

# 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. In some circumstances, the use of a qualified professional to complete the plan may be required.

## 1.0 Background

### 1.1 Project Overview

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

977230 Alberta Ltd. (the applicant) has acquired the fee simple interest in Lot 2, DL 10348, Kootenay District, Plan EPP14443 as of September 30, 2016. These lands are the core lands for Koocanusa Village.

The applicant has also acquired the interest in all complementary Licences of Occupation over the adjoining Crown lands and foreshore for the purpose of operating commercial marinas and ancillary facilities.

The purpose of this application is to combine the current south marina (File 4403252) and south commercial area (File 4404879) tenures and convert portions of those existing Licences of Occupation to a unified lease agreement. This will allow for greater control and security of the marina and adjacent commercial areas located on Crown lands.

The north commercial area (part of L/O on File 4404879) adjacent to the proposed north marina will be relinquished. However, the north marina tenure (on File 4404880) will be retained in its current form.

The south marina tenure will have a reduced footprint. The relinquished area is proposed for inclusion in the adjacent BC Hydro tenure, to address an existing overlap of tenure areas.

The previous developer installed a number of facilities in the south marina and commercial areas including 92 moorage slips, 4 swimming docks, a small store, boat launch, marine gas facility and a parking area.

The north marina remains undeveloped and is not part of this amendment/conversion application.

A portion of the existing south marina tenure is currently under application for dedication as a Section 80 Land Act Road, once the appropriate approvals are in place from Ministry of Transportation and Infrastructure. This area will be excluded from the proposed lease boundaries.

977230 Alberta Ltd. has assumed responsibility for all facilities which may remain within the tenure areas.

Immediate plans include a condition assessment of any remaining facilities and rehabilitation/maintenance of those facilities as an interim step, to allow for operation until new facilities can be designed and constructed.

Future plans will involve engagement of the appropriate qualified professionals to design and construct new foreshore and upland facilities. It is understood that any new foreshore facilities will be subject to review by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (where Water Sustainability Act approvals are required).

1.2 Investigative Work

If any preliminary investigative work has been carried out, with or without an investigative authorization, 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
Onsite inspection of the lands		Complete	

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1.4 First Nations Consultation

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



See attached letter from Tipi Mountain Eco-Cultural Services Ltd. Tipi Mountain will be assisting with this application. As described in Mr. Tamasi's letter, initial contact has been made with Nicole Kapell (Environment and Archaeological Stewardship Manager of the Ktunaxa Lands and Resources Sector).

## 2.0 Location

### 2.1 Description

Provide a general description of the location of the project:



The project is located on the west shore of Lake Koocanusa, adjacent to the Koocanusa Village development.

### 2.2 Location Justification

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



The area under application was developed for use as a marina and ancillary commercial facilities by the previous upland property owners. As the current owner of the adjoining upland, 977230 Alberta Ltd., will continue that use and expand the facilities to meet the growing needs of the adjacent development and the general public. 977230 Alberta Ltd. has assumed responsibility for all existing improvements.

### 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
Operations	Maintenance of marina facilities will occur during the time period of least risk to fish and fish habitat.	Operation of the Lake Koocanusa Reservoir will dictate the maintenance time period. Maintenance below the full pool level will occur when water levels are at a minimum in the reservoir whenever possible, during periods determined by Ministry of Forests, Lands, Natural Resource Operations and Rural Development (Water Sustainability Act).

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## 3.0 Infrastructure and Improvements

### 3.1 Facilities and Infrastructure

Detail any new and existing 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
Existing foreshore facilities include a number of boat slips	Marina facilities are already in place. The moorage facilities and swimming docks are constructed of a mixture of wood, composite material and plastic.	Proposed construction of improved marina facilities is expected to commence upon receipt of a lease tenure from the Crown. The construction schedule is dependent on the issuance of a lease.
Existing boat launch - will continue to be used under new tenure.	Boat launch is already in place.	Maintenance as required.
Existing upland facilities include a small building which has been used in the past as a store and a sales office for the adjacent development.	Building is already in place.	The current plan is to upgrade and use the existing facilities wherever possible until construction of new facilities is warranted.
Parking has also been developed in the vicinity of the building. Proposal is for the current use to continue.	Parking lot will be improved using onsite materials and will be capped with gravel initially. It may be paved in the future.	Construction/improvement of the parking area will commence when a lease has been approved and finalized.
Fuelling for boats. Facilities are already in place for this.	Design, construction method and materials will be determined by a qualified professional.	The current plan is to upgrade and use the existing facilities wherever possible until construction of new facilities is warranted.
New public day use area to be operated in association with the marina facility.	Will consist initially of a grassed area with picnic benches and washroom facilities.	Construction will commence when a lease has been approved and finalized.
New boat slips will be added as necessary. The current licence tenure allows for construction of a maximum of 570 berths. Plans are to build to that capacity over the next 5 - 10 years.	Design, construction method and materials will be determined by a qualified professional.	The current plan is to upgrade and use the existing facilities wherever possible until construction of new facilities is warranted.
Access roads to areas within the proposed marina licence have already been developed.		Maintenance and upgrading as required.

