

April 1, 2011

This is to secure Tenure over Crown Land for the purpose of a commercial campground and fish farm. The Tenure is to include all un surveyed Crown Land adjacent to District Lot 271s, Similkameen Division of Yale District, together with that part of District Lot 271s, Similkameen Division of Yale District 9s showing on included map.

The site is currently offering summer seasonal camping. Campers are able to partake in various activities such as fishing, canoeing, hiking, bird watching, photography, berry and herb gathering are just a few to mention. The campsite draws mostly from the local area which is from Summerland to Grandforks but campers are increasingly showing up from the Lower Mainland. Day visitors are also welcomed for a fee.

The campground is accessed by ground vehicles from a forestry road. Water is supplied at stations via an underground pipe from a well. There is no power at the site and it is not anticipated in the near future. Pit toilets are used and garbage is encouraged to be taken home with the campers. Any remaining garbage is cleaned up and taken to the Rock Creek dump.

The bodies of water on the land are manmade and must be maintained. The water is diverted from Rock Creek, flows through the pond systems and then returns to Rock Creek. It is important to note a fish farm is not operated but have a live fish permit. Campers and visitors are offered catch and release fishing.

This site has now been operated as a campground for approximately thirty years. Most development has been done. An area to explore is campers are asking for development for winter activities. These activities could include skating on the lake, cross country skiing and snowshoeing.

