

Crown Land Application Management Plan

To complete this plan:

1. Review the [application checklist](#) and [guidance document](#)
2. Describe your project in detail in the form below (you may be required to use a qualified professional to complete the plan)
3. Submit your plan with your application through [Virtual FrontCounter BC](#).

Please note:

- If we need more information, we will contact you. Applications not meeting application requirements within the requested timeframes may be rejected.

1.0 Background

The Application for Crown land tenure requires general information about your proposed activity.

1.1 Project Overview

Describe the intended use for which authorization is requested, including construction and/or phase development details, and decommissioning information (if applicable). Provide general information on activity purpose, location, size, timeframe, and main features. Be sure to include any proposed mitigative measures for impacts.

No new development to occur. Updating existing Special Use Permit tenure to comply with new legislative requirements for Logging Camps.

Original SUP has existed since July 1, 1997. In 2019 an extension request for the site was approved, and new camp infrastructure was moved in.

The camp is currently used seasonally (summer) for various forestry contractors and machine operators. In addition to the camp infrastructure (main camp trailers, well house, septic bed and fuel), temporary RV trailers may be set up on site by various contractors.

No changes/improvements are being applied for with this application.

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. Be sure to describe the activity, its status, and any comments/milestones.

Activity	Brief Description	Complete/ Incomplete/ Ongoing	Comments
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Well water testing	Prior to seasonal openings of camp and regular testing during months of operations.	Ongoing	
Septic testing	Prior to seasonal openings of camp	Ongoing	

1.3 Engagement with First Nations

- Describe your engagement with First Nation communities or groups regarding your proposed activities.
- Include the name of the First Nation(s) and its representative(s)
- Detail your discussion of potential adverse effects from the proposed activity and any discussed mitigation measures.
- Provide information on First Nations agreements undertaken.

The site of the original SUP has existed since 1997. In 2019, Conifex applied for an expansion of the site, and at that time, Conifex (Tanya Kruisselbrink) and Mackenzie District staff visited the site with members of Tsay Keh Dene Nation, and there were no concerns.

2.0 Location

A [General Location Map](#) and a Detailed Site Plan are required to be uploaded with the application.

2.1 Description

Provide a general description of the location of the project. Be sure to note:

- Traffic patterns and volume
- Parking
- Any other significant details related to your activity

The site is located at 17km of the Thomas Trail Forest Service Road, North of Mackenzie. The location is access directly off the Thomas Trail FSR (gated entrance). The site has ample space for pickup truck, logging truck, and RV parking.

No changes are being applied for with this application.

2.2 Location Justification

Tell us why you need this type of activity at this location. For example, is the activity close to a highway for easy truck access?

This camp location is important for Conifex's most northern logging operations in the summer months. This camp also accommodates personell for other companies development and logging operations.

The location is easily accessible along the maintained Thomas Trail FSR.

2.3 Seasonal Expectations of Proposed Use

Let us know what times of the year you're proposing to use the land. Ensure you reference appropriate [timing windows](#) for projects in or around water.

Construction/ Operations	Brief Description	Season/ Timing	Comments
Operations	Camp for development and logging personnel during the months companies operate in the general area.	Summer use	

2.4 Historical Use

Has the land, or portions of the land been previously developed? Provide as much detail as you can, adding this detail to the maps if necessary.

This site has existed since 1997 as an SUP. The site originally had a small camp established then became inactive for a number of years. In 2019, an expansion of the site was proposed for wildfire mitigation around the camp, and the camp infrastructure itself was updated by that point, and has been used seasonally since.

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, materials, and construction scheduling. Identify mitigation for potential issues. Outline your plan for long term maintenance of improvements, decommissioning, and/or required remediation.

Facility/Infrastructure/ Process	Construction Methods/Materials	Construction Schedule	Long Term Planning
6 propane pills	Existing	Completed 2020	Inspected prior to seasonal openings and assessed throughout operations.

50-person camp trailers	Existing	Completed 2020	Inspected prior to seasonal openings and assessed throughout operations.
Temporary RV trailers (individuals)	Intermittent throughout the summer	N/A	
Gated access		N/A	

3.2 Infrastructure/Access

Identify existing and proposed roads used to access the site.

Include information about:

- Types of roads and vehicles expected to use them
- Anticipated traffic volumes during construction and operation
- The use of roads by season
- Connections that:
 - Need either a Ministry of Transportation and Infrastructure [permit for connection](#) or
 - [Use of a Forest Service Road](#).
- Any road use agreements

Roadway/ Proposed Connection	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume for Construction and Operational Phases	Mitigation of Traffic Effects
Forest Service Road – Existing	Existing (active) FSR	N/A (public road)	Follows local FSR radio calling requirements	Follows local FSR radio calling requirements

3.3 Utility Requirements and Sources

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

Power on this site is propane generated with a backup gas-fueled generator.

