



The Village of
PORT CLEMENTS
"Gateway to the Wilderness"

1

36 Cedar Avenue West
PO Box 198
Port Clements, BC
V0T1R0
Phone :250-557-4295
FAX :250-557-4568
Email : cao@portclements.ca
Web : www.portclements.ca

Public Hearing regarding zoning change request in Industrial Park

A public meeting, duly advertised in two consecutive editions of the Observer, was held in Council chambers Monday November 17, 2014 at 6:15pm. 18 members of the public were in attendance. The meeting was held to discuss the application, by Infinity West, to change a portion of District Lot 2910 from Resource Area to Marine Industrial.

The meeting, originally scheduled for 6:15 to 7:00pm was extended to 7:30pm in order to accommodate the discussion that was taking place.

The main concerns raised were view scape and watering of logs on the beach of the property and what the additional use that more activity in the Industrial Park would do to the condition of the road.

Solutions discussed were the creation of a buffer along the water's edge and/or a berm to shield the commercial activity from the view of the beach. In addition, it was suggested that customizing a zoning designation to ensure that future purchasers of the property did not water logs might be a good way to address the concerns of those present.

Council agreed to withdraw the item from the Regular Meeting agenda and request the proponents to resubmit their zoning amendment application addressing the concerns raised in the meeting and providing a bit more detail on their future plans.

A new public hearing will be convened when the amended application is submitted.

11/21/2014

• • •

Norm Tapp
Infinity West Enterprises Inc.
25469 84th Ave
Langley, BC
V1M 3N2

Village of Port Clements
Box 198
Port Clements, BC
V0T 1R)

Re: Zoning change request for Civic Address 90 Industrial Park Rd

Dear Sir or Madam:

I am writing to request a zoning change for civic address 90 Industrial Park Rd, Port Clements BC to zoning category Marine Industrial Amended M2A. This new zoning is to include everything north of RW Plan 11505 to the North West corner of remaining DL2910.

Sincerely,

Norm Tapp
Infinity West Enterprises Inc.

7.1.13 RESOURCE AREAS ZONE (RS)

A. INTENT

This zone is intended for outdoor recreation use, the protection of natural areas and agriculture.

B. PERMITTED USES

In the Resource Areas Zone (RS) land and structures may only be used for the following uses:

- (1) Two single family dwellings or one two-family dwelling;
- (2) Agricultural uses, including field crops, horticulture, silviculture, poultry, other stock raising and beekeeping;
- (3) Sale of produce grown on the premises provided the sales area does not exceed 46.5m²;
- (4) Professional practice or home occupation;
- (5) Forestry and logging, but no manufacturing except by a small mill for on-site domestic use, provided such operation does not involve outside employees and is not located within 15.0 m of any property line;
- (6) Animal hospital and kennels;
- (7) Gravel extraction, storage and processing;
- (8) Tourist Trailer Park and Campground;
- (9) Accessory buildings and structures.

C. MINIMUM SITE AREA

In the Resource Areas Zone (RS) the minimum site area shall be 40,000 square metres.

D. SITE AREA AND PARCEL SIZE FOR SUBDIVISION

In the Resource Areas Zone (RS):

- (1) The minimum size of a lot created by subdivision under this bylaw is 40,000 square metres;
- (2) The minimum frontage of a lot created by subdivision under this bylaw shall be 1/10 of the perimeter of the lot that fronts on the highway.

E. SITE COVERAGE

In the Resource Areas Zone (RS) the maximum site coverage for all buildings and structures shall not exceed 33 percent of the site area.

F. MINIMUM SETBACKS

In the Resource Areas Zone (RS):

- (1) The minimum front setback shall be 7.5 metres.
- (2) The minimum rear and side setbacks shall be 4.5 metres.

G. BUILDING HEIGHT

In the Resource Areas Zone (RS) the maximum height of any building or structure shall not exceed 12.0 metres.

H. MINIMUM FLOOR AREA

In the Resource Areas Zone (RS) the minimum floor area per dwelling unit shall be 83.6 square metres.

