REPORT ON THE PLANNING PROBLEMS AT MILL BAY
BABINE LAKE
Outline of the Problems.

At Mill Bay in the Babine Forest Reserve 6 sawmills are operating in a concentrated area of lake frontage less than a mile long. An additional sawmill has a site at Johnson Bay, a little more than a mile north of Mill Bay. Because the area is within a provincial forest, the millsites are held under special use permits which are renewable annually.

The mills have had a rapid development beginning in 1943 during the war-time boom. The local industry continued to prosper during the immediate post-war period and today, in response to high prices and a ready American market the cut of lumber has reached an all-time peak. Now about 250 people are living in the vicinity of Mill Bay.

---

This mushrooming industrial development has brought with it a complexity of problems. The B.C. Forest Service is attempting to regulate land tenure by special use permits in an area which has reached almost town proportions. The enforcement of regulations under these anomalous circumstances is an increasing difficulty. The expanding mills have asked frequently for extra space. One company has installed a planer mill without a special use permit for the site. Permits may be required in the future for such normal business enterprise as a hotel, restaurant, coffee shop, barber shop and so on.
A further problem has arisen when mill workers have built their shacks on ground held under special use permit by the mill-owners. Thus, these squatters lack any sort of title to the ground on which their shacks are built and they can be ejected at the whim of the holder of the special use permit. The assessment of such property is an added difficulty as in many cases the permittee disclaims responsibility for the shacks. Other squatters are outside the S.U.P. boundaries.

A serious sociological problem also stems from the rapid growth of lumbering at Mill Bay. The majority of the labourers are Indians who have left their reserves to earn high wages at the sawmills. These people are living in squalid shacks and in the midst of unsanitary surroundings. White men are reluctant to bring their families into such a community. A projected school has not been erected partly because of the objections raised by white people to "filthy and diseased" Indian children mixing with their children.

MILL BAY - RABINE LAKE
Indian shacks on sawmill S.U.P.

- Babine Forest.
Aug. 1950.

It has been suggested from many quarters that the industrial area around Mill Bay be removed from the Babine Forest and surveyed as a townsite. The remainder of this report is an attempt to picture the lumbering industry in its geographic setting and so furnish the necessary background information for planning a townsite.

Basis of the Lumbering Industry at Mill Bay.

Two environmental factors are at the basis of the establishment of a lumbering industry at Mill Bay. The first of these is the forest resources
of the region. The drainage basin around Babine Lake contains stands of merchantable spruce, balsam and lodgepole pine.

No figures are available for the merchantable timber within this watershed. Part of the area is now being cruised to provide up-to-date information. The mature timber within the Babine Forest is 283,000,000 f.b.m. with an allowable cut of 21,300,000 f.b.m., but much of the forest is not accessible from Babine Lake.* Moreover, a large percentage of the logging is outside of the forest along the north shore of the lake. According to Ranger Strembald (of Burns Lake), the reserves around Babine Lake are not great. He claims that back from the shore much of the country is in stagnated stands. The allowable cut accessible to the mills at Mill Bay (and Johnson Bay) is therefore an indefinite quantity. Their present annual cut is probably in the nature of 25-30,000,000 f.b.m. which if the ranger is correct as to the timber reserves around the lake, is likely to be in excess of increment.

Cheap water transportation on Babine Lake is the second environmental factor providing a foundation for the lumber industry. The extensive shoreline of the lake which is 110 miles long and the largest in B.C., enables the lumbermen to tap a big area with minimum costs of transportation.

Sawmilling centres around Mill Bay because it is at this point and only this point that there is a good road providing an outlet from Babine Lake to the railway. The only other mills on Babine Lake are two small ones near Topley Landing. They make use of the rough road which connects with Topley on the C.N.R. Where the lumberman’s product is transferred from water to truck, it becomes of economic advantage to reduce the weight and bulk. The logs are therefore milled and the lumber is carried over 23 miles of road to Burns Lake which is on the C.N.R.

Logging Around Babine Lake

Present logging is north of Mill Bay on both sides of the lake. Operations are steadily pushing down the lake as shore timber is cheapest to log. There are active timber sales west of Johnson Bay and a 4 mile lakeshore strip is being logged 7 miles to the north. Almost a continuous belt of logging extends from L. 1358 to Bear Island and this has been the area of greatest activity during 1950. On the north side of the lake the perimeter from L. 1547 to L 1527 is being logged and additional operations are around Wilkinson Bay and on both the mainland and islands of Hagan Arm.

20 small camps employing about 200-225 men handle the log production. The camps are largest in winter when logging is easiest and the mills shut down because of cold weather. Some of the camps are operated by the millowners, but others are privately operated. With only two or three exceptions these camps are on the lakeshore and supplies are brought in by boat.

* 1921 figures.
The heaviest production at present comes from the camps owned by Quality Spruce, Saunders and Porter. Quality Spruce aims at producing 1,000,000 f.b.m. monthly.

Mill Bay.

Environmental Features.

