



July 6, 2022

AGRICULTURAL ADVISORY COMMITTEE MEETING

Please find enclosed the following ALR applications for your review and consideration:

- AB21002 – Placement of fill within ALR – 4555 Best Road (Konkin)
- AF21004 – Placement of fill within ALR – Lot 1, Plan VIP6543, Old Nanaimo Highway (0499369 BC Ltd.) Additional documents available on the ACRD website at: acrd.bc.ca

Please review these documents so that staff can submit your recommendations to the ACRD Board of Directors at an upcoming Board of Directors meeting.

Your next meeting is scheduled for **Thursday, July 14th at 3:00 pm** using zoom conferencing. Please let us know if you are not able to attend.

Thanks in advance!

Sincerely,

K. McArthur

Kathy McArthur
Planning Assistant

Enclosures

cc. Applicants



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

Non-Farm Use (Placement of Fill) Application within the Agriculture Land Reserve

To: ACRD Board of Directors

Date: July 27, 2022

File No.: AB21002

Owners: Jeffery Konkin

Legal Description: LOT 1, DISTRICT LOT 111, ALBERNI DISTRICT, PLAN VIP85653

Location: 4555 Best Rd

Electoral Area: Area "B" (Beaufort)

Recommendation:

THAT the Board of Directors pass a resolution to forward the application to the Agricultural Land Commission noting that the application complies with the Beaufort Official Community Plan and ACRD Zoning Bylaw.

Applicant's Intention: The applicant has placed soil on the property to level the ground, and plant grass and fruit trees. The soil covers a 0.02 hectare (0.05 acre) area to a depth of 0.8 meters (2.6 foot). The 300 cubic meters (10,600 cubic foot) of topsoil that has been added to the property was acquired from a construction site in Port Alberni. This soil has not been assessed by a qualified professional to verify agricultural suitability.

Process: This application is in the first stage of the decision-making process. The applicant submitted the application directly to the Agricultural Land Commission (ALC). The ALC then forwarded the application to the relevant local government to review, in this case the relevant local government is the ACRD. Local government has the discretion to forward or not forward applications to the ALC pursuant to s. 25(3) and s. 30(4) of the Agricultural Land Commission Act (ALC Act). If the local government exercises its authority and does not authorize the application, the application proceeds no further and will not be considered by the ALC. If the local government is supportive of the application, the application is returned to the ALC and the ALC process will commence. The ALC may still decide to deny the application even if the local government is supportive.

AB21002

Observations:

- 1. Property Description:** The 1 hectare (2.4 acre) property is located at 4555 Best Road in a predominantly rural agricultural area and was created by subdivision in 2008. There is an existing house and a number of outbuildings on the property. The surrounding properties on the East, North, and West of the subject property are all within the ALR boundaries and are zoned either Small Holdings (A1) District or Rural (A2) District. The south boundary of the property also marks the boundary of the ALR and the lots to the south side of Best Road are all outside of the ALR and zoned Forest Rural (A3) District.
- 2. Provincial soil mapping, which indicates the “land capability for agriculture”,** classifies the property as 70% Class 4 and 30% Class 3 agricultural capability with topography, stoniness, and excess water (ground water) listed as limitations.

Land Capability Subclass for Mineral Soils

T = Topography

P = Stoniness

W = Excess water (groundwater)

Soil Capability Class and Subclass explanations are as follows:

Class 3 - Land in this class has limitations that require moderately Intensive management practises or moderately restrict the range of crops, or both.

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

Topography – Soils are limited by steepness or patterns of slopes which hinders the use of farm machinery, decreases the uniformity of growth and maturity of crops.

Stoniness – Soils are limited by the presence of coarse fragments which significantly hinder tillage, planting and/or harvesting.

Excess water (groundwater) – Soils are limited by excess free water, other than from flooding, limits agricultural use and may be due to poor drainage, high water table, seepage, and/or runoff from surrounding areas. Improvable by drainage; feasibility and level of improvement is assessed on a site-specific basis.

Services:

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

(b) Water Supply: On-site water supply by well.

(c) Fire Protection: Cherry Creek Fire Department

(d) Access: There are two driveway accesses into the property. One from Best Road and one from Elstow Road S.

3. Existing Planning Documents Affecting the Site:

AB21002

- A. **Agricultural Land Reserve:** The property is located entirely within the Agricultural Land Reserve (ALR).
- B. **Official Community Plan:** The Beaufort Official Community Plan outlines this area as being within the ALR and designates the property as Rural Use. The single family residential use is permissible within the ALR and the applicant's intended improvements to the property support this land use. A small portion of the property would be altered by the addition of topsoil which leaves the remainder of the property available for agricultural development in the future.

There are no designated Development Permit Areas that impact development of this property.

- C. **Zoning:** The property is zoned Small Holdings (A1) District. Residential use is permissible within the Small Holdings (A1) District and the applicant's intended improvements to the property support the current zoning.

The placement of fill complies with the permitted uses of the Small Holdings (A1) District and the Beaufort OCP. However, placement of fill within the Agricultural Land Reserve without approval from the Agricultural Land Commission is not permissible.

Comments: Placement of fill to ALR lands before receiving approval from the Agricultural Land Reserve (ALC) is not permissible. The applicant has already been contacted by the Agricultural Land Commission to advise them that no further fill can be placed without such approval. The addition of topsoil to the property to level the ground and plant grass and fruit trees is not contradictory to the current zoning of the subject property. Furthermore, the Beaufort OCP allows for agricultural properties to be used in ways which will not inhibit their ability to allow for agriculture in the future. As the Alberni Clayoquot Regional District does not have a soil deposit bylaw, the lack of a soils assessment by a professional is not regulated by the Regional District. Staff recommend that the application for Placement of Fill should be forwarded to the Agricultural Land Commission for a decision.

Submitted by: *S Foulkes*
Sarah Foulkes, Junior Planner

Reviewed by: *Michael Irg*
Mike Irg, MCIP, RPP, General Manager of Planning & Development

AB21002

Approved by:

Daniel Sailland, MBA, Chief Administrative Officer

AB21002

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułuʔiłiʔatł Government, Huu-ay-aht First Nations, Uchucklesaht Tribe, Toquaht Nation
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek)

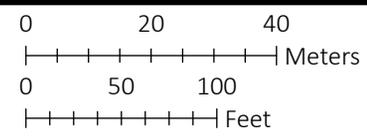


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4555 Best Road, Port Alberni

Prepared 2022-05-18 , ACRD
Google satellite imagery



 Agricultural Land Reserve

28

6660

Lot 22

6678

Lot 19
6711

Lot 29

6648

REM Lot 21
6630

6705

Lot B

**Subject
Property**

6681

Lot 2

6620

Lot 1

Lot 2

ELSTOW RD S

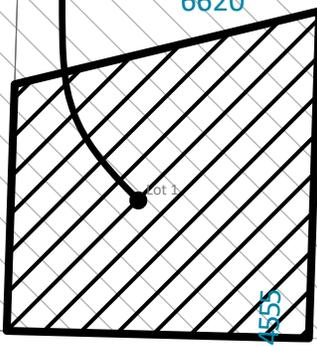
Lot 4

Lot A

Lot 6

6603

4675



4555

6611

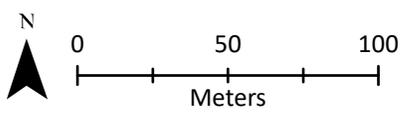
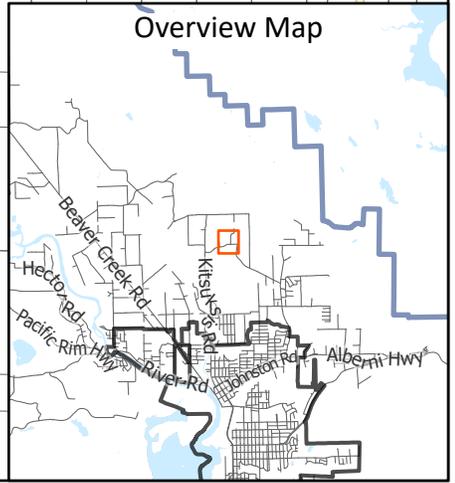
4491

