

TO: CITY MANAGER 1993 DECEMBER 08

FROM: DIRECTOR PLANNING AND BUILDING OUR FILES: 15.711.1
SD 108/92

SUBJECT: **PROVISION OF CITY LANDS FOR SALMON
HOLDING FACILITY, BRUNETTE RIVER
SALMONID ENHANCEMENT PROGRAM**

PURPOSE: To provide Council with information in support of recommendations to provide City lands for the installation of an adult salmon holding facility.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared redesignating those lands shown on Figure 1 from R2 Residential District to P3 Park and Public Use District and **THAT** this Bylaw be advanced to First Reading on 1994 January 10 and to a Public Hearing on 1994 February 01.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The registration of a subdivision plan creating a legal parcel as shown on Figure 1.
3. **THAT** the Director Engineering be authorized to arrange for the preparation of a subdivision plan creating a legal parcel as shown on Figure 1.
4. **THAT** the City Solicitor be authorized to prepare an agreement to lease, for five years, the lands referenced on Figure 1 to the Sapperton Fish & Game Club for the sum of \$1.00.
5. **THAT** a copy of this report be forwarded to:

Mr. Elmer E. Rudolph
 Special Projects Committee
 Sapperton Fish and Game Club
 P.O. Box 40099 Royal City Postal Outlet
 New Westminster, B.C. V3M 6J7

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| ITEM | 16 |
| MANAGER'S REPORT NO. | 73 |
| COUNCIL MEETING | 93/12/13 |

REPORT

1.0 BACKGROUND

Council, on 1993 April 05, received the Manager's "In-Camera" Report No. 22, Item 3 regarding the Sapperton Fish and Game Club's interest in securing City lands for the installation of a facility to temporarily hold adult salmon.

Council was advised that the Club has been working in cooperation with Fisheries and Oceans under the auspices of its Salmonid Enhancement Program since 1970 to bring salmon back to the Brunette River. Since 1984, when the Club experienced the first spawning return to the Brunette, they have been taking approximately 50 mature spawners each year to enhance natural spawning numbers in the river.

They artificially spawn these selected salmon to provide approximately 50,000 eggs each year to the Alouette River Hatchery for later return and release into the Brunette River.

In order to keep this brood stock in their prime they must be temporarily kept in a secure holding box in November and December each year prior to final transport to the Hatchery. Presently this holding box gets its water supply from natural springs and run-off in the vicinity of Sapperton Avenue and Klenner Drive. Concern has been expressed that, with the continuing development of this area, the water supply could be compromised.

An active artesian well was identified on the St. Michael's Church property immediately adjacent City lands as shown on Figure 1 attached. It is situated above the proposed single family residential development on Craig Avenue and consequently, it is considered as providing a long-term clean water source. Staff from Fisheries and Oceans have tested the flow capacity of this artesian water source and have determined that it is sufficient for the intended purpose. Moreover, it will provide a better opportunity than is currently available elsewhere.

The subject lands are designated for single family residential development as noted on the Cariboo Heights Community Plan (Figure 1). The provision of a site would mean the loss of one residential lot. Nonetheless, staff believe that the work of the Sapperton Fish and Game Club in re-establishing the fish species which were eliminated in past years merits continued support by the City, thereby assisting in the Club's efforts to make the Brunette system a viable fish producer.

Council was advised previously that an opportunity may be available to lease a site within the grounds of St. Michael's and that the Fish and Game Club would be requested to actively pursue this alternative.

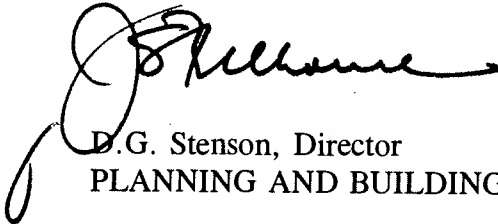
2.0 EXISTING SITUATION

Staff is in receipt of a letter advising that, while the St. Michael's Parish is very interested in the project and supportive of it, they are not in position to enter into a lease arrangement to place the holding facility on the Church grounds.

It is proposed, therefore, that the City proceed with arrangements to provide a site. This would require the preparation of a subdivision plan to create a separate parcel which would then be leased to the Fish & Game Club. It is recommended that the lease be for the sum of \$1.00 for a period of five years. At termination, the lease will be submitted for reconsideration.

It will also be necessary to rezone the site from R2 Residential District to P3 Park and Public Use District. This District provides for the establishment of "...zoological gardens and aquaria." As a condition to the completion of the rezoning, it is recommended that the Sapperton Fish & Game Club be required to submit a suitable plan of development for the facility.

This plan should preserve and augment the natural landscape in a manner which screens the facility from the adjacent existing and proposed residential properties. Access and services to the site will also need to be addressed.

