

Management Plan

Section A: Project Overview

This Management Plan is prepared in support of the commercial-general crown land application on behalf of Brian Gage for an existing moorage facility for Bute Inlet Lodge located in Bear Bay, Bute Inlet, BC. The application is for a commercial recreation dock with private upland and untenured dock.

Brian recently purchased the property, which includes the existing dock structure (un-licensed) that has been in place many years (estimated 25+ yrs). As the structure is existing, the access plans and construction schedule are not applicable.

This Management Plan was originally prepared March 2015 and has been updated January 2016 to provide additional detail on dock securement to shore as well as some other minor additions to facilitate the permit application following review by MFLNRO.

Section B: Project Description

Background & Site Details

The existing dock structure consists of land-based access ramp and four floating sections (measuring a total length of approximately 140ft and width of approximately 6ft (includes floats and logs running along the length of the floats to secure them).

There are no pilings in place, as the structure is floating and is anchored to the shore using connections between the floats (boom chains and wire rope) and connections to the shore in three locations as well as an anchor off the end using boom chain and concrete blocks. The three connection locations include a boom chain running from the start of the dock underneath the house that is secured with anchor bolts to rocks located underneath the house; at mid dock, a rope runs under water and is anchored to the beach on the north edge of the bay and the ramp is also secured to the rock it sits on with anchor bolts. At low tide, approximately 40ft of the first section of the dock is beached. The dock and ramp is constructed of wood.

There are no new construction plans in place (regarding any proposed construction or improvement works, dredging, etc).

There are no other known docks located within 25m of the existing structure (and thus are not identified on the attached site plan drawing).

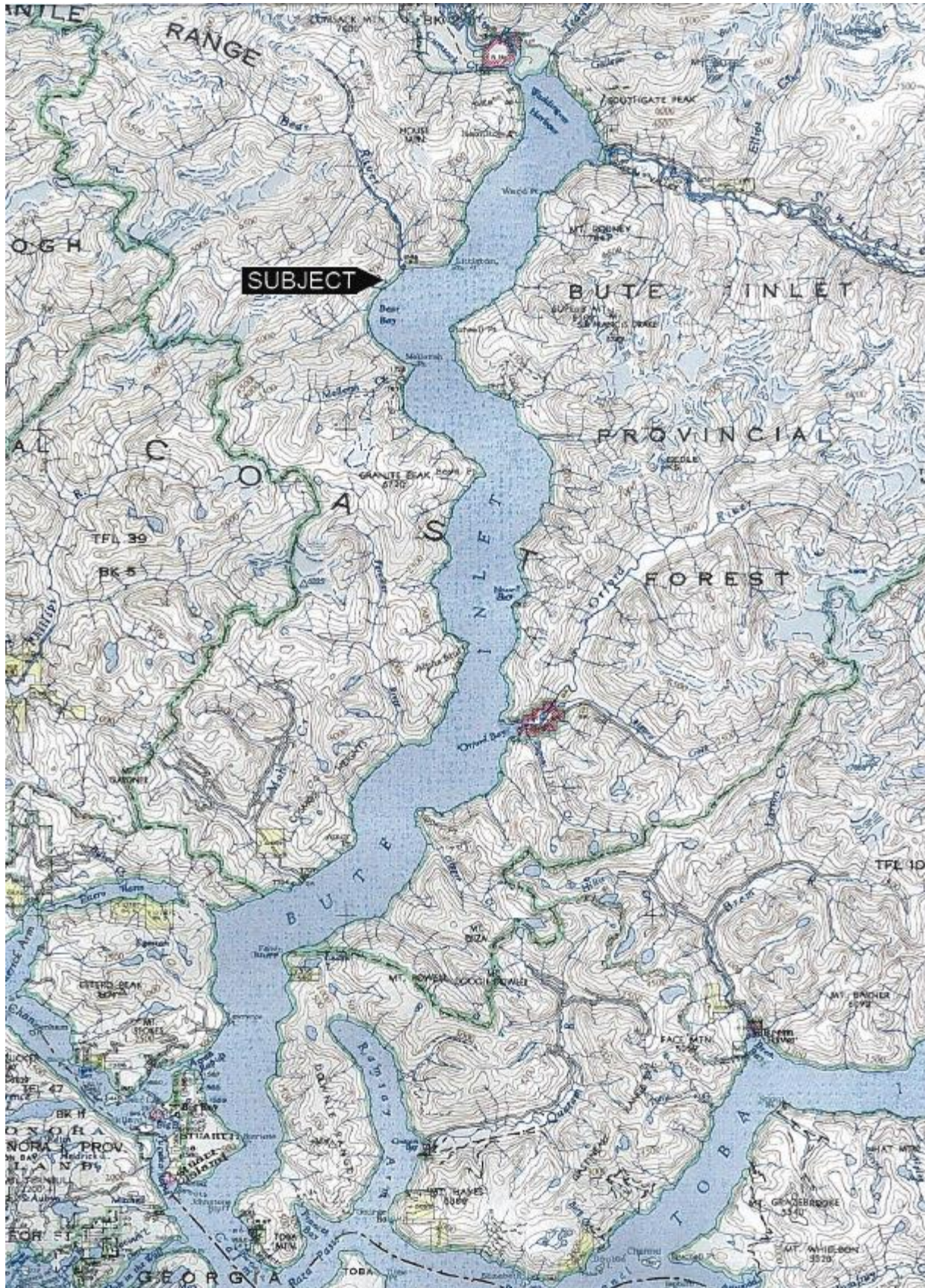
There are no restrictions to public access along the beach area, although it is private property owned by the applicant. In addition, the area is located in a remote area, only accessible by boat.

