

**REDEVELOPMENT OF THE TRANSPORT CANADA WHARF
AT
ZEBALLOS - BRITISH COLUMBIA**

**POSITION PAPER ON WHARF DEVELOPMENT AND THE TRANSFER
TO
REGIONAL, LOCAL OR PRIVATE INTERESTS**

DRAFT - INTERIM

Aerial Photograph

Prepared For

THE REGIONAL DISTRICT OF COMOX-STRATHCONA

By

NOVACORP CONSULTING INC.

in association with

REID CROWTHER AND PARTNERS LTD.

and

WESTLAND RESOURCE GROUP

August 1997

(Location Map)

(Site Map)

Introduction

Transport Canada originally constructed the Zeballos "Government Dock" and continued to maintain it and invest in its upkeep until it was destroyed by fire in 1989. The sketches to the left show the general location of Zeballos and the site location within the immediate area.

Since 1989, the Village and Transport Canada have gone through many discussions, evaluations and negotiations concerning reconstruction of the Zeballos facility. For a variety of reasons, these efforts have not yet led to a satisfactory conclusion for the Village's residents and businesses because they continue to be without a freight and people transfer facility.

In 1995, part of its deficit reduction initiatives, the Federal Government announced its National Marine Policy. Under this policy, marine facilities, including one that might be built at Zeballos, which do not perform a national transportation role or serve basic community needs in isolated communities have been identified as "Regional/Local ports." Plans were set in place during 1996 to transfer these "Regional/Local ports", including Zeballos, if applicable, to other public or private section groups or organizations.

As per of the "Port Transfer Process", Transport Canada has provided funds to the Regional District of Comox-Strathcona to commission a consulting team to evaluate the need for and development requirements for a new wharf in Zaballos while the transfer of other docks is also being assessed should a regional, local or private organization take over ownership and operation. The Federal Government hopes to transfer the ports and to carry out negotiations regarding a settlement in case where existing facilities are divested. This process is an opportunity for the proponent of a new wharf in Zeballos to prepare a case for Federal Government funding and to pursue actual investment. It has been, therefore, included in the Port Transfer Study. In particular, the work is to focus on the physical requirements, costs and roles of the facilities in the future ...

Novacorp Consulting Inc. of Vancouver was retained by the Regional District in July, 1997 to evaluate the terms and conditions under which a "port transfer" could occur. Novacorp (...along with its associated firms Reid Crowther & Partners and Westland Resource Group...) carried out research and analysis of the Zeballos wharf dilemma, requirements and development opportunities during July and August, 1997. This interim "Position Paper" summarizes key results of this consulting work and provides a basis for discussion of negotiating steps and funding initiatives to be taken with the Regional District of Comox-Strathcona. The Consulting Team has prepared Position Papers on port transfer for most of the Transport Canada Marine Facilities within the Regional District.

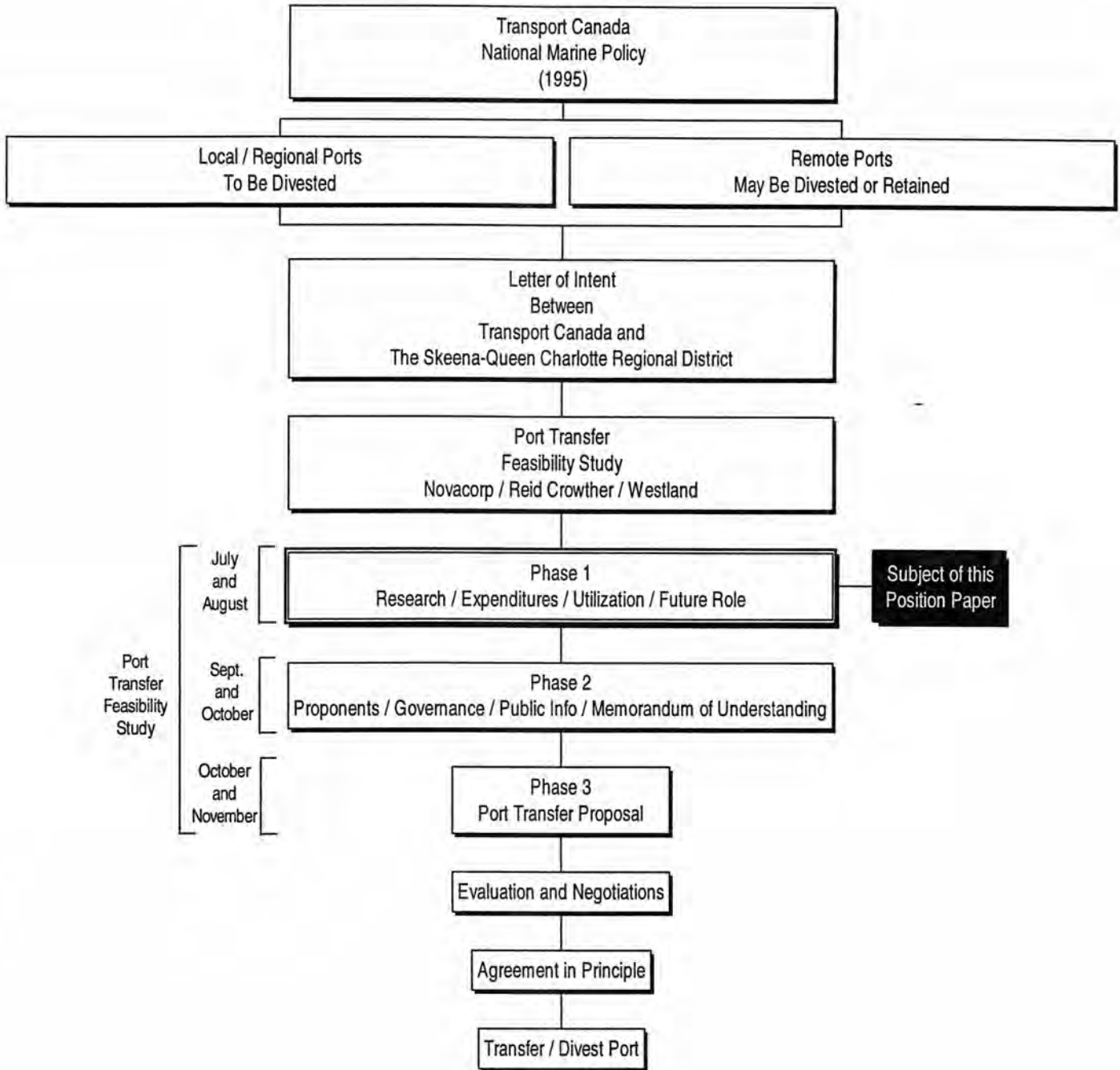
Transport Canada Objectives Concerning Zeballos

The Federal Government is seriously pursuing the transfer of marine structures to regional, local or private interests. It no longer wants to be in the business of operating and maintaining wharves in most of areas although it is committed to maintaining "remote" facilities for several years to come. The process being followed by Transport Canada is to evaluate marine facility condition, expenditure requirements and future role. The process via which the wharf could be transferred are outlined in the chart to the right.

Transport Canada has established a consulting process to assist regional and/or local interests in taking over, operating and maintaining a new Zeballos wharf, if one is constructed, in the future. This process is being used, as well, to identify transportation needs and a practical physical concept that can be promoted effectively within the Federal Government to secure the capital funds required. The government wants to ensure that a dock, outside of its responsibility, is in meeting transport needs and retain a viable role in the future. If such a role cannot be established... and/or if an interested party to own, operate and maintain the facility cannot be found. It will be more difficult to secure federal funding for a new facility.

The Consulting Team has identified potential uses of a proposed wharf in Zeballos and evaluated development options. These conclusions are summarized in the balance of this paper.

Port Transfer / Divestiture Evaluation, Discussion and Negotiation Process



Community Profile

Zeballos is located at the head of Zeballos Inlet, in Nooka Sound, approximately 15 km north west of Thasis. Road access to Zeballos is over a restricted access logging road to Highway 19, between Woss and Nimpkish Lake. The Village has full electrical power and telephone services.

Between 1992 and 1996, the population of Zeballos grew from 249 to 276. The Village has 80 dwellings, accommodations and restaurant services oriented to a growing tourism economy and local commercial services. The average income in 1994 was \$32,900, 11% higher than the provincial average. This is an historic community, originally established based on mining in the area. Current employment is based on logging and forestry, accommodation, food and beverage services and fishing and aquaculture.

The Ehattesaht Band resides on Chenahkint I.R. #12 (approximately 30 ha) adjacent to the west of Zeballos. The total Band population is approximately 193 with 91 living on-reserve.

