

# **Christina Lake Marina Breakwater Foreshore Lease Management Plan**

## **Section A-Project Overview**

### **-Project and Purpose**

The project consists of a breakwater to protect the fueling station area of the Christina Lake Marina and to allow construction of a new fueling station and moorage wharf system. The breakwater must be placed at a sufficient distance from the fueling station to properly divert the wave's energy during high wind/wave periods. The current marina foreshore width is 100' and does not allow for the structure to be placed on the marina foreshore lease area.

### **-Location**

The breakwater will be located on the north side of the Larson Road boat ramp and will run east to west starting from the west end of the current RDKB boat access wharf. The structure will not encroach on the adjacent private land nor will it encroach on any ingress or egress rights of the adjacent private land.

### **-Access Plans**

The breakwater will be accessed by boat for maintenance purposes

### **-Construction Schedule**

The breakwater will be constructed in Nelson B.C. and will take approximately three days to install at the site, commencing on or about or April 15, 2012 depending on the approval process and weather conditions.

## **Section B-Project Details**

### **-Site Details**

The site will be on the north side of the Larson Road Boat Ramp, Christina Lake B.C. It will run east to west starting at the west end of the RDKB Boat Access Wharf Lease. (File #4401557) The Christina Lake Marina Wharf System is 25 metres to the south of the site. The site will be used for a 150'x10'x6' cedar breakwater consisting of re-cycled boom sticks from Kootenay Lake. The structure will consist of a series of boom sticks bundled together with chains and anchored with 7/8" double braided nylon rope and affixed to an existing anchor system. (concrete filled plastic barrels). There will be a space between the existing RDKB wharf and the breakwater of approximately 12' to facilitate a separation between the two structures. The structure will run along and parallel to the existing property line projection in line with the RDKB Boat Access Wharf. There will be yellow flashing beacon light at the north end of the breakwater maintained by Christina Lake Marina and the structure will be added to the Christina Lake Marina insurance policy. The breakwater will not facilitate moorage or pedestrian traffic of any kind. The breakwater will not interfere with public beach access.

## **Section C- Additional Information**

### **1. Environmental**

#### **a. Land Impacts**

The land impact will be negligible other than the structure will be visible when accessing the boat ramp or marina. There will be no impact on existing landscape features.

#### **b. Atmospheric Impacts**

There will be no atmospheric impacts from the structure.

#### **c. Aquatic Impacts**

The structure will be constructed of environmentally friendly re-cycled cedar boom sticks and will have no negative effects on the water quality or flow.

d. Fish and Wildlife Habitat

The structure will have no impact on fish and wildlife habitat; similar to the other approximately 500 wharf structures on the lake it will provide a more "bass friendly" climate created by the shade.

2. Socio-Community

a. Land Use

The breakwater will protect the Christina Lake Marina fueling station and moorage facility. The Christina Lake Marina is the sole water access fuel station, propane station, washroom, moorage, and general store on Christina Lake. The breakwater will also protect the Larson Road Boat Launch area enhancing safe launching and pull out. The structure will eliminate boating cross traffic which currently passes through the inner launch area as well as neighboring properties to the north of the boat launch. (boat traffic travelling south to the Christina Lake Marina)

b. Socio-Community Conditions

The project will have no adverse affects on existing community services or infrastructure. The breakwater will help facilitate safer loading and unloading of Emergency Services personnel and equipment during storms and adverse weather conditions. The Christina Lake Marina is the provider for emergency transportation by boat for the Christina Lake Fire Department.

c. Public Health

The project will have no affect on Public Health

d. First Nations

There are no known First Nations issues

Don Powell  
Nov. 30/2012  
250-442-6413



# Legal Description Schedule

License No.

