



AGENDA

**Agenda for the Special Meeting of the Tahsis Village Council
to be held on December 14, 2021 in the Council Chambers at 11 a.m.
Municipal Hall, 977 South Maquinna Drive and by electronic means**

Remote access: To attend this meeting remotely via Zoom/ phone

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A. Call to Order Mayor Davis will call the meeting to order at 11:00 a.m.

**B. Introduction of
Late Items** None.

**C. Approval of the
Agenda**

K. Bylaws

- 1 Fees and Charges Amendment Bylaw No. 646, 2021
Second & Third Reading**
Changes from 1st reading version are noted as highlighted and noted in the comments.
No changes to Schedule "R".

- 2 Solid Waste Management Amendment Bylaw No. 647, 2021
Second & Third Reading**

M. New Business Application to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development for a Crown Tenure for discharging treated sewer effluent from the Village's South Treatment Plant.

P. Adjournment



VILLAGE OF TAHSIS

BYLAW NO. 646, 2021

Commented [MT1]: Version for 2nd and 3rd reading

BEING A BYLAW TO AMEND THE VILLAGE OF TAHSIS FEES AND CHARGES BYLAW NO. 594, 2017

WHEREAS the Council of the Village of Tahsis wishes to amend the *Fees and Charges Bylaw No. 594, 2017* to establish fees under the *Water System Regulation Bylaw, No. 644, 2021*, the *Sewer System Regulation Bylaw No. 645, 2021* and the *Solid Waste Management Bylaw No. 590, 2017*.

Commented [MT2]: Added as the changes to the fee schedules apply to both the water and sewer regulation bylaws

NOW THEREFORE, the Council of the Village of Tahsis, in open meeting assembled, enacts the following amendments to Fees and Charges Bylaw No. 594, 2017 as follows:

1. The *Fees and Charges Amendment Bylaw No. 594, 2017* is hereby amended:

- a) by deleting Schedule "P" and replacing with the Schedule "P" to this Bylaw;
- b) by deleting Schedule "Q" and replacing with Schedule "Q" to this Bylaw; and
- c) by adding Schedule "R" immediately following Schedule "Q"

Commented [MT3]: The new Schedule "P" has changes which are noted in the Schedule

Commented [MT4]: The new Schedule "Q" has changes which are noted in the Schedule

Citation

This bylaw may be cited for all purposes as the "Fees and Charges Amendment Bylaw No. 646, 2021."

Effective Date

This bylaw comes into force upon adoption.

READ a first time this 7th day of December, 2021

READ a second time this 14th day of December, 2021

READ a third time this 14th day of December, 2021

Reconsidered, Finally Passed and adopted this 4th day of January, 2022

MAYOR

CORPORATE OFFICER

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 6XX, 2021 duly passed by the Council of the Village of Tahsis on this 16th day of November 2021.

CORPORATE OFFICER

SCHEDULE “P”

Definitions:

Commented [MT5]: Definitions from the Zoning Bylaw are incorporated to explain terms which are in the fee table. This is intended to clarify the terms and eliminate individual interpretation.

Campground/RV Park means a property classified as Tourist-Campground Zone (TC-1) under the Village of Tahsis Zoning Bylaw No. 630, 2020

Churches means buildings, not ordinarily used for residential purposes, wherein persons regularly assemble for religious worship, and which are maintained and controlled by religious bodies organized to sustain public worship.

Commercial means a property classified as Commercial Zone 1 or Commercial Zone 2 under the Village of Tahsis Zoning Bylaw No. 630, 2020

Hotel means a building with a common entrance which provides separate sleeping or dwelling units intended to be occupied primarily by the travelling public.

Industrial means a property classified as Industrial Zone 1 or Industrial Zone 2 under the Village of Tahsis Zoning Bylaw No. 630, 2020

Mobile Home	means any structure, whether or not ordinarily equipped with wheels, that is designated, constructed or manufactured to be moved from one place to another by being towed or carried, and to provide a dwelling, house, or premises, that is registered or capable of being registered in the Manufactured Home Registry established under the <i>Manufactured Home Act</i> , and complies with the specifications for manufactured homes set out in the Manufactured Home Regulation B.C. Regulation 441/2003.
Mobile Home Park	means a mobile home park as defined and classified as Residential Multiple Zone 2 (RM-2) under the Village of Tahsis Zoning Bylaw No. 630, 2020.
Motel	means a building or group of buildings which provide separate sleeping or dwelling units with direct access to the outside intended to be occupied primarily by the travelling public
Other Commercial Premises	<i>means all land and premises, on or within which any interchange of commodities, or any dealing or trading in any article of commerce or other thing is carried on as a business, includes offices, places of entertainment or amusement and marinas and does not include home based business or industrial premises.</i>
Residential	means a property classified as Residential Zone 1, Residential Zone 2 or Residential Multiple Zone 1 under the Village of Tahsis Zoning Bylaw No. 630, 2020.

