

Rezoning based on Omission Fabrication and Deception of SCIENTIFIC FACTS by P AGs part of the history of this always controversial Gloucester Estates industrial development.

1985 2 P AGs lose their licenses due to fabricating a soil analysis <https://westcreekawareness.files.wordpress.com/2023/06/agrologists-expelled-re-gloucester-alr-exclusion.pdf>

2017 48th Ave and 275 Street 100 meters of West Creek in tunnel 2 years after Beedie states the DFO Permit “EXPIRED” with the collusion of Council some of whom are making the decision on this application. <https://westcreekawareness.files.wordpress.com/2023/02/tol-2017-12-04-council-memo-re-beedie-incl-attachments-4.pdf> BC ORDER TOL EVIROWEST TO GET WSA PERMIT <https://westcreekawareness.files.wordpress.com/2022/07/relocation-of-a-stream-in-gloucester-industrial-park1.pdf>

2022 March 3 EV Logistics infilling of riparian area 7 years after Beedie states DFO Permit has expired. Infill done outside of the least risk window.

2022 Oct Beedie submits a plan to TOL committing to consultation with First Nations and Environmental Groups NO fish biologists or Hydrologists listed as their experts NO PUBLIC INFORMATION MEETING prior to First and Second Reading. <https://westcreekawareness.files.wordpress.com/2023/05/township-of-langley-foi-23-026-pgs.-209-256.pdf>

2023 27500 block 60th Avenue initial application to DFO omitted Red Listed Nathan Creek. Submit EXPIRED DFO Letter of Advice to TOL Planners

2023 Feb 1 Beaver dams taken down to the stream bed outside of the least risk window during a drought

<https://www.theweathernetwork.com/en/news/weather/severe/dead-fish-pile-up-water-scarcity-grows-as-british-columbia-drought-worsens> Beedie tells EBB Consultant there are no salmon in wetland / tributaries DFO letter says otherwise <https://westcreekawareness.files.wordpress.com/2023/06/west-creek-headwaters-wetland-fish-habitat-docs.pdf>

2023 April YOU permit QP to determine a watercourse classification..... Beedie reports rife with term “manmade” regarding wetland and tributaries which are COMPENSATORY LANDS TO BE UNDISTURBED IN PURPETUITY DFO Clause 34 <https://west-creek-awareness.ca/2022/10/15/dfp-permit>

Conditions that relate to compensatory habitat:

23. The compensatory habitats shall consist of a number of features which are listed below and numerically referenced to a plan of ultimate drainage (refer to ECL Drawing No. 467-02-12, Revision 03, attached in Appendix A). These works are also described in the Habitat Balance (Appendix B). Design drawings are referenced for each project on the ultimate drainage plan.
34. Gloucester shall ensure that the compensatory habitat is functioning as intended for the lifetime of Gloucester Industrial Estates. If at any time Gloucester becomes aware that the compensatory habitat is not functioning as intended Gloucester shall carry out any works which are necessary to enable the compensatory habitat to function as designed. If Gloucester transfers its interest in Gloucester Industrial Estates, and the transferee assumes the obligations of this Authorization in a form satisfactory to DFO, Gloucester shall thereafter be relieved of these obligations.



VIDEOS OF WEST CREEK WWETLANDS

[Wetlands](#) [West Creek at Risk From Industrial Development](#) [Aerial Survey of West Creek](#)

<https://westcreekawareness.files.wordpress.com/2022/10/a-2017-01193-dq-final-1.pdf>

