

Haida Tourism Limited Partnership DBA Ocean House at Stads K'uns Gawga Crown Land Tenure Management Plan (Commercial Recreation)

Haida Tourism Limited Partnership (HTLP) is owned by the Haida Nation and is a subsidiary of the Haida Enterprise Corporation (HaiCo). The Ocean House at Stads K'uns Gawga is the newest business operating under HTLP. Through Ocean House, HTLP plans to provide unique opportunities for eco-adventure and cultural tourism seekers on Haida Gwaii's beautiful and rugged West Coast.

Background

Project Overview

In November 2016, a License of Occupation was issued to HTLP (V925687) for conducting reconnaissance and survey work to plan improvements for an eco-tourism/ cultural lodge and temporary location for a floating eco-tourism lodge.

HTLP is seeking an amended License of Occupation crown land tenure to cover the following commercial recreation activities, under non-exclusive use and specified intensive use sites:

1. Installation of the floating lodge (barge) and all related infrastructure required to secure the barge (i.e., anchors, stiff-legs) (approved under V925687).
2. Installation of a barge ramp (including lock blocks) to allow for movement of persons between the floating lodge (approved under V925687) and the shore, including clearing of a small area of alder saplings to facilitate the infrastructure installation.
3. Clearing of a small are of crown land to facilitate a helicopter pad, of a sufficient size to accommodate the larger helicopters for both emergency evacuations and potential guest transport.
4. Removal of garbage and equipment from the old dry-land sort as well as existing derelict cabins.
5. Continued reconnaissance and survey work, as needed to facilitate planning of any potential additional improvements.

Authorizations, Permits or Approvals

It is anticipated that a license to cut (Forest Act) may be required for removal of the alder associated with the clearing for the heli-pad.

Notice will also be required to Transport Canada under the Navigable Waters Program related to the floating lodge (barge) and infrastructure.

Park permits may also be required for the eco-cultural tours at locations outside of the license area (either by HTLP or through third party service providers and their permits).

Additional permits include: drinking water system operating permit, food services establishment permit, and liquor license.

Haida Nation

HTLP is a company owned by the Haida Nation.

Location

General Description

The location of the floating lodge is Peel Inlet, West Coast of Moresby Island, Haida Gwaii (see attached map). Eco/ Cultural tours will not be conducted within the License of Occupation Area at this time.

Reasons/Justification for Location

Peel Inlet provides a sheltered area for the floating lodge (somewhat protected from the rugged west coast weather and ocean waves).

Seasonal Expectations of Use

The Lodge will operate on a seasonal basis, with daily activity from May 1st to October 1st.

Infrastructure

New Facilities or Infrastructure

Floating Lodge - Floating lodge will be 50.29 meters by 13.44 meters, requiring two dead man anchors to be dug in on the shoreline (approximate size 4ft x 12ft, weighing 5 tonnes).

Barge Ramp - A ramp (approximate size 8ft wide x 70 ft length) will be required for access to the lodge from shore, it will be attached to shore via 3 small lock blocks which will be dug into the ground on a ramp area from the old log sort (see pictures at end of this MP). The ramp will float the rest of the way from shore, to the lodge facility and will not require any additional anchor points beyond the lock blocks on shore (estimated 20ft x 20ft).

Heli-Pad Clearing- Some clearing of immature alder (approximate area 908 m²) will be required in order for safe landing of helicopters both for guest travel and for emergency response and evacuation (see map and pictures).

Site Clean Up - Removal of garbage and equipment from the old dry-land sort as well as derelict cabins will also be required (see pictures) for the general health and safety of the guests and crews as well as improving the aesthetics of the area.

HTLP is also committed to ensuring that a CHN site monitor in place to oversee the infrastructure installation works.

Access

The Lodge and license area is access by water (via boat), or by air. Guest transport will be via Helicopter through Heli-jet (S76 Helicopters).

Overlapping Tenures

As identified within the original License of Occupation (V925687), there are other tenures that overlap with the license of occupation area (one Guide Outfitter, one Mineral Tenure and one Trapline license holder). The proposed tenure is for non-exclusive use, thereby there are no planned impacts to the other tenure holders.

Public Access

The proposed infrastructure is not anticipated to interfere with any persons riparian right of access over the land. Public access to the beach and adjacent land on the license site will not be impacted by the proposed activity.

Utilities Requirements and Sources

The floating lodge has its own power generation infrastructure on board (including diesel generator) and electrical infrastructure. The lodge is equipped with satellite communication as well.

Water Supply

The floating lodge is equipped with a state of the art desalination system to generate fresh water on board (holding tanks are on board as well). The system utilizes salt water from the ocean and generates fresh water. The salt that is generated is deposited back into the ocean.

Waste Collection, Treatment and Disposal

The barge is equipped with an on-board sewage treatment plant. The black water will be contained within the storage tanks on board and will be pumped out and transported by ship/ barge to be properly disposed of at an approved location (i.e. sewage treatment plant or approved landfill). Grey water will be discharged to the ocean.

Paper waste will be burned within an incinerator on board.

All metal, plastic etc. (non-burnable) will be collected, stored on board, and transported to be disposed of at an approved facility (i.e., recycle depot or landfill) in the off-season.

Organic kitchen waste will be disposed of in deep waters, away from the shore and lodge location.

Eco-Tourism/ Culture Trip Proposals

The eco/ cultural trips are not planned for within the License of Occupation tenure area. Guests will be transported from the lodge to the recreation/ cultural destinations (authorized under various other tenures/ permits).

The lodge will operate seasonally, May 1 to September 1.

- Two trips/week - 3 & 4 Day trips the first and last day of each trip overlap with each other
- Maximum capacity of the lodge is 24 guests
- Client to guide ratio = 2:1.

The above numbers reflect 100% occupancy (600-700) of the Lodge Facility. In the first year, we are planning for 50% occupancy, or a total number of 300-350 guests for the season.

There are no planned trail building activities within the License of Occupation area.

Additional Information

Risk Management Plan

HTLP has an established Corporate Management System (CMS) in place that addresses environmental, quality and health and safety components that address legal requirements as well as corporate commitments. The CMS includes aspects such as standard operating procedures, forms and checklists training, inspections and audits. The CMS is being amended to include eco/ cultural tourism activities and will be completed prior to season start (and will include training of workers).

Environmental

Land Impacts

Minimal land impacts are anticipated as a result of the proposed activity, as they are limited to infrastructure to secure the barge and ramp, removal of derelict cabins, clean up of wastes on site, and a small clearing of alder (on the old dryland sort site; previously cleared and used for industrial use for many years).

Vegetation Removal

Vegetation will be removed with the use of an excavator machine and/ or chainsaw.

Soil Disturbance

Soil disturbance is anticipated to be minimal. The heli-pad area is located on the old dryland sort (compacted soils), and minimal disturbance is needed for the barge and ramp infrastructure.

Riparian Encroachment

The proposed activity is not located near the known stream locations (refer to the permit area map).

Pesticides and Herbicides

There are no planned pesticide or herbicide use at this time. Should rats become a problem on board, pesticides may be used, but will be limited to use on the lodge structure.

Visual Impacts

There are no negative visual impacts anticipated from the proposed works. Clean up of some of the garbage and old buildings on site will improve the visual quality.

Archaeological sites

Baseline Archaeological Services Ltd. was engaged to conduct a Preliminary Field Reconnaissance (PFR), the PFR report can be provided upon request.

Archaeological site FfUa-5 (shell midden) is located outside of the proposed development area. The PFR did not identify any additional archaeological remains within the proposed development area. The report also identified that no further archaeological studies are recommended.

The site is located on an old dryland sort area used for logging operations.

Construction Methods/ Materials

Infrastructure to secure the barge and ramp includes steel stifflegs, concrete anchor blocks, steel chain and rope.

Atmospheric Impacts

Minimal impacts to the atmosphere are expected. There are no nearby residents. There will be some emissions and sound disruption from the helicopters (intermittent) and the barge power generator. Minor smoke emissions also from the incinerator (paper products).

Restrictions on Tenuring of Aquatic Lands

Not applicable.

Drainage effect

There are no anticipated impacts to the drainage of the area as a result of the proposed use.

Public Access

There are no changes to public access anticipated from the proposed use.

Flood Potential

There are no anticipated increases to the potential for flooding in the area as a result of the proposed use.

