



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

June 17, 2020

AGRICULTURE ADVISORY COMMITTEE

Please find enclosed the following application for your review and consideration:

- AB20001 – City of Port Alberni – 5633 Smith Road (McLean Mill National Historic Site)

Please review this package so that your recommendations can be provided to the Regional Board at their meeting scheduled for Wednesday, June 24, 2020.

Your next meeting has been scheduled for **Tuesday, June 23rd at 2:00 pm** to be held remotely via Zoom Video Conferencing. The Zoom meeting link, login details, instructions and tips are included in the email.

Please feel free to reach out to staff ahead of the meeting with any questions regarding connecting with Zoom or joining the meeting by phone. Staff will join and be available to assist and answer any questions during the meeting.

Sincerely,

Charity Hallberg Dodds
Planning Assistant

CC: Applicant(s)



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3 Telephone (250) 720-2700 Fax (250) 723-1327

Non-Farm Use Application within the Agriculture Land Reserve

To: ACRD Board of Directors

Date: June 24, 2020

File No.: AB20001

Owners: City of Port Alberni

Legal Description: LOT A, LOOP FARMS AND DISTRICT LOT 106, ALBERNI DISTRICT, PLAN VIP57991 EXCEPT THAT PART IN PLAN VIP65071

Location: 5633 Smith Road

Electoral Area: Area "B" (Beaufort)

Recommendation:

THAT the Board of Directors support the City of Port Alberni's application for non-farm uses at the McLean Mill National Historic Site and forward the application to the Agricultural Land Commission noting that the uses comply with the Beaufort Official Community Plan and ACRD Zoning Bylaw.

Applicant's Intention: The applicant intends to continue operating the Mclean Mill National Historic Site and associated tourism uses. These uses include the operation of a steam-powered sawmill and associated logging demonstrations, heritage tourism rail service, site tours, interpretive centre, food services, gift shop, campground, one caretaker and the hosting of events, festivals, celebrations and programs permitted under the regulations of the ACRD. The applicant also intends to continue supporting the operation of a not-for-profit fish hatchery on the property and conduct any works necessary for the preservation of heritage under the direction of Parks Canada and for the protection of the natural environment.

The City received a letter from the ALC in February 2020 advising that some of the current uses of the property are considered to be non-farm uses that are inconsistent with ALC legislation and with the wording of ALC Decision #1323/92, which allowed for the subdivision of the land to develop as a historic site. This non-farm use application intends to clarify the original intent of the ancillary uses, which is to support the continued operation of the National Historic Site.

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Observations:

- 1. Property Description:** The property is 12.8 hectares (31.6 acres) in size. The Mclean Mill property was historically the site of a family owned steam-powered sawmill and logging operation which operated from 1926 until 1965. MacMillan Bloedel, who owned the property after the mill was shut down subsequently donated the mill site to the City of Port Alberni. In 1989, the property was designated as a National Historic Site by the federal government, after which an agreement was signed between the City of Port Alberni and the Government of Canada to restore and operate the Mclean Mill property in a manner consistent with National Historic Site standards. Substantial restoration of the buildings began in 1995 and the site has been open to tourists in various capacities since 2000.

There are a number of improvements on the property including the sawmill and associated historic buildings, many of which have been restored, and newer-built structures including the interpretive centre facilities (built in 1997), a fish hatchery facility (built by the Alberni Valley Enhancement Association in 1999) and kitchen facility upgrades in 2017. There are trails dissecting the property and the lands are a mix of cleared areas and second growth forest.

A number of public events have been held on the property including logging demonstrations, the Five Acre Shaker Music Festival, school programs, family-oriented community events and private events such as weddings. Many of the public events planned for summer 2020 have been cancelled due to the COVID-19 pandemic.

- 2. Soil Capability:** Provincial soil mapping, which indicates the “land capability for agriculture”, indicates three different soil capability zones on the Mclean Mill lands.

South west half of the property and portion north east of Kitsuksis Creek

This area encompasses the lands from the entrance to the property off Smith Road, the interpretive centre area and sawmill site in addition to the logging area east of Kitsuksis Creek. The total area encompasses approximately 70% of the lands.

The unimproved soil conditions in this area consist of 80% Class 3 soils with limitations of stoniness and soil moisture deficiency and 20% Class 4 soils with limitations of stoniness and topography.

South of the mill pond and west of Kitsuksis Creek

This area includes the lands east of the sawmill site in the area south of the mill pond and extending east to the boundary of Kitsuksis Creek. The total area encompasses approximately 15% of the lands.