**# 99-HPAC-PA2-000-000217
MELP File # A2004880**

16. GLOUCESTER shall ensure that the compensatory habitat is functioning as intended for the lifetime of Gloucester Industrial Estates. If at any time GLOUCESTER becomes aware that the compensatory habitat is not functioning as intended GLOUCESTER shall carry out any works which are necessary to enable the compensatory habitat to function as designed. If GLOUCESTER transfers its interest in Gloucester Industrial Estates, and the transferee assumes the obligations in Paragraph 12 in a form satisfactory to DFO, GLOUCESTER shall thereafter be relieved of these obligations.
17. GLOUCESTER will provide a restrictive covenant in favour of BC Environment pursuant to s. 215 of the *Land Title Act*, to ensure the compensatory habitat is left undisturbed in perpetuity. The restrictive covenant will be attached as Schedule "C". GLOUCESTER confirms it shall leave the compensatory habitat undisturbed. After the compensatory habitat is functioning as intended, GLOUCESTER shall not carry on any work or undertaking that will adversely disturb or impact the compensatory habitat, and will take all reasonable steps to ensure that the compensatory habitat is not disturbed by others, so long as GLOUCESTER is associated with Gloucester Industrial Estates.



October 8, 2013

Our file Note reference
99-HPAC-PA2-00217

Mr. Dave Gormley
16184 Canada Inc.
Gloucester Industrial Estates
310 - 1001 West Broadway
Vancouver, B.C.
V6H 4B1

Dear Mr. Gormley:

Subject: Request for amendment to Fisheries Act Authorization.

DFO File No.: **99-HPAC-PA2-00217**
Title: Gloucester Industrial Estates

On August 26, 2013, the following documents were submitted to DFO for review by Ian Whyte of envirowest consultants inc.:

- Project Review Application Form;
- Figure showing previously approved (99-HPAC-PA2-000-000217) concept plan with total habitat areas, and figure showing currently proposed total habitat areas;
- Aerial photograph of interim detention pond approved by DFO;
- Plan of habitat features to be included in proposed pond.

DFO accepts the plans as submitted.

Fisheries Act Authorization 99-HPAC-PA2-00217 states, "The configuration of the constructed habitat may be revised subject to advance notification to DFO and completion of a similar or greater amount of habitat." Therefore, an amendment will not be required.

In regard to the valid period of the Authorization, the dates are hereby extended to include 2014 and 2015.

If the plans have changed or if DFO's understanding of your project is inaccurate, you should contact DFO to determine if the advice in this letter still applies.

If you have any questions please contact the undersigned.

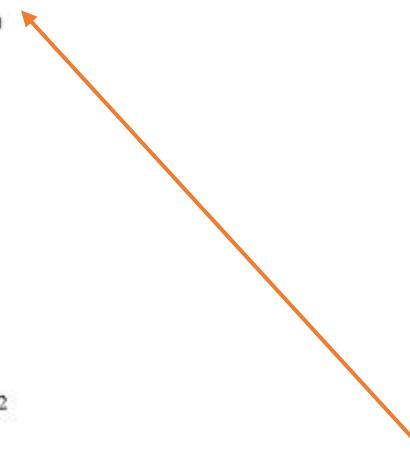
Yours sincerely,

Karen Billard

Fisheries Protection Program / Programme de protection des pêches
Ecosystem Management Branch / Gestion des écosystèmes
Phone/ téléphone: 604-866-0126
Fax / télécopieur: 604-666-0417
E-mail/Courriel: karen.billard@dfo-mpo.gc.ca

