

**From:** [Hallworth, Jeff FLNR:EX](#)  
**To:** [Hallworth, Jeff FLNR:EX](#)  
**Subject:** 0255701 & 1413794  
**Date:** May 19, 2015 8:26:52 AM

---

These two Ucluelet files should be adjudicated concurrently:

**0255701** - Ukee Ice . A foreshore lease which expired 30 Nov 2014. The lease is comprised of two surveyed lots (2024 and 2099) . Lot 2099 fronts their neighbour –which sold and the new owners (Farrington & Alexander) did not give riparian consent and have applied (file 1413794) to build a commercial dock. Ukee have agreed to relinquish Lot 2099.

There is quite a history .....however there is a legal agreement between Ukee and Farrington in place so that Ukee can still use 2099 for loading/unloading fishing vessels.

Task: Replace lease over Lot 2024 only which fronts Ukee's property.

**1413794** - Application over Lot 2099 for a commercial dock. Referrals sent February 16, 2015.

Responses received from Environment Canada-no concerns given

Huu-ay-aht FN "we agree with the response of Yuutu/it?ath First Nations ) with regard to this Referral" (Jeff-we have not received a response from Ucluelet FN) .

Page 002 of 109 to/à Page 003 of 109

Withheld pursuant to/removed as

s.14

**From:** [Hallworth, Jeff FLNR:EX](#)  
**To:** ["dwilliams@lambertandwilliams.com"](mailto:dwilliams@lambertandwilliams.com)  
**Cc:** [Engels, Simone FLNR:EX](#)  
**Subject:** Ukee Ice Ltd. - Commercial Lease Replacement (Land File No. 0255701)  
**Date:** May 25, 2015 3:48:00 PM  
**Attachments:** [Ucluelet Waterfront Lot Map.pptx](#)

---

Hello Darren,

I wish to advise you that I have assumed the Ukee Ice Ltd. commercial lease replacement from Mark Harvey; Crown Land File No. 0255701. I am currently working on the associated Land Use Report(s) and note that there is no upland owner consent on file from the owners of 1311 Eber Road i.e. Johannes Wouters and Shirley Banks. They own the upland lot immediately adjacent and south of Ukee Ices's upland lot – see the attached maps.

Could you supply me with a copy of a letter of consent from Wouters and Banks to Ukee Ice with respect to riparian rights? When Simone Engels of our Ministry was on-site, she recalls that this issue was part of the discussion and she believes that an agreement is in place.

Regards,

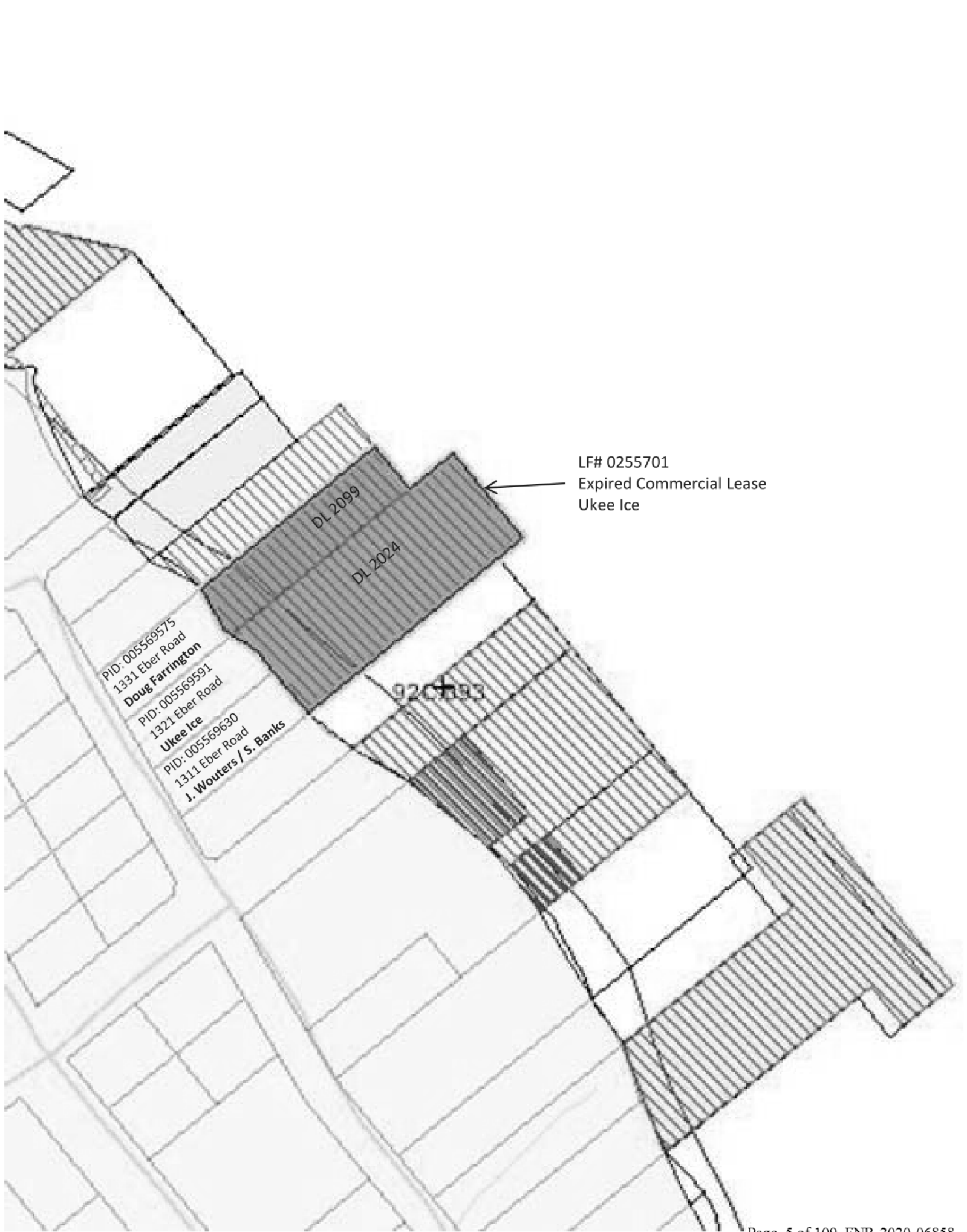
***Jeff Hallworth, P.Ag.*** Land Officer

Ministry of Forests, Lands and Natural Resource Operations

South Island Natural Resource District

4885 Cherry Creek Road, Port Alberni, BC, V9Y-8E9

Ph: 250-731-3022, Em: [Jeff.Hallworth@gov.bc.ca](mailto:Jeff.Hallworth@gov.bc.ca)



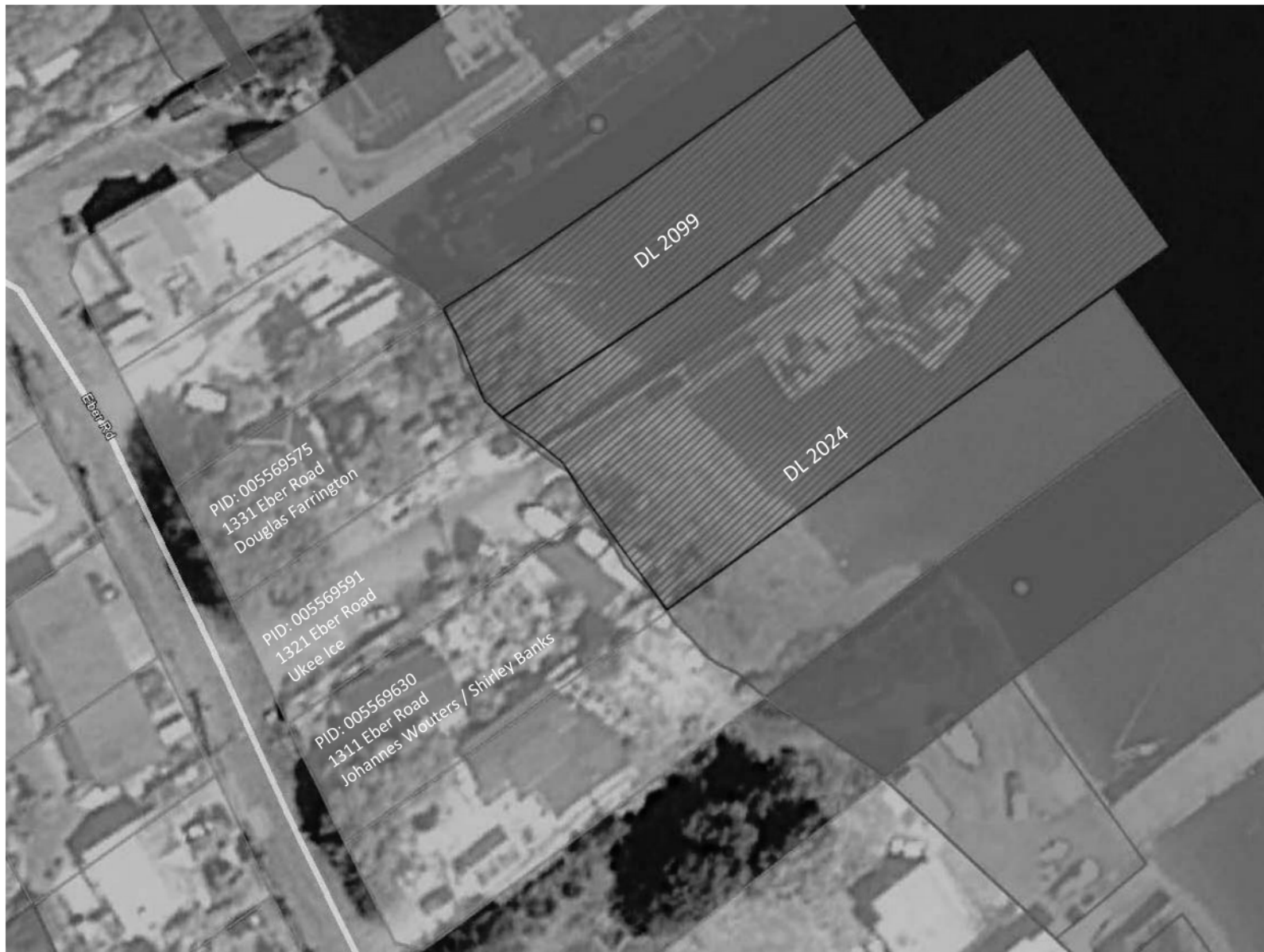
LF# 0255701  
Expired Commercial Lease  
Ukee Ice

PID: 005569575  
1331 Eber Road  
**Doug Farrington**  
PID: 005569591  
1321 Eber Road  
**Ukee Ice**  
PID: 005569630  
1311 Eber Road  
**J. Wouters / S. Banks**

DL 2099  
DL 2024

920793







**From:** [Hallworth, Jeff FLNR:EX](#)  
**To:** ["dwilliams@lambertandwilliams.com"](mailto:dwilliams@lambertandwilliams.com)  
**Subject:** FW: Ukee Ice Ltd. - Commercial Lease Replacement (Land File No. 0255701)  
**Date:** July 6, 2015 11:36:00 AM  
**Attachments:** [Ucluelet Waterfront Lot Map.pptx](#)

---

Hello again Darren,

About 6 weeks ago I sent you the attached email below requesting a copy of a letter of riparian consent from Wouters and Banks to the replacement of the Ukee Ice commercial lease replacement. Could you please advise me where you are at with this?

**Jeff Hallworth**, P.Ag. Land Officer  
Ministry of Forests, Lands and Natural Resource Operations  
South Island Natural Resource District  
4885 Cherry Creek Road, Port Alberni, BC, V9Y-8E9  
Ph: 250-731-3022, Em: [Jeff.Hallworth@gov.bc.ca](mailto:Jeff.Hallworth@gov.bc.ca)

---

**From:** Hallworth, Jeff FLNR:EX  
**Sent:** Monday, May 25, 2015 3:49 PM  
**To:** 'dwilliams@lambertandwilliams.com'  
**Cc:** Engels, Simone FLNR:EX  
**Subject:** Ukee Ice Ltd. - Commercial Lease Replacement (Land File No. 0255701)

Hello Darren,

I wish to advise you that I have assumed the Ukee Ice Ltd. commercial lease replacement from Mark Harvey; Crown Land File No. 0255701. I am currently working on the associated Land Use Report(s) and note that there is no upland owner consent on file from the owners of 1311 Eber Road i.e. Johannes Wouters and Shirley Banks. They own the upland lot immediately adjacent and south of Ukee Ices's upland lot – see the attached maps.

Could you supply me with a copy of a letter of consent from Wouters and Banks to Ukee Ice with respect to riparian rights? When Simone Engels of our Ministry was on-site, she recalls that this issue was part of the discussion and she believes that an agreement is in place.

Regards,

**Jeff Hallworth**, P.Ag. Land Officer  
Ministry of Forests, Lands and Natural Resource Operations  
South Island Natural Resource District  
4885 Cherry Creek Road, Port Alberni, BC, V9Y-8E9  
Ph: 250-731-3022, Em: [Jeff.Hallworth@gov.bc.ca](mailto:Jeff.Hallworth@gov.bc.ca)

**From:** [Hallworth, Jeff FLNR:EX](#)  
**To:** ["Darren Williams"](#)  
**Subject:** RE: Ukee Ice Ltd. - Commercial Lease Replacement (Land File No. 0255701)  
**Date:** July 6, 2015 1:13:00 PM

---

s.22

Regards,

**Jeff Hallworth**, P.Ag. Land Officer  
Ministry of Forests, Lands and Natural Resource Operations  
South Island Natural Resource District  
4885 Cherry Creek Road, Port Alberni, BC, V9Y-8E9  
Ph: 250-731-3022, Em: [Jeff.Hallworth@gov.bc.ca](mailto:Jeff.Hallworth@gov.bc.ca)

---

**From:** Darren Williams [<mailto:dwilliams@lambertandwilliams.com>]  
**Sent:** Monday, July 6, 2015 1:04 PM  
**To:** Hallworth, Jeff FLNR:EX  
**Subject:** Re: Ukee Ice Ltd. - Commercial Lease Replacement (Land File No. 0255701)

s.22

G. Darren Williams  
B.Sc., J.D. | Partner



#210-174 Wilson St. | Victoria, B.C. Canada | V9A 7N6

T: [250 888 0002](tel:2508880002) | F: [778 433 0171](tel:7784330171)

[www.LambertandWilliams.com](http://www.LambertandWilliams.com)

This email message is directed in confidence solely to the person or entity to whom it is addressed. The contents of this email may be subject to solicitor-client privilege. All rights to the privilege are expressly claimed and not waived. Any review, retransmission, dissemination or other use of the contents of this email by persons other than the intended recipients are strictly prohibited. We would appreciate a reply if this email has been delivered other than to the intended recipient

On Jul 6, 2015, at 8:36 PM, Hallworth, Jeff FLNR:EX <[Jeff.Hallworth@gov.bc.ca](mailto:Jeff.Hallworth@gov.bc.ca)> wrote:

Hello again Darren,  
About 6 weeks ago I sent you the attached email below requesting a copy of a letter of riparian consent from Wouters and Banks to the replacement of the Ukee Ice commercial lease replacement. Could you please advise me where you are at with this?

