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BURNCO AGGREGATE PROJECT

Visual Resources Baseline Inventory

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REPORT

Golder Associates

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1.0 INTRODUCTION

This report includes data sources, methodology, photographic field survey images (Figures 2 to 13) and baseline assessment ratings (Tables 3 to 14) for all receptor sites to provide detailed information about the environmental setting and visual condition of the Proposed Project area.

2.0 BASE MAPPING

The Proposed Project site was mapped using spatial data describing the physical characteristics of the landscape, Proposed Project components and existing visual landscape inventory information using a geographic information system (GIS). Base mapping data was collected from national and provincial government data sources and proprietary vendors. Data sources used for the base mapping included the following:

- digital elevation model from the Canadian Digital Elevation Data (NRCan 2010a);
- hydrographic features (waterbodies and watercourses) from CanVec (NRCan 2010b);
- road networks from CanVec (NRCan 2010b);
- parks and protected area from TANTALIS Parks, Ecological Reserves, and Protected Areas (MFLNRO 2008);
- location of communities from the Canadian Geographical Names Database (NRCan 2003);
- location of First Nations reserves from the Canadian Geographical Names Database (NRCan 2013);
- visual inventory information included recreation viewpoints, visual sensitivity unit polygons and related attributes from the BC Visual Landscape Inventory spatial dataset (ILMB 2008); and
- data from BURNCO detailing the locations and dimensions of the Proposed Project components.

3.0 PHOTOGRAPHIC FIELD SURVEYS

There are a number of viewing opportunities within the Howe Sound area. The Sea to Sky Highway (Highway 99) travels along the east coastline of Howe Sound and is considered a popular tourist route with many scenic viewpoints. The village of Lions Bay is located approximately 12 km north of Horseshoe Bay and has about 556 private dwellings (Statistic Canada 2011), many with westward views overlooking Howe Sound. Approximately 15 properties are located at the McNab Creek Estates site on the east side of McNab Creek and there are a number of properties across Thornbrough Channel on the north side of Gambier Island. There are two yacht club outstations on Gambier Island that contribute to recreational boat traffic and Camp Latona (located on the north end of Gambier) and Camp Potlatch summer camps are key sites for recreational activities in the area. Other recreational activities that are popular in the area include power boating, kayaking and canoeing, camping, fishing, hiking, and wildlife watching.

Surveyed viewpoints are detailed in Table 1.

Table 1: Photographic Survey Locations

Surveyed Photo Viewpoint ID	Receptor Site Viewpoint ID	X Coordinate	Y Coordinate	Rationale
PID 1	VP 1	479916.39	5481194.84	Marine-based viewing opportunity in Howe Sound related to VLI Viewpoint # 264
PID 2		477714.47	5483460.29	Marine-based viewing opportunity south of Anvil Island and related to VLI Viewpoint # 264
PID 3	VP 2	475363.43	5485775.15	Marine-based viewing opportunity in Ramilles Channel near Douglas Bay on Gambier Island
PID 4		473978.03	5487045.08	Marine-based viewing opportunity in Ramilles Channel northwest of Gambier Island
PID 5		472469.61	5487032.36	Viewing opportunity at Ekins Point on Gambier Island (near Yacht Club)
PID 6	VP 3	471897.13	5488170.02	Marine-based viewing opportunity in Thornbrough Channel
PID 7	VP 4	472597.48	5489765.19	Viewing opportunity near McNab Estates dock
PID 8	VP 5	471561.49	5486320.15	Viewing opportunity at Camp Latona
PID 9		482867.22	5478578.90	Viewing opportunity from Lions Bay General Store parking lot
PID 10		482915.12	5478547.40	Viewing opportunity near Lions Bay village office
PID 11	VP 6	482496.39	5479923.49	Motorist viewing opportunity north of Lions Bay on Highway 99
PID 12	VP 7	482019.43	5481314.42	Motorist viewing opportunity at recreation pullout on Highway 99; VLI Viewpoint# 265
PID 13	VP 8	482955.85	5478336.37	Lions Bay residential viewing opportunity (Panorama Rd. and Oceanview Rd.); near VLI Viewpoint# 263
PID 14		482656.30	5478762.67	Lions Bay residential viewing opportunity (end of Lions Bay Rd.); near VLI Viewpoint# 261
PID 15	VP 9	482635.39	5478155.95	Recreational viewing opportunity at Lions Bay Beach Park
PID 16		482533.64	5480015.56	Recreational viewing opportunity along the Centennial Trail above Highway 99
PID 17		482950.55	5473659.38	Motorist viewing opportunity south of Lions Bay on Highway 99
PID 18		483091.72	5479176.10	Lions Bay residential viewing opportunity (Mountain Dr.)
PID 19		482981.38	5477681.34	Lions Bay residential viewing opportunity (Kelvin Grove Rd.)

Notes: Coordinates projected in NAD83 UTM Zone 10.

Each location is identified by a unique photographic inventory identification number (PID#) and selected receptor locations are identified by a unique viewpoint inventory identification number (VP#).

The completed photographic survey information was compiled and checked for quality and accuracy. Observation log data was correlated with each image (Table 15). These images act as a photographic record to confirm results from visibility modelling and support the baseline assessment.

4.0 BASELINE ASSESSMENT

The landscape visible from receptor site locations was rated based on dimensions of scenic quality and viewer sensitivity according to standards set out by U.S. Department of Interior's Bureau of Land Management Visual Resource Management system (USDI 1986a) and considering rating and rationale from the VLI spatial dataset (BC Gov. 2008).

4.1 Scenic Quality

It is recognized that all landscapes have scenic value but areas with a high degree of variety and composition have the highest scenic value. The scenic quality of the landscape's physical elements were characterised and classified based on the dimensions of colour, adjacent scenery, scarcity, and cultural modifications. The classification of scenic quality is based on the premise that landscapes with greater diversity or containing distinct features are generally considered as having higher scenic value than landscapes that are more homogenous or with more common features (USDI 1986a).

Figure 1: Illustration of scenic quality

Scenic quality rankings are characterized as follows:

- **High** – dominant and exceptionally striking and intriguing landform features, a variety of vegetation types in interesting forms, textures and patterns, dominant water features in the landscape, rich colour combinations with a variety and/or vivid colour, adjacent scenery that greatly enhances visual quality and a landscape that is very rare within the region and cultural modification that add favourably to visual variety.
- **Medium** – landforms that are interesting though not dominant or exceptional, some variety of vegetation, water features that are flowing, or still, but not dominant in the landscape, some intensity or variety in colours, adjacent scenery moderately enhances overall visual quality and cultural modifications add little or no visual variety to the area.
- **Low** – few or no interesting landform features, little or no variety or contrast in vegetation, absence of or non-visible water features, subtle colour variations and muted tones, adjacent scenery that has little or no influence on overall visual quality, a landscape that is interesting within its setting, but fairly common within the region and cultural modifications that add variety but are discordant or promote disharmony.