The unimproved soil conditions in this area consist of 70% Class 4 soils with limitations

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of stoniness and soil moisture deficiency and 30% Class 5 soils with limitations of excess water.

South east portion of the property

This area encompasses the lands along the eastern boundary of the site and south of Kitsuksis Creek where the fish hatchery facility is located.

The unimproved soil conditions in this area consist of 50% Class 3 soils with limitations of excess water and inundation, 20% Class 2 with excess water and inundation and 20% Class 2 with limitations of soil moisture deficiency and inundation.

Soil Capability Class explanations are as follows:

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

3. Services:

(a) Sewage Disposal: On-site sewage disposal.

(b) Water Supply: The property is connected to the Cherry Creek Waterworks District.

(c) Fire Protection: Cherry Creek Volunteer Fire Department.

(d) Access: The property is accessed from Smith Road where parking facilities are provided at the entrance to the property along the south west boundary.

4. Existing Planning Documents Affecting the Site:

- A. **Agricultural Land Reserve:** The property is located within the Agricultural Land Reserve. The Agricultural Land Commission (ALC) has determined that a non-farm use application is required to continue some of the uses on the National Historic Site.

In August 1992, the ALC issued Resolution #734/92 which allowed the subdivision of a 12.8 hectare parcel to be developed as a historic site. The approval was subject to consolidation of the remaining portion of the property with neighbouring timberland property. MacMillan Bloedel, the property owner at the time of the ALC application, opposed the consolidation of lands as a necessary condition of approval. In February 1993, the ALC issued Resolution #1323/92 which allowed the subdivision without the requirement to consolidate the

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remainder with neighbouring timberlands.

The ALC Resolutions only considered the subdivision of the property to create the parcel that was to be transferred to the City of Port Alberni and to “develop the 12.8 hectare parcel as a historic site”. While the intention was clear that the site was to be restored as a National Historic Site and developed as a forestry and mill interpretation centre, the ALC decisions did not specifically consider any potential non-farm uses associated with the site, such as tourism related food and gift services, campground and public events.

The application would allow for the continuation of non-farm uses at the site including the operation of a steam-powered sawmill and associated logging demonstrations, heritage tourism rail service, site tours, interpretive centre, food services, gift shop, campground, one caretaker and the hosting of events, festivals, celebrations and programs permitted under the regulations of the ACRD

- B. **Official Community Plan:** The Beaufort Official Community Plan designates the property as a Cultural Heritage Site. Objective 11.1.1 of the OCP provides a policy objective to “identify, protect and conserve archaeological and historical sites within the Plan area.”

The non-farm use application complies with the policies and objectives of the Beaufort Official Community Plan.

- C. **Zoning:** The property is zoned Park and Public Use (P2) District. The P2 zone permits public assembly, cultural and recreational facilities, and historic sites. The zone also permits a dwelling unit for a caretaker and campgrounds located on land owned by a public agency. The property was rezoned from Heavy Industrial (M3) District to Park and Public Use (P2) District in 1999 to facilitate the development of the National Historic Site for public use.

The current uses listed under the non-farm use application comply with the Park and Public Use (P2) District of the ACRD Zoning Bylaw.

Comments: The City of Port Alberni has operated the Mclean Mill National Historic Site and ancillary tourism uses in various arrangements at this site since 2000. The ACRD land use policies have supported the diversification of tourism uses over the years including the addition of the interpretive centre and kitchen facilities in 1997 with upgrades in 2017, the Five Acre Shaker Music Festival in 2017 and the seasonal campground in 2018.

Planning staff are supportive of the application as presented. The application represents a continuation of the current use of the property and the variety of tourism and heritage focused

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uses provide an economic and cultural benefit to the community. It is planning staff's opinion that the continuation of existing uses at the Mclean Mill National Historic Site will have no negative impact on neighbouring agricultural uses.

Staff are recommending that the ACRD Board support the application and that it be forwarded to the Agricultural Land Commission for their consideration noting that the existing uses noted in the application comply with the land use policies in the Beaufort OCP and Zoning Bylaw.

Submitted by: 

Alex Dyer, MCIP, RPP
Planner

Reviewed by: 

Mike Irg, MCIP, RPP
General Manager of Planning and Development

Approved by: 

Douglas Holmes BBA, CPA, CA
Chief Administrative Officer

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Provincial Agricultural Land Commission - Applicant Submission

Application ID: 60615

Application Status: Under LG Review

Applicant: City of Port Alberni

Agent: City of Port Alberni

Local Government: Alberni-Clayoquot Regional District

Local Government Date of Receipt: 05/01/2020

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: The MMNHS was designated as a national historic site in 1989. Subsequent to that designation the City and the Government of Canada entered into an agreement for the funding and operation of MMNHS in a manner consistent with national historic site standards.