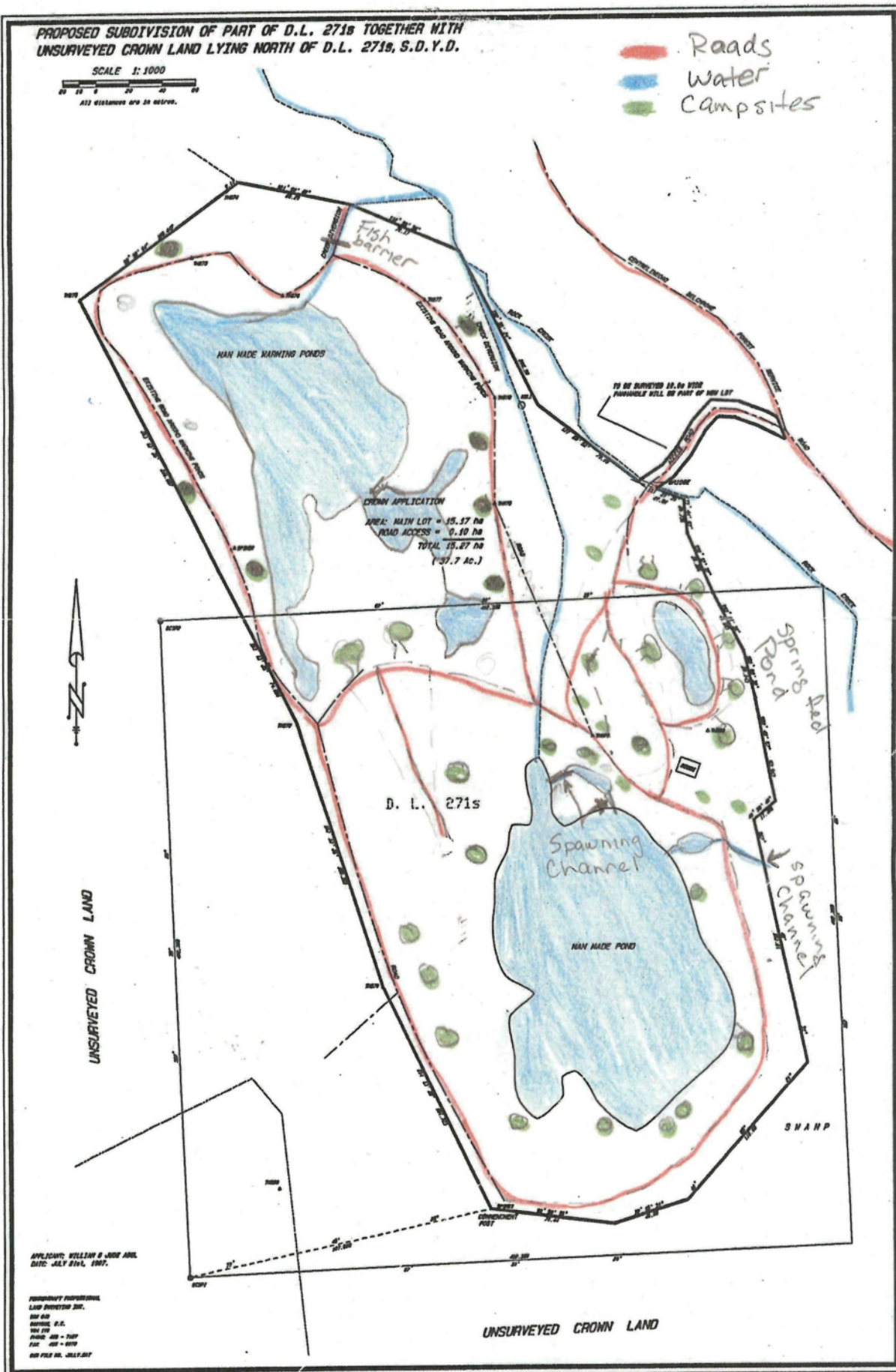
William Abel

William Abel

PROPOSED SUBDIVISION OF PART OF D.L. 271s TOGETHER WITH
UNSURVEYED CROWN LAND LYING NORTH OF D.L. 271s, S.D.Y.D.

SCALE 1:1000
ALL DISTANCES ARE IN METERS.

Red Roads
Blue Water
Green Campsites



APPLICANT: WILLIAM S. JONES AND
DATE: JULY 25th, 1987.

FORWARD BY: WILLIAM S. JONES AND
DATE: JULY 25th, 1987.
BY: J. S. JONES
DATE: JULY 25th, 1987.
BY: J. S. JONES
DATE: JULY 25th, 1987.
BY: J. S. JONES
DATE: JULY 25th, 1987.

UNSURVEYED CROWN LAND

JOLLY LAKE CAMPSITE

LAND MANAGEMENT PLAN

JULY, 2020

① First Access + protection

First nation -

- no power
- Fill up Jugs - clients bring own drink water

CURRENT LAND USE

This management Plan is submitted as part of our request for a renewal of our existing Land Tenure Agreement with the Province of British Columbia. . The land in question is described as being "part of District Lot 271s together with all unsurveyed Crown land adjacent to District Lot 271s, all of Similkameen Division Yale District, containing 15.305 hectares more or less." The land is currently developed as 40 site year around camp facility. The majority of the camp sites are currently occupied year around with RV Trailers and/or motor-homes. Although the vehicles remain stationed year around, occupancy of them is distinctly seasonal in nature.

There are two permanent sites one of which is the residence of Mr Abel, the petitioner for this request and the other is a small cabin that is also occupied year around. There are four water taps on the property, all covered with water licenses issued by the Province of British Columbia.. The residents bring in their own domestic water and carry out of the site all garbage and waste. The operational concept of the Jolly Beach Camp Ground is one of enjoyment and respect of the land, its beauty, its remoteness and its privacy. There are no changes or alterations being contemplated for now or the future to the current land use..

LAND ACCESS

The site is currently accessed from Belchome Road which is considered to be a discontinued logging road on today's maps. This access to Belchome Road is from the north, From the south there is another logging road that leads and to Baldy Road.. The access to and from Belchome Road will be discontinued and be used solely for emergency egress as the bridge on this access is not currently load certified and inspected. The roads on the site and the two access routes are maintained by a contractor hired by Mr Abel and does include snow removal as required. In the seasonal use of the camp site it is unusual for the residents to use the roads for anything other than entry and exit from their individual camp sites. Most residents occupy their sites on the weekends and for a somewhat extended period while enjoying their vacation from where they normally live.. A minimal number of residents use their sites at all in the winter months.

EXISTING STRUCTURES

Pit T to Creek

Most of the campsites do not have permanent structures on them but instead have "portable structures" such as storage sheds and patios etc. Due to the heavy yearly snow load, it is suggested that the tenants protect their RVs and motor homes with a snow roof over them. These roofs are considered to be temporary in nature. The collapsed shed noted in the site visit by Mr Nixon of the Province of BC is being demolished and removed as this plan is being written. The current outhouses are considered to be temporary structures and will be phased out and replaced by pump out ready stations.

Mr Abel's residence is approximately 1000 square feet, single story with no basement or crawl space. The structure is wood and was built in 1988 approximately. It does have cold water facilities.

The second permanent structure is a small 250 square foot cabin also built with wood. and was constructed in approximately 1995

MAINTENANCE REQUIREMENTS AND SCHEDULES

File Emergency Response Plan

Currently all repairs and maintenance on the individual sites are being done by the site tenants on an as needed basis without any type of fixed schedule. The lands are maintained with the goal of protecting the natural beauty and originality of the property. There are no plans for any intrusive changes to the forest, underbrush or wetlands. An ongoing planting of new tree seedlings to help overcome the devastation caused by the pine beetle is ongoing as it has been over the past years. Mr Abel meets annually with the fire warden with a view of best protecting the property from any wildfires caused from within the site itself. The Fire Wardens suggestions for underbrush clean up are worked on on an annual basis. The water levels are monitored in an attempt to try to avoid excessive high and low water levels all the while maintaining a clean and consistent flow of the streams into Rock Creek. Currently the land of this site acts as a natural filter for the waters leading to Rock Creek and the waters leaving site 271s are much cleaner than the water that flows into the site. There are no plans to do anything that will adversely interfere or affect this natural result. As best possible, the site is maintained as a natural wildlife and fish habitat.