WARREN RD

BEST RD

REM Lot B

Overview Map



Legal description: LOT 1, DISTRICT LOT 111, ALBERNI DISTRICT,
PLAN VIP85653

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 63734

Application Status: Under LG Review

Applicant: Jeff Konkin

Local Government: Alberni-Clayoquot Regional District

Local Government Date of Receipt: 08/24/2021

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

Proposal Type: Non-Farm Use (Placement of Fill)

Proposal: Placing top soil to level ground to plant grass and fruit trees and make property more user friendly

Mailing Address:

4555 Best Rd

Port Alberni , BC

V9Y 8T8

Canada

Primary Phone: (250) 730-0204

Email: jkonkin@live.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 027-661-725

Legal Description: LOT 1 DISTRICT LOT 111 ALBERNI DISTRICT PLAN VIP85653

Parcel Area: 1 ha

Civic Address: 4555 Best Rd Port Alberni

Date of Purchase: 06/16/2017

Farm Classification: No

Owners

1. **Name:** Jeff Konkin

Address:

4555 Best Rd

Port Alberni , BC

V9Y 8T8

Canada

Phone: (250) 730-0204

Email: jkonkin@live.ca

Current Use of Parcels Under Application

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

Applicant: Jeff Konkin

No agriculture

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

No agriculture improvements

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

No non-agricultural activity

Adjacent Land Uses

North

Land Use Type: Residential

Specify Activity: Single family dwelling

East

Land Use Type: Residential

Specify Activity: Single family dwelling

South

Land Use Type: Unused

Specify Activity: Forest lot no dwelling

West

Land Use Type: Residential

Specify Activity: Single family dwelling

Proposal

1. Are you submitting this application as a follow-up to a Notice of Intent (NOI)?

No

2. What is the purpose of the proposal? Describe any benefits to agriculture that the proposal provides.

Placing top soil to level ground to plant grass and fruit trees and make property more user friendly

3. Proposal dimensions

Total fill placement area (0.01 ha is 100 m²) *0.02 ha*

Maximum depth of material to be placed as fill *0.8 m*

Volume of material to be placed as fill *300 m³*

Estimated duration of the project. *1 Months*

4. Has a Professional Agrologist reviewed the project and provided a written report? If yes, please attach the Professional Agrologist report in the "Upload Attachments" section.

No

5. What alternative measures have you attempted before proposing to place fill?

yes existing ground was levelled I am looking to place top soil on existing ground to plant grass on.

6. Describe the type of fill proposed to be placed.

Applicant: Jeff Konkin

Top soil

7. Briefly describe the origin and quality of fill. Has the fill been assessed by a qualified professional to verify its agricultural suitability? If yes, please attach the assessment report in the "Upload Attachments" section.

*Top soil was stripped off of a construction job site in town
Soil was not assess*

8. Describe the type of equipment to be used for the placement of fill. If applicable, describe any processing to take place on the parcel(s) and the equipment to be used.

Soil will be placed with a mini excavator and hand raked

9. What steps will be taken to reduce potential negative impacts on surrounding agricultural lands?

*Grass will be planted as soon as top soil is placed and will be established by fall
As well silt fencing has been installed around the area that has been top soiled.*

10. Describe all proposed reclamation measures. If a reclamation plan from a qualified professional is available, please summarize the reclamation and attach the full plan in the "Upload Attachments" section.

Level top soil to plant grass

Applicant Attachments

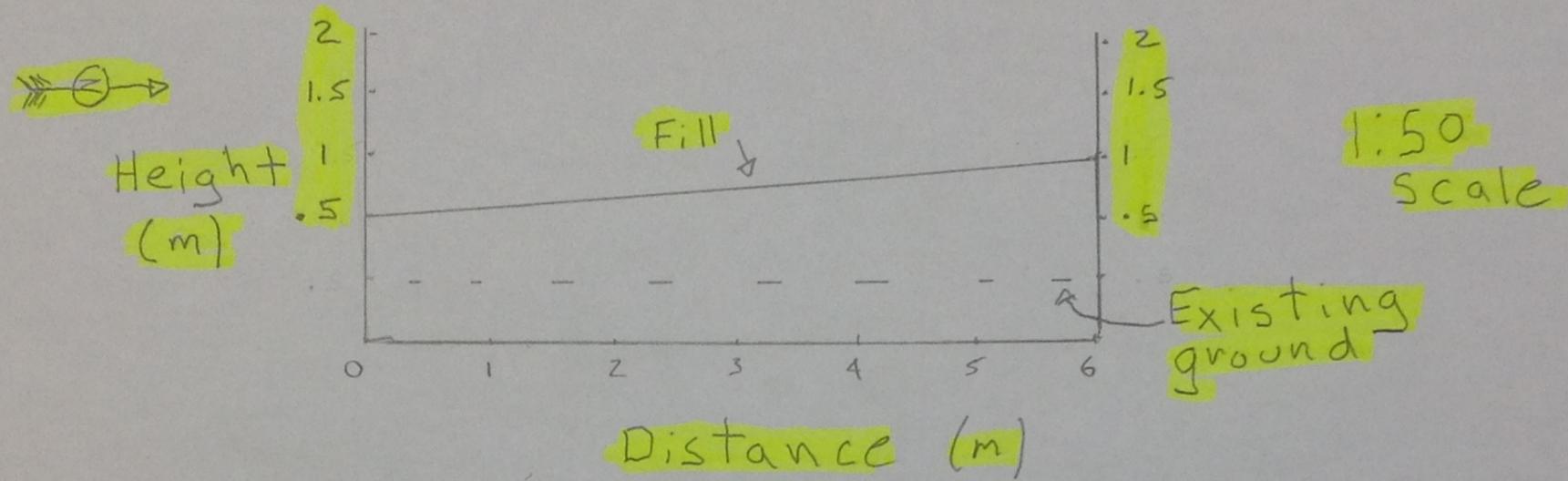
- Proposal Sketch-63734
- Other correspondence or file information-Cross section #3
- Other correspondence or file information-Cross section #1
- Site Plan / Cross Section-63734
- Other correspondence or file information-Cross section #2.
- Certificate of Title-027-661-725

ALC Attachments

None.

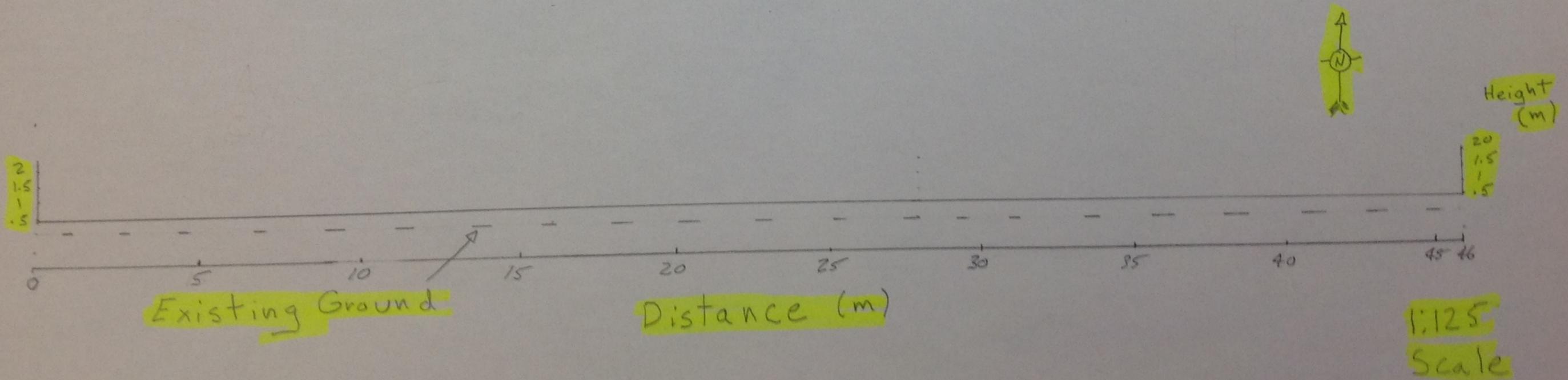
Decisions

None.

