBH. Only trees needed to be removed for operations will be felled and they will be decked on site with no plans for removing from the site. This is consistent with historical use of the site, in addition to the adjacent Parks Canada site known as lands file 1414751. A management plan has been included with this report as Attachment C.

Location

The proposed location comprises 1.06 hectares and is located on District Lot 318 on rural Moresby Island, in/around the area known as Moresby Camp. A location map has been included as Attachment A. The site is outside of the Electoral Area E planned area and zoning, and is not designated as a Development Permit Area. The area was previously used as an industrial camp in the mid 20th century, with some temporary industrial uses continuing on, largely for staging and/or occasional recreational use by Moresby Explorers. An Archaeological Assessment was completed in 2007, and the Applicant intends to avoid the only known nearby archaeological site with these tenure borders. All waterbodies are described as being 50-150 meters from the site.

STRATEGIC PRIORITIES

Housing	Board Governance	Shared Services
Economy	North Coast Community	

Advisory Planning Commission

This referral was provided to the Moresby Island Advisory Planning Commission on November 17, 2023.

Attachments

- ATTACHMENT A: Referral maps
- ATTACHMENT B: Application form
- ATTACHMENT C: Management plan

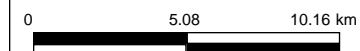
RECOMMENDATION:

Staff is recommending that the Board consider the referral and provide a response to the Ministry. Response options include:

- Approval of application is supported;
- No objection to approval of the project;
- No objection to approval of the project subject to conditions;
- Recommend refusal of the project due to reasons outlined below;
- No response.



Moresby Camp General Location Legend



1: 250,000

Copyright/Disclaimer

The material contained in this web site is owned by the Government of British Columbia and protected by copyright law. It may not be reproduced or redistributed without the prior written permission of the Province of British Columbia. To request permission to reproduce all or part of the material on this web site please complete the Copyright Permission Request Form which can be accessed through the Copyright Information Page.

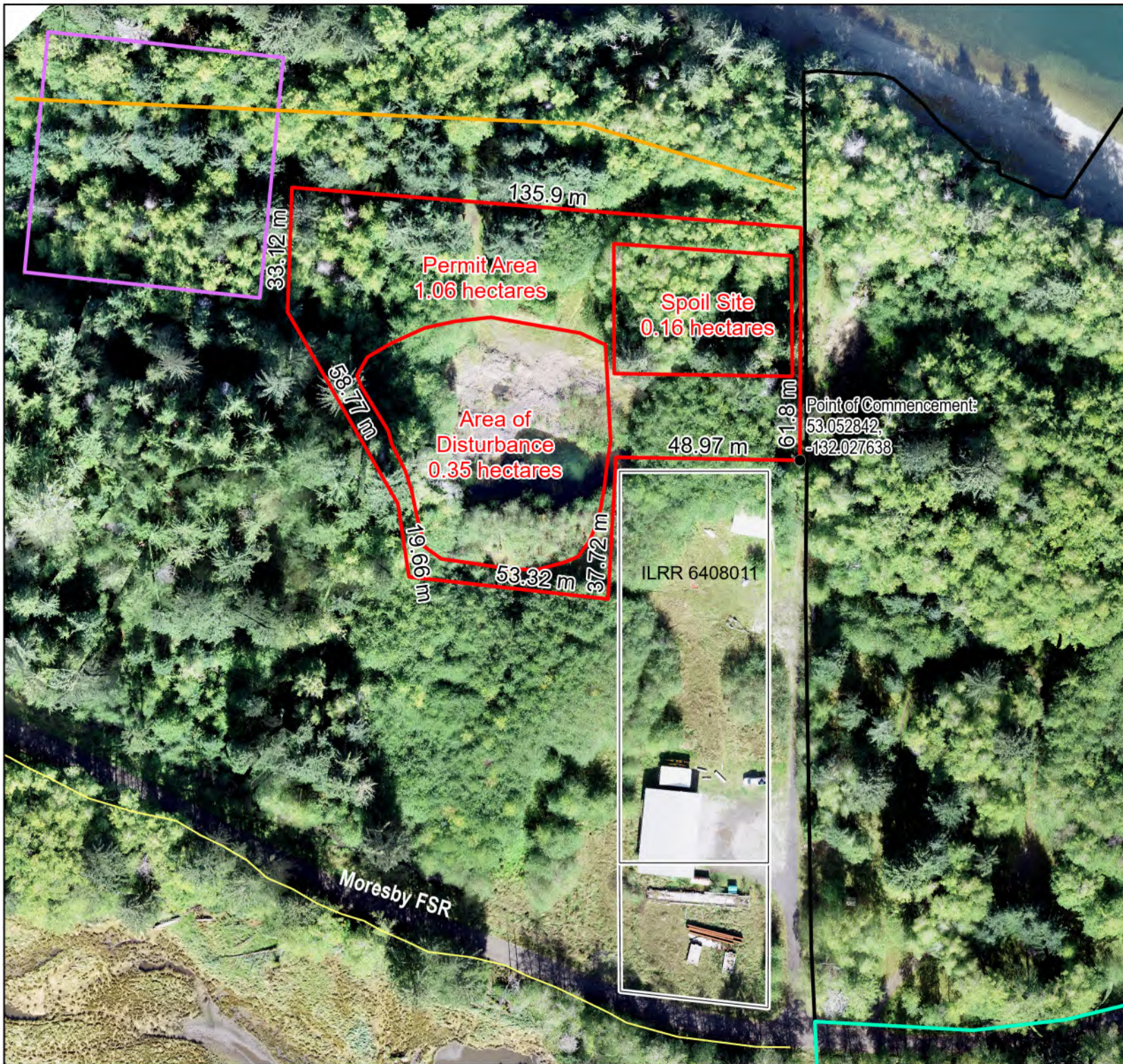
CAUTION: Maps obtained using this site are not designed to assist in navigation. These maps may be generalized and may not reflect current conditions. Uncharted hazards may exist. DO NOT USE THESE MAPS FOR NAVIGATIONAL PURPOSES.

