

## MITIGATE IMPACTS OUTLINE

PID: 006-389-376

Address: 2623/2625 Highway 95 BC

This proposal will not negatively impact surrounding agricultural operations or surrounding neighbours. Care and consideration has been put in place to mitigate any potential impacts. Indeed, it may serve to enhance the local agricultural economy if an annual farmer's market and celebration of regional agriculture happens each fall.

There are few immediate neighbours, but efforts are ongoing to mitigate any impact to adjacent properties.

See below mitigate impacts outlined as listed below:

**Environmental Policies** – In 2016, our staff attended a three-day Wetlands Keepers Workshop conducted by the BC Wild Life Federation. We also developed comprehensive environmental policies, which include a Sustainability Code of Conduct, a Wildlife Viewing Code of Ethics, and a Guide to Low Impact Kayak and Canoe Touring. We have committed to conducting our business within the scope of these policies in mind. We share our vision with our visitors in order to mitigate potential environmental impacts and as an educational opportunity.

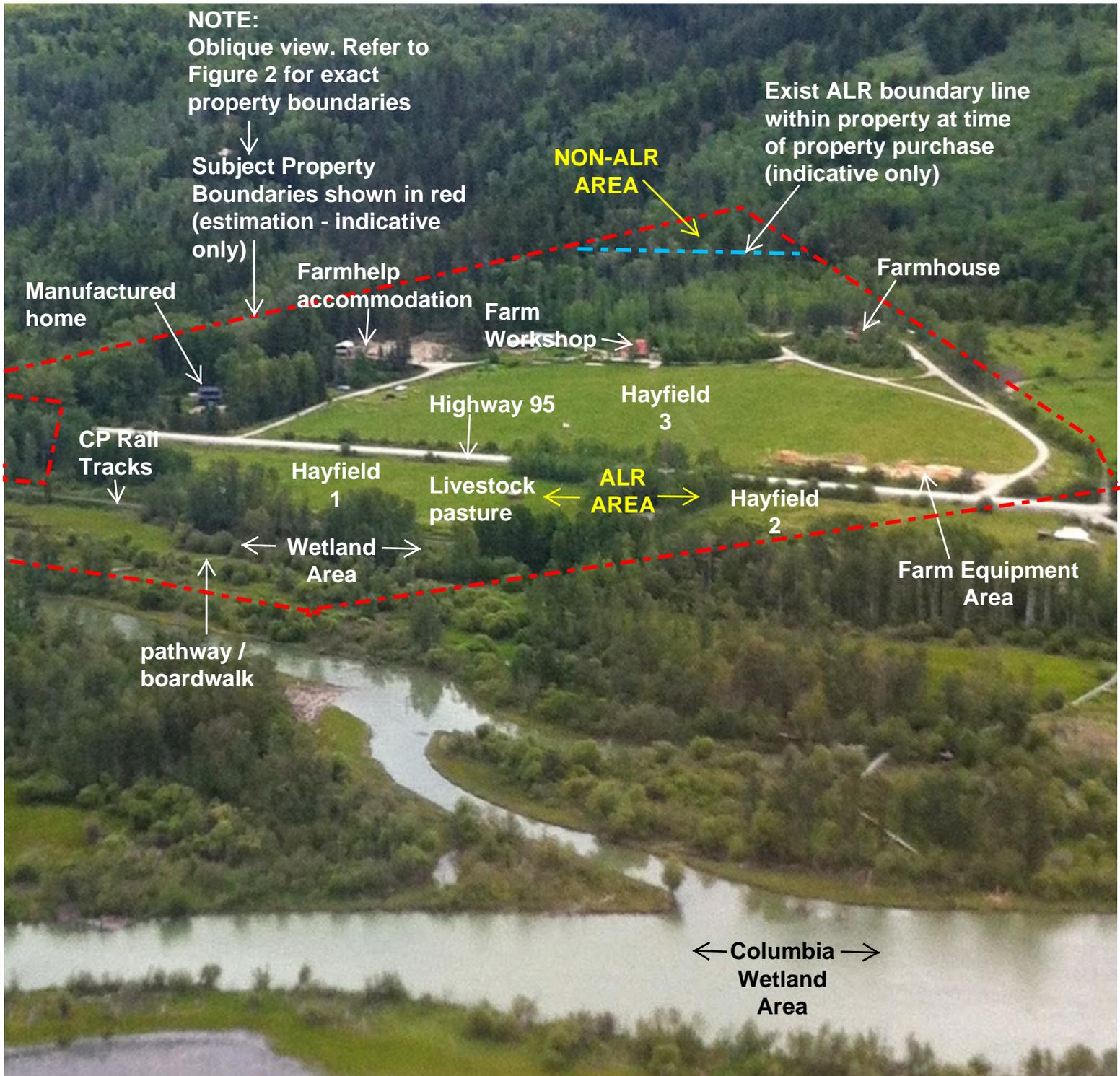
**Wetland educational and recreational dock** – All walking paths are located within the wetland area of the property, which is not suitable for agriculture. Current pathways include both the path that was in existence at the time of purchase, and a new floating boardwalk built after purchase as mentioned previously (see Figure 2). The floating boardwalk is not permanent, and the system is designed to accommodate fluctuating water levels within the wetlands to mitigate its environmental footprint. This proposal has no negative impacts to the existing agricultural lands or surrounding properties (see Figure 1 and Photo 2)