The parcel of land upon which MMNHS is located was created through subdivision. The subdivision was supported by the ALC specifically to enable the creation and operation of a national historic site. While the ALCs intent to enable creation and operation of a national historic site is evident, the documentation of that intent is limited and, as the City has recently discovered, extremely restrictive when considered relative to current ALC regulations. The City has received a letter from ALC dated February 6th 2020 referencing activities at MMNHS that ALC regards as being non-permitted non-farm use.

The City is of the opinion that the ALC never intended to impose extreme restrictions on the operation of the MMNHS, and does not now desire to do so. Accordingly the City hereby requests that ALC provide clarity regarding permissions in order to reflect ALCs clear original intent to support the operation of a national historic site. ALCs action is required in order to enable the City, ALC, ACRD, and the community at large to move beyond the current uncertainty regarding matters of compliance at MMNHS.

Although the MMNHS is unique and there are aspects to its operations that reflect that uniqueness, activities at the MMNHS are consistent with activities at other historic sites. This report will identify current and envisioned activities, and demonstrate that the same or similar activities commonly occur at national historic sites.

The agreement between the City and the Government of Canada for operation and funding of the MMNHS requires the City to undertake two primary responsibilities;

1. Preserve the heritage
2. Present the heritage

On the former, the City is actively engaged in preserving the heritage through provision of security and fire protection as well as maintenance and capital building restoration projects. Funding for preservation and restoration of the heritage is provided by the City, grants from ACRD and Parks Canada, as well as accumulated funds derived from a 10% heritage fee that is applied to every booking and purchase associated with the site.

On the latter, the City endeavours to create opportunities for as many people as possible, and from as wide a cross section of society as possible. This approach is consistent with the Citys obligations set out in the agreement between the City and the Government of Canada as well as with the McLean Mill Operating Plan which is referenced in the funding agreement.

Applicant: City of Port Alberni

Agent Information

Agent: City of Port Alberni

Mailing Address:

4850 Argyle St.
Port Alberni, BC
V9Y 1V8
Canada

Primary Phone: (250) 720-2824

Email: Timothy_Pley@portalberni.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 018-572-871

Legal Description: L A LOOP FARMS & DL 106 ALBERNI DISTRICT PL VIP57991 EXC PT IN PL VIP65071

Parcel Area: 12.8 ha

Civic Address:

Date of Purchase: 01/07/1994

Farm Classification: Yes

Owners

1. **Name:** City of Port Alberni

Address:

4850 Argyle St.
Port Alberni, BC
V9Y 1V8
Canada

Phone: (250) 720-2824

Email: Timothy_Pley@portalberni.ca

Current Use of Parcels Under Application

1. **Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

No agriculture

2. **Quantify and describe in detail all agricultural improvements made to the parcel(s).**

No Agricultural Improvements

3. **Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

Detail of all non-agricultural uses attached (titled Application Supplement)

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Privately-managed forest lands

East

Land Use Type: Agricultural/Farm

Specify Activity: Privately-managed forest lands

South

Land Use Type: Agricultural/Farm

Specify Activity: Privately-managed forest lands

West

Land Use Type: Agricultural/Farm

Specify Activity: Privately-managed forest lands

Proposal

1. How many hectares are proposed for non-farm use?

12.8 ha

2. What is the purpose of the proposal?

The MMNHS was designated as a national historic site in 1989. Subsequent to that designation the City and the Government of Canada entered into an agreement for the funding and operation of MMNHS in a manner consistent with national historic site standards.

The parcel of land upon which MMNHS is located was created through subdivision. The subdivision was supported by the ALC specifically to enable the creation and operation of a national historic site. While the ALCs intent to enable creation and operation of a national historic site is evident, the documentation of that intent is limited and, as the City has recently discovered, extremely restrictive when considered relative to current ALC regulations. The City has received a letter from ALC dated February 6th 2020 referencing activities at MMNHS that ALC regards as being non-permitted non-farm use.

The City is of the opinion that the ALC never intended to impose extreme restrictions on the operation of the MMNHS, and does not now desire to do so. Accordingly the City hereby requests that ALC provide clarity regarding permissions in order to reflect ALCs clear original intent to support the operation of a national historic site. ALCs action is required in order to enable the City, ALC, ACRD, and the community at large to move beyond the current uncertainty regarding matters of compliance at MMNHS.

