



# Crown Land Tenure Application

Tracking Number: 100138941

ATS#172023

## APPLICANT INFORMATION

Name: District Of Squamish  
Doing Business As:  
Phone: 604-892-5029  
Fax:  
Email: nplumb@squamish.ca  
BC Incorporation Number:  
Extra Provincial Inc. No:  
Society Number:  
GST Registration Number:  
Contact Name: David Thomas Roulston  
Mailing Address: 37955 Second Avenue  
PO BOX 310  
Squamish BC V8B 0A3

## SETUP QUESTIONS

The APPLICANT is the Individual(s) or Organization to whom the authorization will be issued, if approved. Before choosing your answer, please click on the HELP ICON(?) beside each question.

Are you an individual or an organization? Organization  
Are you applying on behalf of the applicant? No  
Are there co-applicants for this application? No

## ELIGIBILITY

| Question | Answer | Warning |
|----------|--------|---------|
|----------|--------|---------|

|                                                                                                                 |     |  |
|-----------------------------------------------------------------------------------------------------------------|-----|--|
| Do all applicants and co-applicants meet the eligibility criteria for the appropriate category as listed below? | Yes |  |
|-----------------------------------------------------------------------------------------------------------------|-----|--|

Applicants and/or co-applicants who are Individuals must:

1. be 19 years of age or older and
2. must be Canadian citizens or permanent residents of Canada. (Except if you are applying for a Private Moorage)

Applicants and/or co-applicants who are Organizations must either:

1. be incorporated or registered in British Columbia (Corporations also include registered partnerships, cooperatives, and non-profit societies which are formed under the relevant Provincial statutes) or
2. First Nations who can apply through Band corporations or Indian Band and Tribal Councils (Band or Tribal Councils require a Band Council Resolution).

## TECHNICAL INFORMATION

Please provide us with the following general information about you and your application:

### EXISTING TENURE DETAILS

Do you hold another Crown Land Tenure? Yes  
Please specify your file number: 2402168  
If you have several file numbers, please make a note of at least one of them above. Example numbers: 1234567, 153245, others

V505248

## ALL SEASONS RESORTS

The All Seasons Resorts Program serves to support the development of Alpine Ski and non-ski resorts on Crown land. For more detailed information on this program please see the operational policy and if you have further questions please contact FrontCounter BC.

Are you applying within an alpine ski resort? No

## WHAT IS YOUR INTENDED USE OF CROWN LAND?

Use the "Add Purpose" button to select a proposed land use from the drop down menu.

If you wish to use Crown land for a Short Term, low impact activity YOU MAY NOT NEED TO APPLY for a tenure as you may be authorized under the Permissions policy. To determine if your use is permissible under the Land Act please refer to the Land Use Policy - Permissions

If your purpose can not be found in the list or if your intended use or term does not meet the terms and conditions of the policy, please contact FrontCounter BC.

| Purpose                                 | Tenure                 | Period                 |
|-----------------------------------------|------------------------|------------------------|
| Community Institutional<br>Public Works | Statutory Right of Way | More than thirty years |

What are you applying for? Nominal Rent Tenure (Licence / Lease)

## ACCESS TO CROWN LAND

Please describe how you plan to access your proposed crown land from the closest public road: Dike access will be provided by an access ramp on the Winnipeg St. road end and a public access easement located on Lot 2, District Lot 486, Group 1, New Westminster District Plan BCP 38581

## COMMUNITY INSTITUTIONAL

Crown land dispositions for less than fair market value are offered on a limited basis to community or institutional groups. Please visit the Community and Institutional webpage for more information.

Specific Purpose: Public Works  
Period: More than thirty years  
Tenure: Statutory Right of Way

## ELIGIBILITY

Sponsored Crown Grants and Nominal Rent Tenures are limited to specific organizations. Please refer to the Community and Institutional Program Area for verification of eligibility.

Are you eligible? Yes

## TOTAL APPLICATION AREA

Please give us some information on the size of the area you are applying for.