4.2 Viewer Sensitivity

Viewer sensitivity is a way of ranking public concern for visual quality. The type of user has an influence on sensitivity, as perceptions of the landscape tend to vary based on the activity and related expectations. Viewer sensitivity level analysis was conducted based on dimensions of use, management objectives, adjacent land use and an understanding of local public concern for scenic quality. The overall ranking is assigned based on consideration of the sensitivity rating in each category and professional judgment. Definitions of viewer sensitivities were determined as follows:

- **High**—a large number of viewers and/or high public interest; typical viewers are nearby residents with an attachment to the landscape and long duration of their views, and recreational sightseers highly sensitive to changes in scenic quality.
- **Medium** —intermediate viewer numbers, public uses, overall public interest, or adjacent land uses.
- **Low**—sparsely populated areas; few recreational or other public uses; most viewers are non-residents or workers traveling through or working in an area, or viewers from nearby commercial or industrial land uses.

The resulting ratings for each key viewpoint are summarized in Tables 3 to 14.

For each receptor site, a combination of the visible landscapes scenic quality rating describing the scenic value of the visible landscapes physical elements, the sensitivity level rating of viewers to change in the visual landscape and consideration of viewing distance of the receptor site from the Proposed Project area, resulted in the establishment of a landscape rating to express an overall value of the landscape visible from that location. This rating will provide the baseline to determine the potential visual effects of the Proposed Project. Table 2 presents a matrix of how these rankings are combined to produce the landscape rating.

Table 2: Landscape Ratings

Scenic Quality	Viewer Sensitivity				
	High		Medium		Low
High	High		High		High
Medium	High	Moderate	Moderate	Low	Low
Low	Moderate	Low	Low		Low
Distance Zone	**FG/MG**	**BG**	**FG/MG**	**BG**	**All**

Source: based on USDI BLM 1986a

FG – foreground

MG – middle ground

BG – background

Landscape ratings can be characterized as follows:

- **High** – Areas with a landscape rating of 'High' indicate locations holding major scenic value and/or vulnerability. Alterations would radically alter the appearance of the landscape and/or be contentious with viewers.
- **Moderate** – A 'Moderate' rating indicates a view that has some distinct dimension or character and/or is less sensitive. The views may contain few visual features and characteristics of high contrast.
- **Low** – Locations with 'Low' ratings are of relatively low scenic merit and/or not very vulnerable to impact by alteration. They may allow landscape alterations to be absorbed and be almost unnoticed causing little concern with viewers.

4.3 Lighting Condition

Visual light assessment in this study is defined as the assessment of the effects of Proposed Project lighting on sensitive receptors night-time aesthetic experience. The visual impact of light pollution is increasing recognized as a social concern as it relates to the quality of the night-time sky and avoidance of the nuisance effect of lighting. Light sensitive receptors are those locations and uses that have the potential to be impacted by the presence of light pollution.

Receptor sites were selected from the surveyed viewpoints that describe representative viewing opportunities within the RSA for light sensitive uses. Residential uses are considered light sensitive because they are typically occupied during the evening and/or night-time and are sensitive to visual light effects that interfere with sleep and privacy. Transportation uses are considered sensitive to visual light effects that create distraction. Night-time recreation uses are considered light sensitive if they are related to the enjoyment of natural night-time aesthetics.

Site photography from these locations was considered and evaluated based on classifications and definitions adapted from the Commission Internationale de L'Éclairage (CIE); also known as the International Commission on Illumination (CIE 1997, 2003). Evidence of existing lighting and the general lighting context were the key dimensions used to identify overall sensitivity to visual change of night-time visual effects. The visibility and characteristics of existing lighting can be described by the effect it has on the quality of the darkness perceived by the receptor. The lighting context can be described by the environmental setting and related level of brightness associated with this type of location. These dimensions are evaluated along with the viewing distance to the Proposed Project site to determine the overall sensitivity rating. Definitions of sensitivity levels were determined as follows:

- **High** – areas of low brightness or intrinsic darkness with barely perceptible or no visible light attracting the attention of observers such as rural or natural areas, and parks or protected sites.
- **Medium** – areas of moderate brightness where direct light sources are noticeable and light pollution is evident such as suburban and industrial areas and roadways with functional levels of lighting.
- **Low** – areas of high brightness and strong, prominent light sources such as urban town and city centres, commercial areas and roadways with high levels of night time activity and related lighting.

Figure 2: Receptor Viewpoint 1 – Marine-based viewing opportunity in Howe Sound

Table 3: Receptor Viewpoint 1 – Landscape Rating Evaluation

Scenic Element	Rating	Rationale
Landform	4	mountainous landforms and long ridgelines dominate the view
Vegetation	3	mostly fine uniform texture with some variety of vegetation and patterns
Water	4	open water is prominent landscape feature
Colour	2	uniform vegetation colour with some variation of hues in exposed rock
Adjacent scenery	4	adjacent ridgelines and islands enhance overall visual quality
Scarcity	3	scenery is an attraction, but common in coastal regions
Cultural modifications	-2	historic and recent[1] forestry activity visible
Total	**18**	
Overall scenic quality	**Medium**	

Sensitivity Element	Rating	Rationale
Type of user	Medium	recreational boating and fishing use who tend to have moderate sensitivity to visual aesthetics
Amount of use	Medium	close proximity to Lions Bay marina and Gambier Island outstations
Public interest	Medium	tourism/recreation and related visual amenities are of regional importance
Adjacent land uses	Low	adjacent land has history of industrial and resource use
Special areas	Low	LSA contains no protected areas
Other factors	High	VSC rating of 2 (high sensitivity to human-made visual alteration)
Overall sensitivity	**Medium**	

Source: *(USDI 1986b). low = 0 to 11, medium= 12 to 18, high = 19 or higher*

Distance Zone: ~ 12 km Background **Landscape Rating: Low**

[1]Recent visible logging activity has occurred adjacent to the Proposed Project site in March of 2014 (TSL A90229). While this alteration is not pictured in the baseline it is considered in the scenic value rating and is included in the effects assessment modelling.