**Jeff Hallworth**, P.Ag. Land Officer  
Ministry of Forests, Lands and Natural Resource Operations  
South Island Natural Resource District  
4885 Cherry Creek Road, Port Alberni, BC, V9Y-8E9  
Ph: 250-731-3022, Em: [Jeff.Hallworth@gov.bc.ca](mailto:Jeff.Hallworth@gov.bc.ca)

---

**From:** Hallworth, Jeff FLNR:EX  
**Sent:** Monday, May 25, 2015 3:49 PM  
**To:** 'dwilliams@lambertandwilliams.com'  
**Cc:** Engels, Simone FLNR:EX  
**Subject:** Ukee Ice Ltd. - Commercial Lease Replacement (Land File No. 0255701)

Hello Darren,

I wish to advise you that I have assumed the Ukee Ice Ltd. commercial lease replacement from Mark Harvey; Crown Land File No. 0255701. I am currently working on the associated Land Use Report(s) and note that there is no upland owner consent on file from the owners of 1311 Eber Road i.e. Johannes Wouters and Shirley Banks. They own the upland lot immediately adjacent and south of Ukee Ices's upland lot – see the attached maps.

Could you supply me with a copy of a letter of consent from Wouters and Banks to Ukee Ice with respect to riparian rights? When Simone Engels of our Ministry was on-site, she recalls that this issue was part of the discussion and she believes that an agreement is in place.

Regards,

**Jeff Hallworth, P.Ag.** Land Officer  
Ministry of Forests, Lands and Natural Resource Operations  
South Island Natural Resource District  
4885 Cherry Creek Road, Port Alberni, BC, V9Y-8E9  
Ph: 250-731-3022, Em: [Jeff.Hallworth@gov.bc.ca](mailto:Jeff.Hallworth@gov.bc.ca)

**From:** [Darren Williams](#)  
**To:** [Hallworth, Jeff FLNR:EX](#)  
**Subject:** RE: Ukee Ice Ltd. - Commercial Lease Replacement (Land File No. 0255701)  
**Date:** August 11, 2015 1:26:29 PM  
**Attachments:** [image001.png](#)  
[new doc 46.pdf](#)

---

Hi Jeff, please find attached the Wouters and Banks consent letter. Please let me know if there is anything further we can provide. Thank you.

G. Darren Williams

B.Sc., J.D. | Partner



#210-174 Wilson St. | Victoria, B.C. Canada | V9A 7N6

T: 250 888 0002 | F: 778 433 0171

[www.LambertandWilliams.com](http://www.LambertandWilliams.com)

This email message is directed in confidence solely to the person or entity to whom it is addressed. The contents of this email may be subject to solicitor-client privilege. All rights to the privilege are expressly claimed and not waived. Any review, retransmission, dissemination or other use of the contents of this email by persons other than the intended recipients are strictly prohibited. We would appreciate a reply if this email has been delivered other than to the intended recipient.

---

**From:** Hallworth, Jeff FLNR:EX [mailto:Jeff.Hallworth@gov.bc.ca]  
**Sent:** July-06-15 1:14 PM  
**To:** Darren Williams  
**Subject:** RE: Ukee Ice Ltd. - Commercial Lease Replacement (Land File No. 0255701)  
s.22

Regards,

**Jeff Hallworth**, P.Ag. Land Officer

Ministry of Forests, Lands and Natural Resource Operations

South Island Natural Resource District

4885 Cherry Creek Road, Port Alberni, BC, V9Y-8E9

Ph: 250-731-3022, Em: [Jeff.Hallworth@gov.bc.ca](mailto:Jeff.Hallworth@gov.bc.ca)

---

**From:** Darren Williams [mailto:dwiliams@lambertandwilliams.com]  
**Sent:** Monday, July 6, 2015 1:04 PM  
**To:** Hallworth, Jeff FLNR:EX  
**Subject:** Re: Ukee Ice Ltd. - Commercial Lease Replacement (Land File No. 0255701)  
s.22

G. Darren Williams

B.Sc., J.D. | Partner



#210-174 Wilson St. | Victoria, B.C. Canada | V9A 7N6

T: [250 888 0002](tel:2508880002) | F: [778 433 0171](tel:7784330171)

[www.LambertandWilliams.com](http://www.LambertandWilliams.com)

This email message is directed in confidence solely to the person or entity to whom it is addressed. The contents of this email may be subject to solicitor-client privilege. All rights to the privilege are expressly claimed and not waived. Any review, retransmission, dissemination or other use of the contents of this email by persons other than the intended recipients are strictly prohibited. We would appreciate a reply if this email has been delivered other than to the intended recipient

On Jul 6, 2015, at 8:36 PM, Hallworth, Jeff FLNR:EX <[Jeff.Hallworth@gov.bc.ca](mailto:Jeff.Hallworth@gov.bc.ca)> wrote:

Hello again Darren,

About 6 weeks ago I sent you the attached email below requesting a copy of a letter of riparian consent from Wouters and Banks to the replacement of the Ukee Ice commercial lease replacement. Could you please advise me where you are at with this?

**Jeff Hallworth, P.Ag.** Land Officer

Ministry of Forests, Lands and Natural Resource Operations

South Island Natural Resource District

4885 Cherry Creek Road, Port Alberni, BC, V9Y-8E9

Ph: 250-731-3022, Em: [Jeff.Hallworth@gov.bc.ca](mailto:Jeff.Hallworth@gov.bc.ca)

---

**From:** Hallworth, Jeff FLNR:EX

**Sent:** Monday, May 25, 2015 3:49 PM

**To:** '[dwilliams@lambertandwilliams.com](mailto:dwilliams@lambertandwilliams.com)'

**Cc:** Engels, Simone FLNR:EX

**Subject:** Ukee Ice Ltd. - Commercial Lease Replacement (Land File No. 0255701)

Hello Darren,

I wish to advise you that I have assumed the Ukee Ice Ltd. commercial lease replacement from Mark Harvey; Crown Land File No. 0255701. I am currently working on the associated Land Use Report(s) and note that there is no upland owner consent on file from the owners of 1311 Eber Road i.e. Johannes Wouters and Shirley Banks. They own the upland lot immediately adjacent and south of Ukee Ices's upland lot – see the attached maps.

Could you supply me with a copy of a letter of consent from Wouters and Banks to Ukee Ice with respect to riparian rights? When Simone Engels of our Ministry was on-site, she recalls that this issue was part of the discussion and she believes that an agreement is in place.

Regards,

**Jeff Hallworth, P.Ag.** Land Officer

Ministry of Forests, Lands and Natural Resource Operations

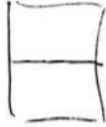
South Island Natural Resource District

4885 Cherry Creek Road, Port Alberni, BC, V9Y-8E9

Ph: 250-731-3022, Em: [Jeff.Hallworth@gov.bc.ca](mailto:Jeff.Hallworth@gov.bc.ca)

~~May 20, 2015~~

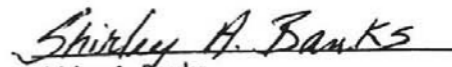
AUG. 11/2015



We consent to the Ukee Ice Ltd. continuing to do business in its current location.



Johannes L. Wouters,  
1311 Eber Road, Ucluelet



Shirley A. Banks  
1311 Eber Road, Ucluelet



**From:** [Tuominen, Anne CSNR:EX](#)  
**To:** [Zavesiczky, Maureen T FLNR:EX](#)  
**Subject:** 2018-11-13 Egarms Rct 0255701  
**Date:** November 19, 2018 4:15:27 PM  
**Attachments:** [2018-11-13 Egarms Rct 0255701.pdf](#)

---

BOX 609, 5-1636 PENINSULA ROAD  
UCLUELET BC  
V0R 3A0

Phone: (250) 726-7025

FLNRO  
FLNRO - CROWN LANDS  
STE 142 - 2080 LABIEUX ROAD  
NANAIMO BC V9T 6J9

Phone: X

Sheet Number: 1 ARCS/ORCS:

Batch Type: 000590

Serv Code	Service Name	Serial No. From	Reference Number	Qty	Revenue Amount
s.17	CLA LAND REGION 1, VAN ISL		s.17 2227	/ 72 1	6,619.20

Received

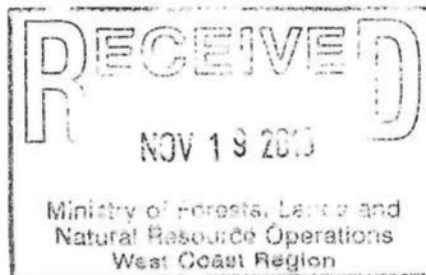
Date: 11/19/2018

Amount: \$ 6,619.20

Receipt#: 1-00089-181113-0012-01

By: Anne TuominenAnne Tuominen

Comment:



Subtotal Sheet Number: 1 (# items: 1) 6,619.20



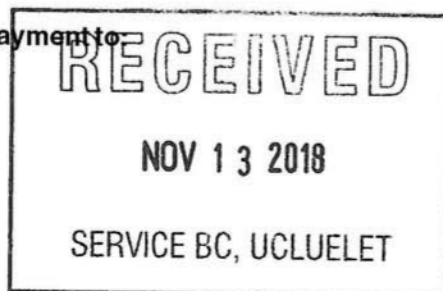
BRITISH COLUMBIA

Ministry of Forests,  
Lands & Natural  
Resource OperationsCROWN LAND INVOICE  
PAYMENT REMITTANCE ADVICE

Bank Copy

CLIENT NO. s.17	BILLING DATE 24-Sep-2018	DUE DATE 30-Nov-2018	INVOICE AMOUNT \$6,619.20
-----------------	--------------------------	----------------------	---------------------------

Disposition No.: 911200

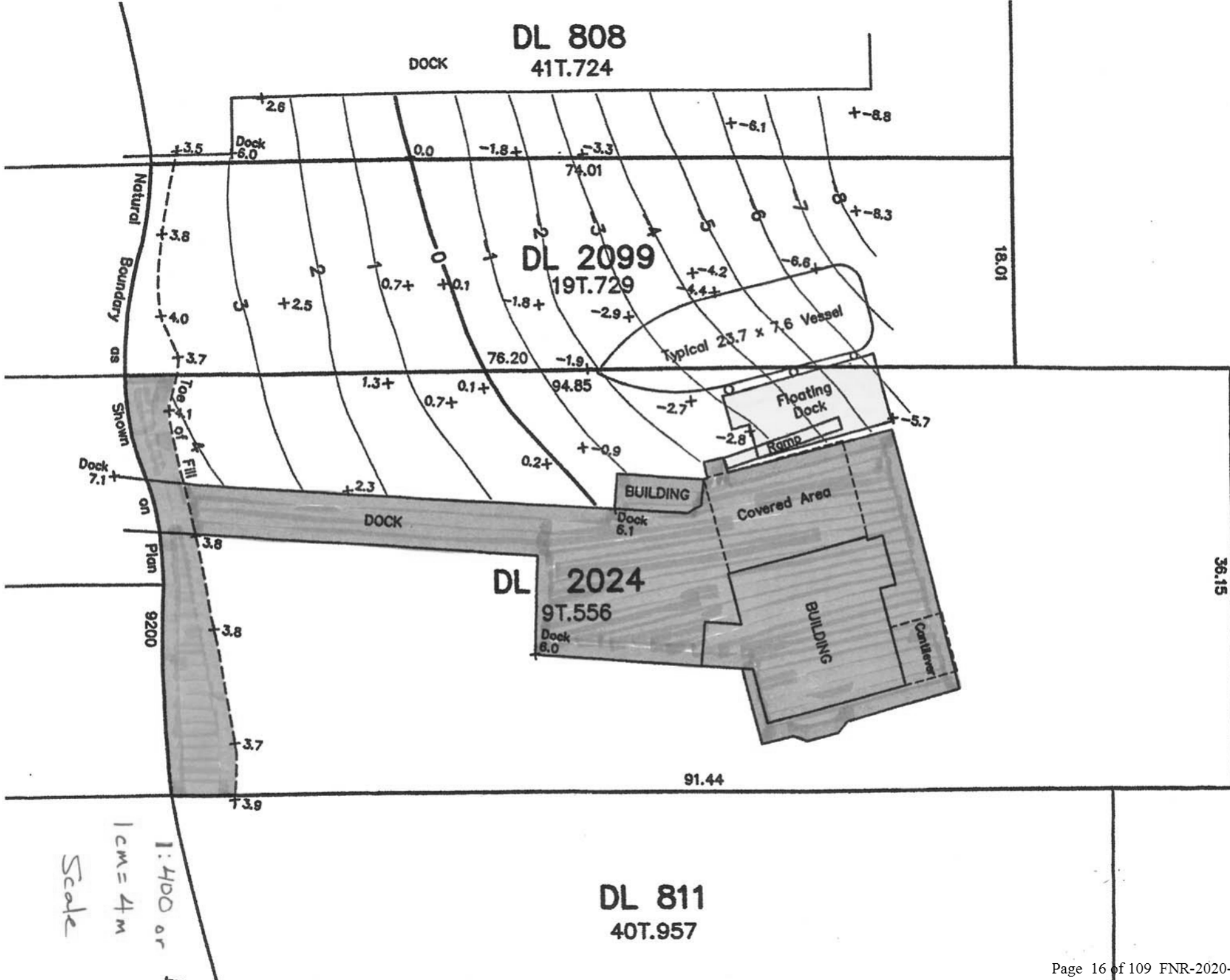
Remit this portion with your payment to  
FrontCounter BCSte 142 - 2080 LABIEUX ROAD  
NANAIMO BC V9T 6J9UKEE ICE LTD  
s.17

Invoice No.: 722227

File No.: s.17

Payable at any Front Counter BC location or  
most Financial Institutions. Please make cheque  
or money order payable to Minister of Finance.Amount  
Paid

6619.20



## First Nations Consultation - Summary

**Note:** This is not the Full Consultation Report. A Master Report has been stored digitally as per agency filing norms. This is a summary overview.

<b>Lands</b>	<b>Water</b>
<b>Forests and Range</b>	<b>Mines</b>
<b>Fish and Wildlife</b>	<b>Other</b>

Basic Information				Relevant Dates	
<b>Consultation Lead:</b>	Jeff Hallworth	<b>Proponent/ Applicant</b>	Ukee Ice Ltd.	<b>Received by Consultation Lead:</b>	2015-02-16
<b>Map Sheet</b>		<b>Project Name</b>		<b>Letters Sent:</b>	2015-02-16
<b>Resource District</b>	South Island	<b>Project Purpose</b>	Lands-Commercial	<b>Report Ready for SDM</b>	2015-05-27


### Project Information

The Ukee Ice Ltd. commercial lease expired on Nov. 30, 2014. Prior to its expiry, Court action was initiated by the adjacent upland owner (Farrington) claiming that infrastructure within the lease impedes their riparian right of access to navigational waters. A settlement was arrived at between the Farrington (LF# 1413794) i.e. the litigant, the Crown and Ukee Ice Ltd.

The original Ukee Ice lease consisted of two District Lots - DL 2099 and 2024. The former lot lies directly in front of Farrington's upland. The legal settlement establishes that DL needs to be severed from the lease upon replacement, thereby reducing the area by about 33%.

