

Management Plan

Please describe the details of your project to the extent known. Consult the guidance document for further information on regulatory requirements, rational for why the information is required, and how to find required information.

The scope and the timing for response will be provided. If information is requested and not received, it may result in the disallowance of the application.

Information on these topics may be required as part of the application processing and if further detail is necessary that is not part of the application and management plan received, you will be contacted and requested to provide additional information.

1.0 Background

1.1 Project Overview

Describe project for which authorization is requested, including construction and/or phased development details:

- GROUP MOORAGE LICENCE OF OCCUPATION IS FOR LOTC OF BL:CDL 1832, YALE DIV OF YALE LAND DISTRICT, LTN BC INC LEASE FOR SEASONAL RESIDENCE PURPOSES, LEASE/PERMIT/LICENCE # 238116
- THIS DOCK PROJECT WILL BE USED AS A PRIVATE GROUP MOORAGE, AS THERE ARE SEVERAL UPLAND OWNERS/TENURE HOLDERS THAT WILL SHARE THIS DOCK, THIS DOCK WILL DECREASE THE IMPACT OF MULTIPLE INDIVIDUAL DOCKS.
 - PROJECT WILL BEGIN ONCE APPROVAL GRANTED, WORKING WITH SEASONAL EVENTS (FISH WINDOWS) ETC AND WATER LEVELS OF THE LAKE.
 - OWNERS WILL USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION PHASE ENSURING LOW ENVIRONMENTAL IMPACT
 - PILING TO BE COMPLETED BY HARRISON LAKE PILE DRIVING CO.
 - THIS SITE IS BOAT/WATER ACCESS ONLY
 - PRELIMINARY APPROVAL FROM FYRD HAS BEEN GRANTED

1.2 Investigative Work

If any preliminary investigative work has been carried out, with or without an investigative permit, provide details on work completed, incomplete or on-going from previous term.

Activity	Brief Description of Activity	Status (e.g. Complete, Incomplete, ongoing)	Comments / Milestones
12/14/15 SITE VISIT BY JIM JOHNSON, LAND OFFICER	VIEWED SITE WENT OVER MGMT. PLAN	ONGOING	
Add Row			

1.3 Confirmation of Safety Plan

Your Project must meet the Occupational Health and Safety (OHS) criteria set out by WorkSafe BC. Does your Project meet these criteria?

☒ Yes ☐ No

Pearl Singleton
March 17, 2016

2.0 Location

2.1 Description

Provide a general description of the location of the project:

GENERAL LOCATION OF THIS PROJECT IS:

- BLIC DL 1832 (LOTIC) LEASE PERMIT LICENCE #238116, L+WBC
- CASCADE BAY, HARRISON LAKE
- REFER TO GENERAL LOCATION MAPS ATTACHMENTS

2.2 Location Justification

Provide your reasons/justification of the need for this type of project at this location:

TO PROVIDE: MOORAGE FOR BOATS WITH SAFETY FOR OWNERS, FRIENDS AND FAMILY WHEN DISEMBARKING AND EMBARKING FROM THE ABOVE NOTED LOCATION, BOAT ACCESS ONLY, ALSO TO PROVIDE SECURE DOCKING AND SAFETY FOR BOATS. THIS AREA SEES ROUGH WATER. AS SEVERAL UPLAND OWNERS WILL SHARE THIS MOORAGE SITE THE IMPACT OF MULTIPLE INDIVIDUAL DOCKS IS DECREASED.

2.3 Seasonal Expectations of Use

When will the Project require use of the land? Include information on key works during construction phases as well as operations phase. Please reference reduced risk fish windows as required by DFO:

Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
MINISTRY OUTLINED BEST MANAGEMENT PRACTICES	PILINGS	ALL WORK TO BE DONE / COMPLETED AT SEASONAL RELEVANCE
WILL BE USED DURING & WALKWAY CONSTRUCTION	ASSEMBLY OF DOCKS	
PROJECT WILL BEGIN WHEN APPLICATION APPROVED IN ACCORDANCE WITH LAKE WATER LEVELS, FISH WINDOWS AND ANY OTHER SEASONAL RELEVANCE	ANCHORING	

3.1 New Facilities and Infrastructure

Detail any new facilities, infrastructure or processes proposed and any ancillary uses. Provide details of planned construction methods and materials, and construction scheduling.