Fees

1. The water system service fees in this schedule are imposed on the owners of real property, and are payable by all owners where a water connection has been installed, or is required to be installed, to a property and where plumbing is installed on the premises and is connected to the municipal system.
2. The water system service fees imposed by this bylaw are comprised of a fixed (flat rate) charge.
3. Fees are imposed and payable on properties that are unoccupied and/or unused.
4. The temporary shut off of water service to a property does not relieve the property owner of the obligation to pay the water system service fees as set out in this schedule.

Commented [MT6]: Clarifies that fees are required to be paid even if a property, or a portion of a property, is vacant.

Commented [MT7]: Clarifies that fees are still owed even if a property owner has water service temporarily shut off.

Property Classification

3. Where multiple classifications of uses exist and are serviced by a common connection line, the property is deemed to be for Industrial use for purposes of this bylaw.

Collection of Fees

4. A charge under this bylaw shall be imposed on and from the first day of the month immediately following the date the water service connection to that property is turned on.
 - (i) shall be due and payable in advance in the first calendar year of service; and
 - (ii) shall be due and payable annually in advance thereafter on the 1st day of January in each year.
5. A charge under Section 2(ii) of this bylaw shall be billed on or before the 31st day of May in each year. A penalty in the amount of ten percent (10%) of the unpaid sum shall be added to any charge remaining unpaid after July 2nd in the year of billing unless Council has adopted an alternative scheme under the *Community Charter*, s. 233.
6. A charge imposed under this Bylaw which remains unpaid on the 31st day of December in any year shall be deemed to be taxes in arrears on the land or real property on which the charge was imposed and may be recovered as authorized in section 258 of the *Community Charter*.
7. Failure to receive an invoice or notice is not justification for the non-payment of an applicable fee.
8. No deduction in the charges under this bylaw shall be allowed on account of any waste or leak of water.

Water System Service Fees

Use of Land or Real Property	Annual Rate
Each single family dwelling, duplex unit, apartment, suite, guesthouse, condominium, and any short term rental accommodation unit.	375.00
Residential (single family dwelling, apartment, suite, guesthouse, condominium, short term rental accommodation unit, mobile home, Rooming House, Bed and Breakfast unit)	
Mobile Home Park per serviced pad	375.00
Bed and Breakfasts, Boarding, Lodging and Rooming Houses	375.00
Hotels and Motels	375.00
Plus each room to rent located on the property whether or not it is always available for rent	173.00
Restaurants, cafes, dining rooms, pubs	
up to 60 seats	1,182.18
over 60 seats	1,412.85
Churches	375.00
Industrial	1,412.85
Schools plus each classroom	375.00 173.00
Clubs, non-profits	375.00
Home-based businesses	375.00
Retail premises plus for each square foot gross area	403.67 0.13
Other commercial premises	1,412.85
Campground/RV park (per site)	62.47

Commented [MT8]: Combines all of the types of residential properties into one category. No change to the fees.

Commented [MT9]: We have not billed any clubs for utilities.

A charge under this bylaw shall be paid by the owner of a serviced property for:

1. TURNING ON AND OFF SERVICES

The fee for turning off and turning on water supply at the curb stop is:

To turn on or turn off	During Business Hours	All Other Times
	\$25 (\$50 On and Off)	\$150.00

2. ABANDONMENT¹ FEE

The fee for the permanent disconnection of an abandoned or discontinued connection is:

Connection size	Abandonment or Discontinued Fee
ALL	\$500.00

3. NON-EMERGENCY SERVICE CALL OUT AFTER HOURS² **\$200.00**

4. CONNECTION FEES

Water connection fee for all water service connections ³	\$250.00 application plus estimated cost of the work ⁴
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5. SUPPLY OF WATER FROM HYDRANT

	During Business Hours	All Other Times
Opening and closing hydrant	\$50	\$150

¹ When a water service is abandoned or discontinued, the Director may require the turn off and/or disconnection of the service and the cost will be recovered from the Owner as set out in the Bylaw.

