



Earle Creek Properties
Proposed Crown Land Acquisition
Assessment Report – Sept. 2003

**Earle Creek Properties
Proposed Crown Land Acquisition
Assessment Report – Sept. 2003**

Table of Contents

1. Introduction

2. Assumptions and Considerations

3. Recommendations

Appendix

- background information report
- meeting notes

1. Introduction

Land and Water British Columbia Inc. retained the services of Lindros Project Development to assist with review of a request by Pacific Northwoods Company, Victoria B.C., for direct sale of Crown lands adjacent to their existing land holdings at the Skookumchuck Narrows on the Sunshine Coast, referred to as the Earle Creek Properties. This report offers a situation assessment based on:

1. site tour and meeting with Pacific Northwoods owners
2. review meetings with the Sunshine Coast Regional District, the Sechelt Indian Band, Provincial Parks, and LWBC
3. a brief review of the Sunshine Coast Regional District Official Community Plan
4. a brief review of traditional use by First Nations in the area

Based on the above, a number of assumptions and considerations are provided in section two of this report followed by recommendations in section three. The appendix includes a background information report that was used as a discussion aid at meetings, as well as review meeting notes.


2. Assumptions and Considerations

- LWBC would only consider direct sale to Pacific Northwoods (PN) if deemed to be in the best public interest, and to achieve LWBC's corporate vision to facilitate economic development, job creation and revenue generation. This is understood to also imply support by the Sunshine Coast Regional District (SCRD) and Sechelt Indian Band (SIB) and a totally transparent disposition process...everyone knows the subject parcels will be sold and developed for the specific uses as identified in an overall masterplan for the Earle Creek Properties.
- as an understanding of agreement for direct sale, PN would be willing to accommodate public, local community, and First Nations interests, providing the resort plan is not compromised and the bottom line is not significantly altered.
- PN has indicated that some form of a SIB cultural centre on site is a possibility
- the SIB would welcome the opportunity to be active in some capacity in the operation of the resort.
- existing small businesses in the Egmont area would welcome increased tourist visitation, but would not look favourably on any loss of business caused by the development of the Earle Creek properties.
- PN would likely bid for the subject parcels should LWBC opt for public sale, however LWBC would lose leverage in influencing the overall development plan in terms of building First Nations and community support as well as the preparation of an environmentally sound development plan. LWBC has an opportunity to facilitate the building of a framework for a socially and environmentally tuned development by requesting that a Comprehensive Development Plan (CDP) be prepared as a condition of direct sale to PN.
- PN would support a plan that incorporates public access to the development providing it does not conflict with the proposed resort or residential uses.
- both the SIB and the SCRД would respond well to a development that incorporates a high degree of sensitivity to environmental issues.
- PN would be prepared to take the financial lead in preparing a CDP but would welcome a contribution from LWBC to address the potential integration, (i.e. land use, and site planning) of the subject Crown lands to the Earle Creek properties as well as flesh out what a SIB cultural centre on site might consist of.

- if a CDP and associated rezoning of the current land holdings was a condition of direct sale of the subject properties, PN would be in agreement and initiate the planning and approvals process immediately.
- SIB is an economically driven and culturally proud community. An opportunity to make money and promote public awareness of coastal Salish culture as well as nurture pride in their community would be viewed positively. The concept of a traditional Salish village could be of interest to the SIB.
- the traditional Salish village idea originates from a visit to the SIB Museum in Sechelt where historical records of settlements in their traditional territory indicate that a village was once located on the Earle Creek Properties. Conversation with the museum attendant confirmed that there are no reconstructed ocean-side heritage villages in the Sunshine Coast (she also didn't think there was a full-scale working village on Vancouver Island).
- the Salish village would be a re-creation of a traditional village including re-enacted activities and ceremonies ...a living museum!
- funding for construction and operation start-up would come from multiple sources including PN, the Provincial and Federal governments, resource industries (i.e. Lafarge), and non-profits (i.e.. Vancouver Foundation). A ballpark cost estimate for construction is 5.0 M.
- the SIB would take the lead with the planning, design, construction, and operation
- boat access to the village would be from Egmont at the existing marina with the result being a major increase in visitors to Egmont and direct benefits to businesses and artisans in the community and throughout the Sunshine Coast .
- the village site would be at the mouth of Earle Creek (I understand that SIB currently has the rights to 2 acres of property here).
- boat access to and from the village would take tourists through the Sechelt Rapids which in itself would be a memorable experience.
- the village would be a major tourist attraction addition to the Sunshine Coast as the scale, quality and marketing of the facility would be first class
- the village concept could be fleshed out as part of the CDP.
- the direct sale of subject parcels to PN could be justified for the following reasons
 - 1) PN would agree to incorporate the Sechelt Indian Band interests as well as public access into the overall development plan