**Noise impacts** – The wetlands and the adjacent property included in this application are parallel to Highway 95 and CP Rail tracks (see Figure 1 and Photo 1). These areas are already influenced by traffic and freight train noise twenty-four hours a day. Our proposed low impact canoe, kayak, paddle board, and float tours are designed for small groups and quiet enjoyment of the wetlands. Noise by visitors is limited to mostly quiet talking, which does not result in additional noise impacts to adjacent properties. Potential noise impacts are also mitigated by the practice of our environmental policies noted above (which specifically mention refraining from noise to minimize disturbance to wildlife). The wetland parking area is located adjacent to Highway 95 and is surrounded by an existing treed area. It does not present any negative noise impacts to the surrounding area.

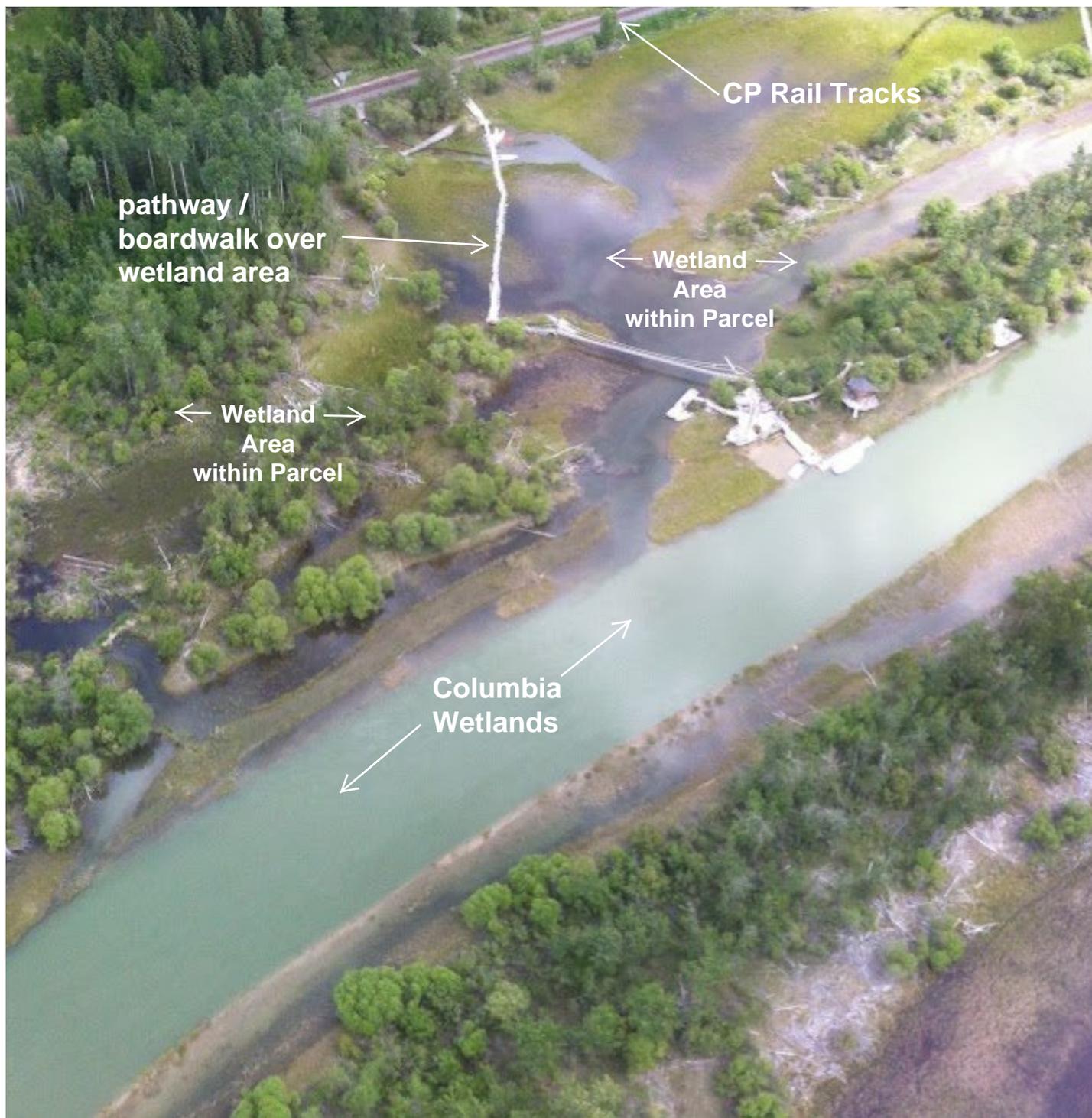
**Parking** – An average of five cars per day park at the parking area during seasonal summer use of the area. The proposed parking site is an existing grassed area, and no paving is planned. Highway 95 is to the east of the parking, and treed area to north and west of the parking, therefore mitigates

