

Management Plan

Please describe the details of your project to the extent known. Consult the guidance document for further information on regulatory requirements, rationale 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:

Bailey Bay is a log handling and storage area for camp run bundled logs, booming and short term storage of wood from TSL A79515 Block C39W. The approximate volume is 24,000 m³. It is located on the north shore of Howe Sound between the McNab Creek and Potlatch Creek. TSL 79515 expires January 2, 2020 but can be extended to August 2, 2021 upon request. All activities would be completed by this time.

The location was selected due to its proximity to the block and that the site was used previously for log handling and storage. The road accessing the block from Bailey Bay utilizes the same original road grade with the exception where changes were required due to the construction and installation of the hydro lines.

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 |
|---------------------------|---|---|-------------------------------------|
| Re-engineering Block C39W | Originally Block C39W was engineered to harvest by Helicopter with a significant adverse fly upslope to the Potlatch Main. Upon investigation the old road network was found and the majority of C39W can be harvested by conventional means. | Complete | Harvest Map Attached to Application |

| Activity | Brief Description of Activity | Status (e.g. Complete, incomplete, ongoing) | Comments / Milestones |
|-------------------|--|---|---|
| Marine Assessment | Dive and subsequent Marine Assessment for the proposed Log Handling Facility | Complete | Measures and standards to avoid and mitigate "serious harm" are detailed in the report. |
| | | | |

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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.



According to the Sea-to-Sky Licensee Chart Area / First Nations Territories Map dated July 20, 2012, the proposed development is within the Traditional Territory of the Squamish Nation. Information regarding the roads under application including the log dump location has been shared with the Squamish Nation. At the time of this application no comments have been received.

Black Mount Logging forwards all of its information sharing with the Squamish Nation (Jeff Fisher, RPF @ jeff.sqomish@shaw.ca)

2.0 Location

2.1 Description

Provide a general description of the location of the project:



Bailey Bay is located on the northern shores of Howe Sound between the mouth of Potlatch Creek and McNab Creek, north west from the tip of Avil Island. It is located at an old log handling facility that was used a number of years ago for harvesting the timber in the area. Due to the steep topography in the area, it was used historically and is under application now, as it is one of the very few location suitable for watering wood along the shores of Howe Sound.

Black Mount Logging Inc. (BML) proposes to extend the existing road to a rock knob 60 m to the east of the original log dump. This provides an area more suitable for dumping camp run bundles due to water depth etc. Historically, it appears the timber was watered using a parbuckle system into the shallow waters at the terminus of the old road. This method would not meet current standards for working in or around water.

2.2 Location Justification

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



BML was awarded TSL79515 August 3, 2017. Block C39W was originally planned to be harvested using a helicopter and the timber to be flow upslope to the Potlatch Mainline. This flight path was selected due to the proximity of the BC Hydro power line, and the hazards and risk associated with flying wood over the lines. After further review of the block a route utilizing an old road grade and log dump was found. This change in plan would conventionally develop approximately 5,000 m³ of wood and allow for short favourable flights for the remaining volume in block C39W. The changing of the flight path from adverse to favourable will significantly reduce the costs associated with harvesting the volume from Block C39W.

Based on the results dive assessment and the subsequent Marine Assessment Report, through implication of the site-specific mitigation measures "serious harm" will be avoided. Thus making the site suitable for log handling and storage.

The development of the Bailey Bay log handling facility could potentially be used in the future by BCTS. The road network develops conventional timber, allowing less valuable wood to be harvested and thus better logging the profile in the area. The area once decommissioned or when inactive would provide an additional area along the shores of Howe Sound for recreational kayakers to camp.

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 |
|---|---|----------------------|
| Construction | Construction of Log Dump facility and installation of floating skidways | August 16-January 31 |
| Operation | Helicopter Harvesting is restricted due to UWR adjacent to Block C39W. | June 1 - November 15 |

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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 |
|---------------------------------|---|--|
| Dock | Floating dock | At the commencement of construction |
| Floating Skidways | 80' steel floating skidway | Upon completion of dump site construction, removed upon completion |
| Booming grounds | A - sticks, two anchors, and boomsticks as shown on the site plan | Prior to harvesting operations, removed upon completion |

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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 | |
| Boat Access | Existing - Watts Point DLS | N/A | N/A | 2 trips per day | 4 trips per day | N/A |
| C39W-A | Proposed Reactivation | Non-status/New | BML RP R21584 - Under applicatoin | 0 | 16 loads per day | N/A |
| | | | | | | |

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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.



None required.

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 |
|---|---|-----------------|--------|----------------------------|------------|
| N/A | | | | | |

Add Field

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

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

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

4.1.3 Riparian Encroachment

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

Yes No



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

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

Yes No

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 |
|------------------------------|------------------|-----------------------------|
| Steel floating skidways | None | N/A |
| Boom sticks | None | N/A |
| Rock anchors and cables | Potential Refuse | Remove cables once complete |
| Add Field | | |

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

Odor? Yes No

Gas? Yes No

Fuel Emissions? Yes No

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

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 |
|----------------------------|---------|---|
| Construction and Operation | None | As stipulated in Section 7 of the Marine Assessment |
| Add Field | | |

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.

Bailey Bay is located 2.8 km east of the existing log handling facility in McNab Creek and 2.1 km west of the mouth of Potlatch Creek. There are recreational property owners at the mouth of McNab Creek and Potlach Camp located at the mouth of Potlatch Creek. Based on the location and duration of the proposed project, no impacts are expected.

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.



N/A

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