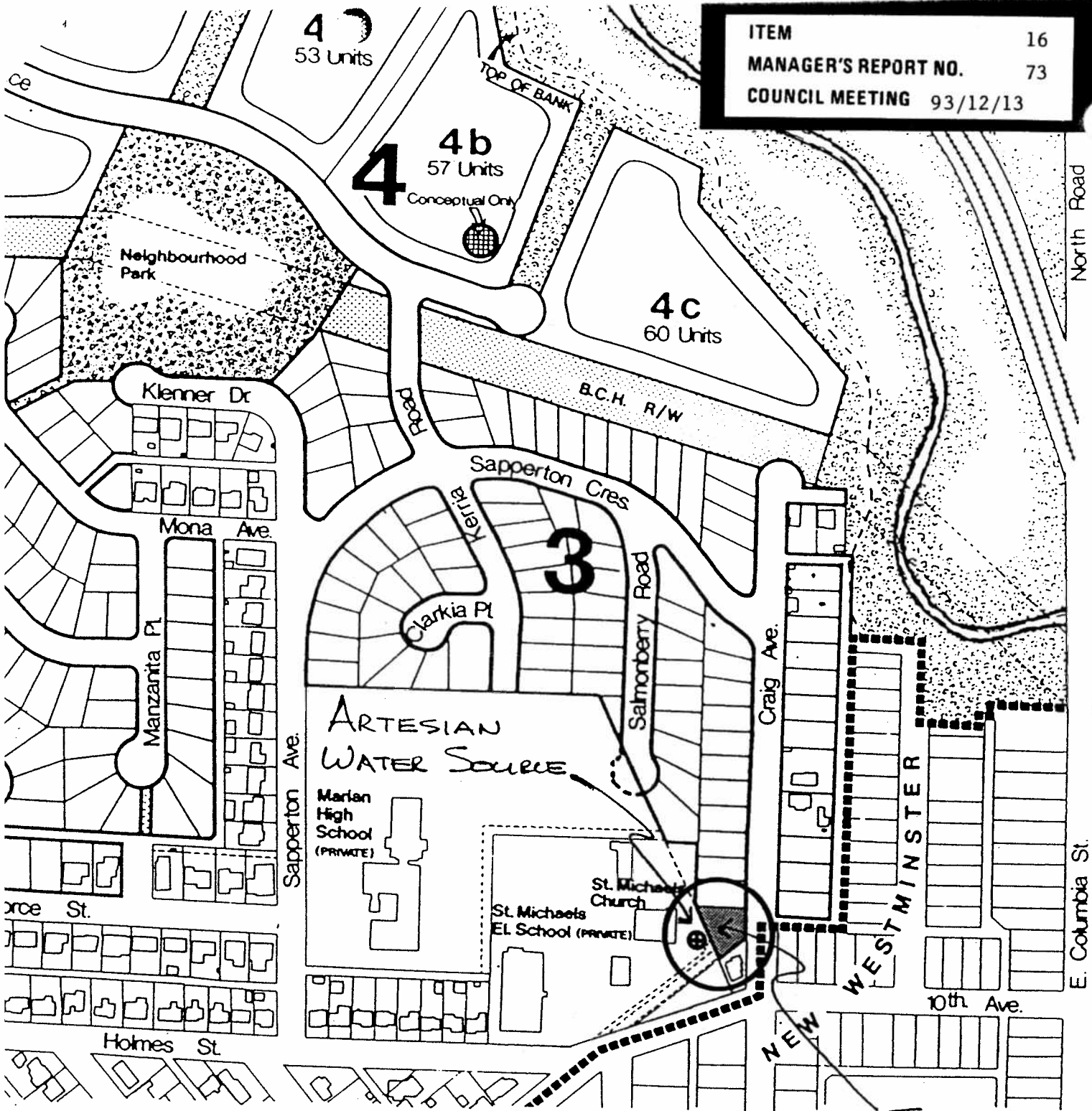

D.G. Stenson, Director
PLANNING AND BUILDING


PB/db

Attachment

cc: Director Administrative & Community Services
Director Engineering
Director Recreation & Cultural Services
Chief Public Health Inspector
City Solicitor

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Cariboo Heights Community Plan

SUBJECT PROPERTY

Legend:

- Conservation Reserve
- Neighbourhood Park
- Public Rights-of-Way
- Neighbourhood Commercial
- Existing Buildings

- ▶ **Area 1: Small Lot (R9)**
Single Family Compact Housing, With A Mix Of Frontages Giving An Average Of 13.7m (45 Ft.)
- ▶ **Areas 2&3: Conventional (R2) Single Family**
- ▶ **Areas 4-7: Group Housing**
Ground Oriented Cluster Housing At A Maximum Density Of 25 Units Per Hectare, (10 Units Per Acre)

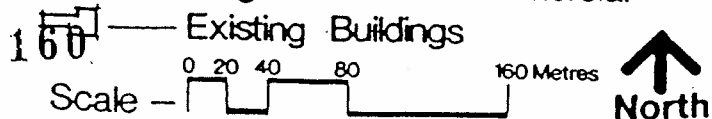


Figure 1