Crescent shaped Mill Bay is about 3/5 of a mile in straight line distance from the promontory on S.U.P. 304 to the mouth of Pendleton (Cross) Creek. The bay has a roughly north-south orientation for approximately half a mile and then trends east and west for about an equal distance to the creek mouth. The bay provides shelter particularly from south-west winds which are the storm winds during most of the operating season. Shelter, coupled with fairly deep water offshore makes Mill Bay a satisfactory booming ground.

![Mill Bay - Babine Lake](image)

Showing sawmills and shacks in background.

- Babine Forest
  Aug. 1950.

The topography around the bay is generally well-suited to an industrial site. The slope back from the lakeshore is gentle and drainage is good although there is some swamp on S.U.P. 802 and 805. S.U.P. 959 is more elevated than the other mill-sites around the bay and most of the buildings are on a hillside above the mill. There are no extensive areas of level ground, but with one exception the mills are not dry-piling lumber, so that the absence of flat grounds is not a serious drawback.

To the southwest of the S.U.P. area thick deposits of gravel and clay, probably fluvio-glacial in origin have buried deeply the underlying bedrock. The gradient is gentle to medium for more than a mile back from the lake. The cover is immature aspen and scrub lodgepole pine. From a rough preliminary reconnaissance, Forester-in-training, Jack Payne drew
the following conclusions: The greater portion of the proposed townsite is covered by an immature stand of deciduous growth consisting of aspen-willow-cottonwood which has no commercial value. A belt of merchantable timber approximately 40-50 chains long extends inland from the Johnson Bay area. The stand consists of spruce, balsam and Lodgepole pine averaging about 160 years in age with a d.b.h. ranging from 6"-15". The stand is thrifty mature.

MILL BAY - BABINE LAKE

Showing possible townsite area behind mill. Gently sloping ground and low timber values are evident. - Babine Forest - Aug, 1950

Pendleton Creek marks the southern boundary of Mill Bay. This small creek although only about three feet wide is an important salmon and Kokanee spawning ground. The creek rises in Pendleton Lake and the flow of water appears to be steady throughout the summer. Cataracts are not characteristic as the creek has reduced its valley to near grade.

Sawmills

The mills are listed below with their appropriate S.U.P. numbers.

<table>
<thead>
<tr>
<th>Name</th>
<th>S.U.P.</th>
</tr>
</thead>
<tbody>
<tr>
<td>J. C.S. Saunders</td>
<td>805</td>
</tr>
<tr>
<td>McKeown</td>
<td>802</td>
</tr>
<tr>
<td>O. Halverson</td>
<td>717</td>
</tr>
<tr>
<td>Pendleton Bay Sawmills (Millander)</td>
<td>701</td>
</tr>
<tr>
<td>Porter Mill</td>
<td>941</td>
</tr>
<tr>
<td>Quality Spruce</td>
<td>959</td>
</tr>
</tbody>
</table>

Saunders also holds S.U.P. 604 for homesite purposes. The shoreline is used for booming logs. Quality Spruce has built a planer mill on Crown land just south of Pendleton Creek and east of the road. S.U.P. 1381 is held by
Rick and Bergey for mill-site purposes.

Quality Spruce is the largest mill in Mill Bay. The present monthly cut of lumber is about 1,000,000 f.b.m., as compared to the average cut by each of the other five of 600,000 f.b.m. Operations differ from the usual pattern as the company is shipping dressed lumber from its planer mill. Lumber is being dry piled and the company has recently submitted a request for additional ground for this and other purposes. (The company has submitted a proposed development plan See L.1 Aug. 15/50 File:(S.U.P.959).) In anticipation of a return to a normal lumber market, the company proposed space for dry piling 12,000,000 f.b.m.. The efficiency of the mill has been improved steadily and the company is considering installing a gang saw.

MILL BAY

Housing development on Quality Spruce
S.U.P.

BABINE LAKE

View of Quality Spruce mill.
- Babine Forest Aug. 1950

About 18 buildings have been erected by Quality Spruce on S.U.P. 959, some 14 of these are to provide housing for the crew of about 40 men. Although the buildings are little more than cabins with patent brick siding they present a somewhat better appearance than the rough lumber shacks which are typical elsewhere in the settlement.

The mills are located without exception on lake edge where it is convenient to have logs from the water. Except for the McKeown mill which is steam operated, the power source is either diesel or gasoline motors. The basic machinery is a circular saw and portable carriage and an edger. The McKeown mill is installing a planer. All the mills have open burners and some are equipped with blowers. The capital investment might be about $35,000 per mill.
MILL BAY - BABINE LAKE

Showing sawmills and booming grounds.

- Babine Forest.
  Aug. 1950

There are about 100-150 men working in the sawmills. Some mills are running two shifts. The daily output is in the neighbourhood of 230,000 f.b.m.

Some 12 trucks are engaged in hauling to Burns Lake where the rough lumber enters one of the four planer mills. The finished product is loaded into box cars for shipment. The present market is the U.S. although a year ago it was largely eastern Canada.