WHARF RELATED LAND USE

The Zeballos wharf was destroyed by fire in 1989. A DFO small craft harbour facility and Transport Canada float plane wharf currently provide marine access to the community. In addition, there are two private wharves servicing fish packing and processing facilities. There is public access to the former wharf site via a public road allowance in the Village. Foreshore land uses adjacent to the former wharf access include a fuel storage and supply depot, a commercial marine service facility, a small fish packing plant, and a floating fish packing/processing plant accessed by a private wharf. This floating plant is currently not in use. To the northeast, a general store and parking lot for the DFO facility abut the road allowance. There are several private residences located to the northwest of the site.

The wharf area is designated "Water Based Industrial" in the Village's Official Community Plan, Bylaw 330 - 1996. This designation permits "services for logging, fisheries and aquaculture and may include compatible public retail/commercial services (section 2.14)."

There is limited foreshore land area available for potential development related to recreational tourism or commercial use of the wharf. Redevelopment of existing commercial or residential uses would be required.

ECONOMIC BACKGROUND NOTES

- Wharfage fee, but no launch fee at the DFO wharf.
- A growing tourism economy: 10,000 visitors travelled the road to Fair Harbour and 30,000 boat launches occurred at Cougar Creek 2 years ago

- Off loading of wild fish totalled 2 million lb. in July/August - 150 truckloads.
- Opportunities include tanner crab processing, deep sea dragger, long line, trap boats offloading (e.g., one boat has a license for 450,000 lb. black cod which is too big to get into the Neptune wharf).
- Three fish farms are located in the area and 3,000 tonnes of feed are hauled into Zeballos and barged to the farms. Feed is loaded off the float plane wharf. Farmed salmon are packed at the Weston Enterprises facility adjacent to the wharf (Neptune).
- There are several local oyster licenses (George, Christine Leport, Nuchatlhaht oyster growers) None use the existing harbour facilities. With a wharf, 50 to 60 tonnes of oysters would likely be shipped out of Zeballos.
- Uchuck cannot dock. Would make a weekly visit connected to the Thasis run and stay overnight in Zeballos with a wharf. Owners estimate 40 passengers to Zeballos for 4.5 to 5 month period. Limited by accommodation capacity in Zeballos. Could accommodate up to 100 passengers on the boat. Zeballos is a relatively protected harbour and has year round tourism potential.
- Potential freight customers include DFO, Petro Can, School District 84, forestry companies, general goods and groceries. Volume potential is not yet defined. The present owners estimate freight volumes could be in the range of 15 tonnes to 20 tonnes per week.

Proposed Wharf Development

A new docking facility in Zeballos will primarily be designed to accommodate a passenger and freight type vessel such as the M.V. Uchuck. In addition, it will have the capabilities of accommodating pocket cruise vessels, Coast Guard Ships and other larger vessels.

The wharf will have truck access capability including turn around on the dock. No buildings should be planned on the dock.

In addition, at the east end of the proposed dock, a barge roll-on/roll-off facility will be provided restricted to certain tides.

A conceptual plan at the back of this paper illustrates the above, including the use of fill to increase the uplands area which in turn will reduce the approach trestle requirements.

The proposed trestle requirements, constructed primarily with concrete will significantly reduce maintenance costs.

Development of this proposed dock facility is subject to acquiring the environmental and fisheries approval for the fill.

The alternative is to extend the trestle back to the existing fill which will reduce the uplands areas and eliminate the barge roll-on/roll-off facility.

Capital cost for the "fill alternative" is estimated at \$1.2 million.

Future Role for the Wharf in Zeballos

Zeballos has been without a freight and passenger transfer facility since the Transport Canada marine facility burned down in 1989. There is little doubt, however, that a suitable marine structure is wanted, needed and would service a valuable future purpose in the community. Opportunities may have been lost over the years without such a dock and will likely be missed in the future unless a suitable structure is constructed.

The role for the proposed Zeballos wharf is one that will focus on the transfer of people, freight, equipment and materials. Research has shown interest in a facility by the Village, the operators of the M/V Uchuck, the fishing and aquaculture industry and the forestry industry.

As discussed earlier, a new facility must be multi-purpose and able to accommodate a variety of vessels and users. It must not be designed or operated as a moorage facility. The new Zeballos dock will need to be administered, maintained and marketed in the best social and economic interests of the local community and its businesses. These best interests include the attraction of various users to transfer goods and freight while paying a reasonable fee for the facility's use. They also include the marketing of the dock and the community to carrying vessels such as the M/V Uchuck, pocket cruise ships and pleasure yachts. The community has good marine tourism development opportunities which can and should be pursued in conjunction with marine facility development.

THE ZEBALLOS DOCK IN THE FUTURE
SUPPORT AND GENERATE LOCAL ECONOMIC ACTIVITY ... ESPECIALLY MARINE TOURISM
FREIGHT, EQUIPMENT AND MATERIALS TRANSFER FROM FREIGHT, COMMERCIAL BOATS, PRIVATE VESSELS AND BARGES
SELF-SUFFICIENT THROUGH USER FEES

Expenditures Required

The estimated cost of wharf and approach development as described earlier and as portrayed in the sketch is \$1.2 million at 1997 wage, price and dollar levels. Annual maintenance costs for the structure will range from \$3,000 annually in the early years up to \$5,000 or more in five years or so depending on the type of construction used.

