APPLICATION FOR A CROWN LAND TENURE – PRIVATE MOORAGE – MANAGEMENT PLAN – CARMODY - Lot 13, NEP90465, D.L. 787 Kootenay District January 20 2014

Section A – Project and Purpose

Develop a floating dock for the purpose of personal recreation and private use. The location for the dock is in front of 2810 Hwy 3A on the West Arm of Kootenay Lake – Nelson BC. With a seasonal variation of close to 5 meters in the lake level creates some challenges on the sloped foreshore. The subject application proposes a dock that will accommodate the constant fluctuating lake levels while providing access and egress. The design of the dock is intended to minimize environmental and visual impacts, and to facilitate movement of animals and people on the foreshore. The dock components used will be the most environmental dock products available today.

Section B – Site/Project Description

There are permanent dock structures on the western and eastern edge of the property line and there are docks in the surrounding area. The seasonally exposed foreshore in this area slopes approx 5-10 degrees and is comprised of sand cobbles/ boulders. (photo attached) To minimize any impact to the foreshore, access to the dock will be by ramp/gangway from the edge of the property so the dock would be floating at all times and would have no grounding out effects or contact with the foreshore.

Proposed Dock Structure:

The dock structure will be constructed in advance and delivered for installation. The dock will consist of a 4" x 6" timbers for the frame with ThruFlow decking which is designed for durability and unparalleled light penetration while providing safe and sure footing. The flotation will be ACE Roto-Mold HDPE encapsulated flotation. Pilings will anchor the dock structure. The 1.2m x 9.14m gangway/ramp to access the dock for the fluctuating water levels thus ensuring the dock will be floating at all times. The proposed floating dock would 6.7 x 9.75m. There is no dredging, no retaining walls or boathouse included in this project. The docks distance from the western property line is approx. 18 meters and 5m from the eastern property line and access will be unobstructed at the shore end.

Section C – Additional Information

I. Environmental

a. Land & Visual Impacts

The extreme variability (5m) lake levels and the sloping nature of the foreshore creates the necessity for the length of the structure: to attain water that is deep enough for year-round mooring. (See attached Profile). Project components will be suspended or floating, so there will be little or no impact to the land surface. Pilings will be used to anchor the dock.

b. Atmospheric Impacts

There are no expected atmospheric impacts

c. Aquatic Impacts

Aquatic impacts will me minimized through use of structures constructed using materials consistent with protection of the environment, and sections suspended during low water periods. No fresh water mussels have been observed where mooring devices would be placed.

Referenced: Freshwater mussels survey 2007 by Arwyn Moore and Laura Machial – BC Conservation Corps Invertebrates at Risk Crew - Surveyed 5 locations on Kootenay Lake over a 3 day period and reported zero sightings and reported they did not see any live mussels, shells, or shell fragments.

d. Fish and Wildlife Habitat

Impacts to fish and wildlife are expected to be minimal. The foreshore slope is continuous with the upland property, where there are no structures impeding animal traffic.

II. Socio- Community

a. Land Use

There are private docks located throughout the area and along both the western and eastern shore. There is little or no activity on the beach in front of the described property. The dock will be positioned directly in front of the described property and will not affect any current or planned community services or infrastructure.

b. Socio Community Conditions

There is no affect on water supply, transportation or emergency services. Roadways are established with no plans for any more future roads.

c. Public Health

There are no Public Heath issues associated with this project.

d. First Nations

There are no First Nations persons or groups in the area and there has been no contact with any First Nations.

e. Archaeological

An archaeological data request regarding Lot 13, District Lot 787, Kootenay Plan NEP90465 was requested and the Provincial records indicate no known archaeological sites are recorded on the property. (see attached)