

Leasa Williamson

From: CRD Planning
Sent: October 30, 2024 4:38 PM
To: Leasa Williamson
Subject: FW: Proposed King Ranch Development

-----Original Message-----

From: noreply@cariboord.ca <noreply@cariboord.ca> On Behalf Of Glenn Dreger
Sent: Saturday, August 17, 2024 3:56 PM
To: CRD Mailbox <Mailbox@cariboord.ca>
Subject: Proposed King Ranch Development

The proposed development is seeking to rezone agricultural grasslands to create a resort development. Most of the area they are asking to rezone is grassland. Grasslands make up less than 1% of the BC land base. We cannot afford to lose any more. The proponent says the land is not being used for agriculture. That may be, but it is still suitable for agriculture and should remain agricultural land.

I am concerned that the proposal map does not show any parking areas. The septic system shown does not appear adequate to serve about 80 people. My system at nearby Horn Lake required 300 feet of infiltrator pipe for a family of 4. The development will have 20 times 4 people, so 6,000 feet of pipe?

The project may be developed over a period of years, but the servicing of the road will be immediate. Will my taxes increase during the development?

The Health clinic at Tatla is pretty much fully used. How will it be able to accommodate another 80 people?

Tsi Del Del is not involved in this part of the proposal or sale of the land, should Mr. King get all the approval he needs, but they were involved in Bella Coola Heli Sports old proposal, and will likely come on board if the sale is completed. Would their presence on Traditional land mean no taxes would be paid?

Origin: https://www.cariboord.ca/en/regional-government/contact-us.aspx?_mid_=38864

This email was sent to you by Glenn Dreger [REDACTED] through <https://www.cariboord.ca>.

Leasa Williamson

From: Leasa Williamson
Sent: October 30, 2024 4:26 PM
To: Leasa Williamson
Subject: FW: Letter of concern
Attachments: Letter of concern.docx

From: Susan Rolston [REDACTED]
Sent: Monday, August 19, 2024 2:38 PM
To: Nigel Whitehead <nwhitehead@cariboord.ca>
Subject: Letter of concern

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Dear Nigel

We have been given your contact information by Walt and Carol Foster and we are forwarding you our letter of concern regarding the current resource operations as well as applications for future development in the West Branch Valley/ Middle Lake area. We are very concerned what is at stake here if there was approval for any of these applications. We will be attending the meeting at Tatla Lake on August 27th to voice our concerns as well. Hope to see you there. Have a great day.

Regards

Les and Sue Rolston

August 19, 2024

Good afternoon

We are contacting you to express our concerns regarding current resource operations and applications located in the West Branch Valley, all within an 8km to 10km area.

Re: Forest Licence A94012 Middle Lake Fire CP 099 (Wildfire Fire Salvage operation)

Re: Application of proposed new road access to Middle Lake off the 6300 FSR

Re: CRD re-zone application: File # 3360-20/20240014

The West Branch Valley is a narrow valley that connects the Chilcotin Plateau to Bute Inlet. Mosley Creek flows south through the valley bottom and connects with the Homathko River just north of the infamous Waddington Canyon.

To quote from MOF Post Wildfire Natural Hazard Risk Analysis Reconnaissance Report author G.J.T Wells, "The terrain in the fire perimeter surrounding Twist and Middle Lakes is rugged and mountainous with many peaks rising more than 2'000m above the valley bottom to heights exceeding 2800m. The mountainous landscape in and around the fire perimeter has been extensively sculpted by glaciers; and deeply incised U-shaped valleys" he also notes that "rockfall, snow avalanche, debris flood and debris flow are the dominant geomorphic processes in the area." This is quoted to acquaint you to the geography of the valley described by a Professional Geo Scientist.

In the last 10 months the speed and extent of the development operations regarding roads, bridges and steep slope clear cut salvage logging appears to have affected the wildlife migration and natural recovery of the ecosystems already stressed by the wildfire which swept up the valley last fall. It also appears there has been limited concern to the damage such operations have caused regarding ground destabilization, especially in the large steep clear-cut areas situated below the natural draws and drainage features which are prime areas for excess erosion and soil displacement. Since the removal of the majority of the burned standing fir, much of its old growth, the area is now susceptible to landslides, damming of drainages and excess contaminants reaching the wetlands and waterways as well as blocking access routes, especially during heavy weather events and spring snowmelt. The side creeks and gulleys in the valley do and have historically risen to dangerous flood levels after extreme weather events.

Living in, and observing the migration corridors, the regeneration and recovery after numerous natural occurrences, including small wildfires in the valley, throughout the past 60 plus years, it appears that the joint stewardship responsibilities may have failed at identifying the immediate need to insure all the necessary elements of post wildfire recovery have been addressed. These consist of but are not limited to, the migration corridors for wildlife and waterfowl, permanent habitat areas, identified ungulate mule deer and goat winter range, loss of natural ground cover, slope de-stabilization, extreme erosion during heavy rain and snow melting events, excess debris into streams and ultimately into the rivers and lakes affecting the local wetland areas and aquatic ecosystems and not to mention the expansive visual scarring due to resource activities, all of which should be the **responsibility** of the **Stewards** of the land.

The natural habitats, corridors, and ecosystems as well as historic land uses should be a priority to protect and manage.

Reflecting back to the Historic "Chilcotin Uprising" or "Chilcotin War" the current pursuit for access deeper into the West Branch Valley calls into question the motivation behind the push for new roads and logging. Respectfully, it seems to be in contradiction with the current powerful indigenous identity as "Keepers of the Land". It could also be considered by some, as disrespectful if one reflects back to the unimaginable tragic historic event that took place further down the valley in 1864. The exploitation of the valley can only be viewed as monetarily motivated.

The development of the road identified in the permit submitted by Tsideldel First Nation under the A94012 forest licence, will require more tree removal, large sidehill cuts, interfere with wildlife trails, and destroy a number of small historic creek channels. The unnecessary disturbance caused by the construction of this road will create more slope destabilisation and increase the probability of mass ground cover loss and acute soil erosion. To use the logging as tool to access the supposed (recreation sites and for enabling community members to exercise their traditional rights and practices) is an underhanded approach and demonstrates the insincerity of the powers in charge. This road must not be approved and all new roads constructed or old roads refurbished to facilitate the salvage logging, including the 6300 Rd must be deactivated and water bars installed upon completion of the salvage operations.

Noticeably the forest floor has already began to recover after the fire and it appears that some of the wildlife is returning to areas where there are no industrial or human interactions. The importance of protecting these sensitive areas is even more prevalent, since the fire has displaced and destroyed so much of the natural habitat and the ecosystems need the time to recover.

For decades the wildlife has navigated up and down the valley harmoniously, often using the previously overgrown 6300 Rd and the existing access along the west side of the Middle Lake. Providing vehicular public access to these areas would impede and destroy the historical migrations corridors, breeding grounds and permanent habitats of many of the valley habitants.

Environmental Stewardship is the responsible use and protection of the natural environment through active participation in conservation efforts and sustainable practices by all involved. Numerous participants have fallen short of this.

Proportionately troubling is an application to the Cariboo Regional District to rezone two parcels of land identified as (DL 1090 and DL 1091) from their Agriculture status to a Proposed Zoning : Special Exemption **C 2-5**. The intended rezoning in this application is in preparation for a pending land sale by Dave King of White Saddle Ranch to Bella Coola Heli Sports, to facilitate the construction and operation of a massive all season, multi helicopter dependent, tourism establishment. The application has passed first reading and there is to be a public meeting on August 27th 2024 at the Tatla Lake community hall.

The operations associated with this application will be environmentally debilitating to the fragile ecosystems and habitats that have existed here for decades ,as well as the local cattle ranching operations further down the valley. Therefore this re-zoning application must be disallowed. The valley historically has and does support numerous permanent as well as countless migratory species, extremely valuable wetlands, corridors for grizzly bears, deer, elk, moose, and livestock passage to summer range, just to mention a few.

The valley supports numerous large contiguous riparian areas/zones within Mosley Creek watershed much of which is situated well within the boundaries of DL 1090 and DL 1091. The impact of an any operation especially one of this magnitude would do irreputable damage and perhaps destroy the biological diversity of this environment. The habitats of the ecosystem in this valley have lived symbolically for thousands of years and however small or large a footprint may be, tourism often ignores the end-of -life environmental impacts.

The Ungulate Winter Range RE: file 36460-30/ORAM 5-012 MOUNTAIN GOAT

The health and survival of the Goat population in this area must be a top priority to protect. All facets of resource activities, including tourism, operating within this protected area, not excluding helicopters, has to be managed, regulated or prohibited to ensure the recovery and growth of the fragile mountain goat habitat.

The noise generated by the large helicopters, especially all season as indicated, will disrupt wildlife habitats, especially in environmentally sensitive areas. This constant disturbance can interfere with the natural behaviours, breeding patterns and communication among wildlife which in turn impacts the ecological balances , not to

mention the CO2 emissions of all the motorized crafts, land, water and air in multiple. There will be no buffer zones that will eliminate these effects and protect the area from the overall environmental impact of this operation.

In summery, the West Branch Valley is geographically and environmentally unique and the ecosystem supports numerous species of wildlife, fowl, insects, reptiles, rodents, and fish. The health of wetlands, creeks and lakes is vital for the survival of all habitats including agriculture. The cumulative effects of the development and the ongoing impacts of human activity currently in the valley, has surpassed logical carrying capacity therefor exceeding the tipping point for balanced sustainable ecosystem within the valley corridor and effected surrounding wilderness. The proposed developments are ill advised and continued resource operations and commercial land development would go against the fibre of good environmental stewardship which is everyone's responsibility and therefore must be disallowed.

Following are a few examples of the Salvage Logging currently operating in the West Branch valley followed by some examples of the animals and habitats in need of protection from further development.

Sincerely

Les & Sue Rolston

[REDACTED]

Tatla Lake BC VOL 1V0

[REDACTED]

Debris left in gullies and water ways





Waste left behind.



Waste





Within feet of riparian zone

Terrain







Examples of the habitat that thrives in the valley and migrates throughout the valley corridor.

Leasa Williamson

From: Leasa Williamson
Sent: October 30, 2024 4:01 PM
To: Leasa Williamson
Subject: FW: Bella Coola Heli Sports

From: Ian McRobbie [REDACTED] >
Sent: Saturday, August 24, 2024 9:05 PM
To: chiefjoe@thetingox.ca; chief@ulkatcho.ca; XeniNitsilin13@gmail.com; reception@tlesqox.com; cheifotis@tsideldel.org; darren.blaney@homalco.com; Tolin Pare <tpare@cariboord.ca>; Nigel Whitehead <nwhitehead@cariboord.ca>; FOR.Minister@gov.bc.ca; rick.gmanwaring@gov.bc.ca; WLRS.minister@gov.bc.ca; WLRS.DMO@gov.bc.ca; ENV.minister@gov.bc.ca; DM.ENV@gov.bc.ca; lorne.doerkson.mla@leg.bc.ca; chris.swan@gov.bc.ca; becky.bings@gov.bc.ca; dan.bings@gov.bc.ca
Subject: Bella Coola Heli Sports

You don't often get email from [REDACTED]. [Learn why this is important](#)

August 20 2024

Ian and Deb McRobbie

[REDACTED]
6720 Bluff Lake Road
Tatla Lake, BC
V0L1V0

To : Chiefs, CRD, Ministers, MLA, Resource Stewardship and Management.

We are writing to voice our objection to the proposed development by Bella Coola Heli Sport Inc. in the West Branch Valley south of Tatla Lake.

Our family history of Bluff Lake began with an early summer fishing trip to Bluff Lake in 1973. July 1973 we endured the two hundred kilometres of bad gravel road from the Fraser River to West Bench road and then onto Bluff Lake. The road alone and flat tires should have been enough of a deterrent for any future trips to this valley and Bluff Lake.

The sheer peacefulness and tranquility of the area was what kept us coming back every year. The peaceful and natural beauty outweighed all deterrents of future trips. Recently we were fortunate to acquire the parcel of land we camped on for fifty years.

Deb and I are in the process of completing our retirement home on the north end of Bluff lake . We feel very blessed to live in such an amazing peaceful environment.

Last year the valley sustained a devastating fire. An evacuation alert was given and the realization for residents they might lose everything was on every homeowner mind.

This year had its challenges as well, the salvage logging from last year's fire in west bench caused traffic and noise that was horrendous. The logging trucks and service vehicles created a continuous dust traveling half way across the lake before settling into the lake. The gravel roads were almost as bad as they were fifty years ago due the unprecedented amount of traffic for this area.

The fire of 2023 in the valley was very unfortunate and the 2024 logging was expected under a salvage reclamation but the recent proposal by Bella Coola Heli. Sport Inc. is going to cause significant adverse environmental impact to this valley that will go on for year after year.

The concern for Natural Conservation is centred on preserving wilderness and protecting unique areas and ecosystem from proposed development.

Natural Conservation: is not building a lodge and airport in a environmentally sensitive wilderness area.

The Social Impact: affects people's day to day life and culture as a result of the construction or implementation of a project of this magnitude in a wildness community.

In closing Deb and I are confident that the support from all parties will end this chapter on Bella Coola Heli Sports Inc. trying to build in this magnificent valley.

Best Regards

Ian and Deb McRobbie.

Leasa Williamson

From: Sandi Giovanelli [REDACTED]
Sent: August 20, 2024 6:50 PM
To: CRD Planning
Cc: [REDACTED]
Subject: Rezoning application

Follow Up Flag: Follow up
Flag Status: Completed

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To whom this concerns

This is to state and confirm my opposition to the request for the rezoning of District Lot1090 Range 2 Coast District and Coast District Lot 1091.

Some of my concerns are that this is a corporate funded venture by big money absentees that will have long standing negative impacts not only on the residents of this valley but on all west chilcotin residents. This is an extremely sensitive and pristine area that is in recovery from the wildfire of last year. To be effective stewards of the land we need to recognize that the agricultural zoning should remain.

Sincerely Sandi Giovanelli

6769 Tatlayoko rd
Tatlayoko Lake V0L 1W0
B.C.

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Rezoning application. Ki...



Done

Cariboo Regional District
Suite D, 180 North 3rd Ave
Williams Lake, B.C. V2G 2A4
www.cariboo.caplanning@cariboord.ca

RE: Rezoning application between Bluff Lake and Middle Lake. King Family Ranch Holdings

We strongly oppose the proposed rezoning application in the West Branch valley. This is pristine beautiful wilderness that should not be tampered with. There are very few places left in BC like this. This area should always be protected forever. The wildlife thrive in this area.

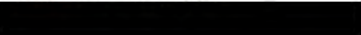
An accommodation lodge of this size will not only ruin this pristine wilderness area, but also ruin precious wildlife habitat.

We know from past practises that by opening up areas it will never, ever be the same. It will be ruined for future generations.

Please reconsider.

Thank you

Mike and Barb Lambe
Williams Lake, B.C.



CC: Lorne Doerkson
MLA Cariboo Chilcotin

August 22, 2024

To: Mr. Nigel Whitehead, CRD Manager, Planning Services and full Board of Directors
Re: Rezoning Application, File Number: 3360-20/20240014

As the adjacent agriculture property land owners, DL 1089, we are writing to record our absolute objection to Dave King's application he submitted to the Cariboo Regional District with the intention to rezone District Lots 1090 and 1091. The application for exceptions to the zoning restrictions enacted to protect agriculture values from development must be denied.

