

**SKEENA-QUEEN CHARLOTTE REGIONAL DISTRICT  
BYLAW NO. 559, 2013**

Being a bylaw to repeal bylaws establishing Advisory Standing Committees on rural Graham Island, No. 498, 2006 Tow Hill Road; 499, 2006 Tlell; 501, 2006 Lawn Hill; and 502, 2006 Miller Creek

WHEREAS the Board created various advisory standing committees by bylaw in rural areas on Graham Island – Tow Hill Road, Tlell, Lawn Hill and Miller Creek;

AND WHEREAS these standing committees no longer serve the purpose for which they were created and are now inactive;

NOW THEREFORE the Board of the Skeena-Queen Charlotte Regional District in open meeting enacts as follows:

1. Citation

This bylaw may be cited as the "Rural Graham Island Advisory Standing Committees' Repealing Bylaw, No. 559, 2013."

2. Repeal:

That the following bylaws be repealed:

- a. Tow Hill Road Advisory Standing Committee Bylaw No. 498, 2006;
- b. Tlell Advisory Standing Committee Bylaw No. 499, 2006;
- c. Lawn Hill Advisory Standing Committee Local Service Area Bylaw No. 501, 2006; and
- d. Miller Creek Advisory Standing Committee Bylaw No. 502, 2006.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

RECONSIDERED AND ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Barry Pages  
Chair

\_\_\_\_\_  
Joan Merrick  
Chief Administrative Officer

## REPORT

TO: Joan Merrick, Chief Administrative Officer, Skeena-Queen Charlotte Regional District

FROM: Judy Skogstad, Planning Consultant

TOPIC: Peregrine Lodge Referral for Crown Tenure

TOPIC: August 14th, 2013

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### Background

The Regional District has received a referral for comment on an application by Peregrine Lodge for a Licence of Occupation for Commercial purposes (fishing lodge use) on land surrounding their privately owned parcel (Lot 2453) on Naden Harbour (Attachment A).

An existing all-inclusive fishing lodge, which operates three months of the year, is located on Lot 2453. Outbuildings for a logging camp were authorized under a Special Use Permit (S25292) held by Husby Forest Products Ltd., and the intent is to make use of these structures. No new structures are proposed at this time.

As Special Use Permits under the *Forest Act* are not applicable for non-forestry uses, a change in tenure is required. The proposal is for a 20.9 hectare site and the period of projected use is long term. The proposed boundaries take in existing structures to be used as an outboard engine shed, recreation hall, boat storage area and shed, handyman shed, fish handling facility, as well as areas to be used for parking and a soccer field, as well as adjacent undeveloped land. The eastern boundary excludes but is adjacent to a Cedar Stewardship Area and the southern boundary is within 10 to 100 meters of a fish bearing stream. The proposed boundaries take in a significant amount of shoreline for which no future use is depicted.

The applicants have stated that access is via a road under a permit held by Husby Forest Products Ltd. and via the foreshore facilities held by Peregrine (File Number 6403532). However, logging roads depicted on the *Outdoor Recreation Map of Haida Gwaii* (Attachment B) do not link with roads in settlement areas.

The applicants have indicated that no improvements are proposed at this time, other than the clearing of some alders and cedars to open up the site for improved safety and site lines. Google Earth of the site does not depict an existing soccer field, and the proposed parking areas are clearings adjacent to forest road intersections (Attachment C).

Power is supplied by a diesel engine generator. The generator is to be maintained to the highest mechanical standard to minimize the burning of fossil fuels, and all fuel spills will be cleaned up immediately and the *Peregrine Fuel Spill Plan* will be followed. There is no sewage disposal or water collection associated with the crown tenure application.

Two archaeological assessments have been completed for the site, and the applicants have indicated that a full Archaeological Impact Assessment will be undertaken at the time that any new construction or development is proposed. The applicants intend to work with the Haida Natural Resource Committee to ensure that the proposed project meets with their approval.

### **Applicable Zoning and Official Community Plan (OCP) Provisions**

The Schedule C: Land Use map for Graham Island designates the site as “Crown Lands”. Leases of provincial crown land for commercial tenures may be subject to local government land use approvals via zoning. District Lot 1953 is predominantly zoned A-1 (Schedule B, Bylaw 192 for Graham Island). Existing facilities have an I-1 (Heavy Industrial) and C-2 Tourist Accommodation Zone. Neither the A-1 nor the I-1 zones permit a fishing lodge, and a rezoning to the C-2 Tourist Accommodation District would be required.

Applicable Graham Island Official Community Plan (OCP) Objectives and Policies pertaining to the proposed crown tenure application are noted on Attachment D.

The OCP supports remote fishing lodges as a form of economic activity, with future sites and development to not compromise marine shoreline or ecological values. Guidelines for allowable densities are to be formulated, and these facilities should be focused in a limited number of areas that are identified by government agencies and the Council of Haida Nation.

- a) Section 5.4 (Marine and Shoreline Ecosystems), P.13 supports remote fishing lodges where sustainable practices of fishing, fuel handling and waste disposal are used and where such activities do not compromise marine shoreline, or ecological value. This policy also states that the Regional District will work with the Council of Haida Nation and the Province to develop guidelines for allowable intensity of use in remote areas.
- b) Section 5.4, P.2 supports Commercial and Industrial activity in and around marine shorelines as an important part of a thriving economy. However in order to minimize the environmental impact, it is intended that this commercial and industrial activity be focused in a limited number of areas.
- c) Section 8.2, (Commercial Uses, Working Lands and Economic Development), P.9 states that the Province, the Federal Department of Fisheries and Oceans (DFO), the Council of Haida Nation (CHN) and the Regional District should work together to identify dispersed locations where marine commercial outlets could potentially be established in the future, in a manner which recognizes the interests and objectives of all parties affected by such operations.
- d) Section 5.4, Objectives 0.1 to 0.6 and Policy 6 address the need to protect the marine and foreshore environment, and public access to those areas.
- e) Section 5.3 (Environmentally Sensitive Areas), Objective 0.6 deals with protection of freshwater ecosystems and surrounding riparian areas, and Policy P5. requires that development near a watercourse be undertaken in accordance with the Land Development Guidelines for the Protection of Aquatic Habitat, prepared by the Ministry of Environment, Lands and Parks’ and Department of Fisheries and Oceans (1992).

## Summary and Analysis

The subject site appears not to be restricted by zoning, and policies in the Graham Island Official Community Plan (OCP) support remote fishing lodges as a form of economic development, subject to environmental protection, and the formulation of guidelines for intensity of development and a strategy to focus and limit the numbers of such facilities.