7.1.13 RESOURCE AREAS ZONE (RS)

A. INTENT

This zone is intended to accommodate and regulate the development of marine and foreshore activities of an industrial nature.

B. PERMITTED USES

In the Marine Industrial Zone (M-2) land and structures may only be used for the following uses:

- (1) Fuel installations including bulk fuel storage, marine and aircraft fueling;
- (2) Wharves, launching ramps, anchoring, dry-docking and similar facilities in connection with harbouring and servicing marine craft, including float planes;
- (3) Log booming, dumping, dry-land sorting and de-watering facilities;
- (4) Industrial port facilities, including barge loading, roll-on-roll-off truck facilities, storage and warehousing facilities;
- (5) Food processing;
- (6) Boat building, marine ways and boat repairs;
- (7) Limited staff accommodation;
- (8) Sawmill, shake mill, lumber processing and other wood industries requiring water access.
- (9) Single family dwelling;
- (10) Accessory buildings and structures.

C. CONDITION OF USE

In the Marine Industrial Zone (M-2) one single family dwelling unit is permitted providing:

- (a) the dwelling unit is setback 7.5 metres from the industrial use;
- (b) the dwelling unit shall have a separate entrance from the outside; and
- (c) the dwelling unit shall have a minimum floor area of 55.0 square metres.

D. MINIMUM SITE AREA

In the Marine Industrial Zone (M-2) the minimum site area shall be 1000 square metres.

E. SITE AREA AND PARCEL SIZE FOR SUBDIVISION

In the Marine Industrial Zone (M-2):

- (1) The minimum size of a lot created by subdivision under this bylaw shall be 1000 square metres.
- (2) The minimum frontage of a lot created by subdivision under this bylaw shall be 1/10 of the perimeter of the lot that fronts on the highway.

F. SITE COVERAGE

In the Marine Industrial Zone (M-2) the maximum site coverage, including all buildings, structures and parking areas, shall not exceed 80 percent of the site area.

MARINE INDUSTRIAL AMENDED ZONE (M-2-A)

INTENT:

This zone is intended to accommodate and regulate the development of marine and foreshore activities of an Industrial nature, specific to District Lot 2910. This zone, except as spelled out below, will have the same rights and privileges as M-2.

PERMITTED USES:

In the Marine Industrial Amended Zone (M-2-A) land and structures may only be used for the following uses:

Perhaps wording around excluding machinery on beach?

All uses identified in Marine Industrial (M-2) **EXCLUDING** using the beach as a watering/dewatering facility. Activities of this nature are strictly restricted to inside of the inland berth so that debris is contained within this area.

CONDITIONS OF USE:

This zone has the requirement of a 10 metres buffer zone being maintained from the high-tide mark inland which will serve as mitigation for both noise and visual impacts. In this area small trees and shrubbery shall not be removed so that a green "wall" is maintained to absorb noise and protect the visual from being Industrial in nature. The only exception to this buffer zone is the inland berth along with a 20 metres buffer down the side of the berth where equipment and merchandise for transportation could be placed.

BUILDING HEIGHT:

In the Marine Industrial Amended Zone (M-2-A) the maximum height of any building, structure or piece of equipment shall not exceed 18.0 metres.

7.1.11 HEAVY INDUSTRIAL ZONE (I-2)

A. INTENT

This zone is intended to accommodate and regulate the development of those industries which may have a significant impact on other land uses.

B. PERMITTED USES

In the Heavy Industrial Zone (I-2) land and structures may only be used for the following uses:

- (1) All uses permitted in the Light Industrial (I-1) zone;
- (2) All manufacturing, processing and assembly industries which are not offensive within the meaning of the Health Act, including but not limited to:
 - (a) Junk yards, auto wreckers;
 - (b) sawmills and shake mills, lumber processing;
 - (c) gravel extraction, storage and processing; and
 - (d) storage yards;
- (3) One single family dwelling;
- (4) Accessory buildings and structures.