Private agriculture lands in the upper West Branch provide an estimated 90% of the lower elevation spring range for all of the approximate wildlife residing and migrating through this valley corridor extending from interior plateau near Tatla Lake through the Pantheon, Niut and Waddington mountain ranges until reaching Bute inlet on the Pacific Ocean.

With the inclusion and composition of both wetland and upland features these two undeveloped private lots (DL 1090 and 1091) span the lower valley corridor comprising critical necessary permanent habitat for multi-generational wildlife families. The existing agriculture values contribute to sustainable wildlife habitat which must remain secured, and uncompromised without exception.

The surrounding properties are described in the application as "Vacant". This is misleading. These surrounding properties are populated by every species of wildlife resident in this valley and they contribute sanctuary and buffer from intense human activity. It is necessary to sustain this balanced ecosystem to cohabitate in perpetuity with humans, livestock and other traditional values which have existed in this valley over the last 100 + years since the initial homesteads were recorded.

Our family has been active and engaged members of agriculture and ranching since moving into West Branch in 1962. My parents Walt and Pat Foster intended to start a wilderness survival school and although that did not materialize, the inclusive goal for wilderness conservation in conjunction with balanced management for sustainability of ranching within the existing wilderness values has guided our operations ever since. Additionally, our family has provided support for the National Outdoor Leadership School 30-day (leave no trace) backcountry wilderness education courses which began in the mid-1970s lasting through their recent courses this summer 2024.

It should be clearly understood that the motivation for the application by Dave King is for the sale of the property. Approval to rezone with exceptions to the standing agriculture land policy should not be allowed or swayed by the millions of dollars the investors who own Bella Coola Heli Sports have reported they will spend on developing their private estate.

Locally we are also already witnessing, after the devastating September/October 2023 Middle Lake/Hell Raving Creek wildfire, the drastic results of "Exemptions" which have allowed clearcut salvage timber harvest throughout CCLUP legislated areas previously protected for Mule Deer Winter Range, Old Growth Management areas of Douglas Fir stand preservation, and polygons reserved for Visual Quality Objectives have all been logged and are riddled with harvest roads.

Imagine the increased pressure and impacts upon the wetland and upland systems if all avenues of access to Middle Lake and beyond are developed and utilized for the many

hundreds and hundreds of seasonal non-resident Bella Coola Heli Sports Lodge recreationists and others, exploiting the resources with low level helicopter flying, boating the river, hiking, biking, atv, off-road side by sides, dirt bikes and especially an unrestricted recreational motor vehicle road constructed to central Middle Lake as planned and displayed in the Forest Operations Map under the management control of District Forest manager Harold Stolar.

Unless curtailed, the cumulative effects of the current and planned developments will ruin the special and unique values and the wilderness. If these lots (1090 and 1091) are rezoned for sale and commercial development, the lodge destination resort complex will have surpassed the tipping point of no return of the fragile and vibrant wilderness ecosystem which has existed for millenniums as a result of the previous care and conservation efforts, practices and measures of all who have cared for the valley.

There will be No Quiet place remaining for the self-propelled enthusiasts to continue to enjoy the solitude and personal relationship with the land and nature which has been the norm and standard for many generations of residents and visitors to Middle Lake.

CRD Directors, for all who care, please deny the application to rezone District Lots 1090 and 1091 from Rural 1 (RR1) Resource/Agriculture (R/A) zone to Special Exception C 2-5 zone.

Sincerely,

Walt and Carol Foster
Sand Creek Ranch
DL # 1663, Range 2 Coast District,
Tatla Lake, BC

Leasa Williamson

From: J R [REDACTED]
Sent: August 25, 2024 10:10 PM
To: CRD Planning
Subject: RE: Zoning application 3360-20/20240014

Follow Up Flag: Follow up
Flag Status: Completed

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I think the proposal for the re-zoning and building of this elitist resort is selfish and irresponsible. As a summer resident of the valley for over 40 years I strongly disagree with this proposal for re-zoning. It will interfere with the ecosystems, wildlife and way of life for the people of the west branch. The road infrastructure and environment of the area can not sustain the increase of traffic to the area. There are other places better suited for this type of resort.

This proposal **MUST BE DENIED**.

Keep BC and the Chilcotin natural.

British Columbia's motto is Splendor Sine Occasu which translates to "Splendour Without Diminishment"

Surely a proposed resort in such a natural place contradicts the motto of the province in which it's proposed.

Thank you for taking my concerns into consideration,

Jordan G Richardson
Horn Lake BC

Leasa Williamson

From: Geoff Richardson [REDACTED]
Sent: August 26, 2024 2:30 PM
To: CRD Planning
Subject: application # 3360-20/20240014

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I have property in the area and am ABSOLUTELY opposed to the commercial development by the King's. The development will impact the whole area. Just like the federal and provincial governments you try to implement a policy or permit a the last minute so we the people don't know anything about it until it is passed and the it's too late.

Geoff Richardson
Horn Lake

Leasa Williamson

From: [REDACTED]
Sent: August 26, 2024 8:24 PM
To: CRD Planning
Cc: [REDACTED]
Subject: CRD re-zone application: File# 3360-20/20240014

Follow Up Flag: Follow up
Flag Status: Completed

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To whom it may concern:

Please note that we as a family would like to state and confirm our opposition to the above-mentioned re-zoning application:

Why are we always selling out to big corporate money so only the wealthy can play in our back yards?

That is what the West Branch Valley and surrounding area would eventually become a playground for ONLY the rich!.

Just like access to Chilko Lake where a gate has been installed for many years now in the name of wildlife protection so local people can't go there in the fall to watch the grizzly bears unless you have a paid reservation at one of the high-end lodges.

Who can afford a reservation at these places at USD \$5,000 per week?

So, the use of these areas for the locals to recreate will become increasingly inaccessible and only the exclusive rich people and the Corporate owned lodges that cater to them will benefit. The money will flow out of the area to the shareholders with very little value to the daily lives of locals but, with big impacts on the area, wildlife and access to public land!

The West branch is a wild area for Moose, Mule deer, and other sensitive wildlife, and Butler ridge is a very critical winter range habitat for Mule deer. Why can't we protect places like this and preserve them for the future instead of allowing wealthy tourist to invade these places with daily helicopter rides?

We have tourism helicopters flying Summer & Winter in our valley for Tweedsmuir Park Lodge & Bella Coola Heli Sports and I can tell you it is super annoying.

In the name of protecting this true wilderness area in the West Chilcotin this re-zoning application should be denied.

Markus Schieck & Family / Chilcotin Wilderness Champions
Bella Coola

August 26, 2024

Re: Forest Licence A94012 Middle Lake Fire CP 099 (Wildfire Fir operation)
Re: Application of proposed new road access to Middle Lake Off the 6300 FSR
Re: CRD re-zone application File # 3360-20/20240014

These are my concerns regarding the above list of Applications:

This is a remote area frequented by many species of wildlife. I have personally observed a herd of 15 goats in the Flyshacker/Burnt Creek Alpine in the mountains located directly above the proposed rezoning for development, and the other proposed development operations of building roads, bridges and salvage logging. Growing up in the valley I have often observed grizzly and black bear, deer and moose, wolves, foxes, cougars, lynx, bobcats, wolverine, porcupine as well as beaver, mink and martin. The remoteness of the area provides crucial sanctuary and habitat for many species. The West Branch Valley was historically habitat for hundreds of mule deer which migrated from the Chilcotin plateau for the winter months. The area is a flyway for migrating geese and swans and many other species of birds to and from the interior the province.

The recent wildfire damage in the fall of 2023 has served to further the disruption of habitat in this area for wildlife. Development must be disallowed. The area has become vulnerable to erosion and steep slope destabilization due to frequency and intensity of ever changing weather events. The ongoing destabilization and erosion that has been often evident in areas like Clay Creek, where the road needs repair frequently when there is heavy rain, is a well documented example.

The area has no infrastructure to support a development like this and it is hard to imagine what would need to take place to make it low impact and viable. Land use in this area has been limited to ranching and select logging of fir some years ago and the area was long since reclaimed prior to the recent fire. Both historically and currently it is used as valued low impact summer range for cattle by local ranchers.

The areas of the province that provide habitat for wildlife and protection from development are diminishing and I feel the West Branch Valley provides a unique opportunity to maintain the status quo of low impact use. The potential for any type Industrial Development is incompatible with maintaining wilderness values.

Please register my objections to the applications for the new road access to Middle Lake and Proposed Rezoning for these stated reasons.

Respectfully,

Margaret Stewart

Leasa Williamson

From: Joe Cortese [REDACTED]
Sent: August 26, 2024 9:48 PM
To: CRD Planning
Subject: Comments on Bluff Lake Rezoning Application

Follow Up Flag: Follow up
Flag Status: Completed

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Dear CRD Planning Authority;

RE: DL 1090 and DL 1091, Range 2,
Coast District

As a long term resident of the West Branch Valley I would like to voice my opposition to the proposal to rezone the above mentioned parcels to a commercial classification. The proposed development which would likely proceed is beyond the scope of what can be entertained as reasonable for the area. The building of roughly 47,000 square feet of accommodation and supporting infrastructure would permanently change the wilderness qualities of the area and place additional pressures on existing road, air and community resources.

Bella Coola Heli Sports currently operates in the valley from two locations and is apparently seeking to develop its own base through either the sale of the property or lease of the land. This is a corporate interest that caters to exclusive clientele and while creating limited employment for locals, primarily hires skilled personnel from out of the area. The primary local benefit will be to the land owner and any staff required to operate the lodge. Increased vehicular and air traffic in the valley especially with the inclusion of summer operations will create very negative impacts for all users of the valley.

As a supporter of local business and a small business operator myself I understand the value of economic development at an appropriate scale. I have personally employed over 20 local individuals in the 25 years of my business operations in the valley. This proposal far exceeds what the area can support and would permanently degrade the values that make it so appealing to the applicants. Economic development should not come at any cost. The long term effects of changing this zoning classification will be felt for generations and what appears to be a benign change will ultimately lead to a loss of control over what happens in a currently very pristine area. Many opportunities for other less obtrusive uses will be lost, not to mention the effects on wildlife habitat.

With community planning on the horizon through the Tatla Lake Resource Association, a decision on this application should at least be deferred until input from multiple stakeholders can be heard and evaluated.

Sincerely,

Joe Cortese

Dave King Rezoning Application District Lots 1090 and 1091 under the agreement in principle with BCHS lodge which plans to operate year round heli-supported activities in area.

Location in the Chilcotin Ark World Class Wilderness Area and International Conservation Standards

Given that BCHS' operating area is located in the Chilcotin Ark, the proposal needs a thorough review given the importance of the area.

The Chilcotin Ark is a 2.5 million hectare ecosystem complex in the rain shadow of the coastal mountains in British Columbia. It contains 12 of the 16 biogeoclimatic zones and you can find 11 of North America's 29 big game species within the Ark. The Ark is home to the healthiest white bark pine populations in Canada and is the largest water storage in western North America. It also includes 17 parks and protected areas such as Tweedsmuir Park, one of British Columbia's largest parks. All of that emphasizes a unique biodiversity on every level with ecosystems from rainforest to grassland and alpine tundras. The Chilcotin Ark has a multitude of virtues, including, but not limited to, the ones listed below:

1. The Silverthrone, Waddington and Homathko glacier complex forms the largest temperate icefield in the world
2. 12 of the 16 biogeoclimatic zones of BC create a high level of ecological variation. These twelve are: Boreal Altai Fescue Alpine, Sub-Boreal Pine – Spruce, Sub-Boreal Spruce, Mountain Hemlock, Engelmann Spruce-Subalpine Fir, Montane Spruce, Bunchgrass, Ponderosa Pine, Interior Douglas-Fir, Coastal Western Hemlock, Interior Mountain Heather Alpine and Coastal Mountain Heather Alpine
3. Coastal Mountain- Heather, Interior Mountain-Heather and Boreal Altai Fescue, BC's 3 alpine biogeoclimatic zones, meet in the Chilcotin Ark
4. 3 major climate regimes (maritime polar, marine tropical and continental arctic) contribute to the ecological variation of the Chilcotin Ark
5. 11 of the 29 big game species of North America and other major species contribute to a high wildlife biodiversity – they are grizzly bear, white-tailed deer, mule deer, Columbia black-tailed deer, Rocky Mountain elk, Canada moose, woodland caribou, black bear, cougar, mountain goat and California Bighorn / Rocky Mountain Bighorn sheep

6. One of the most isolated wild horse populations in North America that is culturally important to the Xenigwet'in First Nation lives in the Chilcotin Ark
7. 4 of BC's major river systems (Kleena Kleene, Chilcotin, Homathko and Dean Rivers) have their source here supporting fish ecosystems from mountain top to ocean
8. Home of the healthiest white bark pine population in Canada, the endangered 5 needle pine grows near or above tree line
9. The most northerly montane grassland in North America is the Bunchgrass Zone as far north as Williams Lake
10. The highest concentration of alpine lakes, rivers and glaciers makes this the largest water storage in western North America

See chilcotinark.org for more information.

As it is stated in the North American Wildlife Conservation Model (NAWCM) “Wildlife is considered an international resource”. Wildlife and biodiversity are of international importance and are a measurement of human and ecosystem health. Therefore, those that use its resources are responsible for managing it to the international standard (<http://wildlife.org/wp-content/uploads/2014/05/North-American-model-of-Wildlife-Conservation.pdf>).

The United Nations (UN) administered the ‘Convention on International Trade in Endangered Species of Wild Fauna and Flora’ (CITES). The participating states, of which Canada is one, recognize “that wild fauna and flora in their many (...) varied forms are an irreplaceable part of the natural systems of the earth which must be protected for this and the generations to come... The Contracting States are conscious of the ever-growing value of wild fauna and flora from aesthetic, scientific, cultural, recreational and economic points of view; Recognizing that peoples and States are and should be the best protectors of their own wild fauna and flora”(<https://cites.org/eng/disc/text.php>).

Environmental, Social and Governance Factors for Business Operation

BCHS who want to generate business under the ESG banner (environmental, social, governance) have a broad responsibility as the initiator of the project and the user of the resources in their “3.5 million acres of alpine heli-ski terrain in the Coast Range Mountains of British Columbia” part of the Chilcotin Ark.

ESG is defined as: Environmental factors include all the ways in which the organization can be considered a steward of nature. Social factors refer to the relationships an organization has with its employees, suppliers, customers and the community. Governance factors refer to standards and values according to which an organization is structured and managed.

Quotes from the BCHS management plan:

“BCHS is a climate positive company with a goal of mitigating our footprint to ensure the development is sustainable.”

“BCHS is committed to conducting business in a manner that demonstrates higher ethical standards and will make every effort to be a good corporate citizen and model for other corporate ventures operating in remote communities.”

“The company will work with various governments, other operators and public users to ensure that our operations are sustainable for the long term.”

BCHS has been recognized as the world's best heli-ski operator for five years, recognizing those operators that seamlessly blend safety, years of heli-ski experience and significant expertise to deliver the world's most unforgettable back country experience. However, this doesn't address the environmental impact.

In the proposal, both BCHS and Tsideldel have clearly stated that they are taking responsibility for all aspects of their operation present and future to leave the environment better than they found it in their operating area and this kind of commitment should be commended if it's true. To ensure all the minimum standards are met, a complete list needs to be itemized. BCHS needs to do a comprehensive ESG plan with all the details of each ESG category that they want to operate their business by.

