



McEministry

SMITH CARTER ARCHITECTS

CFB COMOX - COMMUNITY CENTRE DRAINAGE

EXISTING CATCHMENT AREA BOUNDARIES

DRAWING A-1

DATE: APRIL/2009

SCALE: 1:5,000

JOB NO.: 202-21529

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Leet, Jerry TRAN:EX

To: Swift, Doug**Subject:** RE: Atlas/Hudson/Knight Roads

Hi Doug, let me know what time you want to meet on Wednesday and I'll meet you there. Jerry

From: Swift, Doug [mailto:SwiftD@pac.dfo-mpo.gc.ca]**Sent:** Monday, May 14, 2007 3:35 PM**To:** Leet, Jerry TRAN:EX**Cc:** greg_ehman@emconservices.org**Subject:** RE: Atlas/Hudson/Knight Roads

Hi Jerry,

Yes let's get together and field review these works – I would like to invite Rupert Wong who worked on this project as well. DFO does have concerns as well so we best come up with something that everyone can live with. I have some time on Wednesday May 16th afternoon, perhaps we could meet along Hudson Road if that would work for you – or we could find sometime next week. Please let me know, thanks.

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

From: Leet, Jerry TRAN:EX [mailto:Jerry.Leet@gov.bc.ca]**Sent:** Monday, May 14, 2007 3:02 PM**To:** Swift, Doug**Cc:** greg_ehman@emconservices.org**Subject:** RE: Atlas/Hudson/Knight Roads

Hi Doug

Regarding the works done in the ministry ditches, I asked the engineering firm that represented the regional district with the installation of the waterline in these ditches to remove all the works that was put in our ditches without permission.

The operations manager here (Bob O'Brien) wants the ditches to be free flowing, standing water as in the ditches right now because of these little rock groins saturate the road bed causing the asphalt to break up. The willows restrict ditch maintenance and grow to size that reduces the capacity of the ditches, Atlas road carries large flows of water in the winter and the works that were done on the unopened portion of Hudson road if left unchanged will cause flooding this winter.

The large cross culvert at Hudson crossing Ryan has the outlet on the north side a foot up in the air from the ditch/stream grade that is receiving the water, so no fish can get across the road to the ditches that these works have been done in. The fish would have to be planted in these ditches for them to become fish bearing.

If you want to get together to look at or discuss what should or shouldn't stay I'd be happy to run any scenarios we come up with by the ops manager.

I don't think anyone has gone out to remove anything yet, we were surprised to see these things in the ditches, I don't think the regional district asked anybody to install these things because they would also interfere with the waterline maintenance.

I don't know who decided to install these works but we would like to know if there are other areas or ditches where these things are going to pop up because they should be maintained by others and there may be liability issues.

Let me know what you want to do I am free anytime. Take Care Jerry

From: Swift, Doug [mailto:SwiftD@pac.dfo-mpo.gc.ca]**Sent:** Monday, May 14, 2007 8:40 AM**To:** Leet, Jerry TRAN:EX; Greg Ehman

Cc: Hunt, Dale

Subject: Atlas/Hudson/Knight Roads

Hello Gerry/Greg

I have been brought into the issue regarding the planting of vegetation along the ditch lines at the above location and most recently a report that the live stakes along Atlas/Hudson to Hudson Ryan have recently been removed by an unknown person(s). It should be noted that the ditch lines in this area are the headwaters of fish bearing streams, and these are areas that fish have direct access to. For this reason DFO does have concerns about this location. With the all development and increased amount of new ditching taking place in that area, there is a significant amount of water being discharged into those ditch lines. For this reason it is very important to ensure that these ditches are stable. I would like to know if anyone can shed some light on who may have removed the stakes in this area.

While I can understand the future maintenance concerns regarding these ditch lines and that MoT should have been consulted prior to this work, I am sure that we can work together to deal with those issues should the vegetation become a problem in the future.

I also note that there have been 3 incidences that I know of this spring regarding mowing of vegetation immediately adjacent and in fish bearing waters, all of which in my opinion are contrary to the *Fisheries Act*. One site even had a clearly marked sign showing that fish were present so our frustration is understandable.

I look forward to your response. Thank you.

Doug Swift

Habitat Management Technologist/Technologist, gestion de l'habitat

Fisheries and Oceans Canada/Pêches et Océans Canada

South Coast Area

148 Port Augusta Street

Comox BC V9M 3N6

Ph. (250)339-4905/Facsimile (250)339-4612

Comox

280 W. Burnside Rd.,
Victoria,
British Columbia.

December 22, 1969

Jo-Ann Estates Ltd.,
c/o Mr. Grealis,
Box 73, C.F.B.,
Lazo, (Comox),
British Columbia.

Dear Sir:

Re: Additional right-of-way requirements
Ryan Road - Comox Airport.
Legal: Part of Lot 1, of Lot 239, Comox
District, Plan 2832.

With reference to our recent discussions, please find enclosed our location plan showing outlined in red, the area 2.27 acs., required for road. You will no doubt recall that 2.02 acs. of this area was taken for road back in 1959. Thus 0.25 acs is actually required at this time for addition widening.

Pursuant to the grant from the Crown and under provisions of the "Highway Act", the Department may resume for road purposes, an area up to, but not exceeding, one-twentieth of the total area of the parcel, and where same is unimproved, no compensation is payable.

In this instance your holding comprises 62.4 acs. and it will be observed that a total of 3.1 acs. is subject to statutory resumption. Since the total area of land required for road purposes is less than one-twentieth and being unimproved land, no compensation is payable.

The right-of-way will be established as a public Highway by notice in the British Columbia Gazette and a supporting notice will be filed with the Registrar of Titles to affect a notation on the registered title in the Land Registry Office, Victoria, British Columbia.

Yours truly,

E.F. THOMPSON
Property Negotiator.

EFT/cep
Encl.
Registered Mail.

cc: Regional Property Negotiator.
North Vancouver.