Facility/Infrastructure/Process	Construction Methods/Materials	Construction Schedule
BUILDING OF PRIVATE STORAGE DOCK WITH UNLIMBURY AND RYDYS	METAL, WOOD, CONCRETE, ASP, ROCK	TO BEGIN WHEN APPLICATION APPROVED AND WATER LEVEL IS CORRECT
Add Field		

3.2 Access

Identify existing and proposed roads used for access and their use by season. Include any proposed connections to public or Forest Service Roads. Traffic information including volume of traffic during construction/operation and phase or season that the traffic is expected.

Roadway/Proposed Connection	Existing/Proposed	Existing Road Classification	Road/Permittee Information and Road Use Agreements	Traffic Volume		Mitigation of Traffic Effects
				Construction Phase	Operations Phase	
N/H						
Add Field						

3.3 Utility Requirements and Sources

Describe utility requirements and sources. Include agreements in place or underway allowing access to utilities.

HOME USE GENERATORS
NO UTILITY REQUIREMENTS/SOURCES FROM BQ HYDRO, etc.

3.4 Water Supply

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including sources, location, volume and a general description of infrastructure planned to meet water supply requirements, include any agreements outside of Water Act Authorizations identified above (Section 1 Authorizations, Permits or Approvals), such as Municipal water supply.

Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/Location	Volume	Infrastructure Description	Agreements
N/A					
Add Field	NO SUPPLY OF MUNICIPAL WATER REQUIRED				

3.5 Waste Collection Treatment and Disposal

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including:

Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/Location	Volume	Infrastructure Description	Agreements
N/A					
Add Field					

Environmental

Describe any significant impacts and proposed mitigation for the following environmental classes:

Land Impacts

1.1 Vegetation Removal

Is any timber removal required?

☐ Yes ☒ No

Are any areas of vegetation to be cleared, outside of timber removal?

☐ Yes ☒ No

2 Soil Disturbance

Will there be any areas of soil disturbance, including clearing, grubbing, excavation and levelling?

☐ Yes ☒ No

Is the area to be excavated a Brownfield site or has the potential to be contaminated?

☐ Yes ☒ No

Is there potential for disturbance of archaeological, paleontological fossils or historical artifacts?

☐ Yes ☒ No

3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body?

☐ Yes ☐ No

4 Pesticides and Herbicides

Will there be any use of pesticides or herbicides during construction, operations and/or maintenance?

☐ Yes ☒ No

5 Visual Impacts

Will there be any adverse effects of the projects, and any potential adverse effects on sight lines to the project area from surrounding areas likely to be used for scenic viewing by residents or other users?

☐ Yes ☒ No

6 Archaeological Sites

Are there any known or high potential (Arch Procedure) archaeological sites within the project area?

☐ Yes ☒ No

Have you conducted an AIA or engaged an archaeologist to assist with your investigations?

☐ Yes ☒ No

7 Construction Methods and Materials

Identify the types of construction materials, the methods used, their impacts, and any mitigations.

Construction Material/Method	Impacts	Mitigations
METAL PILING'S DRIVEN BY HARRISON PILE DRIVING CO.	LOW IMPACT	SEASONAL RELEVANCE
WELD * CONCRETE DOCK FLEATS ASSEMBLED BY OWNER BY HAND	NO IMPACT	" "

Atmospheric Impacts

2.1 Sound, Odor, Gas or Fuel Emissions

Will the project construction or operation cause any of the following to disturb wildlife or nearby residents:

(Best management practices for sound)

Sound? ☐ Yes ☒ No

Odor? ☐ Yes ☒ No

Gas? ☐ Yes ☒ No

Fuel Emissions? ☐ Yes ☒ No

Water or Land Covered by Water Impacts

3.1 Drainage Effects

Will the project result in changes to land drainage?