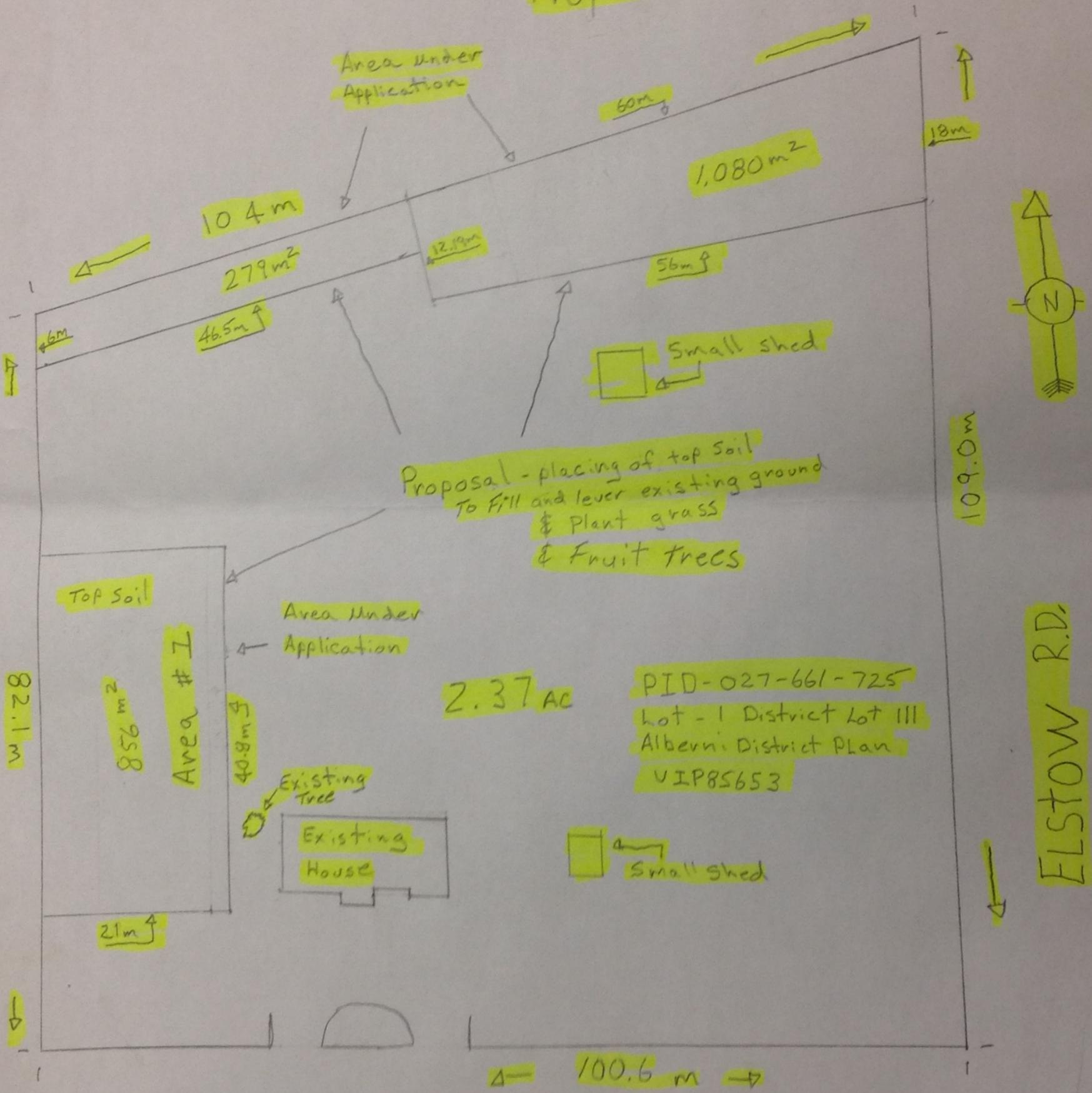


Area # 3

Cross Section



Proposal Sketch

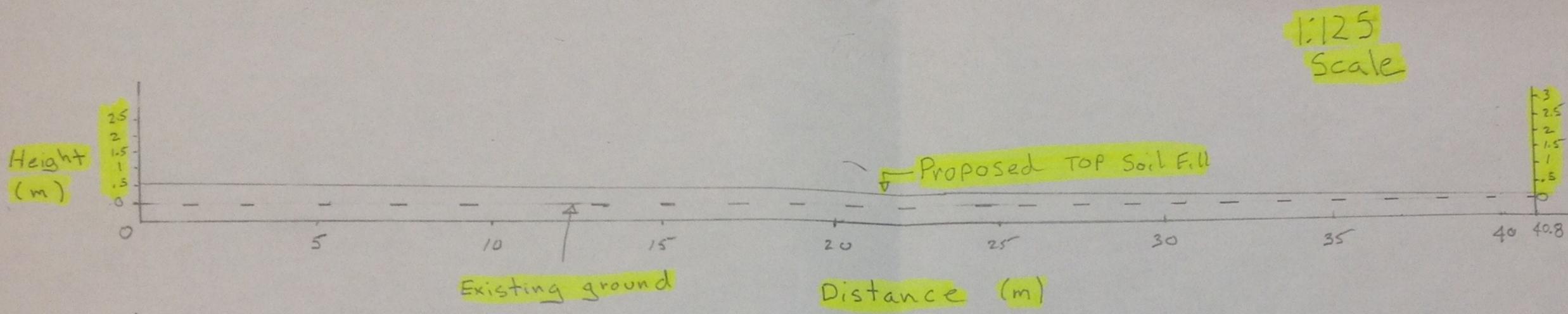


2.37 AC

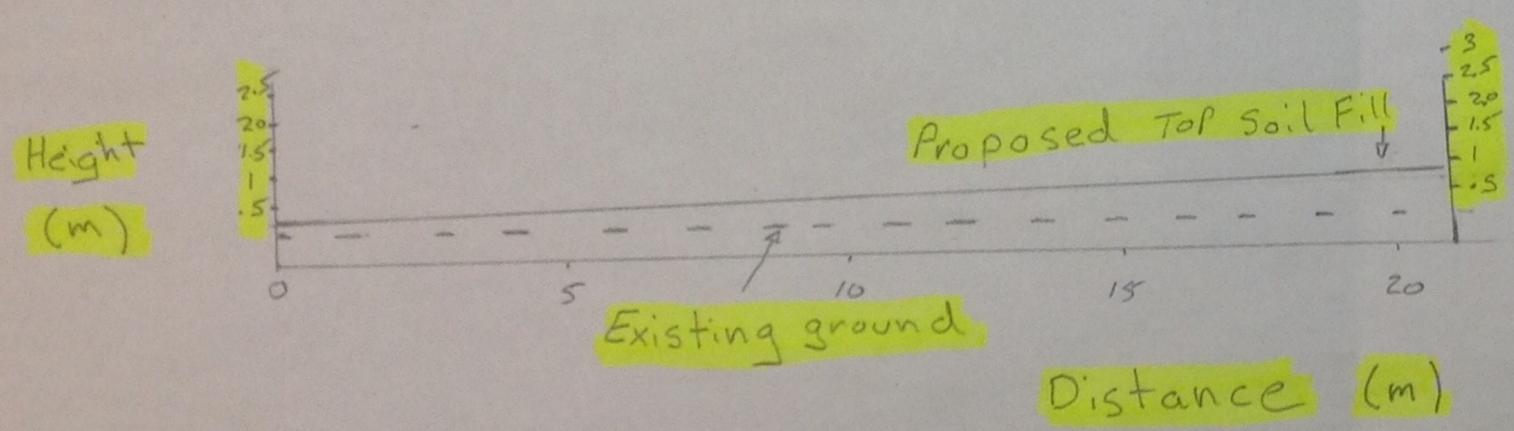
PID-027-661-725
Lot - I District Lot III
Albervic District Plan
VIP85653

Best R.D.

