

MANAGEMENT PLAN

The construction of an 18 slip dock is proposed for the legal strata encompassing 7417, 7373 and 7397 Brooks Lane, Vernon. An existing dock at 7417 Brooks Lane is approximately 50m long and will be removed prior to construction of the proposed dock. The landowners propose to construct an eighteen slip dock to be utilized by the tenants of the 18 unit townhouse complex. The proposed dock will be located (UTM 11U-332611-5567826) 5m west of the western property boundary of 7417 Brooks Lane (Lot 1 Plan 11990) and 52m from the eastern property boundary of 7373 Brooks Lanes (Lot 1 Plan 14679) (Figures 3 & 4). The dock will be similar in length and run parallel to the neighbouring dock at The Strand. Free standing boat lifts will be installed with one per slip for a total of 18 lifts.

The dock will be comprised of untreated pilings, ACQ timbers and untreated wood decking. At the proposed dock location, the lake is very shallow, with a long shoal (greater than 50m). Due to the shallow water depths at the foreshore, the dock will extend 83m into deep water, where the eighteen slips will be constructed in an 'F' formation (Figures 5 and 6). The longer dock will provide a sufficient depth, greater than 1.5m minimum water depth, to minimize disturbance due to prop wash. The pilings will be spaced a distance of 4.0m and the first finger of the dock will be located 49.5m from shore. The dock will extend out 83m with a width of 1.5m, the fingers will be a width of 1.52m spaced 23m apart, and each boat slip will be 7.35m wide separated by a 1.25m wide dock finger. The total area of the dock is 293 29m².