Revenue Opportunities and Financial Profile

SOURCES - TAX, USER FEES, TRANSPORT CANADA

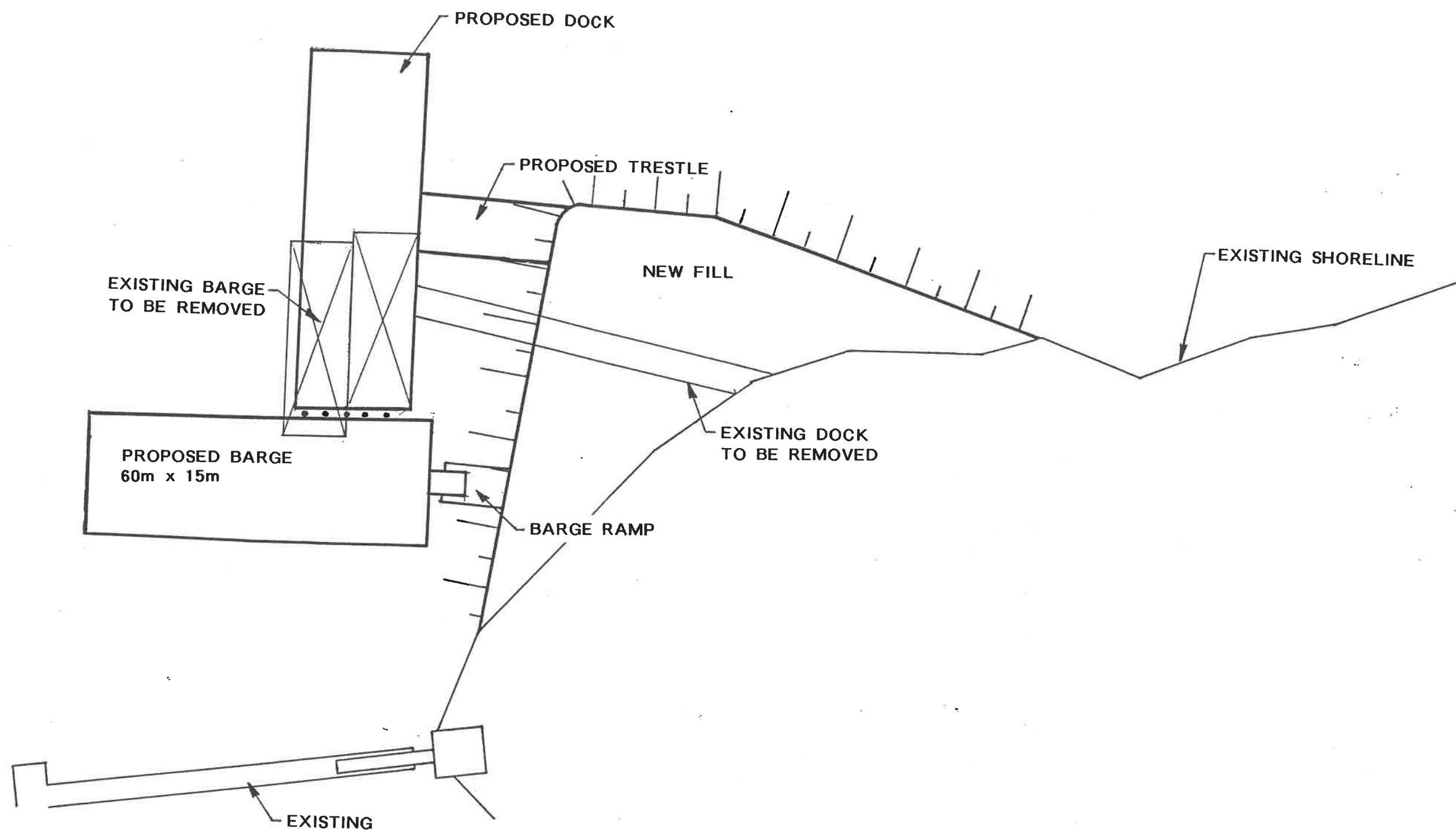
CONCLUSIONS / NEGOTIATING POSITION

Operational and Governance Options

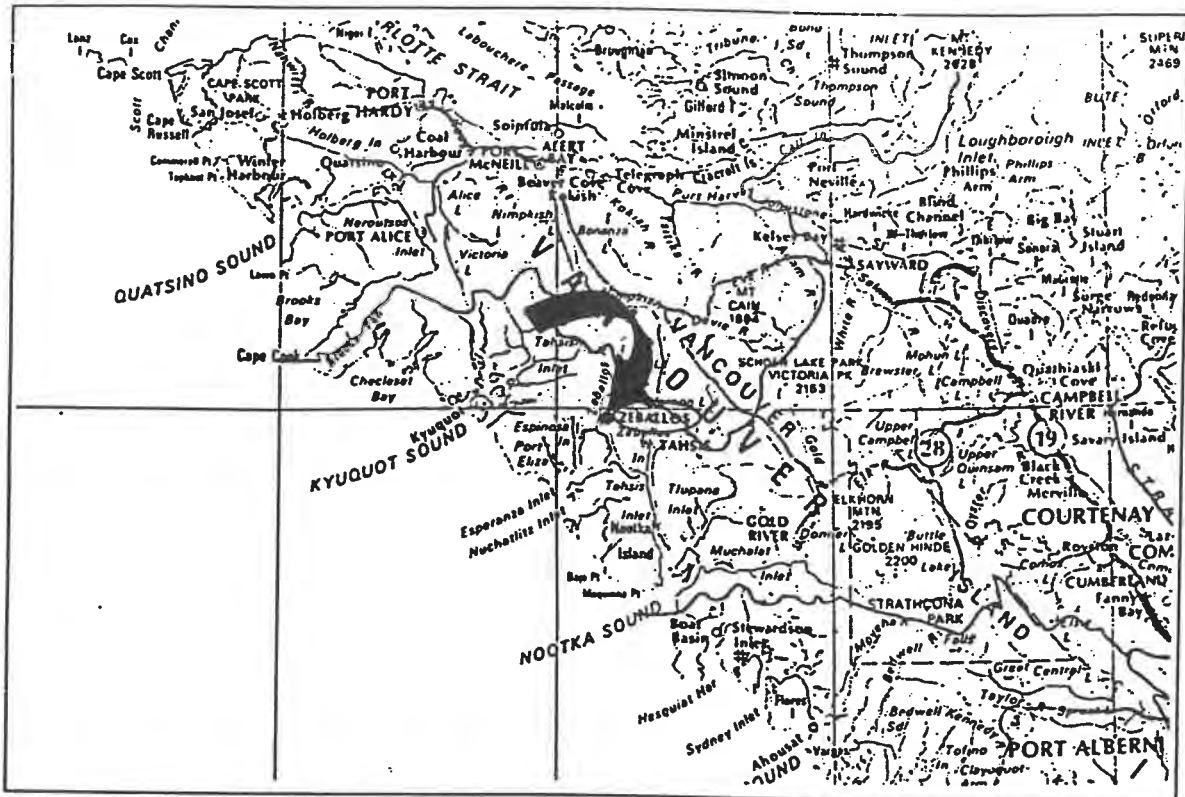
ADMINISTRATION

- Options
- Proponents
- Implications
- Action

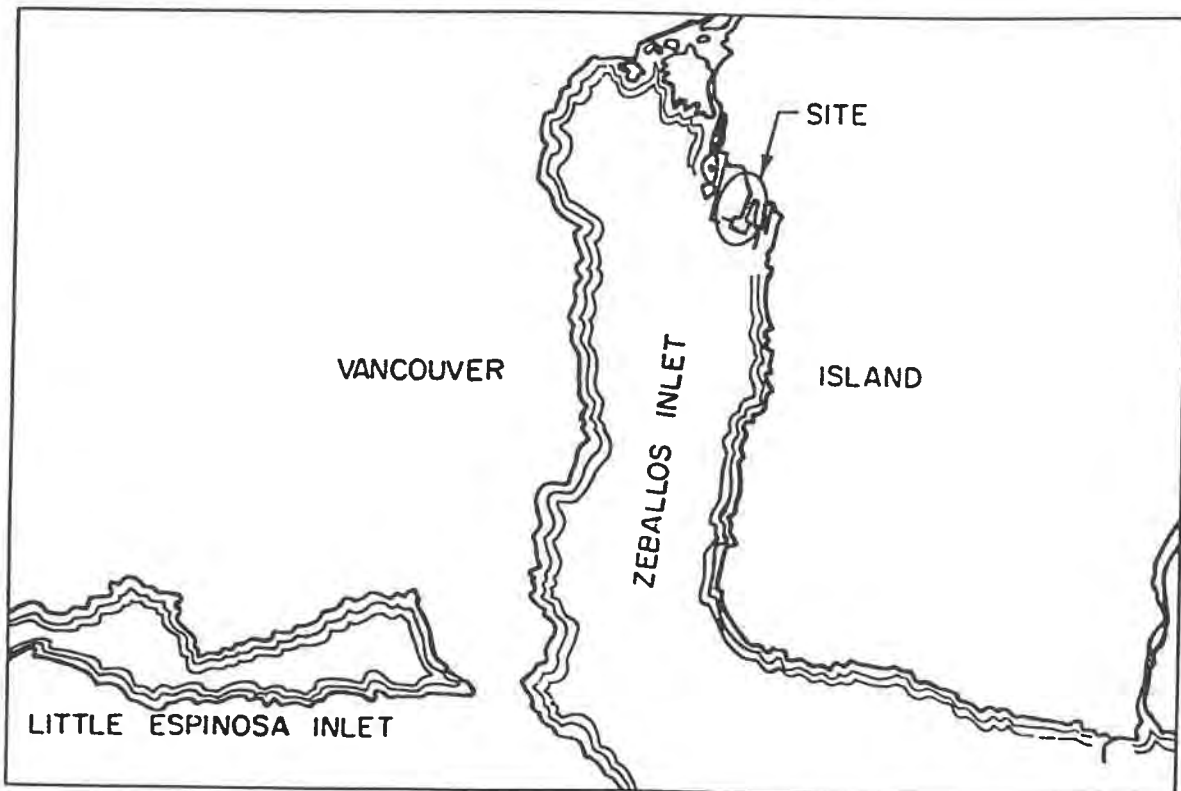
**Negotiation Conclusions and Action Required
(Action/Process/Positioning)**



REID, CROWTHER & PARTNERS LTD. <i>in association with</i> NOVACORP CONSULTING INC. WESTLAND RESOURCE GROUP		ZEBALLOS B.C. TRANSPORT CANADA PROPOSED NEW DOCK	
DATE	SCALE	REFERENCE	DWG. NO.
AUGUST 1997	N.T.S.		



GENERAL LOCATION



SITE

REID, CROWTHER & PARTNERS LTD.
 in association with
 NOVACORP CONSULTING INC.
 WESTLAND RESOURCE GROUP

ZEBALLOS B.C.
 TRANSPORT CANADA
 PROPOSED NEW DOCK

DATE	SCALE	REFERENCE	DWG NO.
AUGUST 1997	N.T.S.	CHART 3F.63	

Zeballos

Important Facts:

Population: 195 (1986)

Wharfing: NO

Lat: 49°58'43"N

Long: 126°50'42"W

Chart: CHS#3663

Real Property: 2.25 ha - Provincial Waterlot

Tenure: Order in Council (from the Province of B.C. to Canada) # 1016 dated July 2, 1938.

General Site Information:

The port facility at Zeballos is under the control and administration of Transport Canada, Harbours and Ports Directorate. Under the National Marine Policy, it is designated as Regional/Local port. The community of Zeballos is located at the north end of the Zeballos Inlet, on the west coast of Vancouver Island, about 270 km northwest of Vancouver B.C.