Arch Overview					
<b>AOA:</b>	Not Identified	<b>Sites within 50 M</b>	Not Identified	<b>Arch Sites in Auth Area</b>	Not Identified
Initial Impact Review					
None.Negligible.None.None.As a result the Initial View of seriousness of potential adverse impacts to core Aboriginal Interests found that the likely level of impact was Negligible					

First Nation	Level of Consultation	Nature of Engagement	View
			✓

<b>First Nation Summary</b>					
<b>Strength of Claim</b>					
<b>Rights</b>	Not Assessed	<b>Impact:</b>	Negligible	<b>Consultation Level:</b>	
<b>Title:</b>	Not Assessed	<b>Comment on Nature of Engagement</b>			
<b>Concerns and Accommodation tracking Table (if blank no concerns brought forward)</b>					
<b>Communication Log</b>					
<b>Basic Info</b>		<b>Comments</b>		<b>Attachment</b>	
<b>Date</b>		See the CRTS entry Farrington-Alexander - 1413794 - (05-15)		 File Attachment	
<b>Initiator</b>					
<b>Medium</b>					

Summary and Recommendation	
<b>Recommendation to SDM</b>	<p>FN consultation was waived for this replacement which is immediately adjacent and now legally tied to Land File No. 1413794 (i.e. a new application to authorize additional commercial sport fishing infrastructure). Since no FN concerns were raised during consultation for LF# 1413794, then logically no concerns are anticipated as a result of the replacement of an existing tenure with a reduced area at the same location.</p> <p>Recommend DM approval of the replacement.</p>
<b>Summary: Preparation and Initiation</b>	
<b>Summary: Engagement</b>	
<b>Summary Accommodation</b>	
<b>Other Issues</b>	

## LAND USE REPORT

VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION

<b>File:</b>	0255701	<b>Inspected Date:</b>	N/A
<b>Reported By:</b>	Jeff Hallworth	<b>Report Date:</b>	September 10, 2015
<b>Phone Number:</b>	250-731-3022	<b>Complexity Level:</b>	No Data Found
<b>Applicant:</b>	UKEE ICE LTD Po Box 6 Ucluelet, BC V0R 3A0		

**Decision:** The application is allowed.

<b>Application Type:</b>	Replacement	<b>LMM Policy:</b>	Commercial A
<b>Purpose:</b>	Commercial	<b>Sub-Purpose:</b>	Commercial A
<b>Type:</b>	Lease	<b>Sub-Type:</b>	Standard Lease
<b>Commencement Date:</b>	TBD	<b>Term:</b>	30 Years
<b>Purpose Statement:</b>	Seafood Unloading Dock & Ice Plant		

<b>BCGS Map Sheet:</b>	92C093
<b>Air Photo No.:</b>	No Record Found
<b>Application Area:</b>	0.472 Ha.
<b>Recommended Area:</b>	0.336 Ha.
<b>Location:</b>	Ucluelet Inlet

<b>Legal Description:</b>	District Lot 2024, Clayoquot District, shown outlined on sketch below.
---------------------------	--

<b>Site Information:</b>
<ul style="list-style-type: none"> <li>The commercial lease in the name of Ukee Ice Ltd. exists over two aquatic District Lots i.e. DL 2099 and DL2024, located along the Ucluelet waterfront in Ucluelet Inlet.</li> <li>The lease has been in existence since 1984; originally held by the Prince Rupert Fisherman's Cooperative Association. It was a 30 year commercial A lease for boat mooring and fish buying purposes. It was assigned to Robert Wholey &amp; Co. (Canada) Ltd. in 1999, and subsequently assigned to 0725310 BC Ltd doing business as Ucluelet Harbour Seafoods Ltd. in 2006. On November 23, 2007, it was assigned to Ukee Ice Ltd.</li> <li>There are three adjoining upland lots to the commercial lease area – Lot 20 at 1331 Eber Road (owned by Farrington), Lot 21 at 1321 Eber Road (owned by Ukee Ice), and Lot 22 at 1311 Eber Road (owned by Wouters/Banks).</li> </ul>

<b>Referral Agencies/ Analysis:</b>
<ul style="list-style-type: none"> <li>First Nations consultation was waived by Land Officer - Mark Harvey, who initiated this replacement before litigation commenced.</li> </ul>

- First Nations consultation was initiated February 16, 2015 to all five Maa-Nulth First Nations for the adjacent new commercial wharf application (i.e. Farrington/Alexander's LF# 1413794), with a 60 day response period. Logically, if the FNs had no issue with a new application over the severed DL 2099 (i.e. a new impact to the land), then they would not take issue with the replacement of existing infrastructure. The result of consultation with the adjacent new application for a commercial wharf was:
  - The Uchucklesaht FN sent an email response dated February 23, 2015 and they have no concerns or comments.
  - The Huu-ay-aht FN emailed FLNR a letter dated February 19, 2015 and they stated that they agree with the response of the Ucluelet FN. None of the other Maa-Nulth FN's provided a response. The application area is outside newly established Maa-Nulth Important Harvest Areas.
  - No other FN commented on the proposal.
- Agency and public consultation is not required for replacements.

#### **Clearance and Other Conflicts:**

- When Doug and Barb Farrington purchased upland Lot 20 in 2011, they were advised by Land Officer – Mark Harvey that they are required to give riparian consent (i.e. waive their riparian right of access to deep water) to Ukee Ice Ltd. as they own the adjacent/waterfront lease. If they are not willing to provide this consent, then they were advised to contact him so that Lands could in turn, advise the lessee (Ukee Ice Ltd.) that they will need to apply for a lease amendment (i.e. a new application) in order to remove DL 2099 from the lease area. A conflict ensued as they were not willing to provide this consent due to a small (1 meter) portion of a Ukee Ice float extended from the NW side of DL 2024 into DL 2099. When a vessel was moored along this float, it extended almost half way across the width of the DL 2099 thereby affecting Farrington's ability to readily navigate to deep water.
- Doug Farrington purchased Lot 20 with the long-term intent of building a dock and starting a whale watching and commercial sports fishing venture. Farrington emailed Mr. Harvey on December 27, 2011) that they will not be providing Ukee Ice with riparian consent for the above reason.
- Mr. Harvey phoned Craig Cote of Ukee Ice Ltd. on September 20, 2012 that the new owners of Lot 20 will not be providing riparian consent for DL2099. Mr. Cote's response was that he would be hiring a lawyer.

- s.14

•



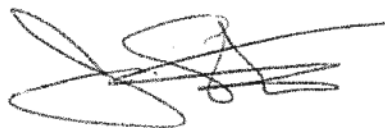
s.14

•

- An application for a pre-mature replacement and an area reduction to the existing tenure was submitted by Ukee Ice Ltd. dated October 9, 2014.
- Upland owner consent was granted by Wouters and Banks (owners Lot 22) to the Ukee Ice replacement, dated August 11, 2015.

**Directive to Portfolio Administrator:**

1. Change the current lease area (i.e. 0.4718 ha) in Tantalus (which is the former, *combined* area of DL 2024 and DL 2099) to the area solely associated with DL 2024, which is 0.336 ha.
2. Issue a commercial lease with a term of 30 years. Please correspond with Darren Williams (of Lambert & Williams Law Corporation), the agent for Ukee Ice Ltd. Set annual rent at \$4,521.76 + GST. Set commercial general insurance at \$2 million and security at \$5,000.00; noting that in 2007 when the lease was assigned to Ukee Ice Ltd. a \$5,000 security deposit was also transferred (from Ucluelet Harbour Seafoods Ltd.).
3. There is occupational rent applicable to this tenure. It is applicable from the date of tenure expiry (i.e. November 30, 2014) until the date of issuance of the replacement. The 2014 rental rate is \$6560 per annum + GST.
4. Review file again in 2019.



Sept. 10/2015

Page 023 of 109 to/à Page 030 of 109

Withheld pursuant to/removed as

s.13 ; s.14



Ministry of Forests, Lands and  
Natural Resource Operations  
4885 Cherry Creek Road  
Port Alberni, BC V9Y 8E9

Telephone No: 250-731-3000  
Facsimile No: 250-731-3010

GST Registration No: R107864738

---

Your contact is: Tori Jones

---

Our file: 0255701

**NOTICE OF FINAL REVIEW**

September 28, 2015

UKEE ICE LTD  
Po Box 6  
Ucluelet, BC V0R 3A0

Dear Sir of Madam:

**Re: Your Application for a Tenure over Crown Land**

The review of your application for a lease for seafood unloading dock & ice plant purposes over:

District Lot 2024, Clayoquot District, shown outlined on sketch below.

(the "Land") has reached the stage where we anticipate making our final decision once the various matters described in this letter have been completed.

This is to replace Lease No. 100519.

**1. Deadline for Completion of Requirements**

We ask that you complete the requirements described below within 60 days.

Please complete the Response to Notice of Final Review page attached, indicating whether you will or will not proceed with the application and sign and return that page to us for our records.

**2. Requirements**

**Signing and Return of Tenure Documents**

You must sign and deliver to us two copies of the lease document which are enclosed with this letter. You are responsible for ensuring that this is properly completed including, if applicable, obtaining any appropriate corporate authorizations and having any Land Title Act form C or D witnessed by a solicitor, notary or commissioner.

- 2 -

**Monies Payable**

You must deliver to us the following amounts:

Lease Rental	*\$ 4,521.76
Occupational Rental	*\$ 6,560.00
Application Fee	*\$ 200.00
GST Total	\$ <u>564.09</u>
<b>Total Fees Payable</b>	<b>\$ <u>11,845.85</u></b>

\* denotes GST payable

Your cheque or money order must be payable to the Minister of Finance and be delivered to 4885 Cherry Creek Road Port Alberni, BC V9Y 8E9. Please quote our file number when sending us your payment.

If we disallow your application and do not grant a Crown land tenure to you, the Lease Rental and associated GST payment made by you as set out in section 2 will be returned to you.

Please note that Occupational Rental under section 96 of the *Land Act* is payable for your occupation of the Land for the period from November 30, 2014 to November 30, 2015.

**Security**

According to our records, a security deposit for \$5,000.00 is currently held for this file. As long as this agreement is in good standing and you continue to be covered by it, you are not required to post security for this licence unless and until you receive further notice from us.

**Insurance**

You must deliver to us the attached Province of British Columbia Certificate of Insurance, signed by your insurance agent, for the insurance required to be maintained under the lease. A sample certificate is enclosed.

**3. Process following completion of Requirements**

If the requirements set out above are completed within the required time we expect to make our decision and advise you of that decision within 30 days.

Please note however that this letter does not constitute an offer by us and we reserve all our rights in connection with the decision making process, including, if appropriate, to disallow your application, to extend the decision making process and to establish additional requirements not set out in this letter.

Upon decision to issue the lease to you we will sign and return one copy of the lease to you.

**4. Acknowledgments of the Applicant**

You represent, acknowledge and agree that:

- (a) Your application for a Crown land tenure cannot be transferred to another person.
- (b) This Letter does not obligate us to issue the lease to you and does not give you any right to use or occupy the Land for any purpose.
- (c) You are responsible for, and encouraged to seek, your own legal advice with respect to:
  - (i) any laws, bylaws, orders, directions, ordinances and regulations associated with your use of the Land,
  - (ii) the terms and conditions set out in this Letter, and
  - (iii) the terms and conditions of, and your rights and obligations that will arise under, the lease.
- (d) You are responsible for the costs and expenses incurred by you in pursuing your application, including any cost you incur in connection with satisfying the requirements set out in this letter.
- (e) If you sign and return the lease to us that will constitute your offer to us to enter into the lease.

**Freedom of Information**

Personal information is collected under the *Land Act* for the purpose of administering Crown land. Information on your application, and if issued, your tenure, will become part of the Crown Land Registry, from which information is routinely made available to the public under Freedom of Information and Protection of Privacy legislation.



Digitally signed by Victoria Jones  
DN: cn=Victoria Jones, o=Ministry of  
Forests, Lands and Natural Resource  
Operations, ou=South Island Natural  
Resource District,  
email=victoria.jones@gov.bc.ca, c=CA  
Date: 2015.09.30 08:29:02 -07'00'

**Response to Notice of Final Review**

File No. 0255701

Ministry of Forests, Lands and Natural Resource Operations  
4885 Cherry Creek Road  
Port Alberni, BC V9Y 8E9

Dear Tori Jones:

**Re: Application for lease**




I/We wish to proceed to obtain a lease in accordance with the letter dated September 28, 2015 from the Ministry of Forests, Lands and Natural Resource Operations and enclose all copies of the lease which I/We have signed.



I/We do not wish to proceed to obtain a lease in accordance with the letter dated September 28, 2015 from the Ministry of Forests, Lands and Natural Resource Operations.

DATED the 5 of OCT, 2015

x

  
Applicant's signature/Applicant's  
representative's signature

\_\_\_\_\_  
Applicant's signature/Applicant's  
representative's signature

Craig Cote  
Print name of person signing

\_\_\_\_\_  
Print name of person signing

**Jones, Tori FLNR:EX**

---

**From:** Jones, Tori FLNR:EX  
**Sent:** Thursday, October 1, 2015 8:38 AM  
**To:** 'dwilliams@lambertandwilliams.com'  
**Subject:** Land File 0255701 - Ukee Ice Ltd

Hi Darren I have found quite a few different addresses for Ukee Ice Ltd. And I would like to confirm the following 2 are correct

---

For the front of the Doc I have:  
PO Box 6  
Ucluelet, BC V0R 3A0

For the Article 10 – Notice Section  
2581 Blackwood Street  
Victoria, BC V8T-3V9

---

Once I have confirmed these Addresses I will send you the Documents to be signed through this same email address if its correct.

If you have any questions you can phone. Thank you

Victoria Jones  
Authorizations Administrator  
South Island Natural Resource District  
250-731-3018

COPY

file copy

CRAIG COTE  
2581 BLACKWOOD ST.  
VICTORIA, B.C. V8T 3V9

348

DATE 07/02/05  
D D M M Y Y Y Y

PAY TO THE  
ORDER OF

MIN. OF FINANCE

\$ 11,845.85

Eleven thousand Eight hundred and 85/100 DOLLARS

Security features  
included.  
Details on back.



CANADIAN IMPERIAL BANK OF COMMERCE  
1175 DOUGLAS STREET  
VICTORIA, B.C. V8W 2E1

MEMO

F.W. 0255701

*[Signature]*

s.22



Ministry of Forests, Lands  
and Natural Resource Operations  
4885 Cherry Creek Road  
Port Alberni, BC V9Y 8E9

October 22, 2015

**Attention: Tori Jones**

**Via Registered Mail**

Dear Ms. Jones:

**Re: Application for Tenure over Crown Land**  
**Our Client: Ukee Ice Ltd.**  
**Your File Number: 0255701**

Further to your instructions of September 28, 2015, please find enclosed the following:

- 1) A signed Certificate of Insurance;
- 2) Two copies of the Lease signed by our client; and
- 3) And cheque made payable to the Minister of Finance in the amount of \$11,845.85.