The Settlement.

Clustering about each mill are a number of rough shacks and shacks. The millowners have the only buildings worthy to be called houses. On S.U.P. 701 there is a store and gas pump. A Dominion Government wharf is the landing place for lake boats. S.U.P. 701 also boasts the largest number of Indian shacks, more than 20. These shacks together with another 8 or 9 located south of the S.U.P. boundary make up a sort of Indian Village. Its unwholesome character has to be seen to be appreciated. Other Indian shacks are on S.U.P. 805, west of 805 and on 804. The cookhouse on S.U.P. 717 serves as a sort of restaurant for nearby mills.
The road from Burns Lake passes close to the mills and serves as the main thoroughfare of the settlement. At S.U.P.502 the road diverges to the northwest and traverses a forested area on the way to Johnson Bay which is 1.5 miles distant. A branch road north of Pendleton Creek leads to a gravel pit.

The Indians living at Mill Bay were, for the most part, from Old Fort and Fort Babine and a few from Donald Landing. They constituted the only supply of labour during the war when the mills came into being. At present, although their services are required, they are considered by the operators to be an unreliable labour supply, generally speaking. Most operators would prefer to supplant them with white men and preferably married white men.

The industry at Mill Bay is seasonal in character. Freezing temperatures force the closure of the mills in November. The saws are not able to cut true in frost-bound logs. With ice forming on Babine Lake in December or January, it becomes impossible to get logs from the water. The mills do not reopen until May.
During the winter shutdown the population dwindles to a small number. Perhaps 20% seasonally shift to the logging camps. Others may go to portable mills elsewhere in the district. Many of the Indians go trapping.

**Johnson Bay**

At Johnson Bay the sawmill and its accompanying settlement is similar to those on S.U.P.s at Mill Bay. The Bay is situated 1.3 miles from a fork in the road on S.U.P. 802. The mill site is on X41845* and adjoining timber sales are also held by Johnson.

Johnson Bay is an east-west indentation of the lake shoreline. The buildings are on flat ground which extends from the lake margin some 5 chains. Beyond this approximate boundary the contour steepens fairly sharply. The beach is sandy and suitable for landing small craft. The bay has a fair degree of shelter and general suitability for booming logs. Ranger Strimbold believes that there is room in the bay for two more mills.

The main buildings are the mill with its open burner, cookhouse, stable and shacks. A store is run for the convenience of the employees.

There has been some winter logging by this outfit on the hillsides behind the bay and the mill operated for a short time last winter. The owners are Seventh Day Adventists and the mill runs for only five days in the week.

**Conclusions**

There is a necessity for a townsit e at Mill Bay to resolve the problems of land tenure. From the point of view of the Forest Service, the change would mean the end of numerous administration difficulties. From the point of view of the mill owners, there would be the opportunity to legalize securely their occupation over land carrying their investments.

The Indian problem at Mill Bay must be solved along with the change over to a townsit e. The immediate answer to the white man's problem is the creation of a reserve. For the Indians, the community life of the reservation may be the central fact in perpetuating the very conditions which we as white people deplore. The sociological ramifications of this problem of the native people is obviously beyond the sphere of this report. The decision as to a reserve and the choice of ground is best left to the Department of Indian Affairs. Mr. Boys, the Indian Agent has already given consideration to the creation of a 7-acre reserve just north of S.U.P. 804. Immediately south of Johnson Bay there is another small cove which might be suitable for a reserve.

Perhaps a site could be chosen in this area and withdrawn from the

Forest Reserve in exchange for the Reserve at Donald Landing (I.R. No.21-B). The Donald Landing Reserve is at present unoccupied by Indians but has a high recreational potential as a public picnicking and camping ground.

DONALD LANDING - BABINE LAKE

Abandoned Indian Reserve south 1 1/2 miles from Pendleton Bay.

- Babine Forest
Aug. 1950.

Ideally, the size of the townsite should conform to the foreseeable expansion of the local lumber industry. As it has been indicated, there is a lack of the basic statistics on the resources of merchantable timber available to the mills. The most informed opinion is that the cut is close to, or in all likelihood, exceeding the increment. In the course of time, existing mills will, in all probability, improve their efficiency. For these reasons it is not considered necessary to recommend that any extensive area be removed from the Babine Forest to allow for industrial expansion.

It would seem to be logical to incorporate Johnson Bay making it the northern boundary of the townsite. Although this isolated mill is free from most of the problems of its Mill Bay neighbours it is still part and parcel of their economic unit. The intervening ground would supply unoccupied shoreline for the new townsite. It cannot be said that the shoreline except at Johnson Bay would allow for additional mill sites as the exposure is generally unfavourable for booming logs.

Pendleton Creek would have been, perhaps, the most satisfactory southern boundary for the townsite, but the planer mill is a fait accompli which precludes the adoption of this natural boundary. The northern boundary
of L.5684 would form a suitable southern limit for the townsite. In the event of the cancellation of S.U.P.1381 its northern boundary could be substituted. The existing timber sale X-44335 on Lot 6684 covers only dead and fallen trees. This forested lot then forms an ideal buffer zone between the recreational area of Pendleton Bay and the industrial area of Mill Bay.