Therefore in general the application for a change in tenure for fishing lodge purposes is supported by objectives and policies in the Graham Island Official Community Plan.

However, the proposed site area of 20.9 hectares takes in more land base than is occupied by existing facilities or facilities that are proposed, such as the soccer field. It also takes in significant marine foreshore frontage for which no uses are proposed. As there has been no development intensity guidelines for lodges established at this point (Policy 13, Section 5.4), and as the OCP policies emphasize environmental protection of the marine and freshwater environments, consideration could be given to limiting the Licence of Occupation area to exclude all foreshore areas and to increase the setbacks of the southern boundary from the fish bearing watercourse.

## Recommendations:

The following is recommended with respect to the application by Peregrine Lodge Ltd.:

1. That the Regional District objects to a License of Occupation for a Commercial (fishing lodge) purposes on DL 2453 together with unsurveyed crown land in the vicinity of Naden Harbour as the proposed site does not have zoning in place to permit a fishing lodge use; and
2. If a License of Occupation were to be issued to Peregrine Lodge Ltd. that:
  - a) It be subject to the applicant applying to the Skeena-Queen Charlotte Regional District for a rezoning and being granted an appropriate land use zone;
  - b) The License of Occupation be limited as much as possible to the proposed facilities depicted on the application map as development intensity guidelines for such facilities have yet to be formulated in accordance with Policy 13 under Section 5.4 in the Graham Island Official Community Plan; and
  - c) That due to the Graham Island Official Community Plan objectives and policies respecting environmental protection, that the Licence of Occupation exclude the marine foreshore areas and that the southern boundary exclude protective setback areas recommended by the *Land Development Guidelines for the Protection of Aquatic Habitat*, prepared by the Ministry of Environment, Lands and Parks' and Department of Fisheries and Oceans (1992).

## **ATTACHMENT D: APPLICABLE GRAHAM ISLAND OFFICIAL COMMUNITY PLAN OBJECTIVES AND POLICIES**

### Environmentally Sensitive Areas

#### Objectives 5.3

0.6 To protect the natural features and functions of freshwater ecosystems and their surrounding riparian areas.

#### Policies:

P5. Development near a watercourse shall be required to be undertaken in accordance with the Land Development Guidelines for the Protection of Aquatic Habitat, prepared by the Ministry of Environment, Lands and Parks' and Department of Fisheries and Oceans (1992).

### Marine and Shoreline Eco-systems:

#### Objectives 5.4:

- 0.1 To protect and manage marine and shoreline ecosystems and minimize the impact of development on the marine and foreshore environment.
- 0.2 To maintain the integrity of natural shoreline processes where possible.
- 0.3 To minimize pollution from human use of the foreshore, estuaries, surrounding waters and adjacent upland, and to maintain the purity of coastal waters.
- 0.4 To protect the natural and scenic values of the coastline that provide Graham Island with its rural marine character.
- 0.5 To encourage responsible public access and enjoyment of the marine foreshore.
- 0.6 To provide opportunities for commercial use of the foreshore and coastal waters provided such uses do not detract from the environmental integrity or the use and enjoyment of the shoreline by the public or existing upland property owners.

#### Policy 5.4

P.2 Commercial and Industrial activity in and around marine shorelines is supported as an important part of a thriving economy. However in order to minimize the environmental impact, it is intended that this commercial and industrial activity be focused in a limited number of areas.

P. 6 Owners of properties adjacent to the natural boundary of the ocean are encouraged to retain natural vegetation on land sloping towards the shoreline.

P.13 (Advocacy) Wilderness development such as fishing hunting and eco-tourism lodges may be supported where sustainable practices of fishing, fuel handling and waste disposal are used and where such activities do not compromise marine, shoreline or ecological values. The Regional District will work

with the CHN (Council of Haida Nation) and the province to develop guidelines for allowable intensity of use in remote areas. Lodges are encouraged to use local labour and supplies.

Commercial Uses, Working Lands and Economic Development

8.2 (Advocacy) P.9 The Province, the Federal Department of Fisheries and Oceans (DFO), the Council of Haida Nation (CHN) and the Regional District should work together to identify dispersed locations where marine commercial outlets could potentially be established in the future, in a manner which recognizes the interests and objectives of all parties affected by such operations.



## Applying for a Crown Land Tenure

All applications must include completed application form, general location map, local detail map, appropriate fees and attachments as indicated below.

INFORMATION REGARDING APPLYING FOR CROWN LAND AVAILABLE AT  
[www.for.gov.bc.ca/Land\\_Tenures/crown\\_land\\_application\\_information/general\\_information\\_for\\_applications.html](http://www.for.gov.bc.ca/Land_Tenures/crown_land_application_information/general_information_for_applications.html)

### PART 1. NAME(S) AND MAILING ADDRESS

**Applicant Name:**

FULL LEGAL NAME of Individual(s), Company or Society,  
Ministry or Government Agency Your File: \_\_\_\_\_

PEREGRINE LODGE LTD.

**Contact Name for Company or Ministry Applicants:**

JONATHAN FANE

**Applicant Mailing Address:**

6425 RIVER RD  
DELTA, BC

postal code V4K 5B9

**Applicant Contact Numbers:** Phone: 604-240-3686

Daytime Phone: 604-940-3525 Fax: 604-940-1236

**Applicant Email Address:** \_\_\_\_\_

**Are you an Agent submitting this application  
on behalf of your client?**

☐ Yes ☒ No

**Letter of Agency attached** ☐ Yes ☐ No

**Agent Name & Mailing Address:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ postal code \_\_\_\_\_

**Agent Contact Numbers:**

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

**Agent Email Address:** \_\_\_\_\_

**Is the Applicant or the Applicant's Spouse a Provincial Government Employee**

☐ Yes ☒ No

(FOR OFFICE USE ONLY. To address application processing for Provincial Government Employees go to the Land Procedure: Allocation Procedures - Applications)

**For applications made by more than one individual:** ☐ Joint Tenants or ☐ Tenants in Common

For your information: Joint Tenants: on the death of one tenant the interest passes to surviving tenant.

Tenants in Common: on the death of one tenant the interest passes to the beneficiaries of the estate.