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### 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	
Marcer Road (renamed?)	Existing Road	MoTI managed road	Road is main access route to Koocanusa Village Development. Impacts will be minimal during operations phase. Marcer Road terminates at the Koocanusa Village Development boundary	There may be the need for temporary interruption of general access use while transporting materials to the proposed licence area.	Traffic volume will be related to the adjacent upland development primarily	Standard safety procedures will be used when necessary to ensure the safety of the public (barriers, flagging people, etc.) as required.
Access road (extension of McMorran Road) to adjacent BC Hydro Licence of Occupation	Existing	unclassified	The access road to the BC Hydro Licence of Occupation will be the subject of a joint use agreement between BC Hydro and 977230 Alberta Ltd.	Already constructed	Maintenance and upgrading as required to allow for continued joint use of this access road.	Details on public access to this access road will be determined through the development of the joint use agreement.

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### 3.3 Utility Requirements and Sources

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



Utilities where needed will be provided from the adjacent upland development.

### 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 I, 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
Operation Phase	Potable water will be provided from the adjacent Koocanusa Village Development				

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### 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
Public washrooms to be developed within day use area		Potable water and sewer facilities will be provided from the adjacent Koocanusa Village development			

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## 4.0 Environmental

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

### 4.1 Land Impacts

#### 4.1.1 Vegetation Removal

Is any timber removal required?

☐ Yes ☒ No

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

☐ Yes ☒ No

#### 4.1.2 Soil Disturbance

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

☒ Yes ☐ No

Disturbance Type	Impacts	Proposed Mitigations
Upland excavation and levelling related to remediation of previously disturbed areas and construction of future commercial developments.  Soil disturbance below full pool level of Lake Koocanusa to accommodate expansion/improvement of the existing marina facilities.	Upland and foreshore areas have already been radically altered by existing development. There will be additional development which will result in soil disturbance and levelling on the upland portions of the tenure as well as disturbance related to installation of additional marina facilities.	Upland soil disturbance will be related to improvement and leveling of existing disturbed areas, as well as future installation of commercial facilities and adjacent access roads. Installation of marina facilities will include anchoring.

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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

Additional research and plans may be required. [Heritage Conservation Act](#)

#### 4.1.3 Riparian Encroachment

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

☒ Yes ☐ No

Identify all works that may affect the Riparian zone, the impacts, and proposed mitigations:

Work Type	Impacts	Proposed Mitigations
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Work Type	Impacts	Proposed Mitigations
Maintenance and construction of moorage facilities within the existing excavated marina footprint.		Additional soil disturbance will be necessary to improve and expand the existing marina facilities. Activity within the riparian/foreshore areas will be limited to that necessary to safely construct and operate the moorage facilities. Review by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development and any Water Sustainability Act approvals will be in place prior to any excavation. Facilities will be designed with the input of qualified professionals.
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#### 4.1.4 Pesticides and Herbicides

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

☐ Yes ☒ No

#### 4.1.5 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

#### 4.1.6 Archaeological Sites

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

☒ Yes ☐ No

Identify the sites, any potential impact on them, and any mitigations:

Archaeological Site	Impacts	Proposed Mitigations / Management Plans
DhPt-37 and DhPt-38	Unknown	Tipi Mountain Eco-Cultural Services Ltd. has been engaged to develop strategies for mitigation and management of any potential impacts created by the marina and adjacent commercial development.
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Have you conducted an AIA or engaged an archaeologist to assist with your investigations?

☒ Yes ☐ No

Please include information or reports generated:

Tipi Mountain Eco-Cultural Services Ltd. has been engaged to develop strategies for mitigation and management of any potential impacts on archaeological values within the marina development.  
See attached proposal.

#### 4.1.7 Construction Methods and Materials

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

Construction Material/Method	Impacts	Mitigations
To be determined by a qualified professional.		Input/approval of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (Water Sustainability Act) related to construction methods and materials for installations below full pool, will be sought prior to commencement of construction.