☐ Yes ☒ No

✓

3.2 Public Access

Will the project result in changes to public access?

☐ Yes ☒ No

3.3 Flood Potential

Will the project result in a potential for flooding?

☐ Yes ☒ No

Fish and Wildlife Habitat Impacts

4.1 Disturbance to Wildlife and Wildlife Habitat

Will the project result in adverse effects to wildlife or wildlife habitat?

(BC Wildlife Act)

☐ Yes ☒ No

Will the project (construction or operations phase) occur in and around streams, lakes, estuarine or marine environment?

☒ Yes ☐ No THIS IS A DOCK CONSTRUCTION

Is the project (construction or operations phase) likely to increase erosion or sedimentation?

☐ Yes ☒ No

Will the project (construction or operations phase) require water diversion?

☐ Yes ☒ No

Will the project threaten or endanger species at risk in the area?

(Species At Risk Act)

☐ Yes ☒ No

5.0 Socio-Community

5.1 Land Use

Describe the current community setting on or near the project area, including the location of non-aboriginal and aboriginal communities or known use areas.

CURRENT COMMUNITY AREA IS A SMALL BAY AREA AT THE START OF CASCADE BAY, HARRISON LAKE, THERE ARE 4 CABINS, SITUATED IN THIS SMALL BAY RECREATIONAL AREA. LOT, C, B, A ARE APPROX 1.35 ACRES IN SIZE (THE FOURTH LOT INFORMATION AND FARTHEST AWAY IS NOT KNOWN TO ME) PLEASE SEE ATTACHMENT PICTURE

NO KNOWN NON ABORIGINAL AND ABORIGINAL COMMUNITIES

5.1.1 Land Management Plans and Regional Growth Strategies

Are there any land and resource management plans, coastal plans, provincial, regional growth strategies or local government plans with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land? (Please refer to the Union of BC Municipalities (UBCM), and check the websites of the municipality, regional district or other organization with jurisdiction including your project area.)

☐ Yes ☒ No

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability, or the ability of adjacent land owners or tenure holder to access their property or tenures?

☐ Yes ☒ No

5.2.2 Existing Services

Provide a description any increased demand on fire protection and other health facilities and emergency services arising from your Project, including proposed management or mitigation measures.

NO INCREASED DEMAND ON FIRE PROTECTION AND OTHER HEALTH FACILITIES AND EMERGENCY SERVICES ARISING FROM THIS PROJECT.