The spawning grounds of Pendleton Creek should be safeguarded by consulting with the Dominion Department of Fisheries regarding a suitable reserve on either side of the creek.

The ground inland from Mill and Johnson Bay has been investigated and as described in the foregoing account, it is generally speaking, well adapted to townsite purposes. The timber values are slight and involve only a relatively small area near Johnson Bay.

The undersigned concurs with Land Inspector A. Smith's proposal for the townsite boundaries:*  

"Commencing at the Northeast corner of Lot 6684, Range 5 Coast District; thence West 110 chains; thence North 150 chains to the shoreline of Babine Lake; thence following the said shoreline in a south-easterly direction to the point of commencement and containing approximately 825 acres."

George A. Wood
Forester-in-Training

* Supt. of Lands,
Files 0184022 & 065061 - Attention "Purchases".
SUPPLEMENTAL TO THE INDIAN PROBLEM AT MILL BAY

Subsequent to the writing of this report, R. Lowrey and G. Wood accompanied Indian Superintendent J. V. Boys and Ranger T. Strimbold in a joint investigation of the proposed Indian reserve north of S.U.P. 804. A preliminary survey resulted in the following description for the intended reservation:

Commencing at the N.E. corner of S.U.P. 804 on the west shore of Babine Lake, thence following the northerly boundary of said S.U.P. 804 S 45° W 300 feet; thence N 40° W 1700 feet; thence N 45° E 450 feet more or less, to the shore of Babine Lake; thence following said shoreline in a southerly direction to the point of commencement.

The matter was left with the understanding that Mr. Boys would propose that his Department acquire the land. He did not think that the idea of exchanging ground at Donald Landing was a very feasible one because of the difficulty of gaining the consent of the Indians concerned.
Acknowledgements

The report entitled "Recreational Planning Problems at Pendleton Bay and Topley Landing - Babine Forest Reserve" by D.M. Trew was a springboard for a detailed study of the townsite question at Mill Bay. This report pointed out the basic problems of Forest Service administration at Mill Bay.

Ranger T. Strimbold of Burns Lake is responsible for many of the facts and figures of this report. It was he who first selected Mill Bay as an industrial site. He has witnessed the expansion of the settlement which grew, as he describes it, "like Topsy." His unstinted help has been invaluable.
A REPORT OF THE SUBDIVISION PROBLEMS AT MILL BAY,
BARNIE LAKE.

Introduction.

The suitability of the Mill Bay waterfront area as an industrial site for sawmills and the favourable nature of the adjacent ground for subdivision has been adequately covered by the Parks and Recreational Division report. This report will deal with the present conditions at Mill Bay and future possibilities with regard to subdivision.

Since the time the report of the Parks and Recreational Division was submitted certain changes have taken place on the Special Use Permits. The following revised list shows the S.U.P. number and the mill on the area.

<table>
<thead>
<tr>
<th>S.U.P.</th>
<th>Mill name</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1381</td>
<td>R &amp; A Sawmill</td>
<td></td>
</tr>
<tr>
<td>959</td>
<td>David Wilson Lbr. Co.</td>
<td>(Robert Iley and Alex Palagian) Former Nick and Bergoy millsite now owned by Lymburner of Tweedsmuir Spruce. According to Mr. Lymburner the R &amp; A Mill, which commenced operations in June, may use the site until he needs it and then the mill will have to move.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>This Company has a 5 to 7 year lease, renewable annually, with an option to purchase the SUP and assets of Quality Spruce Lbr. Co. In taking over SUP 959, David Wilson Lbr. Co. also took over the Quality Spruce Planer Mill south of Pendleton Creek. The planer machinery has been moved to a new mill in Burns Lake and the Company has now no use for this site. Likewise, the manager of</td>
</tr>
<tr>
<td>S.U.P.</td>
<td>Mill name</td>
<td>Remarks</td>
</tr>
<tr>
<td>-------</td>
<td>--------------------</td>
<td>-------------------------------------------------------------------------</td>
</tr>
<tr>
<td>1163</td>
<td>School site</td>
<td>There is a one room school on this S.U.P. The David Wilson Lbr. Co. have loaned the School Board the building which is used as a teacherage and located on S.U.P. 959.</td>
</tr>
<tr>
<td>241</td>
<td>Porter Mill</td>
<td></td>
</tr>
<tr>
<td>701</td>
<td>Pendleton Bay Mill</td>
<td></td>
</tr>
<tr>
<td>1268</td>
<td>Vacant S.U.P.</td>
<td></td>
</tr>
<tr>
<td>717</td>
<td>Tweedsmuir Spruce Mill</td>
<td>This mill took over the assets and site of the Halverson Mill in April of this year. The mill is owned by Mr. Lymburner, referred to under S.U.P. 1381 in the &quot;Remarks&quot; column.</td>
</tr>
<tr>
<td>802</td>
<td>McKeown Mill</td>
<td>Under a verbal agreement Mr. McKeown has permitted a small mill to operate on his S.U.P., the Lund and Palagian Mill. (G.D.Lund and P. Palagian)</td>
</tr>
<tr>
<td>805</td>
<td>Saunders Mill</td>
<td>The old mill was destroyed by fire last fall but there is now a small mill on the same site under the old name.</td>
</tr>
<tr>
<td>804</td>
<td>S &amp; S Mill</td>
<td>A large new mill has been constructed by C. Saunders on this S.U.P. Operations started in July. When this mill has been worked in Mr. Saunders intends to close down the small operation on S.U.P. 805.</td>
</tr>
<tr>
<td></td>
<td>Johnson Bay Mill</td>
<td>This mill is not covered by an S.U.P.; as the site was on Timber Sale X 11843. This Timber Sale has now expired.</td>
</tr>
</tbody>
</table>