Please specify the area: .134 hectares

## PROJECT DETAIL

A Community Organization is open to the entire community, or provides benefit to the entire community. Examples: historical, museum and arts societies, recreation organizations, community organizations, volunteer societies, youth and senior service organizations.

Are you a community organization? No

Please upload the Resolution / Endorsement document. 15-09-01 RTC MIREAU Crown Land Tenure.docx Report to Council

## IMPORTANT CONSIDERATIONS

Are you intending to use the land as a shooting range or shooting club for discharge of firearms? No

## ADDITIONAL QUESTIONS

In many cases you might require other authorizations or permits in order to complete your project. In order to make that determination and point you in the right direction please answer the questions below. In addition, your application may be referred to other agencies for comments.

Is the Applicant or any Co-Applicant or their Spouse(s) an employee of the Provincial Government of British Columbia? No

Are you planning to cut timber on the Crown Land you are applying for? No

Are you planning to use an open fire to burn timber or other materials? No

Do you want to transport heavy equipment or materials on an existing forest road? No

Are you planning to work in or around water? Yes

1. You will require a Water Act Section 9 Notification or Approval from the Province. 2. The federal Department of Fisheries and Oceans might need to review your project. 3. Review the Transport Canada website if the Navigation Protection Act applies.

Does your operation fall within a park area? No

#### LOCATION INFORMATION

Please provide information on the location and shape of your Crown land application area. You can use one or more of the tools provided.

☒ I will upload a PDF, JPG or other digital file(s)

#### MAP FILES

Your PDF, JPG or other digital file must show your application area in relation to nearby communities, highways, railways or other land marks.

| Description | Filename        | Purpose                 |
|-------------|-----------------|-------------------------|
| Tenure Area | tenure area.pdf | Community Institutional |

#### ATTACHED DOCUMENTS

| Document Type        | Description                  | Filename                     |
|----------------------|------------------------------|------------------------------|
| Development Plan     | Development Plan             | Development Plan.docx        |
| General Location Map | Location Map                 | 15-0038- LP1.pdf             |
| Other                | Certificate of Incorporation | Letters Patent.pdf           |
| Other                | Explanatory note             | explanatory note.docx        |
| Other                | Ministry correspondence      | Ministry correspondence.docx |
| Other                | Statement of title           | state of title.pdf           |



Site Photographs      Photograph 1      IMG\_3954.JPG

Site Photographs      Photograph 2      IMG\_3956.JPG

Site Photographs      Photograph 3      IMG\_3958.JPG

Site Plan      Site Plan      Site Plan.pdf

#### PRIVACY DECLARATION

☒ Check here to indicate that you have read and agree to the privacy declaration stated above.

#### REFERRAL INFORMATION

Some applications may also be passed on to other agencies, ministries or other affected parties for referral or consultation purposes. A referral or notification is necessary when the approval of your application might affect someone else's rights or resources or those of the citizens of BC. An example of someone who could receive your application for referral purposes is a habitat officer who looks after the fish and wildlife in the area of your application. This does not apply to all applications and is done only when required.

**Company / Organization:** District of Squamish  
**Contact Name:** David Roulston  
**Contact Address:** PO Box 310, Squamish, BC, V8B 0A3  
**Contact Phone:** 604-892-5214  
**Contact Email:** droulston@squamish.ca

☒ I hereby grant permission for the public release of the information provided above. This information will be used to fulfill, if required, the referral and advertising requirements of my application.

#### IMPORTANT NOTICES

- Once you click 'Next' the application will be locked down and you will NOT be able to edit it any more.

#### DECLARATION

☒ By submitting this application form, I, declare that the information contained on this form is complete and accurate.