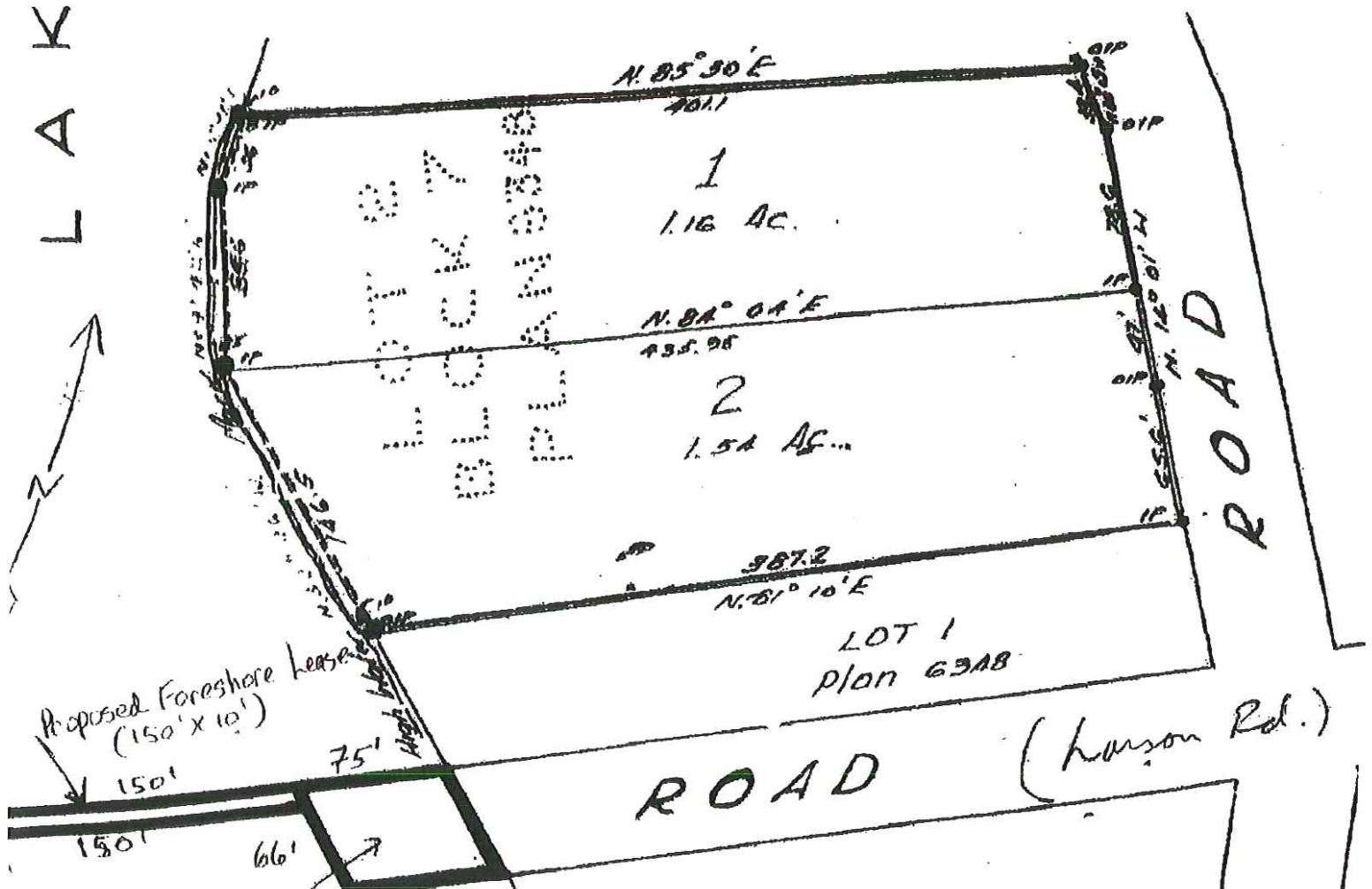
File No.

## 1. Legal Description

Unsurveyed Crown foreshore being part of the bed of Christina Lake, Similkameen Division of Yale District, fronting Larson Road and abutting RDKB Foreshore Lease (Lic. # 402022-File 440157,

## 2. Sketch Plan

as shown on sketch below and containing 0.014 hectares, more or less.



SCALE: 1" = 80'±

Christina Lake.

