

LOCAL GOVERNMENT STAFF CONCERNS WITH MACMILLAN BLOEDEL COMPENSATION PROPOSAL

	Skeena- Queen Charlotte Regional District	Powell River Regional District	Alberni- Clayoquot Regional District	District of Ucluelet	Regional District of Nanaimo	District of Port Hardy	Cowichan Valley Regional District	District of North Cowichan
Economic	<p>Foreshore of Alliford Bay is identified as main industrial area for Moresby Island. Adjacent upland zoning for industrial use of MB land would be considered by Sandspit.</p> <p>MB Graham Island holdings at Ferguson Bay, Masset Inlet, are designated heavy industrial.</p>	<p>If provincial forest land base reduced, concern AAC also reduced thereby impacting harvesting of other companies</p> <p>Appropriateness of change in harvesting rules that will bestow economic advantage relative to other companies</p>	<p>Some of the areas of significance within the Schedule A lands are:</p> <ul style="list-style-type: none"> -the Regional Airport -Maclean's Mill -Fish Farms in San Mateo Bay -Robertson Creek Hatchery 	<p>Ucluelet supported an application by MacMillan Bloedel for removal of 800 acres of MB lands within the District from the FLR in 1998. The application was turned down, but MB has indicated that once the lands are out of the TFL, it will apply again for removal from the FLR. The OCP provides for commercial, tourism and industrial use of the lands.</p> <p>The District has also undertaken an initiative to establish a community forest.</p>			<p>Local economic development initiatives in the forest sector would suffer since the VIP lands are presently in the Small Business Forest Enterprise Program.</p>	<p>Loss of control over land puts economic initiatives at risk. Currently area is used for small wood lots which supply local mills</p>
Community Watershed	<p>Queen Charlotte City Skidegate Landing area - Holdings adjacent to Honna River include a community watershed.</p>	<p>Should Lois Lake be needed for a regional water supply MB ownership of surrounding land could result in management problems</p>	<p>Every water system in the Regional District is impacted, with the exception of Tofino and Ucluelet's. The City of Port Alberni's primary, backup and secondary backup systems are all in schedule A lands.</p>			<p>The identified MB lands north and west of Port Hardy may impact the District's watershed</p>		<p>Water supply area for community of Chemainus is affected.</p>
Public Recreation	<p>Graham Island - lands. Yakoun Lake holdings prized for recreational use that needs to be recognised in any transfer to MB.</p>	<p>Ensuring public recreation access generally. Specific access concern with Powell Canoe Route and Sunshine Coast Trail.</p> <p>Creating private land for MB adjacent to Lois Lake could result in MB lease/sale for recreational cabins, impacting wilderness lake experience.</p>	<p>The majority of key recreational sites in the Alberni Valley are within the identified Schedule A lands.</p> <p>Several areas identified in the Barkley Sound Plan as visually sensitive, high forest recreation use, key habitats, boating and fishing areas, clam beds and potential aquiculture areas are included in the Schedule A lands.</p>					<p>Ecotourism opportunities such as the Trans Canada Trail will be harder to negotiate. MB is already reluctant to accommodate the Trail Through its private holdings. Much of the VIP land abuts the municipal forest reserve. Opportunities to create and or enhance the community forest will be lost if the transfer occurs</p>

LOCAL GOVERNMENT STAFF CONCERNS WITH MACMILLAN B LOEDEL COMPENSATION PROPOSAL (CONTINUED)

	Skeena- Queen Charlotte Regional District	Powell River Regional District	Alberni- Clayoquot Regional District	District of Ucluelet	Regional District of Nanaimo	District of Port Hardy	Cowichan Valley Regional District	District of North Cowichan
Visual								
FLR		No documented assurance lands will be put in/remain in FLR	The Province has very limited regulatory control over lands that are out of the TFL but still in the FLR. Local government does not have legislative authority to regulate land that is in the FLR.					The east coast of Vancouver Island currently has the highest percentage of private forest land of any part of the province. Removal of the VIP Candidate area will exacerbate the situation.
General Concerns		<p>Mechanisms to ensure community interests maintained, particularly if company sold.</p> <p>Precedent of using Crown land in future for compensation</p> <p>Public land in Powell River Region used for compensation for parks in other regions</p>	<p>There are community watersheds, fisheries values, slope stability, visually sensitive, recreational values and access issues associated with the following:</p> <ul style="list-style-type: none"> -Great Central Lake -Sproat Lake -Sormass, Stamp, Sproat and Ash Rivers -Bainbridge and Lizard Lake -China Creek -Franklin River -Maggie Lake -Sugsaw Lake -Roger Creek -Taylor River -Mactush Creek -Pachena River -Sarita Rivr -Kennedy River -Sproat Lake and Sterlin Arm -West side of Alberni Harbour. <p>Road access through the Schedule A land is critical, some potential access issues are:</p> <ul style="list-style-type: none"> -Bamfield -Mt. Arrowsmith -City of Port Alberni water supply from Bainbridge and Lizard lakes -Toquart Bay, Salmon Beach and Mussel Beach -Clayoquot Sound 		All of the properties are within the FLR and are designated as Resource Lands in the various OCP's. RDN is implementing zoning changes that will likely see parcel sizes change from current minimum size of 8.0 ha to 50.0 ha. and will only recognize 1 dwelling unit per parcel.	Information required on legal descriptions of the property, so that it can be determined whether Schedule A lands are within the District. A socio-economic analysis of impacts is needed.	Over 90% of all Crown Land of the CVRD is affected.	

			-The proposed Valley Link Highway -recreation sites and pro High					
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