

SOLBERG HILL ESTATES

# **DL3049 PRIVATE MOORAGE/ DOCK APPLICATION**

MANAGEMENT PLAN FOR PRIVATE DOCK APPLICATION for PERMIT

NO.: \_\_\_\_\_ FILE NO.: \_\_\_\_\_

June 20, 2017

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# Management Plan for Private Moorage and Float Plane Dock

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## 1.0 Background

### 1.1 Project Overview

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

Solberg Hills Estates Ltd is applying for Licence of Occupation for their existing dock and facility located on shores of locally named area of Gordondale on the northeast side of Skookumchuck Narrows. The closest community, Egmont, is located approximately 4km to the NW of the dock.

This area has long served as a logging camp or boat moorage for good part of the last century. Most recently, the existing dock was held under a Licence of Occupation #239824 where the dock facilities received significant upgrading to the fueling facilities, steel pilings and gazebos. The tenure lapsed requiring a new application to be submitted.

Solberg Hills Estates uses the dock for access to their upland interests and continues to maintain the dock to prevent a state of disrepair. Except for regular maintenance, and fuel facility upgrades, no major infrastructure that could increase the current footprint is planned.



### 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
No activity completed	N/A	N/A	N/A

### 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:

## 2.0 Location

### 2.1 Description

Provide a general description of the location of the project:

The dock covered under this application is located approximately 4km southeast from the community of Egmont and more specifically south of the Sechelt Rapids (Skookumchuck Narrows) on the eastern shore of Sechelt Inlet. The dock facility is boat and float plane access only.



### 2.2 Location Justification

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

The dock and facilities are existing providing access to the upland owners of DL 3049 – Solberg Hills Estates. The dock further provides access to BluEarth Utilities to maintain a 25KV powerline that delivers power from their facilities in Tzoonie River (Tyson Creek

Hydro) to a site near the Lafarge mining operations. BluEarth relies on the dock for contractor access during the construction of a new 134KV power line from the Tyson Creek Hydro projects to Ruby Lake. A portion of this line will be constructed through properties owned by Solberg Hills Estates. Currently there are 10 to 20 workers living at the camp and in process of clearing ROW for the 134 KV Transmission line.

The BC Marine Logistic provides first aid and emergency response mooring a boat at the dock during the term of the project. There is a two man crew with an emergency high speed boat staged at the camp providing emergency evacuation for any injured worker. They are on site 7 days a week, 24 hours a day.

There is no other access to the properties other than boat or float plane.

### 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 works to include fixing the dock infrastructure, as needed.	Ongoing

## 3.0 Infrastructure and Improvements

### 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
No facility or infrastructure planned		



### 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	
No Access Planned						

### 3.3 Utility Requirements and Sources

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

The owners provide walkway lighting on the dock and gangway.

### 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 / Operations)	Water Requirement (e.g. surface water or ground water etc.)	Source / Location	Volume	Infrastructure Description	Agreements
Not Applicable					

### 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 / Operations)	Water Requirement (e.g. surface water or ground water etc.)	Source / Location	Volume	Infrastructure Description	Agreements



Not Applicable					
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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:

Removal Type	Potential Effects	Proposed Mitigation
Not Applicable		

#### 4.1.2 Soil Disturbance

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

Yes:  No:

Removal Type	Potential Effects	Proposed Mitigation
No Soil Disturbance planned		

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:

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

Work Type	Potential Effects	Proposed Mitigation
No planned works		Facilities existing and installed under a previous tenure

#### 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:

Please include information or reports generated:

Insitu Consultants completed a preliminary foreshore survey on the application area. As no current upgrades to the existing structures are being planned, further investigations are not recommended. However, any modifications, excavations to the foreshore and marine environment will require an Archeological Assessment and on-site monitoring during any excavation work within the application area.

**4.1.7 Construction Methods and Materials**

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

Construction Material / Method	Potential effects	Mitigations
Any material used will be certified for use in a marine environment (i.e. non-corrosive or galvanising material)		

Note: other materials and methods and their potential effects are covered under the applicable sections above and not repeated here.

