

# COUNCIL REPORT

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Date: September 14, 2017  
 File: 4.10.2.2  
 To: Mayor and Council  
 From: Warren Waycheshen, CAO  
 Re: Access options for District properties on east side of dike

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## **Recommendation:**

### **Motion:**

**THAT three gates be installed at: a) the entrance to the pollution control centre Kitimat River outflow access, b) on the access just west of the Giant Spruce Park, and c) at the pump houses just below the Haisla Bridge on the east bank of the Kitimat River, at a cost of \$25,000. AND THAT the gates be closed until spring 2018 or as directed by Council.**

**THAT Hirsch Creek Park be closed to vehicular traffic until the regular opening in 2018, and that the estimated cost of \$15,000 to fix the road and any site damage be referred to the 2018 budget process.**

### **Background:**

With the recent Kitimat River and Hirsch Creek flooding staff have reviewed access options to District properties located on the east side of the Kitimat River that are used for (or to access) informal camping. As 14 persons required evacuation that put themselves and first responders in considerable risk the current system should be amended or reaffirmed by Council.

The areas of focus for this report are the access open to vehicles at (map attached under Appendix B for reference):

1. The pollution control centre access down to the sewer outfall,
2. The riverbank beyond (west) the Giant Spruce Park, and
3. The access to the water pump houses just below the Haisla Bridge on the east bank.

### **Short Term Options:**

**Gate the areas:** staff recommends the areas be gated this year, with the gates closed for the remainder of the fall and winter, or as directed by Council. The attached map indicates the three areas to be gated at an estimated total cost of \$7,000 – 8,000 per gate (including signage). If the gates are closed the public can walk down to the riverbank.

**The rationale for gating the pollution control access** is securing the site and the area has had substantial waste and garbage left on site previously. There have been people staying for extended periods and leaving a mess. Currently, the access is barricaded and impassable due to a wash out at one of the culverts, which Public Works will be soon repairing.

With the pump house access, restricting vehicular traffic reduces the risk of fuel, oil and other contaminants (i.e. illegal dumping) occurring. This is the source water area for the city's water supply, reducing access reduces contamination risks. We do have authority under the drinking water protection act to protect this area.

Regarding the access via the Giant Spruce route, staff recommends a gate be installed just beyond the entrance to the Giant Spruce parking lot. This will provide some parking and turnaround area when the gates are closed. The public would then walk into the Crown land at the riverbank. As shown on the attached map, the District lands in the vicinity of the Giant Spruce extend west towards, but do not reach, the riverbank.

The benefits of a gate in the short term are restricted access as the riverbank is soft in areas and some vehicles may have difficulty accessing the riverbank site at this time due to the conditions.

In the long term, the gates may be left open at times and can be closed if there are fires, flooding or other concerns where access needs to be restricted.

If Council wishes to install the gate and leave it open, signage will remain indicating the hazard and staff will develop a protocol for responding. The concerns with this approach are the riverbank conditions may cause larger vehicles to get stuck and as the camping is informal we may have issues contacting people if high water is forecast. For example, some people may have an RV parked on the riverbank and be at work or out of the community and we have no way of contacting them.

If Council wishes to adopt this approach the following is put forward for consideration:

**THAT three gates be installed at: a) the entrance to the pollution control centre Kitimat River outflow access, b) on the access just west of the Giant Spruce Park, and c) at the pump houses just below the Haisla Bridge on the east bank of the Kitimat River, at a cost of \$25,000. AND THAT the gates be closed until spring 2018 at the pollution control centre and pump house accesses. AND THAT the gate at the access just west of the Giant Spruce Park remain open at this time.**

Hirsch Creek Park: The flooding damaged the roads and by the time the work could be completed this year the gates will be closed for the season. Staff recommends the road and site remediation work, estimated at \$15,000 be included in the 2018 budget and the park be closed to vehicular traffic until spring 2018.

Photos attached under Appendix A for reference.

### **Long Term Options:**

Retain current system: if the current informal system of camping is retained it is recommended new signage be installed to replace the existing ones with information regarding the flood risk. The informal camping occurs on Crown lands and this has been an established practice that has been in place for many years. The recent events highlighted no party is responsible for monitoring flows and the recent events may occur again.

Formalize the current system: Council could "lightly" formalize the current system by establishing protocols for regular patrols and monitoring while still having informal camping and continue to not charge any fees.

The District could also work with the Province on the riverbank lands (as we do not control them) to develop a formal system by charging a camping fee and develop proper water, sewer and garbage services. If the system is formalized there will be increased responsibility to ensure the sites are flat and solid enough for camping units (which may incur ongoing costs as area is prone to high water in the fall and winter), along with a higher duty to monitor the river levels. The area may also be costly to develop or unable to accommodate sewer facilities. Staff suggest this may be a long-term solution Council may wish to consider, but could not be done this year.