These ten mills cut 398,000 f.b.m. per day. Six of the mills are working two shifts. One hundred and sixty nine men are employed and, of these, twenty eight at present are Indians.

All the mills boom logs in front of their sawmills and as the size of the boom varies with the log supply on hand, no sketch of areas has been shown on the map.
Squatters.

The location of the white squatters in Mill Bay is shown on map #1 by letter. The Indian shacks in the Bay, both on Crown land and on S.U.P. areas, have been numbered.

<table>
<thead>
<tr>
<th>Letter</th>
<th>Name</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>William Kiansky</td>
<td>Frame house on the old Quality Spruce Planer site. The house is moveable and owner stated that if necessary he would move to David Wilson Lbr. Co. property as he is contract hauling for said Company.</td>
</tr>
<tr>
<td>B</td>
<td>W. M. Crandell</td>
<td>Frame house under construction and two shacks in use. Mr. Crandell has the hauling contract for David Wilson Lbr. Co. (Kiansky works for him) and he will be able to move the buildings to the David Wilson property, S.U.P. 959.</td>
</tr>
<tr>
<td>C</td>
<td>David Wilson Lbr. Co.</td>
<td>House and shed taken over from Quality Spruce are just outside the S.U.P. line, on Crown land.</td>
</tr>
<tr>
<td>D</td>
<td>A powerhouse.</td>
<td>A powerhouse at this point supplies electrical power for both the Tweedsair Spruce and McKean Mills, S.U.P. numbers, 717 and 802. Later in this report a suggestion is made for the extension of the boundaries of S.U.P. 717 which would take in this powerhouse site.</td>
</tr>
<tr>
<td>E</td>
<td>Pete Palagian</td>
<td>Three frame shacks, two east of road and one west, belong to Palagian of Lund and Palagian Mill.</td>
</tr>
<tr>
<td>F</td>
<td>C. D. Lund</td>
<td>A frame shack occupied by Mr. Lund and family. Lund owns an interest in the Lund and Palagian Mill.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number</th>
<th>Name</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Donald Dan</td>
<td>Except for three or four log structures all the Indian, were of rough lumber. The Indian Guide, Jimmie Donald, is the only man with a painted, frame cabin and he has two of them.</td>
</tr>
<tr>
<td>2.</td>
<td>David West</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Pierre Tom</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>John Pelly</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Jimmie Donald</td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>Jimmie Donald</td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td>Mathew Alex</td>
<td></td>
</tr>
<tr>
<td>8.</td>
<td>Leon George</td>
<td></td>
</tr>
<tr>
<td>9.</td>
<td>Jimmie Joe</td>
<td></td>
</tr>
<tr>
<td>10.</td>
<td>Mathew Michel</td>
<td></td>
</tr>
<tr>
<td>11.</td>
<td>Maurice Dennis</td>
<td></td>
</tr>
<tr>
<td>12.</td>
<td>Alex Joseph</td>
<td></td>
</tr>
<tr>
<td>Number</td>
<td>Name</td>
<td></td>
</tr>
<tr>
<td>--------</td>
<td>-------------------</td>
<td></td>
</tr>
<tr>
<td>13.</td>
<td>Alex Joseph</td>
<td></td>
</tr>
<tr>
<td>14.</td>
<td>R. Antoine</td>
<td></td>
</tr>
<tr>
<td>15.</td>
<td>Robert Abraham</td>
<td></td>
</tr>
<tr>
<td>16.</td>
<td>Mrs. P. Tom</td>
<td></td>
</tr>
<tr>
<td>17.</td>
<td>William Ardanars</td>
<td></td>
</tr>
<tr>
<td>18.</td>
<td>Dick Joseph</td>
<td></td>
</tr>
<tr>
<td>19.</td>
<td>Dennis Mathew</td>
<td></td>
</tr>
<tr>
<td>20.</td>
<td>Alex Flasway</td>
<td></td>
</tr>
<tr>
<td>21.</td>
<td>Louie Zallouie</td>
<td></td>
</tr>
<tr>
<td>22.</td>
<td>Alex Tom</td>
<td></td>
</tr>
<tr>
<td>23.</td>
<td>Albert Michel</td>
<td></td>
</tr>
<tr>
<td>24.</td>
<td>Miss Ruby Michel</td>
<td></td>
</tr>
<tr>
<td>25.</td>
<td>George Joseph</td>
<td></td>
</tr>
<tr>
<td>26.</td>
<td>Charlie McDonald</td>
<td></td>
</tr>
<tr>
<td>27.</td>
<td>Pierre Charlie</td>
<td></td>
</tr>
<tr>
<td>28.</td>
<td>Price Charlie</td>
<td></td>
</tr>
<tr>
<td>29.</td>
<td>Mathew William</td>
<td></td>
</tr>
<tr>
<td>30.</td>
<td>Alex William</td>
<td></td>
</tr>
<tr>
<td>31.</td>
<td>David Ardanars</td>
<td></td>
</tr>
<tr>
<td>32.</td>
<td>Duncan James</td>
<td></td>
</tr>
<tr>
<td>33.</td>
<td>Donald Pierre</td>
<td></td>
</tr>
<tr>
<td>34.</td>
<td>Alex Cashel</td>
<td></td>
</tr>
<tr>
<td>35.</td>
<td>Paul James</td>
<td></td>
</tr>
<tr>
<td>36.</td>
<td>Gabriel Charlie</td>
<td></td>
</tr>
</tbody>
</table>

