

## GROHMAN CREEK DOCKING SOCIETY ( G.C.D.S. )

### MANAGEMENT PLAN

#### SECTION A – PROJECT OVERVIEW

- Grohman Creek Docking Society would like to replace it's existing wharf/marina. This would simply entail a renewal of site # 442317 with a future facility upgrade or replacement. The location would remain the same as the existing wharf/marina ( see sketches ) and the size would also remain the same. It's main feature is purely for safety purposes. The access as per highways legal access to Grohman Creek and the construction schedule would begin upon approval and could take up to a year due to functioning as a non-profit society.

#### SECTION B – PROJECT DESCRIPTION

- This project requires no fillinf or dredging. The current moorage within G.C.D.S. is \$300 per year as well as 2 work parties ( members failing to attend are asked to pay an additional \$150 per work party missed ) .A commercial venture , Baldface Mountain Lodge , pays \$600 per year without a work party. Land title owners are required to pay an initial entrance fee of \$2000 to become members and members who do not pay the required annual fees lose their spots and must pay the initial \$2000 again to get back in the society. This wharf/marina operates 365 days of the year as a community access. There are no fuel docks or boat houses , just parking spots for the daily primary access to our community which currently has 17 homes and over 50 land titles. At this time there are over 14 active members within G.C.D.S. as well as Baldface Mountain Lodge using the facility plus 5 applicants that want spots. Baldface is a large commercial venture that rivals Whitewater Ski Hill and uses the Grohman Creek Docking Society wharf/marina from Dec.1 to April 15 ... dependant on snow levels ... as the Marsden road access closes during this time due to ungulate park reserve protection. Currently we have 154 feet of dock which provides 16 boat parking spots. The lineal footage of moorage space proposed would be 540 including fingers which will provide an additional 16 spots which doubles the current number. The position and length of the dock stays the same but the configuration would add fingers into the plan ( please see proposed sketch ).

#### SECTION C – ADDITIONAL INFORMATION

##### 1. ENVIROMENTAL

###### A. Land Impacts

- Because we are requesting an upgrade/replacement of an existing wharf/marina there would be no environmental changes on the land. There are no fuel stations or buildings required .The visual impact would be positive as the existing structure is in need of upgrades beyond the capabilities of our non-profit society.

B. Atmospheric Impacts

- There would be no atmospheric impacts aside from the pile driver.

C. Aquatic Impacts

- Aquatic impact would be minimal due to the pile driving for the proposed fingers. There is also no dredging required and no riparian issues as the length of the dock would remain the same.

D. Fish and Wildlife Habitat

- As described above the impact on fish and wildlife would be minimal to none.

2. SOCIO-COMMUNITY

A. Land Use

- The land use would not change as this would only be an upgrade/replacement of the existing facility.

B. Socio-Community Conditions

- Ministries of Highways views Grohman Creek as boat access due to the ungulate Park creating road closure on upper Marsden road from Dec 1 to April 15<sup>th</sup> annually. This road closure means we can only access our homes via boat making the wharf/marina a crucial necessity. And not only does this facility provide access to our homes but also access to a commercial venture , Baldface Mountain Lodge , which is comparable to Whitewater Ski Hill. All parties involved could not exist without this wharf/marina.
- The community of Grohman Creek cannot expand because land owners are unable to access their properties due to a lack of moorage spots. The proposed upgrade/replacement of the dock facility would have a definite positive impact on the socio-community conditions in Grohman Creek. The upgrade/replacement would provide our community with an improved annual transportation facility.

C. Public Health

- There would be no site contamination or waste involved.

D. First Nations

- There would be no impact on First Nations as it would simply be an upgrade/replacement of an existing structure.

The Grohman Creek Community would like to Thank You for your time and consideration in this matter and look forward to hearing from you .