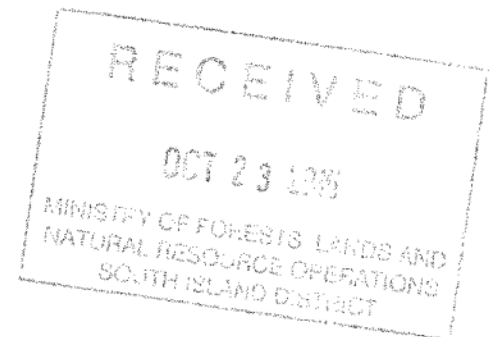
I trust you find the enclosed to be in order.

Sincerely,

**Lambert and Williams Law Corporation**



**Per: Darren Williams**  
**Email: [dwilliams@LambertAndWilliams.com](mailto:dwilliams@LambertAndWilliams.com)**



/ew

GA1599  
GST# s.17

GOVERNMENT AGENTS REVENUE MANAGEMENT SYSTEM  
TRANSACTION RECEIPT

PAGE 1

NOVEMBER 15, 2016 08:39  
03003 FCBC NANAIMO

TRANSACTION ID: 1000009

SD28992

	ITEM PRICE	QUANT	AMOUNT
1717 FCBC CROWN LAND REVENUE	6,081.60	1	6,081.60
CLIENT NUMBER s.17			
DOCUMENT: FILE # 0255701			
REFERENCE: CLIENT NAME UKEE ICE LTD			

**Received**

Date: 11/17/2016

Amount: \$ 6,081.60

Receipt#: 1-03003-161115-0009-01

By: Andrea FrederickAndrea Frederick

Comment:

SUBTOTAL	6,081.60
GST CHARGED ON	0.00
PST	0.00
TRANSACTION TOTAL	6,081.60
CHEQUE	6,081.60
TOTAL PAYMENT	6,081.60
CHANGE	0.00

**UKEE ICE LTD.**  
P.O. BOX 6  
UCLUELET, B.C. V0R 3A0  
(250) 726-2022

CANADIAN IMPERIAL BANK OF COMMERCE  
326 MAYFAIR SHOPPING CENTRE  
VICTORIA, B.C. V8Z 6E3

CHEQUE NO. 6634  
DATE 07112016  
D D M M Y Y Y Y

**PAY** \*\*Six Thousand Eighty One and 60/100 \$\*\*6,081.60

TO THE ORDER OF  
Ministry of Forest, Lands & Natural Resource  
Minister of Finance  
Ste 142 - 2080 Labieux Road  
Nanaimo, BC V9T 6J9

UKEE ICE LTD.  
PER *Carol Ann*

6634

s.21



Ministry of Forests,  
Lands & Natural  
Resource Operations

**CROWN LAND INVOICE**  
**PAYMENT REMITTANCE ADVICE**

Bank Copy

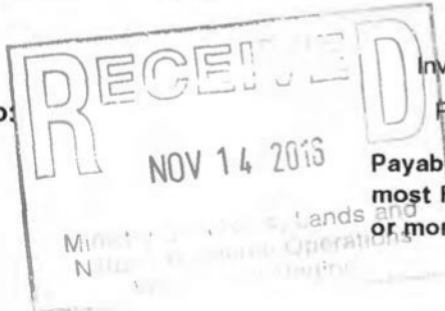
CLIENT NO. s.17	BILLING DATE 26-Sep-2016	DUE DATE 30-Nov-2016	INVOICE AMOUNT \$6,081.60
-----------------	--------------------------	----------------------	---------------------------

Disposition No.: 911200

Remit this portion with your payment to:  
**FrontCounter BC**

Ste 142 - 2080 LABIEUX ROAD  
NANAIMO BC V9T 6J9

UKEE ICE LTD  
s.17



Invoice No.: 678967  
File No.: 0255701

Payable at any Front Counter BC location or  
most Financial Institutions. Please make cheque  
or money order payable to Minister of Finance.

Amount  
Paid

6081 60

For online banking, use File No. as your Account Number.

GA1599  
GST# s.17

GOVERNMENT AGENTS REVENUE MANAGEMENT SYSTEM  
TRANSACTION RECEIPT

PAGE 1

OCTOBER 23, 2017 10:43  
03003 FCBC NANAIMO

TRANSACTION ID: 1000008

SD46156

1717 FCBC CROWN LAND REVENUE

CROWN LAND REV

ITEM PRICE	QUANT	AMOUNT
6,081.60	1	6,081.60

CLIENT NUMBER s.17

DOCUMENT: FILE # 0255701

REFERENCE: CLIENT NAME UKEE ICE LTD

**Received**

Date: 10/25/2017

Amount: \$ 6,081.60

Receipt#: 1-03003-171023-0008-01

By: Dorothy BennekeDorothy Benneke

Comment:

SUBTOTAL	6,081.60
GST CHARGED ON	0.00
PST	0.00

TRANSACTION TOTAL 6,081.60

CHEQUE 6,081.60

TOTAL PAYMENT 6,081.60

CHANGE 0.00

UKEE ICE LTD.  
P.O. BOX 6  
UCLUELET, B.C. V0R 3A0  
(250) 726-2022

CANADIAN IMPERIAL BANK OF COMMERCE  
326 MAYFAIR SHOPPING CENTRE  
VICTORIA, B.C. V8Z 6E3

7346

CHEQUE NO. 7346

DATE 1 9 1 0 2 0 1 7  
D D M M Y Y Y Y

\$\*\*6,081.60

PAY \*\*Six Thousand Eighty One and 60/100

TO  
THE  
ORDER  
OF

Ministry of Forest, Lands & Natural Resource  
Minister of Finance  
Ste 142 - 2080 Labieux Road  
Nanaimo, BC V9T 6J9



UKEE ICE LTD.

PER

*Carol Finn*

s.21



BRITISH  
COLUMBIA

Ministry of Forests,  
Lands & Natural  
Resource Operations

**CROWN LAND INVOICE  
PAYMENT REMITTANCE ADVICE**

Bank Copy

CLIENT NO. s.17	BILLING DATE 22-Sep-2017	DUE DATE 30-Nov-2017	INVOICE AMOUNT \$6,081.60
-----------------	--------------------------	----------------------	---------------------------

Disposition No.: 911200

Remit this portion with your payment to:  
FrontCounter BC

Ste 142 - 2080 LABIEUX ROAD  
NANAIMO BC V9T 6J9

UKEE ICE LTD  
s.17



Invoice No.: 699840

File No.: 0255701

Payable at any Front Counter BC location or  
most Financial Institutions. Please make cheque  
or money order payable to Minister of Finance.

Amount  
Paid

6081 60

GA1599  
GST# s.17

GOVERNMENT AGENTS REVENUE MANAGEMENT SYSTEM  
TRANSACTION RECEIPT

PAGE 1

NOVEMBER 18, 2019 14:14  
03003 FCBC NANAIMO

TRANSACTION ID: 1000009

SD46156

	ITEM	PRICE	QUANT	AMOUNT
1717	FCBC CROWN LAND REVENUE			
	CROWN LAND REV	7,257.60	1	7,257.60
DOCUMENT: FILE # 0255701				
REFERENCE: CLIENT NAME UKEE ICE LTD				

**Received**

Date: 11/21/2019

Amount: \$ 7,257.60

Receipt#: 1-03003-191118-0009-01

By: Anne TuominenAnne Tuominen

Comment:

SUBTOTAL	7,257.60
GST CHARGED ON	0.00
PST	0.00
TRANSACTION TOTAL	7,257.60
CHEQUE	7,257.60
TOTAL PAYMENT	7,257.60
CHANGE	0.00

WATERMARK IN CHEQUE - HOLD UP TO LIGHT SOURCE TO VERIFY - PAPIER FILIGRANE - VISIBLE PAR EXPOSITION A LA LUMIERE

UKEE ICE LTD.  
P.O. BOX 6  
UCLUELET, B.C. V0R 3A0  
(250) 726-2022

CANADIAN IMPERIAL BANK OF COMMERCE  
326 MAYFAIR SHOPPING CENTRE  
VICTORIA, B.C. V8Z 6E3

008981

CHEQUE NO. 8981

DATE 1 3 1 1 2 0 1 9  
D D M M Y Y Y Y

PAY \*\*Seven Thousand Two Hundred Fifty Seven and 60/100

TO THE ORDER OF Minister of Finance  
Ste 142 - 2080 Labieux Road  
Nanaimo, BC V9T 6J9

UKEE ICE LTD.

PER *Carol Sam*

\$\*\*7,257.60

s.21



BRITISH COLUMBIA

Ministry of Forests,  
Lands & Natural  
Resource Operations

CROWN LAND INVOICE  
PAYMENT REMITTANCE ADVICE

Bank Copy

CLIENT NO. s.17	BILLING DATE 23-Sep-2019	DUE DATE 30-Nov-2019	INVOICE AMOUNT \$7,257.60
-----------------	--------------------------	----------------------	---------------------------

Disposition No.: 911200

Remit this portion with your payment to:  
FrontCounter BC

Ste 142 - 2080 LABIEUX ROAD  
NANAIMO BC V9T 6J9

UKEE ICE LTD  
s.17



Invoice No.: 742756  
File No.: 0255701

Payable at any Front Counter BC location or  
most Financial Institutions. Please make cheque  
or money order payable to Minister of Finance.

Amount  
Paid

7257 60

Financial Data Last Updated: SEP-07-2020

Tenure Data Last Updated: SEP-07-2020

Type: LEASE

Stage: TENURE

File Number: 0255701

SubType: STANDARD LEASE

Status: DISPOSITION IN GOOD STANDING

Purpose: COMMERCIAL

Commencement: NOV-30-2014

Document Number: V911200

SubPurpose: COMMERCIAL A

Expiry: NOV-30-2044

IP Number: 197036

Next Review: NOV-29-2020

Disposition ID: 911200

Location: UCLUELET INLET

Legal Desc: District Lot 2024, Clayquot District.

Client Name: UKEE ICE LTD

Royalty Rate:

Gross Percent:

Telephone: 250

Royalty Unit:

Client File:

Area Ha: .336

Land Value: 95,000.00

Rent Amt: 7,600.00

Prepaid Amt:

Determined By: Ministry

Mgmt Fee:

Security Amt: 5,000.00

0.00

0.00

Regional Office: Coast Region - Nanaimo

Security Type: CSH

Regional Office Phone #: 250 751-7276

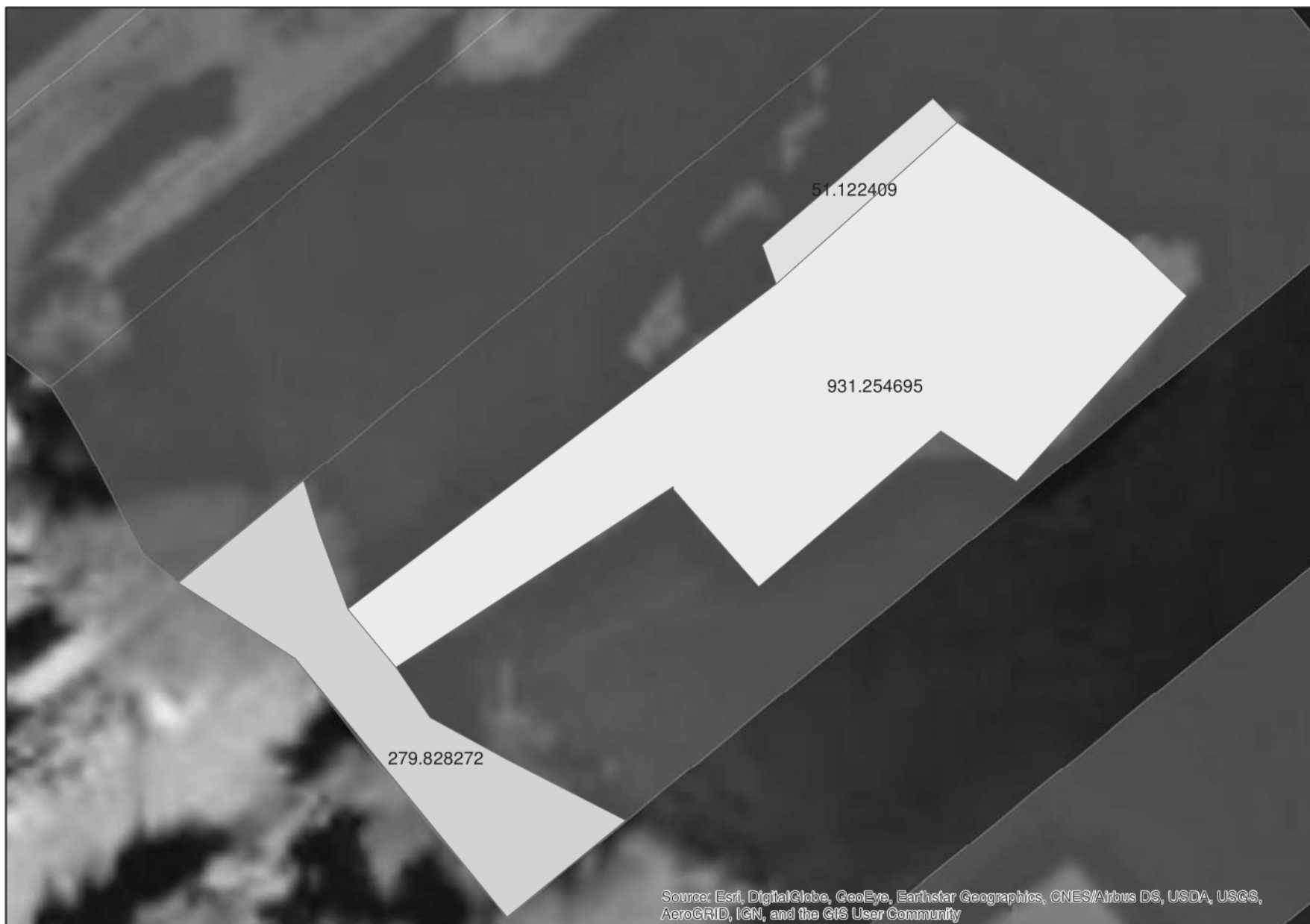
Notes: NO

Total Balance Owing: \$0.00

Due Date	Invoice Number	Class	Item Description	Item Amount	Payment/ Adjustment Date	Payment(s)	Invoice Balance
NOV-30-2019	742756	INVOICE	Annual Rent: Land Value Base	6,912.00	NOV-21-2019	7,257.60	0.00
		INVOICE	Tax	345.60			
NOV-30-2018	722227	INVOICE	Annual Rent: Land Value Base	6,304.00	NOV-14-2018	6,619.20	0.00
		INVOICE	Tax	315.20			
NOV-30-2017	699840	INVOICE	Annual Rent: Land Value Base	5,792.00	OCT-25-2017	6,081.60	0.00
		INVOICE	Tax	289.60			
NOV-30-2016	678967	INVOICE	Annual Rent: Land Value Base	5,792.00	NOV-17-2016	6,081.60	0.00
		INVOICE	Tax	289.60			
OCT-29-2015	239093	INVOICE	AF1 Application Fee - Reg 1	200.00	OCT-29-2015	11,845.85	0.00
		INVOICE	Annual Rent - Region 1	4,521.76			
		INVOICE	OR1 Occupational Rent - Reg 1	6,560.00			
		INVOICE	Tax	564.09			
OCT-01-2014	218287	INVOICE	AMF1 Amendment Fee - Reg 1	100.00	OCT-06-2014	105.00	0.00
		INVOICE	Tax	5.00			
NOV-30-2013	601114	INVOICE	Annual Rent: Land Value Base	7,208.00	NOV-20-2013	7,568.40	0.00
		INVOICE	Tax	360.40			
NOV-30-2012	580140	INVOICE	Annual Rent: Land Value Base	8,480.00	OCT-22-2012	9,497.60	0.00
		INVOICE	Tax	1,017.60			
NOV-30-2011	558526	INVOICE	Annual Rent: Land Value Base	8,880.00	OCT-20-2011	9,945.60	0.00
		INVOICE	Tax	1,065.60			
NOV-30-2010	536615	INVOICE	Annual Rent: Land Value Base	9,360.00	DEC-21-2010	10,483.20	0.00
		INVOICE	Tax	1,123.20			
NOV-30-2009	514833	INVOICE	Annual Rent: Land Value Base	8,480.00	NOV-26-2009	8,904.00	0.00