Affects of Helicopter Use on Mountain Goats

All of the discussion in the BCHS lodge proposal is about an intensive use site for a lodge and staff accommodation totalling between 60 and 90 people, which has its specific issues located on the King property. The issue we have focused on is what takes place outside of the lodge, catering to the whims of 60 – 90 people by helicopter year round.

The following points need clarification and / or to be addressed in more detail by the proponents to meet their commitments as they stated in their management plan:

BC contains 50% of the world's mountain goat population, held in trust as an international resource. According to goat habitat maps, nearly all of the 3.5 million acre heli-ski tenure is mountain goat summer range. Many studies prove that heli-skiing and other helicopter-related disturbance displaces mountain goats from their habitat and causes population declines. Increased disturbance by helicopters causes stress responses in mountain goats including short fleeing reactions likely to cause muscle damage or accidents which leads to immediate death. These reactions are because mountain goats are more susceptible to noise-induced stress than other ungulates, impacts that could have adverse demographic implications. Mountain goats are particularly affected by helicopter disturbance because helicopter activity is increasing rapidly over much of their range, especially in BC, where the majority of the species exists. As a form of disturbance helicopters are of specific concern because they are able to cover large areas and encounter many animals per unit time.

Mountain Goats are on the Blue List of BC with the provincial status S3 (2015) which makes them a “Special concern” and “vulnerable to extirpation or extinction” (<https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/wildlife/wildlife-conservation/wild-sheep-and-mountain-goat>; <https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/conservation-data-centre/explore-cdc-data/status-ranks>)

Helicopter flight regulations were developed for this reason and stipulate 2,000 metre distance no fly zone from mountain goat habitat to prevent displacement and population declines. Infrastructure such as fuel tanks must be 2,000 metres from wildlife habitat.

See the following government mountain goat regulations from Best Management Practices for Aircraft Operations Wildlife for Mountain Goats (Churchill and Holland 2003):

- “Of all the ungulate species, mountain goats appear the most sensitive to disturbance, especially by helicopters (Wilson and Shackelton 2002). [...] In northern British Columbia, Foster and Rahe (1983) reported that goats required a buffer area of 2 km to completely avoid harassment. Cote (1996) and Frid (1997) recommended that helicopters should remain a minimum of 2 km horizontal distance to avoid disturbance to mountain goats.” (Churchill and Holland 2003)
- “The objective of Best Management Practices: Aircraft Operations and Wildlife for Mountain Goat is to maintain the current distribution and abundance of provincial populations. The following aircraft operations guidelines apply to all populations mountain goat:

- A. Prior to project initiation, use existing Wildlife Capability, Terrestrial Ecosystem or Predictive Ecosystem mapping (scale usually 1:50,000 or larger), and local information from biologists, First Nations, guide outfitters and others to identify and map mountain goat habitat and populations.
- B. Prior to project initiation, identify and map sensitive sites including escape terrain, lambing

habitats, mineral licks and winter ranges.

C. Generally avoid mountain goat habitats by limiting helicopter and fixed-wing overflights to a minimum of 400 m above ground level (AGL), and a minimum 2000 m horizontal distance from mountain goat habitats. Circling or direct approach to animals is to be avoided.

D. Totally avoid mountain goat kidding (birthing/rearing) areas (May 15 through July 15), cliff escape areas (year round), and winter ranges (December 1 through May 15th) by limiting helicopter and fixed-wing overflights to a minimum of 400 m above ground level (AGL) and a minimum 2000 m horizontal distance. Circling or direct approach to animals is to be avoided.

E. Necessary inventory activities need to be planned to minimize impacts and avoid sensitive times and sites. Where possible, overflights for inventory purposes should generally be a minimum of 100m above ground level, circling or direct approach to animals is to be avoided. Coordination of inventory activities is required to prevent duplication of inventory disturbance by independent parties.

F. Geophysical exploration (seismic) activity or helicopter-supported recreation should be permitted within mountain goat habitat only during the period of July 15 to October 31 to avoid the winter, birthing/rearing and rut seasons.

G. To be generally consistent with Alberta guidelines, geophysical exploration (seismic) activity and helicopter supported recreation should be permitted within mountain goat habitat only under the following conditions:

- a. No more than one (1) program within a particular mountain goat population area in any given year; and
- b. No more than one third of a particular mountain goat population habitat area, comprised of a contiguous block, is to be available for activities during a given year.

H. Where helicopter support is required for an approved activity adjacent or within a portion of a mountain goat habitat area, flight paths to and from the approved activity area must avoid all steep cliff faces that may be used as escape terrain, as well as other known high use areas, such as mineral licks. A qualified biologist, who is knowledgeable and experienced with mountain goat in field situations, should be hired by the proponent company to monitor the location and activity of mountain goat within the mountain goat habitat in the general project area. The monitoring activity is to be used to redirect or temporarily curtail activities in the interest of minimizing disturbance to the animals, as well as to provide them with an opportunity to move into portions of their range that are not being actively explored.

I. Site-specific helicopter supported construction activities, such as well drilling and pipeline construction may be required in or near mountain goat habitat areas. This intensive activity will displace mountain goat and result in the loss of use of those areas during the activity period. To be generally consistent with standard H above and to deal with potential cumulative impacts the following conditions apply:

- a. No more than one (1) intensive activity within a particular mountain goat population area in any given year, and the following year; and
- b. No more than one third of a particular mountain goat population habitat area, comprised of a contiguous block, is to be disturbed by the intensive activities or helicopter overflights below 400 m (AGL) during a given year.

J. The cumulative impacts of disturbance on adjacent mountain goat habitat are to be monitored and assessed; so authorizing authorities have adequate information to ensure that the total amount of activity (cumulative impact) does not exceed thresholds that threaten wildlife populations and

abundance. K. A program of orientation and responsible behavior to wildlife mitigation measures and their importance, along with the specific program for the project is to be provided to all employees, clients and contractors transported or involved in aircraft operations.” (Churchill and Holland 2003)

From the Wildlife Guidelines for Backcountry Tourism/Commercial Recreation in British Columbia May 2006, section 5. Special Management; Concern: Mountain Goats/Wild Sheep:

“Do not land in identified Mountain Goat winter ranges.”

“Stay at distances sufficient to prevent changes to the behaviour of animals (more than 1500 m line of-sight is the default)”.

In the proposal, flight paths talk about avoidance of neighbours, livestock, observed wildlife and public recreation. There is no mention of 2000 metre distance no fly zone from all mountain goat habitat which is nearly all the mountains surrounding the Dave King rezoning application property.

Quoted from BCHS' proposal: “Flights are not constantly returning to the lodge as a base of operation”. This needs to be explained. It could be interpreted as they fly continuously and never need to refuel. Where are all the refuelling locations away from the lodge, what kind of fuel tanks do they use in these locations? Are these refuelling locations more than 2,000m from goat habitat?

BCHS' heli-ski management plan refers to maintaining a 300m distance from mountain goat winter range. This is in contradiction to the 2,000 m regulations. This needs to be dealt with by the regulating agent.

The following government regulations overlap multiple management regimes to ensure good management decisions are made. Provincial GAR order for the area refers to no heli flights within 2,000 metres of winter range. Provincial park goat management refers to no heli flights within 2,000 metres of all goat summer range. Mule deer winter range refers to critical winter habitat for mule deer. Old growth management areas refers to Douglas fir stand preservation which overlaps with mule deer winter range. And visual quality objectives refers to forest density maintaining aesthetic qualities. Road deactivation after logging protects wildlife from displacement.

Management and Over-Tourism Questions

Helicopter transport and drop off does not require a commercial recreation licence so transport-only shuttles from the lodge to mountain peaks don't require a commercial recreation licence for hikers, mountain bikers, fishers, grizzly viewers, mountain goat viewers etc. So there will be no management

of these activities nor of the resulting displacement of the wildlife. Rezoning of agricultural land for a heli lodge goes against all other government regulations.

Sightseeing flights by helicopter to see wildlife in their natural habitat is a popular activity that also does not require a commercial recreation licence eg grizzly bears in the alpine meadows, moose in the swamp meadows, mountain goats on the bluffs (although it is prohibited to intentionally flight-see mountain goats). So there will be no management of these activities nor of the resulting displacement of wildlife.

The assumption to make is that if BCHS is not applying for a commercial recreation licence, they must be planning to do all their activities without one and not have to adhere to any of the regulations associated with the licence.

The question is when does tourism become over tourism? This is the term now used in many places where the experience that people come for is no longer there.

Is it when the wildlife are all displaced from their habitat?

Is it when the mountain valleys reverberate from the constant whop-whop noise from the helicopters?

Is it the piles of flag poles on every peak and valley bottom to mark every ski run, left from years of heli-skiing?

From the Park Act, Division 6 — Preservation and Waste Management, Transporting litter into a park, conservancy or recreation area:

“34 A person must not bring domestic, commercial or industrial litter into a park, conservancy or recreation area for the purpose of disposal.”

Staff and Client Number Impacts on Wildlife

Transient staffing problems are not limited to drug and alcohol issues but include staff who take advantage of wildlife opportunities and harvest any wildlife year round, out of season with no licence and have no consequences. The question is, who is taking responsibility to prevent this? BCHS needs to address this.

How many helicopters would be onsite for 20 guests during the winter season and summer season?

How many hours of flying a day do they guarantee the helicopter company?

BCHS' plan refers to location justification refers to heli-ski terrain and financial feasibility and the stunning landscape with no reference to the responsibility for wildlife resources as wildlife habitat and the nature package.

Tsideldel First Nation as a Steward of the Land

The Tsideldel First Nation who want to be recognized as the stewards of the land in their traditional territory shoulder the highest responsibility for the conservation and stewardship of the Chilcotin Ark area to manage it to the international standards of NAWCM and CITES as discussed earlier. Also, the recent Kunming-Montreal Global biodiversity framework recognizes “the important roles and contributions of indigenous peoples and local communities as custodians of biodiversity and partners in the conservation, restoration and sustainable use”. This provides another level of standards and responsibility for conservation.

(<https://www.cbd.int/doc/c/e6d3/cd1d/daf663719a03902a9b116c34/cop-15-l-25-en.pdf>)

Referencing quotes from their joint MOU:

“Recognize the extraordinary tourism resource.”

“Intend to work together to develop sustainable tourism opportunities.”

“Establish a stewardship fee based on the number of lodge guests that will support Tsideldel's management of the territorial lands.”

“BCHS will provide Tsideldel with information about the territory gathered through operations such as wildlife sightings.”

These wildlife objectives are not enough to meet the NAWCM nor the United Nations minimum international standards nor the standards of the Kunming-Montreal Global biodiversity framework. Tsideldel needs to do a comprehensive land plan strategy to ensure all activities meet these international standards.

Conclusion

It would appear that the Dave King Rezoning Application under the agreement in principle with BCBS lodge which plans to operate year round heli-supported activities in the area does not take wildlife values into consideration sufficiently, particularly on the impact to mountain goats. Both proponents need to present more elaborate management and mitigation strategies to minimize their impact on

wildlife and meet their responsibilities to conserve the environment they benefit from in order to meet the minimum standards required to operate in this internationally ecologically important world class wilderness area.

Thanks for the opportunity to provide input on the Dave King Rezoning Application of district lots 1090 and 1091 under the agreement in principle with BCHS lodge proposal.

Sincerely,

Kevan Bracewell,

Chilcotin Ark Institute

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Cariboo Regional District
Rezoning Application
File #: 3360-20 /20240014
Bylaw Amendment No. 5474, 2024
Electorial Area J

August 26, 2024

Comments:

I am not in support of rezoning of the agricultural designation. This land was initially alienated for the sole purpose of agricultural development. The proposal to rezone for a commercial large-scale lodge to serve an elite clientele for a year-round helicopter sport business is a major diversion of land use priorities. I have lived in this valley for 45 years and one of the most significant things I hear from people who visit, aside from the pristine wilderness qualities, is the element of QUIET that exists here. Some people remark that it takes them time to settle into being in a place this QUIET and how replenishing it is to them. We have an obligation to ensure this continues to exist as a sanctuary for the public that come to experience the area independently and reap the solace of wilderness.

In British Columbia and around the world there is a continued loss of wild places largely due to commercial exploitation of the land and resources. I believe that the Mosley Creek drainage is already at a carrying capacity for commercial development with the existing use tenures. There already exists lodging, ranches, a community forest, a residential area and local helicopter business. Whitesaddle Air Service has served the area for 50 years. The helicopter service is a sustainable local business. WSAS supports independent mountaineers accessing the Waddington area, fire fighting for the Province of BC, emergency medical evacuations, local projects for infrastructure development, other forestry related work, First Nations work, and mining exploration in the area. This new proposal for a **year-round** expanded helicopter operation for a heli sports lodge to serve elite tourists will tip the balance of the sustainable carrying capacity in the area. This commercial proposal for this lodge will bring an additional helicopter business, noise and disruption to a wild area.

It is long overdue for the Province of BC and the Cariboo Regional District government to address the long-term effects of these applications. It must consider the impacts this brings to the public land, the ecology of the area, including the impacts to wildlife, all of which compromises wilderness by overuse. There is a responsibility to protect with vision the land and its resources for the public and future generations.

Currently in our community the Tatla Resource Association co-manages with Tsideldel First Nations the Eniyud Community Forest in the area which surrounds this rezoning application. The TRA is in the process of undertaking community planning for our area. It is unfortunate that this proposal is being undertaken preceding this process where the local Tatla Lake area community will focus on the vision and planning for the area. I believe that there needs to be a moratorium on this rezoning application to allow the Tatla Lake area community to establish a community plan for our area. This Area J community is unincorporated and unfortunately has no support from the CRD for an Official Community Plan. Could this area be considered for the CRD's Neighbourhood Plan that could dovetail with the TRA undertaking of a local community plan?

On this basis, I respectfully request that the Cariboo Regional District decline this application for rezoning and support the local Tatla Resource Association in the forthcoming community planning.

Deborah Kannegiesser
6385 Bluff Lake Road
[REDACTED]
Tatla Lake, BC V0L1V0

Leasa Williamson

From: CRD Planning
Sent: October 30, 2024 3:48 PM
To: Leasa Williamson
Subject: FW: Ag rezoning for commercial development West Branch

-----Original Message-----

From: noreply@cariboord.ca <noreply@cariboord.ca> On Behalf Of Shona Johansen
Sent: Monday, August 26, 2024 11:09 AM
To: Zoning <Zoning@cariboord.ca>
Subject: Ag rezoning for commercial development West Branch

While I hope to attend the public meeting in Tatla Lake on August 27th, I would like my objection to this proposal to be noted. A venture as large and encompassing as this will mean major disruption to the natural habitat and movement of wildlife in the area. As well, the Bluff Lake road access from Tatlayoko Rd is not designed/built to a standard that will support continuous movement of traffic and goods into this sensitive area. Bears, both Grizzly and Black traverse this area all year round, goats moose and deer are also native to this area and use the whole valley for mating and raising young. It has been established that Helicopter noise can be detrimental to some wildlife, and in this remote area there are no flight paths or control on corridors where helicopters might fly. Helicopters also produce more than 950 lbs of CO2 per hour and use 40 times the amount of fuel as a passenger car.

Thank you for this opportunity:
Dr. Shona Johansen BSN, MEd, EdD

Origin: <https://www.cariboord.ca/en/business-and-development/planning-and-development.aspx>

This email was sent to you by Shona Johansen [REDACTED] > through <https://www.cariboord.ca>.