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The agreement between the City and the Government of Canada for operation and funding of the MMNHS requires the City to undertake two primary responsibilities;

1. Preserve the heritage

2. Present the heritage

On the former, the City is actively engaged in preserving the heritage through provision of security and fire protection as well as maintenance and capital building restoration projects. Funding for preservation and restoration of the heritage is provided by the City, grants from ACRD and Parks Canada, as well as accumulated funds derived from a 10% heritage fee that is applied to every booking and purchase associated with the site.

On the latter, the City endeavours to create opportunities for as many people as possible, and from as wide a cross section of society as possible. This approach is consistent with the City's obligations set out in the agreement between the City and the Government of Canada as well as with the McLean Mill Operating Plan which is referenced in the funding agreement.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

This parcel of land has been designated by the Government of Canada as a National Historic Site; as such, the proposal cannot be carried out on lands outside the ALR.

4. Does the proposal support agriculture in the short or long term? Please explain.

The agreement between the City and the Government of Canada for operation and funding of the MMNHS requires the City to undertake two primary responsibilities;

- 1. Preserve the heritage*
- 2. Present the heritage*

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

No

Applicant Attachments

- Agent Agreement - City of Port Alberni
- Proposal Sketch - 60615
- Other correspondence or file information - Application Supplement
- Certificate of Title - 018-572-871

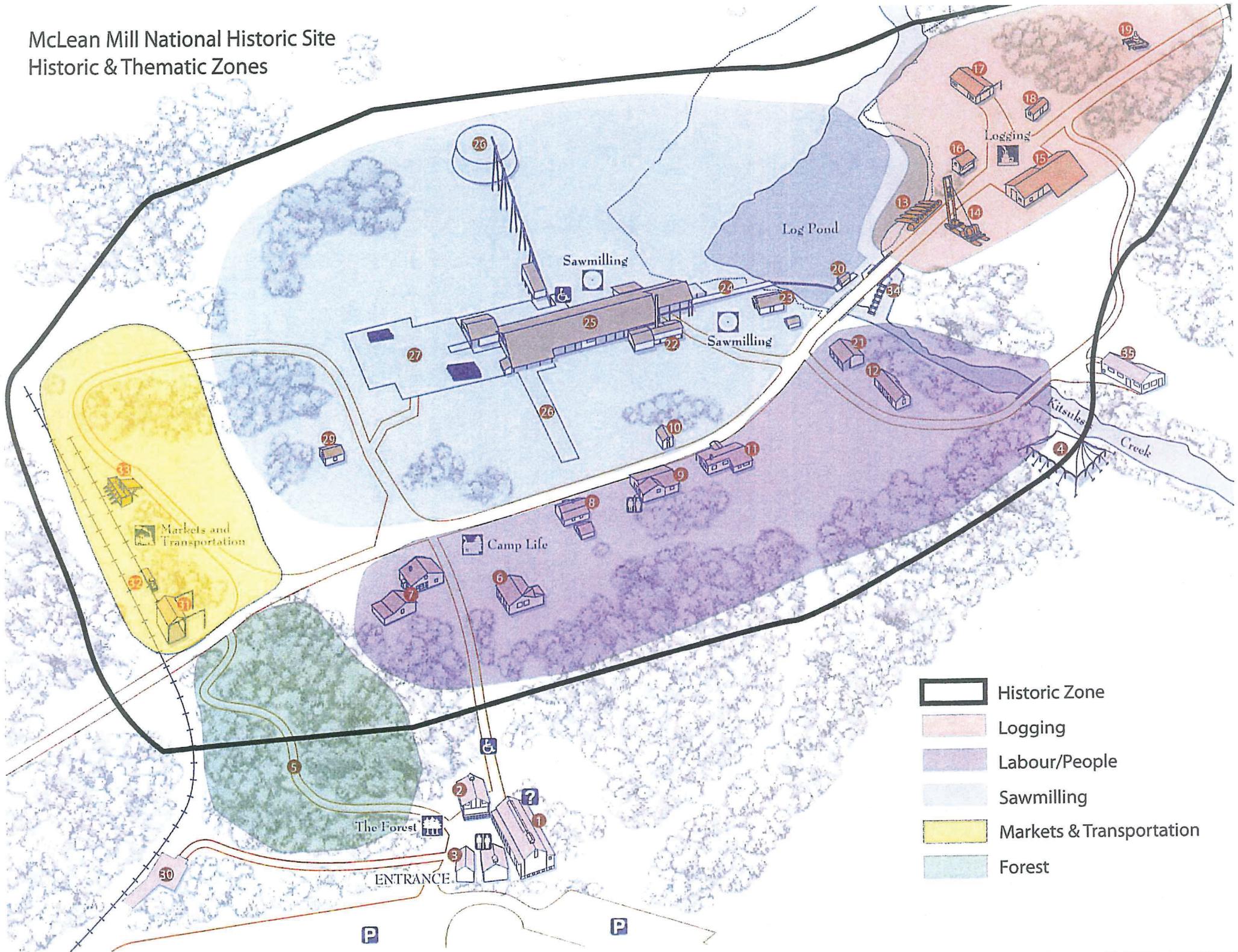
ALC Attachments

None.