**BC Inc. #, BC Registration # or Society #:** 335830

**GST Registration #:** 104146808

**Age:** 19 or over ☒ Yes ☐ No

**Canadian Citizen or Permanent Resident** ☒ Yes ☐ No

**Do you hold another Crown land tenure?** ☒ Yes ☐ No If yes, provide File Number: 6403532

**Period of Projected Use:**

☐ Two years or less ☐ Two to five years ☐ Five to ten years ☐ Ten to thirty years ☒ More than thirty years

**Application Type:** ☒ new application ☐ replacement application – file number \_\_\_\_\_

☐ investigative permit application ☐ amendment application – file number \_\_\_\_\_

**Proposed Use/Tenure Type:** (e.g. powerline right of way, gravel quarry licence): \_\_\_\_\_

LAND BASED FISHING LODGE/ Commercial-GENERAL

### FOR OFFICE USE ONLY

(date/time received)	File Number:	Project Number:
	Disposition ID:	Client Number:

**PART 2. PURPOSE, LOCATION, AREA**
**PLEASE SELECT APPROPRIATE PROPOSED LAND USE**

Proposed Land Use Program Area	New Application Fees (including GST)	Program Specific Requirements Website
<input type="checkbox"/> Aggregates & Quarry	\$1,050.00	<a href="http://for.gov.bc.ca/Land_Tenures/tenure_programs/programs/aggregates/index.html">for.gov.bc.ca/Land_Tenures/tenure_programs/programs/aggregates/index.html</a>
<input type="checkbox"/> Agriculture – Intensive	\$ 262.50	<a href="http://for.gov.bc.ca/Land_Tenures/tenure_programs/programs/agriculturein/index.html">for.gov.bc.ca/Land_Tenures/tenure_programs/programs/agriculturein/index.html</a>
<input type="checkbox"/> Agriculture – Extensive	\$ 262.50	<a href="http://for.gov.bc.ca/Land_Tenures/tenure_programs/programs/agricultureex/index.html">for.gov.bc.ca/Land_Tenures/tenure_programs/programs/agricultureex/index.html</a>
<input type="checkbox"/> Airport – private	*\$50 per hour process time	Contact <a href="#">FrontCounter BC</a>
<input type="checkbox"/> Alpine Skiing	Type 1 (minor) \$1,050.00 Type 2 (major) contact <a href="#">FrontCounter BC</a>	<a href="#">resort development/how process works/tenure permits/allocation by proposal.htm</a>
<input type="checkbox"/> Aquaculture – Fin fish	\$5,171.25	<a href="http://for.gov.bc.ca/Land_Tenures/tenure_programs/programs/aquaculture/index.html">for.gov.bc.ca/Land_Tenures/tenure_programs/programs/aquaculture/index.html</a>
<input type="checkbox"/> Aquaculture – Shellfish	\$1,260.00	<a href="http://for.gov.bc.ca/Land_Tenures/tenure_programs/programs/aquaculture/index.html">for.gov.bc.ca/Land_Tenures/tenure_programs/programs/aquaculture/index.html</a>
Clean Energy - <input type="checkbox"/> Waterpower	Investigative licence...\$525.00 OR Investigative Permit ...\$525.00 Wind Meteorological tower .....\$525.00 Project .....\$3,465.00	<a href="http://www.env.gov.bc.ca/wsd/water_rights/waterpower/index.html">http://www.env.gov.bc.ca/wsd/water_rights/waterpower/index.html</a>
<input type="checkbox"/> Wind Power		<a href="http://www.for.gov.bc.ca/land_tenures/tenure_programs/programs/windpower/index.html">http://www.for.gov.bc.ca/land_tenures/tenure_programs/programs/windpower/index.html</a>
<input type="checkbox"/> Ocean Energy		<a href="http://www.for.gov.bc.ca/land_tenures/tenure_programs/programs/oceanenergy/index.html">http://www.for.gov.bc.ca/land_tenures/tenure_programs/programs/oceanenergy/index.html</a>
<input checked="" type="checkbox"/> Commercial - General	\$ 262.50	<a href="http://for.gov.bc.ca/Land_Tenures/tenure_programs/programs/generalcommercial/index.html">for.gov.bc.ca/Land_Tenures/tenure_programs/programs/generalcommercial/index.html</a>
<input type="checkbox"/> Commercial - Film	\$525.00	<a href="http://for.gov.bc.ca/Land_Tenures/tenure_programs/programs/film/index.html">for.gov.bc.ca/Land_Tenures/tenure_programs/programs/film/index.html</a>
<input type="checkbox"/> Adventure Tourism	Non-Motorized \$262.50 Motorized \$3,465.00	<a href="http://for.gov.bc.ca/Land_Tenures/tenure_programs/programs/adventure_tourism/index.html">for.gov.bc.ca/Land_Tenures/tenure_programs/programs/adventure_tourism/index.html</a>
<input type="checkbox"/> Communication Site	\$1,050.00	<a href="http://for.gov.bc.ca/Land_Tenures/tenure_programs/programs/communicationsites/index.html">for.gov.bc.ca/Land_Tenures/tenure_programs/programs/communicationsites/index.html</a>
<input type="checkbox"/> Community/ Institutional	\$ 262.50	<a href="http://for.gov.bc.ca/Land_Tenures/tenure_programs/programs/community/index.html">for.gov.bc.ca/Land_Tenures/tenure_programs/programs/community/index.html</a>
<input type="checkbox"/> Federal Reserves	\$3,465.00	Federal Government Only – Contact <a href="#">FrontCounter BC</a>
<input type="checkbox"/> Ferry Terminals	*\$50 per hour process time	
<input type="checkbox"/> General Industrial	\$ 525.00	<a href="http://for.gov.bc.ca/Land_Tenures/tenure_programs/programs/generalindustrial/index.html">for.gov.bc.ca/Land_Tenures/tenure_programs/programs/generalindustrial/index.html</a>
<input type="checkbox"/> Golf Course	\$3,465.00	<a href="http://for.gov.bc.ca/Land_Tenures/tenure_programs/programs/golfcourses/index.html">for.gov.bc.ca/Land_Tenures/tenure_programs/programs/golfcourses/index.html</a>
<input type="checkbox"/> Grazing	\$ 262.50	<a href="http://for.gov.bc.ca/hra/Legislation/grazing.htm">for.gov.bc.ca/hra/Legislation/grazing.htm</a>
<input type="checkbox"/> Head Lease	\$50 per hour process time	Contact <a href="#">FrontCounter BC</a>
<input type="checkbox"/> Log Handling	\$1,050.00	<a href="http://for.gov.bc.ca/Land_Tenures/tenure_programs/programs/loghandling/index.html">for.gov.bc.ca/Land_Tenures/tenure_programs/programs/loghandling/index.html</a>
<input type="checkbox"/> Marina	\$ 525.00	<a href="http://for.gov.bc.ca/Land_Tenures/tenure_programs/programs/marinas/index.html">for.gov.bc.ca/Land_Tenures/tenure_programs/programs/marinas/index.html</a>
<input type="checkbox"/> Mining	\$ 525.00	<a href="http://for.gov.bc.ca/Land_Tenures/tenure_programs/programs/mining/index.html">for.gov.bc.ca/Land_Tenures/tenure_programs/programs/mining/index.html</a>
<input type="checkbox"/> Oil and Gas	\$ 525.00	<a href="http://for.gov.bc.ca/Land_Tenures/tenure_programs/programs/oil_gas/index.html">for.gov.bc.ca/Land_Tenures/tenure_programs/programs/oil_gas/index.html</a>
<input type="checkbox"/> Private Moorage	\$ 262.50	<a href="http://for.gov.bc.ca/Land_Tenures/tenure_programs/programs/privatemoorage/index.html">for.gov.bc.ca/Land_Tenures/tenure_programs/programs/privatemoorage/index.html</a>
<input type="checkbox"/> Provincial Reserves	For Provincial Government Ministries Only	
<input type="checkbox"/> Utilities (Linear Use)	Less than 25 Km \$1,050.00 More than 25 Km *\$50 per hour Access to single lot \$262.50	<a href="http://for.gov.bc.ca/Land_Tenures/tenure_programs/programs/utilities/index.html">for.gov.bc.ca/Land_Tenures/tenure_programs/programs/utilities/index.html</a>
<input type="checkbox"/> Residential	\$ 262.50	<a href="http://for.gov.bc.ca/Land_Tenures/tenure_programs/programs/residential/index.html">for.gov.bc.ca/Land_Tenures/tenure_programs/programs/residential/index.html</a>
<input type="checkbox"/> Roadways – Public	\$ 262.50	<a href="http://for.gov.bc.ca/Land_Tenures/tenure_programs/programs/roadways/index.html">for.gov.bc.ca/Land_Tenures/tenure_programs/programs/roadways/index.html</a>
<input type="checkbox"/> Roadways – Industrial	\$1,050.00	<a href="http://for.gov.bc.ca/Land_Tenures/tenure_programs/programs/roadways/index.html">for.gov.bc.ca/Land_Tenures/tenure_programs/programs/roadways/index.html</a>
<b>Note:</b> Investigative Permits (available for all program areas): <b>\$525.00</b> (including GST) Replacement Application Fees: 50% of above fee or \$210.00 (including GST), as a minimum. Amendment Fees: Contact <a href="#">FrontCounter BC</a>		