Datum: NAD83

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

Key Map of British Columbia





Management Plan Map Moresby Camp

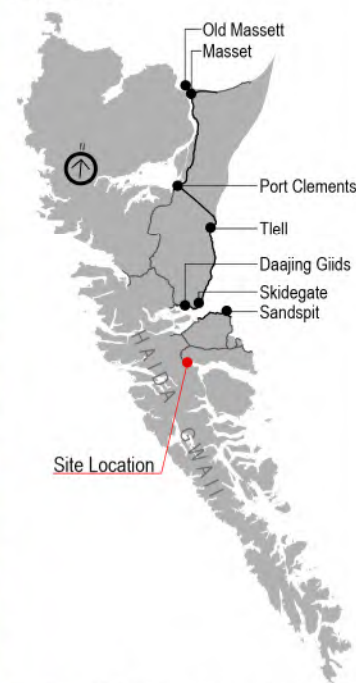
Date: 2023-10-27



1:1,250
0 10 20 m

- Forest Service Road
- Existing Non-Status Road
- Site Plan
- Recreation Site
- Special Use Permit
- Municipal
- Crown Tenure

General Location Map:
(1:3,000,000)



Locations and dimensions are approximate.
Datum: NAD 83
Projection: NAD 83 BC Environment Albers

Crown Land Application Management Plan

To complete this plan:

1. Review the [application checklist](#) and [guidance document](#)
2. Describe your project in detail in the form below (you may be required to use a qualified professional to complete the plan)
3. Submit your plan with your application through [Virtual FrontCounter BC](#).

Please note:

- If we need more information, we will contact you. Applications not meeting application requirements within the requested timeframes may be rejected.

1.0 Background

The Application for Crown land tenure requires general information about your proposed activity.

1.1 Project Overview

Describe the intended use for which authorization is requested, including construction and/or phase development details, and decommissioning information (if applicable). Provide general information on activity purpose, location, size, timeframe, and main features. Be sure to include any proposed mitigative measures for impacts.

BC Ministry of Forests – Haida Gwaii Natural Resource District – Engineering Program.

Rock quarry use and development with bridge storage.

Proposed Activity: Drill and blast of existing rock quarry, utilization of existing blast rock and storage of steel and concrete bridges. Removal of standing timber as required to access rock and for safety reasons.

Location: Moresby Camp on Moresby Island, adjacent to the Moresby Camp Recreation Site

Size: 1.06 ha

Timeframe: Permanent

Main Features: open face rock quarry with bridge components stored in open area

Initial rock volume to be developed: 2000m³ (anticipated to be already on site from previous blasting).

Development will follow Health and Safety requirements established by the Ministry of Energy, Mines & Petroleum Resources

1.2 Investigative Work

If any preliminary investigative work has been carried out, with or without an investigative authorization, provide details on work completed, incomplete, or on-going. Be sure to describe the activity, its status, and any comments/milestones.

Activity	Brief Description	Complete/ Incomplete/ Ongoing	Comments
----------	-------------------	-------------------------------------	----------

Archaeology Impact Assessment	AIA completed for Moresby Camp area	Completed Nov 2007	Registered arch site nearby – Proposed area avoids the site.

1.3 Engagement with First Nations

- Describe your engagement with First Nation communities or groups regarding your proposed activities.
- Include the name of the First Nation(s) and its representative(s)
- Detail your discussion of potential adverse effects from the proposed activity and any discussed mitigation measures.
- Provide information on First Nations agreements undertaken.

Management Plan will be submitted to the Solutions Table for consultation.