Facility Use:

The port facility at Zeballos was destroyed by fire in August 1989. The wharf was in extensive use over the years by local residents and business as it was the only means of supplying materials to the area. It was the focal point for the transit of goods and materials for building the town, logging operations and mines in the area, as well as fish farms currently in the area. It was also used by work boats and water taxis.

Economic Base:

- Logging
- Commercial fishing
- Aquaculture
- Tourism

Transportation Profile:

- Air - No local airstrip - chartered float plane services are available.
- Road - Restricted dirt road Island Highway (#19).
- Marine - Scheduled coastal freighter to Gold River. Several marine facilities including a DFO Small Craft Harbour facility.

Facilities and Services:

The facility consisted of an approach 140m x 6m which led to a wharf 51m x 8m from which a gangway (11m long) led to a float. Located on the wharf was a freight shed and derrick. Services included an electrical and lighting system.

Port Information Package for the Comox-Strathcona Regional District
Transport Canada, March 21, 1997

APPENDIX F
ZEBALLOS

Tonnage:

Commodity	1990/91	1991/92	1992/93	1993/94	1994/95	5 Yr Avg
Fish Processed	453	-	-	-	-	-
All Goods Not Otherwise Specified	100	-	-	-	-	-

Revenues:

Revenues	91/92	92/93	93/94	94/95	95/96	5 Yr Avg
Berthage	-	-	-	-	-	-
Wharfage	-	-	-	-	-	-
Permits	-	-	-	-	-	-
Other Revenue	-	-	-	-	-	-
TOTAL REVENUE	-	-	-	-	-	-

Note: year end March 31

Expenses:

Expenses	91/92	92/93	93/94	94/95	95/96	5 Yr Avg
Commissions	0	0	0	0	0	-
Minor Works (1)	1,000	0	0	0	0	-
Major Works	0	0	0	0	0	-
Utilities	0	0	0	0	0	-
Other Expenses (2)	0	0	30,857	126,869	0	-
TOTAL EXPENSE	1,000	0	30,857	126,869	0	-

Note: year end March 31

n/a - data not available

(1) There may have been some small maintenance expenditures during the years with 0 amounts, that have probably been rolled up into more global expenditures. See table below for all recorded construction and maintenance expenses.

(2) Regional expenses and overhead not included in Other Expenses.

Port Information Package for the Comox-Strathcona Regional District
Transport Canada, March 21, 1997

APPENDIX F
ZEBALLOS

History of Construction and Maintenance of Facility:

Completed in 1939 this facility has undergone the following renewals and upgrades in the past. There may have been some small maintenance expenditures during the years with 0 amounts, but these have not been identified separately and have probably been rolled up into more global expenditures.

Item	Year	Description	Cost in actual \$
1	1950	completely new structure	72,500
2	1973	lighting and power	13,200
3	1977	approach and wharf redecking, new bearings	127,900
4	1978	new float log	5,000
5	1982	wharf repairs	18,000
6	1984	resecured chocks, cleats and derrick, gangway renewal	7,600
7	1985	repairs to guardrail	3,300
8	1986	replacement of various piles	50,700
9	87/88	replaced caps, redecked gangway, serviced derrick	19,900
10	88/89	serviced derrick and gangway, new electrical system	27,500
11	August 89	wharf completely destroyed by fire, expense paid for removal	74,000
12	89/90	salvage gangway, derrick, two chain ladders and 7 cleats	2,600
13	90/91	wharf reconstruction estimate	25,000

Replacement Cost:
Update 10/18/95

Asset Type	Replacement Cost
Shed	52,500
Wharf - Class 300	590,940
Timber Floats	15,375
Float Piles	16,000
Float Logs	21,350
Fill	309,000
TOTAL	1,005,165

July 24/97 - Zeballos. - 2:30 PM.

Council Meeting

Cliff Pederson - Mayor

Joan Mond Couniller

(Ruth) George Woodhouse - 761-4158 (Res)

Beal Myres.

Marion Davis

1994 - Last estimate by Consultant
\$1,000,000

- Maybe able to save
\$ 3/4 million

• Pacific Timber / Downer will
be users.

• Need a facility for the
Uchuck, especially the
camp. ~~Wilson~~

• Council's position is to own &
operate this facility.

Council 1

- New dock must accommodate the Uchuck. (enough water depth and passenger handling capabilities)
- Martin Swan did not substantiate the cost increase from \$1 → \$2. Federal's last stand.
- Wharf similar to that accommodating Neptunea.
- Additional clean up after the fire is still required.
- Very little potential for improving land access to Zeballos.
- The dock is the road to Zeballos.

Users:-

- Uchuck (13 ft draft)
- Aquaculture goods movements
- Navy vessels.
- Deep sea facility.
- Logging company.
- Kayaker's.

Zaballos (Cont 'd)

- Tourism (10,000 tourists travelled the road).
- Pocket Cruises
- Zaballos have propane services presently using the existing floats, unauthorized.
- Fishing seasons (e.g. herring) will use the new facility.
- Using the airplane float illegally.

Small Crafts Harbour facility will be becoming a Harbour Authority. Jeff Coburn looking after.

Zaballos - harvests the wood.
- High quality.

i
b
- Fish farm business have increased. With proper dock, will be able to transfer onto packers instead of trucking to Vancouver.

Zaballos (Cont'd)

- Forest Service (e.g. tree planting)
- Potential to accommodate fuel barge.
- Potentially mining.
 - Gold, Dolomite, not economical at present.
- Equipment: supplier for the logging industries.
- Beebe Winch required.

Population of Zaballos - 265

Reserve - 80.
with additional housing
development for 30.

Zeballos Public Meeting - July 27 7:00 PM.

18 present.

Other facilities :-

- Re: - Small Crafts Harbour.
- Maintenance facilities in Zeballos for vessels are non-existent.
- Grid was part of the Transport Canada facility. Will this be part of the replacement.

• ~~Dock~~ ^{Facility} must be able to accommodate turning of 40 ft tracks. Can be done on shore.

• Existing causeway is all leased land.

• Concept must be user pay.

• Real - We are losing tax dollars because of the dock not being replaced. It has affected the economy of the area.

fundamental Transport Canada has some requirements of providing a facility to move goods & people.

Zeballos (Cont'd)

• Dock will attract more people to the Community. This is positive for the Community.

- Emergency for safety issues.
- Tourism can be attracted, especially the pocket cruise.
- Goods supply - Westcoast Ferries.
- Some retirees
- Joint venture with Private?
- How about Commercial development at the dock.
e.g. expand the fill to accommodate these Commercial development.
- Preference would be to use local people to construct the facility.
- Logging industry users.
- Zeballos have very good quality water. This may be an opportunity.
- Community dock has some social values.

• Seaspray Aquaculture
- ~~Fresh~~ ~~fish~~.

Contact :- Christine Lapore

• Scandic Seafarm is the only
company in the area. ~~There~~

• Logging camps are also potential
users.

February 10, 1998

TR-W

Hon. Jean Chretien
Prime Minister
House of Commons
Ottawa, Ontario

FILE COPY

Dear Honourable Jean. Chretien:

Re: Federal Wharf Facility At Zeballos, B.C.

On July 25, 1989 the Federal wharf facility at Zeballos, B.C. was destroyed by fire. The Village of Zeballos and the Regional District have had no success in having the facility reconstructed. The low population density in the area has been cited as a reason for forestalling the project. The Regional District notes that the situation here is unique and that decisions regarding the necessity of the wharf facility should not be based on population. The decision to reconstruct the wharf should take into account the surrounding area and business community. Zeballos is an active forestry and marine resource-based community isolated through lack of paved road or airport access. The wharf facility provided the primary access and generated a large volume of revenue.

The Regional District of Comox-Strathcona is about to enter into negotiations with Transport Canada regarding the divestiture of Federal government wharf facilities. We have been advised by Transport Canada that the National Marine Policy does not consider reconstruction of the wharf facility at Zeballos to fall within the mandate of these negotiations.

At this time it is important to resolve the situation in Zeballos and to this end the Regional District respectfully requests that reconstruction of the wharf facility at Zeballos be considered as part of the divestiture negotiations.