C. CONDITION OF USE

In the Heavy Industrial Zone (I-2):

- (1) Where the Heavy Industrial use abuts any zone other than industrial, the Heavy Industrial use shall provide a wall or tight board fence which provides a complete visual screen not less than 2.0 metres in height;
- (2) For junk yards or auto wreckers all industrial activity not contained within a building shall be enclosed by a wall or tight board fence which provides a complete visual screen not less than 2.0 metres in height;
- (3) Junk yard material not contained within a building shall not be piled higher than the enclosing wall or fence;
- (4) One single family dwelling is permitted provided that:
 - (a) the dwelling unit is setback 7.5 metres from the industrial use;
 - (b) the dwelling unit shall have a separate entrance from the outside; and
 - (c) the dwelling unit shall have a minimum floor area of 83.6 square metres.

D. MINIMUM SITE AREA

In the Heavy Industrial Zone (I-2):

- (1) The minimum site area for ~~uses permitted in the Light Industrial Zone (I-1)~~ ^{all permitted uses} shall be 2000 square metres; and
- ~~(2) The minimum site area for all other uses permitted in the Heavy Industrial Zone (I-2) shall be 8000 square metres.~~

*Zoning Amendment
Bylaw # 292,
1999.*

*Zoning Amendment
Bylaw # 292, 1999*

7.1.11 HEAVY INDUSTRIAL ZONE (I-2)



The Village of
PORT CLEMENTS
"Gateway to the Wilderness"

36 Cedar Avenue West
PO Box 198
Port Clements, BC
V0T1R0
Phone :250-557-4295
FAX :250-557-4568
Email : cao@portclements.ca
Web : www.portclements.ca

2

Public Hearing regarding zoning change request in Industrial Park

A second public meeting, duly advertised in two consecutive editions of the Observer, was held in Council chambers Monday December 8, 2014 at 7pm. 17 members of the public were in attendance. The meeting was held to discuss the application, by Infinity West, to change a portion of District Lot 2910 from Resource Area to Marine Industrial (Amended) as a follow up to the first meeting held November 17, 2014 on the same topic.

Information provided to start the meeting was:

- Notes from the first Public Meeting were read out.
- That changing the zoning from Resource Area to Marine Industrial in and of itself would have no impact on taxes collected by the Municipality as we tax according to BC Assessment Authority classification and currently they have classified the Industrial park lots as either light industrial or business both of which have the same tax rate. The Village advised that they have the legal authority to tax light industrial at a higher rate than business but they have never exercised that authority.
- That, after talking to both the Ministry of Forest, Land and Natural Resources (Provincial) and the Canadian Food Inspection Agency (Federal) there was consensus by both departments that logs that are debarked do not have to be chemically treated prior to shipment to the majority of foreign ports. The shipment gets inspected after debarking and as long as it is within 2-5% of conformity it will pass and be issued a certificate which goes with the shipment to the accepting port.
- The draft "NEW" zone that this property would be categorized (Marine Industrial Amended M-2-A) was read out. The changes, as a result of the first public meeting, being excluding the use of the beach for watering/dewatering – restricting those activities exclusively to the inland berth and the addition of a 10 meter buffer zone from the high tide inland to serve as a visual and noise buffer.
- Maps were distributed which showed the area under consideration in relation to the entire Municipality so that the amount of waterfront was clearly indicated. In addition, a map showing the proximity of the sewer outfall line to the project was also included.

The floor was opened to the public for questions and comments at this point. Some of the same issues were reiterated being – concern about the watering of logs and whether restricting it to the inland berth was sufficient – especially in light of the water currents

which would potentially bring the debris into Stewart Bay, concern about the visual and whether or not a buffer would be sufficient given that the land rises behind the buffer zone and therefore some or all of the facilities may still be visible from residents living from approximately #7-85 Bayview Street and concern about the impacts on the Industrial Road due to increased use. Also noise concerns were reiterated and the proponent was asked what “normal” business hours were to which he replied 7am – 5pm.