The dock is used to provide moorage to the owners and for guests generally in groups of 4-8 people (seasonal – summer months). The number of motorized boats typically ranges from 1-3. Occasionally, sea planes may also tie up to the facility on a temporary basis.

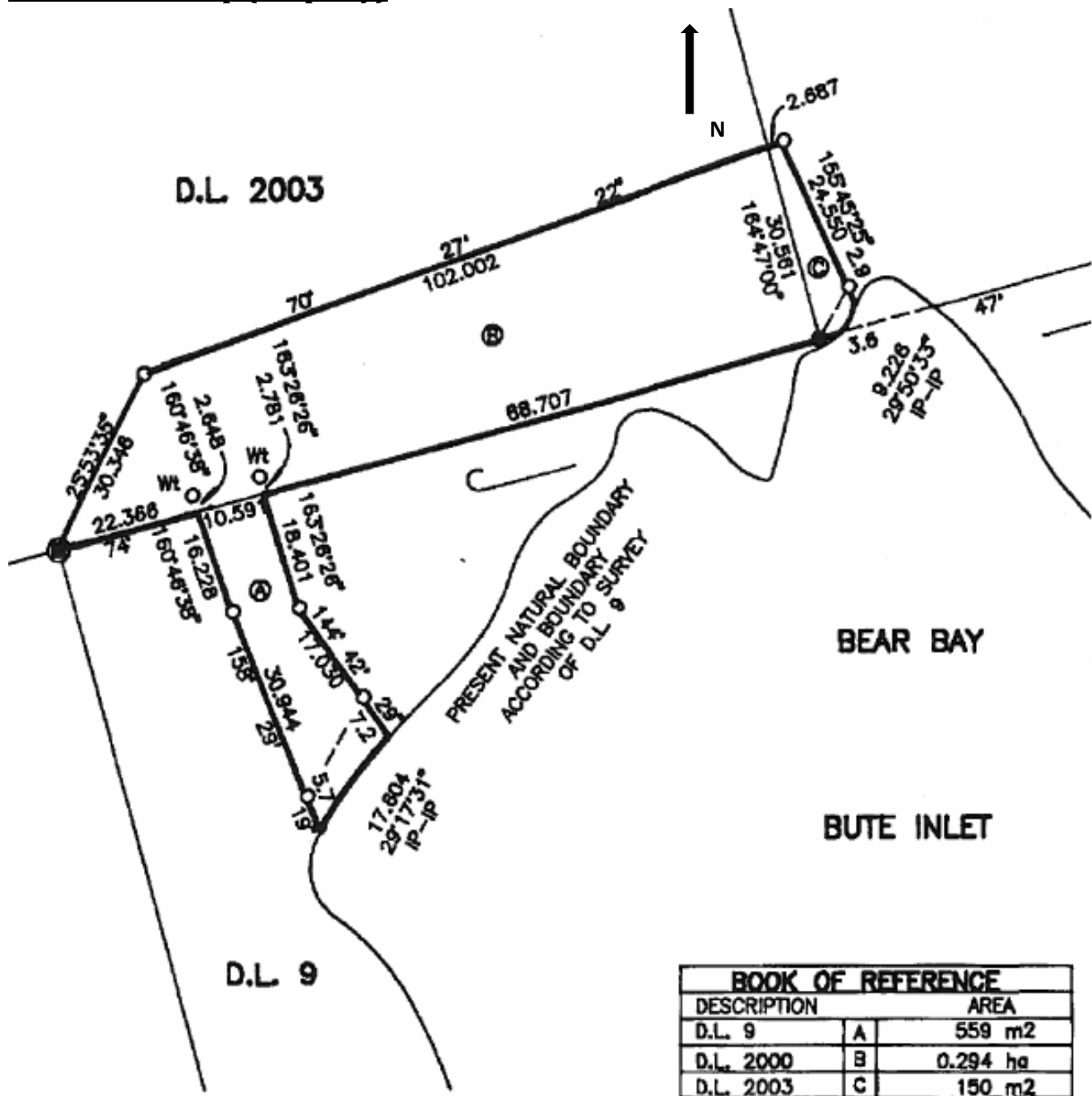
Utilities

There are no utility requirements for this existing dock structure.

