

Commercial Recreation Tenure Management Plan 2015

Lands File: 34xxxxx

Prepared by: Andrew McKinnon

This Development Plan has been approved by the Ministry of Forest, Lands and Natural Resource Operations.

Signature: Andrew McKinnon

Signature:

Date: November 6 2015

Date:

Her Majesty the Queen in Right of British Columbia (the "Province") and xxxxxxxxxxxxxxxxxxxx (the "Licencee") hereby agree that this document is the Tenure Management Plan for the purposes of Licence of Occupation xxxxxx, dated xxxxxxxxxxxx from the Province to the Licencee (the "Licence") and that this document supersedes any earlier Tenure Management Plans. The signature of the Province's authorized representative is solely for the purpose of acknowledging the Province's acceptance of this document as the Tenure Management Plan for the purposes of the Licence and does not represent a certification by the Province or its signatory of any factual content or acceptance of professional responsibility by the Province's signatory for any advice or analysis contained in this document.



Andrew McKinnon
GUIDED HORSEBACK TOURS TENURE MANAGEMENT PLAN

Submitted:

November 6, 2015

Andrew McKinnon, Owner

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Executive Summary

General Overview of Business (Existing or Proposed)

Andrew McKinnon's Ranch Property is located at 4380 YD Ranch Road, Ashcroft, BC V0K 1A0. The applicant wishes to provide adventure activities for guests, particularly in the form of guided trail rides due to the popularity of the activity and the geographical location.

The applicant is expanding adventure operations of his ranch which is located @ 4380 YD Ranch Road located 19 km south of Ashcroft off Hwy 97C. The applicant intends to operate a guest ranch located at the applicant's ranch (access property for trails). Further the applicant is a shareholder in a resort (The Wilderness Way Adventure Resort Inc.) See the attached General Location Map that shows the location of Wilderness Way Resort and also the base ranch property that the tours will commence from. The adventure resort is already a going concern with up to 20 sleeping units at the private land resort which offers zipline tours, archery, hiking and biking. These activities take place on site at the resort, which is not included in this management plan. Guests often request horseback rides, so in 2014 the resort worked with Hat Creek Ranch to provide guests with 1 hour rides. The resort guests didn't want to have to travel to Hat Creek, and then in September 2014, Hat Creek stopped offering rides. The other local competition would be Sundance Guest Ranch who ONLY offers horseback riding. Note: the resort business model relies on multiple adventures; not just horseback riding, in order to be financially successful. The applicant will provide horseback guided tours to guests of the resort and guests who visit his guest ranch.

Investigative work to date has been a thorough exploration of the area on horseback and, where appropriate ATV to map out the trail network that already exists on the crown lands. The Wilderness Way Resort has been in operation at the current locations for 3 years. The applicant's ranch has been operated as a guest ranch off and on since 1936.

Key Areas of Concern

Typical areas of concern for horseback tours are: containing the spread of noxious weeds, ensuring that range structures and gates are closed and maintained, control of erosion along well used trails, prevention of conflicts between horseback tours and logging operations and coordinating activities with cattle grazing operations, the prevention of forest fires and ensuring that guest don't leave garbage while riding or during lunch or rest breaks.

With respect to wildlife, McKinnon has reviewed and intends to adhere to the desired behaviors described in the Wildlife Guidelines for Backcountry Tourism/Commercial Recreation in British Columbia, as amended from time to time or any subsequent similar Provincial scale guidelines that the Province may introduce.

Section 1: Description of The Operation & Activities Offered

1.1 General Description of Operation

1.1.1 General Area

The surrounding area is high mountain plateaus with abundance of fir and pine. There are grazing tenures in the area. There is an exploratory tenure to determine value of wind power. There are also some private land and private 1-2 acre lots.

1.1.2 Base Operation

Andrew McKinnon intends to supply the horseback riding tours to guests of The Wilderness Way Adventure Resort which is located 12 km south of Ashcroft off Hwy 97C. The business is already a going concern with up to 20 sleeping units at the resort offering zipline tours, archery, hiking and biking. Note: the resort business model relies on multiple adventures; not just horseback riding, in order to be financially successful. McKinnon will also offer horseback tours to drop in guests and clients of his Guest Ranch.