Cariboo Regional District
Rezoning Application
File #: 3360-20 /20240014
Bylaw Amendment No. 5474, 2024
Electoral Area J

August 28, 2024

To Whom It May Concern:

We are writing to express our opposition and concern regarding the above application by Dave King to rezone agricultural land to commercial. We have been year-round residents on Horn Lake for ten years, with our driveway exiting from Bluff Lake Road, the "Forest Service Road" described in the application. We moved to this area ten years ago because of the quiet, the peace, the pristine wilderness. As the only physician and nurse practitioner between Bella Coola and Williams Lake, our lives are busy and stressful and we intentionally sought this tranquil setting for our home. We are very active in the outdoors in the West Branch Valley around our home and are familiar with all the property under discussion. Year round at least monthly, we hike to Middle Lake, roughly 2 km south of the proposed development. We always take visiting guests there as it is unique in its sense of remoteness and isolation. This would no longer be the case if this development were to take place.

Our opposition to this application is from two perspectives: The bigger picture relates to the permanent and powerfully negative environmental impact that such density and activity would have. The other is more personal - the impact on our own peaceful existence.

We'd like to emphasize how painful it is to stand in opposition to an application made by our friend/neighbor. It's clear from the application and from personal conversations with the applicant that there has been an effort to mitigate the impact of ~37,000 square feet of accommodations plus infrastructure would have. We feel very strongly however, that the impact would be massive and unacceptable and that once such a zoning change has happened, there would be no going back. The development in the application would, as human nature goes, be a starting point. Another parcel of land becomes a condo site and so on. Even if it was static and no further development happened, the proposed resort, with such density located on both sides of the road, would be devastating to the wildlife that move through the valley. We are occasionally privileged to watch, through the spotting scope, mountain goats up on the ridge and we often see grizzlies throughout the valley. These pristine wild spaces for wildlife are disappearing on our planet and we feel that we have an obligation to stand up to ensure they're maintained wherever we can have a voice. There are studies and reports done by experts speaking against prior development applications down this valley. We are not biologists but we do know that there is too much at stake to rezone in a way that makes such development possible.

In terms of the impact on us personally, summer 2024 has seen drastically increased traffic on Bluff Lake Road due to logging, road building and fire fuel treatment. This has been very disruptive to how we live. In addition to the noise and dust, we daily walk, bike and horseback ride with our dogs, on the road itself or crossing to access trails. We have had many near misses. One of our dogs was struck this summer by a speeding vehicle that slammed on their brakes as soon as they saw us crossing but couldn't stop in time. With the proposed development, the increased traffic would be a year-round permanent reality. As medical providers, we are also concerned about the impact on our local health infrastructure. At full capacity, the resort could double the population of

our area and we have seen/heard nothing to address this concern. There is reference to Interior Health Authority having input regarding water distribution requirements but no consideration appears to have been given to the impact on the clinic and health care staff who are already heavily burdened.

We have a property in Rossland and lived through the transition of the ski hill there from a privately owned “poor man’s ski hill” to a mega resort with condos everywhere possible. The consortium that came in and bought up the hill initially presented a very modest design. Sadly, that evolved as soon as the papers were signed. There is no going back and now only the wealthy can afford to live in the town of Rossland. Bears are killed every year because they are interfacing with humans who have moved into their space. The proposed development here in the Chilcotin is different in many ways but the lesson about big business getting a foot in the door was well learned. At the public information meeting, we heard frequent reference to the “pie in the sky” application, that it would start small, that it would never be fully occupied. This doesn’t ring true. If the massive infrastructure investment is being made, there is no doubt that down the road, the property would be full with further application to expand beyond the existing proposal.

We respect the position of our neighbour in wanting to create a legacy for his family as he ages, but we cannot support this proposal which we feel strongly would impact the wildlife and wild spaces in a permanent and devastating fashion and would also alter our experience of living where and how we live currently.

Thank you for your time and for providing this opportunity for the voices of the people to be heard.

Sincerely,

Patrice Gordon, NP
Robert Coetzee, MD
6449 Bluff Lake Rd
Tatla Lake, BC
V0L 1V0

Kimberley & Rob Ikebuchi
6445 Bluff Lake Road
Tatla Lake, BC
V0L 1V0

August 25, 2024

Cariboo Regional District
Suite D, 180 North 3rd Avenue
Williams Lake, BC
V2G 2A4

Dear Tolin Pare & Members of the Cariboo Regional District Board,

I am reaching out as a resident of Bluff Lake Road to share my concerns about two rezoning applications currently under consideration. These applications include File No. 3360-20/20240014, submitted by Don Vanderhorst Consulting Ltd. on behalf of David King, and another proposal to rezone agricultural land to commercial use within the Chilcotin region. I hope to offer some perspective as a member of this community who has chosen to make this area my home.

My husband and I moved here from West Kelowna after a thorough five-year search for our ideal home. We were drawn to this region for its tranquil environment, unique culture, and the natural beauty of the West Branch. My husband recently established his plumbing business here, and we both have invested deeply in this community. We genuinely appreciate the peaceful lifestyle and local culture, and it pains us to think that the proposed changes could force us to move elsewhere to reestablish ourselves.

These applications raise significant concerns that I believe must be addressed before any approvals are granted.

Opposition to Rezoning Application File No. 3360-20/20240014

The application seeks to rezone a portion of the properties located at District Lot 1090 and District Lot 1091, Coast District, to allow for the development of a tourist commercial resort. While economic development and tourism can be valuable, I must express my strong opposition to this proposal for several reasons:

1. **Environmental Impact**: The proposed development is located within a high-value wildlife habitat and corridor, as noted in the Aquatic Habitat Development Report. The introduction of a large resort, including a helicopter landing site and extensive infrastructure, threatens to disrupt local ecosystems and wildlife habitats irreversibly. The area is currently undeveloped and serves as a critical natural habitat for many species. The proposal does not sufficiently address how these impacts will be mitigated.

2. **Water Resource Concerns**: The preliminary groundwater assessment provided with the application was a desktop study and did not include field testing to confirm the availability and sustainability of water resources. Given that the development is likely to place significant demand on local water resources, it is essential that a thorough hydrogeological study, including drilling and testing of wells, be conducted before any rezoning approval is considered.

3. **Inadequate Sewerage System Plan**: The sewerage system plan provided with the application lacks detail and was not completed by a qualified professional. A detailed sewerage capability study by a registered on-site wastewater practitioner or professional engineer should be required to ensure that the proposed development does not negatively impact the local environment or groundwater quality.

4. **Traffic and Safety Concerns**: Bluff Lake Road is currently a gravel/dirt road that is not suitable for high traffic volumes. The proposed development would likely lead to a significant increase in traffic, including commercial and construction vehicles, which poses safety risks for residents and visitors. Additionally, the maintenance and upgrade of this road to accommodate increased traffic would likely place an undue financial burden on local authorities or residents.

5. **Community Impact**: The scale and scope of this development are not in keeping with the current character of the area. As residents, we value the tranquility and natural beauty of Bluff Lake Road, which is currently a remote and quiet community. The proposed resort, with its 52 housekeeping units, staff accommodation, and associated infrastructure, would fundamentally alter the nature of our community and negatively impact our quality of life.

In addition to the concerns above, I also oppose the proposed rezoning of an agricultural property to a commercial property within the Chilcotin region. This change would have

significant social, environmental, and economic impacts that contravene the Cariboo Regional District's Official Community Plans (OCPs) and threaten the region's biodiversity conservation values.

1. ****Incompatibility with Official Community Plans****: The Cariboo Regional District's OCPs emphasize sustainable development that aligns with community visions, such as preserving the rural character, supporting agricultural land uses, and maintaining ecological integrity. Rezoning agricultural land to commercial use would contradict these guiding principles, resulting in increased infrastructure demands, traffic, noise, and pollution that would disrupt the community's rural character and negatively impact local quality of life.

2. ****Impacts on Biodiversity and Ecosystems****: The Chilcotin region is home to numerous species designated as "blue-listed" under British Columbia's Conservation Framework. Increased human activity and infrastructure development could significantly disturb these habitats, potentially leading to declines in local populations of vulnerable species like the mountain goat. Furthermore, the introduction and spread of invasive species due to land conversion and increased human activity present a significant risk to native ecosystems.

3. ****Conservation Framework and Legislative Protections****: The British Columbia Conservation Framework and recent legislated protections for ecological communities underscore the importance of safeguarding sensitive habitats and species at risk. The proposed rezoning directly conflicts with these conservation goals. Commercial development in ecologically sensitive areas threatens to undermine protective measures, leading to habitat degradation, loss of biodiversity, and decreased ecosystem resilience.

Given these concerns, I respectfully urge the Cariboo Regional District Board to deny both rezoning applications. The proposed developments pose significant risks to our environment, community, and way of life. Any future developments in these areas should be carefully considered, with full regard for sustainable development practices, environmental conservation, and the protection of our community values.

Thank you for considering my concerns. I hope that the Cariboo Regional District will prioritize the long-term health and sustainability of our community and environment.

Sincerely,

Kimberley (& Rob) Ikebuchi

██████
Tatla Lake, BC
V0L 1V0

2 September 2024

Cariboo Regional District
Suite D 180 North 3rd Ave.
Williams Lake, BC,
V2G 2A4

RE: Rezoning application for DL 1090 and DL 1091, Range 2, Coast District (West Branch valley)

To whom it may concern:

I would like to register my objection to the proposed rezoning of the above-mentioned parcels to a commercial classification. It is my understanding that the proposed development would be to establish Bella Coola Helisports with an exclusive lodge and holdings for their base of operations within the Chilcotin.

There are numerous reasons around environmental impact that have already been registered both at the public hearing as well as in the CRD Public Comments section specific to this application, of which I support, and which I will not reiterate within this submission.

However, only some of the letters have briefly discussed the upcoming Community Planning process that is slated to begin in the Tatla Lake Area, directed by the Tatla Resource Association. It is this planning process that will help to establish, through collaborative community consultation, how development should move forward in our community. This process will include a wide range of concepts, including, but not limited to, land development, economic development, and recreational development. It would not be appropriate to move forward with a rezoning of two parcels of private land to commercial use, that would significantly impact our community, without first allowing the Tatla Lake Area Community Planning to be undertaken.

It is expected that this process will take two years to complete. I strongly urge the Cariboo Regional District to impose a moratorium on this rezoning until such time as the Tatla Lake Community Plan has been completed. Anything less than this would be unacceptable to the residents of the Tatla Lake and Area communities and would not allow the community of Tatla Lake autonomy in their planning process.

Thank you for your consideration of these comments.

Sincerely,

Sent.by.email

Sandra McGirr

Thorston Richardson

██████████
Vulcan AB.

TOL2B0

And summer resident of District lot 1657 Bluff Lake Road Coast Range 2 Land District

Cariboo Regional District

180D North 3rd Avenue

Williams Lake, BC V2G 2A4

Subject: Opposition to Re-Zoning of Agricultural Land for Heli-Skiing Resort at Middle Lake

Dear Cariboo Regional District Planning Committee,

I am writing to formally express my opposition to the proposed re-zoning of agricultural land at Middle Lake for the development of a heli-skiing resort. The decision to re-zone this land is concerning for several reasons, primarily its impact on the environment and local wildlife.

Firstly, the Cariboo region, particularly around Middle Lake, is a vital area for local wildlife. Studies have shown that heli-skiing activities can significantly disrupt wildlife habitats. A study by the British Columbia Ministry of Forests, Lands, Natural Resource Operations and Rural Development (2017) found that heli-skiing operations can cause severe disturbance to wildlife, including large mammals such as elk and moose, which rely on undisturbed habitats for feeding and breeding. The noise and presence of helicopters can lead to increased stress levels, reduced reproductive success, and displacement from critical habitats.

Additionally, the environmental impact of converting agricultural land into a resort area raises significant concerns. The conversion process itself can lead to habitat destruction and soil erosion. Research conducted by the BC Conservation Foundation (2019) highlights that such developments often lead to degradation of land and water resources, particularly in sensitive ecological areas like those surrounding Middle Lake. The potential for increased pollution from resort activities further compounds these issues, threatening local water quality and aquatic ecosystems.

Agricultural land in the Cariboo is not only essential for local food production but also plays a crucial role in maintaining ecological balance. The loss of this land for commercial development undermines efforts to promote sustainable land use and conservation practices. Furthermore, the potential for increased tourism-related traffic and infrastructure could exacerbate existing environmental pressures and negatively affect the region's natural beauty and biodiversity.

In light of these concerns, I urge the Cariboo Regional District to reconsider the re-zoning proposal and explore alternative solutions that prioritize environmental conservation and sustainable land use. Protecting our natural heritage and ensuring the preservation of critical wildlife habitats should be paramount in any development decision.

Thank you for considering my views on this important issue. I trust that the committee will take these concerns into account and make a decision that aligns with the principles of environmental stewardship and responsible land management.

Sincerely,

Thorston J Richardson

Leasa Williamson

From: Walt and Carol Foster, Sand Creek Ranch [REDACTED]
Sent: September 9, 2024 5:59 PM
To: CRD Planning; Tolin Pare; Nigel Whitehead
Cc: Walt and Carol Foster, Sand Creek Ranch
Subject: objection DL 1090 and 1091
Attachments: September 9, 2024 Re-zone Agriculture objection 2 2.docx

Follow Up Flag: Follow up
Flag Status: Completed



[Some people who received this message don't often get email from sandcreek@xplornet.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]









September 9, 2024

Dear Tolin Pare, Mr. Nigel Whitehead and CRD Board of Directors,

We are writing to again confirm our objection to Dave King's application to rezone and remove the agriculture designation from District Lots 1090 and 1091. During the public information meeting on August 27 2024, inaccurate statements regarding agriculture use of those properties plus expressed bias against agriculture by both Dave and Luke King must be addressed.

King's application referral package states, "Although CRD data indicates that the subject properties have Farm Status, the applicant has indicated, and staff have verified via air photo analysis, that the properties are not currently used for agriculture and therefore fencing and buffering requirements of the Agriculture Policy will not apply". Please refer to the historical references below including confirmation of current and continuing agriculture grazing of the subject properties.

Also, page 29 of the referral package incorrectly identifies a photo "Figure 8" titled "View of the rezoning Area looking Southwest (access road is situated to the right of photo)". This is absolutely false. The photo "Figure 8" is our property lot DL 787, located nearly a mile and 1/2 South of the proposed lodge location on DL 1090.

Further, we have not observed in the development plan a designated location for the Fuel Service Helipad. Fuel tank storage locations and tank volume capacity are also not identified in the information document. This is important because the proposed operations would require a substantial volume of fuel for helicopters, generators, snow plows and other vehicles related to the planned operations.

In the early 1900's, Bern Mullen first homesteaded on the "natural" upland meadow straddling over both lots 1090 and 1091. It is still called "Bern's Old Place". His small herd of cattle and trapping sustained him through the depression and until his death around 1980. He irrigated the meadow from the small creek by ditch diverting water from the mountainside uphill and N of the meadow. In 1962 or 1963 it was last cultivated when Bern planted domestic timothy, redtop and alfalfa, of which a few plants remain today. The property was enclosed with a rail Russel fence along the N boundary of DL 1091. It was also secured with a locked gate and sign stating, "This road was hacked out by pick and shovel on private land for private use only". The South perimeter was also fenced and gated.