\* To be paid at a later date



## PART 2 (continued)

**General Location** of Crown land (i.e. distance from nearest community, Indian Reserve or significant geographic location such as a lake or mountain; location on a named road; etc.):

LOCATED ON THE SE SHORE OF NADEN HARBOUR, KM WEST OF MASSETT

Please provide a shape file if available.

Area in Hectares: 20.9 OR length (km/m): width (km/m):

## PART 3. LEGAL DESCRIPTION OR BOUNDARY DESCRIPTION

**If surveyed, give legal description:** as provided by the local Land Title Office (e.g., Lot 1 of Section 31, Township 12 W6M Kamloops Division of Yale District Plan 18411). A legal description is found in the Certificate of Title (CofT). A copy of the CofT must be attached to the application. A copy of your Registered Survey Plan, if available, will confirm the dimensions of the place of use.

**If unsurveyed:** enter description of unsurveyed Crown land and description of boundaries.

SEE ATTACHED (NEXT PAGE)

### Instructions to Describe Unsurveyed Crown Land

- The point of commencement, for unsurveyed parcels, should be described in terms of an existing survey post (e.g., 18 metres west of the S.E. corner of the parcel) or a readily identifiable geographic feature (e.g., a prominent point of land or intersection of two roads) to enable accurate location of the parcel.
- Boundary lines of the area must be, as much as possible, astronomically true north, south, east and west so that a rectangular lot is formed.
- Where the topographic features of the area do not allow for rectangular boundary lines running true north, south, east and west, then boundaries will be permitted in other directions as long as they do not interfere with the orderly survey of other surrounding land.
- The side lines of small parcels fronting on lakes, rivers, tidal waters and on certain surveyed highways shall, where possible, be parallel to each other and perpendicular to the general trend of the features on which the small parcel fronts.
- The sidelines for unsurveyed foreshore shall, as a general rule, be laid out at right angles to the general trend of the shore. This may be varied to suit special conditions, but encroachment on the foreshore fronting adjoining lands shall be avoided. The outside or waterward boundary shall be a straight line or series of straight lines joining the outer ends of the side boundaries. On narrow bodies of water the outside boundary shall not normally extend beyond the near edge of the navigable channel.

1 hectare = 2.471 acres

1 metre = 3.281 feet

100 metres x 100 metres = 10,000 square metres or 1 hectare

Description of Survey:

SE Corner: 567465 1016011

-289m @ 83'

-179m @ 110'

-34m @ 85'

-20m @ 37'

~@ 173' to the shoreline

The boundary follows the shoreline to the SW corner: 566674 1016121

-800m @ 352' back to the SE corner

The east boundary cannot be a straight line as the area is adjacent to a Cedar Stewardship Area. These protected areas are exempt from development.

#### PART 4. APPLICATION CERTIFICATION

**All applications must be complete. Incomplete applications will be returned to applicant.**

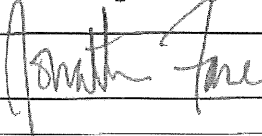
Please refer to the specific program requirements (e.g., Aggregates, Commercial, Residential) for information that must be submitted with this application.

All of the following **must** be attached to or enclosed with this application form:

- ☒ **Fees** (in the amount indicated in Part 2) to **Minister of Finance** (cheque or credit card authorization form attached or pay in person with debit card or cash)
- ☒ **General Location Map(s)** at a scale of 1:50,000 to 1:250,000 indicating general location of the area under application and the location of access roads, watercourses and other major landmarks.
- ☒ **Detailed Site Map(s)** outlining in detail the area under application, showing the exact perimeter boundaries of the application area including the dimensions (in metre) and area (ha), including watercourses, district lots etc.
- ☒ **Program Specific Requirements** (i.e. communication site, agriculture, industrial, aquaculture).  
Program specific requirements can be confirmed at  
[http://www.for.gov.bc.ca/Land Tenures/crown land application information/program areas.html](http://www.for.gov.bc.ca/Land_Tenures/crown_land_application_information/program_areas.html)

**PLEASE NOTE:** Additional items may be required (e.g. Advertising, Security Deposit, Proof Of Insurance, Letter Of Consent) Please consult Program Policies or contact FrontCounter BC for further information.  
Some items may have additional associated costs or require additional processing time.