The base private land property associated with the horseback rides is Private Land:4380 YD Ranch Road PID's: 009 040 994, Lot 27, Plan 14168, Section 17, Twp 20, Range 23 KDYD (legal description and local name) owned by applicant. This property is located at 4380, on YD Ranch road. Please see the General Location map and the Extensive Area map for the location of the base private land.

1.1.3 Improvements

There are no plans to build new facilities or infrastructure. Access will be by existing and proposed roads and their use by season, and any proposed connections to public or FSR roads. Please see the attached Extensive Area Map for the actual roads and trails being proposed for use.

Many of the FSR roads are no longer used and have been decommissioned. The roads and trails will be used for guided horseback rides from April 1 to October 31.

1.1.4 Access

The Crown Land will be accessed by the private parcel above and off the public roads "YD Ranch Road" and "Barnes Lake Road"

Guests of The Wilderness Way Adventure Resort who will be on guided horseback rides will arrive at the ranch in a commercial transport vehicle (passenger van or small bus) 30 minutes before their tour. There will be a maximum of 2 bus loads per day in the regular resort season; April 1st to October 31st.

The trail network is comprised of existing trails throughout the rangeland and forest. Part of the riding areas are also comprised of Forest Roads. It is recognized that forest roads can have special conditions and hazards when licensed forest activities are under way. We have reviewed the BC Forest Safety Council "Resource Road User Safety Guide"; http://www.bcforestsafe.org/files/tk_pdfs/gde_resrd.pdf, and intend to use it as guidance.

1.1.5 Staff

Staff Category	# of Employees	Experience and/or Certificates
Ranch Manager	2	Over 30 years experience as guides,

		trainers owners of Equine Facilities
Wranglers	3	Outfitter Certificate, minimum 5 years equine experience Level 2 first aid certificate

1.2 Commercial Recreation Activities Offered On Crown Land

1.2.1 Description of Experience Being Offered

Guided horseback tours will be conducted starting and returning to the base property. There will likely be different rides for different levels of rider expertise. Each tour will have between 5 and 7 horses / riders, and will each have 2 guides accompanying. The guests will be given a ½ hour orientation covering basic grooming, tacking and handling of the horse. They will then be carefully matched to a horse best suited to their level of experience. A guest can expect a 2-2 ½ hour ride with a box lunch served upon return to the ranch.

The riding groups are to be no larger than 7 clients with two well experienced wrangler guides. A detailed safety briefing, fire risk discussion, watershed management cautions, wildlife and range cattle respect, distribution of gear and discussion of the various aspects of the trip would take place prior to leaving.

1.2.2 Forest Fire Management

Debris will be removed from the trail only as needed for horse passage and will be well scattered into the surrounding area to reduce risk of fire unless otherwise directed by a designated official.

Smoking and campfires will NOT be permitted along any trail.

1.3.2 Horse Management

The maximum number of horses for the trail rides would be seven for any one trip. We currently own sixteen horses. The home pasture is kept free of noxious weeds and weed free feed would be used at the home pasture to supplement the pasture feed as needed throughout the trail riding season to avoid spreading of noxious weeds. We recognize that horse grazing on Crown land is not part of the proposed trail riding authorization.

1.2.2 Detailed Listing of Activities & Level of Use

1.2.3 Improvements

No utilities, water supplies, horse holding areas, corrals etc. are required as the tours will leave and return to the private land.

No new trails are being proposed at this time. It may be necessary to periodically remove downed trees from the existing trails/roads and it may be necessary to periodically remove danger trees along the trails. McKinnon will contact the necessary FLNRO designated decision maker prior to any cutting to determine if Forest Act cutting authority is required.

It may be necessary to conduct trail maintenance work if the horseback tours are the source of trail erosion or other impacts. McKinnon will contact the necessary authorities and or range tenure holders with a proposed maintenance plan to discuss such works before proceeding.

Table 1.1 Extensive Areas of Use

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Activity Report						Client Days				
Extensive Area Map Reference	Activity /Activities	Specific References on Map	Frequency of Use	Period of use	Existing or Proposed Use	Current Year	Next Year	Year 3	Full Capacity	Year Full Capacity is reached
Area requested	Horseback tours	Tenure area complete	Daily two tours	April 1- October 31	Horseback tours	100 tours	155 tours	190 tours	250 tours	2020

1.4 Intensive Use Sites

No intensive use sites are proposed. Tours will leave and return to the base private land.