Remnants of the cabin, hay barn and corral are still evident. Additionally located in the South East corner of lot 1090, Bern also hayed the lower wetland meadow by Mosley Creek and stored the hay in a fenced loose stack he would fork over to the cattle until depleted and migrate them up valley to his "New Place" then continue further up valley to Annie Nicholson's where they often ran their cattle together as one herd. Trails continued beyond the lower meadow and across the river to the natural sedge swampland meadows which were seasonally burned to restrict encroachment of the brush. Those meadows were grazed on the frost in late fall and early spring. Also resident horses wintered out on them ranging all the way South to Middle Lake .

The historic trail (photo below) became the primitive road mentioned on the gate and sign. It exists directly through the upland meadow next to the old barn and corral below the structures. It is still actively used by our livestock and game. The route is even evident on an old



government air photograph taken in 1964 (attached to this email). It is in direct conflict with the planned development and construction of cabins, and septic systems.

The road location where it exists today was relocated during times of agriculture lease developments (DL 1089, DL 1666, DL 1631) in the late 1970's or early 1980's when select fir timber harvest was occurring in the lower valley and the 6300 road was constructed. During that road construction the irrigation ditch to the subject properties was bulldozed away and never reactivated. The meadows have since only relied on natural precipitation, still remaining as valued seasonal assets for livestock and wildlife alike.

For many years the King's have not irrigated their property, or maintained the fences on most of their agriculture designated lands. That reality has evolved with those properties being utilized by our livestock in conjunction with our adjacent range grazing tenure. As compensation for use during that last several years since his cattle were sold, we have been paying Dave King annually for cattle grazing on those properties.

Dave King publicly denounced the agriculture development policy which permitted the lessee to qualify to purchase agriculture leases from the government; upon the conditional satisfaction to develop a designated percentage of the land by cultivating and planting the arable portion for harvest or grazing. Had those lands not been first cleared and planted they would not have been crown granted. King owns two of these deeded properties DL 1631 and DL 1666. He implied they are a waste of the natural resource and should not have been developed for agriculture. They now are quite dry, barren of forage cover and being encroached by brush.

To counter Dave King's concept we will offer a comparison of our agriculture properties which are productive. We will attach in this email several recent photos of our active agriculture properties. We stand behind our belief that managed agriculture enhances habitat for both wildlife and livestock, providing defensive buffers, additional forage and opportunity for livestock

and wild creatures to co-habitat in the lands they share in addition to providing obvious and beneficial food for consumption by mankind.

In conclusion, we believe the proposed rezoning is against the CRD Agricultural Policy. The proposed non-farm developments will adversely affect our ranching activities by disrupting both natural and managed cattle grazing migration and pasture rotation creating unintended pressures and contact to livestock and wildlife creating detrimental relocation and inevitable conflicts from increased harassment by air, marine and by land based travelers.

The protection and continuity of Agriculture land designation is necessary and relevant for today and for the future. The opportunity for food and forage production must not be stripped from these lands. Agricultural has provided the most stable and constant local use and contribution of these lands in the recent 100 years of settlement in the West Branch Valley.

In the attached 1964 Air photo of subject meadows and old road / trail you also see the hay meadow located in the lower left corner of the air photo.

Sincerely,

Walt and Carol Foster
Po Box 51
Tatla Lake BC V)L1V)

September 6, 2024

Re:

Rezoning File # 3360-20/20240014

DL 1090 & 1091

Good Morning

Attached are the comments and concerns related to the recent public meeting held on August 27 2024 at Tatla Lake. It would be appreciated if you will consider the significance of these concerns and will recognize that the comments and photos reflect the seriousness and damage that will be done by the rezoning of DL 1090 & DL 1091. As stewards of the land, it is our responsibility to ensure all habitats and wildlife continue uninterrupted for decades to come. We owe this to the habitants who do not have a voice and for the preservation for many generations to come.

In light of what was covered in the meeting Tuesday Aug 27,2024, regarding the Rezone Application from Dave King, there were a number of concerns and proponent's comments that we were not able to address, due to unnecessary rambling and time constraints.

1. The access to the river through the wetland would require approximately 250 meters of upgrading and elevating due to seasonal run off and the rising of Mosley Creek which creates soft spots within the current access route. **See Figure 1 & 2.** Even though the question of access to the river was not discussed in subject, BCHS indicated that during the summer season, guests would remain within property boundaries, which we know is not likely, considering the Wetlands, Mosley Creek and Middle Lake are within a short distance from proposed lodge site. There will be extreme stress applied to the present habitats, aquatic and wetland whereas the terrestrial habitants will be forced into the wetland for migration as indicated in Proposed Adoption Conditions (paragraph #6.) Furthermore, the Aquatic Habitat Development Report completed by Norm Zirnhelt, R.P. Bio, included in the Rezoning Application File Number: 3360-20/20240014, was conducted with proponent, on January 25 2024, in the middle of the winter with ground, dormant water-ways, and wetland frozen and snow covered. This report only supplies limited factual information required by the CRD **ie.** distance requirements from watercourse, distances of buffer strips and percentage of native vegetation that can be disturbed and width in meters of buffer strip for safe corridors for wildlife. There is no data to support that this is sufficient for the migratory routes and corridors for the wildlife in this valley. The Conclusions provided in this Aquatic Habitat Development Report are based on measurement requirement alone and cannot accurately and conclusively prove that there will be no impact on water quality, wetlands, aquatic habitat and terrestrial habitat. Much of this report is presumptuous and it should not be included as a satisfactory Aquatic Habitat Development Report for this rezoning application.
2. The proponent indicated, at the recent meeting (Aug 27 2024), the wetland would be a sufficient corridor for the animals that regularly move up and down the valley. Having lived and traveled regularly through this area, either horseback, by vehicle or on foot for much of the 60+ years I have lived here, the majority of the wildlife does use the higher land in DL 1090 & DL 1091, for travel, grazing and migration corridors. The smaller animals, such as beavers, muskrats, mink, fisher etc. have a choice to use the wetland for movement. The extreme density of the underbrush and the topography of the area referenced as a (sufficient corridor) is impossible for larger wildlife to traverse through. Hence why the majority of the wildlife use the higher ground. **See Figure # 3** The corridor from Bute Inlet and the lower Homathko to the Chilcotin Plateau is through the narrow valley thus limiting a safe uninterrupted migration route. The majority of the wildlife, that ends up stopping on our property, for breeding and foraging, are grizzly and black bears, deer, moose, elk and smaller predatory animals. These same families reappear year after year and are identified further down the valley and in adjacent valleys. The photograph book I previously supplied shows evidence of that.
3. Marine travel to Middle Lake via Mosley Creek will affect all the aquatic habitants as well as the wildlife that forage in the swamp areas along the river. The wakes from watercraft will disrupt the aquatic environment along the river banks as well as there are many dormant side channels that have developed and support their own specific ecosystems. These thriving ancient river channels are instrumental to the survival of a healthy productive natural habitat for native plants, fish, insects and birds, to name a few. **See Figures # 4,5,6,7,8,9**
4. The introduction of invasive plant species and harmful micro-organisms, attached to marine craft is imminent, by observing how the other local lakes and wetland environments have been affected. The BC government developed strategies for Aquatic habitat management, monitoring

watersheds and habitat conditions as well as Riparian Areas Protection Regulations all of which must not be ignored by the decision makers.

5. The water fowl that nest and depend on the wetlands for a safe haven will also suffer with the increase of human activity throughout such a confined wetland area. The effects of traffic impacts' their natural nesting, feeding and migratory preparations. **See Figure # 10**
6. In reference to Dave Kings comments" regarding agriculture such as clearing land ruins the natural ecosystem "which in his words, does not recover back to its natural state, see google earth photo & air photos referenced as **Fig # 11 & 12** The area in the historic air photograph shows a small meadow in the south east corner that was used for hay back in late 1950s to the late 1960s. The recent google earth photo is an example of how the land does recover and grows back to its natural state over time. Where the land is able to recover naturally, little has to be done to manage it, however more accurately, Dave King has not managed his land properly in the past which has prompted him to a conclusion that agriculture ruins the ecosystem. As an example of that there are a few photos of Kings agriculture land and the devastation due to poor land management. See Photos below as example
7. **Fig . # 13 Oct 2023,**
Fig. # 14 Current at same location, Aug 2024
Fig . #. 15 Oct 2023
Fig . # 16 Current same location Aug 2024
Fig . # 17 Looking across entire meadow. Aug 2024

We would also like to question Paragraph 5 in the **Referral Responses & Discussion.**

We challenge the decision that has been made regarding the current use of DL 1090 and DL 1091.

Dave King has been receiving payment for these lots as well as others, for livestock grazing. Also, using air photo analysis, for verification that the property it is not being used for agriculture purposes is not an accurate method for this determination. **See Figure # 18**

Our concern regarding this Planning Application is that it contains ,consistent misleading and incomplete information, deliberate inaccuracies and no factual evidence to support zero environmental and ecological impact to the wildlife, wetlands, riparian and aquatic habitat. This application is incomplete and environmentally unethical and must be disallowed.

Sincerely

Sue and Les Rolston

[REDACTED]
[REDACTED]



Figure # 1
Current wetland access to Mosley Creek



Figure # 2
Excavated spot to access Mosley Cr



Figure # 3
Density of underbrush in wetland indicated as (sufficient corridor)



Figure # 4
Entry and exit corridors for habitants along river banks



Figure # 5
River banks used by wetland habitants



Figure # 6

Note Fish Fry in center of photo



Figure # 7

Fish fry habitat



Figure # 8
Invasive plant with bees feeding



Figure # 9
Example if the wetland habitants



Figure # 10

Flock of ducks (Center) landing on lagoon behind buffer

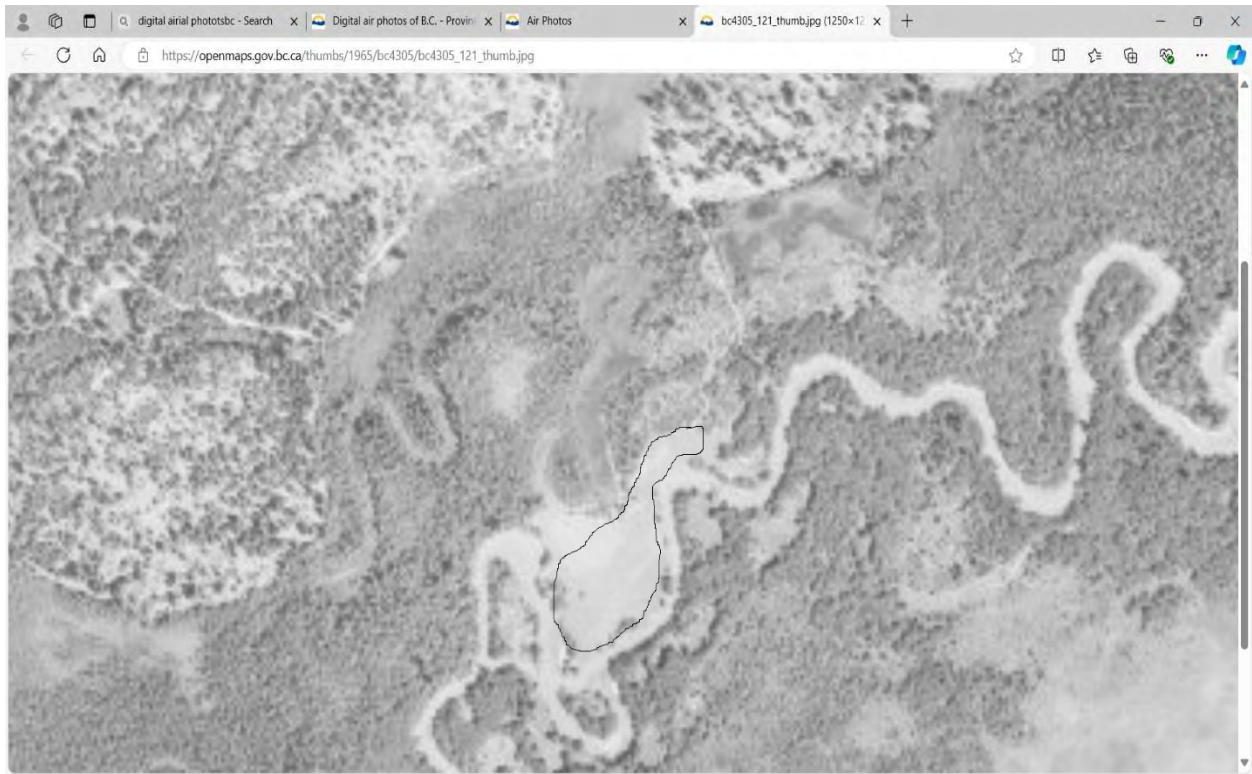


Fig 11
Small Hay meadow in production in 1964 (outlined)

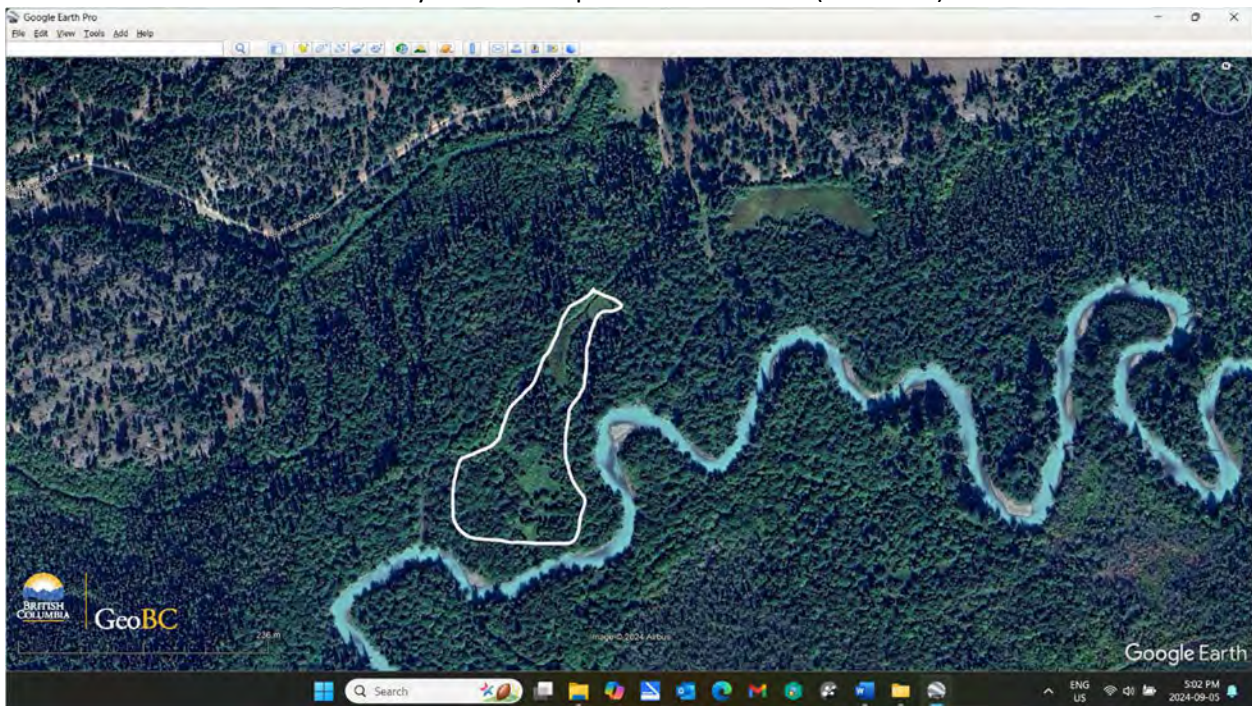


Figure # 12
Current View of above meadow 2024



Fig # 13 2023

Field with Burnt Creek out of its original channel but flowing quietly.