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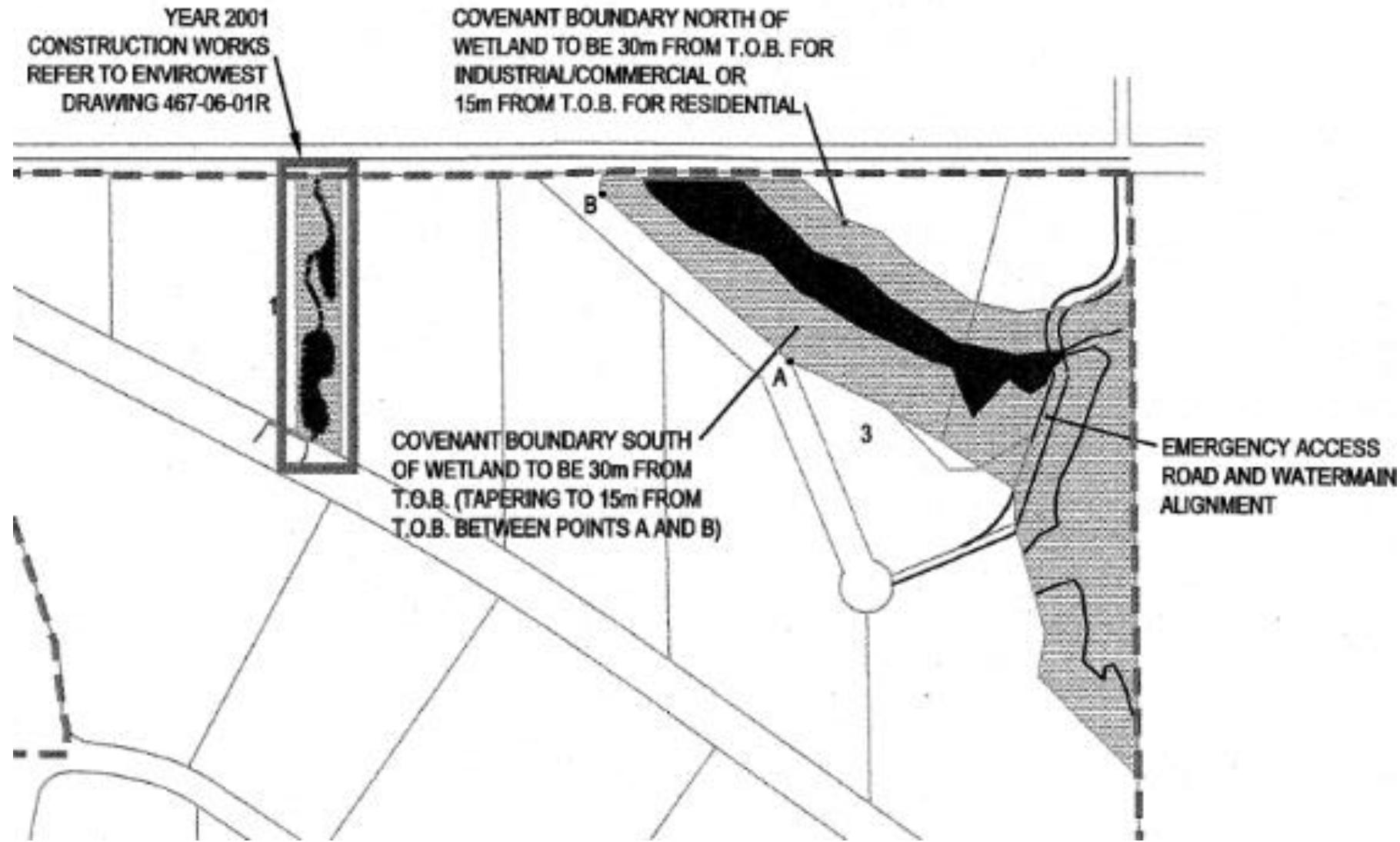


In regard to the valid period of the Authorization, the dates are hereby extended to include 2014 and 2015.

1.0 INTRODUCTION

The enclosed report consists of environmental monitoring and post construction monitoring of constructed habitats associated with Gloucester Industrial Estates. The report is comprised of 4 components. Sections 2.0 and 3.0 address Condition #19 of the Section 35(2) Fisheries Act Authorization No. 99-HPAC-PA2-000-000217 for habitats constructed during the years 2000 and 2001, respectively. Sections 4.0 and 5.0 address Condition #14 (a) through (e) and Condition #15 (a) through (d) of the Section 35(2) Fisheries Act Authorization Nos. 97-HPAC-PA2-0150 and 97-HPAC-PA2-023-000034, respectively, for habitats constructed in 1997.