#### APPLICATION FEES

| Item                              | Amount   | Taxes             | Total    | Outstanding Balance |
|-----------------------------------|----------|-------------------|----------|---------------------|
| Crown Land Tenure Application Fee | \$250.00 | GST @ 5%: \$12.50 | \$262.50 | \$0.00              |

#### OFFICE

Office to submit application to:      Surrey

#### PROJECT INFORMATION

Is this application for an activity or project which requires more than one natural resource authorization from the Province of BC?      No

#### OFFICE USE ONLY

|                  |                        |                |
|------------------|------------------------|----------------|
| Office<br>Surrey | File Number<br>2411685 | Project Number |
|                  | Disposition ID         | Client Number  |



RE: **Crown Land Community/Institutional Land Use Application - Development Plan**

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**Project Description**

The District of Squamish is seeking land tenure for the purposes of owning and maintaining a sea dike along the foreshore of Mamquam Blind Channel in downtown Squamish in order to provide community flood protection in perpetuity. The dike is proposed to be built as part of the Mireau development located at 38138 Logger's Lane, Lot 1, District Lot 486, Group 1, New Westminster District Plan BCP 38581. The tenure lands will be accessed via a dike access ramp located on the Winnipeg St. road right of way and a public access easement located on Lot 2, District Lot 486, Group 1, New Westminster District Plan BCP 38581. While this is one of the first sections of dike being built along the Mamquam Blind Channel, eventually the dike system will extend the full length of the Mamquam Blind Channel through downtown Squamish.

The sea dike is comprised of steel sheet piles backfilled and compacted with appropriate dike fill material under the supervision of a Professional Engineer (GeoPacific Consultants Ltd). The surface of the dike will be finished with landscaped surfaces including street furniture and plantings near the water's edge. The surface will also include a pedestrian path and cycling trail. Finally, a lookout point overlooking the Mamquam Blind Channel and Stawamus Chief will extend beyond the edge of the dike as a community amenity.

**Project Benefits – Province's Six Standard Selection Criteria**

1. Meets regional, local or First Nations community priorities.
  - a. The dike will provide many community and regional benefits including providing flood protection for all inhabitants of the Squamish Valley including Squamish Nation. The dike will also form a waterfront trail surrounding downtown Squamish, and function as a meeting place and viewing platform for visitors and residents. Coastal flood protection has been identified as a community priority through the ongoing Integrated Flood Hazard Management Plan which has supported a sea dike along the Mamquam Blind Channel foreshore in the proposed location.
2. Generates local or regional economic benefits.
  - a. The space will be equipped with street furniture making it an attractive location for all to spend time enjoying views of the surroundings. Attractive public spaces and a continuous trail along the water in downtown Squamish will serve to enhance its appeal to visitors and is expected to generate economic benefits. In addition, construction of the sea dike will provide local construction jobs.
3. Contribution to community health, safety or education

- a. A continuous sea dike surrounding downtown Squamish will address a key deficiency in the District's current flood protection improving safety for all stakeholders in downtown Squamish. A continuous trail on the dike crest will provide a valuable community amenity for pedestrians and cyclists and will motivate and encourage an active lifestyle improving community health.
- 4. Supports sustainable infrastructure development
  - a. The ongoing Integrated Flood Hazard Management Plan for the District of Squamish has identified coastal flood hazards as a community priority and a current deficiency. In accordance with Provincial guidelines, the proposed sea dike will be constructed to Year 2100 sea level rise projections in order to provide sustainable, long term sea diking infrastructure.
- 5. Contribution to environmental quality
  - a. The sea dike will be constructed per Department of Fisheries and Oceans requirements including re-establishing any aquatic habitat disturbed by construction.

### **Project Details**

Design and construction details are provided in the attached Dike Maintenance Act application drawings from GeoPacific Consultants Ltd. Construction equipment will include pile drivers, excavators, trucks and compaction rollers. Design survey coordinates are found on the attached R.F Binnie civil design drawings. As-built drawings and final coordinates of the dike and requested land tenure will be supplied in a legal plan by Bunbury & Associates Ltd. Drainage generally grades away from the face of the dike to the land side of the dike where it is picked up by catch basins and directed to a drainage pump station which pumps storm water into the Mamquam Blind Channel.

