

4482 +4466 Trepanier rd Greenhouse project Josh Neugebauer

Section A - Project Overview

-Project and purpose;

Application for 10 meter easement north of the two properties to provide access to 32,000 sq ft of Greenhouses that are approved by the RDCO.

Environmental impact as described in the Ecoscapes study attached.

Discussed project with Bryan James who has visited the property as well as Stephen Rothman and John Cox of mines.

The proposed road would make use of the existing MOT Jack Creek Pit Access Road and extend through the back of the two properties with a 10 meter easement on crown land as seen on the site plan. The existing MOT Jack Creek Access Road will be compacted to sustain the truck traffic that will be coming to the site and it will be wide enough to accommodate the turning movements of the trucks, for example trucks will not have to swing wide on Trepanier Road to make the turn. The access will also be gravelled so that mud and soil is not tracked out onto Trepanier Road.

-Location, size and main features of project;

See site plan.

-Access plans; and,

See road design.

-Construction schedule.

5 years done in 4 phases see site plan.

Section B – Project Description

I. Outline of proposed development in written and graphic form (maps) including:

a. Purpose

-The rationale for the road requirement and whether alternative arrangements could be made to accommodate your needs for Crown land;

No alternative safe access available because of greenhouse build site elevation difference to Trepanier road as per site plan, no other arrangements could be made to accommodate our needs for crown land.

-Intended season of use, climate, volume of traffic;

4 seasons, climate is Okanagan warm summers, mild winters and low traffic for Greenhouse operation.

-Term of the road (road life expectancy); 30 years + family operation for my children.

-Nature and intensity of existing land use in the area to gain an impression of the public and private interests which may be affected;

Operational gravel pit next door Ensign, and other pits, Camp Okanagan Rv Resort (which we hope to sell produce to) and Church run Drug and Alcohol rehabilitation centre on Maxwell.

-Whether you plan to upgrade this road to Ministry of Transportation standards and prepare a gazette plan of the Right of Way.

Yes we plan to upgrade to this road to Highway Standard Secondary Road unpaved Gazetted.

b. Construction

-The proposed road will connect with which existing public or forest service service road and where;

As per road design plan.

-Length/width of road in meters;

As per road design plan

-Road alignment (horizontal and vertical geometry);

As per road design plan

-Turnouts and wide areas;

As per road design plan

-Approximate percent slope of road grade, as well as slope of land adjacent to proposed right of way to provide impression of potential for terrain/drainage problems in road construction and maintenance;

As per road design plan

-Location of proposed bridging, existing and proposed fencing, cattleguards, pipelines, powerlines, etc;

does not apply

-Cut and fill slope angles;

As per road design plan

-Culvert drainage (type and diameter);

As per road design plan

-Clearing width;

As per road design plan

-Ditching depth;

As per road design plan

-Timber removal requirements;

.85 hectares

-Method of construction;

standard road practice

-Estimated costs;

\$115,000

-Contractor;

Josh Neugebaur

-Construction schedule (start/stop);

5 Years

-Date the road was flagged and in what manner;

Not flagged yet

-If fencing is affected, where and what will be done to restore fence integrity;

no conflict

-Rock blasting required;

no blasting, non required

-Color of flagging tape used to mark the centerline.

No flagging

c. Materials

-Volumes of gravel/fill and the source of the gravel;
cuts from slope of road material to be moved 30,000 cubic meters surplus of material
from road construction to leave site.



Volumes of gravel

-Soil types;
top soil for removed and used for reclamation on slopes. gravel for road build

-Endhaul/disposal and borrow areas;
no borrowed areas

-Planned move and placement of materials;
road build plan
all in the right of way

-Slash disposal methods.
burn

d. Environment

-Measures to mitigate soil erosion;
reclamation of slopes with top soil, hydroseed and replant douglas fir trees.
Drainage as per road design drawing

-Drainage control measures including location and direction of any drainage course;
see site plan for swales.
See road design for ditch drainage

-Other resource impacts (wildlife, riparian areas, swamp, etc.);
see ecoscapes study

-Future deactivation requirements.
No deactivation

Section C – Additional Information

Where the following information is relevant to your application and has been investigated, please provide details on how you are addressing these issues.

I. Environmental

a. Land Impacts

Describe impacts to the land (surface disturbance, clearing or logging required, buildings or infrastructure, visual impacts, etc.) and please explain status of land and landscape features, documented archaeological sites, types of materials used, construction methods, means to minimize adverse impacts, etc.

Upgrading existing road minimal disturbance, see ecoscapes study.

All materials are from existing site, no concrete or pavement, and highway standard practises. Water trucks to reduce dust.

b. Atmospheric Impacts

This document was last updated February 2007.

Describe impacts to the atmosphere (sound, odor, gas or fuel emissions, etc.), and please explain current conditions, source, type and range of emission, means to minimize adverse impacts, etc.

no impact, working during the day no early mornings or evenings.

c. Aquatic Impacts

Describe impacts to the water or land covered by water (drainage effect, sedimentation, water diversion, water quality, public access, etc.) and please explain type of adjacent or nearby water body and riparian areas, flood potential, means to minimize adverse impacts, etc.

see ecoscapes study

d. Fish and Wildlife Habitat

Describe if the proposed project will affect fish and/or wildlife (disturbance to wildlife habitat, disturbance to fish habitat or marine environment) and please explain current status of fish or wildlife habitat,

threatened or endangered species in the area, seasonal considerations, means to minimize adverse impacts, etc.

see ecoscapes study

II. Socio- Community

a. Land Use

Describe how the proposed project will affect existing land uses in the area (zoning, land management plans, relationship to adjacent land use, public recreation areas) and please explain current zoning, land and resource management plan areas, levels and types of public recreational use, means to minimize adverse impacts, etc.

no impact

b. Socio-Community Conditions

Describe how the proposed project will affect or influence existing community services or infrastructure (water supply, transportation, fire protection or emergency services, etc.) and please explain area demographics, current status of services, anticipated transportation or access road changes, etc.

rural area, no homes, upgrading existing road and compacted to sustain the truck traffic that will be coming to the site and it will be wide enough to accommodate the turning movements of the trucks, for example trucks will not have to swing wide on Trepanier Road to make the turn. The access will also be gravelled so that mud and soil is not tracked out onto Trepanier Road.

c. Public Health

Describe if your proposed project is going to affect public Health (waste disposal, site contamination) and please explain current health services available, method and level of proposed sewage disposal, etc.

not applicable

d. First Nations

Describe any contact you may have had, including the name of the First Nation(s) and individuals contacted. Provide copies of or a description of any information you may have acquired from or provided to the First Nation(s) (potential benefits, partnership opportunities, special interests, concerns, etc.) and any information regarding archaeological resources and areas of cultural significance you are aware of in the vicinity of the proposed project.

****Additional information may be required depending on the consultations that will occur as a result of your application.****

no contact, upgrading existing ministry of transport road.

Note: Applicants should restrict management plan content to information that is directly relevant to the proposed project. Management Plans should not contain statements that are biased or judgmental or which may be harmful to other applicants, other licensed users of Crown land and resources, the general public, or businesses operating on private land.