The Indians.

As will be seen from map #1, the Indians are concentrated behind the Porter Mill and on and by the Pendleton Bay Mill with a few others near the Saunders and Johnson Bay Mills. The jumble of shacks are too close together to be fitted into any subdivision and they will probably have to be moved.

These Indians are mostly Reserve natives from either Old Fort or Fort Babine down the Lake. Their period of employment is variable and during times of non-employment they are frequently on the move between Burns Lake, Mill Bay, Old Fort and Fort Babine.

It is felt that as the Indians have unstable living habits, if the opportunity is provided for them on the lakeshore, many will gradually shift to a Reserve area, particularly as they would still be within easy distance of the mills. The co-operation of the Indian Department in any
proposals for the re-establishment of the natives on a Reserve would be of great value.

**Booming.**

The available booming ground is, on the whole, adequate. Three mills are a little pinched in this respect but conditions could be improved by the owners if piles and/or dolphins were driven out from the shore to permit maximum use of the available areas. It would appear feasible to drive piling for at least 100 feet out from the shore in the Bay proper.

The Porter Mill could use profitably the above idea. The Pendleton Bay Mill has a peculiar problem in that the lake frontage, and therefore the available booming frontage, is cut in two by the presence of the Government wharf. However, as the frontage is a fair length, it is felt that by utilizing the area north of the wharf as a small holding ground and the area south of the wharf for immediate needs, the problem will take care of itself with boom management. The McKeown Mill is rather crowded but there is a possible solution for a later date. Mr. Saunders, when his new mill is fully operational, intends to locate and open another road outlet in place of his present access which is very poor. (As already mentioned the small mill on S.U.P. 305 will be closed). When this is done Mr. Saunders will not need all of S.U.P. 305 and he stated that he would be agreeable to allowing the McKeown Mill part of S.U.P. 305. This would allow the McKeown Mill a larger area for booming purposes.

**Dry piling.**

The dry piling of lumber before it is hauled the 22 miles to
Burns Lake is carried on by all the mills for a very short period in the spring when the roads are impassable. Facilities are adequate or can be improved by further clearing on S.U.P. areas in all but two cases.

The Tweedsmuir Spruce Mill is in need of more room as the S.U.P. area (717) is badly cut up by the road. To overcome this difficulty Tweedsmuir Spruce could be allowed to extend the west boundary to take in S.U.P. 1266 and the area outlined in purple on map #2. This extension would also place the power house on property held by the Company.

The McKeown Mill is also in need of more space as the S.U.P. area is all cut up by roads. Here again, the west boundary could be extended westward to include the area shown in purple and brown on map #2.

Road access.

A Government road, as shown in green on map #2, traverses the Mill Bay ground crossing the S.U.P. areas close to the shoreline as far as the McKeown Mill on S.U.P. 302. The road in three instances badly cuts up the S.U.P. area, curtails yard space and, in two cases, is a public menace where the road passes under conveyors carrying waste as some of the waste is sometimes dropped from the conveyors to the road. The continuation of this road into the two S.U.P.s held by Saunders is a private road which of necessity follows the shoreline as the area behind the S.U.P.s is swampy. As soon as the new S & S Mill is in full running order, Mr. Saunders intends to push a new road outlet through near the proposed route shown on map #2. The road swinging off to Johnson Bay at the SW corner of S.U.P. 302 was constructed by mill and logging operators, principally Quality Spruce and the Johnson Bay Mill. The old winter road running behind the S.U.P. area was used by Quality Spruce when hauling logs to the mill in winter months.
The present picture at Mill Bay.