Due Date	Invoice Number	Class	Item Description	Item Amount	Payment/ Adjustment Date	Payment(s)	Invoice Balance
NOV-30-2009	514833	INVOICE	Tax	424.00	NOV-26-2009	8,904.00	0.00
NOV-30-2008	495377	INVOICE	Annual Rent: Land Value Base	8,480.00	NOV-20-2008	8,904.00	0.00
		INVOICE	Tax	424.00			
JAN-09-2008	136690	CREDIT M	Security Deposit	(5,000.00)		0.00	0.00
JAN-09-2008	136691	DEPOSIT	Security Deposit	5,000.00	JAN-09-2008	5,000.00	0.00
DEC-12-2007	135948	INVOICE	ASF1 Assignment Fee - Reg 1	250.00	DEC-12-2007	265.00	0.00
		INVOICE	Tax	15.00			
NOV-30-2007	473858	INVOICE	Annual Rent: Land Value Base	7,512.00	NOV-30-2007	7,962.72	0.00
		INVOICE	Tax	450.72			
NOV-30-2006	453887	INVOICE	Annual Rent: Land Value Base	7,512.00	DEC-04-2006	7,962.72	0.00
		INVOICE	Tax	450.72			
OCT-20-2006	122636	CREDIT M	Security Deposit	(5,000.00)		0.00	0.00
OCT-20-2006	122637	DEPOSIT	Security Deposit	5,000.00	JAN-09-2008	5,000.00	0.00
MAR-02-2006	115818	INVOICE	REC'T SEC430-15 - REFUND	2,500.00	MAR-02-2006	2,500.00	0.00
FEB-06-2006	114905	INVOICE	ASF1 Assignment Fee - Reg 1	250.00	FEB-06-2006	267.50	0.00
		INVOICE	Tax	17.50			
FEB-06-2006	114933	CREDIT M	Security Deposit	(2,500.00)		0.00	0.00
FEB-06-2006	114934	DEPOSIT	Security Deposit	2,500.00	FEB-06-2006	2,500.00	0.00
FEB-02-2006	114828	DEPOSIT	Security Deposit	5,000.00	OCT-20-2006	5,000.00	0.00
FEB-02-2006	114829	INVOICE	ASF1 Assignment Fee - Reg 1	250.00	FEB-02-2006	267.50	0.00
		INVOICE	Tax	17.50			
DEC-21-2005	113349	INVOICE	C.T.C.	50.00	DEC-21-2005	50.00	0.00
NOV-30-2005	434660	INVOICE	Annual Rent: Land Value Base	7,512.00	NOV-30-2005	8,037.84	0.00
		INVOICE	Tax	525.84			
FEB-15-2005	91346	INVOICE	NSF CHARGE	25.00	FEB-15-2005	25.00	0.00
DEC-02-2004	85477	INVOICE	NSF CHARGE	25.00	FEB-15-2005	25.00	0.00
NOV-30-2004	414157	INVOICE	Annual Rent: Land Value Base	7,512.00	FEB-15-2005	8,037.84	0.00
		INVOICE	Tax	525.84			
NOV-30-2003	397087	INVOICE	Annual Rent: Land Value Base	7,512.00	JAN-02-2004	8,037.84	0.00
		INVOICE	Tax	525.84			
SEP-24-2003	13649	DEPOSIT	Security Deposit	2,500.00	SEP-24-2003	2,500.00	0.00

Due Date	Invoice Number	Class	Item Description	Item Amount	Payment/ Adjustment Date	Payment(s)	Invoice Balance
SEP-17-2003	65480	DEPOSIT	Security Deposit	2,500.00	FEB-06-2006	2,500.00	0.00
NOV-30-2002	31000827	INV INV	Annual Rent: Land Value Base GST	7,512.00 525.84	NOV-26-2002	8,037.84	0.00
NOV-30-2001	204971	INV INV INV	Annual Rent GST Tax	7,512.00 525.84 59.75	MAR-27-2002	8,097.59	0.00
JAN-24-2001	37934	INV INV	Annual Rent for Corporate GST	7,512.00 525.84	JAN-24-2001	8,037.84	0.00
JAN-24-2001	37953	INV	INTEREST CHARGES	75.04	MAY-09-2001	75.04	0.00
JAN-24-2001	68019A	CM CM	Annual Rent: Land Value Base GST	(7,512.00) (525.84)	JAN-24-2001	(8,037.84)	0.00
JAN-09-2001	37501	INV	Statutory Declaratin Fee	50.00	JAN-09-2001	50.00	0.00
NOV-30-2000	68019	INV INV	Annual Rent: Land Value Base GST	7,512.00 525.84		0.00	0.00
NOV-24-2000	36484	INV INV	Assignment Fee GST	250.00 17.50	NOV-24-2000	267.50	0.00
SEP-05-2000	33840	INV	Interest Earned	551.46	MAY-09-2001	210.76	0.00
AUG-30-2000	33698	INV	CERTIFIED TRUE COPY	50.00	AUG-30-2000	50.00	0.00
DEC-09-1999	20332	INV INV	Assign Fee GST	250.00 17.50	DEC-22-1999	267.50	0.00
DEC-09-1999	20334	DEP	Security Deposit	2,500.00	DEC-22-1999	2,500.00	0.00
DEC-09-1999	20335	INV INV	Mortgage Dis. Fee GST	50.00 3.50	DEC-22-1999	53.50	0.00
DEC-09-1999	20336	INV INV	Annual Rent for Corporate GST	5,566.90 389.68		0.00	0.00
NOV-30-1999	56861	INV INV	Annual Rent: Land Value Base GST	7,512.00 525.84	JUN-28-2000	8,037.84	0.00
MAY-01-1999	2606	INV INV	CONV: C418 KR86155204RM10 Tax	18,441.15 1,058.45	MAY-09-2001	19,499.60	0.00





## LAND USE REPORT

VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION

<b>File:</b>	0255701	<b>Inspected Date:</b>	N/A
<b>Reported By:</b>	Jeff Hallworth	<b>Report Date:</b>	May 26, 2020
<b>Phone Number:</b>	250-736-6840	<b>Complexity Level:</b>	2
<b>Applicant:</b>	UKEE ICE LTD Po Box 6 Ucluelet, BC V0R 3A0		

**Decision:** The application is allowed.

<b>Application Type:</b>	Tenure Review	<b>LMM Policy:</b>	Commercial
<b>Purpose:</b>	Commercial	<b>Sub-Purpose:</b>	Commercial A
<b>Type:</b>	Lease	<b>Sub-Type:</b>	Standard Lease
<b>Commencement Date:</b>	November 30, 2014	<b>Term:</b>	30 Years
<b>Purpose Statement:</b>	Seafood Unloading Dock & Ice Plant		

<b>BCGS Map Sheet:</b>	92C093
<b>Air Photo No.:</b>	No Record Found
<b>Application Area:</b>	0.336 Ha.
<b>Recommended Area:</b>	0.336 Ha.
<b>Location:</b>	Ucluelet Inlet

<b>Legal Description:</b>	District Lot 2024, Clayquot District.
---------------------------	---------------------------------------

<b>Site Information:</b>
<ul style="list-style-type: none"> <li>The subject lease is located along Ucluelet Inlet at 1321 Eber Road, Ucluelet, BC. There is one associated water lot i.e. DL 2024.</li> <li>The internet confirms that there is diligent use of the site.</li> <li>Infrastructure related to the lease includes fill, a main dock on creosote pilings, 2 buildings, covered area, cantilever, ramp and floating dock.</li> <li>There are two upland parcels (PID's: 005569591 and 005569630) associated with the subject lease. The former is owned by the lessee (Ukee Ice Ltd.) and the latter is owned by Johannes Wouters. According to the September 10, 2015 Land Use Report dedicated to replacement of the subject lease, upland owner consent was granted by Wouters to the Ukee Ice replacement, dated August 11, 2015.</li> </ul>

<b>Referral Agencies/ Analysis:</b>	No Record Found
-------------------------------------	-----------------

<b>Clearance and Other Conflicts:</b>	None noted.
---------------------------------------	-------------

**Rent Calculation:**

The following is based on GIS area estimates, and the 2017 Cunningham & Rivard Market Analysis for filled foreshore in Ucluelet Inlet, plus the land value increase from 2017-2020.

Class A Crown tenures between 0.3 and 0.4 hectares are valued at \$161/m<sup>2</sup> as of 2017. In order to account for the land value increase from 2017 to 2020, four proximal upland land values with Crown leases were examined to determine the percentage increase over that period. The average increase in land value was 28%. The relative land value increase of the immediate upland parcels is 45% and 35% respectively. Given that we are currently amidst a global pandemic, the 28% increase was used as the metric to adjust (increase) the market analysis data. Therefore \$161/m<sup>2</sup> plus 28% is \$206/m<sup>2</sup>.

• Fill:	279.8 m <sup>2</sup> x \$206/m <sup>2</sup> x 100% =	\$57,638.80
• Dock, buildings, covered area, cantilever:	931.3 m <sup>2</sup> x \$206/m <sup>2</sup> x 75% =	\$143,885.85
• Floating dock and ramp:	51.1 m <sup>2</sup> x \$206/m <sup>2</sup> x 50% =	\$5,263.30
• Ingress / egress:	91.2 m <sup>2</sup> x \$206/m <sup>2</sup> x 25% =	\$4,696.80
• Open Water:	2006.6 m <sup>2</sup> x \$206/m <sup>2</sup> x 10% =	\$41,335.96
Totals:	3360.0 m <sup>2</sup>	\$252,820.71 x 8% = <b>\$20,225.66 + GST</b>

**Note:**

If the 2020 LV of the two immediate upland parcels were used as the basis for this valuation (as opposed to the 2027 market analysis, plus the LV increase from 2017-2020), the unit price would be approximately \$375/m<sup>2</sup> as opposed to the recommended \$206/m<sup>2</sup>; calculated as follows:

PID 005569575: \$305,000/728.43 m<sup>2</sup> = \$418.71/m<sup>2</sup>

PID 005569630: \$322,000/971.25 m<sup>2</sup> = \$331.53/m<sup>2</sup>

This would result in significantly higher annual rent for the lessee.

Annual rent paid in 2019 was \$6,912 + GST.

The lessee has enjoyed financial benefit of an administrative error by the Province. Annual rent, for the past several years, has been predicated on the BC Assessment land value of the water lot. BC Assessment land values for water lots are largely erroneous and far lower than if valued using the utility method, which is the commonly accepted approach. Annual rents from 2010 to 2019 *decreased* while it is land values over this period have increased significantly. The Province has no authority to recoup last rent as it is our error. The new rental rate will be set for a 5 year period.

**Instructions to the Portfolio Administrator:**

- Set annual rent at \$20,225.66 + GST.
- Review file again in 2025.

Land Officer: Jeff Hallworth

Date: May 26, 2020

DL 808  
41T.724

DOCK

DL 2099  
19T.729

DL 2024  
9T.556

DL 811  
40T.957

2020 Valuation Map  
(based on GIS estimates)

51.1m<sup>2</sup>

Ingress/Egress  
91.2m<sup>2</sup> (22.8 x 4m)

Contilever

BUILDING  
931.3m<sup>2</sup>

BUILDING  
Dock 6.1

Dock 8.0

DOCK

279.8m<sup>2</sup>

9200

Natural Boundary as

Shown

Dock 7.1

on Plan

1:400 or  
1cm = 4m  
Scale

Page 048 of 109 to/à Page 055 of 109

Withheld pursuant to/removed as

s.3

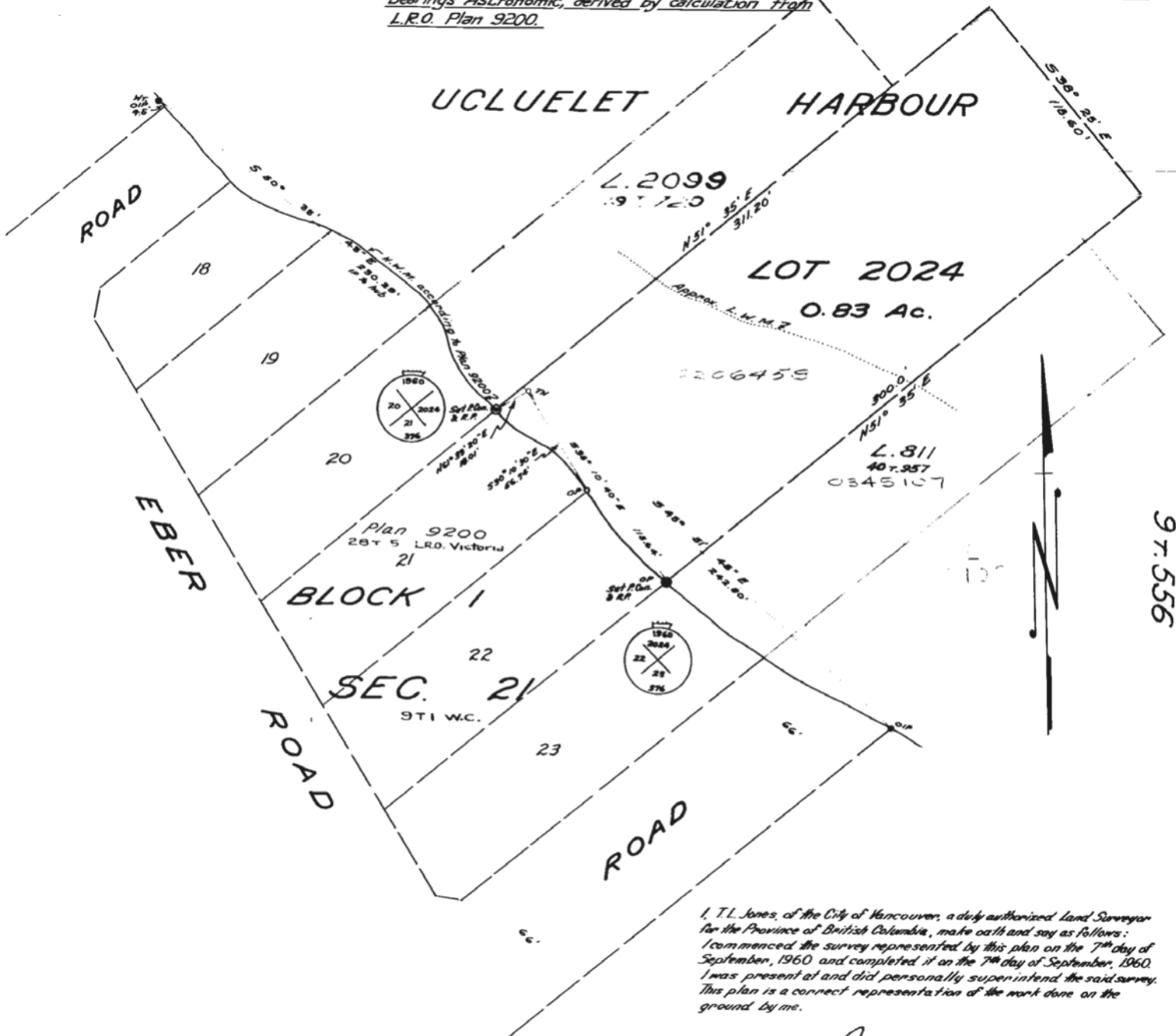
SURVEY PLAN OF  
LOT 2024  
CLAYOQUOT DISTRICT

121261

SCALE: 1 INCH = 50 FEET

**OFFICIAL PLAN**

Bearings Astronomic, derived by calculation from  
L.R.O. Plan 9200.