Yours truly,



D.M. (Dot) Andrews, Chair

Cc: The Honourable David Collenette, P.C., M.P., Minister of Transport
John Duncan, MP *Janed*
Pearl Myhres, Village of Zeballos
Loretta Bemister, C.G.A., Regional Director, Harbours & Ports, Transport Canada

Comox-Strathcona

January 29, 1998

TR-W

Hon. Jean Chretien
Prime Minister
The Honourable David Collenette, P.C., M.P.
Minister of Transport



Dear -----

Re: Federal Wharf Facility At Zeballos, B.C.

In 19---- the Federal wharf facility at Zeballos, B.C. was destroyed by fire. The Village of Zeballos and the Regional District have had no success in having the facility reconstructed. The low population density in the area has been cited as a reason for forestalling the project. The Regional District notes that the situation here is unique and that decisions regarding the necessity of the wharf facility should not be based on population. The decision to reconstruct the wharf should take into account the fact that Zeballos is an active forestry community isolated through lack of public road or airport access and that the wharf facility provided the primary access and generated a large volume of revenue.

Surrounding area - business community

Public road
marine resource based.

The Regional District of Comox-Strathcona is about to enter into negotiations with Transport Canada regarding the divestiture of Federal government wharf facilities. We have been advised by Transport Canada that the National Marine Policy does not consider reconstruction of the wharf facility at Zeballos to fall within the mandate of these negotiations.

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Yours truly,

D.M. (Dot) Andrews, Chair

*Faxed to P. Myhres
1/29/98*

Cc: John Duncan, MP
Pearl Myhres, Village of Zeballos



VILLAGE OF ZEBALLOS

BOX 127
ZEBALLOS, B.C.
V0P 2A0
761-4229

Distribution List:	
Dot	Planning
Brian	Building
Paul	Finance
Alan	Incoming
Don	Bd. Agenda
Graeme	Wharf
Wes	Comox

February 26, 1998

Comox Strathcona Regional District
R.R.#4, 4795 Headquarters Road
Courtenay, B.C.
V8V 1X4

RECEIVED

MAR 09 1998

REGIONAL DISTRICT OF
COMOX-STRAITHCONA
FILE NO. TR-W

Attention: D. Andrews, CSRD Chair

Dear D. Andrews;

RE: Wharf Divestiture Process

At the February 24, 1998 meeting of Village Council a motion was passed as follows;

“That Zeballos request the Regional District of Comox-Strathcona to pursue acquiring the rights to the Federal Wharf Facility at Zeballos and that the Village of Zeballos act as a Member/Participant in a Regional District Wharves Function.”

We would like to take this opportunity to say we appreciate the support shown to Zeballos in our plight to get our wharf rebuilt.

Mayor Cliff Pederson

CP/pym

P.O. Box 54
 Zeballos, B.C.
 V0P 2A0
 Phone: 1-250-761-4090
 Fax: 1-250-761-4097

**Zeballos Business
 Services**

Fax

To: Wharf Committee Members	From: Director Pearl Y. Myhres
Fax: 1-250-334-4358	Date: June 7, 1998
Phone: 1-250-334-6000	Pages: One
Re: Item 2 and 3	CC:

Urgent For Review Please Comment Please Reply Please Recycle

Comments:

Please accept my apologies for not attending today's meeting but work commitment and their deadlines conflict.

Item 2 - It is obvious that the Prime Minister did not even read our letter and the secretary had the Minister provide her with a response. Perhaps we could try a personal and confidential letter to him and see if that would work.

Item 3 - Great Staff report - This is a difficult decision for me to make. I would like to pursue this matter to the limit. There is a principal involved here that can set precedence. Our Federal Government is self-insuring and has a duty to address the claim for the loss of the facility at Zeballos by fire in 1989. (I have attached a copy of our correspondence summary for the committee's information) On the other hand Zeballos is very appreciative of the CSRD support to get funding to rebuild and will we cause any hardship to the other communities that are ready to take their wharves over if we approve the letter stating we will withdraw. I understand from John Duncan's office that Gerry Furney is also having some trouble with a wharf in the Mount Waddington Regional District and I tried to call him and see if we could help each other on this issue. I will try to call him again today and if I reach him before the meeting I will call with a report.

As a member of the committee I support alternative number 1 and fully support the strongly worded letter to Minister Collette.

Federal Wharf Correspondence Summary

Date	Correspondence To	Correspondence From	Details
25-Jul-89	Wharf destroyed by Fire		
20-Sep-89	Hon Benoit Bouchard Minister of Transportation	Hugh S McCall, Pres. Strathnaver Pacific Seaforms Inc.	Requesting the Federal Wharf be reconstruction. States that it plays a vital link in the economy of the town and the area.
25-Oct-89	Mayor JC Crowhurst Village of Zeballos	Dr. Terry Huberts Ministry of State for VI/Coast & North Coast Responsible for Parks	<i>"Minister Bouchard has assured me that once the necessary assessment information is received by his department officials, progress on construction of a new dock can begin. Please be assured that I will continue to monitor this situation toward a satisfactory conclusion."</i>
10-Nov-89	Mr. Hugh McCall Strathnaver Pacific Seafarms Inc. Vancouver, BC	Hon Benoit Bouchard Minister of Transport House of Commons	<i>Quote: I understand that regional officials of the Canadian Coast Guard will contact you directly to ensure that your company's future requirements for dock facilities at Zeballos are included in the user's needs analysis. In the meantime the Department of Public Works has been asked to ensure that the remnants of the burnt-out dock have been demolished in preparation for a replacement dock.</i>
27-Nov-89	Lyle Christiansen's Office Fax 1-613-996-9923	Ray Skelly, MP House of Commons	Supporting Mayor JC Crowhurst's request for immediate action on the construction of a new dock for Zeballos. Letter mentions action by the Dept. of Public Works to remove old dock but nothing has been done on this part of the work. Requested a time table be issued immediately and conceptual engineering plans prepared for review by Council.
28-Nov-89	Ray Skelly, MP House of Commons	Alderman Sam Rogers Village of Zeballos	<i>Quote: The day after the fire we were told that replacement would take 2 years. This replacement wharf included a rock fill approach rather than wood pilings. It is in fact cheaper, smaller than original without a warehouse. It is an important part of the Zeballos economy and we cannot afford to wait 2 yrs. Included was a press release dated August 1/89</i>
01-Dec-89	Ray Skelly, MP House of Commons	Colin Gableman, MLA Province of BC	<i>Quote: Two years for a replacement is clearly unacceptable and adds his voice to that of Council for the Village of Zeballos to replacement the dock.</i>
04-Dec-89	Mayor JC Crowhurst Village of Zeballos	George Rieger, Supervisor Shantymen International Nootka Mission, Esperanza	<i>Quote: We make approximately 150 arrivals and departures from your Village dock annually with as many as 600 people involved we support the replacement of this dock.</i>
04-Dec-89	Mayor and Council Village of Zeballos	Bill Zdebiak Zdebiak Trucking Ltd.	If the wharf is rebuilt I would use it between 8-10 times per week to move freight, parts and crews to

Federal Wharf Correspondence Summary

Date	Correspondence To	Correspondence From	Details
			our logging sites in the vicinity of Zeballos.
04-Dec-89	Mayor JC Crowhurst Village of Zeballos	RS Kondo Seafood Products Company Ltd.	Seafood Products Company fully supports the replacement of the M.O.T. wharf and approach that burned down in Zeballos this past summer. We use that facility to off-load herring and to moor larger vessels such as seiners and packers. The lack of such a facility would impact negatively on the economy of a small community such as Zeballos which relies heavily on logging and fishing.
08-Dec-89	Mayor and Council Village of Zeballos	SR Higginson, P.Eng., Vice Pres. Doman Forest Products Limited	We depend on the government dock as a safe facility for loading and unloading men and small freight on a continual bases.
08-Dec-89	Mayor and Council Village of Zeballos	George Hills, General Manager Columbus Fisheries Inc.	All fishing vessels are anxious to know when they can expect to be able to unload, refuel and have actual access to the facilities in Zeballos.
11-Dec-89	Mayor JC Crowhurst Village of Zeballos	Canadian Fishing Company Vancouver, BC	We operate off the West Coast of Vancouver Island. We must rely on government facilities for vessel berthing, off loading operations and vessel maintenance. We have found the Zeballos Government Wharf to be an ideal place when seeking shelter from Pacific storms. We strongly support the rebuilding of the wharf as soon as possible.
14-Dec-89	Hon Benoit Bouchard Minister of Transport	Mayor JC Crowhurst Village of Zeballos	We have learned that the Coast Guard has determined the facility has insufficient commercial viability and that therefore replacement is not justified. Emphasize the drastic effects any delay in construction of a new facility will have on the community of Zeballos. Requested a higher priority rating.
15-Dec-89	Mayor JC Crowhurst Village of Zeballos	DEA Barratt, Regional Manager Harbours & Ports Western Region Canadian Coast Guard	We have sent out 18 user surveys to former and potential users of the wharf. 8 returned - most expressed support for the replacement facility. We are still reviewing the demand for a wharf at Zeballos and intend to proceed with a decision as quickly as possible.
15-Dec-89	Village of Zeballos	Walter Winkler Nootka Sound Service Ltd	<i>Quote: We have moved planting contractors into or out of Zeballos with their vehicles and equipment. It has also been useful for Zeballos Logging to have us move vehicles to and from various camps. It makes good sense to have the dock available for use in the winter and spring.</i>