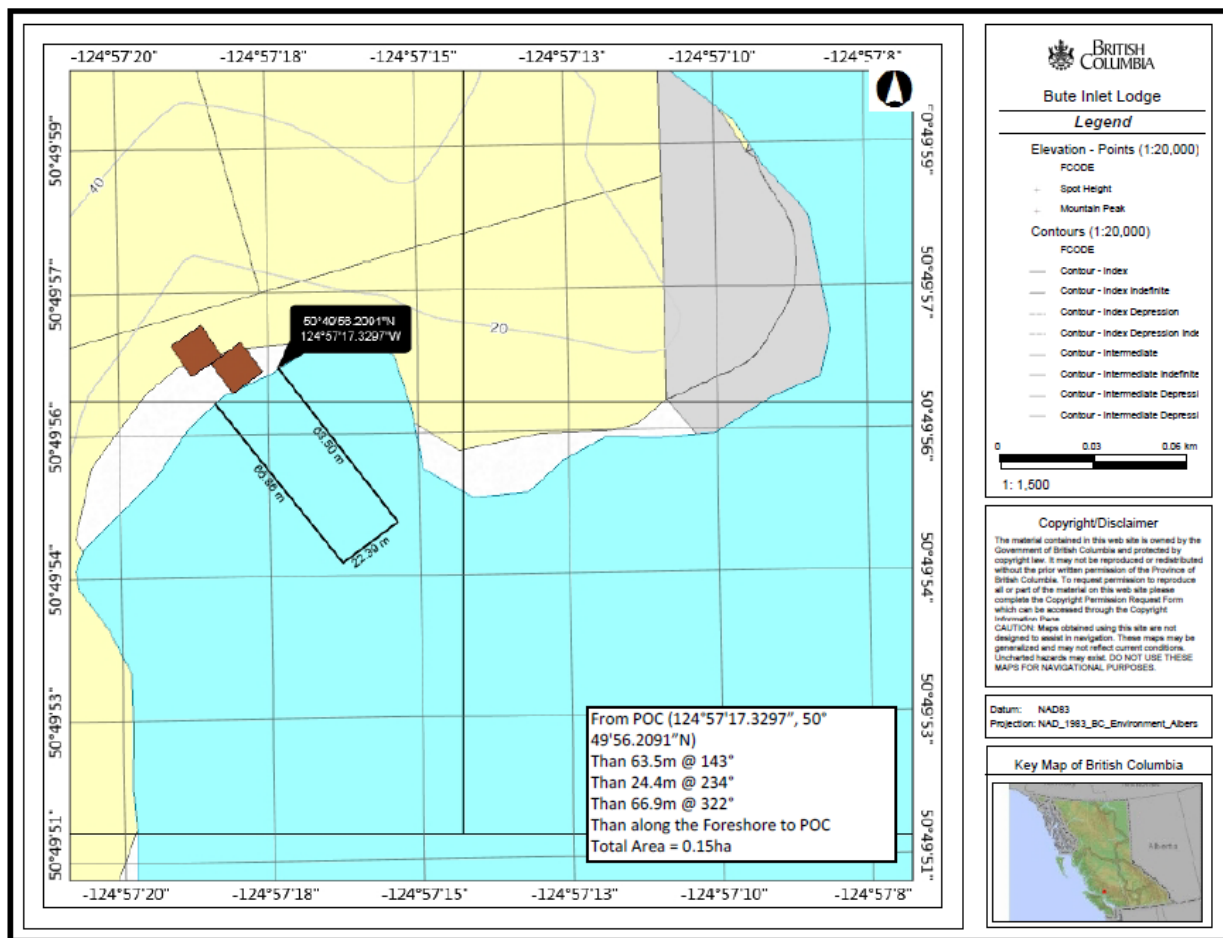
Location Map



Detailed Site Map (Property)

