

Management Plan

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

This is an Application for renewal of existing tenure License # 635878, File No. 6406200.
LICENSE OF OCCUPATION FOR COMMERCIAL MARINA. COVERING ALL THAT UNSURVEYED CROWN LAND BEING PART OF THE BED OF CHISMORE PASSAGE AND FRONTING ON DL511.
This Management Plan is an updated version of the Management Plan from 2007.
The project is for a Commercial Marina. With a dock, for overnight Boat moorage, to start with.
Next would see construction of Facilities for customers, IE: shower, a washroom, laundry, etc.
Followed by a Float Cabin for accommodations.
In the first phase a dock would be constructed and anchored on the lease site. I have a 37ft Bayliner vessel to live on while getting the dock installed and operational. This would be a wood dock using local logs, wood materials, and conventional construction methods.
The Operational Phase of moorage would start in May/June 2017.
Construction of float and building for Ancillary use would be over the Summer/Fall 2017.
The Cabin for Accommodations is already built, I need to construct a float for it to be operational. Summer 2017.

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
GPS Coordinates on Water	Took GPS coordinates of the water lease boundaries and of dock location from my work skiff.	Completed summer 2016	To facilitate the installation of anchors and dock.
Soundings	Took Soundings at 0' low tide of the water lease boundaries and of dock location from my work skiff. Performed at same time as GPS coordinates were taken.	Completed summer 2016	To make sure dock would be in right location and get measurements for Anchor chain needed for Dock Anchoring.

Activity	Brief Description of Activity	Status (e.g. Complete, incomplete, ongoing)	Comments / Milestones
Explored old corduroy walking trail.	Hiked up to walking trail, its 75 M from beach running parallel to foreshore. Trail is 1.5 M wide, made of a corduroy wooden base with a ditch on high side. Grown up with brush, moss, and has a deer trail running down the middle of it.	Completed 2016	With brushing out and clearing of a windfall it would make a good walking path.

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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.



I have talked with a few people at the Gitxaala Nation, or Kitkatla, over the last few years. I had been trying to buy an old Bandsaw Mill from the band. I mentioned my idea for a dock, supplies, services, and float cabins in Kelp Pass/ Chismore Pass. I got favorable feedback from the individuals that I talked to. I have dealt with Ernie Westagarth in person and by phone & e-mail, also Barry Nikal, and April Lamon. April said they now have a interim administrator whose name is Rowena Ridley I haven't contacted her yet.

2.0 Location

2.1 Description

Provide a general description of the location of the project:



The Project is located in Chismore Pass on the outer North West shore of Spiller River, Porcher Island. About 19 miles to the SE from Prince Rupert. It is Sheltered from the weather and deep water access from the Inside Passage. And access also from Humpback Bay/ Malacca Passage area through Chismore Pass.

ALL THAT UNSURVEYED CROWN LAND BEING PART OF THE BED OF CHISMORE PASSAGE, AND FRONTING ON DISTRICT LOT 511, RANGE 5, COAST DISTRICT, CONTAINING 2.0 HECTARES, MORE OR LESS, FOR COMMERCIAL MARINA PURPOSES.

2.2 Location Justification

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



This area is a good location for moorage when boats are traveling the Inside Passage. Vessels often anchor over night in the Kelp Pass area. They may be waiting for weather or just stopping for the night before going further North, or South, into Prince Rupert, or Port Edward, Oona River or Gitxaala.

There are often small vessels and open Skiffs, traveling to/from Gitxaala to Prince Rupert and it is a good location for them to seek shelter if the weather on the Skeena River, Arthur Passage, or in Ogden Channel gets windy and rough.

Also in the fishing season sports fisherman launch their boats at Port Edward and in Prince Rupert. They travel across the Outer Skeena River to fish the North End of Porcher Island, Mallaca Pass and Eddy Pass areas. It is much shorter to go to Chismore Pass to Moor and stay overnight than to run all the way back to Prince Rupert or Port Edward. Currently there are no facilities in this area to get supplies once they leave Port Edward or Prince Rupert.

The area of Kelp Pass and Chismore Pass is sheltered and is a great place for exploring with a kayak or skiff, and with a dock to moor a larger vessel to start from, and return to, it has a lot of potential and would be a benefit to recreational users of the area.

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
Mooring Dock Installation Phase	Placement of anchors for attaching Docks for mooring of vessels. Attach dock to anchors.	Late Winter/Early Spring 2017
Marina Operations	Moorage, supplies, Marina services.	Late Spring/May to Late Summer/ Sept 2017
No planned use of the land at this time.	Users may desire to access Old Corduroy Walking Trail, but will see what interest there would be and go from there.	Would be during operational season, summer most likely.

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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
New Moorage float 30 M long X 4 M wide	Conventional Float, float logs with cross timbers. Stringers and Decking with Rails, Bolts and spikes for hardware.	April 2017
New Ancillary Floating Building	15 M long X 10 M wide Log float with 8 M L X 6 M W Wooden Building.	May/June 2017
Existing Floating Guest Cabin	12 M long X 8 M wide Log float with 7 M L X 4 M W Wooden Cabin.	July 2017
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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
Originally went to Oona River	parts are existing	old corduroy walking trail, 1.5 m wide	Was an Old Corduroy Trail to Oona River from early 1900's.	walking trail	I would think you could reduce any muddy sections by clearing ditch and adding boards to walk on.
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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.



N/A as no utilities provided.

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 1, 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
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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
Construction Phase	N/A	Pond on hill behind lease.	minimum requirement	Poly pipe, wooden dam	would have to see if feasible to get water from there, then apply for a water license.
Operation Phase	Treated Water	Port Edward	Minimum potable water requirements for domestic needs	1000 liter food grade water tank. (IBC container)	Approval from Port Edward to fill tanks with their water to use on site for Potable Water.
Waste collection	Sea Water	N/A		waste would go through a marine macerator pump into a holding tank, then on to approved disposal as per DFO Regulations.	
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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

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
Wood Construction Materials.	Sawdust from cutting wood.	I would contain sawdust to work site. Clean area regularly and dispose of sawdust appropriately. Would do most of sawing on Dry Land Area at Oona River and put Dock in water when complete. I also use Bio-Degradable Chain Oil in my chainsaw to minimise impact on environment.
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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

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.

Nothing Near this project. Oona River is about 7 miles away, and Kitkatla, Metlakatla, Prince Rupert, and Port Edward are approx 20+ miles away

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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