- NO LOWER A FISH FARM

SUMMARY

- Commercial water license

The essence of this management plan is that Mr Abel wants to maintain and protect the land and habitats as they exist today. No changes are planned or foreseen that would in anyway alter rustic nature of a site that celebrates the beauty of Mother Nature.

Jolly Lake Campsite Inventory September 30, 2020

Site #	Dimensions	Improvements	GPS	Photo #
Primary residence AC As	16m x 10m photo 1	Cabin / PIT Toilet 1.5 x 1.5	PR ✓	
Secondary cabin BC As	JBA + collapsed building GPS ✓	#2489 #2490 same 7. Hor - new com:	SC	
1 IA GPS	3m x 9m R/V	GPS JBA	J1	
1B GPS	5m x 9m shed	photo - partho board		
2 J2	no development			
3 J3 GPS	R/V on trailer	1 PIT no photo		
4 J4	Cabin 5m x 4m	photo - George + Dutch		
5 J5 GPS		5m x 6m R/V w. no deck white house photo 1 PIT		
6 J6 GPS	glazed roof	6m x 9m R/V up in front + 5m x 3m shed 1 PIT		
7 J7	undeveloped			
8 J8 GPS	5m x 4m R/V with roof	+ 3m x 5m 1 PIT wood photo shed		
9 J9 GPS	4m x 7m R/V with roof to add	elk horns 1 PIT photo		
10 J10 no photo	R/V only - 3m x 10m	1 PIT		

no electricity

1 domestic - potable

1 Fish ponds - Fish holding pond

> water
License

11	J11	4m x 4m white shed + R/V 5m x 10m R/V	
12			
13	13A J3A	Bus 13m x 2.5m	1 PIT photo - 40s?
	J13	1 PIT Cabin 6m x 5m 9m x 4m shed	photo - George Henry van
14	J14	R/V only 5m x 16m	1 PIT
15	J15	R/V 5 x 18m 5th wheel only GPS no photo	
16	16A J16A	sealco - white 7m x 3m	lives of the truck 1 PIT
	16 J16	6 x 9m R/V w/ roof no photo	1 PIT
17	J17	3m x 18m R/V only	1 PIT nice site - clean
18			
19	J19 GPS	6m x 6m R/V with roof, deck, old truck photo Dodge pick-up	1 PIT
20	J20 M99RE J20 GPS	3m x 3m shed; 1 PIT 15m x 17m complex, metal roof 12m x 3m x 5m 12m x 4m x 9m	photos Red House x pumpkin truck / Mason Lane
21	J21 photo	12m x 12m 2 trailers 4 x 4 unit	2 RVs Bulldozer in between PIT
22	J22 photo	R/V 8m x 3m blue bus	R/V PIT
23	J23A J23B J23C	12m x 5m blue trailer 9m x 22m 9m x 16 - R/V with fence	J22A, B, C J22B - 2001 - no photo J22B - in trailer J22C
24	J24	9m x 9m house PIT	photo - 5m x 4m red roof
25	24A	1 R/V 5m x 8m R/V with small deck	
	B	(1) R/V J24A GPS	1 PIT / shower
	C	(1) R/V J24B, C, D GPS	5 tanks - photo - 2 more studs
	D	(1) R/V J24E in between	
	E	(1) R/V J24F	
	F	(1) R/V	

under
diversion

25 5m x 8m R/V

J25 GPS
no P/T

26	A 4m x 12 R/V no P/T	no photos	
	B 4m x 12 R/V no P/T	GPS = J26A J26B	
27	A TRUCK PIT J27A - you have photo		
	B J27B - PIT x2 - Pilsner photo - you have (2) R/V 4m x 12m		
	C J27C 5x8m R/V PIT		
28	6x3 R/V GPS J28 PIT no photo		
	3x3 R/V		
29	A R/V in 10m x 5m wood frame J29A	1 P/T	2 seeds 4x4m each
	B R/V in 5m x 6m wood frame J29B	Tambor	
	C R/V - 9m x 4m J29C		
30	J30 photo R/V 3m x 4m R/V with wood shelter	1 P/T	
	5m x 6m R/V with wood shelter		
31			
32	J32 GPS 6m x 8m R/V & deck with rat	1 P/T	
33			
34			
35	A J35A GPS	1 P/T - TRUCK / small R/V 5m x 8m	
	B J35B Pond & dog	1 P/T - TRUCK / small R/V 5m x 8m	
36	J36 9m x 9m	photo by Linda, in high wall with in down	P/T
	J36 - R/V with roof & add cage		
37	J37 GPS 6m x 3m	R/V with 2 wood shelter	no P/T
		photo in shelter, in high wall, white down	
38	J38 (1) R/V 7m x 6m in roof (2) R/V 5m x 5m in roof (3) shed 3m x 3m	photo with Red ATV	1 P/T
39			
40			

