



Communication Sites Management Plan

DATE: November 22, 2012
TO: Front Counter BC
FROM: Alix Pierce Douglas, Cascade Environmental Resource Group
RE: Communication Site Tenure Application for Blackcomb Aviation
CC: Matt Hartfiel, Signal Systems; Wendy Parliament, McLean Group
FILE #: 391-03-01

Please accept this memo, prepared by Cascade Environmental Resource Group Ltd. (Cascade), acting as agent for Blackcomb Aviation, as an Application for a Communications Tenure. Appended to the Communication Sites Management Plan is a completed Application for a Communications Tenure package, including full payment for a communication site application fee.

Section A: Project Overview

A.1 Project and Purpose

Blackcomb Aviation has identified a need for radio communications in the Lillooet area, and is subsequently applying for a Communications Tenure on Mount McLean. The purpose of this tenure would be for Blackcomb Aviation to set-up a radio tower on Mount McLean for repeater use and radio service.

A.2 Location, size and main features of project

This project consists of a 28' (8.5 m) high by 7' (2 m) wide com-shell, a 20' (6 m) high 4 inch (10 cm) diameter pole, and a 20' (6 m) by 20' (6 m) wooden helicopter landing pad. The com-shell, which holds all radio equipment, including the antenna, will sit on concrete piers. This project is powered by a solar panel array, located on at the 20 foot (6 m) pole 8 feet (2.3 m) from the com-shell. The wooden helicopter landing pad will be constructed on-site within the tenure boundaries and will require a 70' (21 m) by 70' (21 m) clearance area. These structures are proposed to be constructed on the top of Mount Mclean, at the location shown on the attached map. All features of the project will be placed within Blackcomb Aviation's 100' by 100' (30 m by 30 m) Communications Tenure Area shown on the site map attached to the application.

A.3 Access Plans

All access to the site will take place via helicopter. Crew members and prefabricated material will be flown to site by Blackcomb Helicopters.

A.4 Construction Schedule

Construction is scheduled to commence upon approval of the Communications Tenure Application.

Section B: Project Description

B.1 Background

There is no road, power or telephone access available to the proposed site. Access to the site will be provided through helicopters. Power will be supplied through a solar panel array.

Access to the site following construction will be provided by helicopters.

There will be no environmentally hazardous wastes generated by this project.

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Section C: Additional Information

C.1 Environmental

C.1.a Land Impacts

There are negligible land impacts associated with this site due to the landscape features and minimal infrastructure associated with the project. The site is located at the top of Mount McLean and the area is comprised of bed rock and sparse vegetation. There are existing radio towers on Mount McLean. The tower will likely be visible from the town of Seaton Portage and the BC Hydro Bridge River Townsite, but the tower will be in line in form and character with other neighbouring installations. All installed structures can be fully removed and restored to natural conditions upon decommissioning of the site.

C.1.b. Atmospheric Impacts

The installation will not generate emissions, therefore there are no atmospheric impacts associated with this project.

C.1.c Aquatic Impacts

The installation will be located on a rocky ridge top, away from all water sources; there are no aquatic impacts associated with this project.

C.1.d Fish and Wildlife Habitat

Local species include grizzly bear, mule deer, fisher, moose, pallid bat, spotted bat, western screech owl and spotted owl (BC Hydro, 2011). There will be low levels of human activity associated with a fully automated installation and due to the scale and rocky ridge top location of this project, there are minimal wildlife habitat concerns associated with this project.

C.2 Socio-Community

C.2.a Land Use

The subject area is currently zoned as unsurveyed Crown Land. Existing land uses include a communications tenure, CL File # 0288175, and a map reserve, CL File # 3400056. A watershed reserve, CL File # 0320818 exists approximately 50 m from the subject area. There are no



adverse impacts anticipated to the current land usage with the construction of Blackcomb Aviation's radio communications tower. There are minimal construction and space requirements for this project, therefore affects on surrounding users should be minor and limited to the construction and occasional maintenance of the repeater.

C.2.b Community Services

There are no existing community services or infrastructures located in the subject area.

C.2.c Public Health

Due to minimal nearby infrastructure, limited public use of the surrounding area, and the minimally disruptive nature of the project there are no public health concerns associated with this project.

C.2.d First Nations

Due to the small and non-invasive nature of this project, local First Nations have not been contacted. There are no identified First Nations cultural sites near to the subject area.



Section D: Site Photos



Photo 1: Helicopter landing site and existing communication towers on summit of Mt. Mclean looking northeast



Photo 2: Existing communication towers on Mt. Mclean looking north



Photo 3: Existing communication towers on Mt. Mclean looking southwest



Photo 4: Existing communication towers on Mt. Mclean looking south

Section E: References

B.C. Hydro, 2011. Bridge-Seaton Rivers – Species of Interest Action Plan. Accessed online at: http://www.bchydro.com/etc/medialib/internet/documents/about/our_commitment/fwcp/pdf/funding_donations/watershed_action_plans/species_action_plans/bridge_seton_species_plan.Par.0001.File.bridge_seton_species_action_plan_oct_final_draft.pdf on October 31, 2012.