Fish and Wildlife Habitat

Dive surveys will be completed prior to digging anchor points and moving the barge facility in to place in order to mitigate potential impacts to shoreline ecology and fish habitat. No eelgrass will be disturbed.

There are Type 1 and 2 streams in the area and all HGLUOO restrictions on these streams will be strictly observed. There are no other anticipated impacts to fish and wildlife habitat associated with the proposed use.

Socio-Community

A Cultural Features Inventory (CFI) Survey of the area has been conducted by Council of the Haida Nation (CHN) certified CFI Crews and all Cultural Features identified are on the attached map of the permit area. All buffers required under the HGLUOO for cultural features will be strictly followed.

Adjacent Users or Communities

Public access and other tenure holders are discussed above.

Existing Services (e.g., fire, emergency services)

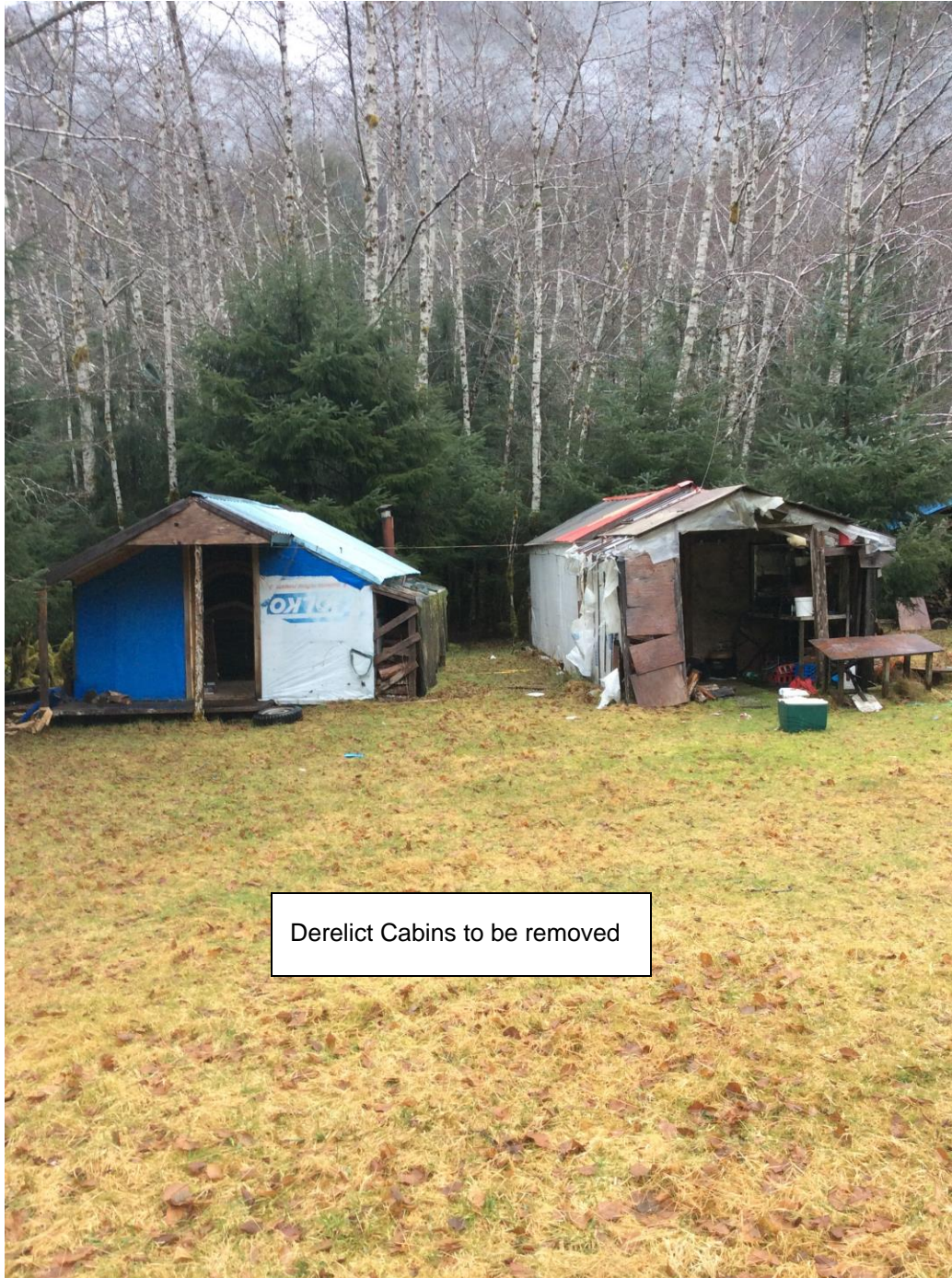
There are no existing services in the area (and thus no impacts from the proposed activity).