Applicant or Agent signature(s):

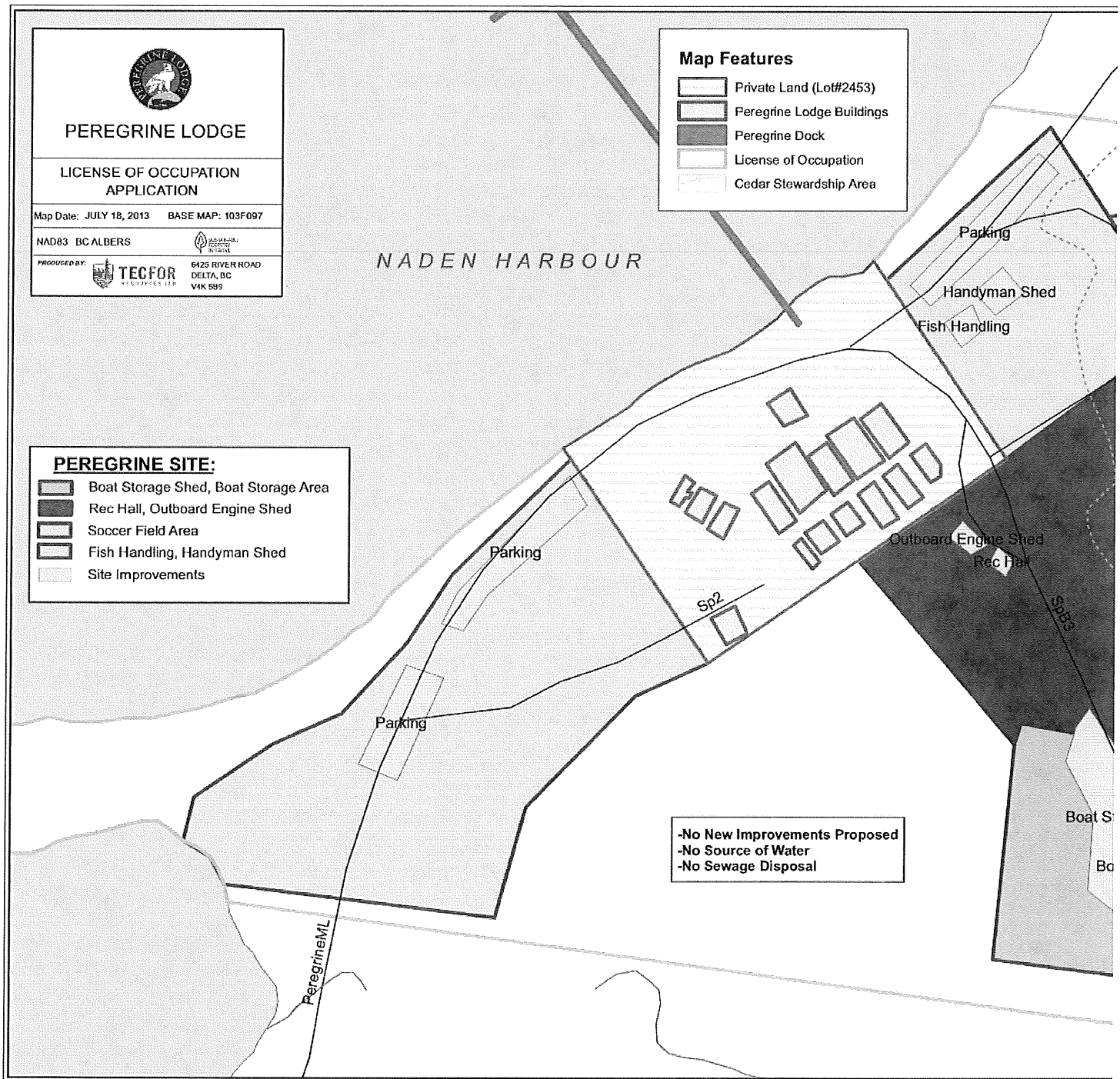


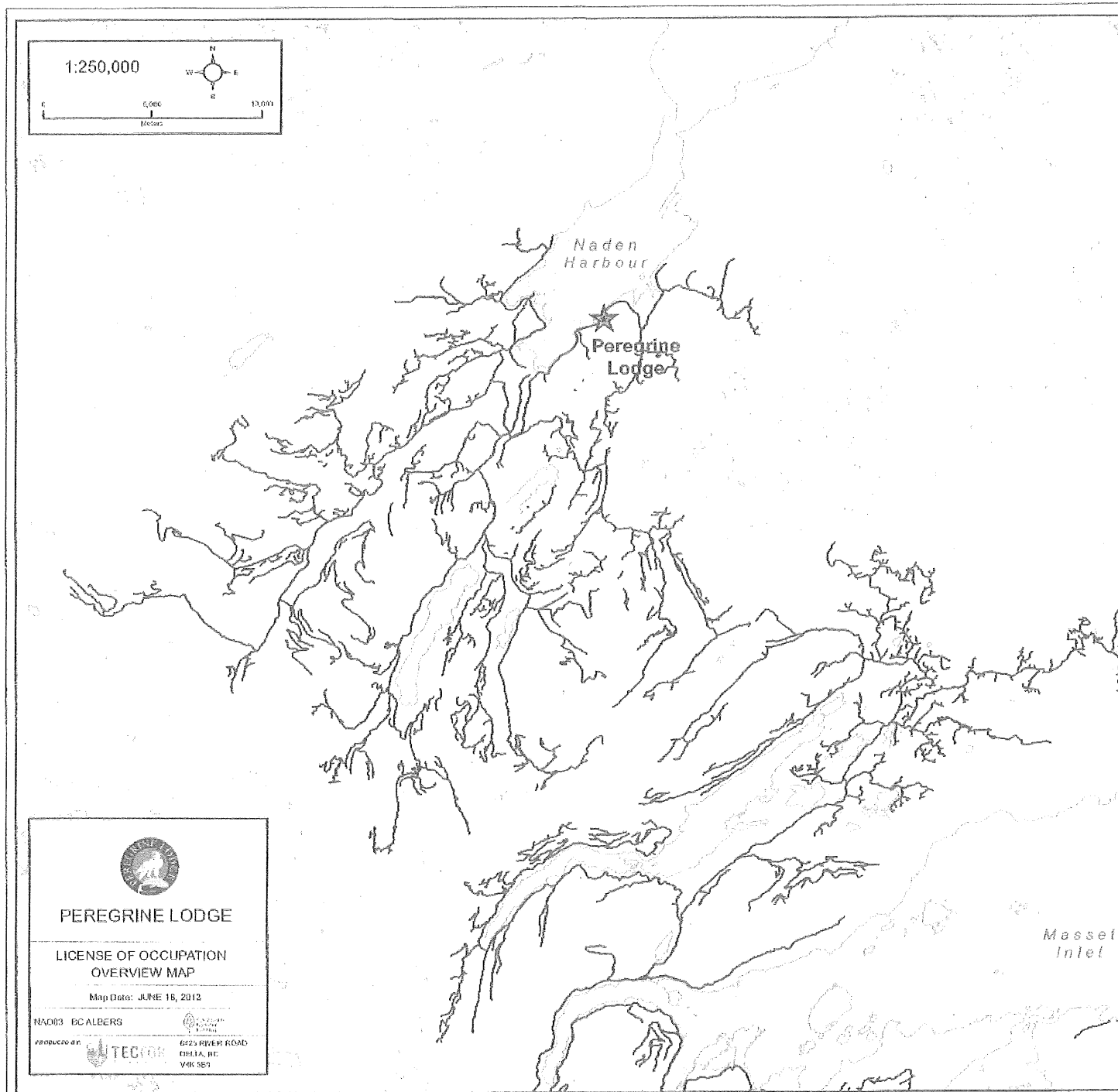
Date: **JUN 18 2013**

**PLEASE RETAIN A COPY OF THIS APPLICATION FOR YOUR RECORDS  
- APPLICATIONS ARE NOT TRANSFERABLE -**

**NOTE:** The information you provide will be subject to the Freedom of Information and Protection of Privacy Act. If you have any questions regarding the treatment of your personal information, please contact the Manager, Privacy, Information Access and Records Management.

The submission of this form does not in any manner convey any rights to use or occupy Crown land.







## PEREGRINE LODGE LICENCE OF OCCUPATION MANAGEMENT PLAN

June 3, 2013

### **Project Overview**

Peregrine Lodge is located on the southeast shore of Naden Harbour (GPS 655901, 5982636), and is an all-inclusive fishing resort that operates for three months in the summer every year. The lodge itself is located on private land (Lot#2453), with the outbuildings and surrounding area held by Husby Forest Products Ltd. (HFP) as an SUP (S25292).

The licence of occupation footprint will not change from the existing approved SUP held by HFP, with none of the foreshore being impacted. No improvements to the licence of occupation are being proposed, and all existing structures will remain the same as when they were covered by the SUP.

The area of the licence of occupation will be 20.9ha and is shown on the attached map.

Access to the licence of occupation is from a road use permit held by HFP, or via the foreshore held by Peregrine.

## **Project Environmental issues**

### **Land Impacts**

There will be no land impacts as all of the structures required for operations are already established. There may be some clearing of small alder trees and coniferous regen to open up the site for improved safety and site lines.

### **Atmospheric Impacts**

There is a 6-cylinder diesel engine generator (6CTA8.3-G2) on site which supplies power to the lodge. The generator burns approximately 22 liters of fuel per hour. The generator will be maintained to the highest mechanical standard to minimize the burning of fossil fuels.

All fuel spills will be cleaned up immediately, and the *Peregrine Fuel Spill Plan* will be followed.

### **Aquatic Impacts**

There are no creeks located within the licence of occupation area. There is one fish creek located outside the southern boundary of the proposed licence of occupation. The creek ranges from 10-100m away from the boundary, and there are no plans to impact the existing creek.

### **Fish and Wildlife Habitat**

There are no fish or wildlife concerns at this time.

## **Socio-Community**

### **Land Use**

There are no other known land uses in this area.

### **Socio-Community Conditions**

This proposed project will have little affect or influence on existing community services.

### **Public Health**

This proposed project will have no effect on public health.

