

Minette Bay West – Fact Sheet: LNGC Lease and Licence

The District of Kitimat (DOK) completed a planning and design exercise for 191 hectares of municipal land on the west side of Minette Bay in 2017. These lands, formally described as District Lots 471 and 95 and known as “Minette Bay West”, are designated a future park in Kitimat’s *Official Community Plan*. This site presents a significant opportunity to provide public access to the ocean, which is a key priority in Kitimat Council’s *2015-2018 Strategic Plan*. See image below for general location. The intent of this fact sheet is to respond to, and provide clarity to some of the questions, concerns and inquiries we have heard regarding proposed lease and licence agreements with LNG Canada Development Inc., or LNGC.



1. What is happening?

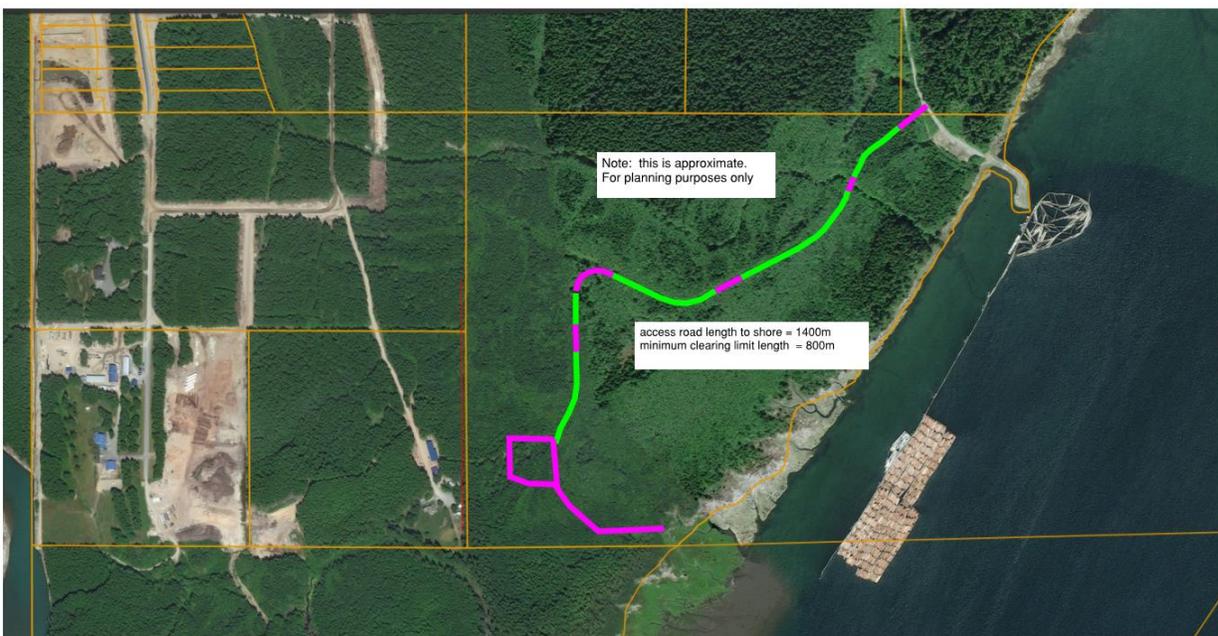
LNGC must complete “fisheries offsets” in connection with LNG plant construction and Department of Fisheries and Oceans permits. Part of the offset requirements will met by building two salt marsh habitat areas in Minette Bay. One salt marsh would be offshore of municipal property (DL 471 and DL 95). A second salt marsh will be established offshore of IR No. 5 at the head of Minette Bay.

DOK Responses to Common Inquiries

2. How will LNGC reach the Construction Site?

The lease would grant limited overland access to LNGCD and contractors, to build a salt marsh offshore of DL 471 and DL 95. Separate agreements, with other land owners, would allow LNGC to cross private land between Kitamaat Village Road and DL 471 on Minette Bay. The lease defines a corridor which would contain a new temporary road across DL 471 to the salt marsh construction site. See map below.

Proposed Access Road



Sections of the road corridor shown in green on the map above would be 7-8m (23-26'3") wide, with a road surface of 5m (16'5"). Purple sections include pullouts (laybys) or corners where road corridor may be up to 13m (32'8") wide to accommodate turning radius.

3. Why was this route selected?

The route was planned to minimize environmental impact. Most of the new road will be built on top of a former logging road. Clearing will include native shrubs, alder, and some second growth conifers. Old growth forest along the shoreline will remain intact.

The route is closely aligned to a potential future trail identified in the *Minette Bay Concept Plan*. High value bear habitat is largely avoided both physically and seasonally. See Background Information.

