

**123 OUTFIT
Management Plan**

**5460 Highway 95A
Cranbrook B.C. VIC7B6**

September 7, 2010

Wilfred T. Boardman
(name of applicant)


Signature

Date: 2008-25/10

Prepared by: D.F. Heidt
Kootenay Consulting

EXECUTIVE SUMMARY

General Overview of Business

123 Outfit is a guide/outfitter operating in the Moyie River area.

The site in question is located 34 kms west of the City of Cranbrook and is accessed by traveling 24 kms up the Lumberton FSR from highway 3/95.

This site is known as Wolf Ridge and contains a cabin and outhouse and is located within the guide/outfitter territory operated by 123 Outfit.

The applicant is applying for a tenure on the Wolf Ridge site to be added as an amendment to an existing application under file #4404869.

Maps & Site Layout

Map #1 - 1:45,000 scale map showing the application site (Wolf Ridge) and the 2 ancillary sites (Noke Crk, Lamb Crk) covered in application under file #4404869

Map #2 - 1:200,000 scale map showing location of site relative to highway 3/95 and Moyie Lake

Map #3 - Site plan showing more detailed location of site relative to power line and Moyie River

Attachment: Photographs of subject cabin, outhouse & parking area

Key Areas of Concern

None identified at this time

Section 1: Description of The Operation & Areas of Use

123 Outfit is a guide/outfitter business that operates in the Moyie River area accessed by the Lumberton FSR. The purpose of the business is to obtain clients who are interested in paying for the privilege of being taken on guided hunts for a variety of big game animals. The clients are provided with accommodation & transportation and those services are supplied from various satellite hunt camps throughout the guiding territory.

Clients are generally picked up at the Cranbrook airport and provided with transportation, accommodation and meals for 7-10 days. Depending on species, weather and hunt objectives the clients may stay in one or more of the satellite camps and may even hunt out of the outfitters home which is his base of operations.

123 Outfit currently utilizes a satellite camp at Noke Creek which is approximately 13 kms closer to hwy 3/95 than the site in question (Wolf Ridge). He also has access to an unimproved satellite camp at Lamb Creek which is south and east of the site in question and accessed from hwy 3/95 by the Lamb Creek FSR. All of these sites are within the guiding territory of 123 Outfit.

1.1.1 General Area

The site in question is located 23 kms up the Lumberton Forest Service Road which is accessed from hwy 3/95 10 kms west of Cranbrook.

There are several creeks near the area: South Moyie, North Moyie and Kutlits creeks. One small lake (Cooper Lk) drains into the area from the south west. Moyie River is the main water course in the area and flows north immediately to the east of the site in question.

The Lumberton FSR and Moyie River FSR are the main access to the area and are used as access for outdoor recreation by local residents.

1.1.2 Base Operation

This operation is located on Crown Land.

The site is located approximately ¼ mile off the North Moyie FSR, across a major power line at a point 24 kms from hwy 3/95.

The site contains a 16 x 20 log cabin, and 8 x 8 wood storage cover and an outhouse. A parking area exists adjacent to the cabin.

1.1.3 Improvements

The main buildings on this site have been utilized by the applicant on occasion. As this site forms part of a previous application, 123 Outfit has expended time and resources to maintain the structure in a livable condition.

1.1.4 Access

All clients travel to the site by vehicle. The travel route is west from the City of Cranbrook along hwy 3/95 to the junction of the Lumberton FSR. Turn right from hwy 3/95, across the CPR tracks, and proceed 24 kms to the site.

1.1.5 Staff

The owner/manager (W. Boardman) has been in the guiding business for over 30 years

1 - 2 guides are employed as the client base requires. These are typically local guides with considerable experience in the local area

Depending on the client base it may be necessary to employ a cook for the duration of the hunt

Section 1.2: Commercial Recreation Activities Offered on Crown Land

1.2.1 Description of Experience Being Offered

To provide accommodation in a rustic setting to clients traveling to the area to experience the outdoors and the opportunity to hunt big game in British Columbia. Client services would be provided to coincide with the appropriate seasons for hunting the selected big game animals.

In addition to the principal use as a guide/outfitter camp it will be the tenure holders intention to work with the local snowmobile club to assist them with their activities in the area during the hunting off season. The use of the facilities would be of benefit to the 'club' due to the remote location. Such use would of course be subject to mutually agreed terms between the club and the tenure holder.

1.2.2 Detailed Listing of Activities and Level of Use

The subject site would be used solely to accommodate up to ~~4~~ persons including hunters, guides and cook. The primary use would be through September to November of each year with occasional alternate season hunting depending on regulated seasons and client demand.

Intensity of use would be dictated by the number of clients and it is anticipated there would be no more than 10 to 15 clients in total in any given year.

1.2.3 Improvements

Improvements to the site would be maintaining access by clearing fallen trees and managing runoff as required. Any large trees to be cut down would be used for firewood as approved by the Forestry Office.

1.2.4 Intensive Use Sites

There is only one intensive use site that is the subject of this application and that is the Wolf Ridge site that is used to provide accommodation and meals as required.

The proposed site would be 25m x 25m and would contain the existing log cabin, wood storage cover, outhouse and a small parking area.

Potable water would be transported in from off site.