1:500
Scale



Area # 7



1:125 Scale

Site map

Lot 1 District Lot 111
Alberni District Plan
VIP 85653

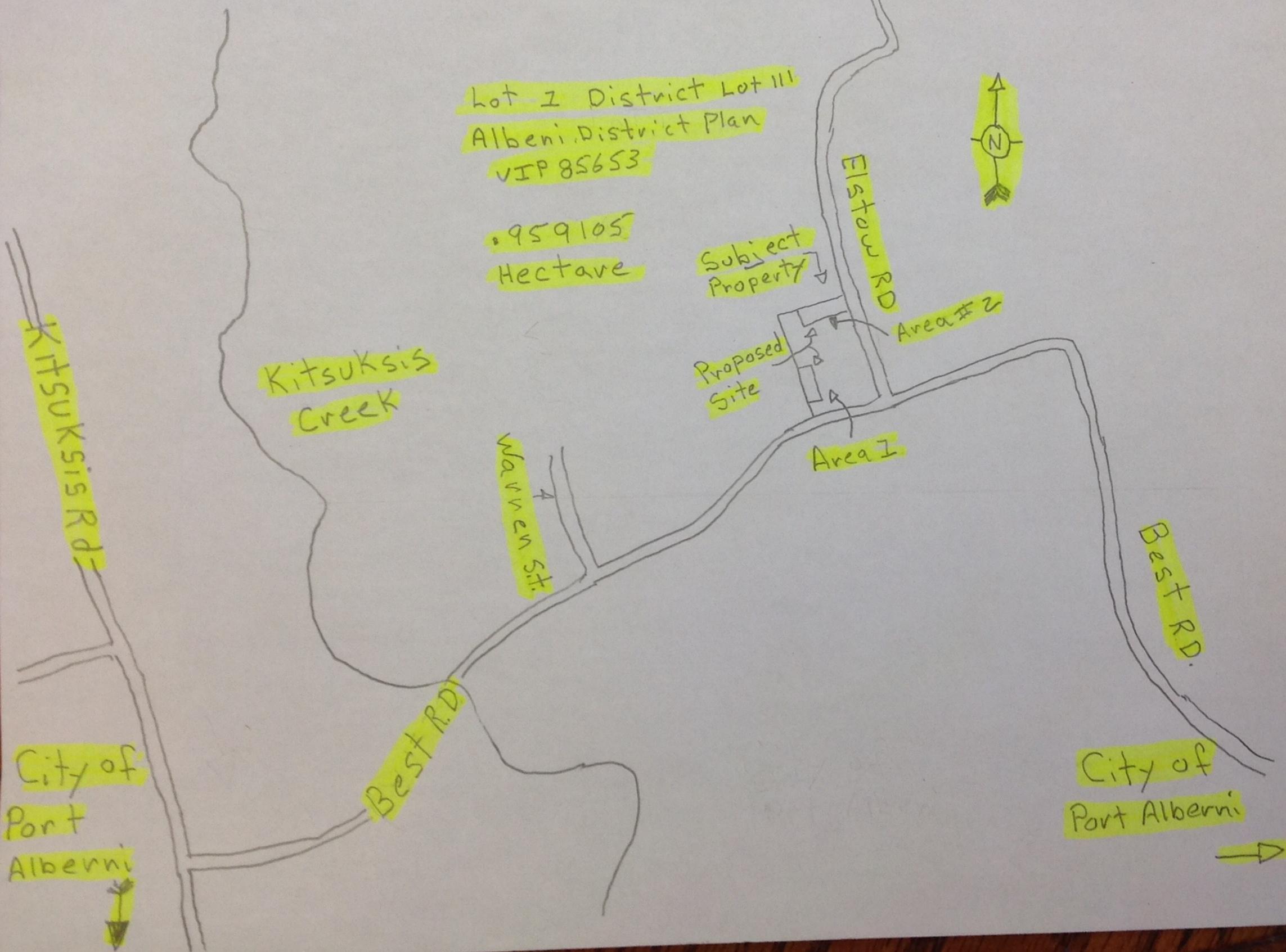
0.959105
Hectare

Subject
Property

Proposed
Site

Area #2

Area 1



KITSUKSIS RD

KITSUKSIS
Creek

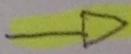
WAVVEN ST.

ELSTOW RD

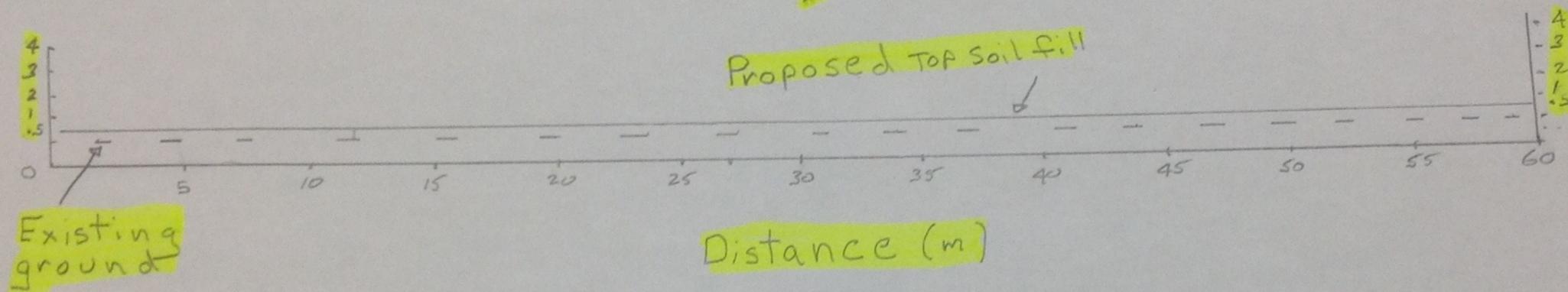
BEST RD.