As already pointed out, the daily cut at Mill Bay is 398,000 f.b.m. and the Bay is humming with activity. All mill owners are pleased with the proposal for a survey of the ground and are willing to purchase their millsite areas. The reaction to a subdivided townsite, however, was disappointing, but the reasons were logical. The mill owners stated that they would rather own their land and provide housing for their employees close to the source of work. Because of the seasonal nature of the industry in Mill Bay, the feeling is that only about two key men per mill would be assured employment and therefore in a position to purchase homesite lots if they were available. Furthermore, the majority of mill owners when questioned stated that they would continue to reside next to the mill in order to be available immediately in case of breakdowns or some mill emergency.

Although at times there is need of more booming space, the mill owners are co-operating with one another and getting by even with the much larger daily cut over that of last year. Some form of tenure for all mills is necessary immediately to legalize their occupation of the foreshore for booming purposes.

The mill owners realize the disadvantages of the present road access and many are in favour of a change in road location.

The Indian squatters are still a blot on the landscape but the situation appears static and certainly conditions are no worse than those of a year ago.

B. C. Forest Service plans for Babine Lake.

The Forest Service intends to manage the Babine Lake watershed in future on a perpetual yield basis with an annual cut not exceeding
annual increment. The Surveys Division of the Forest Service are now carrying out inventory cruises on the west shore of Babine Lake, next year the remainder of the watershed will be covered and the final figures released to the Prince Rupert District Forester in the spring of 1953. It is expected that the limitation on the cut will go into effect in the fall of 1953.

On the basis of 1921 figures an allowable cut from the area in the Babine Forest Reserve is given as 21,300,000 f.b.m. Although it is proposed to take in all the Babine Lake watershed, the allowable annual cut is not expected to exceed 10,000,000 f.b.m., and this figure is an estimate pending definite information from the Surveys Division.

The expected cut this year on Babine Lake is placed by the Forest Service in the neighbourhood of 60,000,000 to 70,000,000 f.b.m. From this it will be seen that present estimates indicate a considerable reduction in the annual cut on Babine Lake. When the new figures go into effect the Forest Service will auction the available timber for the year, not necessarily in one block, but it will be on an auction and not a quota basis.

The effect of a limitation in the annual cut on Babine Lake.

When the limitation on the annual cut on the lake is brought into effect and the timber is auctioned, straight economics will enter the picture. Although statistical figures are not available, there is universal agreement among Forest Service officials that there will be a reduction in the annual cut to bring it in line with the annual increment of the watershed.

A reduction in cut would effect Mill Bay by limiting the number of mills in the area. It is assumed that the Saunders Mill on S.U.P. 305 and the Lund and Palagian Mill on S.U.P. 302, both custom
sawing for Saunders, will close when Saunders' new mill, the S & S, is in full production and able to keep abreast of current logging operations.

Any reduction in the number of mills in Mill Bay will provide the possibility of improving the position of the remaining mills as far as land and booming grounds are concerned. As already mentioned under "Booming" there is a good chance of improving the position of the Hokeown Mill booming ground at a later date.

The number of mills in the area will govern the number of employed, and hence the number of persons having to be housed. With no further expansion of mill numbers, and assuming the removal of the Saunders Mill and the Lund and Palagian Mill, an industrial subdivision for the waterfront would appear to be all that is necessary.

Reasons for not subdividing Mill Bay at this time.

The changes in ownership and management along with additions during the past year indicate that the lumber industry in Mill Bay is certainly not a stable one at present. The effects noted under the preceding heading are reasons for not subdividing Mill Bay now and the road constitutes a further consideration. The road would have to be relocated and access provided for Saunders in order not to take up all the usable space in the Hokeown Mill yard with road allowances. Another point concerns the school; this would probably have to be moved to allow the Porter Mill more space as a permanent industrial site.

Recommendations.

In view of the foregoing, it would appear that any plan to subdivide this area at the present time is premature. As a result of
the uncertainties dependent upon the Forest Service limitation of cut which is to be put into effect, it would seem logical to suggest that for the present the tenure of the mill owners be legalized by lease. The fees for the lease could be the same as were paid whilst the land was on a Special Use Permit basis and the lease renewed annually. At the same time the mills should legalize occupation of foreshore, again on an annual basis, by means of a Licence of Occupation or a Land Use Permit. Under this scheme a description would have to be given, with a number, to the Johnson Bay Mill as this mill has no S.U.P. number.

The leasing of the existing S.U.P. areas to the mill owners will not hamper their operations in any way and business can carry on as usual. A westward 5 chain extension of the westerly boundaries of S.U.P. 717 and S.U.P. 802 (as mentioned under "Dry piling") could easily be described in their respective lease indentures.

The site for an Indian Reserve as recommended by the Parks and Recreational Division is a good one and this area should be leased forthwith to the Indian Department. However, the application for a millsite made by S. Anderson of Decker Lake, B.C., covers this area.