**Alternative Options:**

1. If Council wishes to pursue any of the other courses of action staff will prepare resolutions based on the direction.
2. Another course of action to be determined through discussion

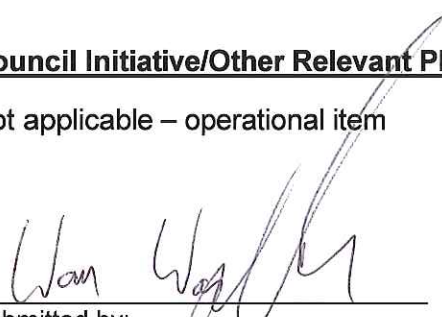
**Budget Implications:**

  
Dir. of Finance Initials

The Accumulated Surplus would be used to fund the 2017 expenditures.

**Council Initiative/Other Relevant Plans:**

Not applicable – operational item

  
Submitted by:  
Warren Waycheshen,  
Chief Administrative Officer

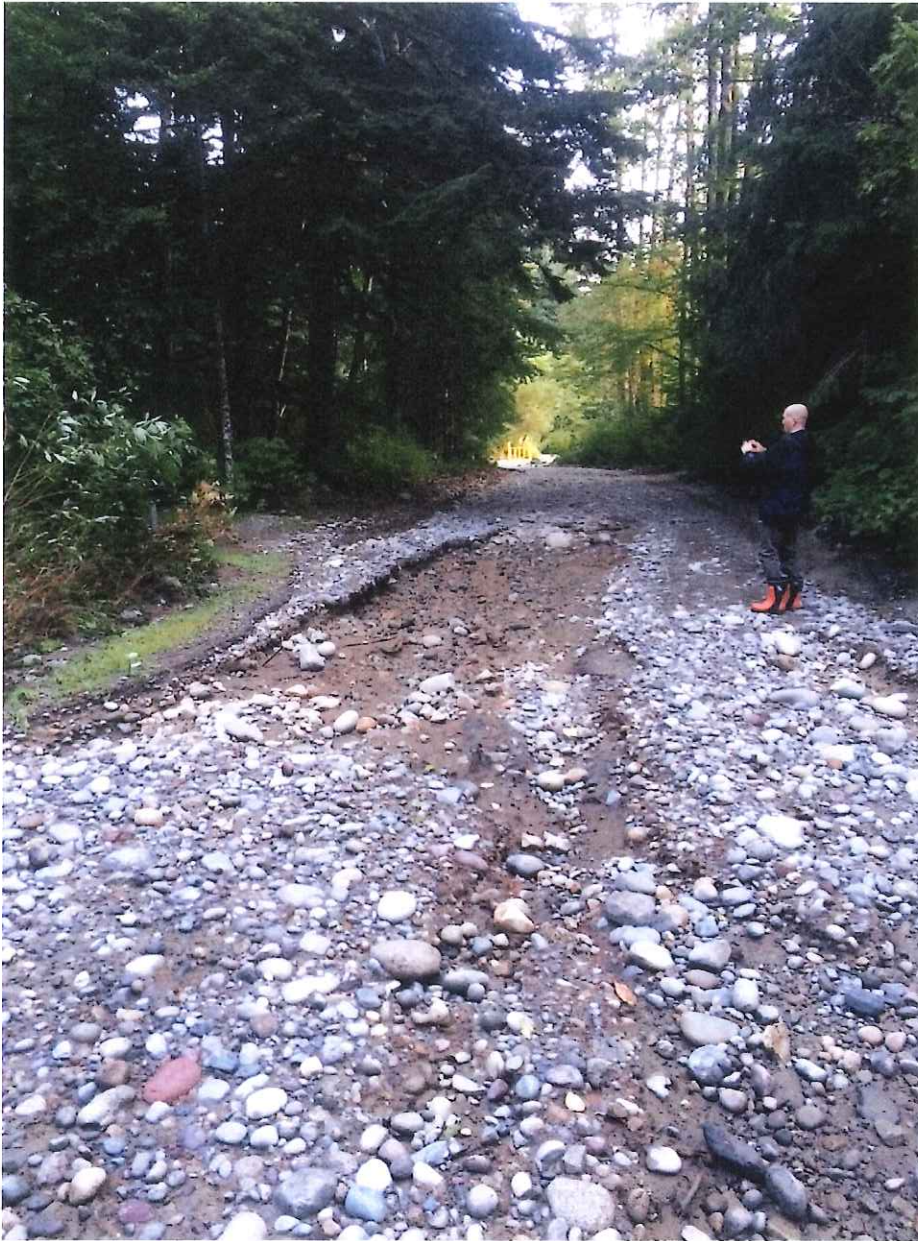




Appendix 2. Photos of Hirsch Creek Park road









# KITIMAT RIVER

## LEGAL OWNERSHIP

Note: Parcel data correct as of September 8, 2017

Legend

Paved Road

Gravel Road

Overgrown Road

Legal Parcels



CROWN FEDERAL

MUNICIPAL

CROWN PROVINCIAL

PRIVATE


Proposed Gate



1:8,500

Author: AWS    Date: 15-Sep-2017

File: KitimatR\_GatesTab



**Parcel Data Labels:**

- PARK PL 12071 PID:
- RTG PL PRP45835 PID:
- L1 DLS 6046 & 6270 RSC PL PRP45835 PID: 024865885 Owner: KITIMAT RCD & GUN ASSOCIATION
- N 1/2 OF DL 7561 RSC PID: 015191163 Owner: DoK
- S 1/2 OF DL 7561 RSC PID: 013083929 Owner: DoK
- ALL PT OF DL 6046 RSC ON PL 8537 PID: 013119745 Owner: DoK
- PCL (PL 9327) DLS 6035 & 6046 RSC PID: 015460983 Owner: DoK
- RTG PL 12070 PID:
- DL 6060 RSC EXC PLS 3599 3612 3648 6623 8414 & 12070 PID: 009647236 Owner: SANDHILL MATERIALS INC.
- DL 6265 RSC EXC PLS 3648 6623 & 8414 PID: 010782036 Owner: SANDHILL MATERIALS INC.
- RTG PL BCP16345 PID:
- BK 1508 DL 6266 & 6267 RSC PL 7172 PID: 007739401 Owner: RIO TINTO ALCAN INC.
- BK 1511 DL 6266 & 6267 RSC PL 7170 PID: 007737939 Owner: RIO TINTO ALCAN INC.
- BK 1510 DL 6267 RSC PL 7171 EXC PLS 10424 & 10744 PID: 009460641 Owner: ALUMINUM COMPANY OF CANADA LIMITED
- PCL (PL 10743) DL 6057 RSC PID: 013119761 Owner: Crown
- PCL (PL 10744) DL 6267 RSC PL 7171 PID: 009460659 Owner: Crown
- DL 7954 PID:
- DL 6020 RSC EXC PLS 3634 3836 6034 8918 10745 & 12224 PID: 012158071 Owner: ALUMINUM COMPANY OF CANADA LIMITED
- PCL (PL 10745) DL 6020 RSC PID: 013119656 Owner: Crown
- BK 1503 DL 86 RSC PL 5715 PID: 007743891 Owner: KMLNG OPERATING LTD.
- BK 1502 DLS 6016 & 6017 RSC PL 5744 PID: 007787700 Owner: KMLNG OPERATING LTD.
- DL 86 RSC EXC PL 5715 PID: 007753187 Owner: KMLNG OPERATING LTD.
- BK 1501 DL 6050 6053 & 6054 RSC PL 5744 EXC PLS 12031 & 12032 PID: 007736649 Owner: KMLNG OPERATING LTD.
- DL 6271 RSC PID: 012158186 Owner: RIO TINTO ALCAN INC.
- BK A DL 6050 RSC EXC PL 5744 PID: 004335261 Owner: RIO TINTO ALCAN INC.
- DL 6004 RSC
- BK 264 DLS 6035 & 6046 RSC PL 6243 PID: 007970421 Owner: VISTA VILLAGE TRAILER PARK LTD.
- BK 250 DL 6035 RSC PL 5990 PID: 010161554 Owner: THE BOARD OF SCHOOL TRUSTEES OF SCHOOL DISTRICT NO. 182
- L A DL 6035 RSC PL 9146 PID: 006366929 Owner: Crown
- BK 269 DLS 6034 & 6035 RSC PL 7523 EXC PL 9389 PID: 009288317 Owner: DoK
- BK 247 DL 6034 RSC PL 3836 PID: 011725194 Owner: DoK
- L1 DL 6034 RSC PL 9389 PID: 006069991 Owner: GREEK PCL ADL 6034 ORTHODOX RSC PL 8801 COMMUNITY PID: 006807372 Owner: DoK
- BK 270 DLS 6023 & 6034 RSC PL 7523 EXC PLS 8318 & 11012 PID: 009288384 Owner: DoK
- L A DLS 6023 & 6034 RSC PL 11012 PID: 005035414 Owner: THE LUSO CANADIAN ASSOCIATION OF KITIMAT
- BK 210 DLS 6019 6020 6023 & 6024 RSC PL 8918 PID: 006652701 Owner: 1004455 B.C. LTD.
- PARK PL 6424 PID:
- BK 261 DLS 6019 & 6024 RSC PL 6424 PID: 009793046 Owner: DoK
- BK 260 DL 6019 RSC PL 6424 PID: 009793011 Owner: DoK
- DL 6019 RSC EXC PLS 3634 3650 3836 4235 6034 6424 8918 12224 PRP44236 PRP45574 & PL BCP24900 PID: 012158011 Owner: Alcan Inc.
- BK 600 DISTRICT LS 6017 6018 6019 & 6020 RSC PL 6034 PID: 010114947 Owner: DoK
- DL 6018 RSC EXC PLS 6034 & PRP45574 PID: 012158224 Owner: ALCAN ALUMINIUM LIMITED
- DL 6015 RSC PID: 012158178 Owner: RIO TINTO ALCAN INC.
- IR 1 KITIMAT (COLICHAN GROUND OR OLD TOWN) PID: