



Box 619, Vanderhoof, BC, V0J 3A0 (250) 483-4048

www.crystallakebc.com

crystallake@explornet.com

**Management Plan for Licence of Occupation located on
Little Moose Lake, Nulki Hills, Rona Lake,
Lang Lake, and Hat Lake.**

Crystal Lake Resort owns and operates the guide territory certificate number 701156 and licensed under Daniel Brooks number GOPG08849481. The property proposed in this application is for the purpose of building cabins to accommodate clients for the purpose of guided hunting in accordance with the certificate noted above.

HISTORY - Norman Grove, the previous holder of the certificate prior to 2006, used the Little Moose Lake, Nulki Hills, and Rona Lake area for hunting camps, but only had temporary camps for accommodation. Brooks Francis Hunting Co purchased the territory in 2006 and had made application to build cabins on Little Moose Lake and Nulki Hills on May 25th 2006. That application was delayed by the ministry due to its being incomplete. Brooks Francis, having sold hunts from those locations, proceeded with the building project while working on the application. The application was never resubmitted due to financial difficulties, and the cabins were never finished. Crystal Lake Resort purchased Brooks Francis Hunting Co in July of 2008, and is now making application for those cabins already partially constructed on Little Moose Lake and Nulki Hills as well as 3 other sites on Rona Lake, Lang Lake, and Hat Lake with the purpose of making these camps into satellite camps with cabins.

Little Moose Lake site – Lat 53°39.700 Long 124°17.190

Access – an ATV/Quad trail exists which runs from the Kluskus FSR at 49km to the lake, and then beyond to Nulki Hills and on to Rona Lake.

Current improvements – the land was cleared of dead/beetle killed trees in 2006 and a 16x16 cabin shell was constructed, though not finished. Materials were flown in by helicopter.

Proposed improvements – finish the cabin July 2009

Anticipated User Days Per Annum – 200

Nulki Hills site - Lat 53°40.100 Long 124°13.390

Access – an ATV/Quad trail exists from Kluskus FSR at 49km to Little Moose Lake, and then onto Nulki Hills and beyond to Rona Lake.

Current improvements – the land was cleared of dead/beetle killed trees in 2006 and a 16x32 cabin shell was constructed, though not finished. Materials were flown in by helicopter. A small lean-to woodshed was constructed in August of 2008.

Proposed improvements – finish the cabin July 2009

Anticipated User Days Per Annum – 400

Rona Lake site - Lat 53°39'43.88" Long 124°8'27.00"

Access – an ATV/Quad trail exists from Kluskus FSR at 49km past Little Moose Lake and Nulki Hills and then on to Rona Lake.

Current improvements - previously used as a camp by Norman Grove, but no improvements have been made.

Proposed improvements – Clear a 100'x100' site of all dead and hazardous trees and construct a 16x16 cabin. August 2010

Anticipated User Days Per Annum – 200

Hat Lake site - Lat 53°37'48.02" Long 124°45'37.31"

Access – there are two access points to Hat Lake. The first is an old narrow road, impassable except by ATV, which comes off the Swanson FSR at about 7km. The second is a ATV/Quad trail extending off a logging cutblock on the Hat Lake Road, which comes within 200 yards of the lake.

Current improvements – an old and dilapidated trappers cabin exists just uphill of the site. It belonged at one time to Ella Price as part of her trapline. Daniel Brooks now owns that trapline, but the cabin has been abandoned and cannot be repaired.

Proposed improvements – clear a 100'x100' site of all dead and hazardous trees and construct a 16x16 cabin. August 2011

Anticipated User Days Per Annum – 200

Lang Lake site - Lat 53°38'55.44" Long 124°32'16.49"

Access – a horse trail exists which comes from Kennedy Lake Cabin, an existing License of Occupation with Crystal Lake Resort. The area is in an access management area with a Functionally Non-Roaded designation, and no other access is available.

Current improvements – a tent camp was made here in 2008, and a lean-to shelter built.

Proposed improvements - clear a 100'x100' site of all dead and hazardous trees and construct a 16x16 cabin. August 2010

Anticipated User Days Per Annum – 200

Key Areas of Concern

Fisheries/Water Concerns – All 5 sites are adjacent to water, either a lake as in the case of Little Moose Lake, Hat Lake, and Lang Lake, or by a creek as in the case of Nulki Hills and Rona Lake. Little Moose Lake has no fish. The creek by Nulki Hills is not fish bearing. Lang Lake and Hat lake have fish, and the creek by Rona Lake has fish as well. The cabins will not impact water, will be built above high water mark and well beyond any potential damage to water resources. No infrastructure will be built in any water resource for the purpose of water supply. Water will be taken from the creek in buckets without disturbing the site. Washing water will be filtered and boiled from this creek. Drinking water will be purchased as bottled water and hauled into the site. We will abide by the Drinking Water Protection Act.

Grey-water disposal and outhouses – Outhouses will be made over 30M away from a water course and in accordance with forestry public campsite standards. All outhouses will be constructed on the property site itself. Outhouses will be approximately 4' x 4' in dimension, situated above a hole dug approximately 4' deep and 2' in diameter with a culvert or other cylindrical support to prevent surface leeching and collapse.

Garbage – Garbage will be hauled out from the site regularly. There will be no garbage disposal on site, and no long term storage. No garbage will be left on site longer than 2 weeks.

Safety – Crystal Lake is currently engaged with WorksafeBC to develop a safety plan for its operations. According to WorksafeBC no industry standard safety plan exists specifically for Guide Outfitters or Backcountry tourism, but would rather be covered under general small business safety plans. Crystal Lake is developing that plan now and will have it in place before Mar 31st 2009.

Wildlife Values - No site will impact wildlife or habitat. Cabins will be constructed on cinder blocks placed on the topsoil after the trees and moss have been cleared. No excavation or soil disturbance will occur. Hazard trees must be cleared but otherwise no change to the ecosystem will be made.

Forestry - Establishing a license of occupation in these areas will have no new impact on Forestry. The site has already been established as a high use commercial recreation/guide outfitter used area and most constraints associated with this are already in place including access management. Crystal Lake Resort is committed to abide by the access management plan and other related forestry policy regarding land use planning. Approval is regularly obtained from the Ministry of Forests for the purpose of cutting and clearing trails. Materials will be flown in by helicopter to all sites except Hat Lake, where the proximity to the road makes it easily accessible to ATV.

Trapping – Daniel Brooks is the trapper for the Hat Lake and Lang Lake sites. There will be no impact to the trapper on the other sites as there will be no use of either site during the majority of the winter trapping season. The cabins may in fact be able to provide the trapper with greater opportunity through a user agreement with the proponent.

Wind Energy Proponents – A few wind power applications for licenses of occupation exist in the area. None of these sites overlap and no conflict is apparent.

First Nations – No archeological sites are found near the proposed cabin sites. No working relationship exists between local First Nations and Crystal Lake Resort, but there never had a conflict. Crystal Lake Resort will work with First Nations on a case by case basis should an issue ever arise.

Public Recreation – Access is significantly difficult and discourages public recreation in these area with the exception of Hat Lake. The Hat Lake site does see some traffic in the fall along the old road, but the site is purposely planned to be away from the road so as not to interfere with that traffic. None of the other sites have any established public recreation.

Other Recreation Tenures – HSP ranch has made application for commercial recreation tenure in the Swanson Creek area north of Hat Lake. The Hat Lake site does not impede or impact their operations.

No other values or interest were identified in the site areas.