Figure 3: Receptor Viewpoint 2 – Marine-based viewing opportunity in Ramilles Channel

Table 4: Receptor Viewpoint 2 – Landscape Rating Evaluation

Scenic Element	Rating	Rationale
Landform	4	mountainous landforms and long ridgelines dominate the view
Vegetation	3	mostly fine uniform texture with some variety of vegetation and patterns
Water	4	open water is prominent landscape feature
Colour	2	uniform vegetation colour with some variation of hues in exposed rock
Adjacent scenery	4	adjacent ridgelines and islands enhance overall visual quality
Scarcity	3	scenery is an attraction, but common in coastal regions
Cultural modifications	-2	historic and recent[2] forestry activity visible
Total	**18**	
Overall scenic quality	**Medium**	

Sensitivity Element	Rating	Rationale
Type of user	Medium	recreational boating and fishing use who tend to have moderate sensitivity to visual aesthetics
Amount of use	Medium	proximity to Lions Bay marina and Gambier Island outstations
Public interest	Medium	tourism/recreation and related visual amenities are of regional importance
Adjacent land uses	Low	adjacent land has history of industrial and resource use
Special areas	Low	LSA contains no special areas
Other factors	High	VSC rating of 2 (high sensitivity to human-made visual alteration)
Overall sensitivity	**Medium**	

Source: *(USDI 1986b). low = 0 to 11, medium= 12 to 18, high = 19 or higher*

Distance Zone: ~ 5.5 km (Mid-ground) **Landscape Rating: Moderate**

[2]Recent visible logging activity has occurred adjacent to the Proposed Project site in March of 2014 (TSL A90229). While this alteration is not pictured in the baseline it is considered in the scenic value rating and is included in the effects assessment modelling.

Figure 4: Receptor Viewpoint 3 – Marine-based viewing opportunity in Thornbrough Channel

Table 5: Receptor Viewpoint 3 – Landscape Rating Evaluation

Scenic Element	Rating	Rationale
Landform	4	mountainous landforms and broad valley dominate the view
Vegetation	3	mostly uniform texture with some variety of vegetation and patterns
Water	3	open water is co-dominant landscape feature
Colour	2	mostly uniform vegetation colour with some variation in exposed rock
Adjacent scenery	4	jagged ridge and exposed peaks enhance overall visual quality
Scarcity	3	scenery is an attraction, but common in coastal regions
Cultural modifications	-3	historic and recent[3] forestry activity, transmission ROW and residential development visible
Total	**16**	
Overall scenic quality	**Medium**	

***Source**: (USDI 1986b). low = 0 to 11, medium= 12 to 18, high = 19 or higher*

Sensitivity Element	Rating	Rationale
Type of user	High	recreational boating and fishing use who tend to have moderate sensitivity to visual aesthetics
Amount of use	Medium	proximity to Gambier Island outstations and traffic from summer camps and local residence
Public interest	Medium	tourism/recreation and related visual amenities are of regional importance
Adjacent land uses	Low	adjacent land has history of industrial and resource use, residential and recreational
Special areas	Low	LSA contains no special areas
Other factors	High	VSC rating of 2 (high sensitivity to human-made visual alteration)
Overall sensitivity	**Medium**	

Distance Zone: ~ 2 km (Mid-ground) **Landscape Rating: Moderate**

[3]Recent visible logging activity has occurred adjacent to the Proposed Project site in March of 2014 (TSL A90229). While this alteration is not pictured in the baseline it is considered in the scenic value rating and is included in the effects assessment modelling.

Figure 5: Receptor Viewpoint 4 – Viewing opportunity near McNab Estates dock

Table 6: Receptor Viewpoint 4 – Landscape Rating Evaluation

Scenic Element	Rating	Rationale
Landform	4	mountainous landforms with wide sloping ridges dominate the view
Vegetation	3	uniform texture with increasingly coarse texture towards foreground
Water	3	open water is co-dominant landscape feature
Colour	2	uniform vegetation colour with some variation in exposed rock and soil
Adjacent scenery	4	adjacent scenery moderately enhances overall visual quality
Scarcity	3	scenery is an attraction, but common in coastal regions
Cultural modifications	-3	historic and recent[4] forestry activity, transmission ROW and industrial development visible
Total	**16**	
Overall scenic quality	**Medium**	

Source: *(USDI 1986b). low = 0 to 11, medium= 12 to 18, high = 19 or higher*

Sensitivity Element	Rating	Rationale
Type of user	High	McNab Estate residents, recreational boating and fishing use who have moderate to high sensitivity to visual aesthetics
Amount of use	High	proximity to McNab Estates dock and residence and traffic from summer camps and local residence
Public interest	High	Visual aesthetics have been a noted issue of concern
Adjacent land uses	Low	adjacent land has history of industrial and resource use, residential and recreational
Special areas	Low	LSA contains no special areas
Other factors	High	VSC rating of 2 (high sensitivity to human-made visual alteration)
Overall sensitivity	**High**	

Distance Zone: ~ 800 m (Foreground) **Landscape Rating: High**

[4]Recent visible logging activity has occurred adjacent to the Proposed Project site in March of 2014 (TSL A90229). While this alteration is not pictured in the baseline it is considered in the scenic value rating and is included in the effects assessment modelling.