I, T.L. Jones, of the City of Vancouver, a duly authorized Land Surveyor for the Province of British Columbia, make oath and say as follows: I commenced the survey represented by this plan on the 7<sup>th</sup> day of September, 1960 and completed it on the 7<sup>th</sup> day of September, 1960. I was present at and did personally superintend the said survey. This plan is a correct representation of the work done on the ground by me.

*[Signature]*

B.C.L.S.

Sworn by me this 19<sup>th</sup> day of September, 1960.

*[Signature]*

A Notary Public in and for the Province of British Columbia  
J. 1967 F.B. 441 P.M. 115

Underhill & Underhill  
Engineers & Surveyors  
Vancouver, B.C.



## CERTIFICATE OF INSURANCE

**Freedom of Information and Protection of Privacy Act**  
The personal information requested on this form is collected under the authority of and used for the purpose of administering the *Financial Administration Act*. Questions about the collection and use of this information can be directed to the Director, Client Services, Core Government and Crowns at 250 355-8915, PO Box 9405 STN PROV GOVT, Victoria BC V8W 9V1.  
Please refer all other questions to the contact named in Part 1.

### Part 1 To be completed by the Province

THIS CERTIFICATE IS REQUESTED BY and ISSUED TO (Name of office) HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA, as represented by the Minister responsible for the Land Act		AGREEMENT IDENTIFICATION NO. 0255701
PROVINCE'S CONTACT PERSON NAME & TITLE Tori Jones		PHONE NO (250) 731-3018
MAILING ADDRESS 4885 Cherry Creek Road		FAX NO (250) 731-3010
CONTRACTOR NAME Ukee Ice Ltd.		POSTAL CODE V9Y 8E9
CONTRACTOR ADDRESS PO Box 6, Ucluelet, British Columbia		POSTAL CODE V0R 3A0

### Part 2 To be completed by the Insurance Agent or Broker

INSURED	NAME Ukee Ice Ltd.		
	ADDRESS 1321 Eber Road, Ucluelet BC		POSTAL CODE V0R 3A0
OPERATIONS INSURED	PROVIDE DETAILS Off-loading of fish and sales of ice.		
TYPE OF INSURANCE <i>List each separately</i>	COMPANY NAME, POLICY NO. & BRIEF DESCRIPTION	EXPIRY DATE YYYY/MM/DD	LIMIT OF LIABILITY/AMOUNT
Commercial General Liability	Aviva Canada Policy No. CMPS1626794	2015/11/23	\$3,000,000 Bodily Injury and Property Damage Liability per Occurrence.

This certificate certifies that policies of insurance described herein are in full force and effective as of the date of this certificate and comply with the insurance requirements of the Agreement identified above, except as follows:

**AGENT OR BROKER COMMENTS:**

It is hereby understood and agreed that Her Majesty the Queen in Right of the Province of British Columbia is added as an Additional Insured with respect to File No. 0255701 and they shall be provided with 30 days written notice should the policy be cancelled or any material changes occur.

AGENT OR BROKER Nesika Insurance Services	ADDRESS Bldg # 55 - 12740 Trites Road, Richmond BC	PHONE NO (604) 448-9196
--	---	-------------------------

SIGNED BY THE AGENT OR BROKER ON BEHALF OF THE ABOVE INSURER(S)

*a. Kordofan*

DATE SIGNED

*Oct. 19, 2015*

Page 059 of 109 to/à Page 071 of 109

Withheld pursuant to/removed as

s.3







Our File: 0255701

UKEE ICE LTD  
Po Box 6  
Ucluelet, British Columbia  
V0R 3A0

Dear Sir or Madam:

Enclosed is originally executed Lease, File **No. 0255701**, Disposition **No. 911200** that part of District Lot 2024 within the Clayquot District, containing .336 hectares, more or less.

The Licence 0255701 is issued in the name of UKEE ICE LTD.

Licence 0255701 for a term commencing on **November 30, 2015** and terminating **November 30, 2045** for Seafood Unloading Dock and Ice Plant purposes.

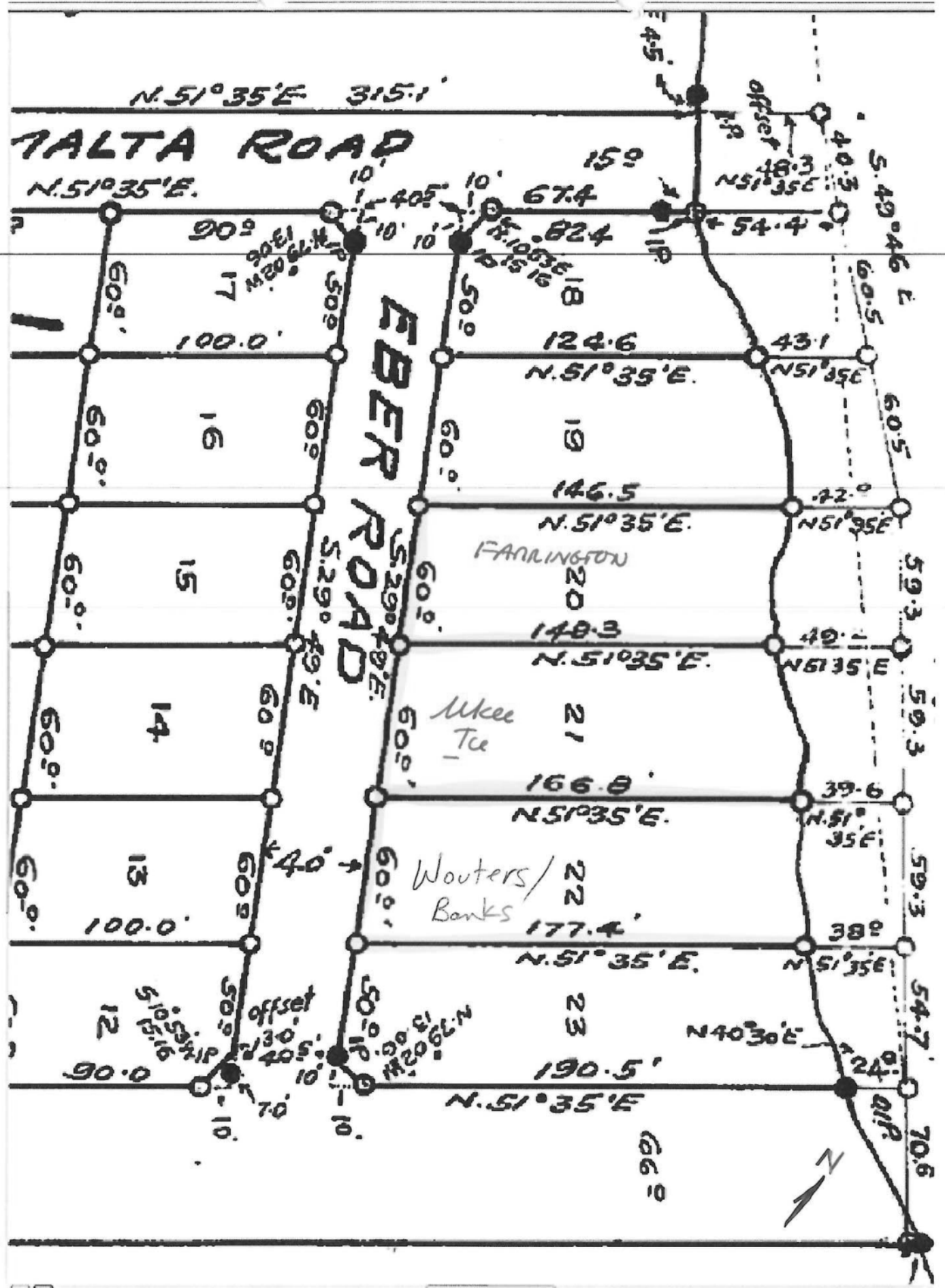
Should you have any questions, please contact me at (250) 731-3018.

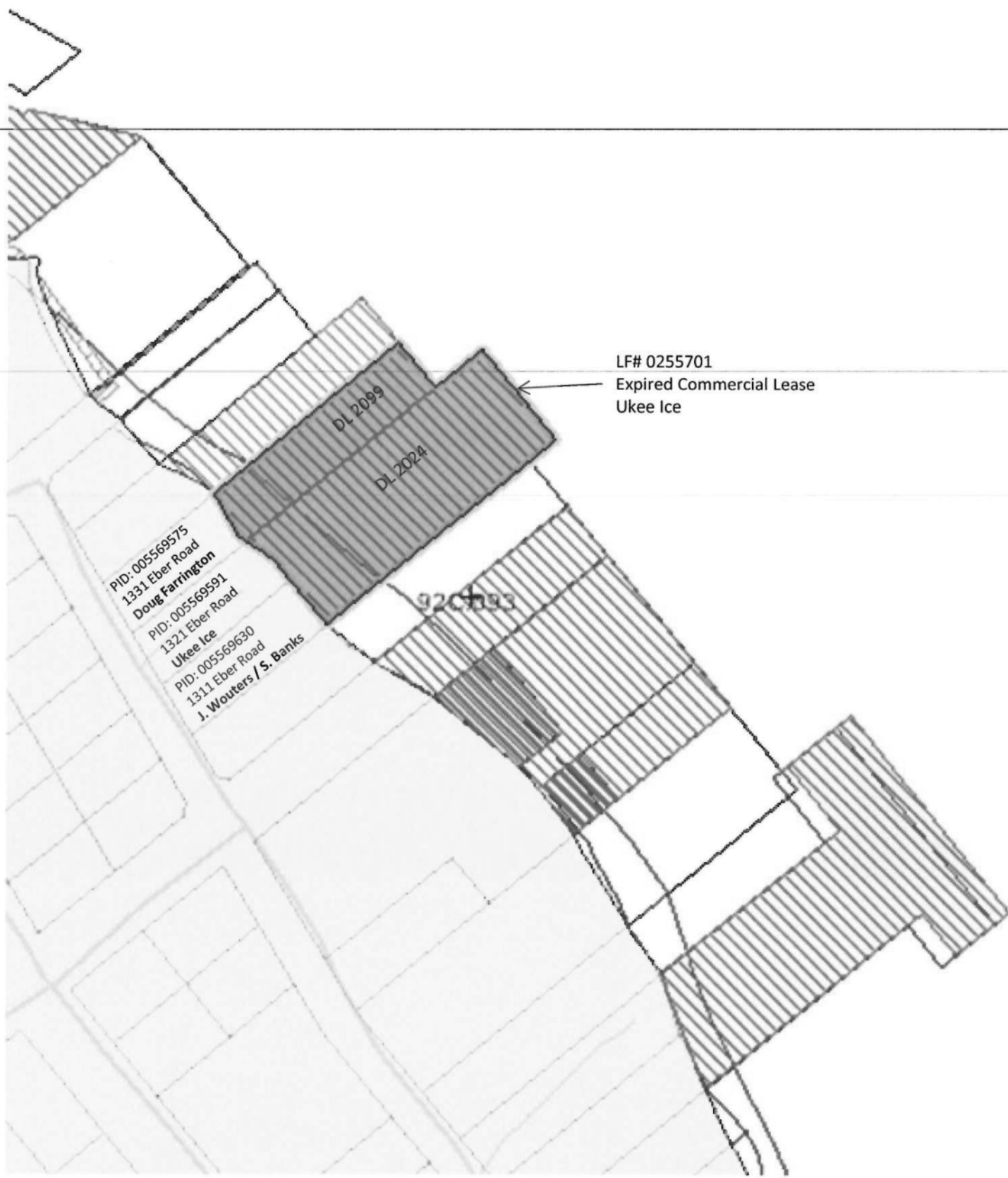
Digitally signed by Victoria Jones  
DN: cn=Victoria Jones, o=Ministry of  
Forests, Lands and Natural Resource  
Operations, ou=South Island Natural  
Resource District,  
email=victoria.jones@gov.bc.ca, c=CA  
Date: 2015.10.29 13:40:07 -07'00'

Enclosures

cc: BC Assessment Authority  
Alberni-Clayoquot Regional District

PLAN 9200 (1952)