² A non-emergency service call-out means Village crews dispatched to respond to an incident at a property where the likelihood of property damage is low and/or the risk of serious property damage is low.

³ May be combined with sewer connection application fee

⁴ The Owner will be required to pay in advance the estimated cost of the works. The estimate will be determined based on rates uniform with those charged to other projects with the Village and includes labour, equipment, materials and any other cost of probable service arising during construction. The fee paid will form the account for the works project. Staff will maintain an accounting of charges for these works (consistent with municipal accounting procedures) which will be provided to the Owner upon completion/termination of the project. Any surplus funds will be returned to the Owner.

SCHEDULE “Q”

Commented [MT10]: Same text changes as in Schedule “P”

Definitions: All Definitions in Schedule “P” apply to Schedule “Q”

Fees

1. The sanitary sewer system fees in this schedule are imposed on the owners of real property, and are payable by all owners where a water connection has been installed, or is required to be installed, to a property and where plumbing is installed on the premises and is connected to the municipal system.
2. The sanitary sewer system service fees imposed by this bylaw are comprised of a fixed charge.
3. Fees are imposed and payable on properties that are unoccupied and/or unused.
4. The temporary shut off of water service to a property does not relieve the property owner of the obligation to pay the sanitary sewer system service fees as set out in this schedule.

Property Classification

3. Where multiple classifications of uses exist and are serviced by a common sanitary service line, the property is deemed to be for Industrial use for purposes of this bylaw.

Collection of Fees

4. A charge under this bylaw shall be imposed on and from the first day of the month immediately following the date the sanitary sewer service is connected to the property.
 - (i) shall be due and payable in advance in the first calendar year of service; and
 - (ii) shall be due and payable annually in advance thereafter on the 1st day of January in each year.

5. A charge under Section 2(ii) of this bylaw shall be billed on or before the 31st day of May in each year. A penalty in the amount of ten percent (10%) of the unpaid sum shall be added to any charge remaining unpaid after July 2nd in the year of billing unless Council has adopted an alternative scheme under the *Community Charter*, s. 233.
6. A charge imposed under this Bylaw which remains unpaid on the 31st day of December in any year shall be deemed to be taxes in arrears on the land or real property on which the charge was imposed and may be recovered as authorized in section 258 of the *Community Charter*.
7. Failure to receive an invoice or notice is not justification for the non-payment of an applicable fee.

Sanitary Sewer System Service Fees

Use of Land or Real Property	Annual Rate
Residential (single family dwelling, apartment, suite, guesthouse, condominium, short term rental accommodation unit, mobile home, Rooming House, Bed and Breakfast unit)	392.00
Mobile Home Park per serviced pad	392.00
Hotels and Motels	392.00
Plus each room to rent located on the property ⁵	196.00
Restaurants, cafes, dining rooms, pubs	1,330.00
Churches	392.00
Industrial	1,412.85
Schools	392.00
Plus per classroom	137.00

⁵ Whether a room is available to rent or not, the annual fee applies

Retail premises	450.00
Plus per square foot gross area	0.18
Campground/RV park (per site)	58.70
Other Commercial Premises	509.00

A charge under this bylaw shall be paid by the owner of a serviced property for:

1. NON-EMERGENCY SEWER SERVICE CALL OUT AFTER HOURS⁶ \$200.00

2. SEWER CONNECTION FEES

Sanitary sewer connection fee for all sanitary service connections and extensions ⁷	\$250.00 application fee plus estimated cost of the work ⁸
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3. ABANDONMENT⁹ FEE

The fee for the permanent disconnection of an abandoned or discontinued connection is:

Connection size	Abandonment or Discontinued Fee
ALL	\$500.00

⁶ A non-emergency service callout means Village crews dispatched to respond to an incident on a property where the likelihood of property damage is low and/or the risk of serious property damage is low.

⁷ May be combined with water connection application fee

⁸ The Owner will be required to pay in advance the estimated cost of the works. The estimate will be determined based on rates uniform with those charged to other projects with the Village and includes labour, equipment, materials and any other cost of probable service arising during construction. The fee paid will form the account for the works project. Connection fees includes the cost of inspection. Staff will maintain an accounting of charges for these works (consistent with municipal accounting procedures) which will be provided to the Owner upon completion/termination of the project. Any surplus funds will be returned to the Owner.