Figure 6: Receptor Survey Viewpoint 5 – Viewing opportunity at Camp Latona

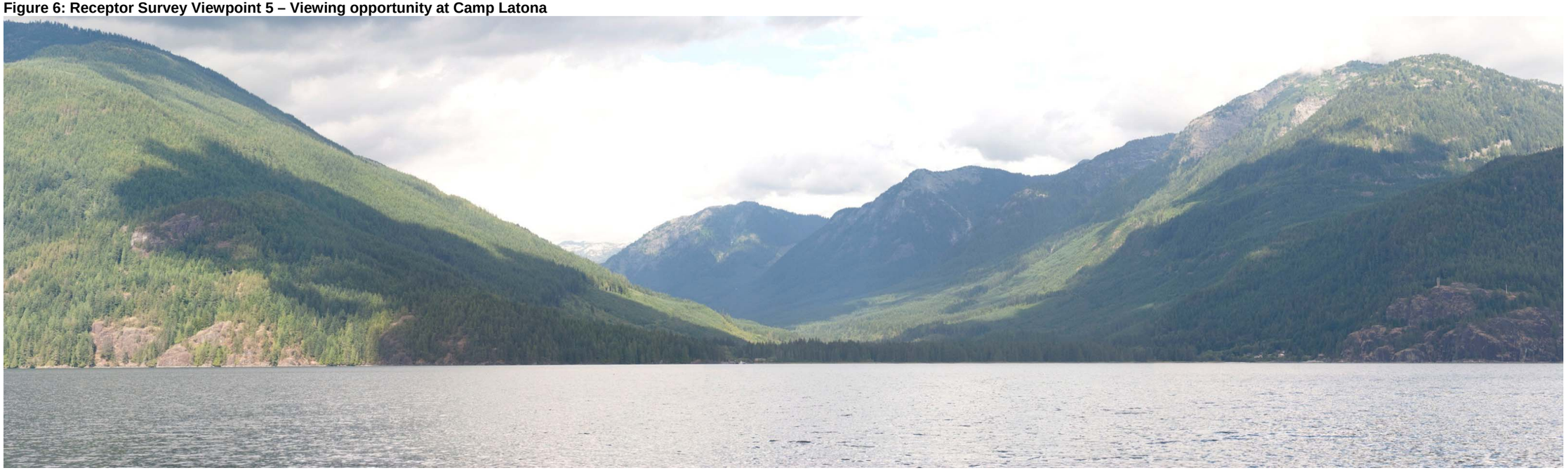

Table 7: Receptor Viewpoint 5 - Landscape Rating Evaluation

Scenic Element	Rating	Rationale
Landform	4	mountainous landforms and broad valley dominate the view
Vegetation	3	mostly uniform texture with some variety of vegetation and patterns
Water	3	open water is co-dominant landscape feature
Colour	2	mostly uniform vegetation colour with some variation in exposed rock
Adjacent scenery	4	jagged ridge and exposed peaks enhance overall visual quality
Scarcity	3	scenery is an attraction, but common in coastal regions
Cultural modifications	-3	historic and recent[5] forestry activity, transmission ROW and residential development visible
Total	**16**	
Overall scenic quality	**Medium**	

Source: *(USDI 1986b). low = 0 to 11, medium= 12 to 18, high = 19 or higher*

Sensitivity Element	Rating	Rationale
Type of user	High	Gambier residence, recreational boating and fishing use who have moderate to high sensitivity to visual aesthetics
Amount of use	High	proximity to Gambier Island outstations and traffic from summer camps and local residence
Public interest	Medium	tourism/recreation and related visual amenities are of regional importance
Adjacent land uses	Low	adjacent land has history of industrial and resource use, residential and recreational
Special areas	Low	LSA contains no special areas
Other factors	High	VSC rating of 2 (high sensitivity to human-made visual alteration)
Overall sensitivity	**Medium**	

Distance Zone: ~ 3.8 km (Mid-ground) **Landscape Rating: Moderate**

[5]Recent visible logging activity has occurred adjacent to the Proposed Project site in March of 2014 (TSL A90229). While this alteration is not pictured in the baseline it is considered in the scenic value rating and is included in the effects assessment modelling.

Figure 7: Receptor Viewpoint 6 – Motorist viewing opportunity north of Lions Bay on Highway 99

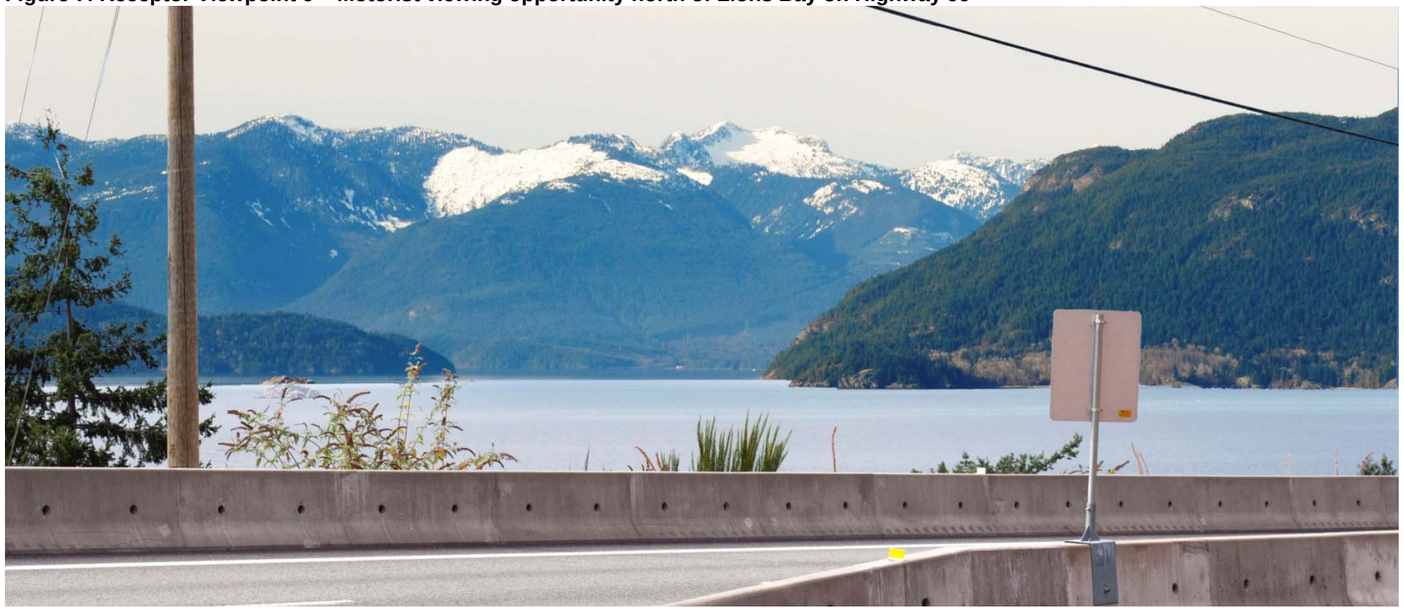

Table 8: Receptor Viewpoint 6 – Landscape Rating Evaluation

Scenic Element	Rating	Rationale
Landform	4	mountainous landforms and long ridgelines dominate the view
Vegetation	3	mostly fine uniform texture with some variety of vegetation and patterns
Water	4	open water is prominent landscape feature
Colour	2	uniform vegetation colour with some variation of hues in exposed rock
Adjacent scenery	4	adjacent ridgelines and islands moderately enhance overall visual quality
Scarcity	3	scenery is an attraction, but common in coastal regions
Cultural modifications	-3	historic and recent[6] forestry activity and transmission ROW is visible
Total	17	
Overall scenic quality	**Medium**	

Source: *(USDI 1986b). low = 0 to 11, medium= 12 to 18, high = 19 or higher*

Sensitivity Element	Rating	Rationale
Type of user	Medium	motorist on Hwy 99, who tend to have moderate sensitivity to scenic views
Amount of use	High	tourist and local commuter traffic
Public interest	Medium	tourism/recreation and related visual amenities are of regional importance
Adjacent land uses	Low	adjacent land has history of industrial and resource use, residential and recreational
Special areas	Low	LSA contains no special areas
Other factors	High	VSC rating of 2 (high sensitivity to human-made visual alteration)
Overall sensitivity	**Medium**	

Distance Zone: ~ 14.5 km (Background) **Landscape Rating: Low**

[6]Recent visible logging activity has occurred adjacent to the Proposed Project site in March of 2014 (TSL A90229). While this alteration is not pictured in the baseline it is considered in the scenic value rating and is included in the effects assessment modelling.