2.0 Location

A [General Location Map](#) and a Detailed Site Plan are required to be uploaded with the application.

2.1 Description

Provide a general description of the location of the project. Be sure to note:

- Traffic patterns and volume
- Parking
- Any other significant details related to your activity

The use will expand on historic use of the site including access routes via existing non-status roads. The Ministry of Forests will be establishing the existing non-status road as Forest Service Road to ensure it is maintained to standard. Use will be sporadic. Initial activity will include excavation of existing rock for use on the Parks Canada adjacent S.16 site and the drilling and blasting of new material for maintenance works on the Moresby Road. Second growth timber in the area will be felled as required for operations and safety.

2.2 Location Justification

Tell us why you need this type of activity at this location. For example, is the activity close to a highway for easy truck access?

This site offers rock that is required for adjacent roads and storage site surfacing and maintenance. This area was developed in 2007 to support the improvements made on the Moresby Camp Rec Site. The Ministry seeks to develop more rock for use on the Moresby Road and to support Parks Canada's adjacent site preparation. This site offers low development costs with majority of the site preparation having been done in 2007

2.3 Seasonal Expectations of Proposed Use

Let us know what times of the year you're proposing to use the land. Ensure you reference appropriate [timing windows](#) for projects in or around water.

Construction/ Operations	Brief Description	Season/ Timing	Comments
March – December	As and when required	Year round use as access allows (snow) for rock and bridge storage	Drilling and blasting operations will be rare. Blasting will be done to generate volumes of rock to be accessed as required for multiple years.

2.4 Historical Use

Has the land, or portions of the land been previously developed? Provide as much detail as you can, adding this detail to the maps if necessary.

The area was initially developed as a logging camp in the 1940's by the J.R. Morgan Logging Company and had a permanent population of 165 in the 1960's. The site had houses, bunkhouses, cookhouse, shops and offices. The townsite was deactivated in 1969. Moresby Camp was used as a staging area for industrial operations at Louise Island, Sewell Inlet and operations in South Moresby. A small recreation site was established north of the Area of Interest in the 1970s. Recreational use grew in the late 1980s with the site serving as the primary access point to the newly established National Park; Gwaii Haanas National Park Reserve and Haida Heritage Site. In 2007 the Moresby Camp area was improved to expand the recreation site and build associated infrastructure. The area of interest is included in a larger area that was made available for industrial users to operate from instead of the recreation site.

3.0 Infrastructure and Improvements

3.1 Facilities and Infrastructure

Detail any new and existing facilities, infrastructure, or processes proposed and any ancillary uses. Provide details of planned construction methods, materials, and construction scheduling. Identify mitigation for potential issues. Outline your plan for long term maintenance of improvements, decommissioning, and/or required remediation.

Facility/Infrastructure/ Process	Construction Methods/Materials	Construction Schedule	Long Term Planning
Existing open face quarry	None	Expansion in 2023/24	Ongoing rock source for adjacent roads.
Storage of Bridges	Existing bridges	Winter 2023	Storage until required elsewhere

3.2 Infrastructure/Access

Identify existing and proposed roads used to access the site.

Include information about:

- Types of roads and vehicles expected to use them
- Anticipated traffic volumes during construction and operation
- The use of roads by season
- Connections that:
 - Need either a Ministry of Transportation and Infrastructure [permit for connection](#) or
 - [Use of a Forest Service Road](#).
- Any road use agreements

Roadway/ Proposed Connection	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume for Construction and Operational Phases	Mitigation of Traffic Effects
Existing road on the north side	Non-Status	MoF will designate as a Forest Service Road	Minor, sporadic traffic. No current vehicle use.	None required

3.3 Utility Requirements and Sources

Describe utility requirements and potential sources, include agreements in place or underway allowing access to utilities. Utilities include power generation, electrical or gas transmission or distribution lines, and telecommunications.

None.

3.4 Water Supply

Identify water requirements for construction and operation phases.

Construction/ Operation Phase	Water Source(s) (e.g. Surface Water, Ground Water, etc.)	Source/Location	Infrastructure Description	Agreements*
None				

*Agreements outside of [Water Sustainability Act Authorizations](#), such as Municipal water supply.

3.5 Waste Collection Treatment and Disposal

Identify any waste disposal (note septic system required), sewage, sanitation facilities, and refuse disposal proposed. Include agreements in place or underway such as regional health board sewage disposal permits.

Construction/ Operation Phase	Discharge distance to closest body of water (lake, well, etc.)	Volume of daily discharge	Infrastructure description	Agreements
None				

3.6 FireSmart

Identify any proposed actions to incorporate [FireSmart](#) best practices in the tenure area.