Federal Wharf Correspondence Summary

Date	Correspondence To	Correspondence From	Details
15-Dec-89	Hon Benoit Bouchard Minster of Transport	Hon. Mary Collins, PC, MP Caplano - Howe Sound	<i>Quote: I went to take this opportunity to let you know of my support for the funding of wharf reconstruction at the Port of Zeballos. The wharf plays a significant role in the economic dynamics of Zeballos and is a great asset to the region. I hope that you and your officials will give this funding request every possible consideration.</i>
21-Dec-89	Hon Tom Sidden Minister of Fisheries & Oceans	Pacific Trollers Association Richmond, BC	We give our support to the Village of Zeballos in their bid to secure funds for rebuilding the federal wharf. It is essential to the economic health and well being of a small community such as Zeballos.
21-Jun-91	Mr. DF McMaster, Clerk/Treas. Village of Zeballos	PS Chamut, Director General Pacific Region Fisheries & Oceans	<i>Quote: At the June 12th HAB meeting, DFO raised the issue of incorporating additional designated landing ports into the halibut fishery for the remainder of 1991. HAB recommended that Zeballos Namu and Port Alberni be included on a <u>cost recovery</u> bases only if the contracted Port Validation company, Archipelago Marine Research(AMR) and FO can hire and train staff and an adequate method of cost recovery and payment is established. DFO is in the process of developing with AMR a plan for including the above named ports and a method for collecting payment from fishermen or the processing companies for direct costs incurred from validating boats offloading there.</i>
15-Jul-89	Mayor and Council Village of Zeballos	Eileen Lovestrom Cee Diving, Zeballos	A prompt replacement of the dock is imperative to give the Village back its water commerce and tourist trade.
15-Jul-89	To Whom it may concern	SL Fisher, Secretary/Treasurer Zeballos Hotel Ltd.	Since the federal wharf burnt down we have suffered a 50% loss of revenue. Without the wharf, the draggers, black cod fishermen and various other deep sea ships do not come into Zeballos. We can see no change in the near future unless the wharf is rebuilt.
not dated	Mayor and Council Village of Zeballos	Jeffery Coburn Zeballos	The dock and warehouse provided a mustering area for all industries and people in the Nootka Sound, Esperanza Inlet and Kyuquot areas. Without those facilities, plans, jobs and development in these areas have been thrown to the four winds. Support the replacement of the federal dock.
16-Sep-91	Mayor and Council Village of Zeballos	Reno Parsons Zeballos Inlet Lodge	Support the replacement of the dock. <i>Quote:</i> It would be a tremendous boost to the local economy if the wharf was completed before the bicentennial celebrations starts. This could bring our operation from a break-even situation to a profitable one.
26-Sep-91	Mayor and Council Village of Zeballos	Eugene St Prix, Planning and Programming Officer Canadian Coast Guard	Subsequent to a request made by the Village to consider filling in the area between the proposed wharf and the shore, the Dept. developed costs estimates for both options. 1) Construction of a 7.3 metres by 123 metres rock fill causeway leading to a 15 metres by 6 metres timber pile approach which provides access to a 15 metres by 43 metres wharfhead. \$884,500 2) Construction of a rock fill causeway with a westerly back-up land

Federal Wharf Correspondence Summary

Date	Correspondence To	Correspondence From	Details
04-Feb-92	David EA Barratt, Reg. Mgr. Harbours & Ports Western Canadian Coast Guard	Mayor Cliff Pederson Village of Zeballos	leading to a 15 metres by 6 metres timber pile approach which provides access to a 15 metres by 43 metres wharfhead. \$1,127,605. The difference between the two options is approximately \$264,000. In order to facilitate the evaluation of Option 2, the Village is requested to provide a plan for the filled back-up land and its associated economic benefits.
04-Feb-92	David EA Barratt, Reg. Mgr. Harbours & Ports Western Canadian Coast Guard	Mayor Cliff Pederson Village of Zeballos	Quote: We are dismayed and disappointed that funding cannot be approved this year for our deep sea facility. The application process to have this wharf replaced was initiated almost 3 years ago with drawings completed by your office in April 1990 and although there was a hiatus in communication during local administration change over we fail to see why the entire process was put back to square one. (also sent in french to Hon Jean Corbeil, M.O.T.)
31-Aug-92	Eugene St Prix, FMHEB Planning & Programming Officer Harbours & Ports, Western	Becky White Village of Zeballos	Sent pictures of HMCS PORTE DE LA REINE, HMCS PORTE QUEBEC and HMCS PORTE DAUPHINE docking August 8/92 Quote: As noted on the posters this procedure took 21/2 hours for all three vessels to dock. If the Canadian Coast Guard had been responding to an emergency in our area, this time frame would be completely unacceptable. As you can also tell by the pictures, off loading space is extremely limited and would definitely hamper any large scale transportation of needed supplies. We trust that approval will be given in the next fiscal year to rebuild Zeballos' government wharf as you can see it is desperately needed.
04-Sep-92	Ray Skelly, MP House of Commons	Eileen Lovestrom Cee Diving	Quote: I want our government dock replaced now. It has been 3 years since it burnt. There is no longer any acceptability in the no money excuse as there has been ample time to write it in the budget. Without a dock all marine traffic is effectively stopped. With the logging company currently threatening to move logging crews to Gold River the marine side of life in Zeballos will become even more important if we want to keep this community alive.
04-Sep-92	Eugene St Prix Canadian Coast Guard	Eileen Lovestrom Cee Diving	Quote. Three years is long enough for any fiscally responsible department of government to budget for and replace a thriving pulse-point in a community. Zeballos is a small community that depends on water trade and traffic for an ever increasing volume of its economy. Replace our dock now.
15-Dec-92	Dave Barratt Regional Manager Harbours & Ports, Western Canadian Coast Guard	Mayor Cliff Pederson Village of Zeballos	2 page letter to articulate the need of a new wharf installed in Zeballos. Quote: In times of community emergency we may well need large vessel docking capability- our only other access being a road of rather inconsistent maintenance. Clearly, the need for priority re-building of the Zeballos wharf is well proven. Toward potential re-classification of our project as an immediate priority, we wish to submit two suggestions that may reduce total costs of construction. Fill, in the form of coarse rock material, is readily available in our valley not distant from the project site by logging road. Substantial volumes of this material comprising broken overburden from a defunct iron mine, can be trucked to the site for cause way construction. Heavy rock, for riprap protection of the causeway can be made available at several local locations. In conduct of haulage and material handling we suggest a local contractor who presently fulfills road construction and maintenance duties for our local forest company also possess large equipment suitable for such