Road all around

Bridge Site	R/RP load rate. - cap load details & Gauge photos Jolly Br GPS not load rated -		JBr
Second access	Photo - Jsec Access	Deactivated non-station GP connects to logging Road	J2nd Loo - Rendering Feroc get mach Group

Loo
 Rendering
 Feroc
 get mach Group

J55 Loco - R/V 5m x 12m - no P/T - GPS ✓
 Jmike - small R/V - no P/T - GPS ✓

Miscellaneous chatters
 Safe/smithing

GPS Jolly water - stream inlet / Pac of diversity - (2) licenses
 Can River Creek
 (1) Fish/Hobby
 (1) domestic

GPS
 switching Base Camp
 "BYC" GPS
 3m x 5m 5th wheel
 visitors side

FUTURE → W9A sec 11 - ditch excavation plan

MANAGEMENT PLAN

CROWN LAND FILE: 0301096 JOLLY LAKE COMMERCIAL CAMPSITE

CLIENT NAME: William Henry Abel

s.22

Email: None

1.0 BACKGROUND

1.1 Project Overview

Jolly Lake Commercial Campground has been a destination location for decades both for local and regional residents and we hope to continue this tradition by marketing and booking our campsites to the public during the summer months.

1.2 Investigative Work

Before the end of the term of this tenure, we will complete the following:

- implement the remediation plan to remove unauthorized chattels at those campsites that were inspected on September 30, 2020 and
- conduct the necessary research, referrals, Qualified Registered Professional assessments; apply for and be granted a license of occupation for the use and maintenance of the roadway and bridge that junctions off the Bellchrome FSR and provides the main access into the campground. We will also include the secondary access from the south as an alternate access for as and when required.
- all assessments completed will be made available upon request.
- We agree to make amendments to this plan as these new authorizations are authorized.

1.3 Authorizations, Permits or Approvals

Before the end of the term of this tenure, we will secure all necessary road use agreements, license of occupation-transportation tenure(s) and *Water Sustainability Act* authorizations as required.

1.4 First Nations Consultation

- William Abel has started a program with the First Nations youth program in the area which allows 2 weeks of free camping to the program and we will continue to do this in the following years.
- We will continue to engage directly with local indigenous peoples on all issues that might be of concern to them in respect to the operations of this license.