# GROHMAN CREEK DOCKING SOCIETY SIDE PROFILE OF DOCKING FACILITY (EXISTING)

DOCK LEVEL @ 1744' ON SEPT. 14<sup>TH</sup> 2011

MINISTRY OF  
TRANSPORTATION  
LAND

ALUMINUM  
40' RAMP

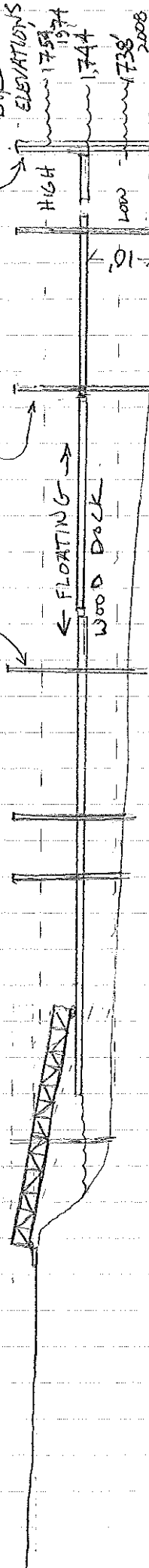
PILINGS

DOLPHIN  
PILING

LAKE  
ELEVATIONS  
1754  
1974  
1744  
1738  
2008

← FLOATING →  
WOOD DOCK

SCALE 0' 10' 20' 30' 40' 50' 60'





**Comin, Barry FLNR:EX**

**From:** Comin, Barry FLNR:EX  
**Sent:** Tuesday, October 4, 2011 8:17 AM  
**To:** 'grohmancreek@yahoo.ca'  
**Subject:** application

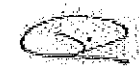
Ministry of Natural Resource  
Operations  
Kootenay Boundary

Ken, in going over your application it is noted that the drawings conflict (in shape and dimensions) Before I can complete the review I need better drawings or conformation the original "foot print" of the dock is being maintained. Is it your intent that the original dimensions ( length and width) are to remain the same but the decking, piers replaced and slips are being added? Please confirm.

Note also that the break waters both repairs/replacement and additions cannot form part of the application. We are unable to authorize these structures. Please confirm that they are removed from your application.

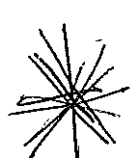
I'll set my review aside until mid next week in hopes you can respond by then.

Thanks.



**Barry Comin**  
**Natural Resource Officer**

FrontCounter BC  
Kootenay - Boundary Region  
Ministry of Forests, Lands and Natural Resource Operations  
1902 Theatre Road, Cranbrook BC, V1C 7G1  
Phone: 250-420-2181 Fax: 250-426-1767

 Barry, If you could please send correspondence to myself as well as Ken that would be greatly appreciated. Thanks

G.C.D.S. /o Megan McTague P.O. Box 505 Nelson, B.C. V1L-5R3

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Barry,  
We hope the enclosed will make all clear. Our intention is absolutely to keep the length and width of the dock as the original but the decking and piers need replacing and slips/fingers would be required as stated in Section B - "Project Description" in the revised Management Plan. The new slips/fingers would also require 4 new piers/pilons.

Thankyou

Sincerely

Megan McTague  
G.C.D.S. Secretary



21050-40  
Grohman Creek  
Rd. 1126.

June 12, 2009

File: Grohman Creek road

<b>Timothy W. Pearkes Law Corporation</b> On behalf of the Grohman Creek Docking Society 2-560 Baker Street Nelson, BC V1L 4H9  Attention: Tim Pearkes	<b>Baldface Mountain Lodge</b> PO. Box 906 Nelson, BC V1L 6A5  Attention: Henry Fischer
<b>Regional District of Central Kootenay</b> Box 590, 202 Lakeside Drive Nelson BC V1L 5R4  Attention: Ramona Mattix, Manager, Development Services	<b>Integrated Land Management Bureau</b> 1902 Theatre Road Cranbrook, BC V1C 7G1  Attention: Murray McPhail, Senior Land Officer

**Re: Grohman Creek dock near Nelson, BC**

Thank you for copies of letters that were sent to our office regarding the Grohman Creek dock from Mr. Timothy Pearkes representing the Grohman Creek Docking Society and from Mr. Henry Fischer representing Baldface Mountain Lodge.

Upon review of the correspondence, it is evident to me that all parties share the same goal of having a publicly owned and operated dock (preferably by the Regional District of Central Kootenay) and that a public dock could benefit all users of the Grohman Creek community by providing a safer and more reliable docking system while applying "equitable levies" to all the property owners that utilize the dock.

I further understand that a portion of the Grohman Creek road may travel over Lot 1 of Plan 1160 District Lot 605 (owned by Baldface Mountain Lodge) and that the turn-around area and possibly a portion of the dock that fronts Lot 1 of Plan 1160 District Lot 605 is constructed on fill material owned by the Provincial government. Please see maps attached (Figure #1 & #2).

To help facilitate a solution to the docking issue, the Ministry of Transportation and Infrastructure (BCMoT) is prepared to submit a 'Section 16 map reserve' application to the Integrated Land Management Bureau (ILMB). Section 16 of the *Land Act* authorizes government bodies to withdraw crown land from disposition if it's in the public's interest. The application would identify the area and rationale for the reserve fronting Lot 1 of Plan 1160 District Lot 605.

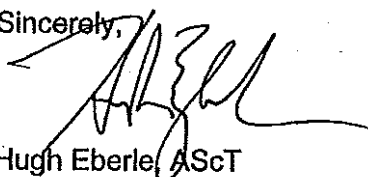
Prior to BCMoT initiating this application, the following items will need to be implemented and agreed to.

- 1) Submitted by the Grohman Creek Docking Society, a proposed sketch plan from a British Columbia Land Surveyor which clearly indicates the proposed area for reserve. At minimum, it will encapsulate the turn-around area, any portion of the dock that is on dry land fronting Lot 1 of Plan 1160 District Lot 605, any area necessary to accommodate the existing, improved or future dock and will also be able to accommodate any riparian area required.
- 2) The sketch plan in number #1 will need to be agreed to and signed off by the following owners, that in BCMoT's opinion are directly impacted by the proposed reserve:
  - a) Lot 1 of Plan 1160 District Lot 605 (Baldface Mountain Lodge)
  - b) Lot 2 of Plan 1160 District Lot 605 (Glen Baillie)
  - c) Plan DD16963 (Cameron Tipping)
  - d) Lot 24 of Plan 1160 District Lot 605 (Teck Cominco Metal Ltd); and
  - e) The Regional District of Central Kootenay (RDCK).
- 3) As it is unclear as to where Grohman Creek road is physically constructed, it may be prudent at this time to ask if the owners of Lot 1 of Plan 1160 District Lot 605 would be interested in dedicating land to the crown for purposes of road. Dedication would be based on 10 metres from existing centerline of road. This would clear up any further potential trespass issues.

I would suggest that a two month period would be required to fulfil the above noted request. As such, I would appreciate any comments or concerns sent to me prior to August 21<sup>st</sup>, 2009. I believe the above noted process is a positive step in helping to ensure the long term stability of the dock.

If you require any additional information or clarification, I can be contacted directly at 250-354.6628 or via email at [Hugh.Eberle@gov.bc.ca](mailto:Hugh.Eberle@gov.bc.ca). I look forward to working with you all on finding a solution to this matter.

