

# Management Plan

## Private Moorage Tenure Application

John Stanway – Feb. 27, 2017

There are two different section “b’s” in the Frontcounter bc private moorage applications management plan requirement, I have included information for both as to not miss any required information

*The following “Section b” is listed as a requirement in the ‘private moorage application requirements list – marine’*

### **Section B – Project Details**

#### **Description of existing structures such as type (dock, wharf, etc.), construction (pilings, floats, etc.), and materials (include any preservatives);**

The existing moorage structure fronts Strata Lot 1, District Lot 1399, PID: 027-557-936 in Langdale on the Sunshine Coast, BC. One 4’ x 17’ cantilevered aluminum approach leads out from a 5’ x 7’ x 1’ concrete pad situated above the natural boundary. The approach leads to a 4’ x 40’ aluminum gangway with 6” wood decking. The gangway lands on a 14’ x 40’ timber framed float with 6” decking. The float is anchored seaward using typical mooring chain and concrete anchor blocks, and is anchored towards shore using typical anchor chains and anchor pins. The float is for private moorage use only, there will be no income generated by the moorage facility.

#### **Size and dimensions of planned (and/or existing) improvements including floating docks, wharves, boathouses, retaining walls, pilings or areas to be filled or dredged as well as construction material used;**

- 5’ x 7’ x 1’ concrete pad
- 4’ x 17’ cantilevered aluminum approach
- 4’ x 40’ aluminum gangway with 6” wood decking
- 14’ x 40’ timber framed float
- 4 lengths of typical mooring chain
- 2 concrete anchor blocks
- 2 anchor pins

#### **Include dimensions and distances from property lines**

- The private moorage is located over 80m away from the nearest property line.

#### **If other docks are located within 25 meters of the site plan, please include these docks on the site sketch;**

- There are no other docks within 25m from the float.

**Indicate how public access is maintained along the beach;**

The location is an undesirable place for the public to walk along the beach. However, during nearly every tide of the year there is more than enough clearance under the approach for the public to walk.

**Type of use - number of boats, seasons, etc., and**

This moorage system is to be used exclusively by the owner of the upland property and his guests. The float will not be used for commercial purposes and no income will be generated by the facility. The float will typically provide moorage for the owner’s single boat. The float will be in place year round.

*The following “section b” is listed as a requirement in the provided specific information template required ‘[http://www.for.gov.bc.ca/land\\_Tenures/documents/management\\_plan.pdf](http://www.for.gov.bc.ca/land_Tenures/documents/management_plan.pdf)’*

**Section B – Proposed Use Description**

**Information on these topics below 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.**

**I. Background**

**Proposed use – what is proposed including any phased development details – should sync with “Purpose” chosen:**

- Installation of a private moorage system for use by upland lot owner.
- Float will allow moorage space for the owner’s private boat year round.
- The upland owner will not charge money for moorage or any other amenity provided by the float system.

**Why here and now:**

Mr. Stanway wants to be able to safely access his boat and to safely access deep water year round.

**Details of any preliminary investigative work and any other approvals obtained:**

Using the Sunshine Coast Regional Districts shoreline GIS Habitat Atlas map system it was found that no eelgrass or foraging fish locations are located anywhere near the proposed tenure area. No eelgrass or kelp has been visually observed in the area.

Written confirmation that the proposed improvements comply with all local zoning bylaws has been given by the Sunshine Coast Regional District and submitted with this application.

**Current zoning:**

The current zoning designation for the water fronting the property is W1. The current zoning designation for the upland property is R1.

**For commercial activity – the location of competition, potential market statement:**

Not Applicable.

**II. Location****General description of:**

The moorage fronts Strata Lot 1, District Lot 1399, PID: 027-557-936 in Langdale on the Sunshine Coast, BC.

**Access plans – how will you or your clients be accessing the parcel:**

The owner will access the parcel from his upland property.

**Traffic including volume of traffic and phase or season:**

The tenure area will see little vessel traffic. The moorage will only be use by the proponent's private boat and occasional guests. The moorage will see a slightly larger volume of traffic in the summer season.

**Seasonal expectations of use:**

The moorage will stay in year round. The tenure location will see a slightly larger volume of traffic in the summer season.

**Land use on parcel, adjacent parcels and surrounding area**

The upland lot parcel is zoned Residential 1 (R1) and the water fronting the parcel is zoned Water 1 (W1). The adjacent parcels are zoned the same.

**Confirmation of Safety plan including first aid**

- Proponents Home contains first aid equipment and emergency contact numbers.
- Proponents boat is equipped with required Transport Canada safety equipment.

### **III. Infrastructure**

#### **New facilities or infrastructure proposed and any ancillary uses:**

##### Description of Structures to be Installed

There will be no additional structures installed.

##### Size and Dimensions of planned improvements

Besides routine maintenance there are no planned improvements.