Figure 8: Receptor Viewpoint 7– Motorist viewing opportunity at recreation pullout on Highway 99

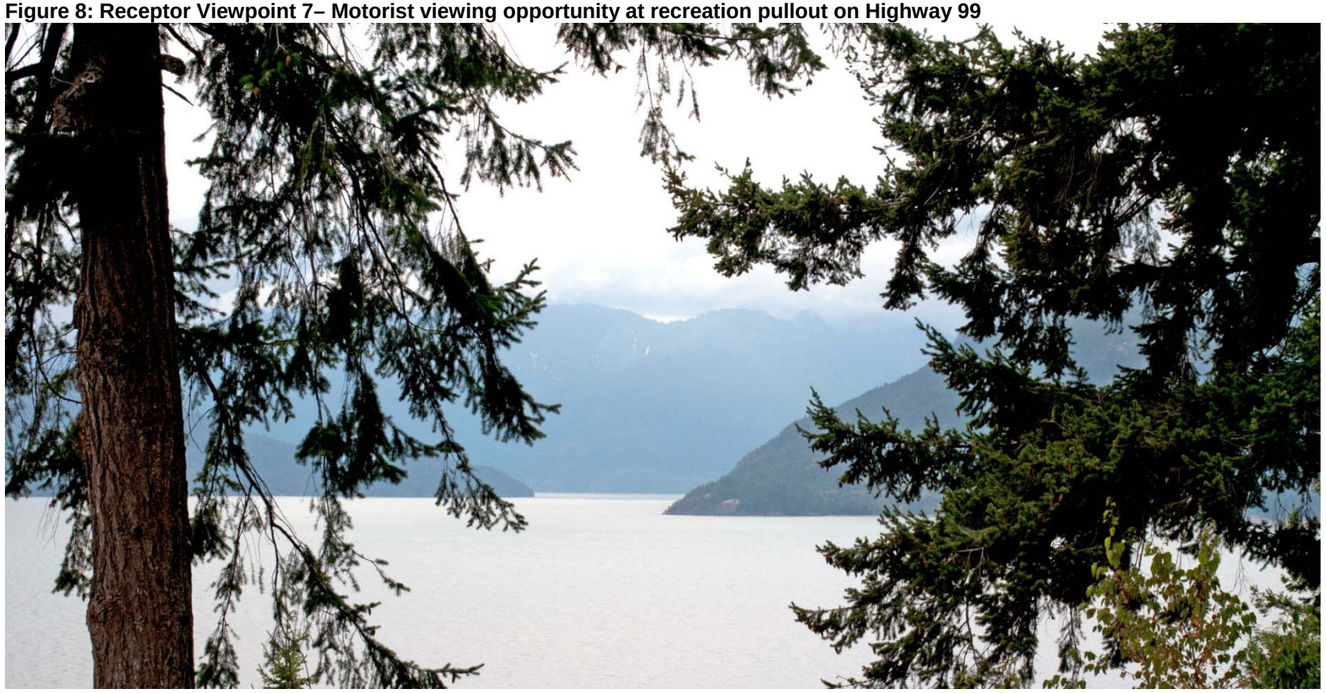

Table 9: Receptor Viewpoint 7 – Landscape Rating Evaluation

Scenic Element	Rating	Rationale
Landform	3	foreground vegetation obscures most landscape features in background
Vegetation	3	fine uniform texture with some variety of vegetation and patterns
Water	4	open water is prominent landscape feature
Colour	2	uniform vegetation colour with some variation of hues in exposed rock
Adjacent scenery	3	foreground vegetation obscures most landscape features in background
Scarcity	3	scenery is an attraction, but common in coastal regions
Cultural modifications	-3	historic and recent[7] forestry activity is visible
Total	**15**	
Overall scenic quality	**Medium**	

Sensitivity Element	Rating	Rationale
Type of user	Medium	motorist on Hwy 99, who tend to have moderate sensitivity to scenic views
Amount of use	Medium	established viewpoint with indirect line-of-sight and partial screening
Public interest	Medium	tourism/recreation and related visual amenities are of regional importance
Adjacent land uses	Low	adjacent land has history of industrial and resource use, residential and recreational
Special areas	High	VSC rating of 2 (high sensitivity to human-made visual alteration)
Other factors	Low	LSA contains no special areas; partial screening
Overall sensitivity	**Medium**	

Distance Zone: ~ 13.2 km (Background) **Landscape Rating: Low**

Source: *(USDI 1986b). low = 0 to 11, medium= 12 to 18, high = 19 or higher*

[7]Recent visible logging activity has occurred adjacent to the Proposed Project site in March of 2014 (TSL A90229). While this alteration is not pictured in the baseline it is considered in the scenic value rating and is included in the effects assessment modelling.

Figure 9: Receptor Viewpoint 8– Lions Bay residential viewing opportunity (Panorama Rd. and Oceanview Rd.)