Existing RDKB Foreshore Lease 66' x 75'



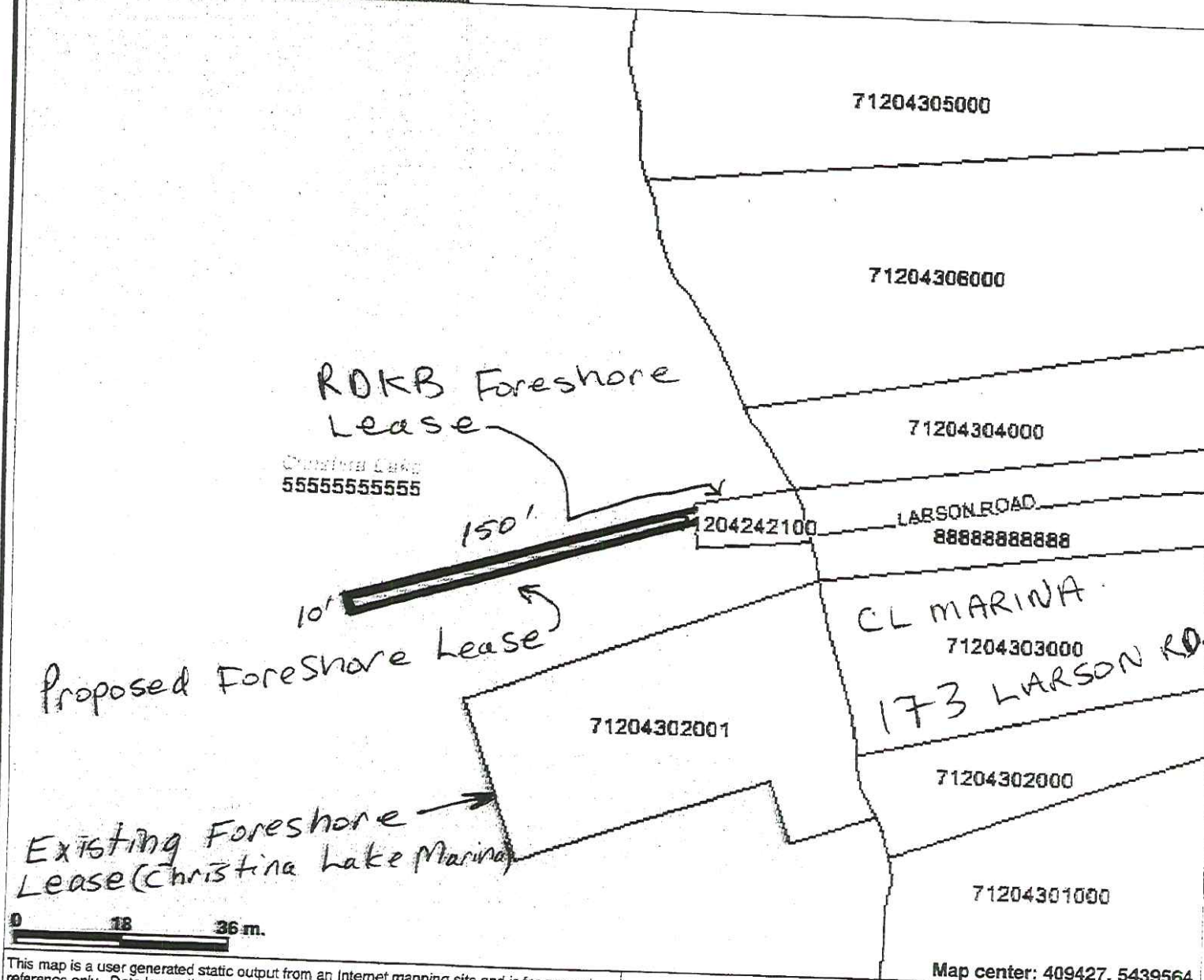
Regional District of Kootenay Boundary  
Interactive Mapping System

## Foreshore Lease Location



### Legend

- Streets
- Trail, Grand Forks Basic
- Parcels
- Shaded Lakes
- Provincial Parks



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Scale: 1:1,000

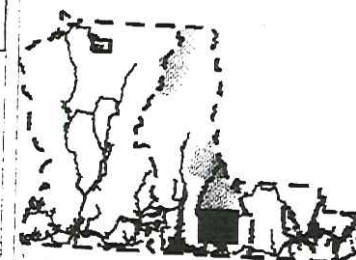
Selkirk College





Regional District of Kootenay Boundary  
Interactive Mapping System

## General Location Map



### Legend

Community Names

Streets

Parcels

Shaded Lakes

Provincial Parks

Proposed  
Location

0 1400 2800 m.