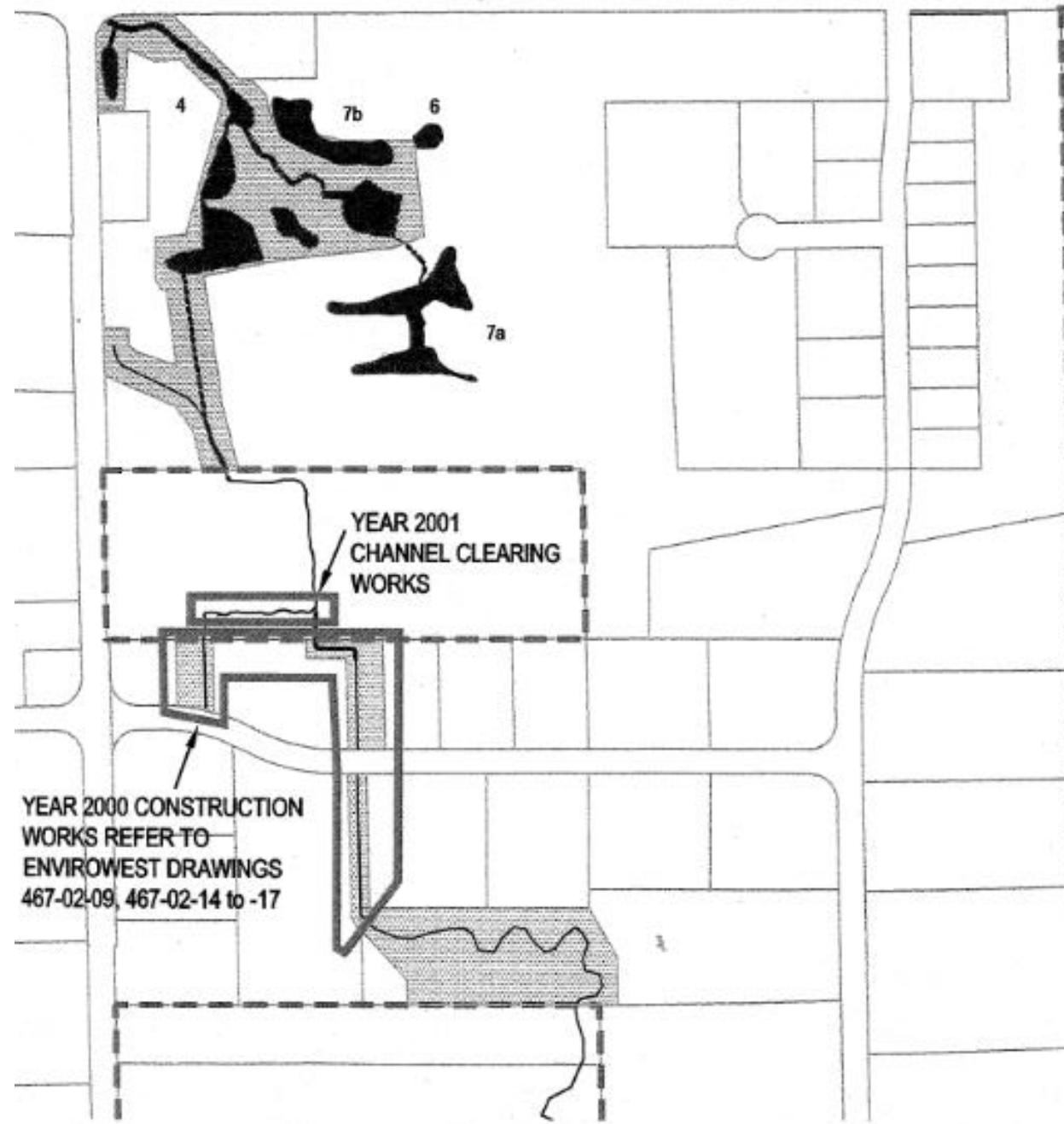




In the Northeast Quadrant of the development -

Compensatory Site A, located at or near Site 1:

- Enhancement of an existing watercourse, including partial realignment, wetland/pond creation and riparian enhancement (refer to ECL Drawing No. 467-06-01R, dated March 1999). This watercourse discharges to the existing roadside ditch at 60th Avenue, subsequently flowing in a culvert under 60th Avenue.
- Native shrubs shall include a mix of species (minimum size #2 pot) including snowberry, red elderberry, salmonberry, red-flower currant, pussy willow, red-osier dogwood and thimbleberry (no species to consist of more than 20 percent of the total). Live stakes shall be planted at a density of 5 stakes per square metre.
- Large woody debris (tree, log and rootwad) placement will be undertaken as directed by the environmental consultant. All large woody debris will be placed in such a manner so as to ensure that they are appropriately keyed into the sides of banks or are otherwise stable. Rootwads should be placed so that the gnarly portions of the root mass are below the wetted perimeter of the creek/ pond area, thus providing maximum refuge cover for juvenile salmonids. Trees and logs must have a minimum diameter of 350 mm; rootwads a minimum diameter of 2.0 metres.
- Marsh planting in the northeast quadrant of the development will be undertaken as per the specifications indicated on ECL Drawing 467-02-10A (species list). All wetland planting will meet the minimum density criteria of 4 plants per square metre. Marsh planting may be undertaken early in the spring planting season post construction, provided that appropriate sediment control measures are undertaken throughout the winter season to prevent downstream sedimentation from such areas. Marsh planting must be completed by April 30, the end of the spring planting season.