2.0 LOCATION

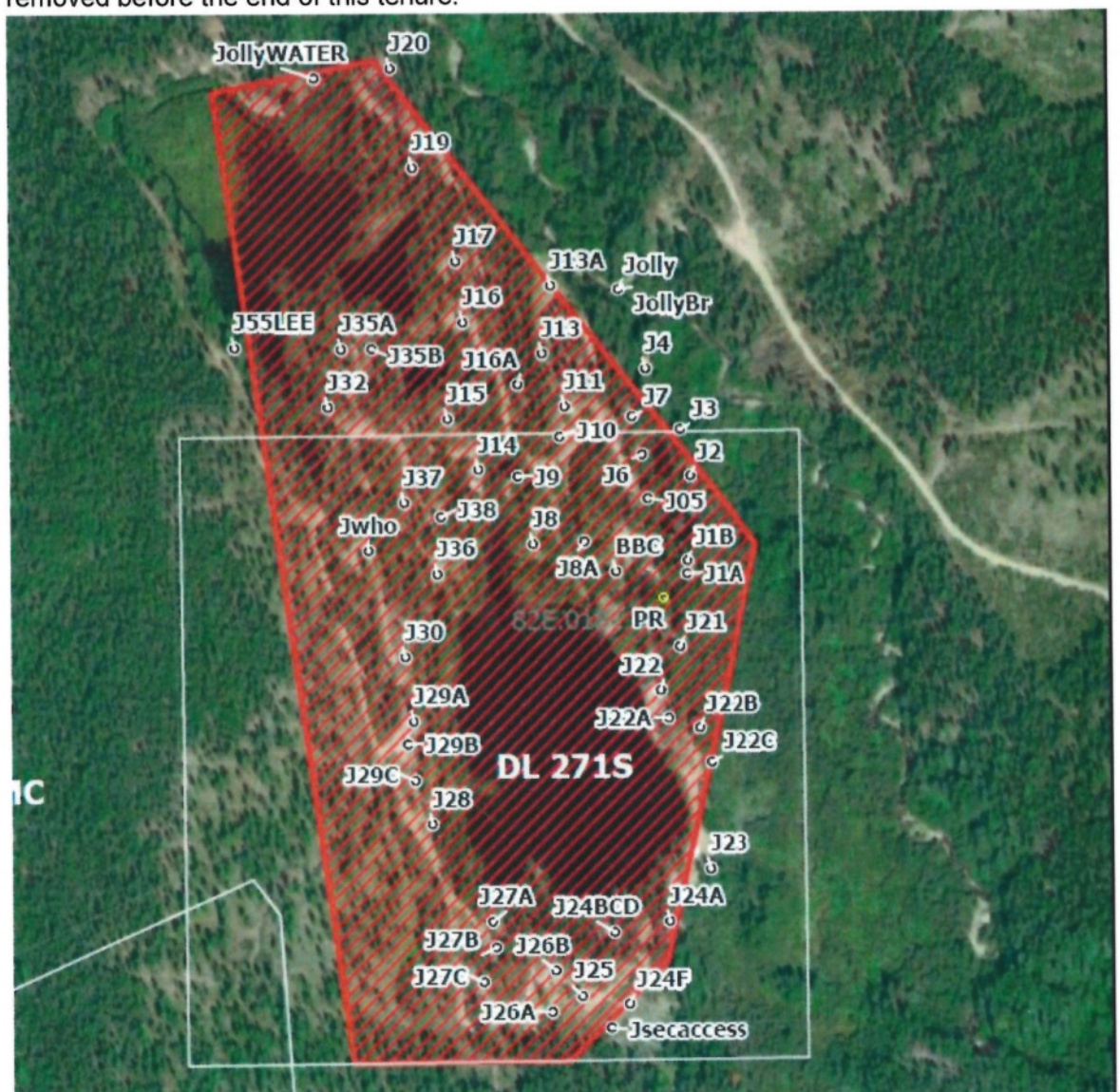
2.1 General Description

Jolly Lake is situated off of the Bellchrome Forest Service Road and located in the

vicinity of the Mt Baldy Ski Resort. The centre piece of the resort features a man made lake with campsites around the perimeter of the lake. See "Jolly Lake Campsite Map" below for details.

There is one permanent structure on site for the caretaker's residence, as well as one other cabin that has existed on the area from the beginning of the tenure.

All other campsites are rustic with an outhouse and basic fire ring. Some of the sites have undergone additional construction of a non-permanent nature. These sites are identified in the remediation plan attached herein and are to be remediated back to the rustic standard. Items that can be dismantled and leaned up against a tree for the winter can remain. Cabins, building complexes, roofs on trailers etc. are to be removed before the end of this tenure.



of remediation works required to be completed before the end of this term.

2.2 Location Justification

The campsite has been in operation for many years. Please see lands file for a detailed history of this operation.

This plan is related to the replacement tenure; required mitigation works at several campsites and authorization applications that will be made during the term of this tenure for use of access roads.

2.3 Seasonal Expectations of Use

Jolly lake will be used exclusively for natural campground purposes during the summer months, the expectation is to rent out these campsites at a daily rate to all who apply.

Our expectation is to operate each day from May to October over the term of this tenure.

3.0 INFRASTRUCTURE

3.1 Existing Facilities or Infrastructure

Rustic campsites – including a level spot for RVs, campers, RV buses etc along with a table, a fire ring and an outhouse comprise the basic rustic experience at each site.

The fish farm is no longer in operation.

There is a diversion authorized by way of a permit over crown land that provides non potable water to users of the campsite and for fire protection. Any future work on this infrastructure will require approval under the *Water Sustainability Act*.

The caretaker's cabin is the year-round primary residence for William Henry Abel, our site caretaker.

s.22

Photo #1: Caretaker's Residence.



Photo #2: Second cabin which may have existed on site since before the first tenure. Referred to in the site inventory as J8A.

There will be no expansion of the campsite inventory during the term of this license.

This plan will focus on the remediation of those campsites identified in the September 30, 2020 site inventory as exceeding the requirements of a secondary intensive use site. Chattels that are not otherwise authorized by a local government building permit will be remediated back to the original intention- that being a rustic and basic campsite.

All campsites will be re-numbered, and a Statutory Declaration shall be provided stating that those campsites identified have been remediated before the end of the term of this tenure and/or upon request of the Crown.