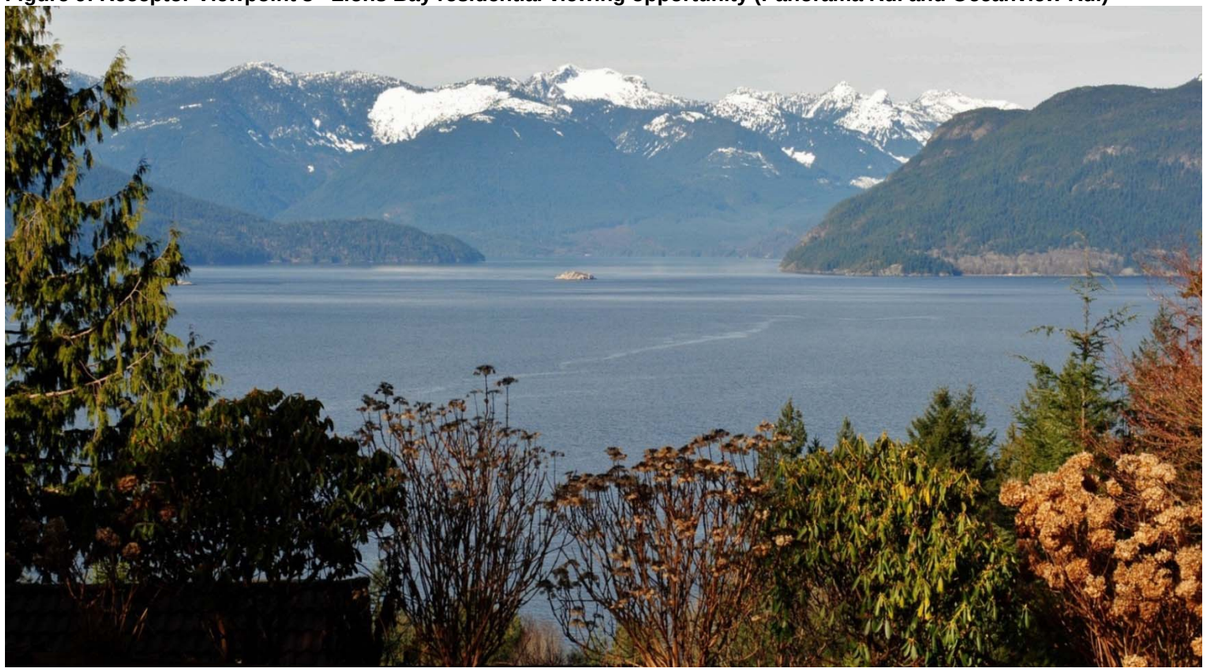

Table 10: Receptor Viewpoint 8 – Landscape Rating Evaluation

Scenic Element	Rating	Rationale
Landform	4	mountainous landforms, islands and long jagged ridges dominate the view
Vegetation	3	mostly fine uniform texture with some variety of vegetation and patterns
Water	4	open water is prominent landscape feature
Colour	2	uniform vegetation colour with some variation of hues in exposed rock
Adjacent scenery	4	adjacent ridgelines and islands moderately enhance overall visual quality
Scarcity	3	scenery is an attraction, but common in coastal regions
Cultural modifications	-2	historic and recent[8] forestry activity and transmission ROW is visible
Total	18	
Overall scenic quality	**Medium**	

Sensitivity Element	Rating	Rationale
Type of user	High	Lions Bay residents
Amount of use	High	permanent residents and local residential traffic
Public interest	High	resources have been a noted issue of concern
Adjacent land uses	Low	adjacent land has history of industrial and resource use, residential and recreational
Special areas	Low	LSA contains no special areas
Other factors	High	VSC rating of 2 (high sensitivity to human-made visual alteration)
Overall sensitivity	**High**	

Distance Zone: ~ 15.9 km (Background) **Landscape Rating: Moderate**

Source: *(USDI 1986b). low = 0 to 11, medium= 12 to 18, high = 19 or higher*

[8]Recent visible logging activity has occurred adjacent to the Proposed Project site in March of 2014 (TSL A90229). While this alteration is not pictured in the baseline it is considered in the scenic value rating and is included in the effects assessment modelling.

Figure 10: Receptor Viewpoint 9 – Recreational viewing opportunity at Lions Bay Beach Park

Table 11: Receptor Viewpoint 9 – Landscape Rating Evaluation

Scenic Element	Rating	Rationale
Landform	4	mountainous landforms, islands and long jagged ridges dominate the view
Vegetation	3	mostly fine uniform texture with some variety of vegetation and patterns
Water	4	open water is prominent landscape feature
Colour	2	uniform vegetation colour with some variation of hues in exposed rock
Adjacent scenery	4	adjacent ridgelines and islands moderately enhance overall visual quality
Scarcity	3	scenery is an attraction, but common in coastal regions
Cultural modifications	-2	historic and recent[9] forestry activity is visible
Total	**18**	
Overall scenic quality	**Medium**	

Source: *(USDI 1986b). low = 0 to 11, medium = 12 to 18, high = 19 or higher*

Sensitivity Element	Rating	Rationale
Type of user	High	Lions Bay residents, recreational park users
Amount of use	High	residents and tourists
Public interest	High	resources have been a noted issue of concern
Adjacent land uses	Low	adjacent land has history of industrial and resource use, residential and recreational
Special areas	Low	LSA contains no special areas
Other factors	High	VSC rating of 2 (high sensitivity to human-made visual alteration)
Overall sensitivity	**High**	

Distance Zone: ~ 15.6 km (Background) **Landscape Rating: Moderate**

[9]Recent visible logging activity has occurred adjacent to the Proposed Project site in March of 2014 (TSL A90229). While this alteration is not pictured in the baseline it is considered in the scenic value rating and is included in the effects assessment modelling.

Figure 11: Receptor Viewpoint 4 – Night-Time Viewing opportunity near McNab Estates dock