In the Southeast Quadrant of the development -

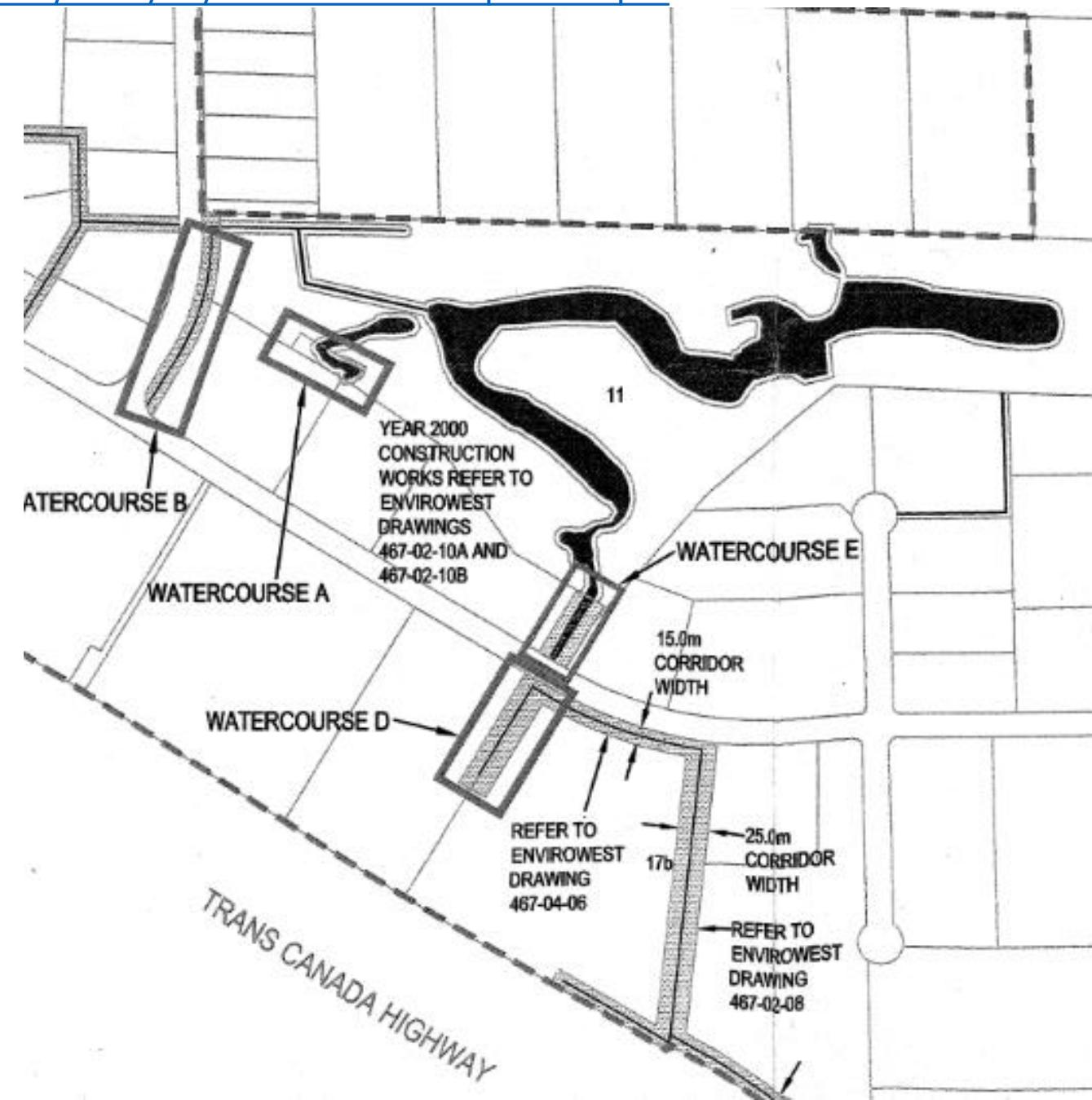
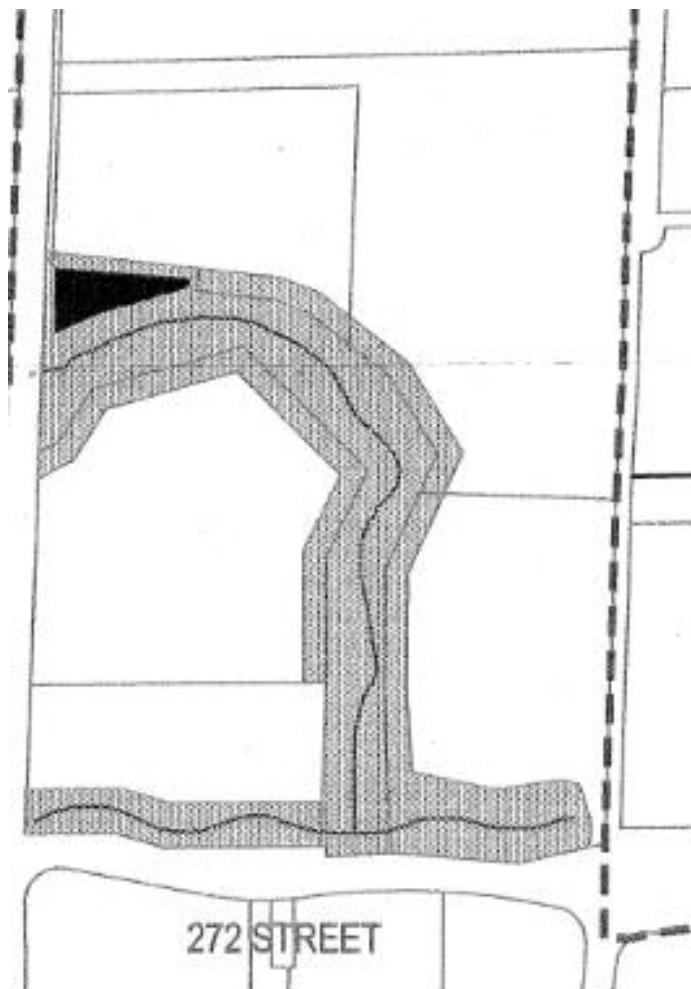
Compensatory Site B, located at or near Site 9;