**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:

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	Potential Effects	Proposed Mitigations / Management
Float Planes	Dock is in isolated location and float planes use the dock for drop off of people and supplies. Float planes visits are frequent up to 3 times daily during the summer months to twice weekly in the winter months and shoulder seasons	Sudden noise may scare off nearby wildlife.	Exposure to source limited to landing and takeoff – cumulative exposure of 10 minutes/day during the peak season.
Boats	Dock is in isolated location and boats use the dock for drop off of people and supplies. Boat visits are	Sudden noise may scare off nearby wildlife.	Exposure to source limited arriving and leaving the dock – 1 hours/day. Ensure

	frequent up to 4 times daily during the summer months to twice weekly in the winter months and shoulder seasons. Dock allows for the moorage of 3 boats at anytime.		watercraft are well maintained and running efficiently. No engine Idling. Follow standard fueling procedures for fueling the boat
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Odor?

Yes:  No:

Gas?

Yes:  No:

Fuel 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	Potential Effects	Proposed Mitigations / Management
Fueling of Float Planes	Fueling of planes and boats are conducted from the dock. Once daily for the plane and once daily for boats. Fuel is high octane gasoline.	Introduction of fuel emissions to the local environment.	Exposure to source limited to twice daily refueling periods – Follow standard fueling procedures for fueling the plane. Proposed fuel storage and containment will mitigate concerns of fuel leakage and spills. Spill Kits are located on the dock.
Fueling of Boats	Project is in isolated location and not generally exposed to moderate to high fuel emission levels. Fuel is high octane gasoline.	Introduction of fuel emissions to the local environment.	Exposure to source limited arriving and leaving the dock – 1 hours/day. Ensure watercraft are well maintained and running efficiently. No engine Idling. Follow standard fueling procedures for fueling the boat. New fuel lines and fuel hose storage and containment will mitigate concerns of fuel leakage

			and spills. Spill Kits are located on the dock.
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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 Effects	Proposed Mitigations / Management
Dock is on privateland. Landowner permission required for upland access	Neutral effect of on public access.	Permission required to land and access the dock or property.

#### 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?

Yes:  No:

Provide a description of any potential adverse effects to wildlife and wildlife habitat from proposed construction and operation (including seasonal considerations, potential adverse effects from changes to access by hunters and fishers, along with proposed measures to mitigate adverse effects).

Project Phase	Potential Effects	Proposed Mitigations / Management
	No wildlife disturbance or habitat effected by the dock	None

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.

A baseline marine assessment of the dock facilities was done and attached to this application. No adverse effects were noted in the assessment.

Project Phase and Environmental Setting	Potential Effects	Proposed Mitigations / Management
Operation Phase – minor repair and maintenance of dock and facilities	Hydro carbon spill into marine environment during refueling	Fuel dispensing will be consistent with the A Field Guide to Fuel Handling, Transportation & Storage, 3rd Edition, February 2002, BC Gov't

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?

Yes:  No:

How and what mitigation is planned?

Project Phase	Potential Effects	Proposed Mitigations / Management
Not required		





## 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:

Sechelt Inlet is the main inlet in the Sechelt Inlet group. Active industrial and recreational activities occur within the inlet corridor. The visual landscape includes extensive private land forest harvesting on the east side of Sechelt Inlet. Historic harvesting occurred in this inlet in the 50s to 70s, resulting in a spatially diverse visual landscape (see Figure 1).



*Figure 1: Backdrop of private land forest harvesting from the Skookumchuck Rapids*

Sechelt Inlet, including near Skookumchuck Narrows, is a typical inlet system with primary access by marine vessels. Trail access from Egmont allows year round access to view the rapids near Skookumchuck Narrows Provincial Park. This park is the most significant recreational feature in the project area with over 25,000 user days/year (Zukiwsky, 2011). Activities in the area are diverse, including tourism operations (e.g., fishing and guiding charters), kayaking, and logging.

Sechelt Inlet experiences seasonal use from tourism operations in the summer months and guiding and outfitting during the hunting and fishing seasons. As well, visits to Skookumchuck Narrows Provincial Park occur year round due to low elevation and well maintained trail systems.

There are small groups of cottages along the western and eastern shores of Sechelt Inlet near the proposed infrastructure. Residences are inhabited primarily during the summer months with occasional use during other months, but some residents permanently occupy their properties.

The nearest non-aboriginal community is Egmont which is approximately 4km away.

#### Special Visual Values – shíshálh Nation

Referring to shíshálh First Nation Strategic Land Use Plan (Dovetail Consulting-Sechelt Indian Band, June 2007), the Skookumchuk Narrows area holds special value for tourism development and spiritual kinship of the Nation.

shishalh Nation lands are located around Sechelt Inlet and the Nation's past use of the lands is undisputed. shíshálh Nation identifies Skookumchuck Narrows and the surrounding area as a cultural emphasis area.