Decisions

None.

McLean Mill National Historic Site Historic & Thematic Zones



The City of Port Alberni (the City) is applying to the Agricultural Land Commission (ALC) for the following non-farm use permissions at McLean Mill National Historic Site (MMNHS):

1. Operation of a steam-powered sawmill, a steam-powered logging demonstration, and other steam-powered heritage equipment.
2. Operation of a heritage tourism rail service carrying visitors between the City and MMNHS.
3. Occupancy by a live-in caretaker and caretaker's immediate family
4. Camping
5. Food services
6. Operation of a gift shop
7. Operation of an interpretive center
8. Tours
9. Hosting of events, festivals, celebrations and programs within the permissible limits of the land use zoning and other regulating factors set by the local government (ACRD) and regulated by the local government
10. Operation of a not-for-profit fish hatchery, and associated activities and programs
11. Works necessary for preservation of heritage under the direction, or consistent with the guidance, of Parks Canada
12. Works necessary to protect the environment
13. Works necessary to protect built and natural assets

The McLean Mill National Historic Site (MMNHS) is owned and operated by the City. The MMNHS is located in the Alberni Valley, outside of the boundaries of the City, within the jurisdiction of Alberni-Clayoquot Regional District (ACRD) and within the historical and unceded lands of both the Hupacasath and Tseshaht First Nations.

The MMNHS is located within the Agricultural Land Reserve.

The MMNHS was designated as a national historic site in 1989. Subsequent to that designation the City and the Government of Canada entered into an agreement for the funding and operation of MMNHS in a manner consistent with national historic site standards.

The parcel of land upon which MMNHS is located was created through subdivision. The subdivision was supported by the ALC specifically to enable the creation and operation of a national historic site. While the ALC's intent to enable creation and operation of a national historic site is evident, the documentation of that intent is limited and, as the City has recently discovered, extremely restrictive when considered relative to current ALC regulations. The City has received a letter from ALC dated February 6th 2020 referencing activities at MMNHS that ALC regards as being non-permitted non-farm use.

The City is of the opinion that the ALC never intended to impose extreme restrictions on the operation of the MMNHS, and does not now desire to do so. Accordingly the City hereby requests that ALC provide clarity regarding permissions in order to reflect ALC's

clear original intent to support the operation of a national historic site. ALC's action is required in order to enable the City, ALC, ACRD, and the community at large to move beyond the current uncertainty regarding matters of compliance at MMNHS.

Although the MMNHS is unique and there are aspects to its operations that reflect that uniqueness, activities at the MMNHS are consistent with activities at other historic sites. This report will identify current and envisioned activities, and demonstrate that the same or similar activities commonly occur at national historic sites.

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On the latter, the City endeavours to create opportunities for as many people as possible, and from as wide a cross section of society as possible. This approach is consistent with the City's obligations set out in the agreement between the City and the Government of Canada as well as with the McLean Mill Operating Plan which is referenced in the funding agreement.

The Strategy

The City's strategy for preserving and presenting the heritage at MMNHS includes the following:

- The site is open to the public 365 days per year
- No entry fee to access the site
- Encourage self-exploration of the site, supported by passive interpretation
- City directly manages the historic zone within the larger site. This insures the integrity of the historic zone, and provides for maintenance of the historic assets
- Alberni Valley Chamber of Commerce is contracted to operate the non-historic zone. The Chamber is best positioned to advertise the site, increase visitors to the site, enhance the quality of visitor experiences, and to generate revenues that are used to operate the site and preserve the heritage
- A heritage fee (10%) is levied against every booking and transaction associated with MMNHS. Heritage fee funds are directed to capital projects that preserve and restore the heritage assets
- All scheduled activities must support at least one of the City's primary responsibilities, preferably both. Activities should introduce people to the heritage aspects of MMNHS, and should also generate a monetary contribution that assists in preserving that heritage.