Fig # 14 2024 (same view as above)
Unmanaged creek 1 year later(example)



Fig # 15 2023

Burnt Cr. Out of channel



Fig # 16 2024
Unmanaged same location (different view upstream) 1 year later



Figure # 17 Aug 2024
Full View of Burnt Creek damage



Figure # 18

Evidence of livestock use on DL 1090 & DL 1091

Leasa Williamson

From: Retreat Wilderness Inn <retreatwilderness@gmail.com>
Sent: September 15, 2024 9:51 AM
To: CRD Planning
Cc: Dave King; amy@landwithoutlimits.com; lorne.doerkson.MLA@leg.bc.ca
Subject: Proposed rezoning by Dave King

[You don't often get email from retreatwilderness@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Please accept this letter in SUPPORT of Dave Kings application for rezoning to accommodate a base for Bella Coola Heli Sports .

Dave king has owned this piece of land for many decades . He has been an incredible steward of the valley in which this piece of land is situated . Dave and his family have made this land their life and their home all while nurturing its natural state ..I have known Dave King for close to 50 years and watched him struggle to pay bills all while turning away lucrative cash offers to log his stands of fir forest .

I trust in Dave's decision to make the best judgment for the future of this piece of land moving forward .

Bella Coola Heli Sports already holds legal tenure for their operation in this area . They have been operating out of this valley from TWO rental location for several years . Therefore any impact of this proposed rezoning would not change regarding traffic in and out of the valley, only the location, which is central to the two locations they currently operate out of . They will be suppling staff accommodation so no strain on local housing availability . There will be good employment opportunities for locals . There will be revenue generated throughout the Chilcotin and Cariboo through supplies, fuel etc . There will be " I'm sure " substantial property taxes to the region .

The BC governments, across parties , have for decades promoted tourism in the cariboo chilcotin region and should be putting their full support behind this proposal as a world class operation in a world class destination .

Sincerely

Donn Irwin
Retreat Wilderness Inn
www.retreatwildernessinn.com
retreatwilderness@gmail.com
<https://www.facebook.com/pages/Retreat-Wilderness/120954464769008>
1 888 646-7655

Leasa Williamson

From: Greg West [REDACTED]
Sent: September 17, 2024 9:55 AM
To: CRD Planning
Subject: Comments regarding rezoning application 3360-20/20240014 Dave King / Tatla Lake
Attachments: West Branch rezoning opposition petition comments 2024-09-17.pdf

Follow Up Flag: Follow up
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To whom it may concern,

please find attached comments posted publicly to a petition opposing said rezoning application 3360-20/20240014.

The petition is located at <https://www.change.org/p/prevent-agricultural-land-rezoning-for-commercial-development-in-west-branch-valley> and has gathered 508 signatures at the time of writing.

Thank you,
Greg West

Jordan Richardson	Vulcan		T0I2b0	Canada	2024-08-26
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"I think the proposal for the re-zoning and building of this elitist resort is selfish and irresponsible. As a summer resident of the valley for over 40 years I strongly disagree with this proposal for re-zoning. It will interfere with the ecosystems, wildlife and way of life for the people of the west branch. The road infrastructure and environment of the area can not sustain the increase of traffic to the area. There are other places better suited for this type of resort. This proposal **MUST BE DENIED**. Keep BC and the Chilcotin natural. British Columbia's motto is Splendor Sine Occasu which translates to "Splendour Without Diminishment" Surely a proposed resort in such a natural place contradicts the motto of the province in which it's proposed. Thank you for taking my concerns into consideration, Jordan G Richardson Horn Lake BC"

Lorraine James	Chilanko Forks		V0I1H0	Canada	2024-08-26
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"increased traffic on highway 20 and Tatlayoko Rd(Sapeye Rd), effects on wildlife, and effects on residences, agricultural, and Historical significance of properties. Reducing privacy of properties in the area because of commercial devolvement."

Karen Blessing	Lake Havasu City	Arizona	86406	US	2024-08-26
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"I am opposed to any development of this land. Wild lands and the life they sustain must be protected."

Kim Linn	Big Piney	Wyoming	83113	US	2024-08-26
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"I object to this commercial development as it will disrupt this pristine area. It will have an impact on wildlife, mt goat habitat range, AIR and road traffic, cattle ranches and range just to name a few. And most sadly, will only benefit the wealthy at the expense of the back country and those who live there and care for the environment."

Moon Shadow				Canada	2024-08-26
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"As someone who has witnessed first hand both the beauty and fragility of the West Branch Valley, I am in strong opposition of this proposal. The environmental, ecological and moral impact of a project of this scale would have devastating implications for the region and its inhabitants and wildlife. With so few pristine places left unscathed by big development I would urge the local community to come together to oppose this short sighted project. Resources should be focused on preservation; for the environment, ecology and rich history of the Valley."

Carole Law	Williams Lake		V2G	Canada	2024-08-26
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"Already one helicopter business in the area. This valley is narrow with a winding narrow road servicing area residents and summer residents as well as several lake campsites. Increased traffic in area would be detrimental to both residents and wildlife."

Thomas Schoen	Williams Lake		V2G5B5	Canada	2024-08-27
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"As someone deeply committed to sustainable land use and a long-time advocate for responsible outdoor recreation in British Columbia, I see this project as a direct threat to the ecological balance and cultural integrity of the region. My work with First Nations communities across the province has underscored the importance of protecting our lands for future generations. This development not only risks irreversible damage to the local environment but also disregards the deep connection Indigenous peoples have with these landscapes. The cumulative impacts of overdevelopment in the area have already pushed the ecosystem beyond its sustainable limits. Adding a massive, all-season helicopter tourist destination will only exacerbate these issues, threatening both the natural habitat and the cultural heritage that we should be striving to preserve. Moreover, heli-serviced tourism businesses primarily cater to a small, wealthy clientele, offering little benefit to the broader community while placing a disproportionate burden on the environment. These exclusive operations prioritize profit over preservation, often neglecting the lasting impacts on the land and the local residents who rely on these ecosystems for their livelihoods and cultural practices. We must prioritize the long-term health of our environment and respect the voices of those who have stewarded these lands for millennia. This rezoning should not be approved, as it undermines our collective responsibility to protect the fragile ecosystems that are already under significant strain. Let's focus on development that enhances rather than exploits our natural resources, ensuring that the West Branch Valley remains a place of beauty, biodiversity, and cultural significance for generations to come."

Barbara simser	Tatla Lake		V0L 1V0	Canada	2024-08-27
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"The allure of the Chilcotin is the scenery and wildlife. Rather than another resort for the wealthy this would be better as a nature preserve. We need to honor the rights of our fur, feather and fin neighbors. Thank you."

Sue Rolston				Canada	2024-08-27
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"The West Branch Valley is geographically and environmentally unique and the ecosystem supports numerous species of wildlife, fowl, insects, reptiles, rodents, and fish. The health of wetlands, creeks and lakes is vital for the survival of all habitats including agriculture. The cumulative effects of the development and the ongoing impacts of human activity currently in the valley, has surpassed logical carrying capacity therefor exceeding the tipping point for balanced sustainable ecosystem within the valley corridor and effected surrounding wilderness. The proposed developments are ill advised and continued resource operations and commercial land development would go against the fiber of good environmental stewardship which is everyone's responsibility and therefore must be disallowed. Also the rezoning of agriculture land could set a precedent for future developments of this stature in other areas."

Doris Theriault	Coquitlam		V3E 1H8	Canada	2024-08-29
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"We don't need to ruin pristine natural environment for commercial gain. Leave nature alone and go elsewhere."

Lee Dearing	Quesnel		V2J6W7	Canada	2024-08-29
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"Just so sick of less and less space for wildlife. Every piece of land doesn't have to be exploited."

Lee McMorran	Vancouver		V6H	Canada	2024-08-31
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"Keeping our natural environment natural and devoid of 'helicopter convenience' is just common sense."

Leasa Williamson

From: David Clarke [REDACTED]
Sent: September 17, 2024 4:41 PM
To: CRD Planning
Subject: Rezoning

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Regarding Dave King's application to rezone his property near Bluff Lake

Tourism is called for in the CCLUP, in special resource management zones, Not to allow this low impact development is wrong.

Heli-skiing has less impact on the land base than resource extraction, and most tourism activities.

Jobs are needed in this part of the country, what other economic development is planned?

Our population is declining and we need to provide employment for young people and improve the tax base.

Dave Clarke

Leasa Williamson

From: Leasa Williamson
Sent: October 30, 2024 2:59 PM
To: Leasa Williamson
Subject: FW: Review of Proposed Rezone Application R: DL 1090 & DL 1091 File # 3360-2020240014
Attachments: CRD Rezone Application DL 1090 & 1091 Review.pdf

From: Susan Rolston [REDACTED]
Sent: September 23, 2024 5:25 PM
To: Nigel Whitehead <nwhitehead@cariboord.ca>
Subject: Review of Proposed Rezone Application R: DL 1090 & DL 1091 File #3360-2020240014

Good afternoon Nigel

If you have a chance, please review this document prior to sitting with the board to discuss this Planning application. We feel it has necessary information that needs to be brought forward. Attached is the document defining the elements of the Planning Application for the proposed rezoning of the above DLs. We are critical, regarding the substance of the required conditions that were provided to you, and the authenticity of the contents of the individual reports supplied by the (professional) writers/authors.. We hope you will receive this as critical information. If you have any questions or comments please call or email us. Thank you very much.

Regards
Sue and Les Rolston
[REDACTED]

Sept 22 2024

Re. File Number: 3360-20/20240014

Proposed Rezone Application

DL 1090 and DL 1091

Attention: CRD Planning Board

The following information as described, is directly taken from the Planning Application Information Sheet: Referencing the above application

As understood in the Application package there were various steps that needed to be taken for this application to satisfy the approval for the First reading. It appears that the following reports were hastily prepared, desktop reports and much of the information provided, was hearsay from Dave King.

1. Application summary dated **March 14 2024** Don Vanderhorst Consulting LTD
2. Aquatic Habitat Development Report **dated January 2024** (completed by Norm Zirnhelt,R.P.Bio of Cariboo Environment Quality Consulting Ltd.
3. Primary Groundwater assessment dated **March 7 2024** (completed by Lee Ringham, M.Sc.P. Geo., of Chinook Arc Geoscience Inc.
4. Letter regarding sewerage system from Gibbs Construction Inc. dated **February 29 2024**

There are inaccuracies and assumptions within these reports that need to be identified for the Board.

1. Don Vanderhorst Consulting Ltd. Dated March 14,2024

- a. First page, last sentence in paragraph 4, states that 70% or more of both properties are in fact situated in a flood plain. This is evidence that there is a possibility of the wetland being flooded by Mosley Creek breaching its banks. The arial photos below show the historic evidence of that. **They are labeled by the years they were taken.** The arial photos show that the wetland area of both Lots have consistently flooded over the years. There are higher spots within the area that did dry out enough for small hay meadows to produce hay in the late 1950's and 1960's.

Existing Uses of the Subject Properties

- a. The statement "the properties are undeveloped" is misleading. Is the writer referring to the properties as a whole or just the area in question for rezoning? The areas slated for rezoning were historically developed hay meadows as indicated below

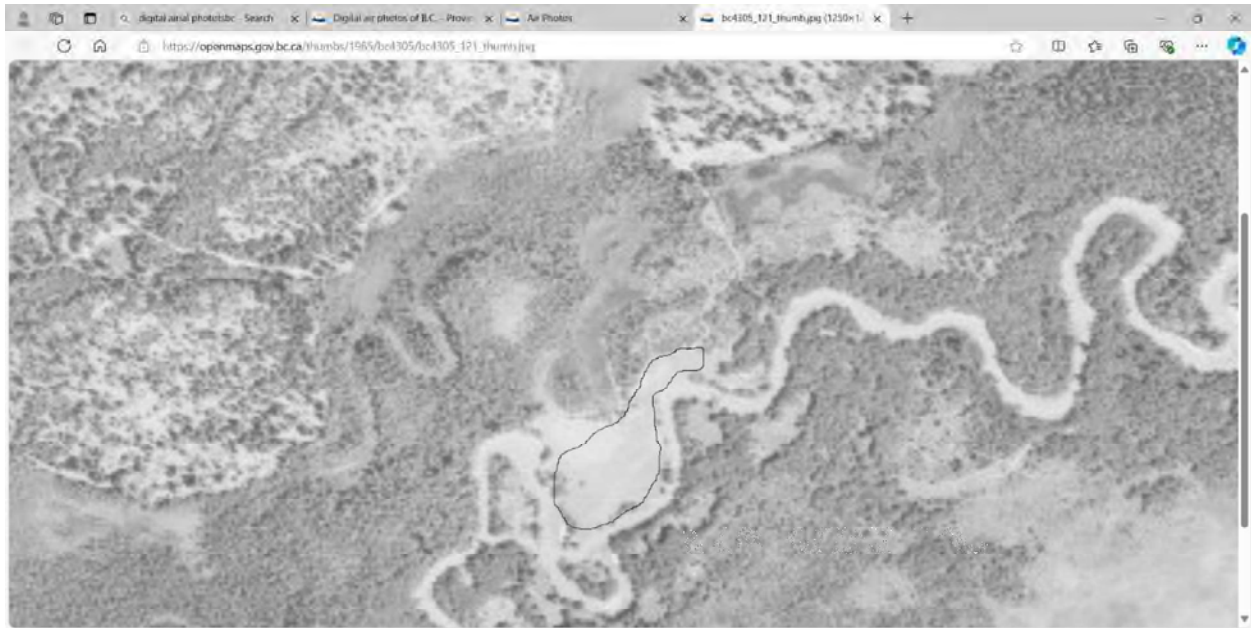
Re. Lot 1090 & 1091 – 1916 Survey notes indicate:

1. 5 acres cultivated (oat field)
2. 10 acres slashed and burnt over
3. 12×12 log cabin logs for new one (remnants of these cabins are still visible.)
4. 12× 14 Barn
5. ½ mile of fencing.

See Remnants of Structures below.

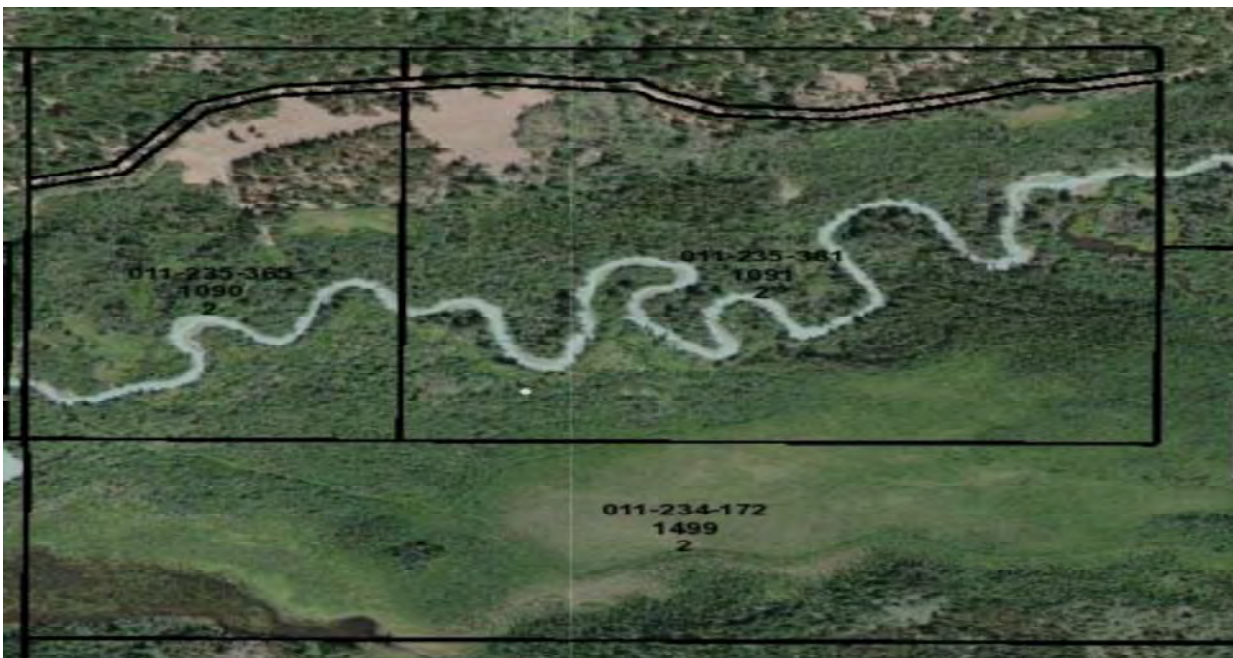


1916 Historic Structures still standing on proposed rezone site.



In the 1950' and 1960's in the south east corner of DL 1090 there were two small hay fields that were hayed in the dryer years. Use of these fields for hay production was determined by the Freshet, yearly.