There will be no sewage disposal, or water collection associated with this licence of occupation.

### **First Nations**

Local first nation's representatives will be contacted through the MOF solutions table. Peregrine will work with the Haida Natural Resources Committee to ensure that the proposed project meets with their approval.

Two Archaeological Impact Assessments (AIA) have been completed in this area. One was completed by I. R. Wilson Consultants Ltd. in 1989, and the second was completed by Millennia Research Ltd. in 1999. There are no plans to disturb the site at this time, and if any new construction/development is proposed then a full AIA will be undertaken. The Borden number for this site is FIUd-14.

A copy of these AIAs has been provided with the application.

Signed: \_\_\_\_\_

A handwritten signature in dark ink, appearing to be 'J. R. Wilson', written over a horizontal line.

Date: \_\_\_\_\_

**JUN 18 2013**





RECEIVED

AUG 12 2013

SKEENA-QUEEN CHARLOTTE  
REGIONAL DISTRICT

Ministry of Forests, Lands and  
Natural Resource Operations  
Suite 142 - 2080 Labieux Road  
Nanaimo, BC V9T 6J9

Telephone No: 250 751-7191  
Facsimile No: 250 751-7224

GST Registration No: R107864738

Your contact is: Barbara Sorensen

Our file: 6401232

### **NOTICE OF FINAL REVIEW**

July 27, 2013

SKEENA-QUEEN CHARLOTTE REGIONAL DISTRICT  
100 1st Ave E  
Prince Rupert, BC V8J 1A6

Dear Sir and/or Madam:

**Re: Your Application for a Tenure over Crown Land**

The review of your application for a lease for operating and maintaining a waste disposal site purposes over:

That part of the Southwest 1/4 District Lot 401 and that part of the Southeast 1/4 District Lot 401, within Queen Charlotte District, containing 44.11 hectares, more or less

(the "Land") has reached the stage where we anticipate making our final decision once the various matters described in this letter have been completed.

This is to replace Lease No. 632158.

**1. Deadline for Completion of Requirements**

We ask that you complete the requirements described below by 45 days from the date of this letter.

Please complete the Response to Notice of Final Review page attached, indicating whether you will or will not proceed with the application and sign and return that page to us for our records.

## 2. Requirements

### Signing and Return of Tenure Documents

You must sign and deliver to us two (2) copies of the lease document which are enclosed with this letter.

### Monies Payable

You must deliver to us the following amounts:

Lease Rental	*\$	1.00
Replacement Fee	*\$	200.00
GST Total	\$	<u>10.05</u>
<b>Total Fees Payable</b>	\$	<u><b>211.05</b></u>

\* denotes GST payable

Your cheque or money order must be payable to the Minister of Finance and be delivered to Ministry of Forests, Lands and Natural Resource Operations, 1229 Oceanview Drive, PO Box 39, Queen Charlotte Island, BC V0T1S0. Please quote our file number when sending us your payment.