noise impacts to the surrounding. The majority of this field will be used for pasturing livestock in the future. The proposed parking area does not interfere with the farm's agricultural productivity, and cause no blockage access to adjacent properties. Therefore, it has no negative impact to the surrounding properties or existing agriculture lands (see Figure 1 and Photo 3).

**Home occupation use** – This building is located away from neighboring residences at the center of property, along the rear property boundary, and adjacent to treed area (see Figure 1). Activities at the office area are generally limited to visitor registration, providing phone support to visitors, and general office administration, which creates no noise impact to the surrounding area. Therefore, there is no noise disturbance to neighboring property. In addition, designated access roads to the farmhouse are located in a treed area outside of current agriculture fields.



**# PHOTO 1** - Aerial View looking at property - Wetlands in foreground, with current farmed area in middle, and neighbour's treed area (north east) in background  
 - Facing North-East  
 - PID - 006-389-376



**# PHOTO 2** - Aerial View looking at property - showing Wetlands area not suitable for cultivation within Parcel 2 - due to high water fluctuation levels during the year.  
- Facing East-West

- PID - 006-389-376



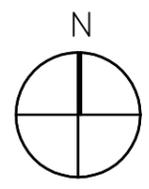
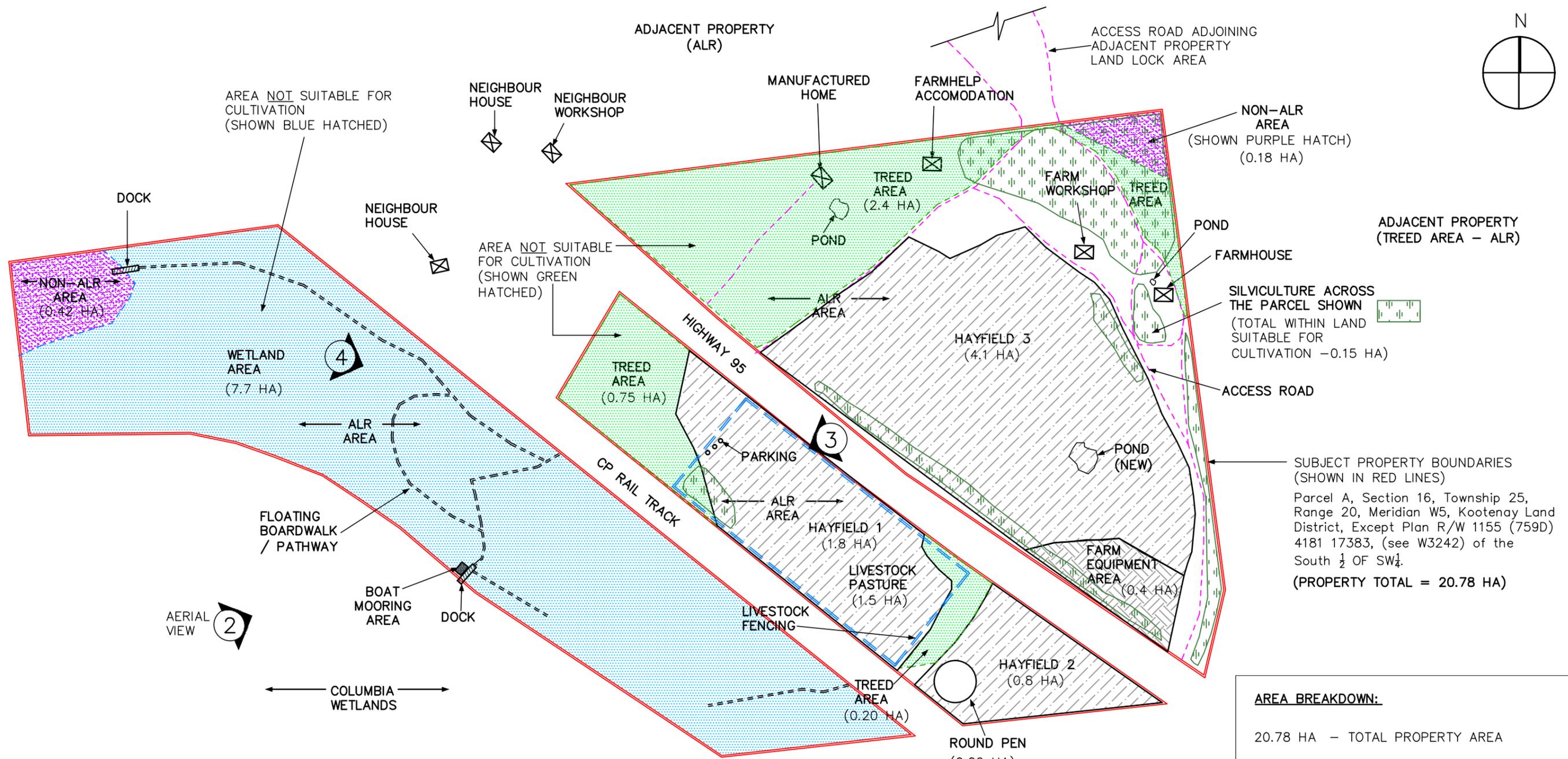
**# PHOTO 3** - Parking area surrounded by treed area to the backgrounds - showing typical day of low number parking - at parking area (see Figure 1) at current Hayfield 1 with no permanent structure or paved area proposed.  
- Facing West

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# **PHOTO 4** - Small local school groups with wetlands interpretive leader learning about the ecosystem of the wetlands on existing pathway - at wetlands area of the parcel

- PID - 006-389-376



SUBJECT PROPERTY BOUNDARIES (SHOWN IN RED LINES)  
 Parcel A, Section 16, Township 25, Range 20, Meridian W5, Kootenay Land District, Except Plan R/W 1155 (759D) 4181 17383, (see W3242) of the South 1/2 OF SW 1/4.  
 (PROPERTY TOTAL = 20.78 HA)

AREA BREAKDOWN:	
20.78 HA	- TOTAL PROPERTY AREA
20.18 HA	- ALR AREA
9.1 HA	- SUITABLE FOR CULTIVATION WITHIN ALR AREA
8.7 HA	- FARMED AREA WITHIN ALR
95%	- PERCENTAGE OF FARMED AREA WITHIN ALR (IN AREA SUITABLE FOR CULTIVATION)
3.35 HA	- TOTAL TREED AREA WITHIN ALR
0.35 HA	- SILVICULTURE IN TREED AREA WITHIN ALR
10%	- PERCENTAGE OF FARMED AREA WITHIN ALR

**GENERAL NOTE:**  
 ALL AREA (HA & LOCATION) SHOWN INDICATIVE ONLY. FINAL EXTENT OF ALL AREAS TO BE VERIFIED ON SITE FOR FINAL ACCURACY.