The lower areas of both Lots, on the east side of Mosely Creek have been ditched to make it viable grazing for livestock. See evidence of excavated drainage ditches in arial photo below.



Note drainage ditches on lower boundaries of DL 1090 & 1091 and Lot 1499

- b. The writer did not mention in the **General Description of Vegetation Cover** that there is a large percentage of juniper trees on both properties combined with the old growth fir stands.
- c. Juniper is a sacred plant for many indigenous peoples and is used for medicinal healing, spiritual smudges, sweatbathing, ceremonial protection and more. In many areas on both lots in the proposed rezoning areas, there are approximately 40 to 70 % old growth juniper trees and bushes. See Photos below.



Large Juniper Stands within rezoning application area.



- d. The last sentence under heading **General Geographical Information of the Properties and Adjacent Land Uses.** The writer indicates the current use of the adjacent lands includes

undeveloped forested lands and lands for cattle grazing purposes. This is true, however because there are no effective fences or barriers, and Sand Creek Ranch pays an annual fee for grazing their cattle on the property and adjacent property to the north, it directly contradicts the statement in the **CRD Agriculture Policy** section of this report (last sentence of second paragraph) that states **“The subject properties are not actively used for agriculture purposes”**

- e. Figure 4 and Figure 5 have the **current access road** to Sand Creek Ranch in the **wrong location**.
- f. The final figure in this report is **Figure 8 : Labeled “ View of Rezoning Area Looking Southwest”** This Figure is **not** the Rezoning the Area; it is **DL 787 belonging to Sand Creek Ranch**. See Photo Below.

DL 787



Please compare with Figure 8 of Don Vanderhorst Consulting Ltd Report

2. Aquatic Habitat and Development Report Norm Zirnhelt JAN 2024

- a. The Map on Pg. 4, is inaccurate. The Existing Access Road is in the wrong location.
- b. The aquatic environment only recognizes the species of fish and does not contain water quality i.e. temperature, HP, dissolve oxygen, turbidity, and contaminants or pollutants present.
- c. Aquatic habitats and their conditions i.e. contaminants or pollutants are not mentioned.
- d. Biological inventory only mentions fish species. Which is incomplete, not mentioning invertebrates or plants, other than fir trees within the proposed rezoning area.
- e. **Missing**, is mention of human activities that may affect the aquatic habitat such as development and recreation use.

The date of this report needs to be noted as it is mid-winter and the area in question is frozen and snow covered therefore this assessment should be considered incomplete.

Shoreline and Buffer Description

- a. There is wetland closer to the proximity of the development. A determination by the writer of the Aquatic Habitat and Development Report was taken from **Personal Communication 2024** from the proponent who stated that” Mosley creek does not flood this area and the upslope drainage causes the area to be wet.” For correction, this area **is** a flood plain, Mosley creek **does** breach its banks quite frequently flooding the entire wetland and historically there has been standing water in the pond/wetland “below the rock bank” year around. **See Photos below:**



Aerial Photo # 1-1964 wetland with standing water (Annually)



Aerial Photo # 2 – 1974 Both Lots



Aerial Photo # 3 - 1987 outlined wetland pond with standing water(Annually)



Aerial Photo # 4 1994 outlined wetland with standing water (Annually)



Aerial Photo # 5-2001 outlined wetland with standing water (Annually)



Aerial Photo # 6-2006 wetland after culvert install and ditch to drain.

The above photos illustrate that this wetland does lie on a **flood plain**
Note from original Survey by H.N Smith July 1916 “ **At time of survey, River in worst Freshet known for 20 years. River flat under 8 to 10 feet of water. Freshet and beaver dams. SE and SW corners impossible to locate owing to water.**” As noticed for decades the water table has risen and pooled after spring run-off however the frequency of extreme weather occurrences will also contribute to Mosley Creek overflowing its banks. Dave King is aware of these possibilities and the information he supplied could be misleading to the writer.

- b. Buffer zones are inadequate for large wildlife due to the swampy wetland. To Quote from previous survey notes: “**River flat covered with dense willow, crabapple, poplar brush, inundated 2 to 12 feet of water.** Historically the majority of the wildlife stays on the high ground.
- c. **Photo 1**, labeled “View of Development Area from East Side looking South and West” is incorrect. It is actually looking East from the Middle of the Property. See Page 8

It appears that the above report was compiled with haste and lacks significant useable information that is required to make a **location specific** conclusion. The final statement of the Aquatic Habitat Development Report, **Conclusions (d)**, is an assumption as the writer has no conclusive way of knowing the impact that this development will have on the Aquatic Environment or their habitat. The applicant just needed to (✓) the box to advance to the next stage of the application process.

3. Primary Groundwater assessment dated March 7 2024 completed by Lee Ringham, M.Sc.P. Geo. of Chinook Arc Geoscience Inc

Due to the inability to find records of water wells or aquifers in the Mosley Creek Valley this company was unable to delineate the presence or extent of local aquifers.

- a. The Client (Dave King) informed the writer that “ local farmers and ranchers typically excavate shallow wells, culverts or concrete rings are then installed to create shallow wells suitable for irrigation or other agriculture uses. **This information is misleading.** He may have installed one such well, however the ranches in this valley depend on natural sources of water for their livestock. Livestock waterers typically are supplied with water piped from the hydro systems or whatever gravity feed system is in place. Natural water sources such as the river and creeks provide water for livestock and irrigation. Also, irrigation pumps are used to irrigate hay fields if there is no gravity fed areas available.
- b. The writer has found no concrete evidence that supports his conclusion that there is enough groundwater to satisfy the requirements needed to support the proposed re-zoning and development of the property. The phrase “**Discussions with the client**” and the words **likely** and **may** are used in the Preliminary Hydrogeological Assessment numerous times which indicate the comments and statements are assumptions only. The content of this report is based on assumptions and opinions, **not on facts**, therefore has no merit.
- c. The recommendations made by the writer are just for assistance. The limited information was compiled as a **Desktop Hydrogeological Assessment**, so therefore can just be seen as another box (v) to advance to the next stage of the application process.

4 Letter regarding sewerage system from Gibbs Construction Inc. Dated Feb 29 2024

This single sentence report lacked actual facts and was compiled based on verbal communication and photos of area. This can be verified by writer. Once again it was attached to the application to (v) the box and advance to the next stage of the application process.

Concerns Not Addressed

Please note 3.10.1 and 3.10.2 taken from The Chilcotin Area Rural Land Use Bylaw

3.10.1 To acknowledge the existence of climate change and its effects on the economic, social and environmental impacts locally and globally.

3.10.2 To participate in an effort to reduce human impacts on the climate.

Noticeably there is no mention regarding the carbon emissions that this proposed development would produce. This area is surrounded by numerous tall stands of old growth fir and juniper as well as some spruce and pine with dense concentrations of poplar, willow and fruit bearing bushes, that act as food sources and barriers for many species of wildlife. (birds, bears, deer, squirrels, chipmunks, reptiles and insects etc. This location is well nested within the confines of the narrow valley with 5000 ft peaks bordering the east and west sides of the property. Continual use of helicopters and development

equipment will have a direct impact on the environment and habitat and will create a toxic environment. It appears there have been no assessments compiled referencing the emissions produced and the effects they may have. For reference, on average, construction equipment produces approximately 102 kg of CO2 per hour, a 50 kw diesel generator produces approximately 45kg of CO2 per hour and the helicopters typically produce 250 – 500 Kg of CO2 per hour of flight, just to mention a few. This cannot be ignored.

Equally concerning is the **omission** in the Planning Application Information Package of fuel storage locations and capacities of the storage tanks.

In Conclusion

The information the CRD staff used, to give the proposed rural land use bylaw amendment first reading, was incomplete and lacks creditability. Much of the information provided with the application was inaccurate, misleading, based on assumptions, and biased conversations. This application was rushed, the reports were compiled with limited knowledge of the location and lacked factual information to support their findings. A perfect example is the **photo** of the land belonging to Sand Creek Ranch labeled as the **Rezoning Area**.

A CRD bylaw that stands out is: to discourage non-farm development of agricultural land unless it can be demonstrated that the lands are not suited for agriculture and that there is no other viable alternative location.

Historic records show this property was developed and used for farming/ ranching and if properly managed will continue to be viable as such.

We trust your board will recognize the catastrophic effect this proposed rezoning to facilitate the development of a massive all season tourism establishment, will have on the habitat, environment and the quality of life for all residents in the valley. Human and animal.

Attached Below are copies photos taken over the years, indicating the importance of sustaining and protecting the wildlife and the migration corridors in the valley.



Mule Deer on DL Lot 1089 Southwest DL 1090 & 1091



Mule Deer on DL 1091



Mule Deer on DL 1590 Northeast of DL 1091



Mule Deer on Lot 789 Northeast of DL 1590



Recent use of the Historic Trail going through DL 1091 and DL 1090
(It is still recognized and currently used by both Wildlife and Cattle migrating through the valley)

This application must not move forward.

Thank you

Sue and Les Rolston
[REDACTED] 6705 Bluff Lake Rd
Tatla Lake BC. V0L1V0
[REDACTED]

CRD Planning Department
Cariboo Region

Sep 18, 2023

Klaus Ehrenberg 1508 Juniper St. Williams Lake
V2G3C1 [REDACTED]

e-mail [REDACTED]

Ref.: Dave King's Lodge re-zoning application
I am in favour of supporting this application!

Some things about myself. 1st time I visited the Westbranch was in 1974, never missed a year coming back. In 1991 I bought a cabin on Horn Lake still own & use it. I did a lot of backpacking so I know the area very well. Butler-, Twist-, Middle Lakes, headwaters of Valleau-, Razor-, Jamison-, Fivefinger-, Hellsraving-, Burned-, Sapeye-Creeks

This area is already being used for recreational purposes including Heli-Sking, minus a new lodge. Tourists now staying at King's and Foster's home. Never heard anyone complaining, neither seen any mess in the alpine country left behind at fly-in camps. Cattle grazing in the alpine during the summer sure leave a lot of mess behind. The added traffic along Westbranch Rd will never be as bad as having logging-trucks on it or Foster's driving cattle up or down the Road twice a year.

Most local folks sure are against this application. Some like to use it for cattle, outdoors people do not want to share the beauty of it or just simple "Not IN My Backyard". But I would say locals all agree to have a new clinic, have better road maintenance, .. Some lodges in BC are suffering and might have to shut down because of land-dispute with the natives, sure a good enough reason to have the lodge build here.

This Westbranch Valley has room for a modern lodge and will not conflict with existing ranching, logging, camping-fishing @ Horn-Bluff- Sapeye- even Middle Lakes! If you want solitude, hike a hour off the road and you are all by yourself, I did it for 50 years. Only an ATV road will crowd the country site!

Your truly
Klaus Ehrenberg



Cariboo Regional District
File No:
SEP 20 2023
Referred To

Leasa Williamson

From: MJ Charlton [REDACTED]
Sent: September 19, 2024 10:20 PM
To: CRD Planning
Subject: rezoning comments

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from [REDACTED] [Learn why this is important](#)

Re: CRD rezone application file #3360-20/20240014

To whom it may concern,

I have been coming on a regular basis to the West Branch since Dave King's father, Harry, purchased his original 1/4 section in the mid sixties. I know the King family well and have spent much time in the area for recreation but also for construction work on many of the buildings on the King ranch.

- I am familiar with the two properties affected by the rezone application and feel that even though they are zoned for agricultural use only some of the land is of inferior quality for probably any agricultural use other than limited hay production, a sizable proportion of the land is stony or heavily forested and not suitable for agriculture nor is the area taken up by Mosley Creek and the surrounding wetlands have any agricultural value even though that area is not part of the development proposal.
- the proposal as planned would provide numerous construction jobs, skilled and unskilled, for local residents and more employment opportunities would result from the yearly recreation operations as envisioned by Bella Coola Heli Sports (BCHS).
- the planned development would benefit local suppliers and those as far away as Williams Lake, both during the construction phases and ensuing operations. Helicopters use large quantities of fuel and that would benefit not only the suppliers but also the trucking companies to haul it. Also benefiting would be food and liquor suppliers in Williams Lake not to mention the myriad of other supplies required for the operation of this business.
- BCHS has been operating their seasonal heli skiing program from the King ranch at Bluff Lake for about 20 years and in my time in the valley I have not become acquainted with any negative reviews of their operation.
- I am not a wildlife expert, only a person who appreciates wildlife, and can't see how a few buildings on this piece of semi wilderness land is going to dramatically affect the movement of the local wildlife or be detrimental to their existence.
- to sum up, I feel the positive aspects of this rezone proposal far outweigh the negative aspects and I wholeheartedly support this application.

Mark Charlton
5246 Parker Ave.
Victoria, BC
V8Y 2M9 [REDACTED]

Craig and Talayna Zacharias



September 25th, 2024

Cariboo Regional District

Suite D, 180 North 3rd Avenue

Williams Lake, BC V2G 2A4

Phone: 1-800-665-1636

Fax: 1-250-392-2812

Re: Support for Rezoning Application for Bluff and Middle Lake Properties, Rezoning Application File #: 3360-20 /20240014

Dear Members of the Cariboo Regional District Planning Authority,

I am writing to express my strong support for the proposed rezoning application submitted by Mr. Dave King, representing King Family Ranch Holdings, for the development of a tourist accommodation lodge facility between Bluff and Middle Lakes. This project represents a positive step forward for the Tatla Lake and West Branch Valley area by aligning commercial development with principles of environmental stewardship, municipal infrastructure enhancement, and community growth.

Firstly, the proposed development is being proposed with a deep respect for the natural environment, preserving the undisturbed beauty of the upland area while integrating eco-friendly adventure tourism into the local landscape. This kind of responsible commercial development has the potential to attract nature enthusiasts and tourists, ensuring that the area's unique ecological features are enjoyed while remaining protected. The inclusion of 25-person staff housing further demonstrates the applicant's commitment to creating a sustainable and self-contained operation, minimizing external impact on local resources.