Federal Wharf Correspondence Summary

Date	Correspondence To	Correspondence From	Details
08-Jan-93	Councillor Bill Heidrick Village of Zeballos	Fred J. Cummings, P.Eng. N.D. Lea Consultants Ltd. Vancouver	tasks, potentially renewable at reasonable rates. Local contractors and equipment may reflect reduced equipment and labour rates as compared to variables presently assigned this project.
07-Jan-93	Mayor Cliff Pederson Village of Zeballos	R.S. Martin, Acting Regional Mgr. Harbours & Ports Canadian Coast Guard	Providing a quote to prepare a reliable cost estimate for reconstructing the wharf. Estimated cost to review information and translate it into a cost estimate is \$2,130,000.
25-May-93	Honourable Jean Corbeil Minister of Transport	Mayor Cliff Pederson Village of Zeballos	Quote: We have submitted the required documentation to Ottawa requesting approval to fund reconstruction. Be assured that this project has been given highest priority within our program. We will continue to check with Ottawa on a regular basis as to the status of the approval process.
29-Nov-93	John Duncan, MP Constituency Office Campbell River, B.C.	Mayor Cliff Pederson Village of Zeballos	Quote: The project has been approved, the design has been approved, apparently the funding has not. We urge your Ministry to provide the funding to replace the Government Wharf so the business people could regain the revenues that have been lost.
08-Dec-93	Dave Barratt, Regional Manager Canadian Coast Guard	Joanne Waldon-Howard Village of Zeballos	Information letter regarding the wharf issue and requesting support as a newly elected representative. Quote: We respectfully ask that you arrange a meeting with Dave Barratt and yourself and anyone else who you think may be able to contribute to discussions.
18-Dec-93	Honourable Doug Young Minister of Transport	John Duncan, MP North Island - Powell River	Requesting Mr Barratt of a staff member meet with Mayor Pederson and Councillor Heidrick in MP John Duncan's office in Campbell River on Friday Dec 17/93.
10-Feb-94	Councillor Bill Heidrick Village of Zeballos	Jan Kocaba, P.Eng N.D. Lea Consultants. Ltd.	Quote: It has the highest priority in my federal riding, which encompasses about half of the BC Coast. I want to make the strongest representation on behalf of the Village of Zeballos for inclusion of this project in your 1994 capital spending program.
21-Feb-94	R.S. Martin, Acting Reg. Mgr. Canadian Coast Guard	Mayor Cliff Pederson Village of Zeballos	Written Report on their review of the drawings for the proposed wharf and causeway works as prepared by Public Works Canada for the possibility of providing an additional parking area in the vicinity of proposed facilities.
			Quote: With a view to searching out alternate funding we recently had a project cost analysis completed by an engineering firm which concluded, amongst other things, that the two design options would be relatively cost-neutral. The cost of additional material to fill in a parking area to the east of the causeway would be closely offset by foregoing the higher cost riprap which would no longer be required to secure the eastern side of the causeway.

Federal Wharf Correspondence Summary

Date	Correspondence To	Correspondence From	Details
31-Aug-94	Honourable Douglas Young Minister of Transport	Mr. Odd Kvaal, President Scandic Sea Food Ltd.	Letter of support for the replacement of the federal wharf. Quote: We will be creating employment opportunities for the residents of Zeballos by landing at the dock.
-Sept-94	Mayor Cliff Pederson Village of Zeballos	David Anderson, MP House of Commons	Funding restraints preclude construction of Zeballos Wharf at this time.
14-Nov-94	Mayor Cliff Pederson Village of Zeballos	Honourable Douglas Young Minister of Transport	Quote: I appreciate being made aware of your ongoing concerns about this matter. Please be assured that my department recognizes the importance of a commercial wharf at Zeballos for the community and industry in the Zeballos Inlet area, and regrets the delay in replacing the wharf. In that regard, I am very pleased to inform you that the Canadian Coast Guard has identified funding for this project and that construction should start shortly.
15-Dec-94	Honourable Douglas Young Ministry of Transport	Mayor Pederson Village of Zeballos	Thank you letter for the funding.
19-Dec-94	Mr. Odd Kvaal, President Scandic Sea Food Ltd.	John Thomas Canadian Coast Guard	Quote: The Canadian Coast Guard is aware of the importance of a commercial wharf at Zeballos for the community and the aquaculture industry in the Zeballos Inlet area. In that regard, I am very pleased to inform you that the CCG has approved the reconstruction of the Zeballos Wharf, and that funding has been identified for this year. Construction should start shortly. I appreciate being made aware of your support for this project, and assure you that the CCG recognizes the important contribution it will make to the local area. We will proceed with this project as expeditiously as possible.
16-Jan-95	Honourable Douglas Young Minister of Transport	Mayor Cliff Pederson Village of Zeballos	Requesting confirmation of start date for construction of the Zeballos Wharf.
08-Feb-95	Mayor and Council Village of Zeballos	Theresa Liao Public Works Canada	The Canadian Coast Guard wants the Village of Zeballos to initiate the acquisition of land required for construction of the new wharf.
17-Feb-95	Mr. Keith Anderson Ministry of Environment Lands & Parks	Mayor Pederson Village of Zeballos	Requesting approval for the acquisition of land required by the Canadian Coast Guard to rebuild our wharf.
17-Feb-95	Theresa Liao Public Works Canada	Mayor Pederson Village of Zeballos	To advise that Council has given approval for the boundary changes as requested.
09-Mar-95	Mayor Cliff Pederson Village of Zeballos	Honourable Douglas Young Minister of Transport	Quote: Funding for the project has been approved for the fiscal year 1995/96. You will be pleased to learn that the Canadian Coast Guard plans to start construction by June 1995.
16-Jan-96	Honourable Douglas Young Minister of Transport	Mayor Cliff Pederson Village of Zeballos	Requesting an explanation of why the higher costs of wharf than what was shown to us.
14-Feb-96	Honourable David Anderson Victoria	John Duncan, MP North Island - Powell River	Re: When will you honour the commitment made to Zeballos?
12-Mar-96	Wayne McLaughlin	Phil Christie, Manager	Quote: In your conversation with Keith Anderson, Land Officer, of November 21/96.

Federal Wharf Correspondence Summary

Date	Correspondence To	Correspondence From	Details
	Public Works Canada	Land Administration Ministry of Environment Lands and Parks	you advised that the plans for this development were on hold for the time being. As the actual area required for expansion will depend on the type of facility to be built, we have disallowed your application. BC Lands is willing to accept a further application when a design layout for a new wharf facility has been completed and the actual area required can be determined.
21-Mar-96	Corky Evans, MLA North Island	Mayor Tom McCrae Village of Tahsis	To advise that the Village of Tahsis supports the reconstruction of the wharf in Zeballos.
07-Apr-96	John Duncan, MP North Island - Powell River	Honourable David Anderson Minister of Transport	To advise the cost of the replacement wharf for Zeballos is now at \$2 million not \$920,000 as previously stated.
17-Apr-96	Honourable David Anderson Minister of Transport	Mayor Cliff Pederson Village of Zeballos	Requesting a response to our letter we wrote in January regarding the wharf.
24-Apr-96	Honourable David Anderson Minister of Transport	John Duncan, MP North Island - Powell River	Quote: In no way do I find that your designation of Zeballos to a regional/local port was anything other than a convenient way for the Federal Government to wash it's hands of any financial obligation to the Village of Zeballos.
25-Apr-96	Honourable David Anderson Minister of Transport	Mayor Cliff Pederson Village of Zeballos	<i>Quote: We find your comments and approach to our wharf replacement in your letter of Apr 17/96 both unfair and unacceptable. As well it indicates the lack of understanding through poor communications that Ottawa has for the West Coast where so much of it's tax revenues are generated. Our case for the replacement of our "working commercial wharf" was well made and acknowledged by your Ministry, several years ago. The question of how our wharf replacement project escalated to an unbelievable \$2 million can only partially be explained by the inordinate length of time which has passed (six years) while the Ministry of Transport put our communities future on the "back burner". We were unaware of this newly inflated figure, undoubtedly due to another communication oversight, but as we have stated on at least one other occasion an adequate wharf can be constructed within the original budget. We were asked to come up with cost savings by your Vancouver Officials which we did by a causeway relocation. Please exercise vision by looking to the future and acknowledging Ottawa's long standing responsibility for this wharf replacement. As we have previously indicated, the cost is a small percentage of the net revenue generated annually in this area.</i>
26-Jul-96	Mayor Cliff Pederson Village of Zeballos	Honourable David Anderson Minister of Transport	To advise that we should contact Martin Swan to obtain an explanation of the rationale for the increase in costs for the reconstruction of the wharf.
29-Nov-96	Honourable David Anderson Minister of Transport	Mayor Tom McCrae Village of Tahsis	Restating their support for the replacement of our wharf and requesting the federal government honour their commitment to Zeballos.
03-Dec-96	Wayne McLaughlin Public Works Canada	Phil Christie, Land Administration Ministry of Environment Lands and Parks.	
05-Mar-97	Honourable David Anderson Minister of Transport	John Duncan, MP North Island - Powell River	Quote: I have written to you on six separate occasions in an attempt to impress upon you the importance of a replacement wharf and I do not plan to revisit the contents of those letters in this correspondence. I received a reply on Mar 4/97 to my "Freedom of Information" request and low and behold, I can only conclude that your department