- 2) as a condition of sale, the additional properties would generate revenues of which a percentage could be directed to the development of a Salish Village/Cultural Centre and public trail system
 - 3) incorporating the subject parcels into the Earle Creek development will avoid a fragmented development scenario whereby development form, standards, visual impacts and infrastructure of the subject parcels would not conflict with the adjoining Earle Creek development
 - 4) the north parcel provides the most suitable topography for creating a new access road to Killam Bay designed to rural subdivision standards. Road access to the bay is presently routed through steep, rugged terrain immediately south of the bay.
 - 5) the “best practice” environmental development standards that would be outlined in a CDP and adopted by PN for their existing holdings would be applied to the subject properties
 - 6) the redevelopment of the Earle Creek properties, including a sustainable harvest plan, extensive tree planting and reclamation, an ocean side resort and residential community, and a film studio will transform the land use from 100% resource extraction to a blend of tourism, land and film industry development, and small scale selective logging. A strong case can be made that this change is fundamentally sound for both economic and environmental reasons. On this basis, the addition of the subject parcels to the land base of PN could be making a good project even better in terms of economic impacts, accommodation of First Nations interests, and environmental stewardship.
 - 7) by doing a direct sale to PN, LWBC would have some leverage to incorporate elements of public interest into the overall Earle Creek development. Going to public sale, the leverage opportunity is weakened or perhaps non-existent.
- PN will need to prepare a CDP regardless of a potential agreement for a direct sale in order to acquire rezoning. PN indicated during discussions on the site that they would contribute 30,000 + towards a CDP

Tourism Development Opportunity




Malibu Princess Cruises Tours & Charters

Malibu Princess Summer Cruises

Discover the unrivaled beauty of British Columbia's South Coast on a summer cruise aboard the Malibu Princess. Experience the spectacular scenery of Princess Louisa Inlet and Chatterbox Falls on our full day tour departing from the Sunshine Coast in British Columbia.


The Malibu Princess is also available for group charters. We can take your group to secluded bays and islands – anywhere in the Jervis Inlet, Desolation Sound area.




www.malibuyachts.com

A Paradise of Natural Wonders

For over half a century Malibu Yacht Charters has been serving BC's coast. Come experience the charm and scenic beauty with us while aboard the Malibu Princess. Watch waterfalls tumble from heights of up to 1,400 meters. Enjoy tranquil, sparkling bays. Experience the thrill of seeing wildlife, including bald eagles, play in their natural habitat.



You'll be awed by the breathtaking beauty that surrounds you. Soak up the sun and inhale the fresh, salt air. Picnic on one of our open or partially enclosed sundecks. Or if the weather isn't to your liking, take shelter inside and see the beauty through the large viewing windows that surround the ship. Enjoy lunch from our snack bar and our optional catered dinner available during the cruise. Learn about the history of the South Coast inlets and bays as our well-informed tour guide brings to life the area's rich history – including those of the Salish people, the original inhabitants of the coastal area.





Princess Louisa Inlet and Chatterbox Falls

Full day tour

Visitors are captivated by the beauty of Princess Louisa Inlet, a natural fjord approximately half a mile wide and four miles long. The magnificent granite walled gorge surrounds the inlet and rises to heights of almost 8,000 feet. Chatterbox Falls tumbles from these rugged heights before making its final 120 foot plunge into the sea. As you view nature's spectacular scenery, keep your eyes peeled for the natural wildlife in the area, including majestic bald eagles.