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## 4.2 Atmospheric Impacts

### 4.2.1 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

Explain the current conditions, source, type and range of emission. Provide a description of atmospheric effects from proposed construction, operation, and decommissioning phases. Also include proposed mitigation measures to manage or mitigate adverse effects.

Emission Source	Current Conditions	Project Impacts	Proposed Mitigations / Management
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Equipment used in the maintenance facilities	Area is adjacent to Englishman Creek Forest Service Recreation Site and Koocanusa Village Development	Increased noise during maintenance.	Impacts should be minimal. Efforts will be made to ensure that any maintenance will occur at a time and in a manner which will minimize disturbance.
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Odor? ☐ Yes ☒ NoGas? ☐ Yes ☒ NoFuel Emissions? ☒ Yes ☐ No

Explain the current conditions, source, type and range of emission. Provide a description of atmospheric effects from proposed construction, operation, and decommissioning phases. Also include proposed mitigation measures to manage or mitigate adverse effects.

Emission Source	Current Conditions	Project Impacts	Proposed Mitigations / Management
Equipment used in the maintenance of marina facilities	Some basic facilities are already in place. Maintenance of those facilities is being undertaken as required under the authority of the current Licence of Occupation.	Primary concern will be to ensure that construction within the riparian/foreshore areas occurs during timeframes and under conditions recommended by Ministry of Forests, Lands, Natural Resource Operations and Rural Development (Water Sustainability Act).	Impacts should be minimal and will take place whenever possible at times which will provide the least disturbance to Koocanusa Village residents and adjacent users.

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## 4.3 Water or Land Covered by Water Impacts

### 4.3.1 Drainage Effects

Will the project result in changes to land drainage?

☐ Yes ☒ No

### 4.3.2 Public Access

Will the project result in changes to public access?

☒ Yes ☐ No

Describe the potential effect or impact and include plans for mitigation/management:

Effect	Potential Impacts	Proposed Mitigations / Management Plan
Improved public access to marina area and proposed public day use area.		

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### 4.3.3 Flood Potential

Will the project result in a potential for flooding?

☐ Yes ☒ No

## 4.4 Fish and Wildlife Habitat Impacts

### 4.4.1 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 environments?

☒ Yes ☐ No

Describe the fish habitat on or near the project site, include potential impacts of the Project (e.g. stream crossings, water diversions, etc), including seasonal considerations, and plans to manage/mitigate effects.

Project Phase	Impacts	Proposed Mitigations / Management
The project site is an excavated area adjacent to the main body of Lake Koocanusa, as well as adjacent Crown and private uplands. This area is seasonally inundated by virtue of fluctuations in the water levels within the Koocanusa reservoir, controlled by the US Army Corps of Engineers in conjunction with the operation of the Libby Dam and reservoir. Operation of moorage facilities will be limited by operation of the Lake Koocanusa reservoir. Fluctuations in water levels occur throughout the year, with peak levels occurring primarily through late spring to early fall.	Use of marina is limited to the period when water levels within the Lake Koocanusa reservoir are sufficient to inundate the marina area.	The area where the marina is located is inundated seasonally with the operation of the reservoir. Management and use of the marina is dependent on reservoir levels.

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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.

The proposed marina and ancillary facilities are located within the footprint of Koocanusa Village as identified on the SweetWater Zoning and Floodplain Management Bylaw No. 2127, 2009.

This development consists of seasonal and year-round residential development and is located on the shores of Lake Koocanusa.

The surrounding area is multi-use, with primary uses being residential, recreational, ranching and wildlife management.

Directly south of Koocanusa Village is the Englishman Creek Provincial Recreation Site and Campground, as well as a BC Hydro facility related to maintaining the Koocanusa reservoir.

The nearest Ktunaxa aboriginal community is located in the vicinity of Grasmere on the east shore of Lake Koocanusa (Tobacco Plains Indian Reserve), southeast of the application area.

#### 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

Please list:

SweetWater Zoning and Floodplain Management Bylaw - No. 2127, 2009.

Proposal falls within two zones - Marine General and Mixed Use Village Commercial. Proposed uses are compatible with zoning.

## 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

Provide a description of potential adverse land use effects to adjacent land owners or tenure holders or nearby communities from proposed construction, operation and any proposed related mitigation measures.



Public access to the BC Hydro tenure area, through the Koocanusa Village Licence of Occupation, is currently gated. This gate will remain in place.

### 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.



There are no local fire protection services for this area.

There may be increased demand on other health facilities and emergency services as the population within the Koocanusa Village development increases. The marina area itself should have little impact on fire protection and health facilities.

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