Section 2: Overlap with Environmental & Cultural Values

2.1 Fish Values

The Moyie River and its tributaries provide a variety of fish species. There are no species or habitat of concern noted as our sole purpose is the pursuit of big game off site.

2.2 Wildlife Values

The Moyie River drainage in which the subject site is located in home to a number of big game species. The predominant species are black and grizzly bear, whitetail and mule deer, elk, moose and mountain goat. 123 Outfit currently operates a guiding business in the area surrounding the site in question and the approval of this tenure would have no effect on increasing or decreasing our impact on the wildlife in the area.

We have reviewed the Cranbrook West Management Plan and noted that the site in question does not lie within the area of concern for Mountain Caribou.

2.3 Water Values

The main body of water in the area is the Moyie River and its tributaries as well as Cooper Lake which drains into the Moyie River.

This site is surrounded by Crown Land and there is no private land near the subject site so water licenses are not an issue. However, it is not the applicants intention to access or utilize any water from any of the local rivers or streams.

2.4 First Nations

The site in question is intended to be an addition to the sites already being utilized by the applicant. As a result there is no change in the area of involvement as the current guide/outfitter territory operated by 123 Outfit will remain unchanged.

Due to the continuing nature of the applicants activities there has been no discussion with First Nations regarding the proposed site at Wolf Ridge.

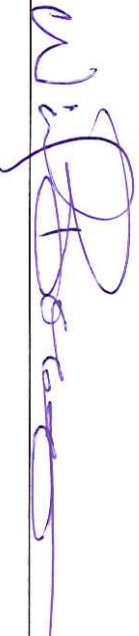
Should there be any need to meet with First Nations in future regarding this site, or the activities carried on by the applicant, we will acknowledge and respect their interests and cooperate fully in any discussions.

Section 3: Overlap with Existing Use

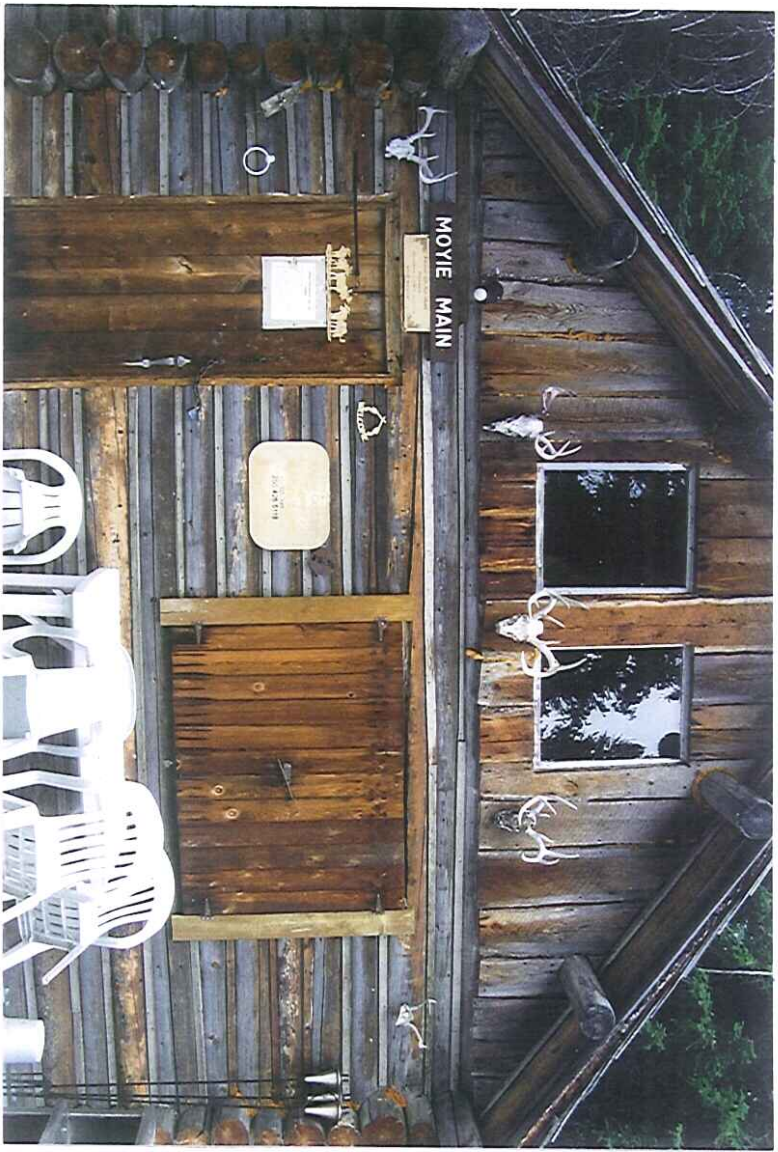
There is no conflict with Mineral Tenure, Forest Tenure or Commercial Recreation Tenure on the 25m x 25m site in question. As the applicant currently operates the guiding territory in the area there is no change to the impact or involvement that will be undertaken as a result of the requested approval of this tenure.

Appendix 1 - Hazards and Safety Plan

I certify that I have prepared a Hazards and Safety Plan which meets or exceeds Workers Compensation Board and approved industry standards and that my operation will meet the requirements of this plan.


Signed


Date



FRONT VIEW

MAIN BUILDING



REAR VIEW

OUTHOUSE



ACCESS ROAD & PARKING AREA