Sincerely,



Hugh Eberle, ASCT  
District Technician  
Nelson

Attachments:

Cc. Mr. Glenn Ballie – 12 Woodside Lane, Canmore AB, T1W 1T1  
Mr. Cameron Tipping, 101 View Royal Ave, Victoria BC, V9B 1A6  
Teck Cominco Metal Ltd, PO Box 1000, Trail BC, V1R 4L8



The Best Place on Earth

June 16th, 2010

File: Grohman Creek road

**Balface Mountain Lodge (owner Lot 1)**

PO Box 906

Nelson BC, V1L 6A5

Attention: Mr. Jeff Pensiero

**Mr. Glen (Bob) Baillie (owner Lot 2)**

12 Woodside Lane

Canmore AB, T1W 1T1

**Teck Cominco Ltd. (owner Lot 24)**

Trail Operations

PO Box 1000

25 Aldridge Ave.

Trail BC, V1R 4L8

Attention: Ms. Lisa Lucin

**Re: Grohman Creek dock near Nelson, BC**

This is a follow up to a meeting held between Mr. Jeff Pensiero - Balface Mountain Lodge (BML), Mr. Ken Plautz - President of Grohman Creek Docking Society (GCDS) and myself on April 26<sup>th</sup>, 2010 in conjunction with my last letter dated June 12, 2009.

As you may recall from my last letter, the Ministry of Transportation and Infrastructure (BCMoT) is attempting to facilitate a docking solution for the community of the Grohman Creek area. An existing private dock, operated and maintained by the GCDS, is currently providing docking services for residents in this community. BCMoT has historically provided summer maintenance on Grohman Creek road up to an area that extends to the highway water mark near the dock.

The intent of this process is to help secure connectivity from the dock to the BCMoT right of way - or road network system - so as the GCDS can further their discussions with the RDCK about providing a publicly owned and operated docking system. I further understand that the community wishes to have a public dock that would provide a safer and more reliable docking system while applying "equitable levies" to all the property owners that utilize the dock.

At this meeting, the three parties discussed the results of a land survey and subsequent sketch plan (attached for your reference) that was commissioned by the GCDS and developed by Intermountain Engineering and Land Surveying company from Nelson, BC.



Grohman Creek dock  
June 16th, 2010  
Page 3

Attachments:

Cc.

Grohman Creek Docking Society (GCDS) - PO Box 1141, Station Main, Nelson BC, V1L 6H3

Attention: Ken Plautz

Integrated Land Management Bureau - 1902 Theatre Road, Cranbrook, BC, V1C 7G1

Attention: Murray McPhail, Senior Land Officer

Regional District of Central Kootenay - Box 590, 202 Lakeside Drive, Nelson BC, V1L 5R4