#### **Existing and proposed roads and their use by season, and any proposed connections to public or FSR roads:**

N/A

#### **Utility (power, electrical, telecommunications) requirements and sources:**

N/A

#### **Water supply; (use and quantity if known) and,**

N/A

#### **Waste disposal (note if septic system required), sewage, sanitation facilities and refuse disposal.**

Waste is disposed of in a manner that reflects all regulations

### **IV. First Nations**

**Describe any contact you may have had, including the name of the First Nation(s) and individuals contacted. Provide copies of or a description of any information you may have acquired from or provided to the First Nation(s) (potential benefits, partnership opportunities, special interests, concerns, etc.) and any information regarding archaeological resources and areas of cultural significance you are aware of in the vicinity of the proposed project.**

-We have not been in contact with Local First Nations. We are not aware of any areas of cultural significance in the immediate proposed tenure location area.

#### **The Sechelt Nation Best Management Practices for Marine Docks:**

*1. Whenever possible proponents are encouraged to develop dock facilities that can facilitate numerous upland owners. In pursuing multi-owner/use facilities the footprint on the sub/inter tidal habitats is*

*minimized. These types of facilities also help to alleviate potential cumulative impacts from high density individual dock infrastructures within the Sechelt Nation territory.*

-As it is an existing moorage facility no additional improvements besides normal maintenance and upkeep are planned.

*2. Access to sub/intertidal resources cannot be impeded or restricted from any dock/float structure within the Sechelt Nation territory. This is to ensure access for the harvest of marine sources for food, and for social and ceremonial purposes.*

-There is ample access to sub/intertidal zones which ensures public access and access for the harvest of marine sources for food, and for social and ceremonial purposes.

*3. The Sechelt Nation requires assurance that no critical habitats such as eelgrass meadows will be impacted within the immediate vicinity of the proposed dock. Docks/floats must not be installed over eelgrass, kelp fields or salt marsh vegetation.*

-No eelgrass, kelp fields or salt marsh vegetation have been observed on the seafloor under or adjacent to the moorage structure at low tide.

*4. Eelgrass meadow protection is a high priority for the Sechelt Nation and if the meadow exists near the proposed structure the Sechelt Nation expects the proponent to identify and delineate the meadow and provide a plan for the protection of the meadow. This includes the immediate area surrounding the new pilings and anchors.*

-No eelgrass, kelp fields or salt marsh vegetation have been observed on the seafloor under or adjacent to the moorage structure at low tide.

*5. The bottom of all floats must be a minimum of 1.0m above the sea bed during the lowest water level or tide. Dock/float height above lowest water level will need to be increased if deep draft vessels are to be moored at the dock/float. The dock/float structure and the vessels moored at the structure are not to come to rest on the intertidal sea bed during the lowest water period of the year.*

-The bottom of the existing float and all vessels have a clearance greater than 1.5m from the seafloor at all times.

*6. Access ramps or walkways should be a minimum of 1.0m above the highest high water mark of the tide and a maximum width of 1.5m.*

- Access ramps or walkways are greater than 1.0m above the highest high water mark of the tide and have a maximum width of 1.8m. The existing walkway structure is safe and structurally sound.

*7. Docks/floats are to be constructed to allow light penetration under the structure. North/South dock alignments are encouraged whenever possible to allow light penetration.*

-The existing approach and float decking is 6" wide but has less than 1" spacing between the deck boards. When the decking is in need of replacing, the new deck boards will be spaced at 1" apart.

8. *Light penetration is important and can be facilitated by spacing the deck surface of the dock and minimizing the width of the structure.*

-The existing approach and float decking is 6" wide but has less than 1" spacing between the deck boards. When the decking is in need of replacing, the new deck boards will be spaced at 1" apart.

9. *Grating incorporated into ramps, walkways, or floats will increase light and reduce the shading of the bottom. When grating is impractical, deck planking measuring 15-cm (6in) and spaced at least 2.5-cm (1 in) should be used to allow light penetration.*

-The existing approach and float decking is 6" wide but has less than 1" spacing between the deck boards. When the decking is in need of replacing, the new deck boards will be spaced at 1" apart.

10. *Concrete, steel, treated, or recycled timber piles are acceptable although the Sechelt Nation prefers steel piles. Detailed information on treated wood options can be obtained on-line from the Fisheries and Oceans Canada website.*

N/A

11. *Construction must never include the use of native beach materials.*

-No construction is planned at this time. When repairs and routine maintenance occur no native beach materials will be used.

12. *Access to the beach for construction purposes is to be from the adjacent upland property whenever possible. Use of heavy equipment required to work on the beach or access is required along the beach requires advice of a Professional Biologist and DFO to ensure that fish habitat, including riparian intertidal salt marsh, or in-water vegetation, is not adversely affected during construction. Access or construction along beach front also requires notification sent to the Sechelt Nation and the Rights and Title Department in order to ensure cultural sites are not impacted or disturbed.*

-No construction is contemplated for in the intertidal zone.

13. *Filling, dredging, or blasting below the High Water Mark is not supported by the Sechelt Nation. Unauthorized filling, dredging, or blasting noted by the Sechelt Nation will be reported to the Fisheries Enforcement Officers immediately.*

-No filling, dredging, or blasting is planned.

