

Commercial Crown Land Tenure Application

Management Plan

SECTION A – PROJECT OVERVIEW

The purpose of this project is to establish tenure for the Gold Panner Café business site. The café is located in Cherryville, BC, fronting onto Highway #6. Access to the café is already constructed and has been this way for many years. There is no new construction or significant changes to existing structures planned.

I. Background

Restaurant services are being offered at the Gold Panner Café. The market for these products and services are already established as many local travelers from the Okanagan/Kootenays stop in as well as travelers from abroad. There are not many competitors close by as the Gold Panner Café is one of the only roadside restaurants in the vicinity. The closest restaurants are in Lumby, BC to the West and Fauquier, BC which is across the Needles ferry to the East.

II. Location

The Gold Panner Café is located approximately 35 kilometers East of Lumby, BC and approximately 75 kilometers West of Fauquier, BC. This portion of Highway Six has steady traffic throughout the year as it is the shortest access between the Okanagan and the Arrow Lakes/Kootenay areas. The traffic increases considerably in the summer with many travelling tourists.

The justification of need for this type of commercial venture at its present location is that it is an established place of business and has been for over 30 years. Its location along Highway #6 makes it a good stopover place for those in need of a break and some food along their travels.

III. Utilities

All necessary utilities for the Gold Panner Café to conduct business have already been installed and constructed. This includes electrical power, telecommunications, water supply and septic disposal. Thus, no construction of utilities is necessary.

SECTION B – ADDITIONAL INFORMATION

I. Environmental

a. Land Impacts

There will be no further impact to the land since the restaurant has already been constructed and there are no plans to modify either the landscape or buildings significantly. No clearing or logging will occur.

b. Atmospheric Impacts

Currently the atmospheric impacts are those associated with a small food service business and campground and its occupants; for example the noise and emissions from the use of garden equipment (mowers), emissions from space heating devices and food preparation equipment.

There is no anticipated change in use that would further impact the atmosphere.

c. Aquatic Impacts

The subject land is located approximately 110 meters northwest of Heckman Creek and is approximately 40 meters higher than the creek. The café has a fully operable septic system (tank and field).

Since there are no planned alterations to the café, there will be no further impacts on aquatic environments than currently exist.

d. Fish and Wildlife Habitat

To the best of our knowledge the current development has minimal impact on fish and wildlife habitat. The business is located immediately adjacent to Highway 6 and is therefore part of the existing highway corridor impact footprint.

There are no planned changes to the existing business, thus there will be no further fish and wildlife habitat impact.

II. Socio-Community

a. Land Use

This restaurant does not have any adverse effects on existing land uses as it has existed for over 30 years. There will be no change to the current land use and therefore will have no further impact on the existing land uses in the area.

The primary zoning in the area is Recreation Commercial Zone (C5 – NORD Zoning Bylaw #1888). All neighboring land use is forest resource extraction related.

b. Socio-Community Conditions

There will be no change to the existing Socio-Community Conditions (i.e. community infrastructure, demographics, services, etc.)

c. Public Health

There will be no further impact on public health than the current situation imposes. Sewage will be disposed of using current functioning methods.

d. First Nations

There will be no impact on culturally significant First Nations areas or archeological resources to the best of our understanding.