Attention: Ramona Mattix, Manager, Development Services

Attention: Ron Mickel - Area F Director

Mr. Cameron Tipping, 101 View Royal Ave, Victoria BC, V9B 1A6

# SKETCH PLAN SHOWING PROPOSED AREA FOR RESERVE FOR GROHMAN CREEK DOCK IMPROVEMENT

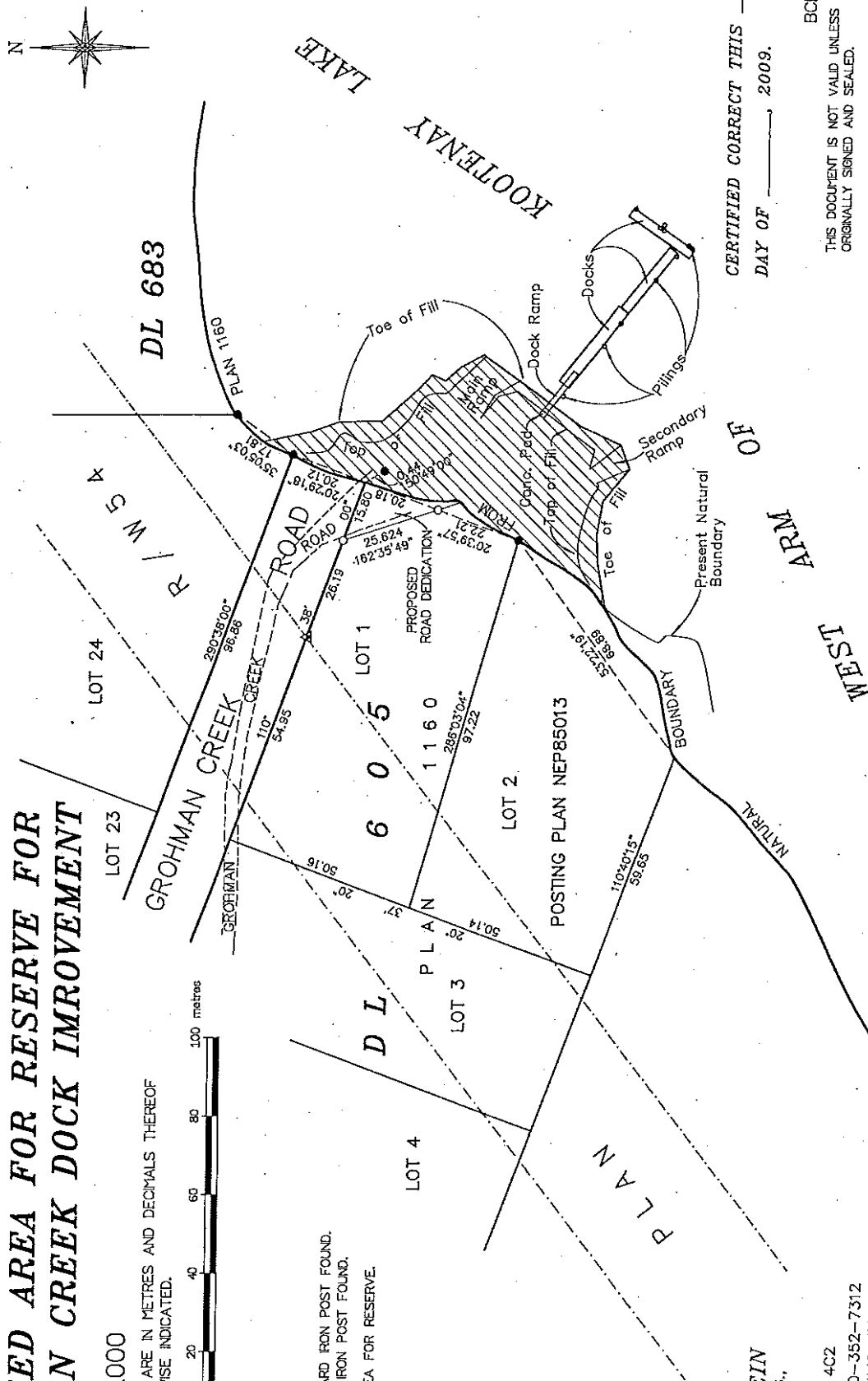
SCALE 1:1000

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
UNLESS OTHERWISE INDICATED.



## LEGEND

- DENOTES STANDARD IRON POST FOUND.
- ▲ DENOTES ANGLE IRON POST FOUND.
- ▨ PROPOSED AREA FOR RESERVE.



PREPARED BY

**GORDON STEIN**  
B.C.L.S. and P. ENG.,

908 FRONT ST.,

NELSON, B.C. V1L 4C2

PHONE OR FAX 250-352-7312

E-MAIL ADDRESS - [jestd@netidea.com](mailto:jestd@netidea.com)