Not Applicable							

Section 2: Overlap with Environmental & Cultural Values

Generation of refuse is minimal on guided horseback rides and will be carried out with the wrangler.

The surrounding area is high mountain plateaus with abundance of fir and pine.

There are grazing tenures in the area.

There is an exploratory tenure to determine value of wind power.

Private land and private 1-2 acre lots.

We acknowledge that mineral tenures might overlap with my area of use and understand that we may have to coordinate access and activities with tenure holders. We further acknowledge that additional mineral tenures may be located in my area of use in the future and that we may have to coordinate access and activities with the tenure holders. We also commit to resolving any conflicts with these uses.

We acknowledge that the grazing tenures listed above overlap with my area of use and understand that we may have to coordinate access and activities with tenure holders. We further acknowledge that additional mineral tenures may be located in my area of use in the future and that we may have to coordinate access and activities with the tenure holders. We also commit to resolving any conflicts with these uses.

2.1 Fish Values

It is not anticipated that fish bearing streams will be impacted by the horseback tours. Existing routes were reviewed prior to application to reduce possible impacts to riparian areas and streams.

2.2 Wildlife Values

McKinnon will only be using well established existing trails and roads.

Part of the area is within deer winter range but the season of horseback tours should not conflict with the highest season of deer use of the area.

2.3 Water Values

See Fish Values section.

There is an irrigation water licence on the ranch property

2.4 First Nations

We have not had direct contact with First Nations in the area regarding the use of the existing roads and trails over crown land in the area. There are no First Nations reserves contiguous to the tenures applied for.

Section 3: Overlap With Existing Use

3.1 Mineral Tenure

I acknowledge that a variety of mineral tenures could overlap now and in the future with my area of use and understand that I may have to coordinate access and activities with the tenure holders. I further acknowledge that additional mineral tenures may be located in my area of use in the future and that I may have to coordinate access and activities with the tenure holders.

Signed: Andrew McKinnon

1.2 Timber Tenure & Forest Use

None Known

1.3 Range Tenures and Range Use

Much of the proposed trail areas are within Grazing Leases (exclusive range tenures with the exceptions of exclusions or deletions), as well as range licenses and or permits. Issues of concern to operators can include but are not limited to spread and control of noxious weeds, ensuring that range structures including gates remain intact, control of cattle.

McKinnon proposes to only use established roads and trails. Detours around down trees and other debris can widen trails. Widened trails can contribute to increased weed growth, decreased available cattle feed and wildlife habitat. To that end, McKinnon will participate in keeping the licensed trails he uses regularly cleared so that trails are not widened.

McKinnon understands the importance of maintaining range structures including fences, gates, cattle guards etc, as this controls cattle, and assists in managing range condition. McKinnon will regularly communicate in a meaningful and constructive manner with the following ranchers:

Trace DeBoer

The Farmer Family

McKinnon understands that gates must be left as they are found (i.e. open or closed – unless directed otherwise by range managers) when a tour moves through an area on the approved and established road or trail.

We are familiar with the Horse Council of BC (HCBC) website, and in particular have reviewed the HCBC information “Trail Riding Guide” and “Road Safety Handbook for Equestrians”. HCBC website address October 2015 - <http://www.hcbc.ca/index.php/programseducation/equine-education/booklets/>

1.4 Land Use Planning, Local or Regional Zoning Requirements

At this time, due to the low level of use, and no improvements being proposed to be placed on the area, it is not anticipated that there will be any Land Use Planning, Local or Regional Zoning conflicts on the Crown Land. The horseback tours area is within the Thompson Okanagan Regional District (TNRD).

The trail riding area is within the Kamloops Land and Resource Management area (KLRMP).

3.4 Commercial Recreation Tenure & Guide Outfitter Territories

None Known

I acknowledge that my areas of use may overlap with a commercial recreation tenure and/or guide outfitting territory. I understand that I am required to contact these tenures holders have them complete an Operator Input Form. I will receive this information from the regional LWBC office.

Signed: N/A

Appendix 1 - Hazards and Safety Plan

I certify that I have prepared Hazards and Safety Plan which meets or exceeds Workers Compensation Board and approved industry standards and that my operation will meet the requirements of this plan.

Andrew McKinnon: Signed

November 6 2015