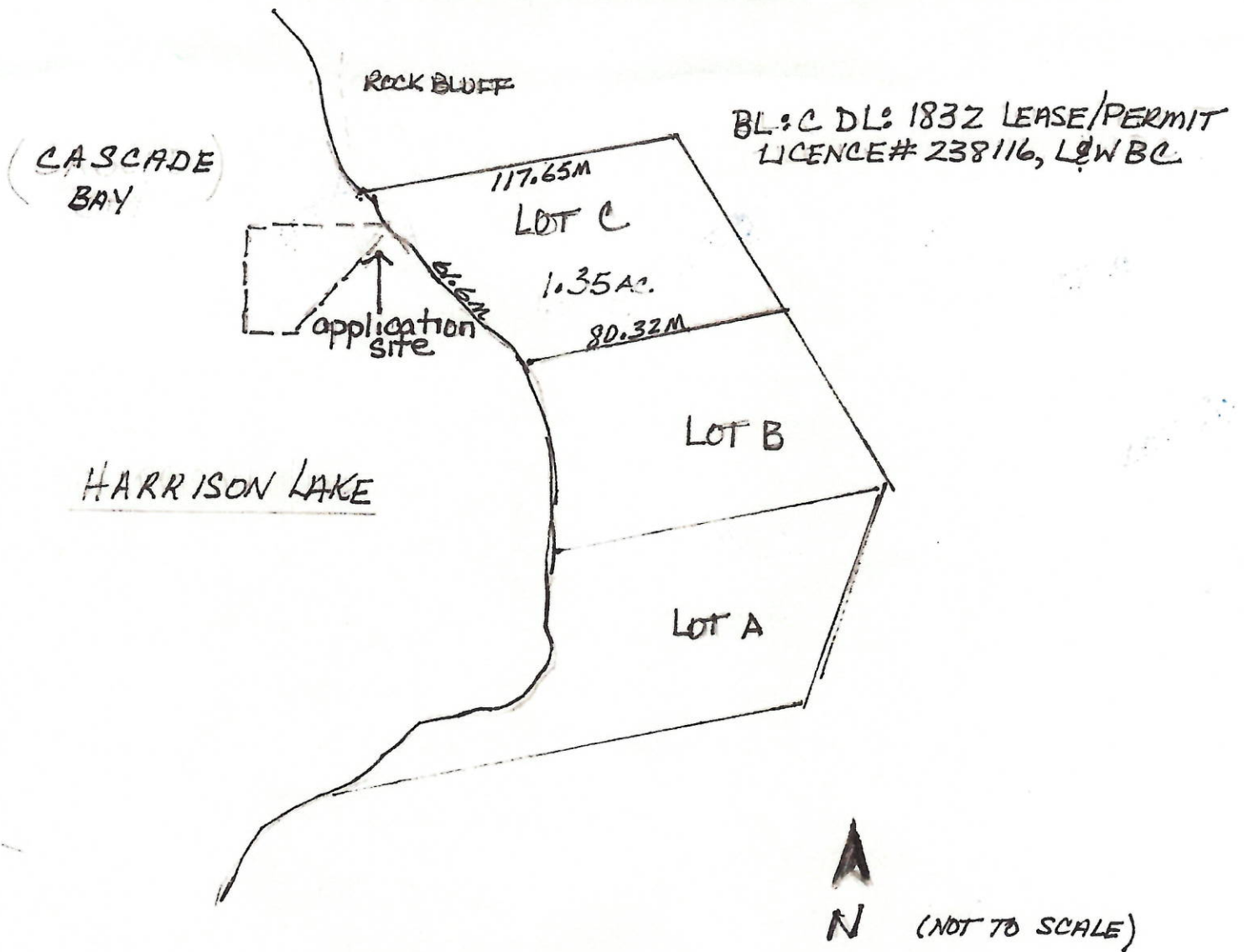
5.2.3 First Nations Consultation

Describe any contact you may have had, including the name of the First Nation(s) and representatives contacted.