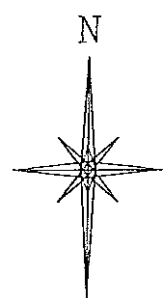
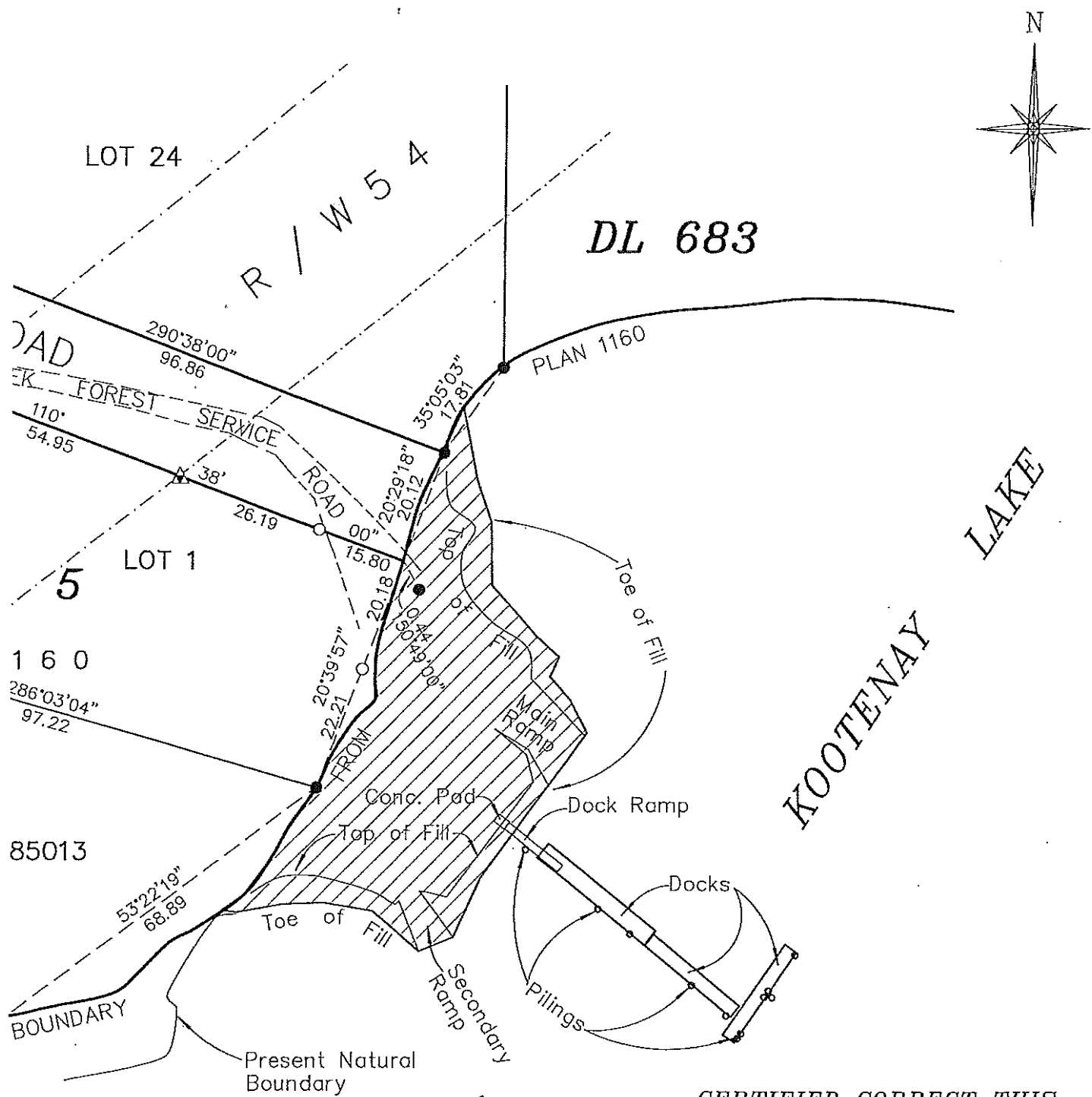
THIS PLAN LIES WITHIN THE CENTRAL KOOTENAY REGIONAL DISTRICT.

CERTIFIED CORRECT THIS —  
DAY OF —, 2009.

BCL  
THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.

REVISED: JUNE 1, 2010  
DATE DRAWN: NOV 15, 2009  
FILE: 3658  
COMP FILE: GROHMANCR9





DL 683

KOOTENAY LAKE

WEST ARM OF

CERTIFIED CORRECT THIS \_\_\_\_  
DAY OF \_\_\_\_\_, 2009.