3.2 Remediation Plan:

The following is a list of campsites inspected in 2020. Those that are in bold print require mitigation work to return the site to the acceptable standard. For example: **“with roof”** means that the campsite has a roof over a camper or trailer that is to be dismantled before the end of the term of this license. **See:** “0301096 Site Inventory 2020, Sites for Remediation” map (attached to this plan)

Jolly Lake Campsite Inventory September 30, 2020

Site #	Dimensions+ Improvements	Photo#	GPS ref
Primary residence	See BCAssess 16mX10m cabin with P/T	2523	WilliamAbelHouse PR
Common Beach area	Beach	2487	See imagery
Secondary cabin plus second collapsed cabin	See BCAssess 16mX10m includes both cabins (collapsed cabin is being cleaned up) with P/T	2489, 2488	J8A Collapsed cabin is being mitigated. Other cabin is well maintained and may have been on site prior to the tenure issuance.

1A	R/V trailer 3mx9m	none	J1A
1B	R/V trailer 5mx9m	none	J1B
2	No development	none	J2
3	R/V on small trailer, 1 P/T	none	J3
4	Cabin , 4mX9m, 1 P/T	2555	J4
5	5m X 8m R/V with roof and deck, 1 P/T	2553	J05
6	6mx 9m R/V with roof , 5mX9m shed; 1 P/T	2554	J6
7	Undeveloped	Used to store debris for removal	J7
8	4mx9m R/v with roof 3mx5m shed; 1 P/T	2551	J8
9	4m x7m R/W with roof plus small shed; 1 P/T	2550	J9
10	3mx10m R/V, 1 P/T	None	J10
11	4mx4m shed plus 5mX 18m R/V; 1 P/T	2549	J11
13A	Bus 3mX13m; 1 P/T	2547	J13A
13	Cabin 6m x9m plus sheds 4m x9m	2548 See PCL – diversion ditch is east of this site	J13
14	R/V only, 5mX16m; 1 P/T	none	J14

15	R/V only, 5m X18m	none	J15
16A	C-cans 3mx7m, lots of chattels; 1 P/T	2546	J16A
16	3m x 6m R/V with roof ; 1 P/T	none	J16
17	3m x18m R/V; 1 P/T very clean site.	none	J17
19	6m x6m R/V with roof and deck ; dodge pick up; 1 P/T- well built	2542	J19
20	The enclave- 3mx 3m shed; 15mx 15m building complex , 3mx5m R/V with roof; 7m x 9m R/V with roof, ; 2 P/T	2543, 2544,2545	J20
21	12m x 12m building with 2 R/Vs either end; 1 P/T, photos to show how buildings are anchored to ground	2524, 2484, 2485, 2486	J21
22	3mx 8m R/V only; 1P/T	2525	J22
22A	5mx12m R/V only	2526 (road to the east)	J22A
22B	4m x 12m R/V only	None- road to the east	J22B
22C	9m X 16m R/V	2527- road to the east	J22C
23	9mx9m cabin ; 1 P/T	2528	J23
24A	5mx8m R/V, 5m X 5m small deck facing lake	2529	J24A

24B,C,D,E	Site Complex- multiple R/Vs, multiple sheds , several P/Ts- 50m x 50m	2531, 2479	J24BCD
24F	5m X 8m R/V only	none	J24F
Secondary Access	Alternate access not under license- needs a roadway LoO-between LoO and R21877 Sec D	2530	Jsecaccess
25	5m x 8m R/V only	none	J25
26A	4m x 12m R/V	none	J26A
26B	4m x 12m R/V	none	J26B
27A	Pickup truck and camper	2480	J27A
27B	4mx12m R/V plus shed , 2 P/T	2477	J27B
27C	5mx 8m R/V with 1 P/T	none	J27C
28	3mx6m RV, 3mx3m RV; 1 P/T	none	J28
29A	5mx12M R/V with roof ; 1 P/T	2532	J29A
29B	5mx6m RV with roof ; 1 P/T	none	J29B
29C	4mx9m R/V only	none	J29C

30	2 – R/Vs with roofs , 3mx 4m; 5mx6m; 1 P/T	2534	J30
32	6mx8m R/V with roof	none	J32
35A	5mx8m R/V with roof ; 1 P/T plus a Bus, 3m x13m. Fire pit was smoking- not extinguished	2535	J35A
35B	5mx8m R/V with roof ; 1 P/T, dock in pond to north- general permission		J35B
36	9m x9m R/V with roof and added on shed ; 1 P/T	2539	J36
37	3mx9m RV with roof	2537	J37
38	Complex, 6mx7m, 5mx5m R/V both with roofs , 3mx3m shed, 1 P/T	2540	J38
55Lee	5mx12m R/V only	none	J55
Jwho	Small R/V only		Jwho
Water intake and start of diversion	Client plans on digging a new diversion ditch between site 19 and 17 . Check PODs- 1 domestic- water is not used for drinking, only bathing	Start of diversion around esker past site 19, 17 along to site 13A	JollyWater

	1 for fish pond diversion- catch and release		
Visitor accommo for Butch	3m x9m R/V	none	BBC
Bridge Site	Main access is over Jolly Cr bridge- this needs to be load rated - send client contact for QRP - redecking- needs a separate LoO junction with Belchome FSR FSR10910.01 alternate access from south to join Operational road R21877 sec D	2556, 2491	Jolly Bridge

3.3 Access

Access to the campsite is primarily via the Mt Baldy public road and then by way of the Bellchome Forest Service Road.