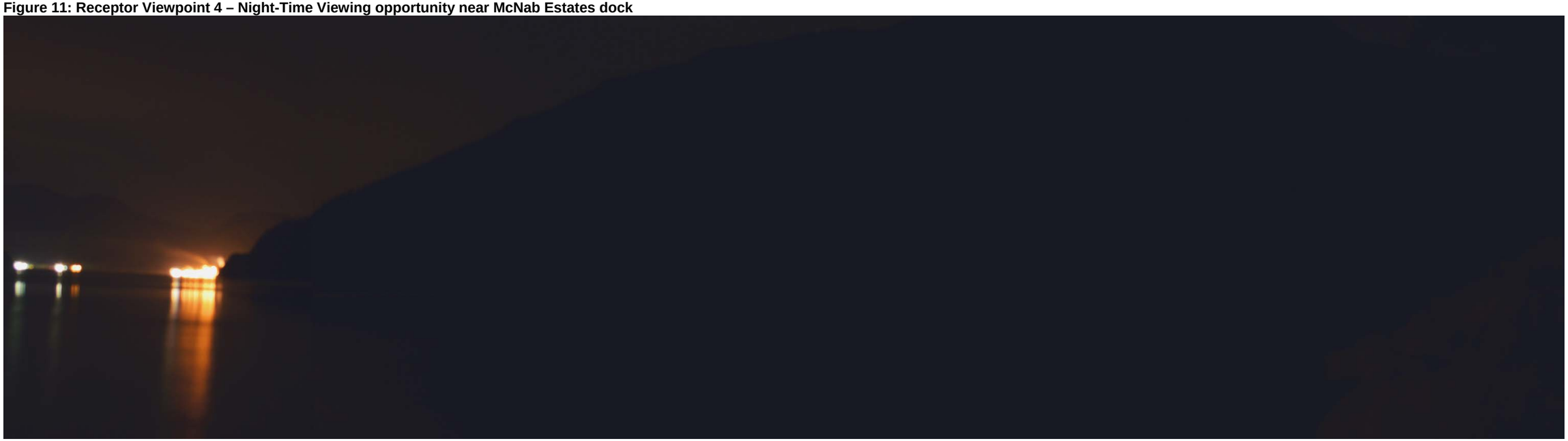

Table 12: Receptor Viewpoint 4 – Night-Time Lighting Condition Evaluation

Lighting Condition Element	Rationale
Existing Lighting	No light visible from Proposed Project site, but direct and ambient lighting visible from Port Mellon industrial land use that attract attention
Lighting Context	Residential receptors located in intrinsically dark environmental setting
Distance Zone	Foreground viewing distance of ~ 800 m
Overall Rating	High

Figure 12: Receptor Viewpoint 5 – Night-Time viewing opportunity at Camp Latona

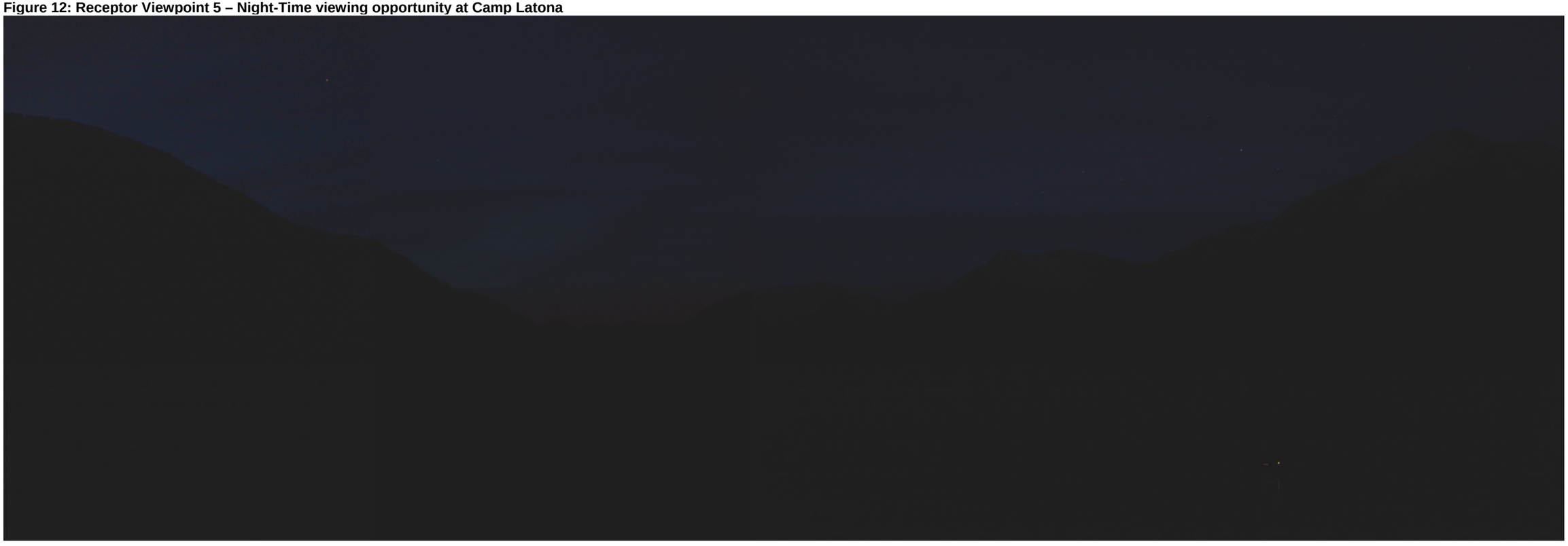

Table 13: Receptor Viewpoint 5 – Night-Time Lighting Condition Evaluation

Lighting Condition Element	Rationale
Existing Lighting	No light visible from Proposed Project site. Discernable light from residents at McNab Creek Strata
Lighting Context	Recreational receptors located in intrinsically dark environmental setting
Distance Zone	Mid-ground viewing distance of ~ 3.8 km
Overall Rating	Medium

Figure 13: Receptor Viewpoint 8 – Night-Time Lions Bay residential viewing opportunity (Panorama Rd. and Oceanview Rd.)

Table 14: Receptor Viewpoint 8 – Night-Time Lighting Condition Evaluation

Lighting Condition Element	Rationale
Existing Lighting	No light visible from Proposed Project site. Ambient light from Lions Bay residences visible in foreground and along horizon
Lighting Context	Residential receptors located in low brightness environmental setting
Distance Zone	Background viewing distance of ~ 15.9 km
Overall Rating	Low