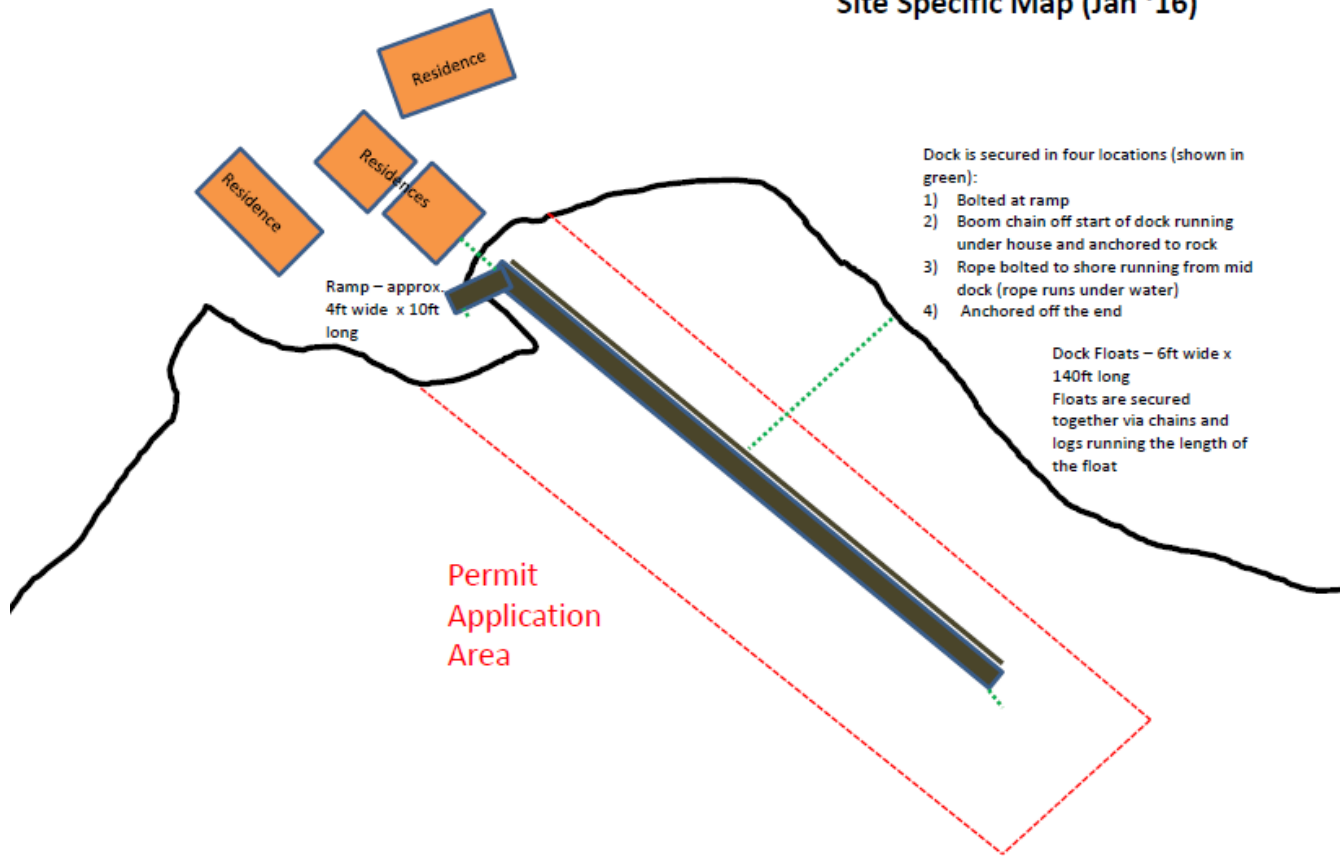


Detailed Site Map (Crown Tenure Application Area)



Site Specific Drawings

Bute Inlet Lodge (Bear Bay) Site Specific Map (Jan '16)



Section C: Additional Information

Environmental

The following environmental impacts were assessed in the context that the existing dock structure has been in place for many years (estimated 25+ years).

Land Impacts

There are no anticipated impacts to the land as a result of this application, as the dock structure is existing and has been in place for several years (i.e., there is no vegetation removal or anticipated soil disturbance as there is no clearing, excavation or levelling planned and there is no encroachment on any stream riparian zones). The ramp and first 40ft of the dock structure are located on land (ramp is anchored on a large rock and the first section of the dock is beached at low tide) but has been more many years.

Atmospheric Impacts

There are no impacts to the atmosphere as a result of this application, as the dock structure is existing and has been in place for many years. Emissions from the boats is anticipated to impact the environment, but is minimal (1-3 boats). Some sound impacts from boat and float plane/ helicopter traffic during the lodge active season but this is not anticipated to disturb neighbors (proximity).

Aquatic Impacts

There are no impacts to the aquatic ecosystems (e.g., drainage, sedimentation, water diversion, water quality, etc.) as a result of this application, as the dock structure is existing and has been in place for many years. The adjacent land is private property and is owned by the applicant and the area is accessible only by boat, so public recreation use is anticipated to be limited. The first 40ft of the dock structure does get beached during low tide, but this is expected to have minimal impacts as the footprint of section of the dock that is grounded is quite small (40ft x 6ft) and the beach is mainly comprised of cobbles and boulders (rocky).

Fish & Wildlife Habitat

There are no impacts to the fish and wildlife as a result of this application, as the dock structure is existing and has been in place for several years. The overall footprint of the structure is quite minimal (6ft x 140ft), and the beached section at low tide is only 6ft x 40ft. There are no known critical habitat areas for endangered species in the vicinity of the dock structure.

Socio-Community

Land Use

The adjacent private property (upland) of the dock structure is owned by the applicant and is zoned RU3 (Single Family Dwelling/ Guest Dwelling) and is part of the Strathcona Regional District.

Socio-community Conditions

There are no impacts to the socio economic conditions, community services or infrastructure (water supply, transportation, fire protection, emergency services, etc.) as a result of this application, as the dock structure is existing and has been in place for several years. In addition, the property is located in a remote area that is only accessible by boat with no other known residences/ structures for 10km.

Public Health

Not applicable. The existing dock structure has no anticipated impacts to public health (e.g., waste disposal, site contamination, etc.)

First Nations

There has been no contact with local First Nations regarding this application. IR #8 is located in the vicinity of the property. The property owner is not aware of any archaeological resources and areas of cultural significance in the vicinity of the existing dock structure (but this information is generally not available to the public). Again, the dwellings and dock structure have been in place for many years.

Photos