Current Activities at MMNHS

1. Operation of a Heritage Steam-powered Sawmill and Other Heritage Steam-powered Equipment

The central component of MMNHS is a complete operating steam-powered sawmill that was last operated commercially by the McLean family in 1965.



Other heritage steam-powered equipment permanently located at the site include:

Farquhar steam-powered tractor



Original McLean Mill steam-powered logging donkey



Other heritage steam-powered equipment is occasionally brought to the MMNHS and operated during Steam Up and other events and festivals



Demonstration of heritage equipment and methods is consistent with activities at other historic sites:

Barkerville Historic Town & Park	Fort Steele
Hat Creek Ranch	Fort Langley National Historic Site
Fort Rodd Hill National Historic Site	BC Forest Discovery Centre
Britannia Mine National Historic Site	Gulf of Georgia Cannery National Historic Site
Burnaby Village Historic Park	North Pacific Cannery National Historic Site

2. Operation of a Heritage Tourism Rail Service

The Alberni Pacific Railway operates a heritage tourism rail service carrying passengers between the historic Train Station in the heart of Port Alberni to a debarkation deck at MMNHS. Rail service is provided on a regular schedule basis during the tourism season as well as being offered as a component of special events at MMNHS.

Both regularly scheduled and special event rail trips provide an important interpretive opportunity for visitors. Their heritage experience is broadened, including by the appreciation for the remoteness of the MMNHS and the challenges that would have been presented for those living and working there.



Operation of heritage transportation methods is consistent with activities at other historic sites such as, BC Forest Discovery Centre, Kettle Valley Railway, Kamloops Heritage Railway, West Coast Railway Heritage Park,

3. Occupancy by a Live-in Caretaker and Caretaker's Immediate Family

In order to provide for site security and maximize the safety of site users, a live-in caretaker resides on site.



The practice of utilizing a live-in caretaker is consistent with activities at other historic sites:

<u>Barkerville Historic Town and Park</u>	<u>Hat Creek Ranch (Seasonally)</u>
<u>Upper Canada Village</u>	<u>Black Creek Pioneer Village</u>

4. Camping

Short term, low impact camping is an integral component of the City's strategy at MMNHS. Camping enables visitors travelling by vehicle or cycle to interact with the site longer than the hour or two that is common for visitors who are passing through, deepening the experience of those visitors who choose to spend more time on the site. Camping also enables visitors to interact with the heritage during the quieter morning and evening time periods, when the experience is considerably different and impactful.



The ability to overnight at MMNHS increases the number of visitors to the site. Many visitors to the Alberni Valley Visitor Centre report that they cannot take the time to visit MMNHS on their current trip because they must travel to their overnight destination. Camping on site directly contributes to the City's ability to present the heritage to as broad a segment of society as possible.

Camping is consistent with activities at other historic sites:

<u>Fort Langley National Historic Site</u>	<u>Fort Steele</u>
<u>Barkerville Historic Town & Park</u>	<u>Hat Creek Ranch</u>
Fort Rodd Hill National Historic Site	

5. Food Services

The provision of food services has taken various forms at MMNHS since the site was first opened to the public. Sometimes referred to as the Cookhouse, an on-site kitchen that has been approved by Vancouver Island Health Authority enables provision of food services to self-guided visitors, tour groups and guests at special events.



Provision of food services is consistent with activities at other historic sites:

Barkerville Historic Town & Park	BC Forest Discovery Centre
Britannia Mine	Fort Steele
Fort Langley	Hat Creek Ranch
Butchart Gardens National Historic Site	Burnaby Village Historic Park
North Pacific Cannery National Historic Site	

6. Gift Shop

MMNHS houses a small gift shop where visitors can purchase mementos of their visit to the site. The gift shop provides perhaps the most direct and visible opportunity for visitors to make a financial contribution to the preservation of the heritage through a 10% heritage fee that is applied to each purchase.

Purchases at the gift shop enable visitors to take with them mementos of their visit and/or share their experience with others through authentic keepsake gifts. In either case the MMNHS heritage experience is broadened by visitor use of the Gift Shop.



A gift shop is consistent with activities at other historic sites:

Barkerville Historic Town & Park	BC Forest Discovery Centre
Britannia Mine National Historic Site	Fort Steele
Fort Langley National Historic Site	Hat Creek Ranch
Butchart Gardens National Historic Site	Craigdarroch Castle National Historic Site
Gulf of Georgia Cannery National Historic Site	Burnaby Village Historic Park
North Pacific Cannery National Historic Site	

7. Interpretive Centre

The Interpretive Centre is located on the MMNHS property, outside of the “Heritage Zone.” The Interpretive Centre is co-located with the Gift Shop, food services, public washroom facility, courtyard, and office. The Interpretive Centre is strategically located so that visitors arriving by vehicle, cycle or train pass through the Interpretive Centre area prior to entering the Historic Zone.