We will stay in regular contact with the other forest tenure holders in the area to ensure our guests use the public access in a safe manner.

During the term of this tenure, we will investigate, apply for and be granted a license of occupation for the use and maintenance of the access road and bridge junctioning off the Bellchome Forest Service Road. We will also consider the potential to add a secondary access from the south to address emergency access/egress should one access be blocked.

The roadway around the lake that provides access to each campsite will be periodically graded to ensure safe use by the clients.

Access to the caretaker's residence will be snowplowed in winter months.



Figure 2: Jolly Lake access requirements.

Orange lines represent access authorizations that will be applied for and granted before the end of this term. Access from the north will include the Jolly Bridge. Access from the south will be considered as emergency use only and may be applied for at the same time.



Photo #3: Jolly Bridge looking west into campground. Bridge is to be load rated and maintenance conducted along with an application to use and maintain applied for and issued before the end of this tenure.



Photo #4: Potential access road heading south- for emergency purposes or alternate route if the Jolly bridge is not adequate for users to cross.

3.4 Utilities Requirements and Sources

No utilities will be required on the property. All sites are rustic or have portable gas generators/propane stoves.

3.5 Water Supply

All campers will be required to bring up their own potable water.

Water for other purposes including fire protection is provided by way of a gravity feed system authorized by way of a Permit over Crown land.

3.6 Waste Collection, Treatment and Disposal

Outhouses will be pumped out as necessary and cleaned daily to follow COVID protocols.

Grey water and black water from trailers will be disposed of at an authorized disposal dump site.

All garbage will be sorted for recycling, organic material, and waste and disposed of in the local dump and recycling depot.

4.0 ENVIRONMENTAL

4.1 Impacts

4.1.1 Vegetation Removal

All deadfall will be cleaned up from campsites and the surrounding forest in between each campsite in order to create a safer environment for campers. This will be done throughout the year as required. Firewood will be utilized on site by campers.

4.1.2 Soil Disturbance:

There will be no soil disturbance on the property other than the installation of posts to distinguish each campsite with a unique number.

The posts will be 2.5 ft in length and 6-12" of this will be buried in the ground for stability.

Existing roadways within the campsite may need to be graded from time to time and in the winter the road will be plowed of snow for access to the caretaker's residence.

4.1.3 Riparian Encroachment:

The habitat and streams in and around Jolly Lake will not be disturbed as there will be no motorized vessels allowed on the lake nor any ATV use within the riparian buffer of 30 metres on streams and 50m from the lake's natural boundary.

There is no excavation or construction planned at this time that would disturb the riparian habitat.

4.1.4 Pesticides and Herbicides

None will be used on the property.

4.1.5 Visual Impact:

The visual impact will improve as we remediate the sites back to their original state.

4.1.6 Archeological Sites:

No excavations are planned during the term of this tenure.

4.1.7 Construction Methods/Materials

There will be no construction on the property, other than the removal of the structures as outlined in the remediation plan.

Disassembled chattels and related materials will be hauled off site.

4.2 Atmospheric Impacts

4.2.1 Sound, Odor, Gas or Fuel Emissions

There will be no major sound, odor, gas or fuel emissions that will impact the wildlife or residence in the surrounding area. We may have a generator or two from time to time to work small power tools to dismantle structures.

4.3 Aquatic Lands:

The fish farm that was in operation in the early days of the former tenure is no longer in operation. All related infrastructure has been removed.

4.3.1 Drainage Effect:

No impact.

4.3.2 Public Access

There is daily use of the lake by visitors to the campsite.

Members of the general public are also welcome to use the lake as long as they check in with the caretaker so their use is noted and abide by site requirements.

4.3.3 Flood Potential:

Seasonal highwater does not cause any concerns. No flood potential.

4.4 Fish and Wildlife habitat

4.4.1 Disturbance to Wildlife or Wildlife Habitat

The campsite has no impediments to wildlife from accessing the lake or the surrounding area.

No firearms will be discharged in or around the campsite area.

No ATV's, side-by-sides, or dirt bikes will be permitted to drive recreationally on the property.

4.4.2 Invasive Species:

We will make ourselves aware and implement the best management practices suggested by the local invasive plant/aquatic committee to ensure that we monitor, report and take action against any alien species—terrestrial or aquatic from becoming established in the tenure area.

Guests are asked to drain, dry, clean each watercraft before and after they place their non—motorized vessel in the lake.