Page 90 – 91 <https://westcreekawareness.files.wordpress.com/2022/10/a-2017-01193-dq-final-1.pdf>

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- Re-alignment of a watercourse, including development of pools (each with two rootwads) at 30 metre intervals, boulder complexing (minimum 6 boulders per 30 metre interval), and riparian enhancement (refer to ECL Drawing No. 467-02-09, Revision 00, dated April 12, 1999, and Hunter Laird Engineering Ltd. Job No. 4518, Sheets 9 of 14 and 10 of 14, both Revision A and dated July 29, 1999).
- A 1 metre wide strip on each side of the channel/pools is to be live-staked with a combination of red-osier dogwood and willow at a density of 5 stakes per square metre. Densities for trees and shrubs shall be one per five square metres and one per one square metre, respectively. Trees shall be increased in number to ten percent of total plants. Salvaged plant material may be used as an alternative to nursery stock, provided that it meets the required success rate.
- Rip rap is to be deleted from the side slopes of the pools; refer to ECL Dwg. #467-02-09.
- Boulder and boulder cluster placement will be undertaken as per the direction of the environmental consultant. Boulder complexing should be undertaken to provide fish habitat, direct flow, promote flushing, prevent infilling and to ensure bank stabilization, where necessary. Boulders must be appropriately keyed into the sides of banks and placed to ensure they are stable. Boulder diameter may be varied, depending on stream cross-section and gradient, but must average 400mm.



In the Southwest Quadrant of the development -

Compensatory Site C, located at or near Site 11:

- Pond/wetland creation north of Gloucester Way within the lands designated as future golf course (refer to ECL Drawings 467-02-10A and 467-02-10B).
- Wetland plants shall be planted at a density of four plants per square metre and trees and shrubs at densities one per five square metres and one per one square metre, respectively.
- The configuration of the constructed habitat may be revised subject to advance notification to DFO and completion of a similar or greater amount of habitat.
- Large woody debris placement should provide a minimum average of 25% cover in pools/ wetland using either gnarly rootwads and/ or whole tree sections.

Compensatory Site D, located at or near Site 17:

- Re-alignment of a watercourse south of Gloucester Way (refer to Aplin & Martin Consultants Ltd. Drawing Nos. 96025SR-1, Revision 1; 96025SR-2, Revision 2; and 96025SR-3, Revision 2). The portion adjacent to Gloucester Way is to be located within a 15-metre wide corridor; habitat details for this portion are shown in ECL Drawing No. 467-04-06, Revision 01. Habitat details for the remaining portions are shown in ECL Drawing No. 467-02-08, Revision 01. The north-south portion is to be constructed with a corridor width of 25 metres. Wherever possible, existing trees and

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shrubs are to be retained along the margins of the new watercourse. Where existing vegetation is disturbed it will be re-planted in accordance with the specifications on ECL Drawing No. 467-02-08, Rev 01, and as detailed further herein.

- Deflector logs, aeration logs and rootwads shall each be installed in the channel at 10 metre intervals. Boulder clusters, each comprised of a minimum of four boulders of a minimum diameter of 400mm, are to be installed at 5 metre intervals.
- A one metre wide strip on each side of the channel is to be live-staked with a combination of red-osier dogwood and willow at a density of 5 stakes per square metre. Densities for trees and shrubs shall be one per five square metres and one per one square metre, respectively. Salvaged plant material may be used as an alternative to nursery stock.





Photograph 5. Looking north at realigned channel south of constructed pond (October 13, 2000). Note riparian planting and hydroseeding.



Photograph C1. Looking north at constructed wetland (Watercourse C) south of Gloucester Way (June 26, 2001).

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OR