**LEGEND:**  
 PHOTO NUMBER WITH ARROW INDICATE ORIENTATION

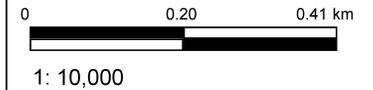
# # FIGURE 1 - PROPOSAL SKETCH



iMapBC Mapping

Legend

- ALR Boundaries
- ALR Polygons
- Property Boundaries
- Property area within property boundaries



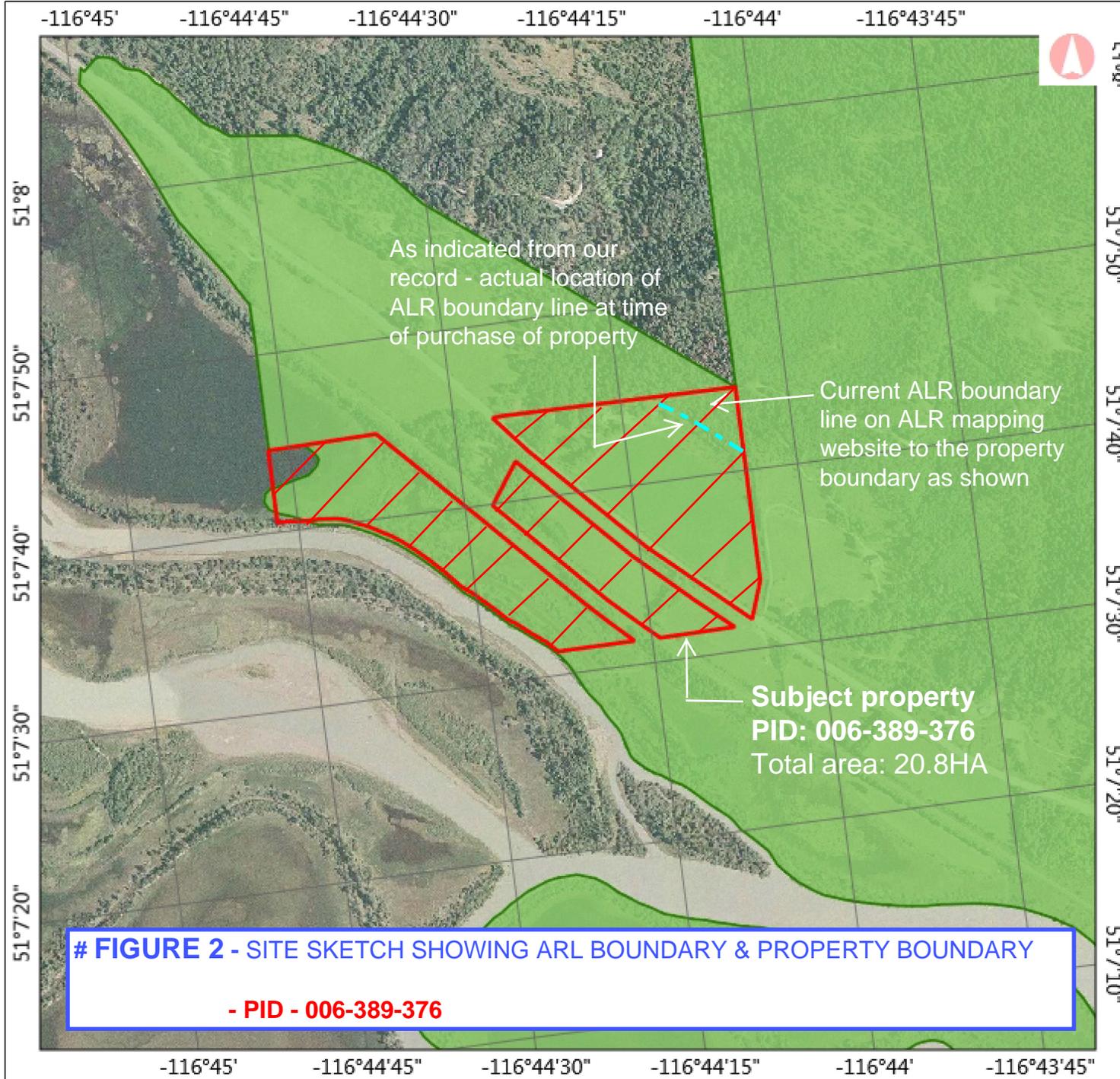
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Datum: NAD83  
 Projection: NAD\_1983\_BC\_Environment\_Albers

Key Map of British Columbia



**# FIGURE 2 - SITE SKETCH SHOWING ARL BOUNDARY & PROPERTY BOUNDARY**  
**- PID - 006-389-376**



iMapBC Mapping

**Legend**

- ALR Boundaries
- ALR Polygons
- Hayed area
- Farm equipment area
- Silviculture area