NO CONTACT WITH FIRST NATIONS

D O F FORM

GENERAL SITE MAP

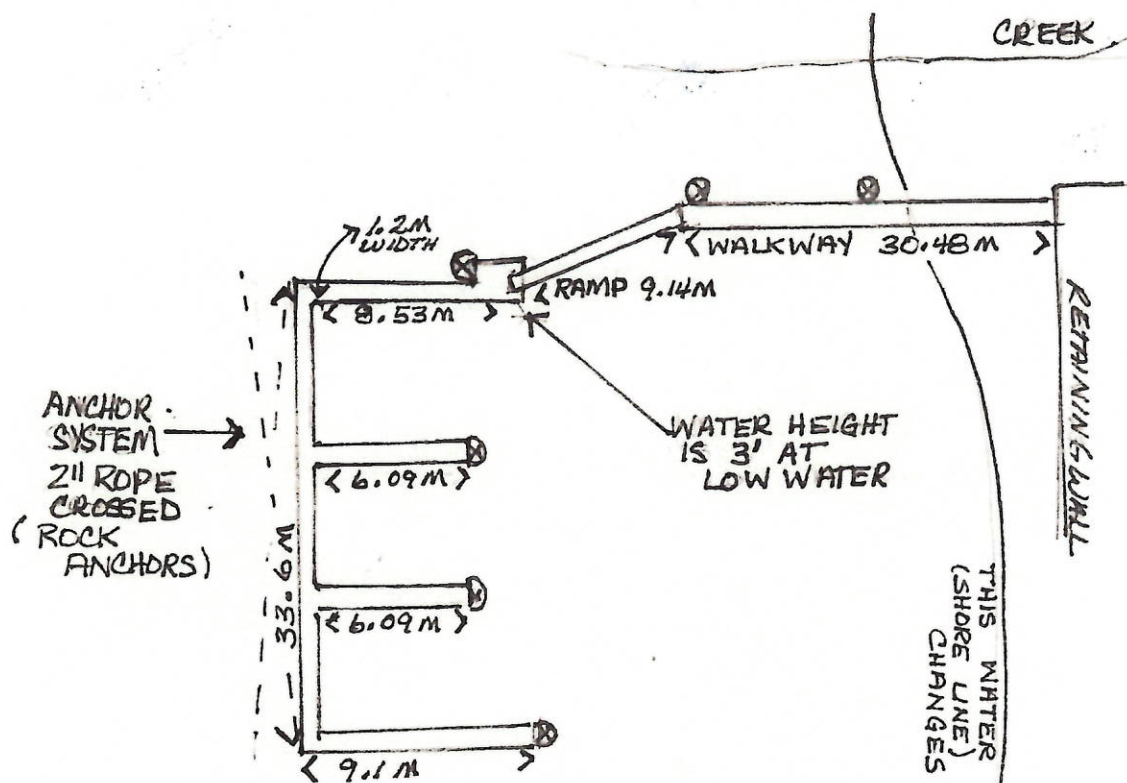


PRIVATE GROUP MOORAGE
LICENCE OF OCCUPATION
APPLICATION

SINGLETON

SPECIFIC SITE MAP

PRIVATE GROUP MOORAGE LICENCE OF OCCUPATION APPLICATION



TOTAL DOCK SURFACE
79 SQ METERS

SINGLETON
BLIC DL:1832 LEASE/
PERMIT LICENCE #238116,
L9WBC



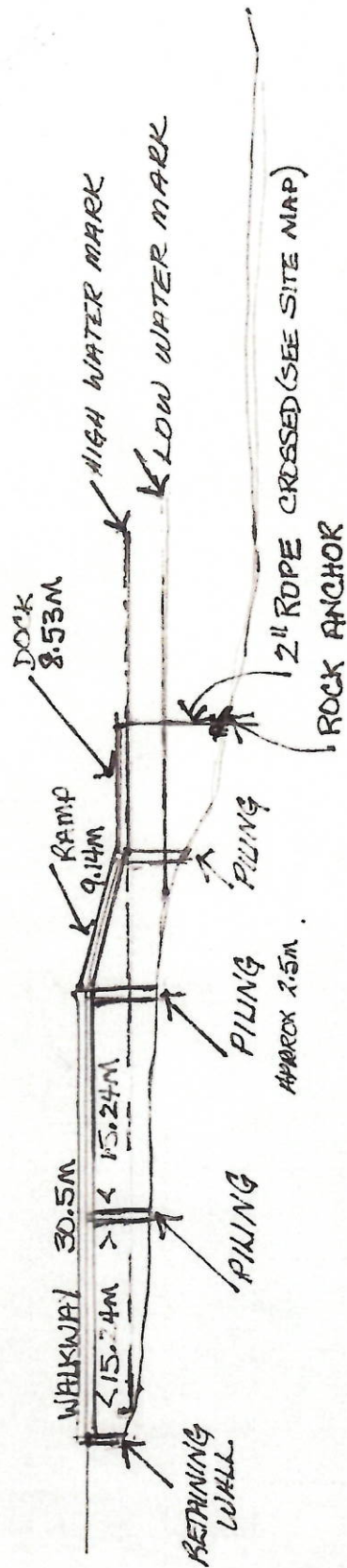
NOT TO
SCALE

⊗ PILEING
WITH HOOP
SYSTEM TO MOVE
UP & DOWN
WITH WATER

DOCK IS THIS DISTANCE
DUE TO LOW WATER
TIMES

SIDE VIEW OF THE DOCK

PRIVATE GROUP MOORAGE
LICENCE OF OCCUPATION APPLICATION



1" = 10' = 3.048M.

SCALE

PILING NOT TO SCALE

SINGLETON