City of
Port
Alberni

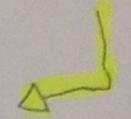
City of
Port Alberni



Height (m)

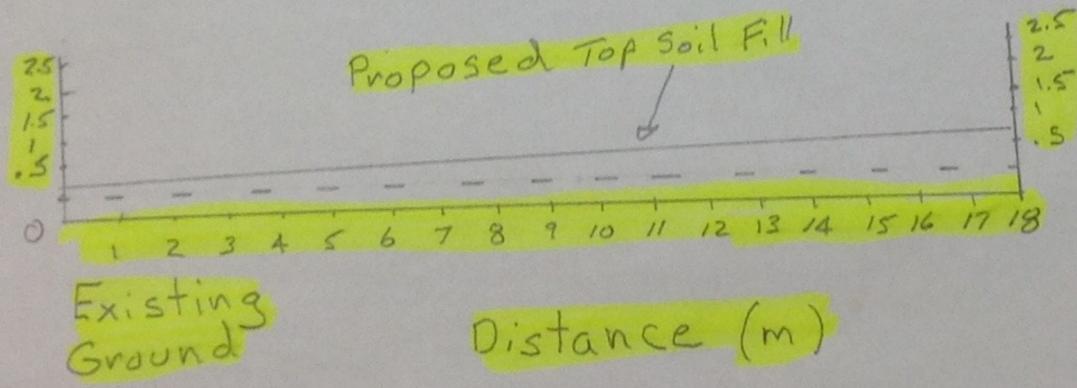


1:200
Scale

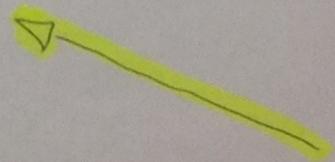


Area
2

Height (m)



1:125
Scale





ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

Non-Farm Use (Placement of Fill) Application within the Agriculture Land Reserve

To: ACRD Board of Directors

Date: July 27, 2022

File No.: AF21004

Owners: 0499369 BC Ltd

Legal Description: LOT 1, DISTRICT LOT 135, ALBERNI DISTRICT, PLAN 6543

Location: No civic address

Electoral Area: Area "F" (Cherry Creek)

Recommendation:

THAT the Board of Directors pass a resolution to forward the application to the Agricultural Land Commission noting that the application complies with the Cherry Creek Official Community Plan and ACRD Zoning Bylaw.

Applicant's Intention: The applicant's intention is to receive approval for the work which has already taken place. The property has been logged and cleared, and fill has been placed on the subject property in order to create a permanent, all-weather, aggregate capped puncheon road which provides road access for the harvesting of timber in adjacent properties. The road also allows an access point for the maintenance and improvement of the subject property. The road has been designed with the intention to create minimal siltation from logging and hauling activities, as well as allowing minimal mud or other debris to enter public roadways. The applicant advises that the road is the minimum length and width necessary to meet its objective. The applicant did consider a puncheon road capped with soil, but this was deemed unsuitable as it would have created ongoing mud and siltation problems.

The fill the applicant has used is crushed rock aggregate which is sourced from a commercial quarry located at the end of Ship Creek Road, Port Alberni. The total volume of fill used is 753.7 cubic meters (8,113 cubic foot). This was placed over a 0.2 hectare (0.5 acre) portion of the property, to a depth of 0.3 meters (1 foot).

Process: This application is in the first stage of the decision-making process. The applicant submitted the application directly to the Agricultural Land Commission (ALC). The application should have been made in advance of the fill being placed but the fill is already on the subject property. The ALC then forwarded

AF21004

the application to the relevant local government to review, in this case the relevant local government is the ACRD. Local government has the discretion to forward or not forward applications to the ALC pursuant to s. 25(3) and s. 30(4) of the Agricultural Land Commission Act (ALC Act). If the local government exercises its authority and does not authorize the application, the application proceeds no further and will not be considered by the ALC. If the local government is supportive of the application, the application is returned to the ALC and the ALC process will commence. The ALC may still decide to deny the application even if the local government is supportive.

Observations:

- 1. Property Description:** The 21 hectare (52.1 acre) property is located adjacent to the Old Nanaimo Hwy in a predominantly rural area. The property has recently been logged and cleared, and fill has been placed on the property to form a road. The property is almost entirely in the ALR except for the pan handle which connects the lot to Old Nanaimo Highway. The west boundary, and the south boundary between Dundalk Avenue North and the panhandle, are the boundary of the ALR. Non-ALR properties to the west, south, and southeast of the subject property are primarily rural residential with some commercial and industrial uses as well. ALR properties to the north and east of the subject property are forested and zoned Forest Rural (A3) District.
- 2.** Provincial soil mapping, which indicates the “land capability for agriculture”, classifies the property as Class 4 agricultural capability with soil moisture deficiency and stoniness listed as limitations.

Land Capability Subclass for Mineral Soils

A = Soil Moisture Deficiency

P = Stoniness

Soil Capability Class and Subclass 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.

Soil Moisture Deficiency – Crops are drought prone due to soil and/or climate characteristics. Improved by irrigation.

Stoniness – Soils are limited by the presence of coarse fragments which significantly hinder tillage, planting and/or harvesting.

Services:

(a) Sewage Disposal: Cherry Creek Improvement Area.

(b) Water Supply: Cherry Creek Waterworks District.

(c) Fire Protection: Cherry Creek Fire Department

(d) Access: Access to property is intended to be from Mann Road which runs alongside the eastern side of the pan handle and terminates where the panhandle meets the upper portion of the property.

AF21004

3. Existing Planning Documents Affecting the Site:

- A. **Agricultural Land Reserve:** The property is located almost entirely within the Agricultural Land Reserve (ALR). The only portion of the property outside of the ALR is the pan handle which connects the property to Old Nanaimo Highway.
- B. **Official Community Plan:** The Cherry Creek Official Community Plan designates the property as Resource Use. The Resource Use designation requires a 20 hectare minimum lot size for subdivision. This application aligns with Policy 5.2.2 to support forest, forestry-related activities, and agriculture on resource lands, provided all necessary federal and provincial approvals are obtained.

There are no designated Development Permit Areas that impact development of this property.

- C. **Zoning:** The property is zoned Forest Rural (A3) District. This district provides for the retention of undeveloped forest and wild land as non-urban and rural land.

The proposed fill complies with the permitted uses of the Forest Rural (A3) District and the Cherry Creek OCP. However, placement of fill within the Agricultural Land Reserve without approval from the Agricultural Land Commission is not permissible.

Comments: Placement of fill to ALR lands before receiving approval from the Agricultural Land Reserve (ALR) is not permissible. The applicant has already added fill to the property in order to construct an aggregate capped puncheon road. This use is in line with the current zoning of the subject property. Furthermore, the Cherry Creek OCP outlines this area as being used to support the forestry industry within the Alberni Valley. As the ACRD does not have a soil deposit by-law there are no additional restrictions outside of the ALR which will impact this application.

The harvesting of timber is a permitted use within the ALR and the subject property has recently been logged. However, this logging has resulted in the ACRD receiving sixty-four (64) letters from the public opposing the removal of this land from the ALR. These letters have been attached for information. Staff note that the ACRD has not received an application to remove the subject property from the ALR.

As the road does not contradict the property's current zoning, or the Cherry Creek OCP, staff recommend that the application for Placement of Fill should be forwarded to the ALR for consideration.

Submitted by:



Sarah Foulkes, Junior Planner

AF21004

Reviewed by:

Michael Irg
Mike Irg, MCIP, RPP, General Manager of Planning & Development

Approved by:

Daniel Sailland, MBA, Chief Administrative Officer

Type text here

AF21004

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułu?i?at̓ Government, Huu-ay-aht First Nations, Uchucklesaht Tribe, Toquaht Nation
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek)

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 64251

Application Status: Under LG Review

Applicant: 0499369 BC Ltd

Local Government: Alberni-Clayoquot Regional District

Local Government Date of Receipt: 11/18/2021

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

Proposal Type: Non-Farm Use (Placement of Fill)

Proposal: To provide road access for the harvesting of timber. The roadway was designed by a Registered Professional Forester (RPF) to supply safe and efficient access for timber harvesting. The RPF was asked to design an all-weather roadway that minimized siltation from logging and hauling activities, minimized mud or other debris entering onto neighboring public roadways, and was suitable for future access requirements. The RPF was also asked to design the minimum roadway length and width necessary to meet above objectives. The land is being cleared for future agricultural opportunities.