If we disallow your application and do not grant a Crown land tenure to you, the Lease Rental and associated GST payment made by you as set out in section 2 will be returned to you.

### Security

You must deliver to us a security deposit in the amount of \$0.00 to guarantee the performance of your obligations under the lease. Please see attached information regarding acceptable types of security.

### Insurance

You must at your expense, effect and keep in force insurance as described in the enclosed lease.

## 3. Process following completion of Requirements

If the requirements set out above are completed within the required time we expect to make our decision and advise you of that decision within 30 days.

Please note however that this letter does not constitute an offer by us and we reserve all our rights in connection with the decision making process, including, if appropriate, to disallow your application, to extend the decision making process and to establish additional requirements not set out in this letter.

Upon decision to issue the lease to you we will sign and return one copy of the lease to you.

Please be advised that for the purposes of this tenure, the Waste Disposal Operational Certificate (MR-7150) will serve as a Management Plan for this site. Should any changes to the design of the landfill be required in the future, they will have to be designed by a qualified professional and Ministry of Environment will require an updated design plan.

You are also responsible for ensuring Health Authority approval is in place, a Licence to Cut permit is required for any further removal of vegetation, an access permit from Ministry of Transportation must be acquired, and Water Act approvals must be in place for this tenure.

#### **4. Acknowledgments of the Applicant**

You represent, acknowledge and agree that:

- (a) Your application for a Crown land tenure cannot be transferred to another person.
- (b) This Letter does not obligate us to issue the lease to you and does not give you any right to use or occupy the Land for any purpose.
- (c) You are responsible for, and encouraged to seek, your own legal advice with respect to:
  - (i) any laws, bylaws, orders, directions, ordinances and regulations associated with your use of the Land,
  - (ii) the terms and conditions set out in this Letter, and
  - (iii) the terms and conditions of, and your rights and obligations that will arise under, the lease.
- (d) You are responsible for the costs and expenses incurred by you in pursuing your application, including any cost you incur in connection with satisfying the requirements set out in this letter.
- (e) If you sign and return the lease to us that will constitute your offer to us to enter into the lease.

Personal information is collected under the *Land Act* for the purpose of administering Crown land. Information on your application, and if issued, your tenure, will become part of the Crown Land Registry, from which information is routinely made available to the public under Freedom of Information and Protection of Privacy legislation.

Hoover

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**Email received August 22, 2013 from John Disney, Village of Masset**

**Subject: Support for feasibility study**

Here is the scope of the feasibility study actions:

To conduct a reconnaissance level feasibility study for the construction of a marina complex on the Old Massett First Nations Reservation. The initial concept includes:

- A marina for local commercial, industrial i.e. RCMP and Coast Guard as well as recreational vessels
- Shoreline protection measures to prevent Entry Point and thus the community of Old Massett from erosion, if needed.

The reconnaissance level feasibility study will be conducted as recommended by the US Army Corps of Engineers "Coastal Engineering Manual - Part V" Chapter 1-1 -b-f. If the outcome of the study is positive, further analysis and planning will be conducted as per the recommendations of the contracted Consultant.

This study will enable a preliminary determination as to whether or not the project is feasible and make recommendations for and prioritize the project requirements.

Economic benefits from the capital project are expected to be as follows:

- direct jobs: short term construction, long term seasonal, and long term full time
- development of existing and potentially new industries (tourism, sport fishing, etc.)

The budget for the project is attached.

**Old Masset - Feasibility Study Project 2013**  
**2013 NDIT Grant Funding Request - Project Budget**

Expense item	In-kind	Gwaii Trust	NRT	NDI	Total cost
Public mtg. costs inc. food, equipment, rent etc. -\$750/mtg. x 4			\$3,000		\$3,000
PJ Wilco engineering, research, on site evaluation, land and sea testing		5,929	18,750	9,642	34,321
OMVC Project oversight, office costs and admin access for PJW: (see notes): 45 days @ \$300/day	\$13,500				13,500
OMVC truck costs: 20 days @ \$100/day	2,000				2,000
Surveying items: AANDC	39,000				39,000
Totals	54,500	5,929	21,750	9,642	\$91,821

**1. Regional Leadership and Advocacy** [Review: June; Aug; Oct; Dec; Feb; Apr; June; Sept]

<b>Develop and advocate for a Regional District strategy that addresses the rising cost of travelling on BC Ferries, as well as other transportation costs and expenses impacting all the communities on the North Coast</b>	
<u>Action</u>	<u>Update</u>
• Design the strategy within three months	
• Identify who needs to be involved with the Regional District in advocating a coordinated position	
• Describe and implement its advocacy approach	<u>June</u> - that staff arrange meetings with the relevant Ministries at UBCM 277-2013  <u>Sept</u> – Meeting with MoTI arranged during UBCM
• Share with its communities the results of its advocacy work	
<b>Develop a Regional District plan that advocates for more revenue sharing for our communities based on the natural resources that are being extracted from the area</b>	
<u>Action</u>	<u>Update</u>
• Research other models and design a strategy within six months	<u>July</u> – staff circulated information regarding the Peace River Fair Share Agreement to all Board members  <u>Sept</u> – staff circulated a report from the Kitimat-Stikine RD and City of Terrace entitled “Revenue Sharing in Northwestern BC”
• Identify who needs to be involved with the Regional District in advocating a coordinated approach	
• Describe and implement its advocacy approach	<u>June</u> – that staff arrange meetings with the relevant Ministries at UBCM 277-2013  <u>Sept</u> – Meeting with Premier arranged during UBCM
• Share with its communities the results of its advocacy work	

## 1. Regional Leadership and Advocacy (Continued)

Create various communication mechanisms so Board members are fully informed of current and proposed initiatives on the North Coast	
<u>Action</u>	<u>Update</u>
<ul style="list-style-type: none"> <li>Restructure the Board agenda so Board members are given an opportunity to provide information on initiatives currently happening or proposed in their area</li> </ul>	<p><u>June</u> – Staff has developed a policy for Director Reports and will include “Director Reports” as a heading under new business on each agenda.</p> <p><u>Aug</u> – Directors Reports now included on all Regular Board meeting agenda.</p>
<ul style="list-style-type: none"> <li>Explore the possibility of including Haida Gwaii representatives at future Community to Community (C2C) forums</li> </ul>	<p><u>June</u> – Staff had a discussion with the C2C organizing staff at Port Edward. Based on that discussion, it does not seem that a combined C2C for both Mainland and Islands is practical.</p> <p><u>June</u> - Staff was directed to explore developing a C2C application on Haida Gwaii to support the protocol process.</p> <p><u>Sept</u> – Staff are waiting for input from Haida Gwaii communities regarding the application for the next C2C intake. Another intake has just been announced with a deadline of Oct 11<sup>th</sup>.</p>
<ul style="list-style-type: none"> <li>Invite Northwest Community College to a Board meeting to discuss training and skill development opportunities that would support more employment being available for local residents</li> </ul>	