The situation was discussed with Mr. Anderson and it was pointed out that this was the most desirable site for a Reserve. Alternative sites, immediately north of the Indian Reserve and next to Johnson Bay Mill in Johnson Bay, and their drawbacks, very exposed booming ground in the first and lack of booming space with two mills in Johnson Bay in the second, were discussed. Mr. Anderson said that he would withdraw his application over the area desired for an Indian Reserve and look into possibilities in Johnson Bay as well as approach the Forest Service concerning a site between Pendleton Bay and Donald Landing. Furthermore, he stated that if all else failed, he could always build a mill on Saunders' S.U.P. 804.
as he works closely with Mr. Saunders.

As the confused conditions in Mill Bay do not appear to be worsening, the lease of existing S.U.P. areas to mill owners and the lease of an area to the Indian Department will legalize tenure until such time as the Forest Service restrictions are effective and the industry has had an opportunity to adjust and stabilize itself. These conditions should be apparent by the summer of 1954.

A subdivision plan for the future.

In view of present information it is doubtful if a townsite will be necessary in Mill Bay. Present indications are that only an industrial subdivision covering the waterfront mill area will be necessary with one additional provision, a school site.

Pendleton Creek is the natural southern boundary for a surveyed development in Mill Bay and, as the David Wilson Lbr. Co., have no use for the old Quality Spruce Planer site, at the time of survey this creek could probably be used for such a boundary. S.U.P. 1381 could remain in the Babine Forest Reserve on an S.U.P. basis and if it fell vacant the Permit could be permanently cancelled and the site incorporated in the buffer zone between Mill Bay and the Pendleton Bay recreational area.

The industrial site could start at least 100 feet north of Pendleton Creek in keeping with the minimum requirement of the Department of Fisheries for stream protection. The David Wilson Lbr. Co. stated that no objection would be raised if their southern boundary was changed to keep clear of the creek.

Many mill owners stated that the access for the mills should be by a road running behind the S.U.P. areas. As the topography of the
ground is suitable for such a road, though putting a curve in the
south end, a proposed route is shown in red on map #2. A wide road
allowance has been suggested to provide a good fire break between the
industrial site and the forested and/or residential area to the west.
A short side road would connect this road with the existing road to the
gravel pit which should be reserved for the Public Works Department. Of
course, any proposed road should be discussed on the ground with the
District Public Works Engineer.

The proposed plan would be to use the east boundary of this
road as the west boundary of the industrial area. The existing bound-
daries would be slightly altered to run approximately at right angles
from the shoreline to this road. This would allow the mills sufficient
space for houses, bunkhouses, sheds, etc., as well as room for dry
piling lumber if necessary.

Opposite the wharf a road allowance would run approximately
as shown to provide public access. To the west of the proposed road
where the wharf road joins it on the map is an area which would be
suitable for a new school site.

To the northwest of S.U.P. 802 the road could either curve
into the existing road as shown or continue northward to meet the
proposed road to the Indian Reserve.

The west boundaries of the two S.U.P. areas held by Saunders
will have to be defined on the ground in accordance with his needs at the
time of survey. The north boundary of S.U.P. 801 might well be made the
northern boundary of the industrial area with only the area for the Indian
Reserve to the north being surveyed out in addition. In this case the
Johnson Bay Hill could be returned to the Babine Forest Reserve and
administered on an S.U.P. basis. This question, in view of Mr. Anderson
looking for a suitable millsite, is perhaps best left until the time of survey.

Conclusion.

In view of the present drawbacks to subdivision of the industrial area at Mill Bay and the unknown factor of the future allowable cut on the Babine watershed, the idea of securing tenure by lease for the time being appears quite feasible. In the meantime it is probable that with the creation of an Indian Reserve under lease, the native problem will at least partially remedy itself.

The inimitable situation at Mill Bay is so closely tied to the mills, the owners and the immediate area itself, that any survey will have to be largely laid out on the ground.

August 3rd, 1951.

A. F. Smith
Land Inspector.
Mill Bay

1. Air Photos
2. Functional Map
3. Bulkley Sheet
Air Photos
B.C. 1256: 16, 18, 20
Babine Lake
Note: All area between Johnson Bay and SUP 804 quite usable for buildings. Small bay 1/2 mile south of Johnson Bay, and 650' off main road would make possible Indian Reserve.

Gentle to medium slopes. Cottonwood, Spruce, Lodgepole Pine. Brichy understorey ideal for building sites for one mile.

Indian tent frame
Mixed forest (Cottonwood, Ripe, Birch, Spruce).

SUP 804
Log Boom

Log chain around point for booming logs

SUP 802
W. A. Town
Shovel ground
Clearing
W. A. Mill
(Shell operation)
Industrial buildings, living quarters

SUP 717
W. A. MILLER
Cleared half ground
Open water
Shell mill

SUP 1260
House
Log Boom

SUP 1269 originally held by Holverson for chickenhouse purposes. Now dropped.

MILL BAY