Mailing Address:

2593 Old Nanaimo Highway

Port Alberni, BC

V9Y 8P8

Canada

Primary Phone: (250) 724-1533

Email: dfdeluca@shaw.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 005-853-397

Legal Description: LOT 1, DISTRICT LOT 135, ALBERNI DISTRICT, PLAN 6543

Parcel Area: 21.1 ha

Civic Address: n/a

Date of Purchase: 10/18/2021

Farm Classification: Yes

Owners

1. **Name:** 0499369 BC Ltd

Address:

2593 Old Nanaimo Highway

Port Alberni, BC

V9Y 8P8

Canada

Phone: (250) 724-1533

Email: dfdeluca@shaw.ca

Current Use of Parcels Under Application

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

The parcel is forest land comprised of Douglas Fir, Hemlock and Maple trees. There is no agricultural activity on the property.

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

None

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

none

Adjacent Land Uses

North

Land Use Type: Other

Specify Activity: Private Timberlands

East

Land Use Type: Industrial

Specify Activity: Warehouses

South

Land Use Type: Residential

Specify Activity: small acreages > 2 acres

West

Land Use Type: Residential

Specify Activity: small acreages > 2 acres

Proposal

1. Are you submitting this application as a follow-up to a Notice of Intent (NOI)?

No

2. What is the purpose of the proposal? Describe any benefits to agriculture that the proposal provides.

To provide road access for the harvesting of timber. The roadway was designed by a Registered Professional Forester (RPF) to supply safe and efficient access for timber harvesting. The RPF was asked to design an all-weather roadway that minimized siltation from logging and hauling activities, minimized mud or other debris entering onto neighboring public roadways, and was suitable for future access requirements. The RPF was also asked to design the minimum roadway length and width necessary to meet above objectives. The land is being cleared for future agricultural opportunities.

3. Proposal dimensions

Total fill placement area (0.01 ha is 100 m²) 0.2 ha

Maximum depth of material to be placed as fill 0.3 m

Volume of material to be placed as fill 753.7 m³

Estimated duration of the project. 1 Months

4. Has a Professional Agrolgist reviewed the project and provided a written report? If yes, please attach the Professional Agrolgist report in the "Upload Attachments" section.

No

5. What alternative measures have you attempted before proposing to place fill?

A puncheon road capped with soil was deemed unsuitable to meet the objectives and would have created ongoing mud and siltation problems. A puncheon road capped with aggregate was deemed the most suitable to minimize the amount of material brought on to the property per a non-puncheon road.

6. Describe the type of fill proposed to be placed.

Crushed rock aggregate

7. Briefly describe the origin and quality of fill. Has the fill been assessed by a qualified professional to verify its agricultural suitability? If yes, please attach the assessment report in the "Upload Attachments" section.

The material is clean and sourced from a commercial quarry located at the end of Ship Creek Road.

8. Describe the type of equipment to be used for the placement of fill. If applicable, describe any processing to take place on the parcel(s) and the equipment to be used.

Excavator and dump truck

9. What steps will be taken to reduce potential negative impacts on surrounding agricultural lands?

The roadway was designed to minimize effects to the parcel land base.

10. Describe all proposed reclamation measures. If a reclamation plan from a qualified professional is available, please summarize the reclamation and attach the full plan in the "Upload Attachments" section.

The roadway is intended to provide permanent, all weather access to the property to maintain and improve the property.

Applicant Attachments

- Site Plan / Cross Section-64251
- Site Photo-Google orthophoto
- Proposal Sketch-64251
- Certificate of Title-005-853-397

ALC Attachments

None.

Decisions

None.

 Agricultural Land Reserve

Subject Property

MOZART RD

5585

5600

5570

5540

5510

5480

5450

5420

FOULCER AVE

2601

5390

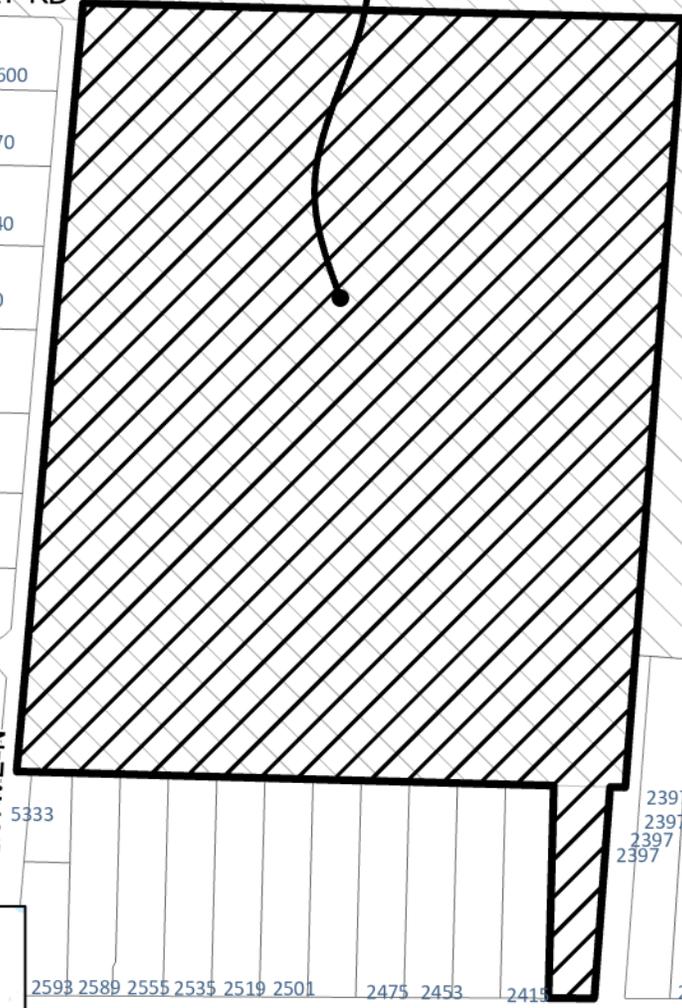
2700

2670

2666

5360

DALK AVE N



5333

2397
2397
2397
2397

2345 2345
2345 2345

2598 2589 2555 2535 2519 2501 2475 2453 2415

2345 2315
2363 2345 2335

2275 2255 2245
2225

2598 2570 2550 2518 2500 2498 2460 2440 2420

2370 2340 2310 2288 2260 2225

2580

2510

KETCHAM LANE

5030

5010

2421

MANN RD

5050

5015

2373 2353 2325

2271 2271

HIGHMOOR RD

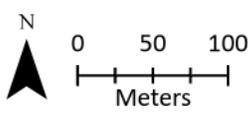
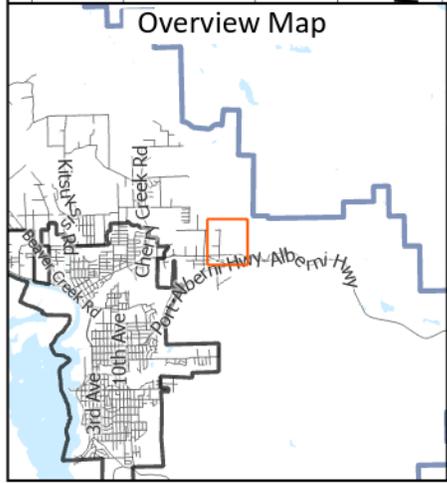
PORT ALBERNI HWY