## 1. Regional Leadership and Advocacy (Continued)

Design how a long-term coordinated Regional Plan could be developed, involving all key stakeholders	
<u>Action</u>	<u>Update</u>
<ul style="list-style-type: none"> <li>Research various models / approaches for a coordinated regional plan</li> </ul>	
<ul style="list-style-type: none"> <li>Determine key stakeholders</li> </ul>	<b>Sept</b> – Received letter from North West Regional Hospital District requesting support for undertaking a Regional Growth Strategy
<ul style="list-style-type: none"> <li>Meet with key stakeholders to discuss options for developing the plan</li> </ul>	
<ul style="list-style-type: none"> <li>Develop an action plan to move forward with the plan</li> </ul>	

## 2. Emergency Planning and Preparedness [Review: June; Oct; Jan; May; Sept]

Improve the effectiveness of emergency management for the Region	
<u>Action</u>	<u>Update</u>
<ul style="list-style-type: none"> <li>Initiate contact with Member Municipalities and First Nations with the goal of developing both Mainland and Haida Gwaii Emergency Management Working Groups</li> </ul>	
<ul style="list-style-type: none"> <li>Coordinate with Emergency Management BC to arrange continued training and access to other resources and / or support that may be available</li> </ul>	<p><u>June</u> – EMBC traveling to Prince Rupert and Haida Gwaii to discuss tsunami risks in coastal BC and to share recent updates to the BC tsunami notification process. Staff will attend the session in Prince Rupert (June 26<sup>th</sup>) and is in the process of setting up sessions in Tlell (June 27<sup>th</sup>) and Sandspit (June 28<sup>th</sup>).</p> <p><u>Aug</u> – Staff attended sessions on Tsunami Planning held in Prince Rupert and various locations on Haida Gwaii</p> <p><u>Sept</u> – Meeting requested at UBCM with Ministry of Justice to discuss replacement funding for the discontinued federal Joint Emergency Preparedness Program</p>

Increase the knowledge and abilities of volunteers to respond effectively to emergencies at the local level	
<u>Action</u>	<u>Update</u>
<ul style="list-style-type: none"> <li>Develop and support community-based Emergency Response Groups in key communities within the electoral areas</li> </ul>	<p><u>June</u> – while on Island for the EMBC sessions, staff will be talking with local contacts regarding formalizing the emergency response groups.</p>
<ul style="list-style-type: none"> <li>Develop community-specific Response Protocols</li> </ul>	

## 2. Recycling on Haida Gwaii

[Review: June; Sept; Nov; Apr; Aug; Oct]

Review and decide on the future direction for Recycling on Haida Gwaii	
<u>Action</u>	<u>Update</u>
<ul style="list-style-type: none"> <li>Review initial cost / volume figures from staff on the current operation in May</li> </ul>	<p><u>May</u> - Staff presented a power point report at the May 8<sup>th</sup> Island Directors Advisory Committee meeting. Staff will update the report and circulate to all directors.</p>
<ul style="list-style-type: none"> <li>Decide what additional information is required to examine the current operations and future options</li> </ul>	<p><u>June</u> - Staff to circulate updated Island Recycling power point</p> <p><u>June</u> - Staff to develop strategies for more communication with public</p>
<ul style="list-style-type: none"> <li>Identify what is the most effective way of consulting with the community on future options</li> </ul>	
<ul style="list-style-type: none"> <li>Decide on the future direction and communicate effectively those decisions with all of Haida Gwaii</li> </ul>	

### 3. Governance Structure for Sandspit [Review: Aug; Nov; Mar; Jun; Oct]

Resolve what the future governance structure should be for Sandspit	
<u>Action</u>	<u>Update</u>
<ul style="list-style-type: none"> <li>Work collaboratively with the Moresby Island Management Committee (MIMC) on a community survey that attempts to find out if the residents of Sandspit are interested in considering a different structure for its community in the future</li> </ul>	<p><u>June</u> – no action taken to date.</p>
<ul style="list-style-type: none"> <li>Identify what the various options and costs would be for conducting a restructuring study</li> </ul>	<p><u>May &amp; June</u> – staff has discussed with Ministry staff regarding the option of conducting a mini study; waiting to hear back from the Ministry.</p>
<ul style="list-style-type: none"> <li>Continue to lobby the Province to support a restructure for Sandspit based on the communities desires</li> </ul>	<p><u>Sept</u> – Meeting with Ministry of Community Sport and Cultural Development at UBCM</p>

#### 4. Water Quality in Sandspit

[Review: Jun; Sep; Dec; May; Aug]

<b>Examine the current extent of the water quality situation in Sandspit and decide on a future direction</b>	
<b><u>Action</u></b>	<b><u>Update</u></b>
<ul style="list-style-type: none"> <li>Receive and review all the information collected by the Moresby Island Management Committee on the extent of the problem</li> </ul>	<p><u>April 23<sup>rd</sup> &amp; June 4<sup>th</sup></u> – Staff requested all information related to water quality issue. Quarterly lab reports for 2011 and early 2012 received. 278-2013</p>
<ul style="list-style-type: none"> <li>Research what alternative approaches are being used in other areas as well as gathering information from UBCM's Small Water Systems Working Group</li> </ul>	<p><u>May &amp; June</u> – staff has talked with Doug Quibell regarding the options. Staff have also contacted numerous local governments to get info on capital and operating cost of small plants. A report was included on the June agenda.</p>
<ul style="list-style-type: none"> <li>Invite Northern Health to meet with the Regional District to discuss the extent of the problem and what possible strategies are available to resolve the issue</li> </ul>	<p><u>July</u> – Northern Health to attend September Board meeting via teleconference</p>
<ul style="list-style-type: none"> <li>Decide on a future course of action</li> </ul>	<p><u>June</u> – Staff directed to continue to follow-up on IP Grant. Once a grant is received, staff to report back to the Board regarding the hiring of a qualified engineer to perform a feasibility study. 279-2013</p> <p><u>Sept</u> – Meeting with Ministry Community sport and Cultural Development requested at UBCM to discuss the status of the Infrastructure Planning Grant and the importance of the feasibility study to Sandspit.</p> <p><u>Sept</u> – Meeting with Ministry of Health at UBCM regarding the Province's stance on disinfection by-products and non-compliance with Canadian drinking water guidelines.</p>