An Interpretive Centre is consistent with activities at other historic sites:

<u>Fort Langley National Historic Site</u>	<u>Gulf of Georgia Cannery National Historic Site</u>
<u>BC Forest Discovery Centre</u>	<u>Barkerville Historic Town & Park</u>

8. Tours

Experience has demonstrated that some visitors prefer to explore the MMNHS on their own while others seek a more structured tour program. The City endeavours to support both preferences.

The MMNHS is open to the public 365 days per year for self-guided tours. Structured tours are also available. While there is no site entry fee at MMNHS and therefore self-guided visits are free, fees do apply to guided tours.

Guided Tours:



Guided tours are consistent with activities at other historic sites:

Barkerville Historic Town & Park	Fort Steele
Hat Creek Ranch	Fort Langley
Fort Rodd Hill	BC Forest Discovery Centre
Britannia Mine National Historic Site	Gulf of Georgia Cannery National Historic Site
Burnaby Village Historic Park	North Pacific Cannery National Historic Site

Tin Pants Theatre Troup (2011)



Prior to 2012 the McLean Mill employed first person/theatrical/living history interpretation provided by the former Tin Pants Troupe. Provision of living history interpretation is consistent with other historic sites:

Barkerville	Burnaby Village Historic Park
Fort Langley	Hat Creek Ranch
Fort Steele	Upper Canada Village
Fort Edmonton	Black Creek Pioneer Village

9. Event Hosting

Hosting events is critical to the City's ability to fulfill its two primary responsibilities at MMNHS, preserving the heritage and presenting the heritage.

Preserving the Heritage: Events generate revenues that help to defray operating costs and directly fund capital projects that restore aging heritage assets. As mentioned earlier, a 10% Heritage Fee is applied to all sales and bookings. That Heritage Fee is used to fund capital restoration projects.

Presenting the Heritage: Events provide a unique opportunity to broaden the range of visitors to the MMNHS.

Some visitors seek out MMNHS because they desire to interact with the heritage aspects of the site. However, there is a significant segment of society both locally and further afield that would not otherwise visit MMNHS if they were not there for a special event. Hosting of special events is the best means of engaging this segment of society.

Fifty percent of the City's primary responsibility as caretaker of MMNHS is to present the heritage to as many people as possible and from as broad a range of society as possible. The hosting of a wide range of events is the City's best method to achieve that.

It should not go unnoticed that site access is provided at MMNHS 365 day per year for those who are self-motivated to interact with the heritage. That no-fee access is enabled by the event fees paid by those who would not otherwise visit the site or support the preservation of its heritage assets.

All activities listed below and elsewhere in this submission are permissible within the land use zoning regulation and bylaws of the Alberni Clayoquot Regional District, and meet the requirements of other regulatory bodies such as Vancouver Island Health Authority.

The types of events that are currently hosted and/or envisioned to be hosted in the future at MMNHS are many and varied. They include:

- **School Programs and Events:** A broad range of guided interactive curriculum-based programs for Grades K to 12 that include history, social study, forestry and science themes.
- **Family Events:** Family events include but are not limited to Breakfast with Santa, Christmas light festival, Jeepers Creepers (Halloween), seasonal craft fairs, Harry Potter themed events, *Our Town* (free family activities), vintage vehicle/equipment shows, bicycle rodeo, City of Port Alberni Parks and Recreation programs, Mother's Day –Father's Day events, Cubs/Brownies/scouts sleepovers.
- **Community Events:** (example includes *Paper Chase* (10 km race on the Vancouver Island circuit), Days with the Arts, Forest Festival, Spoken Word Festival,
- **Memorial Services:** The heritage site provides a unique and solemn setting to reflect on the passing of a loved one

- **Weddings/Birthday Parties:** Wedding ceremonies and receptions are hosted in the dining hall area, and wedding photographs often take place in the Heritage Zone where the heritage assets make terrific photo backgrounds. Weddings are often themed based on steam, steam trains or heritage in general. In some cases ceremonies occur in the Heritage Zone where they are strictly managed in order to protect the heritage assets and the unfettered access of others to the heritage
- **Themed Events:** (examples include cycling organization gatherings, art classes and showings, archery club weekend events, Black Powder club weekend events, Loggers Sports events, Blacksmithing classes and events, Improv Nights, BBQ Dinner Theatre events)
- **Corporate Events:** include team building and/or strategic planning workshops
- **Music Festivals:** Can range from *Music in the Park afternoons, Sunday Morning Gospel Train, Starlight Concert and Lumber Deck Dance* events that attract handfuls of musicians and listeners, to multi-day music festivals that attract hundreds of visitors over a weekend.