14. *Works along the upland/water interface must be conducted when the site is not wetted by the tide. All work is to be conducted in a manner that does not result in the deposit of toxic or deleterious substances (sediment, un-cured concrete, fuel, lubricants, paints, stains) into waters frequented by fish. This includes refueling of machinery and washing of buckets and hand tools. These activities may result in the Harmful Alteration, Disruption or Destruction (HADD) of fish habitat and will be reported to Fisheries Enforcement.*

-Works in the future along the upland/water interface will be conducted when the site is not wetted by the tide.

-Repairs and maintenance will be conducted within the DFO timing windows.

-Any tools or equipment to be used on site during maintenance will be inspected for fluid leaks and be deemed in good working order prior to arrival at site.

-Fuel and lubricant containers will be stowed in spill buckets and pans.

-Fuel, lubricants, and treated wood sawdust will be contained in spill pans and tarps when over water works cannot be avoided.

*15. The Sechelt Nation supports the DFO works window for marine foreshore. Construction activities should take place between June 1 and February 15 of any calendar year.*

- Repairs and maintenance will be conducted within applicable DFO timing windows.

*16. Terrestrial riparian vegetation and intertidal salt marsh must not be harmfully affected by access or construction. The Sechelt Nation encourages proponents to seek the advice of a Professional Biologist if vegetation will be affected in any way by your proposed works.*

-Terrestrial riparian vegetation and intertidal salt marsh will not be harmfully affected by maintenance or access.

*17. The upland design of the dock including anchor points should not disturb the riparian area except at the immediate footprint. An effort should be made to maximize riparian cover adjacent to the dock helping reduce erosion and exposure to the foreshore.*

-The existing structure does not disturb the riparian area. No expansion to the existing dock is planned.

## **Section C – Additional Information:**

### **V. Environmental**

**Describe any significant impacts and proposed mitigation with respect to:**

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

##### **Cutting of vegetation:**

No vegetation will be cut.

##### **Soil disturbance:**

No soil disturbance will occur.

##### **Riparian encroachment:**

There will be no riparian encroachment.

##### **Management of pesticides, herbicides:**

N/A

**Visual impacts:**

Visual impacts are kept to a minimum due to the short length and low profile design of the moorage facility. The moorage system is not visible to any neighbors.

**Known archaeological sites:**

We are not aware of any archaeological sites in the area.

**Types of construction methods and materials used:**

Besides routine maintenance there are no planned improvements.

**b. Atmospheric Impacts**

**Sound:**

Besides the proponents small personal boat occasionally running there will be no audio impacts at the moorage site.

**Odor:**

There are no odor impacts at the proposed moorage site now besides the occasional exhaust from Mr. Gibson's boat

**Gas:**

Minimal fuel emissions from small boats are the only gases that will be produced at the site.

**Fuel emissions:**

Minimal fuel emissions from small boats are the only gases that will be produced at the site.

**Explain current conditions, source, type and range of emission:**

Minimal fuel emissions from small boats are the only gases that will be produced at the site.

**c. Water or Land covered by water Impacts**

**Drainage effect:**

N/A

**Sedimentation:**

There is always enough clearance between the bottom of the proponent's boat and the sea floor to keep from causing any water turbidity.



**Water diversion:**

N/A

**Water quality:**

There is always enough clearance between the bottom of the proponent's boat and the sea floor to not cause any water turbidity.

**Public access:**

The location is an undesirable place for the public to walk along the beach. However, during nearly every tide of the year there is more than enough clearance under the approach for the public to walk.

**Flood potential:**

N/A

**d. Fish and Wildlife Habitat**

**Provide current status of fish or wildlife habitat:**

No eelgrass or kelp was observed at the site. The area seemed to be relatively unpopulated by biota. Using the SCR D Habitat Atlas GIS system I was able to confirm that there is no eelgrass fronting the proponent's lot.

**Disturbance to wildlife habitat:**

A negligible amount of disturbance to wildlife habitat occurs at the site considering that any impact to the environment that would have occurred during the installation. Also, there is always enough clearance between the bottom of the proponent's boat and the sea floor to keep from causing any habitat disruption.

**Disturbance to fish habitat or marine environment:**

A negligible amount of disturbance to wildlife habitat occurs at the site considering that any impact to the environment that would have occurred during the installation. Also, there is always enough clearance between the bottom of the proponent's boat and the sea floor to keep from causing any habitat disruption.

**Threatened or endangered species in the area:**

We are not aware of any threatened or endangered species in the area.

**Seasonal considerations:**

All applicable Timing Windows, Operational Statements and Best Management Practices (BMP's) will be followed with any maintenance works conducted.

**VI. Socio- Community**

**a. Land Use**

**Land management plans:**

N/A

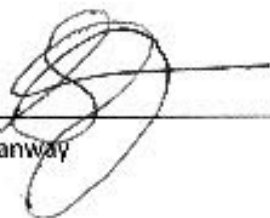
**Public recreation areas:**

There are no public recreation areas located on land near the proposed moorage location. The structure does not impact water recreation such as swimming or kayaking.

**b. Socio-Community Conditions**

**Provide a description of the demand on fire protection or emergency services:**

The private moorage increases the demand on emergency services by a negligible amount.

  
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John Stanway

Mar 6/17  
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Date