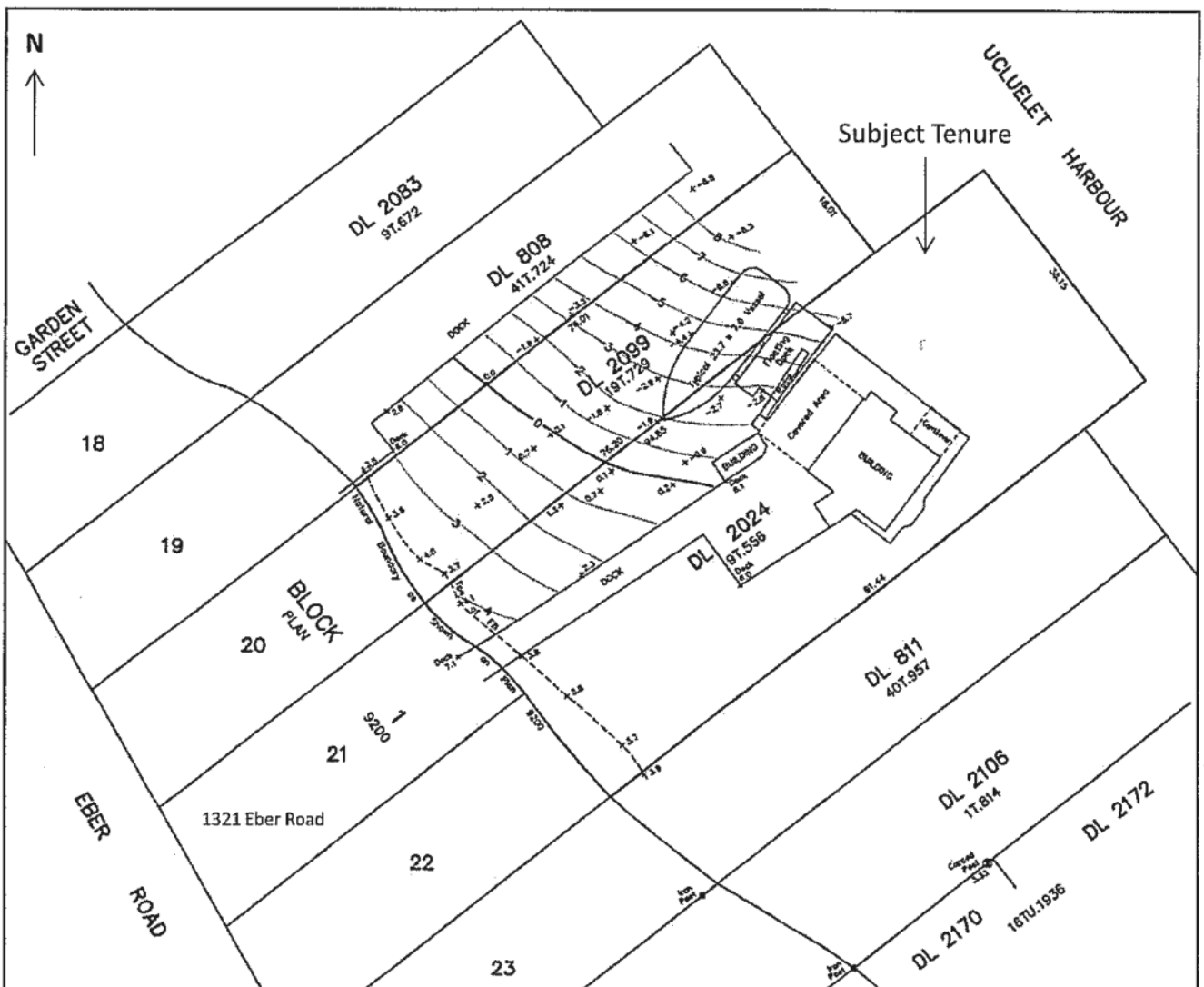
PID: 005569575  
1331 Eber Road  
**Doug Farrington**  
PID: 005569591  
1321 Eber Road  
**Ukee Ice**  
PID: 005569630  
1311 Eber Road  
**J. Wouters / S. Banks**

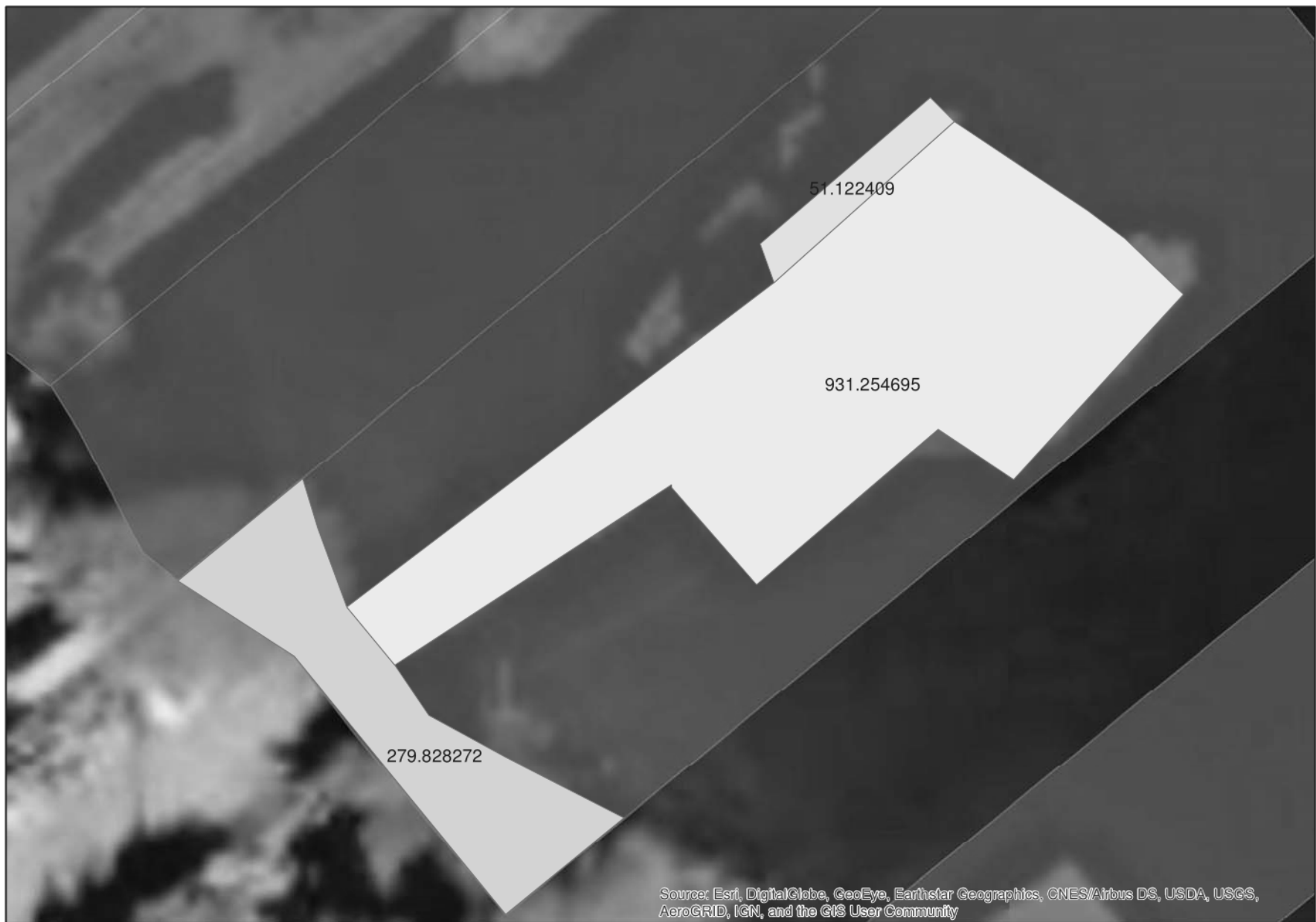
LF# 0255701  
Expired Commercial Lease  
Ukee Ice

DL 2009  
DL 2024

32CH33







Page 079 of 109 to/à Page 086 of 109

Withheld pursuant to/removed as

s.3



Save Print Insert Delete Clear Edit List Find Up Down Help Execute Query Cancel Query Insert Mode

## Electronic Folder

File Tenure Clients Parcels Clearance Referrals Valuation Tasks Financial Notes

File: 0255701 Type: LEASE STANDARD LEAS Purpose: COMMERCIAL COMMERCIAL A Stage: TENURE

Rent Calc Method Land Value Version Number 2 TAX  
 Rent \$6,560.00 Annual Mgmt. Fee  
 Rent Comments Prepaid Amt. 5.00 Exempt Area .00000000  
 Multi-Rental Calc Nominal Rent Tenure Code TAX

Rental Rate % .08 Land Zone BCAA Ref. No.  
 Land Value Used Use current lan... Valuation Calc. Rate 05-583-42700300  
 Land Value \$82,000.00 Comm. Site Zone  
 Base Rent \$6,560.00

Forage Fee Dev. Rate % Royalty 5.00  
 Grazing % Dev. Years Min Royalty  
 AUMs .00 Year of Dev. Cntrcd. Cons.  
 Stock Price Apply Dev. Rate % Gross Rev. 0  
 Land Prod. % Phase-in Type Min % Gross Rev.  
 Avg. Animal Wt. Phase-in Term  
 Min Rent \$500.00 Year of Phase-in 0  
 Max Rent Ultimate Rent 5.00

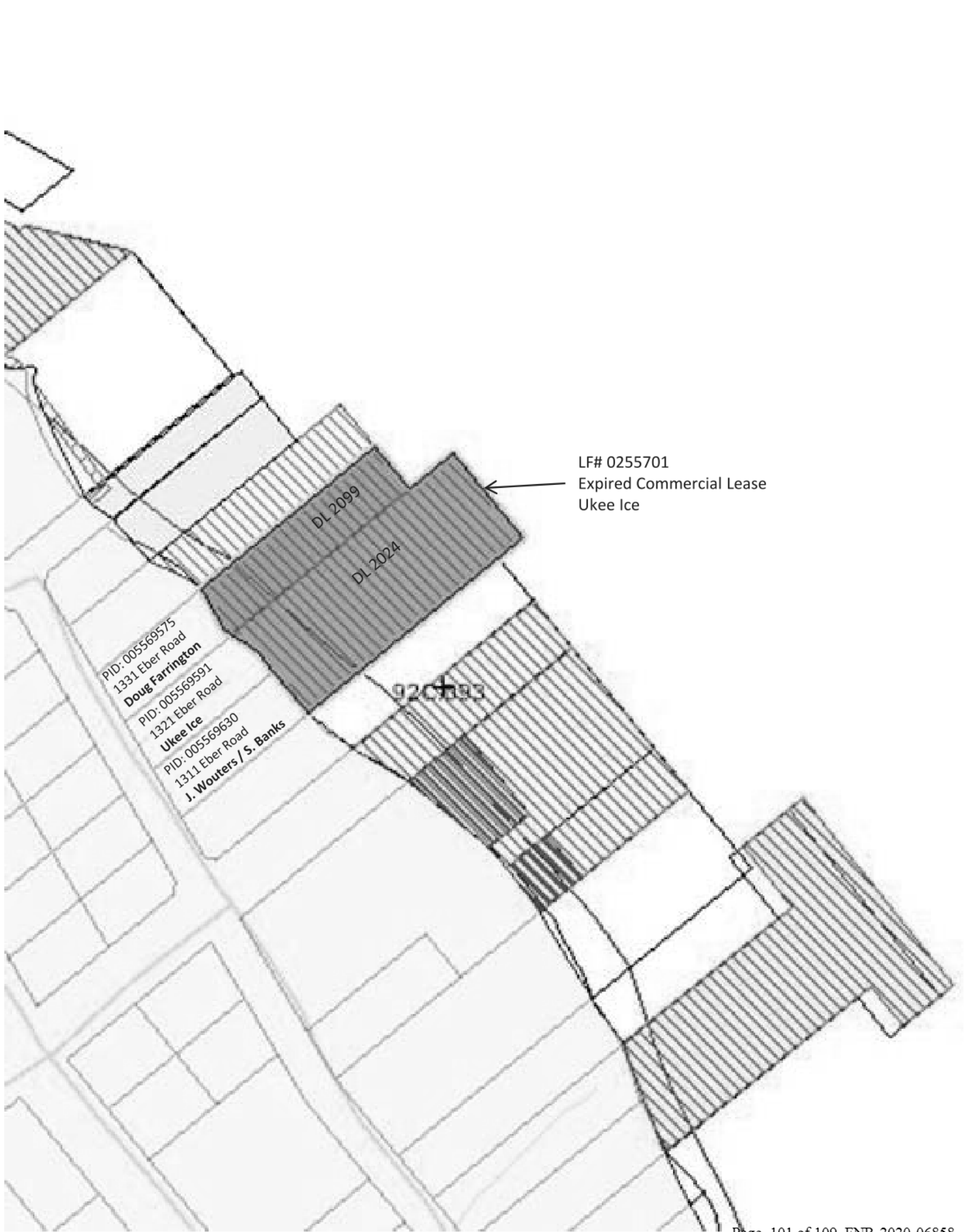
Rent/GST Calculation View Financial Factors