BCLS

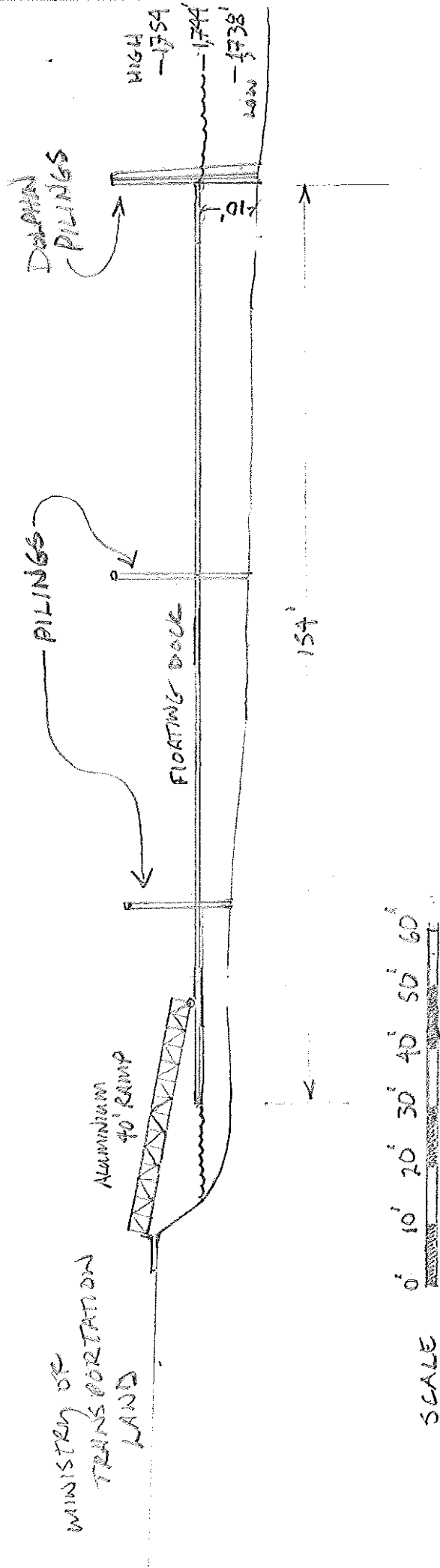
THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.

DATE DRAWN: NOV 16, 2009  
FILE: 3658  
COMP FILE: GROHMANCR9

# GROHMAN CREEK DOCKING SOCIETY SIDE PROFILE OF UPGRADED DOCK WITH SLIP FINGERS

(PROPOSED)

DOCK LEVEL @ 1744' ON SEPT. 14<sup>th</sup> 2011



One small square equals one foot.

五



201

100

20

DoI-Pink  
PK P16110165



File: 4402317

October 18, 2011

Grohman Creek Docking Society  
Attention: Ken Plaute  
Box 505, St. Main  
Nelson, BC  
V1L 5R3

Dear Ken

Thank you for your amendment application for Crown Land Tenure (Private-Strata Moorage).

During the review of your application, it was noted that the following required information/details were not addressed.

1. Accurately scaled drawing detailing the additional berths (as noted on the attached email, scaled dimension between drawings provided show conflicts).
2. The works described indicate activity such as pilings and anchoring. These works would require a Sec. 9 (works in and about water) authorization to complete the application. A copy of this application is as attached.
3. Your work plan indicates the installation of "break waters". These facilities are not authorized under provincial legislation as they are considered a navigational feature authorized under Transport Canada (Navigable Waters). Please reference this process (ie under application to Nav. Waters) in your application to Lands.
4. A couple of other clarifying issues to address in your management plan are a) the historical relationship with the Ministry of Transportation (access approval as the upland owner) and b) the Societies process for assigning berths (ie are they open to all community land owners?).

As sufficient information is not available to undertake a complete assessment of your application (ie best and most effective use of the public land), I am returning your current documentation.

A refund has been requested to Finance on your application. Please allow a minimum of two weeks for this process to complete.

If you have any questions, please feel to contact myself at 250-420-2181.