All regulatory approvals will be obtained prior to construction. Regulatory approvals for this project are being overseen by the Inspector of Dikes office, Ministry of Forests, Lands, Natural Resource Operations.

The anticipated construction schedule is during the 2015-16 fisheries window. The approximate schedule is from October, 2015 to January 2016.

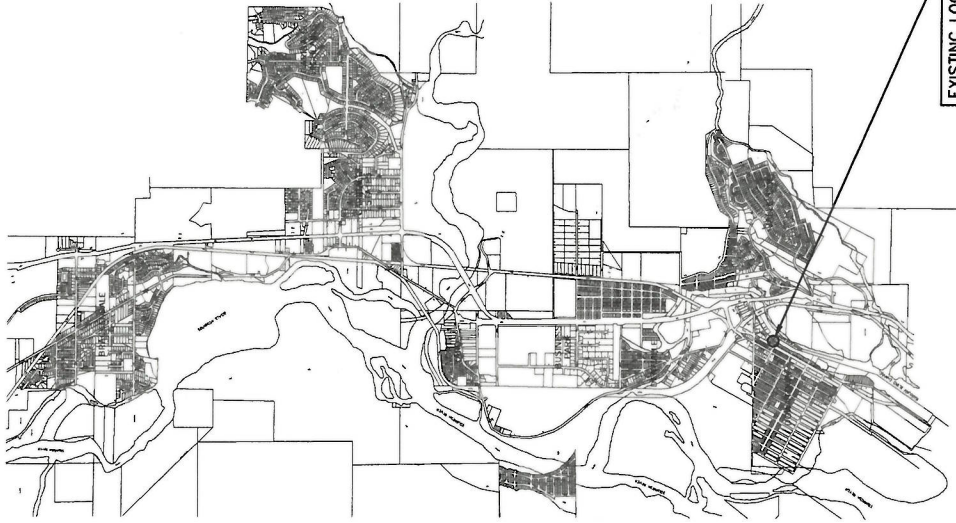
Community and Institutional land use along the foreshore is appropriate for this location as the ideal location for a sea dike. It provides community flood protection while minimizing impact to adjacent lands allowing for their development which provides both commercial and residential space in downtown Squamish.