4. When will work happen?

If approved, the lease would grant limited overland access during fall and winter to minimize conflict with public use and to minimize environmental impact on fish and bears. The construction period is defined below. The September dates are both Tuesday after Labour Day. Road users may experience delays during construction season but the road will be open.

Season 1: 14 November 2018 to 31 March 2019

Season 2: 3 September 2019 to 31 March 2020

Season 3: 8 September 2020 to 31 March 2021

If approved, the licence would allow pedestrian access over DL 471 and DL 95 to monitor salt marsh performance. The initial licence would have a term of ten years; and could be renewed each year, for up to ten additional years (up to 1 April 2041).

5. What benefit will the public receive?

LNGC will make a one-time lease payment of \$150,000, plus a road restoration payment of \$350,000. This money is compensation for land use and to support creating better public access to water. The restoration funds would allow the road corridor to be converted to a public trail or fully re-planted. Sometime after salt marshes are in place, Kitimat Council will determine scope and timing of restoration work.

The licence fee is \$1000 per annum. This fee reflects access is being provided for business purposes but is not exclusive. Public access would not be impacted or limited by the presence of LNGC employees or contractors.

In addition to lease and licence fees, LNGC will maintain, snow clear and improve the road, as needed, between Kitimaat Village Road and DL 471 during term of the lease. Other consideration includes recovery of municipal legal expenses.

6. Have Questions? Wish to Comment?

Draft lease and licence agreements, and related background materials are available to view at www.kitimat.ca/pn and at District of Kitimat Reception, 270 City Centre, 8:30 am-noon and 1:00-4:30 pm, Monday to Friday, excluding statutory holidays (12 November). If you have questions, please contact Community Planning & Development at 250-632-8910.

Written comment provided c/o 270 City Centre, V8C 2H7; fax 250-632-4995; or email dok@kitimat.ca; and received before 9:00am on Thursday, 8 November 2018 will be included in a report to Council. Late comment may be personally delivered at the Regular Council meeting on Tuesday, 13 November, 7:30pm at Council Chambers, 606 Mountainview Square.

7. What's next at Minette Bay West?

Trail building is underway and a parking lot has been created. Scheduled work on the causeway includes installing culverts to enhance fish habitat and adding steps to water. Interpretive signs will be prepared this winter (2018/2019) and a causeway shelter, washroom facility and picnic area will be added in 2019. For up-to-date information about Minette Bay West Park, please visit: www.kitimat.ca/mbw.



Background Information

Bears and Bear Habitat

An empirical study of bear seasonal habitat use and suitability in the Minette Bay West area was completed in June 2017 by Silverwood and a local Registered Professional Biologist and Registered Professional Forester from McElhanney who has significant professional experience with bears, including behaviour and habitat studies.

Phase 1 assessed bear seasonal habitat suitability in Minette Bay West and the surrounding area, reviewed human/bear conflict risks, and presented preliminary recommendations and mitigation measures to reduce conflict risks. Phase 2 included a detailed site survey and field assessment, ground observation by a field team and wildlife cameras to further understand use of the area by bears, and site-specific recommendations to reduce potential conflicts.

Proposed route and the construction season are designed to minimally disrupt bear activity at Minette Bay. Bear use is concentrated on DL 95, south of the construction site. Please see excerpt from Assessment of Grizzly Bear Distribution, Habitat Use, and Human / Bear Conflict Management Recommendations for more information.



Maintenance and Enforcement

As with all municipal property, DOK employees are responsible for garbage collection, monitoring, maintenance and enforcement at Minette Bay West. Public Works visits weekly to monitor activity and pick up litter. A “No Dumping” sign has also been installed to deter littering.

Municipal regulations and penalties for littering, vandalism and other offences apply at Minette Bay West the same as at any other DOK property. Bylaw Enforcement and the local RCMP have confirmed they will respond to issues at this location on an as-needed basis. Offences committed within or adjacent to fresh and salt water—including the mudflats and other riparian and intertidal areas—will also be subject to provincial and/or federal government penalties and enforcement.

DOK will allocate necessary resources—including staff and budget—to park maintenance and enforcement. Level of staffing and budget required to manage a park at Minette Bay West is to be determined based on the amenities provided, phasing/pace of park development, and other factors. As an additional consideration, once the park is opened, DOK expects that regular visitors and “eyes on the site” would be a natural deterrent to littering, vandalism, ATV use and other issues that have been noted as occasional events at Minette Bay West today.

More Information

For information about the Minette Bay West Concept Plan, please view our project web page:

www.kitimat.ca/mbw