Current vegetation cover is minimal. Vegetation will be removed to provide for adequate space for rock development and bridge storage. The following is an estimate of total volume by tree species for the entire area:
Sitka Spruce 27m³ Western Hemlock 14m³ and Alder 30m³. Any trees cut will be decked on site. Tree falling will be minimized and only done when required for ops and safety.

4.0 Environmental

Describe significant impacts and proposed mitigation for each of the following:

4.1 Land Impacts

4.1.1 Vegetation Removal

Is any timber removal required? To cut timber on Crown land once your tenure has been issued, you may require an [Occupant Licence to Cut](#).

Minor amounts of second growth Sitka Spruce and Alder will be removed to make room for planned activities. Sitka Spruce 27m³ Western Hemlock 14m³ and Alder 30m³. Any trees cut will be decked on site. Tree falling will be minimized and only done when required for ops and safety.

Are any areas of vegetation to be cleared, outside of timber removal?

Grass cover will be cleared from the surface in certain areas.

4.1.2 Soil Disturbance

Will there be any areas of soil disturbance, including grubbing, excavation, contouring, and levelling?

Blasted rock that currently exists on the site will be excavated to used on roads elsewhere. Soil cover over

Is the area to be excavated a [brownfield](#) site or have the potential to be [contaminated](#)?

No

Any ground-disturbing activities have the potential to impact [archaeological](#), paleontological [fossils](#), or historical artifacts. Have you considered these [potential impacts](#) or taken any action to identify them? You may be required to hire a professional to assist with your investigations.

AIA completed in 2007 for area of interest. Earthworks will occur on previously disturbed areas. The Ministry plans to have Haida Cultural Features Monitors on site during site clearing works.

4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body? The [Riparian Areas Protection Regulation](#) may affect your development if it's within 30 metres of a watercourse and you intend to:

- Disturb soil
- Remove plants
- Construct or install works for flood protection
- Develop drainage systems or service sewer or water systems

There are no creeks adjacent to the area of interest. The ocean is located 50m to the north.

4.1.4 Pesticides and Herbicides

Will [pesticides, fertilizers, or herbicides](#) be used during construction, operations, or maintenance?

No

4.1.5 Visual Impacts

What impacts will your activity have on [visual quality objectives](#). Could it impact sight lines from surrounding areas likely to be used for scenic viewing?

The area is generally free of trees with a few exceptions. Tree removal is not expected to change the scenic viewing of the area given the large openings that are immediately adjacent to the site (Recreation Site and Industrial storage sites). This site was predominately cleared of most timber in 2007.

4.2 Atmospheric Impact

4.2.1 Sound, Odour, Gas, or Fuel Emissions

Will your activity cause any of the following to disturb wildlife or nearby residents?

- Sound?
- Odour?
- Gas?
- Fuel Emissions?

Blasting operations will be short lived and infrequent and are not expected to be a disruption.

4.3 Hydrology

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

The existing open face quarry has a pool of standing water. The proposed quarry development seeks to be done in a way that improves site drainage and removes the standing water.

4.3.2 Flood Potential

Will the project result in a potential for flooding?

No

4.4 Fish and Wildlife Habitat

4.4.1 Disturbance to Fish/Wildlife and Fish/Wildlife Habitat

What effect will your activity (construction or operations phase) have on [wildlife or wildlife habitat](#)?

None – operating in a previously disturbed area that has minimal vegetative cover.

Prior to any blasting operations, we will engage with qualified professionals to understand if there are timing windows to minimize wildlife disturbance associated with noise.

Will the activity (construction or operations phase) occur in and around [streams, lakes, estuarine, or marine environments](#)?

The marine environment is 50m away. No other water is located adjacent to the site.

Is the construction or operation of your activity likely to increase erosion or sedimentation?

No

Will the construction or operation of your activity require [water diversion](#)?

No

Will the activity threaten or endanger [species at risk](#) in the area?

None known.

5.0 Socio-Community

Describe significant impacts and proposed mitigation for each of the following:

5.1 Land Use

Describe the current community setting or any locally known areas in use on, or near, the activity area.

Adjacent recreation site – Moresby Camp. Not typically used for camping. Primarily a staging area for access to other areas.

5.1.1 Land Management Plans and Regional Growth Strategies

Are there any plans, strategies, or use restrictions that could limit or prevent your activity? They include:

- [Land and resource management plans](#)

- Coastal plans
- Provincial or regional growth strategies
- [Local government plans](#) with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land?

Refer to the [Union of BC Municipalities](#), and check the websites of the municipality, regional district, or other organization with jurisdiction that includes your activity area.

None Known.

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability of adjacent landowners or tenure holders to access their property or tenures?

Project is anticipated to improve access with the upgrades to the non-status road.

5.2.2 Public Access

Will the project result in changes to public access?

No

5.2.3 Existing Services

Describe any increased demand on fire protection, health facilities, or emergency services. Include proposed management or mitigation measures.

None.

END OF FORM