

MANAGEMENT PLAN

TOTEM POLE RESORT AND MARINA RETAINING WALL REPLACEMENT

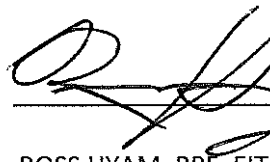
PREPARED FOR:

FRONTCOUNTER BC

ON BEHALF OF:

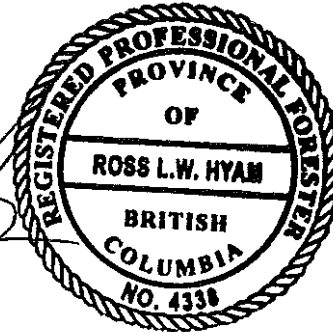
TOTEM POLE RESORT AND MARINA

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Preface

This Management Plan is prepared on behalf of Totem Pole Resort and Marina by Boxwood Forest Products and Services Ltd. as part of the requirement for the General Commercial Application for Tenure over Crown Land.

The intent of gaining tenure over this portion of Crown Land is solely to replace an existing wood retaining wall that has failed. The intention of Totem Pole Resort and Marina is to replace the existing wall in the current location, utilizing the exact same footprint as the existing wall. The owner does not desire to use this portion of land for an added business opportunity. As such, many sections of this plan are short because the topics provided in the general application outline do not follow the intent of this project.

Project Overview

Totem Pole Resort and Marina (TPRM) resides on lakefront property on Shuswap Lake. There is a retaining wall between the property and the lake that was re-built in the 1980's as a replacement of the original wall, built in the 1960's. The existing wall is constructed of CCA pressure treated wood. As can be seen in Appendix C The majority of the wall's footprint is in on Crown Land. Since the construction of the original wall, cabins have been built on the edge of the property overlooking the lake and the utilities to these cabins have been buried between the wall and the cabins. Portions of these utilities lay on crown land under application as well.

The existing retaining wall has failed (See Appendix D for Photos). Totem pole resort is applying for the tenure over the portion of crown land between the existing property and the retaining wall so a new engineered wall can be built in the same location. The proposed wall will be permanent and constructed of concrete blocks with a lifespan estimated at a minimum of 80 years. With the proper timing, replacing the wall in the same footprint will create the least amount of disturbance to the environment, the property owners and the public.

Access to the site for the purposes of construction will be from Highway 1 in Tappen onto Sunnybrae Canoe Point Road to TPRM.

The construction schedule is dependent on all project approvals. The majority of the work will be complete approximately four weeks after the project commences. Work will not commence during any the summer vacation period (July 1st – August 31st).

Project Description

Background

The acquisition of this land is not for retail commercial use, therefore there are no products or services being offered, no potential market, and no competition.

Location

TPRM is located at 7429 Sunnybrae Canoe Point Road in Tappen, BC. Specifically the property is located at a lat/long of 50° 51' 6" N, 119° 4' 40" W. The legal description is Strata Plan K46, Sec 5, Tp 22, R8, W6M, KDYD. The Crown land falling under this application lies between the TPRM property and an existing retaining wall. For a detailed drawing see Appendix C.

The motivation for applying for tenure over this portion of Crown land is to maintain the location of all of the services to the cabins and help mitigate any negative impacts to the environment, the property owners or the public.

Utilities

No additional utilities are required for this project. There will be no adverse effects on the local community. TPRM property owners may have their utilities interrupted during construction phase for worker safety. There will be few resort owners present at the time of construction due to the seasonal nature of the resort and the scheduled time for construction avoids the high occupancy times.

Additional Information

Environmental

Land Impacts

The overall impact to the current state of the land is minimal. The existing wall will be replaced in the same location. Steps will be taken to prevent erosion of any disturbed soil, and to protect the lakeshore area from disturbance and the introduction of sediment from the project site. A riparian area assessment is currently underway and any recommendation relevant to the retaining wall replacement will be incorporated into the construction plan.

Atmospheric Impacts

The finished project will not contribute to any change to the atmosphere.

Aquatic Impacts

Construction will be commenced and completed at times when the lake level is not within reach of the equipment. All federal and provincial environmental laws, including the Riparian Areas Regulation, will be adhered to.

Fish and Wildlife Habitat

Construction will be commenced and completed at times when the lake level is not within reach of the materials or equipment. All federal Department of Fisheries and Oceans and Provincial policies and guidelines, including the Riparian Areas Regulation, will be followed.

Habitat of terrestrial wildlife will not be affected as the retaining wall is being replaced where it is currently situated.

Socio-Community

Land Use

This project will help sustain the current land use in this area. The Land and Resource Management plan (LRMP) that encompasses this area is the Okanagan Shuswap LRMP and the identified land use and legal feature objective for the area is Tourism. This project will maintain or even enhance the scenic quality of the lakeshore and maintain TPRMs capacity to attract tourists. Currently there is a very high amount of public recreational use of this area during the summer holiday season. To minimize the impacts to public use the construction timeline of the new wall will not include the anytime from July 1st to August 31st.

Socio-Community Conditions

This project will maintain services to the resort by leaving the buried utilities to the cabins in their current location. Minor disruptions in utilities to the resort property may occur for safety reasons but the inconvenience will be limited due to the timing of the project.

Canoe point road will experience some additional traffic transporting equipment and building materials to the site during construction but timing the project away from the busy holiday season will keep the cumulative effect on traffic low. Other than those mentioned, there are no other foreseen affects on local services.

Public Health

Public health will not be affected by this project. The sewage line and drinking water lines that link the cabins will not be disturbed from their current location. The current retaining wall is constructed of pressure treated wood and will be separated from the soil and hauled to a local landfill for proper disposal.

First Nations

No contact has been made with the local first nations groups who claim this area as traditional territory.