Signed:

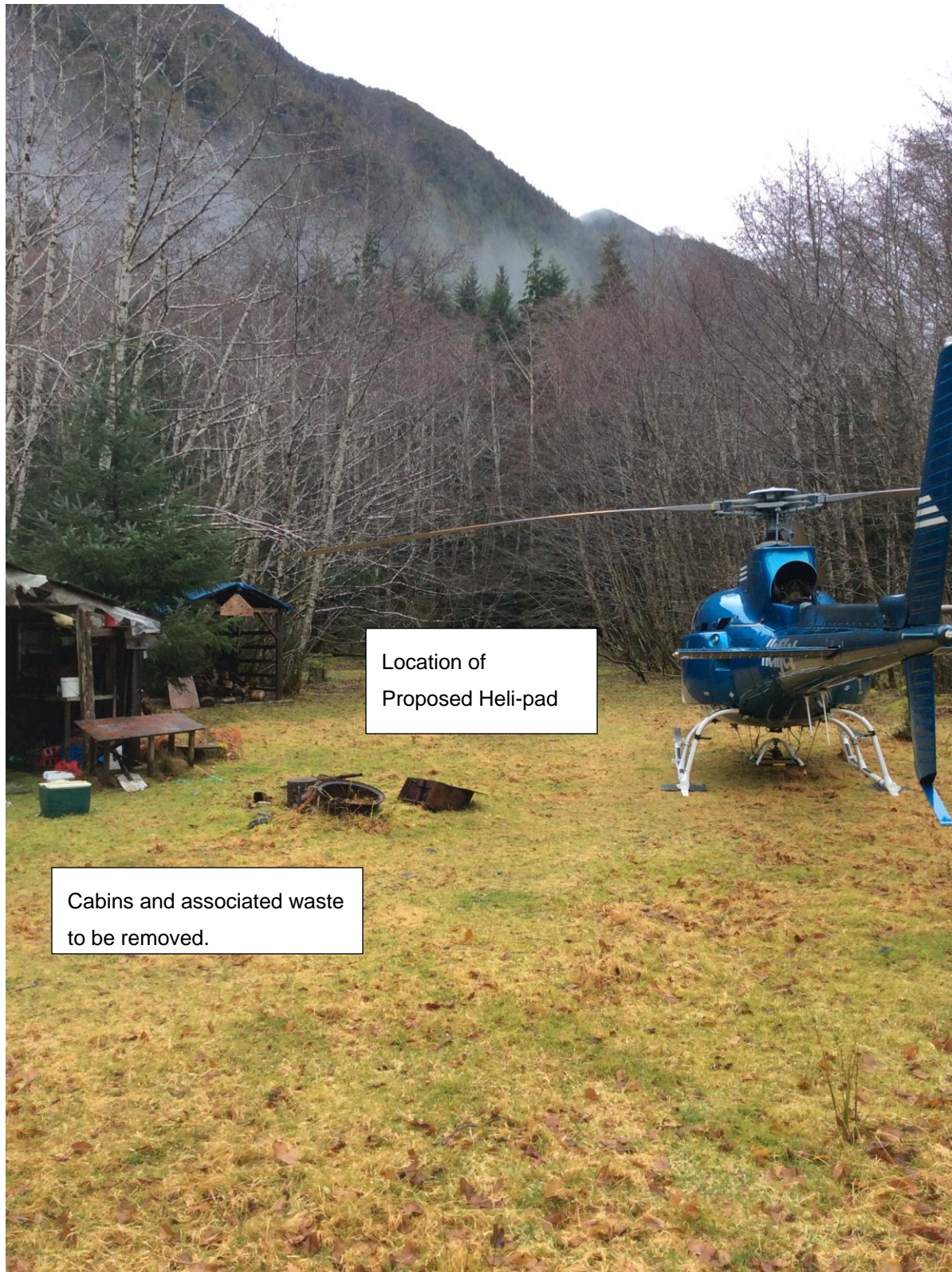


Morey Maslak
General Manager, HTLP

Site Photographs:

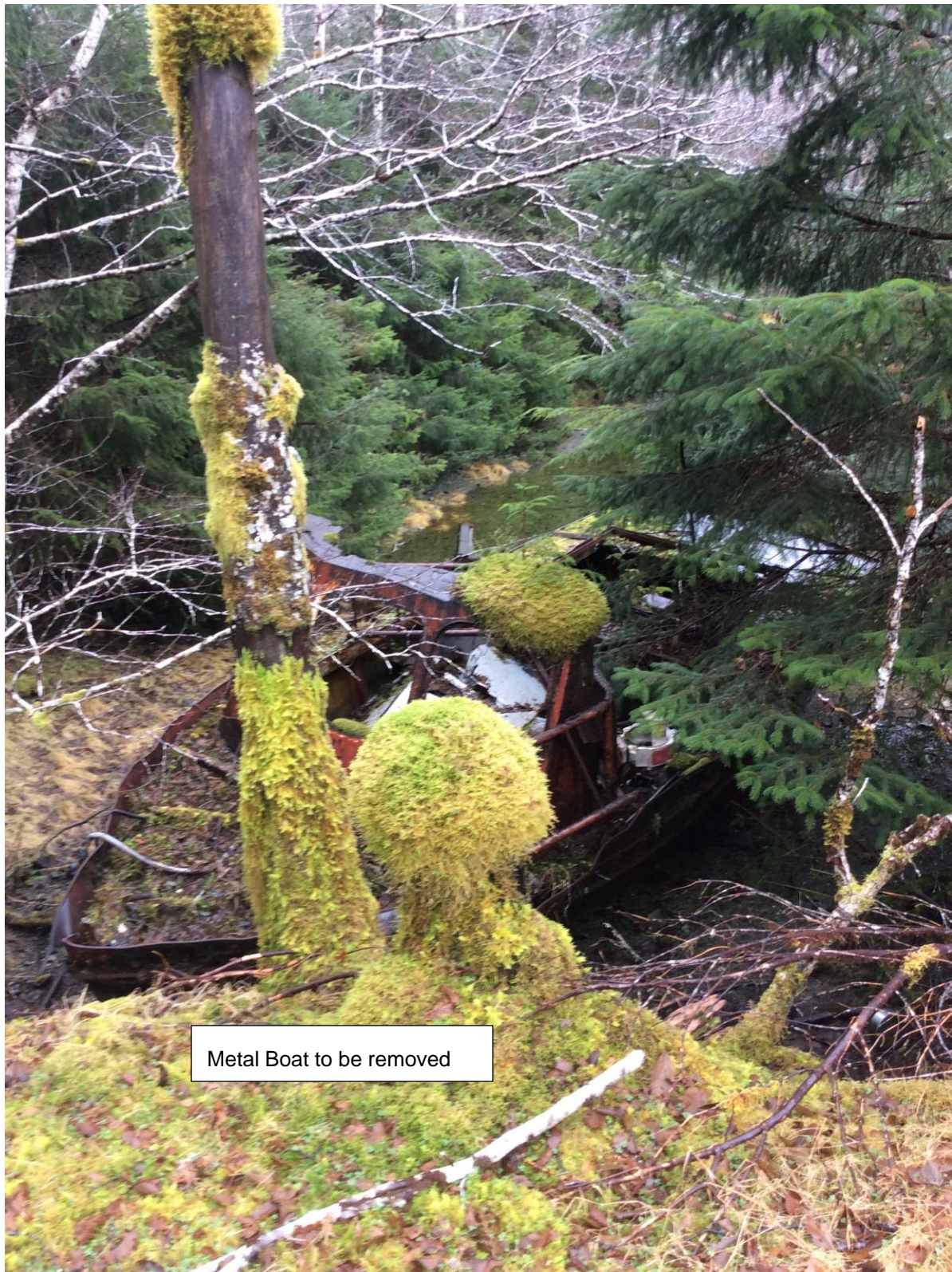


Derelict Cabins to be removed



Location of
Proposed Heli-pad

Cabins and associated waste
to be removed.