*"... shíshálh kw'emit sim (cultural emphasis) areas contain especially important or sensitive cultural and natural values requiring special management to prevent further loss or degradation. The primary goal of shíshálh kw'emit sim alap areas is to protect cultural values and maintain cultural use opportunities and sensitive ecological values, while allowing for appropriate resource development.*

*There is no blanket prohibition on industrial activity in shíshálh kw'emit sim alap areas, however, specific kw'emit sim alap areas may prohibit some developments in specific areas, and there may be terms and conditions placed on appropriate land use to protect cultural values or sites, cultural use activities, wildlife fisheries and their habitats, tourism or other values."*

Specific to the Skookumchuck Narrows area, the plan identifies key values and management issues:

"stl'íkwu kw'emit sim alap (Skookumchuck Narrows Cultural Emphasis Area)

## Area Description

The stl'íkwu kw'enit sim alap (Skookumchuck Narrows Cultural Emphasis Area) comprises approximately 5,762 hectares and is located in the heart of shíshálh territory, straddling the narrows of ?áhtulich (Sechelt Inlet). The zone contains a portion on the west side of the inlet, and encompasses the watershed boundary that drains into the inlet. On the east side of the inlet the boundary line encompasses the area of foreshore and upland that directly affects the narrows. An extremely productive marine environment contributes to abundant inter-tidal and marine resources and a concentration of shíshálh occupation and use sites, diverse harvest activities, and high cultural significance. Marine and foreshore resources, wild foods, and medicinal plants at stl'íkwu (Skookumchuck Narrows) continue to be important supplements to shíshálh economy, diet and health, cultural and spiritual use perhaps more valuable as a result of their relative scarcity.

### Key Values, Including:

- Extremely high cultural and spiritual values, including:
  - Location of several towns and sites strategically located either side of the narrows to take advantage of diverse resources;
  - cháchelílhtenam (SBL #10) a village site sought of stl'íkwu. A prime location with excellent s-?úlh-kwu (Clam) beds, s'tl'élum (Cockles), fishing, extensive gardens and fruit trees, productive traplins and waterfowl blind sites; 76
  - skweláwtzw (present day Egmont and Secret Bay)
  - kwátámus (SBL #26) on opposite shore from skweláwtzw
  - xwixw?us internet ground (Boulder Island or Skookum Island, SBL #25)
  - numerous registered archaeological sites and CMTs
- High wildlife/biodiversity values, including:
  - inter-tidal and marine harvest resources
  - Enhanced by high volume exchange of nutrients at stl'íkwu (Skookumchuck rapids);
  - Referred to as the 'soupbowl' of the Nation with extremely abundant marine life year round
  - Harvest resources include s-ts'éxwu (Lingcod), s-t'élxwets' (Octopus), s'tl'élum (Cockles), s-?úlh-kwu (Clams), ?elás (Sea Cucumber), Devil Fish, tsíyákwup-s te s-chálihhten (Jellyfish), Shrimp, and yúm-ach (Chinook Salmon) and many other species. (See also Table 1);

- High value plant gathering and freshwater fishing area (lake trout fishing at Waugh and Brown Lakes; medicinal plants in general area).
- Key Management Issues, Including:
- Loss of cultural harvest sites and resources due to land clearing for rural residential land development.
- Loss of cultural harvest sites and resources logging, road building and associated impacts.
- Water quality impacts from rural residential development, septic systems, and logging.
- Habitat and water quality impacts from gravel pit development (east side of narrows).
- Management of increased tourism and recreation use and associated impacts.
- Forest management on Crown and SIB lands.
- Protection of shíshálh cultural resources and sites.”

#### **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?

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:

The planned works are not anticipated to cause an increase in demand on fire protection and other health facilities and emergency services.

**5.2.3 First Nations Consultation**

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

Consultation specifically related to the proposed application will be undertaken with the Sechelt Nation during the permit process.

## **6.0 Appendices**

### **6.1 Works Cited**

Dovetail Consulting-Sechelt Indian Band. (June 2007). A Strategic Land Use Plan for the shíshálh Nation. Sechelt, BC: Sechelt Indian Band.

Zukiwsky, J. (2011). Stl'ixwim Renewable Energy Initiative: Tourism, Recreation, and Wilderness Baseline Report. Zumundo Consultants. Fernie, BC.

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