Given that the ALC's insistence that the City submit an application for non-farm use may have resulted from a complaint about a music festival at MMNHS, a more detailed summary of an annual multi-day music festival hosted at MMNHS is provided as an appendix to this submission.



Forest Fest



Black Powder Weekend



Train Robbery



Hosting events is consistent with activities at other historic sites:

Barkerville	Fort Steele
Hat Creek Ranch	Fort Langley
Fort Rodd Hill	BC Forest Discovery Centre
Britannia Mine National Historic Site	Gulf of Georgia Cannery National Historic Site
Burnaby Village Historic Park	North Pacific Cannery National Historic Site
Craigdarroch Castle	Butchart Gardens
	Stanley Park

10. Fish Hatchery

In 2000 a fish hatchery was established on the MMNHS outside of the Heritage Zone. The Alberni Valley Enhancement Association (AVEA) operates the hatchery under the guidance of West Coast Aquatic. The AVEA's hatchery has increased the numbers of Coho salmon returning to Kitsuksis Creek, and has also supported the rebuilding of salmon stocks in other streams in the Alberni Valley.



11. Works Necessary for Preservation of Heritage

The City, as caretaker of the irreplaceable heritage values at MMNHS, has an obligation to preserve the heritage for future generations. In that endeavor the City is guided by Parks Canada. The continued designation as a national historic site is dependent upon the City continuing to meet the expectations of Parks Canada.

Arnold McLean Garage – before and after



Workers' House Roof – before and after



Cook House Roof – before and after



Truck Garage Roof – before and after



Maintenance, Preservation and Restoration of heritage is fundamental to all historic sites.

12. Works Necessary to Protect the Environment

The City has an obligation to meet federal and provincial regulations regarding protection of the environment. Activities undertaken in that regard are regulated by federal, provincial, and/or local governments.



Protection of the natural environment is consistent with activities at all historic sites.

13. Works Necessary to Protect Built and Natural Assets

Protection of built and natural assets is a fundamental responsibility of the caretaker (in this case the City) of a site like MMNHS. When McLean Mill was establishment it imposed a negative impact on the natural environment. Since that time equilibrium has been established that involves in some ways the dependence of the natural environment on McLean Mill infrastructure. For example, the installation of the Log Pond would have created a considerable negative impact on many aspects of the natural environment. Since construction of the Log Pond the natural environment has adapted and now a new natural equilibrium exists that is dependent upon the maintenance and operation of the Log Pond. It is now incumbent upon the City to maintain the Log Pond as a built asset in order to protect the natural environment that has become dependent upon it.

Other similar balances exist, for which the City has a responsibility to ensure protection, and the City must be unfettered in taking actions in this regard, with the goal being maintenance of current built and natural elements of the site.

Fish Ladder



Dam



In summary, the City seeks ALC permission for the following non-farm uses:

1. Operation of a steam-powered sawmill, a steam-powered logging demonstration, and other steam-powered heritage equipment.
2. Operation of a heritage tourism rail service carrying visitors between the City and MMNHS.
3. Occupancy by a live-in caretaker and caretaker's immediate family
4. Camping
5. Food services
6. Operation of a gift shop
7. Operation of an interpretive center
8. Tours
9. Hosting of events, festivals, celebrations and programs within the permissible limits of the land use zoning and other regulating factors set by the local government (ACRD) and regulated by the local government.
10. Operation of a not-for-profit fish hatchery, and associated activities and programs.
11. Works necessary for preservation of heritage under the direction, or consistent with the guidance, of Parks Canada
12. Works necessary to protect the environment
13. Works necessary to protect built and natural assets

Supporting Documentation:

The following documents can be viewed and downloaded at <https://portalberni.box.com/s/8t4b6ufuu8lem32e5p5qjhmaxwjz5flu>

- Multi-day Music Festival
- Operating Agreement City and Chamber of Commerce
- Agreement Between City and Government of Canada
- McLean Mill Operating Plan
- Lease City and AVEA
- McLean Mill Site Assessment
- Environmental Assessment Report Level One
- Septic Systems Report
- Links:
 - [McLean Mill National Historic Site](#)
 - [Alberni Pacific Railway](#)