3.4 Water Supply

Identify water requirements for construction and operation phases.

Construction/ Operation Phase	Water Source(s) (e.g. Surface Water, Ground Water, etc.)	Source/Location	Infrastructure Description	Agreements*
Existing well	Ground water	Well	Well house – well use for camp operations	Access to well on the site was part of the SUP agreement

*Agreements outside of [Water Sustainability Act Authorizations](#), such as Municipal water supply.

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 regional health board sewage disposal permits.

Construction/ Operation Phase	Discharge distance to closest body of water (lake, well, etc.)	Volume of daily discharge	Infrastructure description	Agreements
Existing	90m	Unknown	Septic bed	

3.6 FireSmart

Identify any proposed actions to incorporate [FireSmart](#) best practices in the tenure area.

No dead/dry material is kept on site, and anything flammable is kept away from sources of ignition.
The site is surrounded by standing timber, but in 2019/2020 work was done with the site to get the dead pine surrounding the camp (potential and likely fire hazard) removed.

4.0 Environmental

Describe significant impacts and proposed mitigation for each of the following:

4.1 Land Impacts

4.1.1 Vegetation Removal

Is any timber removal required? To cut timber on Crown land once your tenure has been issued, you may require an [Occupant Licence to Cut](#).

No, removal of timber has already occurred on site where required.

Are any areas of vegetation to be cleared, outside of timber removal?

N/A

4.1.2 Soil Disturbance

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

All disturbance was completed in 2020.

Is the area to be excavated a [brownfield](#) site or have the potential to be [contaminated](#)?

N/A

Any ground-disturbing activities have the potential to impact [archaeological](#), paleontological [fossils](#), or historical artifacts. Have you considered these [potential impacts](#) or taken any action to identify them? You may be required to hire a professional to assist with your investigations.

N/A site existing

4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body? The [Riparian Areas Protection Regulation](#) may affect your development if it's within 30 metres of a watercourse and you intend to:

- Disturb soil
- Remove plants
- Construct or install works for flood protection
- Develop drainage systems or service sewer or water systems

N/A

4.1.4 Pesticides and Herbicides

Will [pesticides, fertilizers, or herbicides](#) be used during construction, operations, or maintenance?

No

4.1.5 Visual Impacts

What impacts will your activity have on [visual quality objectives](#). Could it impact sight lines from surrounding areas likely to be used for scenic viewing?

N/A

4.2 Atmospheric Impact

4.2.1 Sound, Odour, Gas, or Fuel Emissions

Will your activity cause any of the following to disturb wildlife or nearby residents?

- Sound?
- Odour?
- Gas?
- Fuel Emissions?

Deisel tanks are on site, so there is the existence of minimal odour and fuel emissions during months of operation.

4.3 Hydrology

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

N/A

4.3.2 Flood Potential

Will the project result in a potential for flooding?

Low to none.

4.4 Fish and Wildlife Habitat

4.4.1 Disturbance to Fish/Wildlife and Fish/Wildlife Habitat

What effect will your activity (construction or operations phase) have on [wildlife or wildlife habitat](#)?

No disturbance to fish directly, the closest riparian feature is 300m away. Timber has already been removed, so there will be no more habitat loss due to additional removal, but there is the potential for the sounds of the camp operations and increase in traffic to affect nearby wildlife during times of operation.

Will the activity (construction or operations phase) occur in and around [streams, lakes, estuarine, or marine environments](#)?

No

Is the construction or operation of your activity likely to increase erosion or sedimentation?

No

Will the construction or operation of your activity require [water diversion](#)?

N/A

Will the activity threaten or endanger [species at risk](#) in the area?

No

5.0 Socio-Community

Describe significant impacts and proposed mitigation for each of the following:

5.1 Land Use

Describe the current community setting or any locally known areas in use on, or near, the activity area.

This camp is far away from large communities, the closest community is Tsay Keh, which is over 20km from Swannell camp.
First Nations are present in the area and are aware of the existing camp.

5.1.1 Land Management Plans and Regional Growth Strategies

Are there any plans, strategies, or use restrictions that could limit or prevent your activity?
They include:

- [Land and resource management plans](#)
- Coastal plans
- Provincial or regional growth strategies
- [Local government plans](#) with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land?

Refer to the [Union of BC Municipalities](#), and check the websites of the municipality, regional district, or other organization with jurisdiction that includes your activity area.

N/A

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability of adjacent landowners or tenure holders to access their property or tenures?

No

5.2.2 Public Access

Will the project result in changes to public access?

N/A

5.2.3 Existing Services

Describe any increased demand on fire protection, health facilities, or emergency services. Include proposed management or mitigation measures.

Operating logging camps follow first aid requirements, so this location during times of operations provides required first aid services.

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