⁹ When a sanitary sewer service is abandoned or discontinued, the Director may require the disconnection of the service and the cost will be recovered from the Owner as set out in the Bylaw. May be combined with water service abandonment fee.

Schedule "R"**Basic Service Fees****Annual Fee**

Residential Dwelling Unit (as defined in the Solid Waste Management Bylaw No. 590, 2017)	\$95.00
Multiple Family Premises (as defined in the Solid Waste Management Bylaw No. 590, 2017)	\$190.00
Commercial premises (as defined in the Solid Waste Management Bylaw No. 590, 2017)	\$190.00

Extended Service Fees**Additional garbage tags**

Residential Dwelling Unit (as defined in the Solid Waste Management Bylaw No. 590, 2017)	\$2/tag/pick up
Multiple Family Premises (as defined in the Solid Waste Management Bylaw No. 590, 2017)	\$5/tag/pick up
Commercial premises (as defined in the Solid Waste Management Bylaw No. 590, 2017)	\$5/tag/pick up

Dumpster (price per dumpster)

Annual (one pick up/ week) - January 1-December 31, regardless of start date	\$900.00
Annual (two pick ups/week) - January 1-December 31, regardless of start date	\$1,200.00
Monthly (one pick up/week)	\$500.00
Monthly (two picks up/week)	\$800.00
Seasonal (two pick ups/week from May 1- September 30)	\$750.00



VILLAGE OF TAHSIS

SOLID WASTE MANAGEMENT AMENDMENT BYLAW No. 647, 2021

A Bylaw to Amend the Solid Waste Management Bylaw No. 590, 2017

Contents

1. Title
2. Amendments to the Solid Waste Bylaw
3. Effective Date

Under its statutory powers, including section 479 of the *Local Government Act* (RSBC 2015) c.1, the Council of the Village of Tahsis, in open meeting assembled, hereby enacts the amendment to the Solid Waste Management Bylaw No. 590, 2017 (“the *Solid Waste Bylaw*”) as follows:

Title:

1. This bylaw may be cited as the “Solid Waste Management Amendment Bylaw No. 647, 2021”

Amendment to the *Solid Waste Bylaw*

2. The Solid Waste Bylaw is amended:

- 1) Section 2 i) is deleted and replaced with the following:

“Dumpster means a bin rented by the Village according to the fee schedule in the Fees and Charges Bylaw No. 594, 2017 (as amended).

- 2) Section 4 is deleted and replaced with the following:

“Schedule “R” in the Fees and Charges Bylaw No. 594, 2017 (as amended) is an integral part of this bylaw.”

- 3) Section 11 is deleted and replaced with the following:

“A basic service user shall receive the extended service by using the garbage tags authorized by the Village.”

- 4) Section 12 is deleted and replaced with the following:

“The Village imposes fees for the garbage tags as set out in Schedule “R” in the Fees and Charges Bylaw No. 594, 2017 (as amended)”

- 5) Section 23 is deleted and replaced with the following:

“In the event of solid waste not being contained within the garbage container or when the owner causes or allows solid waste materials to be strewn in or around premises, the Director may order the clean up of the said solid waste. The fees for the clean up will be charged as per Schedule “F” of the Fees and Charges Bylaw No. 594, 2017 (as amended)”

- 6) Section 29 is deleted and replaced with the following:

“The fees for solid waste collection and related operations are set out in Schedules “F” and “R” in the Fees and Charges Bylaw No. 594, 2017 (as amended)”

- 7) Section 31 is deleted and replaced with the following:

“Tags for using additional garbage containers are available at the Village office during regular business hours for the fees set out in Schedules “F” and “R” of the Fees and Charges Bylaw No. 594, 2017 (as amended)”

- 8) Section 33 is deleted and replaced with the following:

“A 10% penalty shall be added to all fees set out in Schedule “R” of the Fees and Charges Bylaw No. 594, 2017 (as amended)”

9) Section 34 is deleted and replaced with the following:

“Solid waste fees and related fees enumerated in Schedules “F” and “R” in the Fees and Charges Bylaw No. 594, 2017 (as amended) are hereby imposed and levied for the solid waste service supplied or ready to be supplied by the Village. All rates, fees and charges shall form a charge on the parcels of the respective owners and may be recovered in the same manner and by the same means as overdue taxes including unpaid fees, rates and charges.”

10) Schedule “A” is deleted.