TIMBERLANE RD

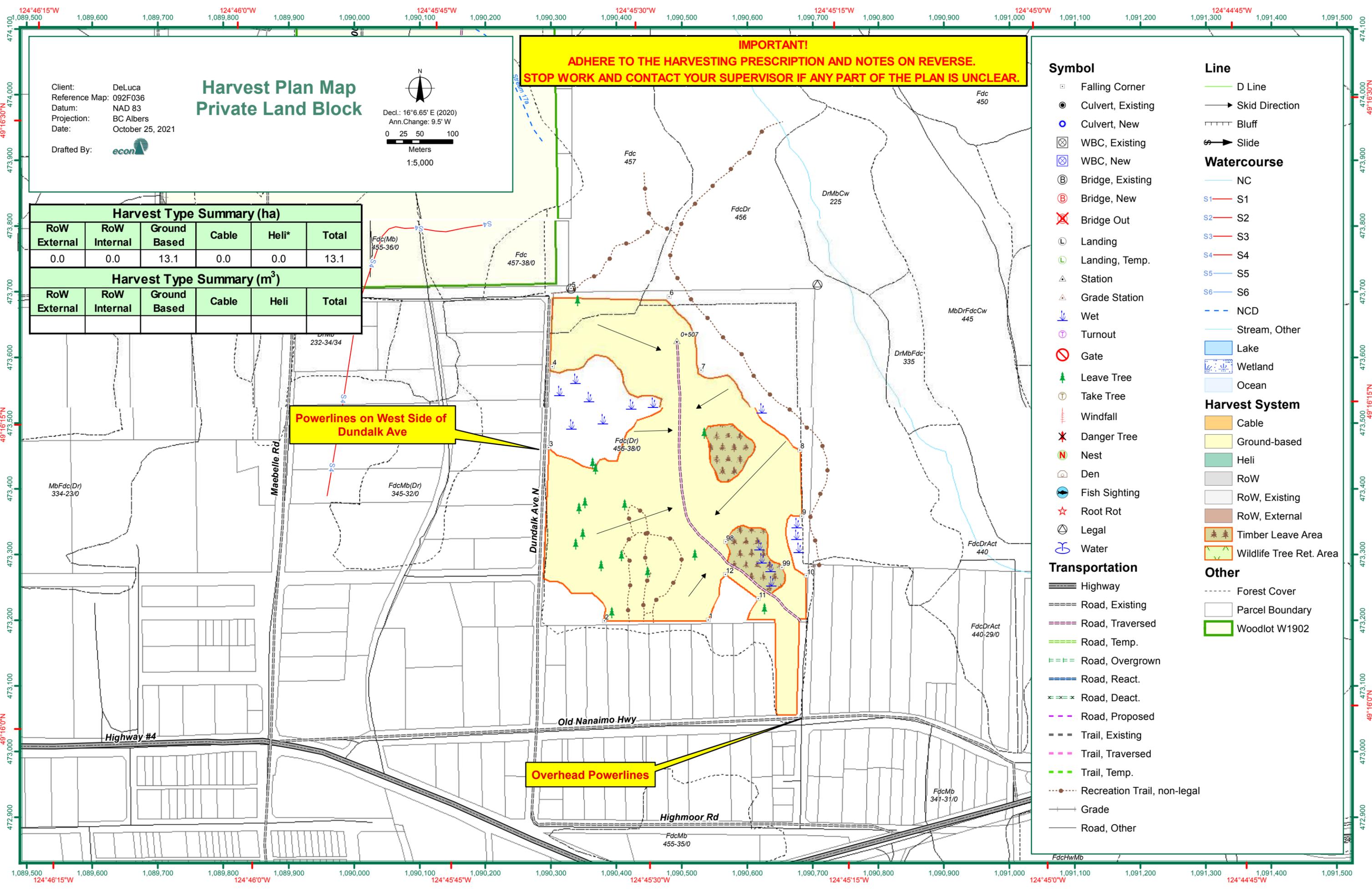
ASPEDEN RD

2300

Overview Map

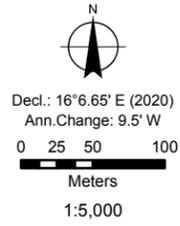


 Legal description: LOT 1, DISTRICT LOT 135, ALBERNI DISTRICT, PLAN 6543



Client: DeLuca
 Reference Map: 092F036
 Datum: NAD 83
 Projection: BC Albers
 Date: October 25, 2021
 Drafted By: econ

Harvest Plan Map Private Land Block



IMPORTANT!
 ADHERE TO THE HARVESTING PRESCRIPTION AND NOTES ON REVERSE.
 STOP WORK AND CONTACT YOUR SUPERVISOR IF ANY PART OF THE PLAN IS UNCLEAR.

Harvest Type Summary (ha)					
RoW External	RoW Internal	Ground Based	Cable	Heli*	Total
0.0	0.0	13.1	0.0	0.0	13.1

Harvest Type Summary (m ³)					
RoW External	RoW Internal	Ground Based	Cable	Heli	Total

Powerlines on West Side of Dundalk Ave

Overhead Powerlines

- Symbol**
- Falling Corner
 - Culvert, Existing
 - Culvert, New
 - WBC, Existing
 - WBC, New
 - Bridge, Existing
 - Bridge, New
 - Bridge Out
 - Landing
 - Landing, Temp.
 - Station
 - Grade Station
 - Wet
 - Turnout
 - Gate
 - Leave Tree
 - Take Tree
 - Windfall
 - Danger Tree
 - Nest
 - Den
 - Fish Sighting
 - Root Rot
 - Legal
 - Water
- Line**
- D Line
 - Skid Direction
 - Bluff
 - Slide
- Watercourse**
- NC
 - S1
 - S2
 - S3
 - S4
 - S5
 - S6
 - NCD
 - Stream, Other
 - Lake
 - Wetland
 - Ocean
- Harvest System**
- Cable
 - Ground-based
 - Heli
 - RoW
 - RoW, Existing
 - RoW, External
 - Timber Leave Area
 - Wildlife Tree Ret. Area
- Other**
- Forest Cover
 - Parcel Boundary
 - Woodlot W1902
- Transportation**
- Highway
 - Road, Existing
 - Road, Traversed
 - Road, Temp.
 - Road, Overgrown
 - Road, React.
 - Road, Deact.
 - Road, Proposed
 - Trail, Existing
 - Trail, Traversed
 - Trail, Temp.
 - Recreation Trail, non-legal
 - Grade
 - Road, Other

**HARVEST PLAN BACK DOCUMENT
DELUCA - PRIVATE LAND**

ISSUES OR CONCERNS	ACTIONS TO ACCOMMODATE (FELLING, YARDING, LOADING, HAULING)
Safety:	<ol style="list-style-type: none"> 1) Ensure all Worksafe BC regulations, SOPs and Safe Work Procedures are followed at the worksite. 2) The west boundary of this block borders Dundalk Avenue. Use traffic control when falling within a tree length of all public roads. 3) BC Hydro distribution lines exist on Dundalk Avenue and on the Old Nanaimo Highway. Adhere to BC Hydro limits of approach and requirements for working around power lines. 4) There is a potential for embedded objects in trees along the south private land boundary. Use care when falling and processing. 5) Recreation trails and public access/use exist in and adjacent to this block. Ensure all trails and closed and adequately signed. 6) Buildings and other infrastructure exist on adjacent private land.
Falling / Yarding:	<p>There are no steep slopes in this block.</p> <p>Hand falling may be required for oversize trees.</p> <p>Hoe chuck or skid trees to roadside.</p>
Retention:	<p>Retain all trees marked with orange paint for retention ("LT") within this block for visual/aesthetic reasons. If a marked tree must be removed for reasons of safety or operability replace it with the nearest suitable tree of equal or greater diameter.</p> <p>Retain all deciduous trees, rare species (e.g. white pine), wildlife trees, and understory cedar with good form wherever operationally practicable.</p>
Terrain/Soils:	<p>Use puncheon on hoe trails areas and stop work if:</p> <ul style="list-style-type: none"> • Rutting and compaction cannot be avoided; • Visible sediment transportation is occurring. <p align="center">BEST PRACTICE IS TO SHUTDOWN WHEN SURFACE SEDIMENTS ARE SATURATED</p>
Invasive Plants:	Clean all equipment prior to transport to the block. Grass seed exposed mineral soil as soon as possible following harvest completion.
Cultural Heritage:	If during harvesting any evidence of archaeological resources is found, notify the landowner and cease work within a 30m radius of the area.