One of the key benefits of rezoning this land from agricultural use to a commercial designation is the enhanced ability to protect and manage the environmental assets of the area. Agricultural use, while vital in many regions, can often lead to more intensive land use practices, such as large-scale cultivation, irrigation, and livestock management, which can sometimes result in habitat disruption, soil erosion, and water table depletion. By shifting the land's designation to a commercial tourism facility, the area can be carefully managed with sustainability in mind.

Moreover, the infrastructure improvements that may result from this project, including possible and likely enhancements to roads and municipal services, will enhance the broader region's ability to support increased tourism. This will have a positive economic ripple effect, benefiting not only local businesses but also fostering investment into the community.

Equally important, this development offers a significant opportunity for younger generations. The valley has seen its population aging in place, with limited prospects for young families and professionals to build their futures. The creation of new jobs, both during construction and once the resort is operational, as well as potential spinoff opportunities for local businesses, will reinvigorate the area. Young people will have the chance to stay, work, and thrive in their home community, preserving the valley's vibrancy for future generations.

While I understand there are concerns from some residents about the proposed development, I believe that with careful planning and adherence to environmental guidelines, these concerns can be addressed, and the project can proceed in a manner that is respectful of the land, culture, and community.

In conclusion, I urge the Cariboo Regional District to approve the rezoning application and to support this forward-looking project. It represents a rare opportunity to align economic development with environmental stewardship and to offer the residents of Tatla Lake and the surrounding areas new pathways to prosperity.

Thank you for considering my views on this important matter.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

Craig and Talayna Zacharias

Leasa Williamson

From: Christine King [REDACTED]
Sent: September 25, 2024 5:10 PM
To: CRD Planning
Subject: Re: Zoning DL 1090 and DL 1091, Range 2 Coast District except Plan KAP54601.
Proposal by Dave King. Rezoning Application File #3360-20/20240014

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Being a retired rancher has left me with much knowledge of our fragile eco systems. The devastation left from cattle grazing is endless, whether it is causing erosion in our alpine meadows, transplanting noxious weeds through manure, walking and dropping feces in alpine creek beds or even just over grazing.

We must think outside the box. Just because it's something we have always done, doesn't necessarily make it right. Logging in these fragile environments can also wreak havoc. More erosion from road building, delimiting and topping creates a wonderful seedbed for forest fires.

Maybe looking at these problems in a more eco friendly manner would make sense.

Therefore rezoning a small portion of this coastal valley, rather than bulldozing and burning for the sake of grazing a few more head of cattle would make sense. The set aside portion of this proposal will be an asset for generations to come. Let's save a small portion of our planet by doing the right thing.

Sincerely,
Brian King

Sent from my iPad

Leasa Williamson

From: Murray Skeels [REDACTED]
Sent: September 28, 2024 11:13 AM
To: CRD Planning
Subject: King Family Ranch Rezoning

You don't often get email from [REDACTED]. [Learn why this is important](#)

This is a letter of support for the rezoning.

I recently visited the site of the King rezoning proposal and was very impressed. The proponents obviously put a great deal of effort into finding the ideal location.

The proposed building area was cleared many years ago and nothing has ever grown back. However it slopes gently down to the south and has excellent views.

At the southern edge you look down over a very high cliff into a lush wetland. This area is to be protected by covenant and will provide an excellent wildlife corridor through the valley below.

The proposal asks for 66 acres to be rezoned in exchange for 174 acres being put under environmental covenant. From a public interest perspective this strikes me as a very fair offer; over 70% of the subject lot being preserved for wildlife habitat in exchange for 30% being upzoned. Given that the new zoning is tourist commercial with set maximum total building size very little of the 66 acres will actually be built on.

This proposal has been well thought out and I believe should be allowed to go ahead.

Thank you for reading this. I hope it helps you in your determination.

Yours truly

Murray Skeels
Former mayor of Bowen Island

Sam and Kelly Emke
7128 Tatlayoko Lake Road
Tatlayoko Lake, BC
V0L 1W0

October 2, 2024

To the Cariboo Regional District Board of Directors,

Re: Support for Rezoning Application for West Branch, File #: 3360-20 /20240014

We are writing to express support regarding the rezoning of two properties in West Branch. Although there are various tradeoffs to any type of development, the overall benefits of a project such as this present a significant opportunity for our community that should be taken advantage of.

Our family moved to Tatlayoko Lake in 2011 and since then we have been raising our four children in the area except for 2½ years between 2017 and 2020 while we temporarily relocated to Edmonton. The current ages of our children are 17, 15, 12, and 9. As a family we are involved in various aspects of the community and have experienced the varied challenges and opportunities of living and raising our family here. We are fortunate to have been able to make things work but have consistently relied on jobs and opportunities outside of the community and region.

A lack of economic opportunity combined with a shortage of housing and properties to purchase are major contributing reasons why younger people and families aren't moving into the area or are choosing to leave. We feel that a project such as the one being proposed through this rezoning application has the potential to create the type of energy needed to reinvigorate the community.

The surrounding environment is incredibly special and access to wilderness is what has drawn many residents, including ourselves, to the area and continues to draw visitors from all over the world. Ensuring environmental stewardship of the area is an important priority and although development would result in some local environmental impacts due to construction and operation, we believe the types and scope of those impacts can be appropriately managed. Furthermore, moving towards eco-tourism opportunities in the community would be a step away from dependence on resource intensive industries such as mining and forestry and towards more sustainable uses of the landscape. We are also aware that the proposed use is not unlike other large lodges currently operating in the surrounding area.

Heli-skiing activity has been occurring in the West Branch for many years and has consistently employed local people during the heli-ski season. An expansion of capacity combined with all year operations could provide stable local jobs in the long-term and significant economic opportunity during construction. Additionally, a development such as this could be an incubator for local businesses and have a positive trickle down effect within the local economy.

Although we acknowledge that rezoning brings uncertainty to the area through potential future ownership of the property, this underlying uncertainty is inherent in the ownership structure of every private property or business in our local area and across the province. Similar to other remote and rural areas, our community is facing multiple challenges. Longtime residents are aging, fewer young families are relocating to the area, and inevitably many pieces of property in the area will change hands in the coming decades, either being sold or handed down within families. As younger generations move away from ranching and other traditional uses there will be a major shift in how the land is used and who it is owned by.

Like other residents, we cherish the unique character of the area, and making sure those qualities remain intact is important to us. While the landscapes are stunning, and the area offers access to world class wilderness opportunities, the appealing character of this place comes not just from the scenery but from how it intersects with and connects the lives of the gritty and tenacious people who call this place home. There is no doubt that decisions about development should carefully consider impacts, but they also need to factor in the importance of creating opportunities and nourishing the lives of people who are in the area, the ones who are waiting to return, or those wanting to become a part of it.

In considering the rezoning, we sought to inform our response by meeting with Dave King and visiting the properties for rezoning on September 6th, 2024. During that visit we discussed how development could benefit the local community. We suggest that if rezoning is successful, the development process considers measures that will enhance the overall long-term success of the project while expanding local capacity and economic opportunities within the community. Some of the suggestions we have are: minimum local employment thresholds, mentorship programs to create opportunities for local people to fill higher level jobs, and a process for construction procurement and tendering that creates opportunity for qualified local contractors and subcontractors. We appreciated being able to speak with Dave about these ideas and are aware that local ownership or involvement is a valuable asset for potential influence and considerations that may affect the community.

Looking forward, we wonder what future opportunities will be available in the area for our children and other young people. Will they be able to live here or even want to call this place home? It is our hope that by proceeding with development proposals that are environmentally responsible and fit the character of the area, a balance can be achieved that brings the investment and people needed to ensure a vibrant community going forward, while retaining the overall character of this place.

Considering the challenges our community is facing, the current trajectory of our area, and the potential positive impacts of this project, we urge the CRD Board to support the rezoning application.

With sincerity,

Sam and Kelly Emke

Leasa Williamson

From: Linda Jonke [REDACTED]
Sent: October 3, 2024 3:01 PM
To: Linda Jonke; CRD Planning
Subject: Rezoning application West Branch Valley - David King - #3360-20/20240014

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Members of the Cariboo Regional District Planning Committee,

As a local resident and owner of farm land in the Tatla area I am writing to express my support for the proposed rezoning application for properties owned by David King in the West Branch Valley.

My background includes farming, tourism and eco construction. I have worked seasonally in West Branch Valley and am familiar with and have visited the properties designated for rezoning.

This proposal is about rezoning and not a referendum on BCHS who has operated at Whitesaddle Ranch for 17 years. That said, for many years I was an employee of BCHS during heli ski season and was very grateful for the opportunity to work during the winter months , which allowed me to remain in my home area.

The lots proposed for rezoning are designated as agricultural. This designation destines the land to be logged, bull dozed and cleared with the wet lands drained causing environmental degradation and loss of habitat. I applaud the King family for not clearing these lands in the past and for proposing a business model that would keep the integrity of the wild lands intact while providing opportunities for a larger number of people. The sixty six acres of uplands selected for rezoning are an appropriate place to build a lodge given that the clearings are mainly bed rock and glacial till and clearly not farm land.

Careful consideration must be given to this proposal. As private land, there are many possible outcomes that may prove less desirable than an eco lodge. Perhaps protective covenants would be desirable for protecting the wetlands ensuring the unfettered movement of wildlife along the river corridor and keeping the wilderness values intact.

After careful consideration I strongly support the initiative to rezone these properties from agricultural to commercial status. A year round lodge in the West Branch valley would provide economic benefit to the local and larger community and provide opportunities for younger families . The lodge would provide a base from which employees and visitors can enjoy the natural beauty of the area in a way that is not consumptive or damaging to the environment and help protect the inherent wilderness and cultural values.

Thank you for your consideration .

Sincerely

Linda Jonke
6328 Eagle Lake Road
[REDACTED] Tatla Lake, BC V0L 1V0

Troy and Sabina Harris

6970 Tatlayoko Road

Tatlayoko Lake, BC

VOL 1W0

October 23, 2024

To the CRD board of directors,

We are writing you in regards of the Rezoning application for the West Branch File # 3360-20/20240014.

Troy and I are both in support of this much needed development.

We are cattle ranchers in the neighbouring Tatlayoko Valley. It is a tough lifestyle in our area, West Branch included, as this is not prime ranching country. We both have full time jobs, besides ranching, trying to make a comfortable living and raising our two daughters.

In matter of fact, Sabina has been an employee for the Bella Coola Helisports for a number of years.

Heli-skiing has been occurring in the West Branch Valley for years. We don't feel that this new development would have a negative impact at all. Matter of fact, we feel the complete opposite. There are also few job opportunities for young families or anyone for that matter. What's a better way to support locals and to share our beautiful area to others, than with tourism.

We hope that the CRD decides to support the re rezoning application.

With kind regards,

Troy and Sabina Harris

Leasa Williamson

From: COLIN FINLAY [REDACTED]
Sent: October 25, 2024 10:21 PM
To: CRD Planning
Subject: Rezoning application for Dave King

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear CRD Board,

As a neighbour and nearby property owner on Middle Lake, my wife Lynne, my Finlay Family & I would like to show our support for the re-zoning application by Dave King.

We have been friends with Dave King and his family for many years. We have a great deal of respect for Dave King & his Family as they have been abundantly generous with hosting us over the past 20 years; supporting us as we met the challenges of accessing our remote property on Middle Lake.

Dave has an intimate knowledge of the history of the West-branch environs. He has the ability to balance & fulfill the needs of all who venture down west branch valley. He always supports what is best for the individual & the community, locally and broader.

He and his late wife Lori King demonstrated resilience by establishing a homestead for their Family in the Chilcotin. More, they have earned & established a renowned reputation for hospitality & personal care for those who seek adventure by coming "down the WB road" to experience this remote & beautiful part of the Chilcotin. He and his family have always been generous with assistance to all who want to enjoy their Freedom to explore this spectacular part of Canada. We confidently support his vision for change with his application of rezoning land use.

Under the current zoning, these properties can be deforested to make way for agricultural activities. This is not the best option for development. The land has ecological attributes worthy of maintaining and preserving. This proposal takes this into consideration while also opening the door to expanding the eco tourism industry. This would be a great change of direction for the area, and further open up a non consumptive tourism economy, and as a result provide much needed employment opportunities for young people.

We hope to be included in this positive change for the area and look to help realize Dave's vision and legacy for the valley and for the benefit of all Canadians and adventurers who want to experience this unique Chilcotin wilderness.

Sincerely,

Colin and Lynne Finlay
[REDACTED]

Nigel Whitehead

From: Susan Rolston [REDACTED]
Sent: November 5, 2024 9:03 AM
To: CRD Planning
Subject: Re File Number: 3360-20/20220014
Attachments: Recent photos taken in & around Proposed Rezone DL 1090 & DL 1091.pdf

You don't often get email from srolston2021@gmail.com. [Learn why this is important](#)

Re. File Number: 3360-20/20240014
Proposed Rezone Application
DL 1090 and DL 1091

Attention: CRD Planning Board

Good morning

Subsequent to the previous correspondence and photos sent to the CRD Planning Board in opposition to the above Rezone Application, you will find the following attachment exemplifies the necessity that the wildlife corridor and habitat must remain unchanged. The continued use of this corridor for wildlife and livestock is evident in the following photos. Equally important is the necessity to preserve the numerous historically established habitats within the West Branch Valley. When it comes to Habitat Fragmentation due to development, there are no benefits. This application must not be approved.

Thank you
Sue and Les Rolston
Box [REDACTED] Tatla Lake BC
V0L1V0
[REDACTED]

View of proposed rezone property currently used as a natural wildlife corridor. This is a necessary route for all migrating wildlife and livestock.



Mule Deer on Mtn above Proposed Rezone DL 1091



Owl perched in old growth within proximity of proposed rezone



Geese in adjacent wetland of DL 1091 & DL 1090



Swans in wetland in vicinity of Proposed Rezone DL 1091 & DL 1090



Ducks in wetland in vicinity of Proposed Rezone DL 1091 & DL 1090



Bear migrating through DL 1091 & DL 1090 Photo taken Nov 1 2024



Young Elk Track on access rd. through DL 1090 & DL 1091 (Taken Nov 3 2024)



Ruffed Grouse in vicinity of Rezone area of DL 1091 & 1090



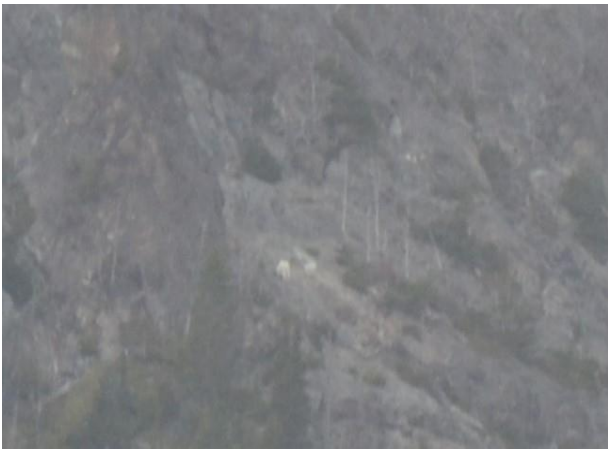
Ruffed Grouse in clearing of Rezone Proposal DL 1091



Young Eagle in Old Growth Fir Stand within Proposed Rezone area DL 1091 & DL 1090 (Look closely)



Mule Deer avoiding traffic along migrating corridor



Goats on west side of the valley between Middle Lake and Sapeye Lake



Fox in Proposed Rezone area



Martin In Vicinity of Proposed Rezone Area.



Livestock in immediate area of proposed rezone area.