Photo									Aperture					Location											
Photo ID	Viewpoint ID	Photo Date	Time	Viewing Conditions	Viewpoint Importance	Viewing Duration	Purpose of Photo	Description	Focal Length (mm)	F Stop	Focal Distance	ISO	Exposure (sec)	Projection	Datum	X Coordinate	Y Coordniate	Elevation Above Surface (m)	Viewing Direction (°)	Viewing Distance (km)	View Extents (°)	Horizontal Field of View (°)	Tilt (°)	Part of Panorma	Panoramic Sequence	All Photos
PID1	VP1	8/28/2012	11:17AM	calm, cloudy	Potential	Moderate	view from Howe Sound	Howe Sound ; VLI Viewpoint# 264	55	10	∞	200	1/250	UTM Zone 10	NAD83	479916.3929	5481194.84	~2	315	11	285° to 345°	61°	0-5	Yes	DSC 0004-0005	DSC 0001-0007
PID2		8/28/2012	11:23AM	calm, cloudy	Potential	Moderate	view from Howe Sound	Howe Sound - Anvil Island	52	10	∞	140	1/250	UTM Zone 10	NAD83	477714.4705	5483460.299	~2	319	9.4	299° to 339°	40°	0-5	No	DSC 0010	DSC 0010-0011
PID3	VP2	8/28/2012	11:27AM	calm, cloudy	Potential	Moderate	view from Ramilles Channel	Douglas Bay	55	10	∞	180	1/250	UTM Zone 10	NAD83	475363.431	5485775.159	~2	318	5.4	272° to 4°	91°	0-5	Yes	DSC 0013-0015	DSC 0013-0019
PID4		8/28/2012	11:40AM	calm, cloudy	Potential	Moderate	view froom Ramilles Channel	Ramilles Channel	55	10	∞	180	1/250	UTM Zone 10	NAD83	473978.038	5487045.084	~2	321	3.3	260° to 22°	122°	0-5	Yes	DSC 0024-0027	DSC 0020-0027
PID5		8/28/2012	11:59AM	calm, cloudy	Minor	High	view from Gambier Island	Ekins Pt	55	10	∞	140	1/250	UTM Zone 10	NAD83	472469.6136	5487032.368	~2	345	3	269° to 61°	152°	0-5	Yes	DSC 0032-0036	DSC 0032-0036
PID6	VP3	8/28/2012	12:40PM	calm, cloudy	Potential	Moderate	view from Thornbrough Channel	Thornbrough Channel	55	10	∞	200	1/200	UTM Zone 10	NAD83	471897.1347	5488170.021	~2	350	1.5	259° to 81°	182°	0-5	Yes	DSC 0045-0053	DSC 0045-0053
PID7	VP4	8/28/2012	12:31PM	calm, cloudy	Minor	High	View from McNab Estates	McNab Estates dock	55	9	∞	200	1/160	UTM Zone 10	NAD83	472597.4843	5489765.2	~2	259	0.7	198° to 320°	122°	0-5	Yes	DSC 0037-0040	DSC 0037-0044
PID8	VP5	8/28/2012	12:58PM	calm, cloudy	Minor	High	view from Gambier Island	Camp Latona	55	10	∞	200	1/200	UTM Zone 10	NAD83	471561.4988	5486320.159	~2	3	3.6	302° to 64°	122°	0-5	Yes	DSC 0054-0057	DSC 0054-0057
PID9		8/28/2012	2:59 AM	calm, cloudy	Minor	Moderate	view from Village of Lions Bay	Lions Bay General Store	55	9	∞	200	1/160	UTM Zone 10	NAD83	482867.2292	5478578.909	~2	315	16	295° to 335°	40°	0-5	No	DSC 0058	DSC 0058
PID10		8/28/2012	3:08 AM	calm, cloudy and clearing	Potential	Low	view from Village of Lions Bay	Lions Bay village office; near VLI Viewpoint# 263	55	9	∞	200	1/160	UTM Zone 10	NAD83	482915.1297	5478547.405	~2	315	16	295° to 335°	40°	0-5	No	DSC 0059	DSC 0059
PID11	VP6	8/28/2012	3:23PM	clearing and sunny	Minor	Low	view from Hwy 99	Hwy 99	55	10	∞	160	1/250	UTM Zone 10	NAD83	482496.3973	5479923.494	~2	316	15	301° to 331°	40°	0-5	No	DSC 0061	DSC 0060-0062 DSC 0038
PID12	VP7	8/28/2012	4:09PM	partly cloudy	Major	Moderate	view from Hwy 99, viewpoint	Hwy 99 Pullout; VLI Viewpoint# 278	45	10	∞	200	1/250	UTM Zone 10	NAD83	482019.4388	5481314.425	~2	309	14.5	289° to 329°	40°	0-5	No	DSC 0063	DSC 0063
PID13	VP8	2/2/2013	11:47AM	clear and sunny	Potential	Low	view from Village of Lions Bay	Panorama Rd and Oceanview Rd	55	10	∞	180	1/250	UTM Zone 10	NAD83	482955.8508	5478336.379	~2	316	16	296° to 336°	40°	0-5	No	DSC 0018	DSC 0018-0019
PID14		2/2/2013	12:54PM	clear and sunny	Potential	High	view from Village of Lions Bay	Lions Bay Ave; near VLI Viewpoint# 258	55	10	∞	125	1/250	UTM Zone 10	NAD83	482656.3046	5478762.677	~2	316	15.5	301° to 331°	40°	0-5	No	DSC 0030	DSC 0030-0032
PID15	VP9	2/2/2013	1:04PM	clear and sunny	Minor	High	view from Village of Lions Bay	Lions Bay Beach; near VLI Viewpoint# 259	55	10	∞	125	1/250	UTM Zone 10	NAD83	482635.3905	5478155.95	~2	319	15.5	304° to 334°	40°	0-5	No	DSC 0036	DSC 0034-36
PID16		2/2/2013	1:36PM	clear and sunny	Minor	Moderate	view from Brunswick area	Centennial Trail	55	10	∞	140	1/250	UTM Zone 10	NAD83	482533.642	5480015.569	~2	313	15	293° to 333°	40°	0-5	No	DSC 0041	DSC 0039-0041
PID17		2/2/2013	10:52AM	clear and sunny	Potential	Low	view from Hwy 99	Hwy 99 (Strip Ck)	55	10	∞	180	1/250	UTM Zone 10	NAD83	482950.5504	5473659.39	~2	326	16	306° to 346°	40°	0-5	No	DSC 0005	DSC 0005-0007
PID18		2/2/2013	12:32PM	clear and sunny	Potential	High	view from Village of Lions Bay	Mountain Dr	55	10	∞	200	1/250	UTM Zone 10	NAD83	483091.7239	5479176.107	~2	314	15.5	294° to 334°	40°	0-5	No	DSC 0024	DSC 0024-0025
PID19		2/2/2013	11:17AM	clear and sunny	Potential	High	view from Kelvin Grove area	Kelvin Grove Rd	55	10	∞	110	1/250	UTM Zone 10	NAD83	482981.385	5477681.35	~2	317	11	297° to 337°	40°	0-5	No	DSC 0010	DSC 0008-0011

Viewpoint Importance: Major: many frequent viewers with long viewing duration and easy access (ex. rest area, lodge, campsite, picnic area), Minor: infrequent viewers with short viewing duration and poor access (ex. pull out, point of interest, dispersed campsite), Potential: not currently an inventoried viewpoint (ex. proposed or potential site)
Viewing Duration: High:> 1 min. view on land OR view on still water, Moderate: static view with temporary of ~ 10 sec. to 1 min. on land OR view on still water, Low: glimpses of ~ 10 sec. on land OR view on fast moving water
Source: MFLNRO. 1997

5.0 CLOSING

We trust that the information contained in this report meets your current requirements. Please contact us if you require any further information.

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