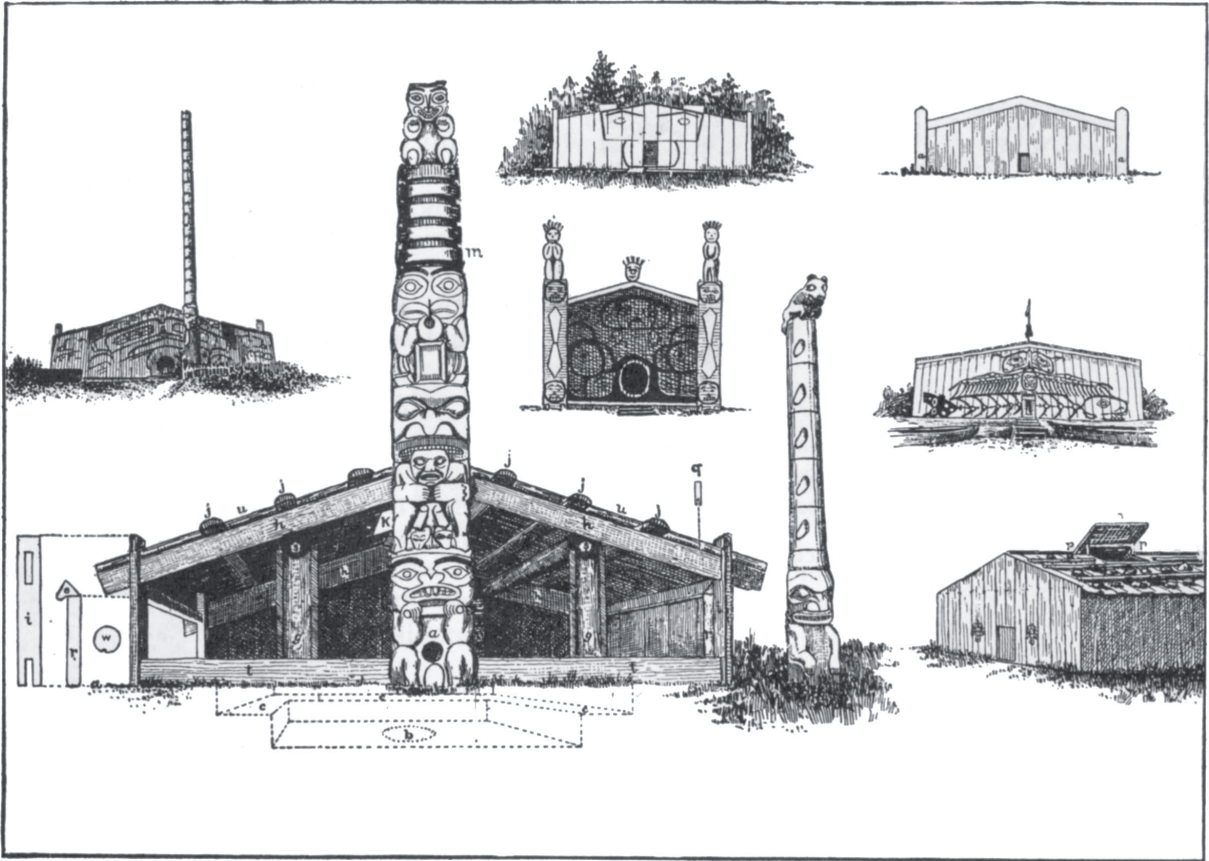
All this and more is waiting for you, aboard the Malibu Princess.



Princess Louisa Inlet

The eco-tourism economy of the Sunshine Coast could be enhanced by the addition of a major First Nations heritage attraction. Malibu Yacht Charters, launching out of Egmont, currently provides tourists with access to spectacular scenery. An authentic Salish coastal village would enhance the "supernatural" experience that Malibu could offer

Tourism Development Opportunity



The traditional village concept for Earle Creek Properties would have a wealth of archival information and elders stories to draw from. The Sechelt Indian Band would champion this project in collaboration with PN.