Federal Wharf Correspondence Summary

Date	Correspondence To	Correspondence From	Details
14-Mar-96	Mayor Cliff Pederson Village of Zeballos	Martin Swan Ministry of Transport	wishes to protect their decision making rationale from scrutiny and that your department is operating with incorrect information. Specifically, your profile of Zeballos, as provided in the FOI request, indicates that there is a road 10 kilometers long connecting Tahsis and Zeballos, if this was correct, this would conceivably justify on facility in a bureaucrats mind. The fact of the matter, for anyone who has visited this area well knows, is that the drive from Zeballos to Tahsis is a circuitous 300 kilometers. Now that I know that your department's decision making is based on ignorance of the facts, I respectfully request that you revisit this decision, which is not only a bad on one your part but one that has caused much hardship and tragedy for the community of Zeballos. I am offering you another opportunity to make good on a promise you made in November 1994 to the people of Zeballos to replace the wharf.
19-Mar-97	John Duncan, MP North Island - Powell River	Mayor Cliff Pederson Village of Zeballos	To request a meeting with himself and Jane Frost regarding the devolution of the federal facilities and that they are willing to maintain the wharf as part of the feasibility study. A thank you letter for pointing out the errors in the federal governments data when they have used it to make a decision for Zeballos.
23-Apr-97	Linda Harvey Comox Strathcona Regional District	Martin Swan, Regional Manager Harbours & Ports Pacific Region	Quote: As you are aware, we are funding a feasibility study that will determine the financial viability of the public ports located in the Comox Strathcona Regional District and we feel that Zeballos should be included. For Zeballos the study would identify the type and volume of goods that would be shipped through the port and involve discussions with members of the community to determine, on a preliminary basis, the size of port and configuration that would be most suitable. A well thought out business plan should be an important component in the community's continued request for a new facility.
16-May-97	Honourable David Anderson Minister of Transport	Councillor Joan Monk	Quote: After almost 8 years of correspondence, we received approval for the rebuilding of a replacement wharf and given a start date. Then, with no warning, the project was canceled and the explanation given to us was that the costs had doubled. To this date, we have not received any paperwork to substantiate this. I feel that once again, we do not count and I have great difficulty giving your government any credibility. We believe a commitment should be lived up to. The moneys collected in taxes and stumpage fees from this area of BC over the years are in the millions and I feel very strongly that a small portion of it should at least find it's way back to us.

VILLAGE OF ZEBALLOS



July 29, 1998

BOX 127
ZEBALLOS, B.C.
V0P 2A0
781-4229

The Honourable David M. Collenette, P.C., MP
Minister of Transport
Place de Ville
Tower C, 29th Floor
Sparks Street
Ottawa, Ontario, K9A 0N5

Dear Mr. Collenette:

RE: Reconstruction of the Wharf Facility Destroyed by Fire * Zeballos, BC

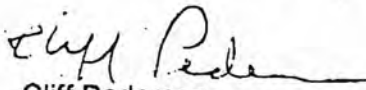
The Council Members read with interest the attached article in our local paper. We were very happy to hear that the East Coast of this country will have proper moorage and safe Harbours.

We would like to know where those federal dollars came from and why those same dollars cannot be accessed to provide the funds necessary to rebuild our wharf that was destroyed by fire on July 25, 1989.

I have attached a summary of the correspondence that shows we have been approved for funding to rebuild this wharf on three different occasions and each time the funds have been withdrawn. We have never been given the courtesy of a proper explanation as to why those funds were withdrawn.

Our Village needs to have this facility replaced. We are prepared to work with the federal government and complete this task for a sum that is less than the last Public Works projection of costs.

On behalf of the residents of the Village of Zeballos and our marine visitors will you please allocate 1.5 Million dollars to help us rebuild a wharf that will meet our needs for the economic future of this unique Village on the West Coast of Vancouver Island.


Cliff Pederson
Mayor

c.c. John Duncan, MP
Hon. Jean Chretien, Prime Minister
Wharf Committee, Comox Strathcona Regional District

P.O. Box 128
Zeballos, B.C.
V0P 2A0
Phone: 1-250-781-4090
Fax: 1-250-761-4097

Village of Zeballos

FILE COPY

Fax

To: Paul
From: Councillor Pearl Y. Myhres

Fax: 1-250-287-4904
Date: August 13, 1998

Phone: 1-800-867-8404
Pages: 2

Re: Zeballos Wharf
CC: CSRD Wharves Committee

Urgent For Review Please Comment Please Reply Please Recycle

Comments:

Here is a copy of the letter I sent marked "Personal and Confidential" to Minister Collenette by Xpresspost.

I have some numbers from the professional engineer that did the new layout for the Wharves Committee of the CSRD. He stated that in the past ten year the Federal Government would have spent at least a half a million dollars to maintain the wharf that burnt down. So that will add strength to our request for funding to up grade the wharf we now have access too. Next week we will have two sets of numbers from a professional firm to make the existing wharf safe and another set that will upgrade this facility to replace the one that burnt down. As soon as I get those numbers I will forward them onto you.

Have you seen a copy of the article by Judy Lavoie? I have not received a copy yet and would like to post it in the post office.

006

file
Zeballos

T/C Aug 8/98

Community begs government in vain for new wharf

By Judith Lavoie
Times Colonist staff

After almost a decade of flip-flops and broken promises the tiny community of Zeballos on northern Vancouver Island still doesn't have its wharf.

The village economy took an abrupt nosedive in 1989 when fire destroyed the federal government wharf.

The community's main link with the outside world, the wharf was used for bringing in supplies, while tourist boats and naval vessels injected welcome dollars into the economy.

Although successive governments

promised a replacement wharf, nothing happened.

"We do not have any other means of escape if there is a major quake or if our roads are washed out, which happens during the winter floods," said Coun. Pearl Myhres this week.

Pleas from the mayor and council, fishing companies, tourism companies and residents have fallen on deaf ears. In 1996, when Transport Canada started privatizing port facilities, it announced that the wharf would not be replaced because Zeballos was not classified as a remote port.

The federal government is trying to get out of operating facilities in communities

that are not remote, said Transport Canada spokeswoman Marion Davis.

"Zeballos is not remote because it is accessible by road," she said.

Myhres laughed at that idea. About 46 kilometres of the two-hour journey to Port McNeill is along logging roads, she said.

North Island Reform MP John Duncan discovered through a freedom of information request that the decision was partially based on information that a 10-kilometre road connects Zeballos and Tsahsis — where there is a government wharf.

But anyone familiar with the area knows no road connects the two commu-

nities and it is a circuitous drive of 300 kilometres, he said.

As logging and fishing jobs become scarce in the community of 300, the importance of a wharf in the deep-water harbor is increasing.

Some responsibility has to fall on the shoulders of senior B.C. cabinet minister David Anderson, who promised in November 1994 that a replacement wharf would be built, Duncan said. "He doesn't mind delivering the infrastructure program when it's good news, but when it's bad news, he's nowhere to be found.

Anderson was not available for comment.

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Schedules**
(July 28 - September 7, 1998)

Vancouver Island - Lower Mainland

SWARTZ BAY - TSAWYASSEN
Leave Swartz Bay

7:00 am	12:00 pm	6:00 pm
8:00 am	1:00 pm	7:00 pm
9:00 am	2:00 pm	8:00 pm
10:00 am	3:00 pm	9:00 pm
11:00 am	4:00 pm	10:00 pm

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unforgettable evening..."
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PERFORMANCE CATERING
475-1948

2000-01-01 10:00 AM - 11:00 AM - 12:00 PM - 1:00 PM - 2:00 PM - 3:00 PM - 4:00 PM - 5:00 PM - 6:00 PM - 7:00 PM - 8:00 PM - 9:00 PM - 10:00 PM - 11:00 PM - 12:00 AM

AUCTION

Store's lottery-ticket streak brings in flood of customers

Times Colonist staff

The deli on North Pender Island is stocked with all manner of culinary delights, but it's not cold cuts that has the lineup snaking out the door into the plaza — it's cold, hard cash.

The deli outlet of Pender Tru-Value Foods has served up \$2.5-million winning lottery tickets twice in a year, making the lottery outlet the hot shopping spot on the small Gulf Island.

"It was pretty crazy in here yesterday," said employee Corine Chipczak, the day after an Island couple became instant multi-millionaires.

"Everybody was calling to find out who won and there were quite a few people in to buy tickets — especially the tourists, I think they all bought tickets."

seller on the island anyway, and that in some of the lottery corporation's games the deli that serves the island's 1,800 residents is the biggest seller in the Vancouver Island zone.

"When the prizes are big, \$10 million to \$15 million, we have people spending \$300 to \$500 easy on tickets," she said.

She said the couple with the winning ticket — Maria and Dick Schouten — was in early Thursday to have the winning slip validated.

"I wasn't even open yet and they slipped me this envelope," Chipczak said.

"They already knew they'd won, but I didn't and they were just waiting to see my reaction.

"Let's just say it involved a lot of

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