Effective Date:

3. This Bylaw comes into force upon adoption.

READ a first time this 7th day of December, 2021

READ a second time this 14th day of December, 2021

READ a third time this 14th day of December, 2021

Reconsidered, Finally Passed and Adopted this 4th day of January, 2022

MAYOR

CORPORATE OFFICER

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 647, 2021 duly passed by the Council of the Village of Tahsis on this 4th day of January, 2022.

CORPORATE OFFICER

MANAGEMENT PLAN SUMMARY

VILLAGE OF TAHSIS SOUTH TREATMENT PLANT MARINE DISCHARGE SEWAGE OUTFALL

Block A, DL 50, Nootka Land District derived from Plan 26880

The Management Plan is prepared for the Village of Tahsis' application for a Nominal Rent Tenure under the Community/Institutional Policy of the Province of British Columbia, Ministry of Forests, Lands, Natural Resource Operations and Rural Development for the sewage outfall discharging treated sewage from the Village's South Treatment Plant into the Tahsis Inlet.

The application is required as the Village did not acquire a tenure for the outfall at the time of construction in or about 1975 and has not acquired a tenure since construction. The outfall operates under Permit No. PE-3601 issued under the Environmental Management Act (SBC 2003, ch 53).

The outfall is constructed of PVC and extends horizontally seaward a minimum 60m from the low tide mark into the Tahsis Inlet and is permitted to daily discharge a volume of 580 m³. It was constructed in or about 1975. The outfall discharges effluent that is treated at the South Treatment Plant which primarily treats sewage from the south section of the Village.

There are no environmental impacts other than the riparian encroachment and there are no socio-economic impacts.

The outfall is integral to the operation of the South Treatment Plant.

The Mowachaht/Muchalaht First Nation Council of Chiefs has supported the Village's efforts to upgrade the treatment plant to meet provincial and federal regulations.

Management Plan

Please describe the details of your project to the extent known. Consult the guidance document for further information on regulatory requirements, rationale for why the information is required, and how to find required information.

The scope and the timing for response will be provided. If information is requested and not received, it may result in the disallowance of the application.

Information on these topics may be required as part of the application processing and if further detail is necessary that is not part of the application and management plan received, you will be contacted and requested to provide additional information. In some circumstances, the use of a qualified professional to complete the plan may be required.

If you need more space in any section please attach additional detail to this document and reference the pertinent section.

1.0 Background

1.1 Project Overview

Describe the intended use for which authorization is requested, including construction and/or phased development details:

1.2 Investigative Work

If any preliminary investigative work has been carried out, with or without an investigative authorization, provide details on work completed, incomplete or on-going from previous term. Please provide comments on any archaeological work, new technology or any First Nations agreements undertaken.

Activity	Brief Description of Activity	Status (e.g. Complete, incomplete, ongoing)	Comments / Milestones
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1.3 First Nations Consultation

Describe any contact you may have had, including the name of the First Nation(s) and representatives contacted including a description of any discussion of potential adverse effects from the proposed activity and any discussed mitigation measures.

2.0 Location

2.1 Description

Provide a general description of the location of the project. Include activities such as traffic patterns and volume; parking; drilling and sampling etc.

Provide your reasons/justification of the need for this type of project at this location. For example, is the activity close to a main highway for truck access purposes; or adjacent to other examples of this use - ie. is the proposed marina close to an existing marina

When will the Project require use of the land? Include information on key works during construction phases as well as operations phase and indicate seasons or full year activities. Please reference [reduced risk fish windows](#) as required by DFO:

Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
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3.0 Infrastructure and Improvements

3.1 Facilities and Infrastructure

Detail any new and existing facilities, infrastructure or processes proposed and any ancillary uses. Provide details of planned construction methods and materials, and construction scheduling.

Facility/Infrastructure/Process	Construction Methods/Materials	Construction Schedule
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3.2 Access

Identify existing and proposed roads used for access and their use by season. Include any proposed connections that require either a Ministry of Transportation and Infrastructure permit for connection or use of a Forest Service Road and what type of FS road and types of vehicles expected. Include information on any road use agreements and include the volume of traffic during construction/operation and phase or season that the traffic is expected.

Roadway/Proposed Connection	Existing/Proposed	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume		Mitigation of Traffic Effects
				Construction Phase	Operations Phase	

3.3 Utility Requirements and Sources

Describe utility requirements and sources, include agreements in place or underway allowing access to utilities. Utilities include power generation, electrical or gas transmission or distribution lines, telecommunications.

