

Phantom Lake
Crown Land Management Plan Application

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V7B 1W4

Additional Information Submitted January 22, 2020

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1.0 BACKGROUND

1.1 Background

Seair's objective is to continue to provide day-use services to Phantom Lake – primarily for visitors to land, briefly view the area, and then leave on the same flight – to allow tourist access that might not otherwise be possible. Due to Phantom Lakes high altitude and restricted hiking ability, seaplane access allows for a unique and appropriate entrance into the lake. As our aircrafts have a limited number of passengers, the tour allows for an intimate once-in-a-lifetime trip.

In past flight operations, a passengers' visit to Phantom Lake started with a picturesque landing, briefly disembarking to view the directed area, and then departing on the same return flight back to Vancouver. With breathtaking landscapes, passengers can capture photos and momentarily take in the surrounding environment. With the benefit of being located a brief distance away from Vancouver's cityscape, Phantom Lakes turquoise glacier water and mountainous backdrop perfectly embodies the unique and authentic British Columbia experience.

In order to assist in limiting the number of visitors, Seair does not advertise or promote this lake, nor is it listed in any brochures. Nevertheless, a customer may request to go to Phantom Lake or a pilot may elect to go due to inclement weather and/or wind conditions at other lakes. Therefore, due to its geographical conditions, Phantom Lake has mainly acted as an alternative route when our primary route is inaccessible. On all occasions, Seair will only provide one-day short sightseeing trips. However, let it be noted that on an estimated average we would land on Phantom Lake roughly 10 to 20 times per year. Flying approximately 30 to` 50 passengers staying only a few minutes on almost all flights.

At no point does Seair have plans for construction and/or development of the lake. Our commitment is solely limited to short-sightseeing landings to view lake and surrounding area with the intention of leaving the land unscathed.

After 40 years of infrequent trips, Seair has respected the use and scenic views of Phantom Lake. We hope you consider our application, as we plea for your support and understanding in the continuation of Seair's use of Phantom Lake.

1.2 Investigative Work

No investigative work has been started.

1.3 Authorization, Permits or Approvals

Seair does not have any other Crown Land Tenure.

1.4 First Nations Consultation

No communication with the First Nations has been started.

2.0 LOCATION

2.1 Description

Refer to page 6 for further information on the General Location Map.

As a part of Seair's Phantom Lake Aviation Plan, pilots are instructed and briefed on efforts to reduce noise at all times while on and near the lake. On inbound approach, pilots will circle at 1,000ft above terrain to determine a landing clear of hazards (i.e. wind direction, water debris) before beginning descent. Our standard landing will begin at the south-east end of the lake, with a final destination on the north-east shoreline. Once the aircraft is secured to the shoreline, passengers will disembark the aircraft directly onto the beach. When on the lake, pilots are given explicit instruction to reduce power as soon as possible on landing, and taxi to the far-side of the lake to begin departure. All flight plans are to enter and exit the lake in a straight in-and-out alignment, and at no point should an aircraft be circling in the lake basin.

Safety will remain the responsibility of the company and pilots. Therefore, pilots on an emergency basis will be able to make decisions outside of the plan and guidelines when necessary for the safety of aircraft, passengers and other Phantom Lake users.

2.2 Location Justification

Seair has been going to Phantom Lake for 40 years on an in-frequent basis (10-20 times a year) with no previous complaints nor disruptions of other users. Seair does not advertise or promote this lake, nor is it listed in any promotional brochures. Though, a customer may request to go to Phantom Lake or a pilot may elect to go there because of inclement weather and/or wind conditions at other lakes. Therefore, due to geographical conditions, Phantom Lake has acted as an alternative route when our primary route is inaccessible.

2.3 Seasonal Expectations of Use

Due to climate conditions (i.e. the lake being frozen), this operation is seasonal. Seair will only operate this flight between the months of June to October.

3.0 INFRASTRUCTURE

3.1 New Facilities or Infrastructure

This section is not applicable, as we don't require any existing or new infrastructure to be added.

4.0 ENVIRONMENTAL

4.1 Land Impacts

In an effort to maintain the lakes natural state, Seair will not remove vegetation, partake in soil disturbance/contamination, riparian encroachment, use pesticides/herbicides, or cause a visual impact.

Phantom Lakes scenic landscape is highly valued by our company and staff. Our goal is to have a minimal impact on the area to allow the longevity of the lake and nature surrounding it. Through our operation, passengers will be encouraged to avoid stepping on new growth and remain solely on the beach. Our objective remains in sightseeing.

4.2 Atmospheric Impacts

4.2.1 Sound and Fuel Emissions

Although we will partake in efforts to reduce our impact, our operations will create sound, odor, gas and fuel emissions.

4.3 Aquatic Lands

4.3.1 Drainage effects

Not applicable

4.3.1 Public Access

Although it will allow for public access, due to our limited flights, aircraft capacity and brief visits, our operations won't create an abundance of traffic.

4.3.2 Flood Potential

Not applicable

4.4 Fish and Wildlife Habitat

4.4.1 Disturbance of Fish/Wildlife and Fish/Wildlife Habitat

Not applicable. Although operations will occur on the lake, it will not affect wildlife or surrounding wildlife habitat.

5.0 Socio- Community

5.1 Land Use

To the best of our knowledge, the land is unoccupied.

Through our services we would not require any additional services be provided (i.e. fire protection, emergency amenities).

5.2 Socio- Community Conditions

5.2.1 Adjacent users or Communities

As indicated in the aviation plan, care and consideration will be given to other park visitors during takeoffs and landings. Through our operations we hope to work alongside adjacent users to ensure a high degree of understanding and safety.

5.2.2 Existing Services

Not applicable. Phantom Lake does not have any existing facilities nor will they be needed for our proposed operation.