1: 10,000

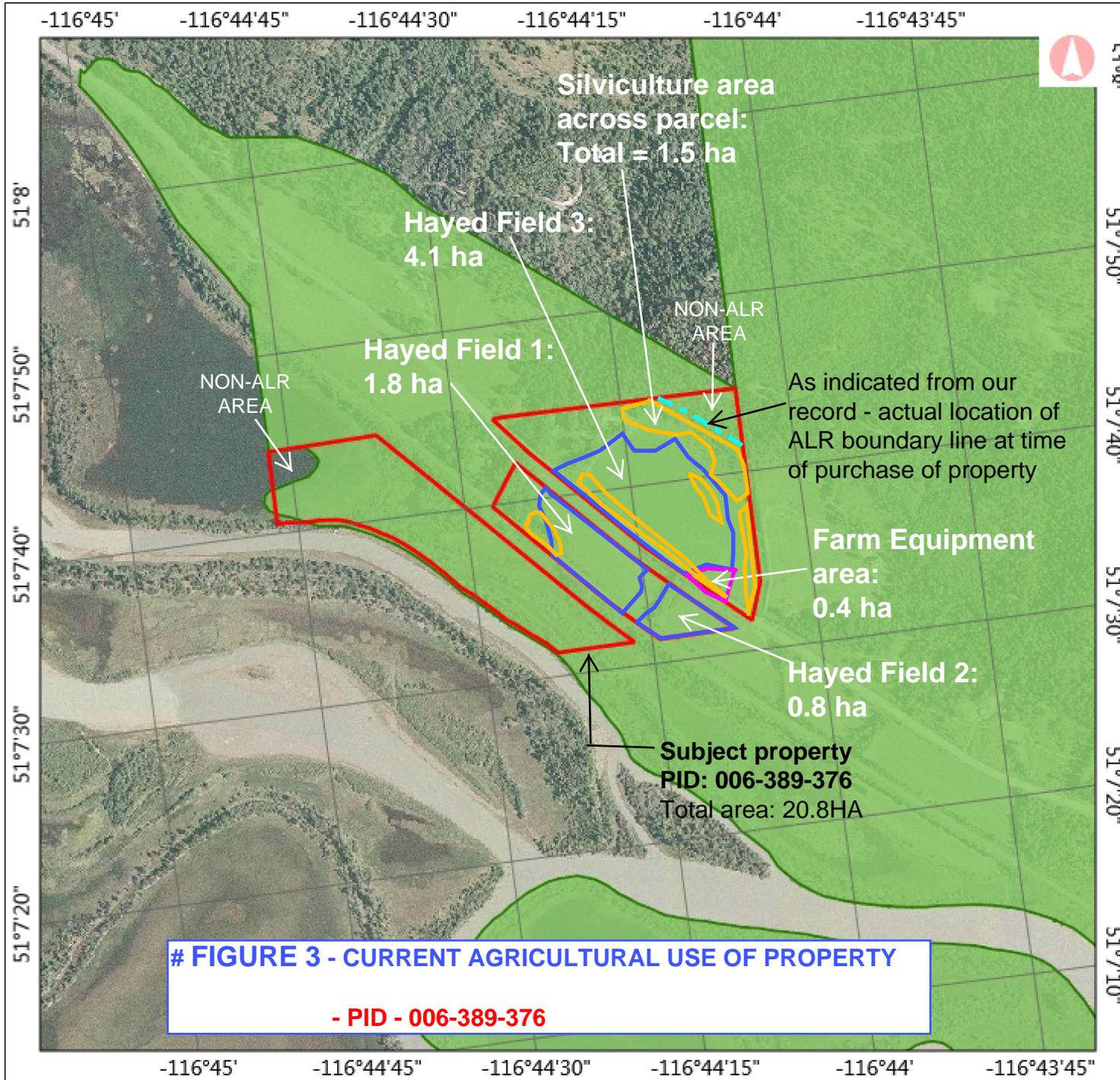
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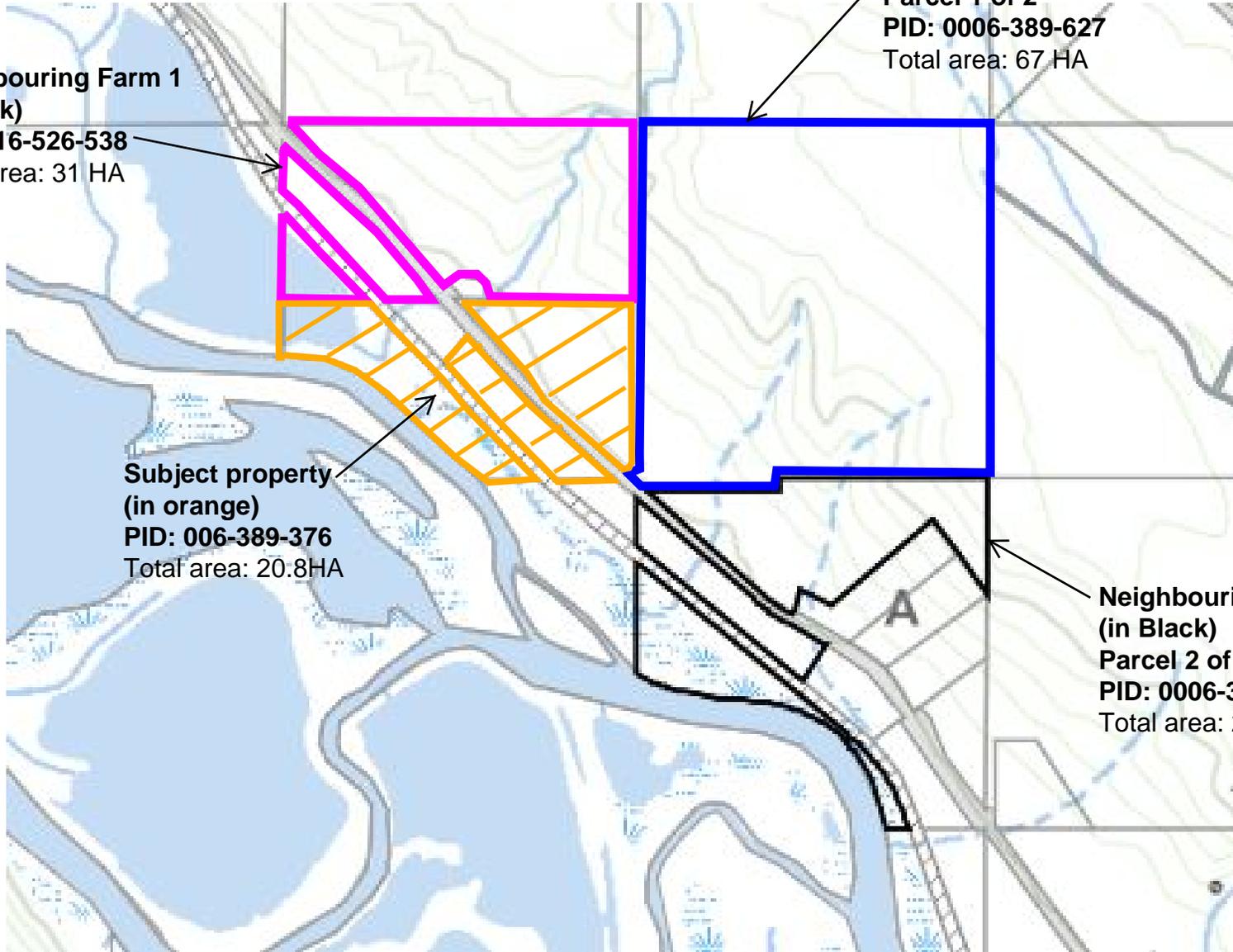
**Key Map of British Columbia**



**# FIGURE 3 - CURRENT AGRICULTURAL USE OF PROPERTY**  
**- PID - 006-389-376**

**Neighbouring Farm 1  
(in Pink)**  
PID: 016-526-538  
Total area: 31 HA

**Neighbouring Farm 2  
(in Blue)**  
Parcel 1 of 2  
PID: 0006-389-627  
Total area: 67 HA



**Subject property  
(in orange)**  
PID: 006-389-376  
Total area: 20.8HA

**Neighbouring Farm 2  
(in Black)**  
Parcel 2 of 2  
PID: 0006-389-597  
Total area: 25 HA

**# FIGURE 4 - MULTIPLE FARMS MANAGEMENT DIAGRAM**

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