3.4 Water Supply

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including sources, location, volume and a general description of infrastructure planned to meet water supply requirements, include any agreements outside of Water Act Authorizations, such as Municipal water supply.

Project Phase Construction/ Operation	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
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3.5 Waste Collection Treatment and Disposal

Identify any waste disposal (note septic system required), sewage, sanitation facilities and refuse disposal proposed. Include agreements in place or underway such as Health Regional Board Sewage Disposal Permits etc.

Project Phase (Construction/ Operation)	Is there a water requirement (e.g. Surface water or ground water, etc)	Discharge distance to closest body of water (well, lake, etc.)	Volume of daily discharge	Infrastructure Description	Existing Agreements
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3.6 FireSmart

Identify any proposed actions to incorporate FireSmart best practices in the tenure area. For more information visit www.FireSmartBC.ca

4.0 Environmental

Describe any significant impacts and proposed mitigation for the following environmental classes:

4.1 Land Impacts

4.1.1 Vegetation Removal

Is any timber removal required?

Yes ☐ No

Are any areas of vegetation to be cleared, outside of timber removal?

Yes ☐ No

4.1.2 Soil Disturbance

Will there be any areas of soil disturbance, including clearing, grubbing, excavation and levelling?

Yes ☐ No

Is the area to be excavated a Brownfield site or has the potential to be contaminated?

Yes ☐ No

Is there potential for disturbance of archaeological, paleontological fossils or historical artifacts?

Yes ☐ No

4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body? If your project is within 30 meters of a watercourse and you intend to: disturb soil, remove plants, construct, install works for flood protection, develop drainage systems or service sewer or water systems the Riparian Areas Regulation may affect your development.

Yes ☐ No

4.1.4 Pesticides and Herbicides

Will there be any use of pesticides or herbicides during construction, operations and/or maintenance?

Yes ☐ No

4.1.5 Visual Impacts

Will there be any adverse effects of the projects, and any potential adverse effects on sight lines to the project area from surrounding areas likely to be used for scenic viewing by residents or other users?

Yes No

4.1.6 Archaeological Sites

Are there any known or high potential (Arch Procedure) archaeological sites within the project area?

Yes No

Have you conducted an AIA or engaged an archaeologist to assist with your investigations?

Yes No

4.1.7 Construction Methods and Materials

Identify the types of construction materials, the methods used, their impacts, and any mitigations:

Construction Material/Method	Impacts	Mitigations
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4.2 Atmospheric Impacts

4.2.1 Sound, Odour, Gas or Fuel Emissions

Will the project construction or operation cause any of the following to disturb wildlife or nearby residents:

Sound? Yes No

Odour? Yes No

Gas? Yes No

Fuel Emissions? Yes No

4.3 Aquatic Lands

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

Yes No

4.3.2 Public Access

Will the project result in changes to public access?

Yes No

4.3.3 Flood Potential

Will the project result in a potential for flooding?

Yes No

4.4 Fish and Wildlife Habitat

4.4.1 Disturbance to Fish/Wildlife and Fish/Wildlife Habitat

Will the project result in adverse effects to wildlife or wildlife habitat?

[\(BC Wildlife Act\)](#)

Yes No

Will the project (construction or operations phase) occur in and around streams, lakes, estuarine or marine environments?

Yes No

Is the project (construction or operations phase) likely to increase erosion or sedimentation?

Yes No

Will the project (construction or operations phase) require water diversion?

Yes No

Will the project threaten or endanger species at risk in the area?

[Species At Risk Act](#)

Yes No

5.0 Socio-Community

5.1 Land Use

Describe the current community setting or any locally known use areas on or near the project area.

5.1.1 Land Management Plans and Regional Growth Strategies

Are there any land and resource management plans, coastal plans, provincial, regional growth strategies or local government plans with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land? *(Please refer to the [Union of BC Municipalities \(UBCM\)](#), and check the websites of the municipality, regional district or other organization with jurisdiction including your project area.)*

Yes

No

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability, or the ability of adjacent land owners or tenure holder to access their property or tenures?

Yes

No

5.2.2 Existing Services

Provide a description any increased demand on fire protection and other health facilities and emergency services arising from your Project, including proposed management or mitigation measures.

END OF FORM



DEPARTMENT OF LANDS, FORESTS, AND WATER RESOURCES
WATER RESOURCES SERVICE
POLLUTION CONTROL BRANCH