There were mixed feelings about the facility and people who felt that the project itself had some merit were concerned about the location – specifically why it couldn’t happen in either Ferguson Bay or further into the Industrial Park close to Fennell’s property. The proponent explained that there was insufficient land near Fennell’s property to be able to store/load/stuff/chip product as the business plan called for and that Ferguson Bay was not central and might discourage small business to take advantage of the facility – keeping in mind that the facility’s main function for leaving Haida Gwaii was wood although containers could contain other merchandise but the incoming containers would contain consumer goods which would be easier to deal with and distribute from the location identified in the Industrial Park.

There was some general discussion around the debris created by both a log sort and more specifically from the debarking of logs and what plan was in place to address this. It was stated that Council is aware of the fact that wood debris is a problem for the Industrial Park in general and that perhaps an overall plan needed to be developed to address all operators within the Industrial Park although that is a bigger conversation that would need to involve levels of government beyond the Village Office, but it was a conversation that the Village was interested in pursuing – as well as the discussion of a bypass road so that logging traffic did not need to drive through Port Clements which is both unsightly and increases the risk for accidents. These are overall problems that are not new but could increase in magnitude as a result of this project.

A question was raised as to what additional taxes would be available to the Village due to the improvements (building of the barge facility). Based on an estimated value of \$4 million dollar an estimate of \$10,000 was given to the audience – however the tax rates were not available and there was a mathematical error when calculating this – the actual increase in taxes is closer to \$40,000 per annum. The discussion then turned to whether this money could be used to widen the road from the lagoon to Adams Avenue to make it safer. A member of the public indicated that a lot of the work involved in widening the road had been done in 2006 but Council chose at that time to not continue with that project so it was never done – at that time the costs to complete the work was estimated at approximately \$10,000.

The facility would potentially hire the following numbers of individuals as explained by the proponent:

- ❖ Loading/unloading of containers on barge 1-3
- ❖ Loading of logs into containers 2
- ❖ Crew operation of tug boat 4
- ❖ Debarking of logs 3
- ❖ Dry land sort 5
- ❖ So the potential of 15-17 Full time equivalent jobs.
- ❖ Potential future jobs include – chipping of logs for pulp market 3 and Marine fuel depot 1.

Two letters were submitted to the process – both focused predominantly on the environmental concern regarding woody debris from the watering/towing of logs. In addition a member of the public indicated that they were working on a petition and were requested that they submit it to the Village Office before the middle of January for Council's consideration.

Mayor Gould indicated that his wish is for the facility to be accessible by the public and that it result in the net reduction of wood being watered on Haida Gwaii. Councillor O'Brien Anderson indicated that she still needed more information and background so that she could make an informed and intelligent decision on the project. Councillor Cunningham echoed Councillor O'Brien Anderson's need to more fully understand all the implications of this project before making any decisions. Unfortunately, due to weather, Councillor Gaspar and Daugert were unable to attend the meeting neither in person nor by phone.

Council advised that no dates have been set at this time for voting on this zoning amendment and it would likely come up in January/February 2015 for consideration.

The meeting adjourned at approximately 8:15pm.

11/21/2014

• • •

Norm Tapp
Infinity West Enterprises Inc.
25469 84th Ave
Langley, BC
V1M 3N2

Village of Port Clements
Box 198
Port Clements, BC
V0T 1R)

Re: Employment Opportunities for Barge Facility

Dear Sir or Madam:

Employment opportunities for the barge facility will be as follows, expressed in number of full-time equivalents:

- Loading/Unloading of containers on barge – 1-3
- Loading of logs into containers – 2
- Crew operation of tugboat – 4
- De-barking of logs – 3
- Dry land sort – 5

Total: 15-17 FTE

Employment opportunities for future business prospects, expressed in number of full-time equivalents:

- Chipping logs for pulp market – 3
- Marine fuel depot – 1

Total future prospects: 4 FTE

Sincerely,

Norm Tapp
Infinity West Enterprises Inc.

Ked Line - Sewer Outfall

Location
2013

Queen Charlotte District

6404779 Location Image

Application Area

