

## **1.0 Background**

### **1.1 Project Overview**

Camp MooseTrail (CMT) intends to create a high-end front country campground for visitors to the Blaeberry Valley, while giving preferred employment opportunities to Canadian military veterans and retired first responders. It is also our intent to operate within the guidelines of the Golden Backcountry Recreation Access Plan.

By applying for a year round licence of occupation for a 3.5 hectare intensive use site, we look forward to the opportunity to offer an unparalleled camping experience for our guests. The project consists of two phases: *Phase One* will be the construction phase, and will last approximately 3 months. *Phase Two* will be the operation phase, and will last between 5 to 10 years.

The area where CMT is requesting a license of occupation is perfectly suited for front country camping due to its accessibility via the Trans Canada Highway and its close proximity to Golden, BC.

#### ***Camping Activities in Proposed Tenured Area***

The focus of our camp will be to use a minimal environmental footprint while providing guests comforts not typically associated with camping. We plan on providing tented accommodation with a wood burning sauna, hot showers, and hot tub access. Our guests will also receive breakfast and dinner options for dining. Our goal is to create 35 tented sites with a tented picnic area and fire pit.

The camp will be set up to comfortably accommodate up to 75 guests. Guests will reserve daily accommodation in advance of their arrival.

### **1.2 Sight Exploration**

Michael Kearns (owner) has walked the proposed location to assess the suitability for Camp MooseTrail to occupy this area. It is believed that due to the low volume of people in the area, it will be perfect for the quiet enjoyment of our guests and have minimal impact to the surrounding area.

### **1.3 First Nations**

At this time no contact with First Nations has been made.

## **2.0 Location**

### **2.1 General Description**

Our application map highlights a 3.5 hectare area of land that stretches along the Blaeberry River and sits between the Blaeberry Forest Service Road and the Blaeberry River. Our closest neighbour would be the O.B. Campground approximately 2km away. Traffic volume is very light as the Blaeberry Forest Service Road is not a through road and not maintained in the winter.

## **2.2 Location Justification**

Our camp intends to utilize local services in and around Golden, BC, including, but not limited to laundry, water, and a commercial kitchen. Being a short drive from the highway, we will have easy access to town while still allowing guests to feel the benefits of a wilderness setting.

## **2.3 Seasonal Expectations of Use**

It is our expectation that from June through September we will run at 90% or 67 guest occupancy. October through mid-December we expect lower volumes of guests with possible closures of the camp. Mid-December to late May we expect to run at 60% or 45 guest occupancy.

Please note, the increased traffic volume in summer months will be approximately 30 vehicles per day.

During the winter, the camp will be hike, ski or sled access as the Blaeberry Forest Service Road is not plowed and parking will be at the O.B. Campground.

## **3.0 INFRASTRUCTURE**

### **3.1 New Facilities or Infrastructure**

Our tent pads will be elevated approximately 12" above the ground and resting on logs or cinder blocks. Our tent pad measurements are 5m x 5m, 6m x 6m and 7m x 7m. Our picnic tent pad will be 10m x 8m. Tent sights will not be larger than tent pads with the exception of the picnic tent sight. The picnic tent sight may require some clearing and leveling to an area approximately 1/16th of a hectare. Each tent site may require some trees to be removed. It should be noted that no old growth trees will be removed and vegetation removal will be kept to a minimum to maintain the beauty of the forest and wilderness environment.

The area directly in front of our picnic tent will likely need to be levelled, as this is the planned area for our fire pit. Some removal of vegetation will be required as narrow paths to each tent site will be made during the construction phase.

Building materials will include untreated wood, plywood, nails and decking screws.

### **3.2 Access**

Our camp will not restrict public access to the area.

### **3.3 Utilities Requirements and Sources**

The construction phase of our camp will see a solar panel system erected that will meet our electricity needs.

### **3.4 Water Supply**

Estimated water requirements for the camp running at 100% occupancy will be 750 liters per day. We will purchase potable water from Golden, BC and transport the water into the camp until a water licence is approved.

### **3.5 Waste Collection, Treatment and Disposal**

Food waste will be put in an animal proof vermicomposting system 200 feet from the picnic tent.

Human waste will be collected using a composting toilet. Human waste will be kept in a seepage proof bin and stored for 24 months. After the 24 month period the compost will be safe to leave on the ground with no threat to water table contamination.

All garbage will be taken to an offsite location for disposal.

Gray water will be used to keep composting systems hydrated. Additional gray water will be disposed of in a gray water pit at least 200 feet away from the river. All cleaning products will be fully biodegradable.

## **4.0 ENVIRONMENTAL**

### **4.1 LAND IMPACTS**

With the exception of some levelling of the ground around the campfire and accommodation tents, no excavation is to be conducted.

#### **4.1.1 Vegetation Removal**

Vegetation removal may be necessary around tents, paths and fire pits. If vegetation is to be removed it will be done by hand.

#### **4.1.2 Soil Disturbance**

Some levelling may be required around the fire pit area and tent sites.

#### **4.1.3 Riparian Encroachment**

All sites will be set back at least 30 meters from the Blaeberry River.

#### **4.1.4 Pesticides and Herbicides**

Camp MooseTrail will not be using pesticides or herbicides at any point during our operation.

#### **4.1.5 Visual Impact**

We do not believe that the camp will have a damaging visual impact. It should be noted that the cutting of trees and removal of vegetation will be kept to an absolute minimum to maintain the innate beauty of the area.

#### **4.1.6 Archaeological Sites**

In the detailed report generated in the mapping tool recommended by Front Counter BC, no archaeological sites were discovered.

#### **4.1.7 Construction Methods and Materials**

Our intent is to bring a portable saw mill on location and process deadfall and dead standing lumber to be used as construction material. We will also use plywood and untreated boards for any building required.

### **4.2 ATMOSPHERE IMPACTS**

#### **4.2.1 Sound, Odor, Gas or Fuel Emission**

During the *Construction Phase*, it will be necessary to run our gas powered generator and saw mill periodically. During the *Operation Phase* CMT will not generate odor, gas emission or unusual sounds that could affect wildlife.

### **4.3 AQUATIC LANDS**

#### **4.3.1 Drainage Effect**

We do not anticipate any drainage effects as a result of the camp.

#### **4.3.2 Public Access**

No public access will be changed as a result of the camp.

#### **4.3.3 Flood Potential**

The presence of the camp will not increase flood potential.

### **4.4 Fish and Wildlife Habitat**

No building is to be conducted in or around the Blaeberry River.

#### **4.4.1 Disturbance to Wildlife or Wildlife Habitat**

We do not believe our camp will have a negative impact on wildlife. Steps are in place to prevent animals from accessing any attractants such as food and compost.

## **5.0 SOCIO-COMMUNITY**

### **5.1 LAND USE**

#### **5.1.1 Land Management Plans and Regional Growth Strategies**

After contacting the Columbia Shuswap Regional District (CSRD) in regards to land within the Blaeberry Valley, we have not been made aware of plans or zoning that might prevent this application from successfully moving forward.

### **5.2 SOCIO-COMMUNITY CONDITIONS**

Communities near the campsite, hamlet of Blaeberry and the town of Golden, BC.

#### **5.2.1 Adjacent Users or Communities**

The project will not affect public access for adjacent landowners or tenure holders.

#### **5.2.2 Existing Services**

It is our belief that the camp will not increase demand on existing services.

Please see site plan by visiting link below.

<https://drive.google.com/open?id=1EhkoWWaULCyBiKdnX719GJJJo63XBG2xi&usp=sharing>





Example of picnic tent