$$\$82,000 \times 8\% = \$6560 + \text{GST}$$

Page 088 of 109 to/à Page 100 of 109

Withheld pursuant to/removed as

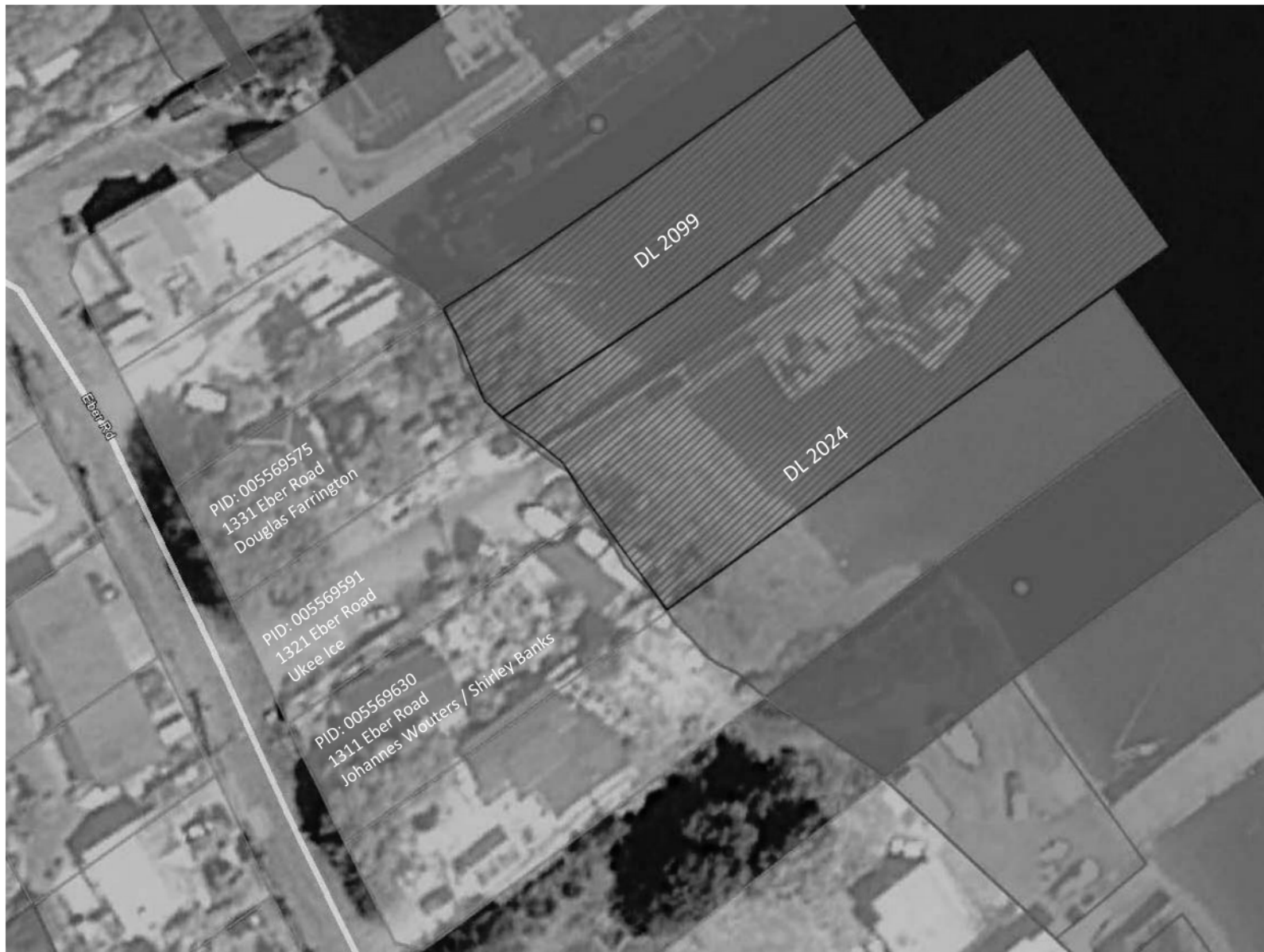
s.13 ; s.14



LF# 0255701  
Expired Commercial Lease  
Ukee Ice

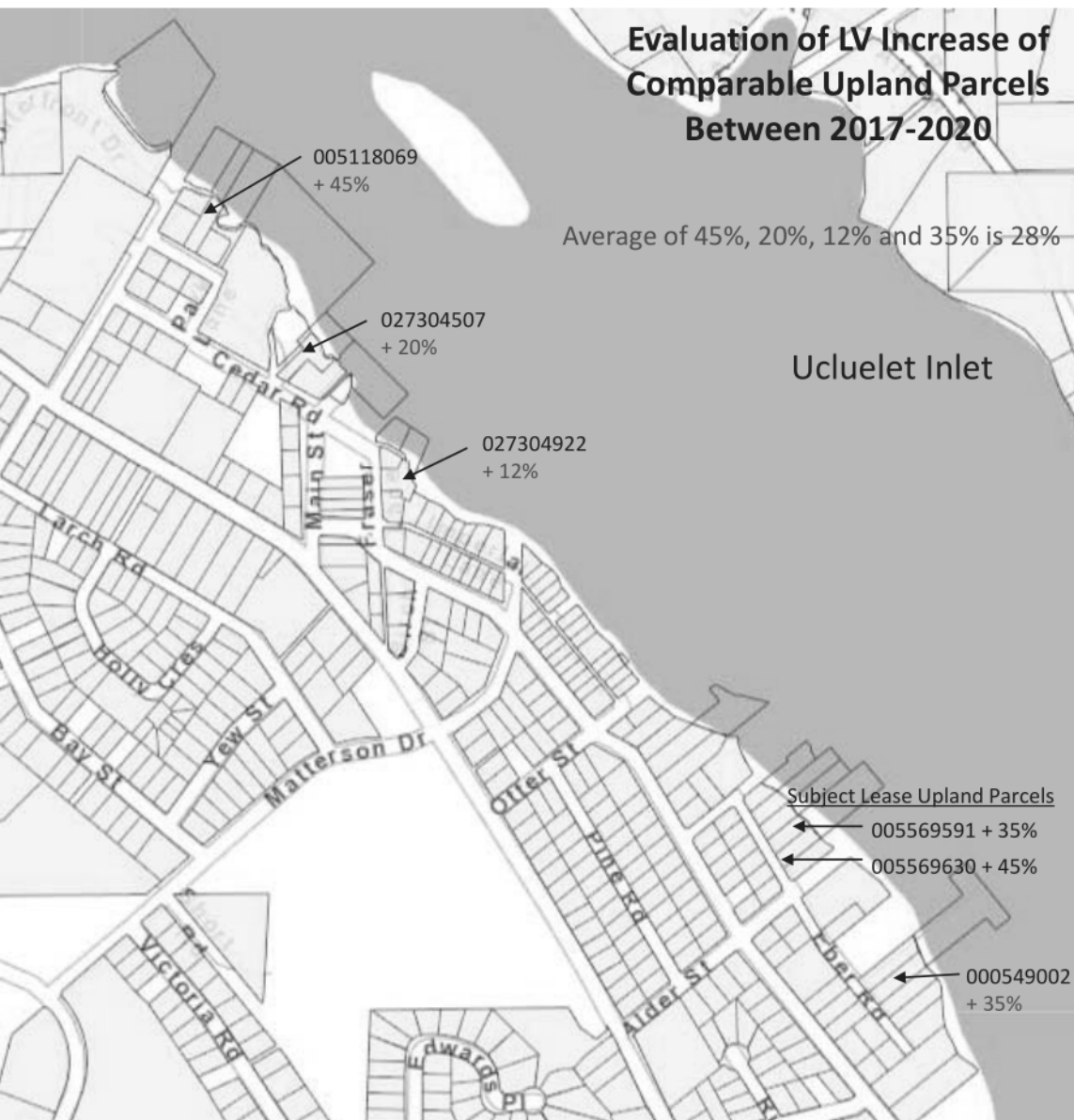
PID: 005569575  
1331 Eber Road  
**Doug Farrington**  
PID: 005569591  
1321 Eber Road  
**Ukee Ice**  
PID: 005569630  
1311 Eber Road  
**J. Wouters / S. Banks**

920793





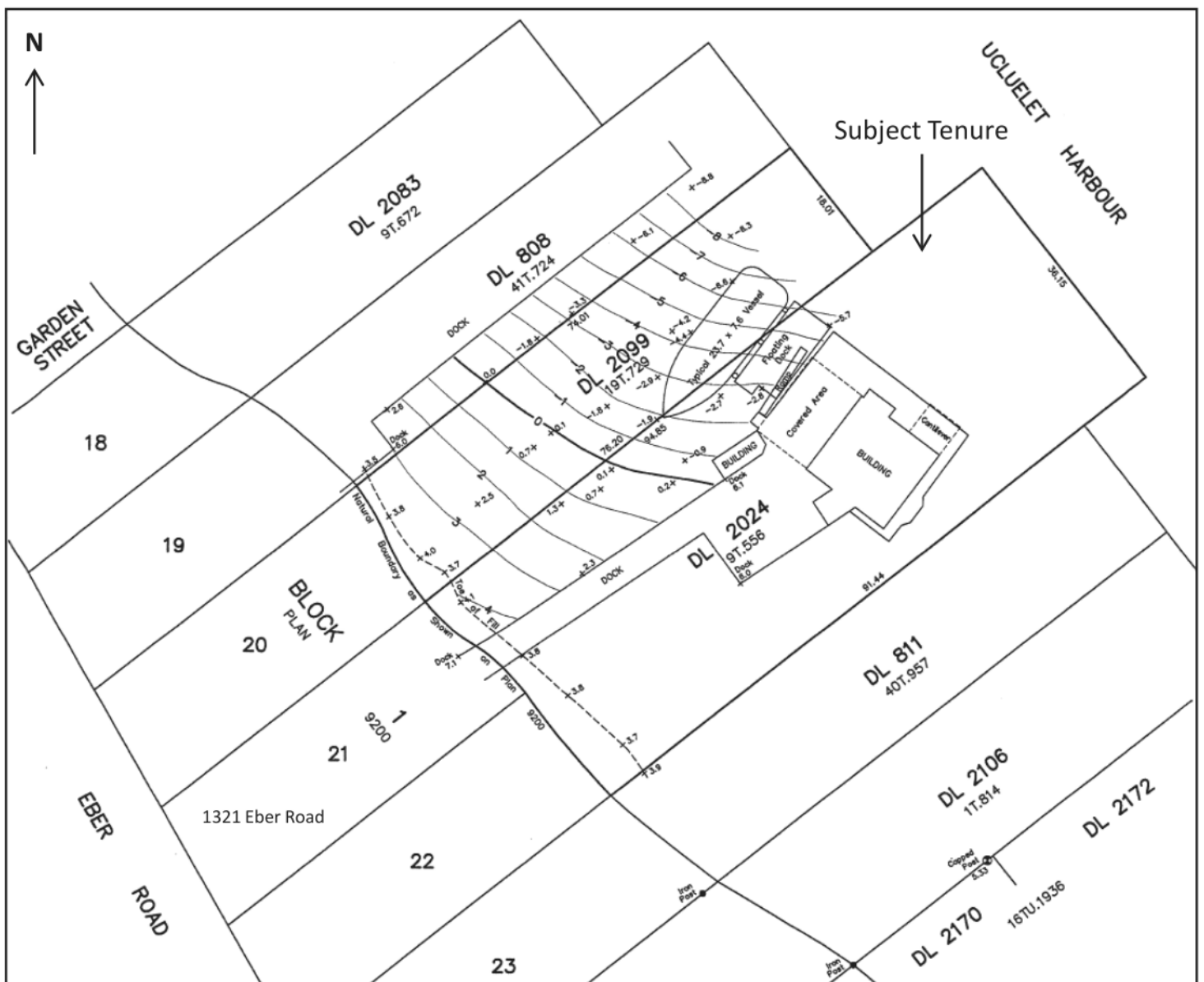
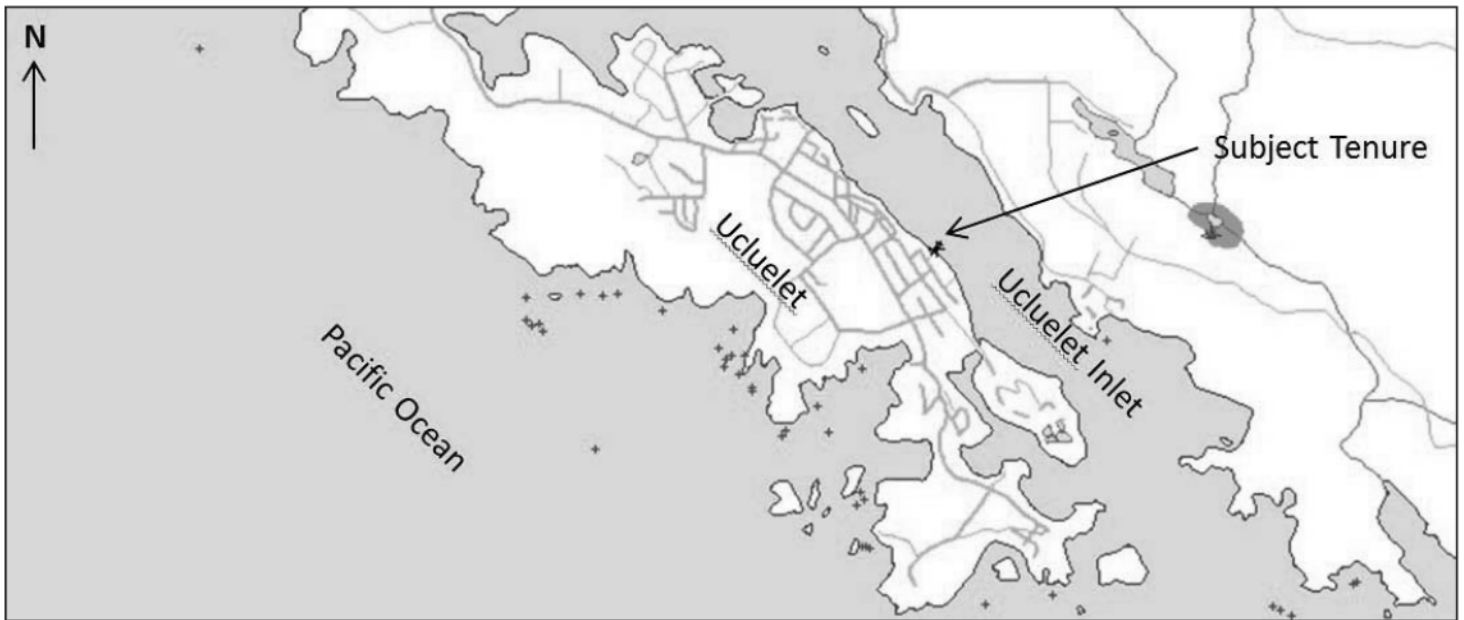




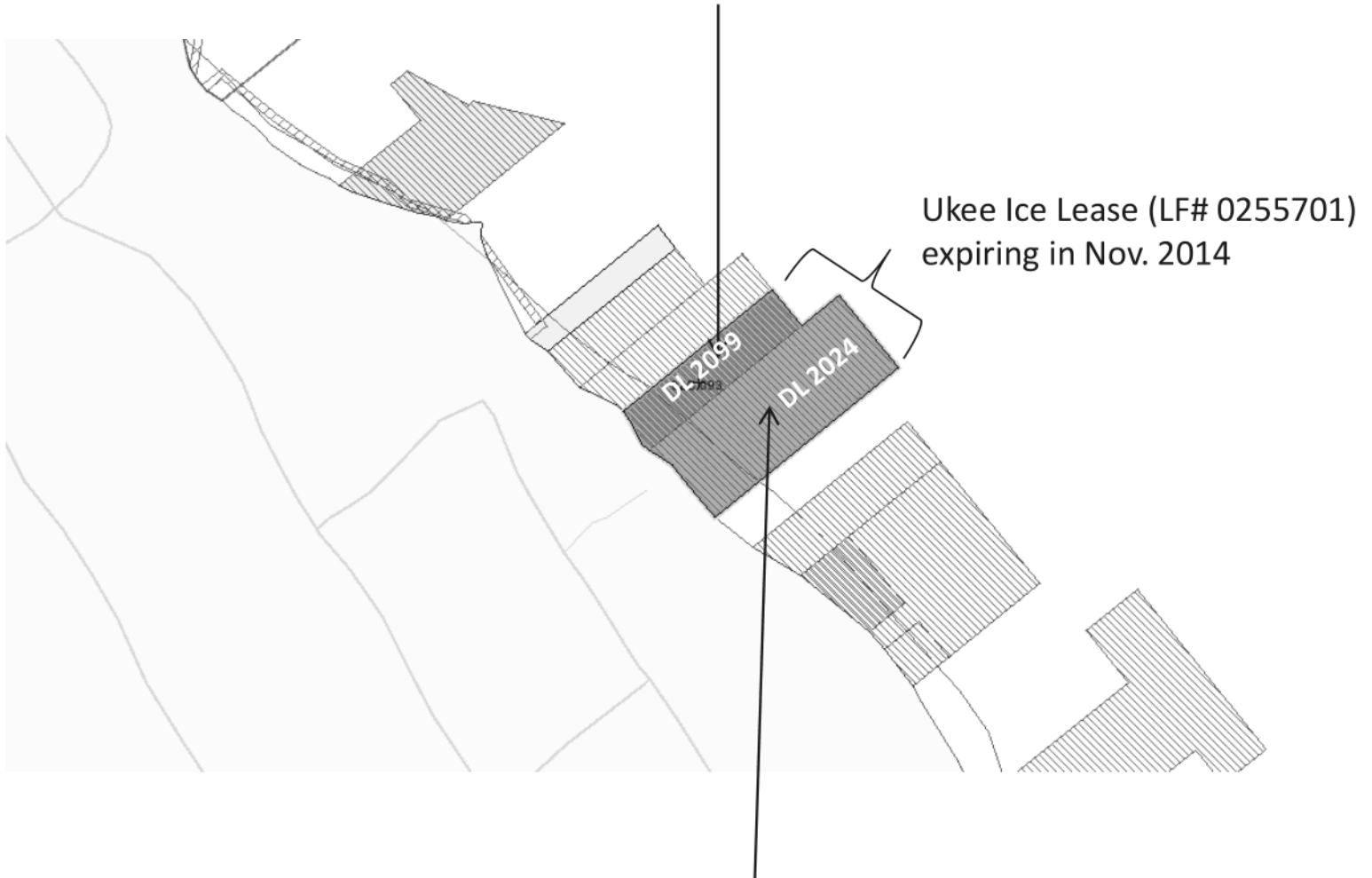








Litigation with an immediate neighbour requires that this lot be severed from the existing Ukee Ice Lease (LF# 0255701). An application is forthcoming from the neighbour.



Ukee Ice wishes to retain this lot under a new lease.