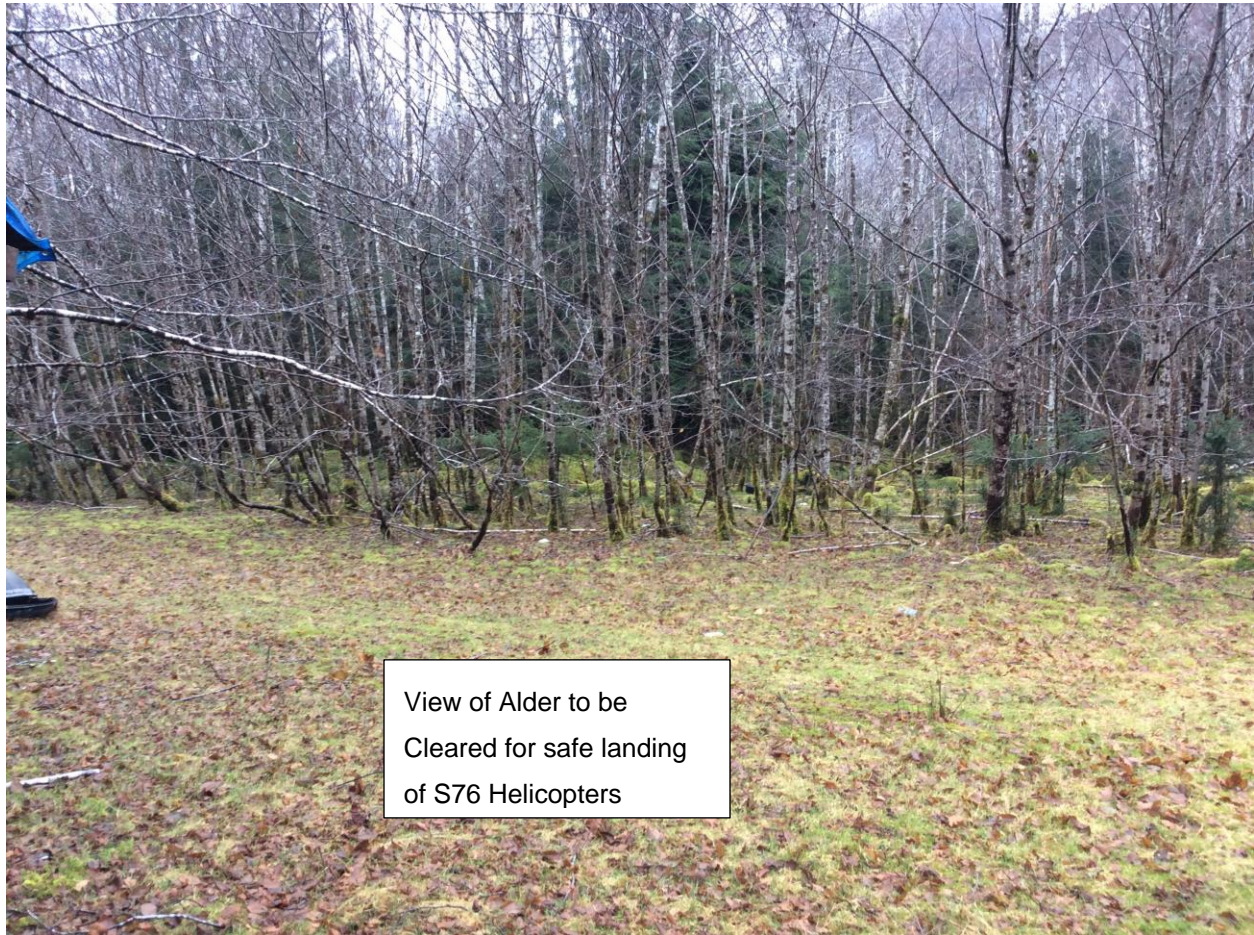




View from shore/start of ramp to
proposed Floating Lodge location
(approximately at black buoy)



Alternate view of proposed Heli-Pad Location








Close-up view of derelict cabins to be removed





**Commercial Recreation
Crown Land Tenure
(License of Occupation)**

Legend

 Polygon 1: OH Licence Area