Regards,



David Roulston, P.Eng  
Municipal Engineer





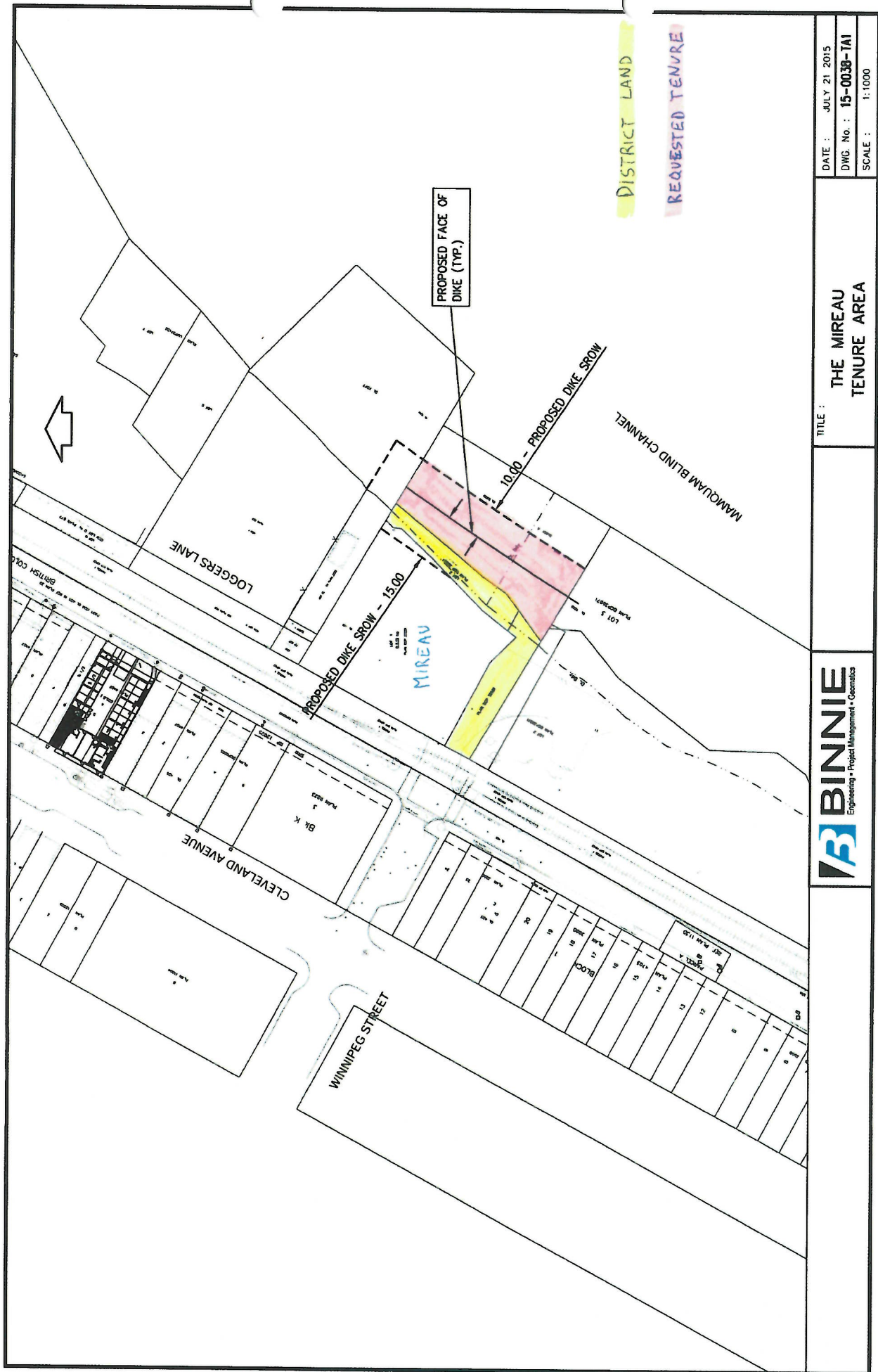
TITLE :  
**THE MIREAU  
LOCATION PLAN**

DATE : JULY 21 2015

DWG. No. : **15-0038-LP1**

SCALE : 1:50,000





REPORT TO: Council  
REPORT FROM: Development Services  
PRESENTED: September 1, 2015  
SUBJECT: Mireau - Crown Land Tenure

FOR: Regular

FILE: BYL 1996; DP 339

### **Recommendation:**

The District of Squamish Council approve the following resolutions:

**THAT** the District of Squamish authorize staff to make application for Crown Land Tenure to operate and maintain a sea dike, waterfront walkway and plaza space on Crown Land along the Mamquam Blind Channel.

**AND THAT** the Mayor and Corporate Officer be authorized to execute the agreement.

#### **1. Purpose:**

To obtain Council authorization for obtaining Crown Land Tenure to operate and maintain a sea dike and pathway along the Mamquam Blind Channel.

#### **2. Background:**

38116 Loggers Lane along the west side of Mamquam Blind Channel (MBC) (Figure 1) was rezoned in 2007 from General Industrial (I-3) to CD-54 to permit a four-storey waterfront residential project.

At rezoning, the District secured the commitment of the owner/developer to provide a number of off-site upgrades and community amenities, including:

- Design and construction of a sea dike and waterfront walkway including street-furniture, viewing areas and landscaping along entire water's edge.
- Design and construction of a plaza space at the terminus of Winnipeg Street including street furniture and landscaping;





A portion of the dike, waterfront walkway and plaza space are located on Crown land over the Mamquam Blind Channel. In order for the District to secure unimpeded ability to operate and maintain the infrastructure on crown land, tenure is required.

