

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.

If you need more space in any section please attach additional detail to this document and reference the pertinent section.

1.0 Background

1.1 Project Overview

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

The intended use is for service equipment and supplies to serve the adjacent Kinnikinnick Campground and RV Park, and, following required consultation and planning, to expand the Kinnikinnick Campground and RV park space within the adjoining tenure. The Campground (Zoned C2) has 27 sites to service tourism in the summer months and for workers to camp in the winter months. This is an on-season and off-season camp and RV park service. The area of tenure proposed is 0.75 ha

In initial consultation with FrontCounter we are advised to apply for a LoO under Commercial tenure as an interim while we complete the requirements for a Lease, including the required survey and additional planning details that may be required (Our initial thought though was that the LoO would fall under the Adventure Tourism/Commercial use, therefore this is an amendment to apply as a Commercial General tenure since the Adventure Tourism tenure is not suited to our requirements).

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. Please provide comments on any archaeological work, new technology or any First Nations agreements undertaken.



Activity	Brief Description of Activity	Status (e.g. Complete, incomplete, ongoing)	Comments / Milestones
Walk in viewing of proposed area.			Dry and suitable.

1.3 First Nations Consultation

Describe any contact you may have had, including the name of the First Nation(s) and representatives contacted including a description of any discussion of potential adverse effects from the proposed activity and any discussed mitigation measures.

Consultation with First Nations is to be initiated as early as early to mid November. Front Counter will be contacted to verify that a 'proponent' consultation is recommended.

2.0 Location

2.1 Description



Provide a general description of the location of the project. Include activities such as traffic patterns and volume; parking; drilling and sampling etc.

The proposed 0.75 ha tenure area shares a boundary with the Kinnikinnick Campground and RV Park in Lot 28 of Port Edward, a length of approximately 113m to be confirmed by legal survey. The proposed area shares a boundary with Hwy 599 survey allowance for a distance of approximately 68m, to be confirmed by legal survey. Access to the proposed area is from the immediately adjacent Kinnikinnick Campground.

The area of tenure proposed in 0.75 ha

The LoO is expected to be an interim usage that will potentially allow for a small area for connected access to the Kinnikinnick campground and semi-permanent service and supply sheds to service the Kinnikinnick campground area. Some clearing will be required for the access from the Kinnikinnick campground and for the sheds; there is a power pole along Hwy 599 that is located near the proposed shed installation and is within approximately 50m. Sewer and water will be a secondary requirement if and as possible to be considered later in the development.

In the first phase we propose to install a semi-permanent 40' by 60' supply and equipment storage shelter tent for servicing the campground. We propose a 25' by 25' future steel shed with a concrete floor for equipment and maintenance storage.

In a second phase following establishment of a Lease, completion of the legal survey, and in consultation and compliance with Natural Resources, we propose to present design details for cleared trails and RV parking areas; the design will leave the greater part of the Lease as treed.

2.2 Location Justification

Provide your reasons/justification of the need for this type of project at this location. For example, is the activity close to a main highway for truck access purposes; or adjacent to other examples of this use - ie. is the proposed marina close to an existing marina



We propose to improve service to the adjacent Kinnikinnick Campground and RV Park, and, following required consultation and planning, to expand the Kinnickinnick Campground and RV park space within the adjoining tenure. The Campground (Zoned C2) has 27 sites to service tourism in the summer months and for workers to camp in the winter months. This is an on-season and off-season camp and RV park service that is in high demand. The demand and use of the Campground is ongoing year around and currently does not meet demand. Our plans to improve service to the existing Campground, and to expand park and RV area to within the tenure will directly serve the demand for this tourism and work camp facility in Port Edward.

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 and indicate seasons or full year activities. Please reference [reduced risk fish windows](#) as required by DFO:



Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
Clear area for access to proposed storage and maintenance sheds. Installation of semi-permanent storage tent shed. Installation of maintenance shed Ongoing servie and expansion as possible to the Kinnikinnick Campground and RV Park.	Clear and salvage trees under Forestry approval, grade and gravel access. Total access grades will be approximately 15m x 100m. Clear and salvage trees under Forestry approval, grade and gravel shed areas. Ongoing service and expansion as possible.	All seasons.

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
Semi-permanent supply and equipment storage, 25' x 25' steel maintenance and servicing shed	Tent shed 40' x 60' Steel arches, wood or steel door frame, all season extra strength 'tent material, stretched over steel arches, with wood or concrete flooring. 25' x 25' maintenance and servicing shed with concrete floor	Earliest on tenure approval

3.2 Access

Identify existing and proposed roads used for access and their use by season. Include any proposed connections that require either a Ministry of Transportation and Infrastructure permit for connection or use of a Forest Service Road and what type of FS road and types of vehicles expected. Include information on any road use agreements and include the 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	
Develop access of approx. 100m in length extending from the Kinnikinnick Campground and RV Park	Propose approx. 100m access, maximum 15m width.		None	Short term building construction: hauling and grading. 1-3 months periodic	Ongoing minor maintenance equipment movement	None

3.3 Utility Requirements and Sources

Describe utility requirements and sources, include agreements in place or underway allowing access to utilities. Utilities include power generation, electrical or gas transmission or distribution lines, telecommunications.



Power is desirable and will be sourced from the electric utilities; there is power along Hwy 599. Sewer and water will be a secondary requirement if and as possible to be considered later in the development, expected source Port Edward utilities.
--

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, 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
Water is not required for development but utility water source will be sought through Port Edward utilities.					To be discussed with Port Edward utilities if and as available.



3.5 Waste Collection Treatment and Disposal

Identify any waste disposal (note septic system required), sewage, sanitation facilities and refuse disposal proposed. Include agreements in place or underway such as Health Regional Board Sewage Disposal Permits etc.

Project Phase (Construction/ Operation)	Is there a water requirement (e.g. Surface water or ground water, etc)	Discharge distance to closest body of water (well, lake, etc.)	Volume of daily discharge	Infrastructure Description	Existing Agreements
No water required.					
Waste and portable toilet waste is disposed of off-site in agreement with Port Edward utilities.					

3.6 FireSmart

Identify any proposed actions to incorporate FireSmart best practices in the tenure area. For more information visit www.FireSmartBC.ca



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? If your project is within 30 meters of a watercourse and you intend to: disturb soil, remove plants, construct, install works for flood protection, develop drainage systems or service sewer or water systems the Riparian Areas Regulation may affect your development.

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
Standard construction materials. Maintenance fuels	Remove excess materials following installation. Possible fuel and lubricant spillage	Remove excess materials following installation. Spill kits on-site during all periodic and ongoing activity. Small scale fire extinguishing

4.2 Atmospheric Impacts

4.2.1 Sound, Odour, Gas or Fuel Emissions

Will the project construction or operation cause any of the following to disturb wildlife or nearby residents:

Sound? Yes No

Odour? Yes No

Gas? Yes No

Fuel Emissions? Yes No

4.3 Aquatic Lands

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

4.4.1 Disturbance to Fish/Wildlife and Fish/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

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 or any locally known use areas on or near the project area.

Adjacent to and serving the Kinnikinnick Campground and RV Park

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.



Remove excess materials following installation.
Spill kits on-site during all periodic and ongoing activity.
Small scale fire extinguishing equipment on-site during all periodic and ongoing activity.

END OF FORM