RIPARIAN MANAGEMENT

Feature ID	Riparian or Lake Class	RRZ Width (m)	RMZ Width (m)	Fall Across (Y/N)	Yard Across (Y/N)	Stream Cleaning	Comments
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

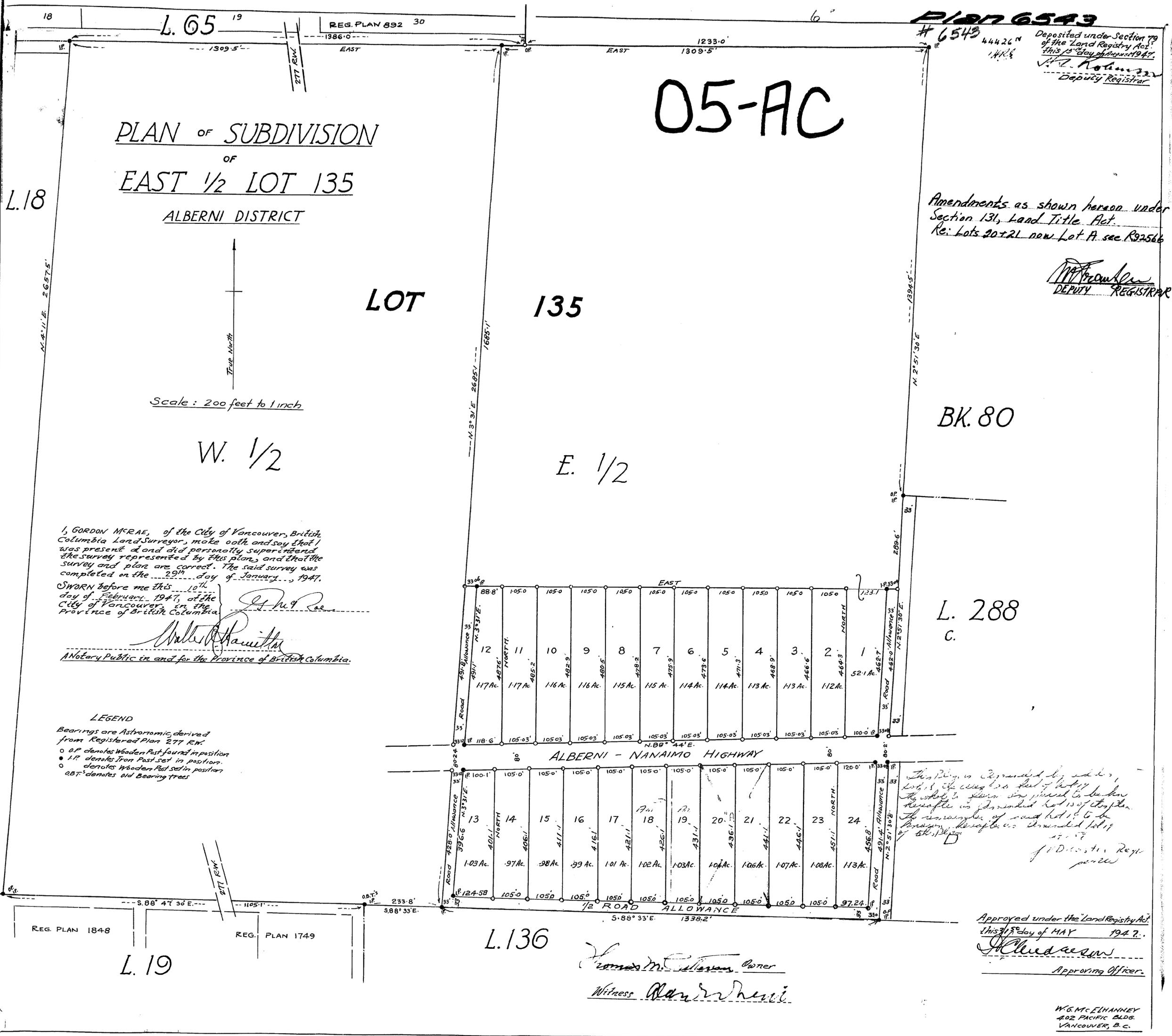
There are no watercourses located within or adjacent to the harvest area.

ALL STREAMS	<p>Stop work and contact Econ Consulting if an unidentified stream is found.</p> <p>Where fall and/or yard across is permitted:</p> <p>Limit machine traffic through and around the stream;</p> <p>Fall and yard away as much as possible; and,</p> <p>Minimize introduced debris.</p> <p>Where stream cleaning is prescribed:</p> <p>HC = Hand Cleaning</p> <p>MC = Machine Cleaning</p> <p>Do not remove embedded and pre-existing woody debris;</p> <p>Clean concurrently with harvesting;</p> <p>Place removed debris above the high water mark; and,</p> <p>Minimize disturbance to stream banks with heavy equipment.</p>
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POST HARVEST STRATEGIES AND CONSTRAINTS

ISSUES OR CONCERNS	ACTIONS TO ACCOMMODATE (ACCESS, SILVICULTURE, ENVIRONMENTAL RISK, HAZARD ABATEMENT, ETC.)
Slash / Fire Hazard Management:	<p>RISK CLASS: Severe SMOKE SENSIVITY CLASS: High</p> <p>Slash should be brought to roadside during harvest as much as possible, to allow reforestation and reduce fire hazard. Along roadsides, pile processing accumulations. Road side slash should be piled and burned where required to reduce fire hazard.</p> <p>Slash piles must be constructed more than 20m from standing timber. Slash piles should be constructed in a columnar fashion, with a heart of fines at ground level, to promote efficient and effective slash burning.</p> <p>In-block piles should be no more than 3m x 3m to facilitate planting and must not be within 15m of the timber edge or roadside.</p> <p>Follow all FHAA and OBSCR requirements for burning.</p>
Vegetation and Sediment:	Grass seed all exposed mineral soil as soon as possible following harvest completion. Monitor and if present, treat broom and other invasive species during early establishment.
Trail or Landing Rehab:	<p>Any skid trails are to be deactivated immediately following harvest activities to reduce the chance of redirecting surface and shallow subsurface water flow. Deactivation is to include re-contouring of the trail prism and re-establishment of natural hillside drainage patterns.</p> <p>Rehabilitate compacted areas and roadsides by de-compacting with hoe (preferably grapple attachment) while avoiding scalps larger than 1.5 x 1.5 m.</p> <p>Ensure roads are graded and all drainage structures are properly functioning following harvest completion.</p>

Stop work and contact Econ Consulting at 250 337 5588 if any part of this plan is unclear.



PLAN OF SUBDIVISION
OF
EAST 1/2 LOT 135
ALBERNI DISTRICT

05-AC

LOT 135

W. 1/2

E. 1/2

BK. 80

L. 288
C.

L. 136

L. 19

I, GORDON MCRAE, of the City of Vancouver, British Columbia Land Surveyor, make oath and say that I was present and did personally supervise and the survey represented by this plan, and that the survey and plan are correct. The said survey was completed on the 29th day of January, 1947.

SWORN before me this 10th day of February, 1947, at the City of Vancouver, in the Province of British Columbia.
Gordon McRae
Notary Public in and for the Province of British Columbia.

LEGEND
Bearings are Astronomic, derived from Registered Plan 277 R.W.
○ d.P. denotes Wooden Post found in position
● I.P. denotes Iron Post set in position
○ denotes Wooden Post set in position
d.B.T. denotes old Bearing trees

This Plan is represented by...
The whole is shown in plan to be the same as shown in plan...
The surveyor of said lot is to be...
By the Surveyor
J.D. [Signature]
Deputy Registrar

Approved under the Land Registry Act
this 31st day of MAY 1947.
[Signature]
Approving Officer.

W.G. McELHANNAY
402 PACIFIC BLDG.
VANCOUVER, B.C.