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Notes: Site located at west end of Larson Road at the English Point Public Boat Ramp

Map center: 409641, 5439740



Scale: 1:78,511

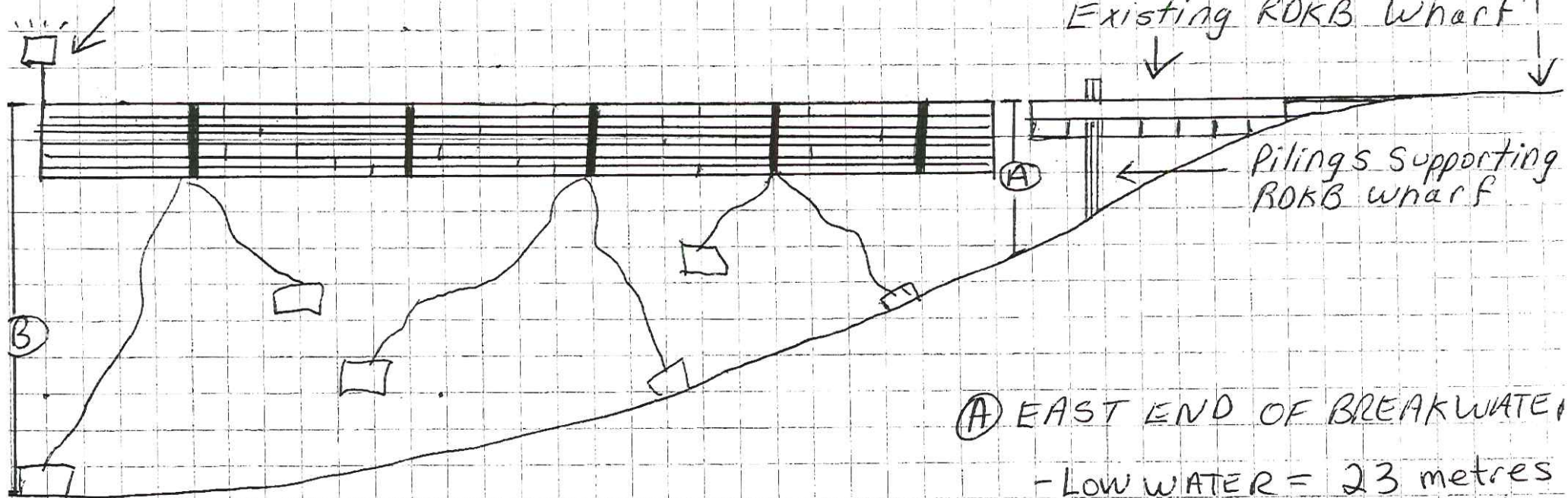
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← WEST

High Water Mark

## BREAKWATER SIDE PROFILE

BEACON LIGHT



(A) EAST END OF BREAKWATER

- LOW WATER = 23 metres
- HIGH WATER = 25 metres

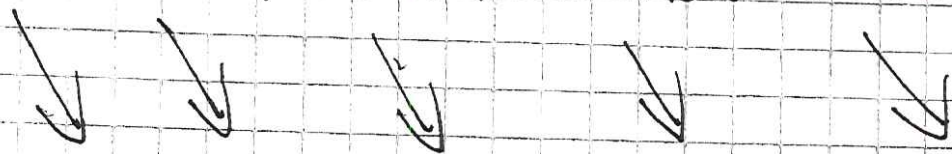
(B) WEST END OF BREAKWATER

- LOW WATER = 58 metres
- HIGH WATER = 60 metres

\* ANCHORS ARE PRE-EXISTING FROM  
PREVIOUS LOG BREAKWATER.  
(REMOVED WHEN ROKB BOAT  
ACCESS WAS INSTALLED)



\* MAJOR STORM COMMON WIND DIRECTION



PRIVATE  
PROPERTY

Property line

10'

150'

75'

PROPOSED FORESHORE LEASE (BREAKWATER)

~~RDKB WHARF~~  
EXISTING

FORESHORE

LEASE (66' x 75')

FILE NO: 4401557

DISP NO: 840523

LARSON  
ROAD

200'

EXISTING MARINA FORESHORE LEASE

EXISTING MARINA WHARF  
& FUEL DOCK

100'

173 LARSON RD.  
(CHRISTINE  
LAKE  
MARINA)

CLM  
STORE

EXISTING SOUTH FINGER