3. Recommendations

- 1) Do direct sale of the subject parcels on the condition that:
 - (a) rezoning for the overall property and the subject parcels is approved by the SCRCD,
 - (b) SIB is supportive of the overall development plan.
- 2) Cost share in the preparation of a CDP including PN existing land holdings and proposed Crown land acquisitions. The CDP will address environmental issues, public accessibility, the Salish village and/or cultural centre, the timber harvesting and replanting plan for the property, reclamation plans by Lafarge, and the full scope of the development program including a master plan, site servicing requirements, local community and First Nations input and support. LWBC would be contributing to the costs of the CDP, which will be used as the basis for the rezoning, including public open houses. However PN would be solely responsible for the subsequent formal rezoning process (i.e. public hearing, meetings, presentations, plan modifications).

Appendix

Meeting Notes – August 2003

Sechelt Indian Band – August 20, 2003

- Meeting with Chief and Council as well as their lawyer and other consultant
- Lindros Project Development (LPD) explained meeting purpose....to solicit feedback on proposed land acquisition
- LPD outlined the current development program (verbally approved by Geoff Courtinall August 19/03) to provide context for considering parcel acquisition
- Sechelt Indian Band (SIB) was not aware of the project magnitude as they had understood that the project would consist of a small lodge...Pacific Northwoods (PN) had not indicated the vision of an ocean resort and residential community as described in LPD background information report at their introductory meeting with SIB 6 months ago

SIB expressed numerous concerns pertaining to the following themes:

1. **Aboriginal Title:** The Earle Creek Properties and proposed land acquisitions are within their traditional territory. The Chief was particularly adamant about this issue.
2. **Planning Participation:** The SIB does not want to be told what the final development plans are about...they want to be part of the planning in order to have their concerns effectively addressed.
3. **Environmental Impacts:** The waterfront of the development is considered a highly productive food source/aquatic habitat. The impact of the development pertaining to sewage treatment was a major concern. Pender Harbour was cited as a situation that is not acceptable as a development form. In general, what will be the impacts of the proposed development?
4. **Foreshore Accessibility:** the foreshore has been a traditional food gathering area. What will happen to SIB access?
5. **More Information:** The SIB requires a well developed plan to react to. General principles of intent are not sufficient. How can LWBC or PN do consultation with us without a plan?

The focus of the discussion pertained to the overall development program which indicated that there is considerable work to do to have the SIB on board as a project supporter. Without support for the overall plan and a high comfort level with their involvement the support of SIB for direct sale or public sale of the subject parcels is highly unlikely.

LPD advised SIB that it's anticipated that a comprehensive plan for the entire development will need to be prepared as part of the rezoning and approvals process and that SIB should have the opportunity to participate in the planning process at such time that PN proceeds with the development.

(In summary, it is the opinion of LPD that the direct or public sale of the subject parcels would not be supported by SIB unless there is support for the overall Earle Creek vision and satisfactory accommodation terms can be established.)

Sunshine Coast Regional District - August 21, 2003

- Meeting with Paul Thompson, planner (planning director on vacation).
- PN has had introductory meeting with SCRCD but details of the proposed project are sketchy.
- PN will need to obtain zoning approvals for the proposed ocean resort and residential community therefore a comprehensive development plan will be required.
- At this time the proposed resort is not consistent with OCP designation of the Earle Creek Properties therefore it would be difficult/awkward to support acquisition of subject properties unless the rezoning is first approved.
- The overall project will need to demonstrate community benefits. Without local support it will be more difficult, although not impossible, to have zoning approved.
- Prior to zoning application submission, an open house in Egmont and Sechelt is recommended to expose plans for the overall property and the proposed additional Crown parcels.
- LPD obtained OCP document for future reference.
- LPD to keep SCRCD informed of project progress.

Provincial Parks - August 22, 2003

- Meeting with Ian Pepper, Surrey Office
- Doesn't see a problem with the UREP being sold for development.
- Suggests that the property has a visual resource value as an entry to both Sechelt and Jervis Inlet.

- Marine wildlife in the area is significant.
- Having a biologist contributing to a development plan for the overall Earle Creek property makes good sense and would be viewed very favourably by their ministry.
- Doesn't think SCRDR should disapprove of the resort community concept given the previous and current extensive resource extraction activity on the property and the positive impact that the resort could have.
- Felt that public access and the concept of a traditional coast Salish village should be considered.
- The background information report will be circulated to select staff for additional comment.
- LPD to keep in touch.