Staff have prepared an application for 'Community / Institutional Use' tenure for this infrastructure, requesting tenure in perpetuity for the purposes of community flood protection and as part of a planned continuous walkway along the waterfront. FrontCounter BC has a list of application requirements for Crown Land Tenure which includes resolution by the Municipal Council endorsing the application.

### 3. **Project Information:**

OCP Designation      Downtown

Zoning                      CD-54

DP Area                    DPA 4: Mamquam Blind Channel, Sub-Area 1 (Gateway)

DPA Objectives –

1. *Direct gradual conversion of working harbour, transportation corridor and industrial log storage area to a more urban, mixed-use commercial, recreational, tourist and multiple family residential neighbourhood;*
2. *Promote integration of Mamquam Blind Channel adjacent to Downtown Squamish;*
3. *Promote use of the MBC north of BC Rail crossing for public recreational purposes, habitat restoration and conservation purposes.*

#### *Proposed Development*

- a) The proposed building is four-storeys over a partially underground parking structure.
- b) A total of 52 residential apartment units are proposed, consisting of 2-3 bedroom units with sizes ranging from 770 ft<sup>2</sup> to 1,200 ft<sup>2</sup>.
- c) A 900 ft<sup>2</sup> commercial unit fronts the Winnipeg Street plaza. Per the CD-54 zoning, this space is restricted to commercial use only to provide for marine oriented commercial, restaurant, café, retail and recreation equipment rental uses.
- d) The total buildable gross floor area is 5,480 m<sup>2</sup> (58,984 ft<sup>2</sup>) with a floor area ratio of 1.75 well within the maximum of 1.9 FAR.

### 4. **Department Comments:**

The sea dike type, alignment and height along the west side of Mamquam Blind Channel has been approved by District Council through the ongoing Integrated Flood Hazard Management Plan. The sea dike developed by the Mireau development will be the first section of sea dike developed to the new standard adopted by Council which takes into account provision for 1m of sea level rise. Securing the ability for ongoing operation and maintenance of the dike is of critical importance to ensure community flood protection in perpetuity.

The detailed design of the dike is undergoing peer review and review by the Inspector of Dikes. Waterfront walkway design was reviewed and approved as part of Development Permit 339. It is anticipated that construction of the dike and the Crown Land Tenure will trigger requirements for First Nations consultation. First Nations to be consulted includes Squamish Nation and Tsleil-Waututh Nation.



5. **Implications:**

a) **Budget:**

N/A

b) **Policy:**

OCP objectives for the MBC direct its gradual transition to a mixed-use waterfront and promote the MBC 'Marine Gateway' for public recreation access and habitat restoration—ultimately contributing to Downtown revitalization, a key Council objective.

c) **Environmental:**

None.

d) **GHGe:**

Not applicable.

e) **Council Strategic Priorities**

Redevelopment of the Loggers Lane site will activate and contribute to revitalization efforts downtown which is a key Council priority. Establishment of a street end plaza, waterfront walkway and sea dike will provide new access and enjoyment for the community at the water's edge.

6. **Attachments:**

1. Design and tenure area

7. **Alternatives to Staff Recommendation:**

The District of Squamish Council approve the following resolutions:

**THAT** the District of Squamish not authorize staff to make application for Crown Land Tenure to operate and maintain a sea dike and pathway on Crown Land along the Mamquam Blind Channel.

And/or another course of action as determined by Council.

8. **Staff Review:**

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David Roulston, P.Eng  
Municipal Engineer

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Sarah McJannet, RPP, MCIP  
Planner

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Rod MacLeod,  
Director of Engineering

Gary Buxton  
GM, Development Services

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Joanne Greenless  
GM, Financial Services

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Robin Arthurs  
GM, Corporate Services

**CAO Recommendation:**

That the recommendation of Development Services be approved.

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Linda Glenday, Acting CAO





