5.0 SOCIO-COMMUNITY

5.1 Land Use

5.1.1 Land Management Plans and Regional Growth Strategies

The land will be used exclusively for rustic camping, our management team will consist of our caretaker and our office personnel, our growth at this time will consist of remediating any structures on sites that are unfit and improving the current campsites in a non-intrusive way that acknowledges the ecological values that make Jolly Lake so special to the folks who come to stay a while.

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities:

The campsite benefits local business as visitors use the nearby communities as a source of supply during their stay at Jolly Lake.

5.2.2 Existing Services:

The local communities of Bridesville, Rock Creek and Osoyoss, BC benefit directly from visitors at Jolly Lake.

5.2.3 Emergency Response Plan

An emergency response plan for site evacuation has been prepared and is available upon request.

END

Attachment: 2020JollyBeach_Site Inventory_Map entitled : 0301096 Site Inventory 2020, Sites for Remediation"

J4

J11

J13

J6

J05

J8

J8A

J21

J21

J23

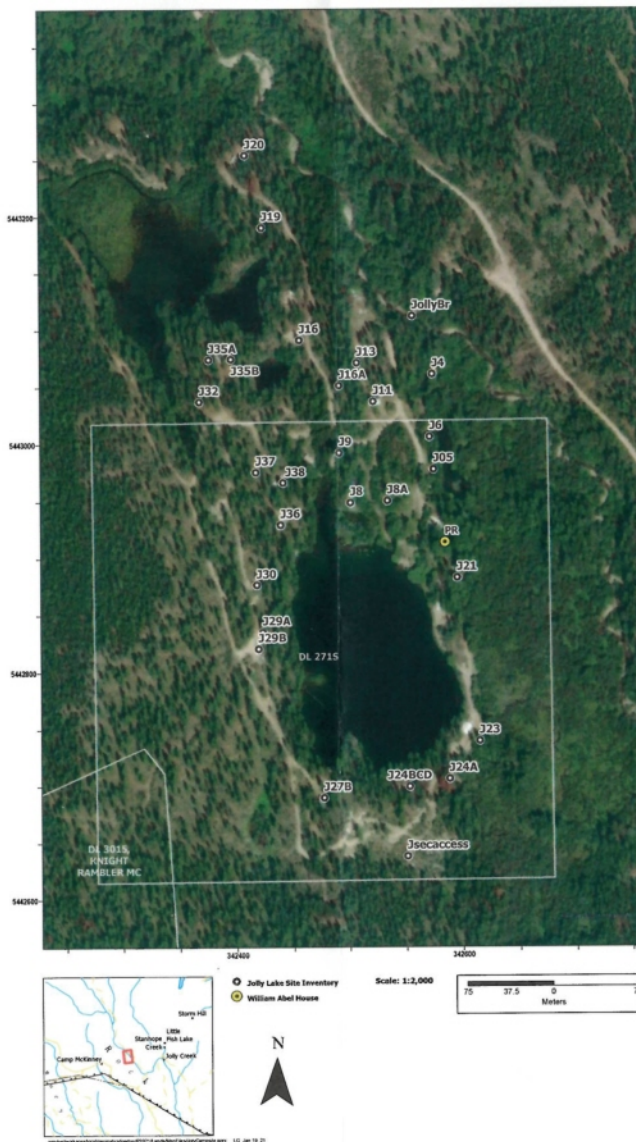
J24A

J24BCD

J24BCD

s.22

s.22



s.22

Mr. Anderson,
Dept. of Environment,
Victoria, B.C.

Sept. 26th/77 VOH IVÓ
FILE NO. 0301096

MINISTRY OF
THE ENVIRONMENT

001 3/1977

MAIL ROOM
VICTORIA, B.C.

Dear Sir;

Re: your letter to me dated Aug. 15th/77.

Enclosed please find a development plan for the proposed campground that you requested. This work is well underway at the present time and will be completed in time for the next inspection.

Please note that on my original application, dated Aug. 27th/70, that my declared intention was for a Fish Farm and this is still my primary interest. The camping facilities are purely secondary and are intended for the use of those tourists who are actually engaged in fishing...I do not charge for use of the campground or for the use of my boats. There is only a charge for the fish caught. There is all kinds of parking space and most of the trade comes from Osoyoos B.C. and other local towns in the area. These people come up to picnic and fish on a daily basis and do not camp!

Hoping you find this to your satisfaction....

I remain,

Yours truly,

s.22

SCALE $\frac{1}{4}" = 10'$

LAKE

WATER DITCH

CAMP SITES WITH TABLES.

ALL THIS AREA IS TREED

WITH PINES ECT.

NORTH →

FIRE PLACE ON BEACH

PICNICTABLES.

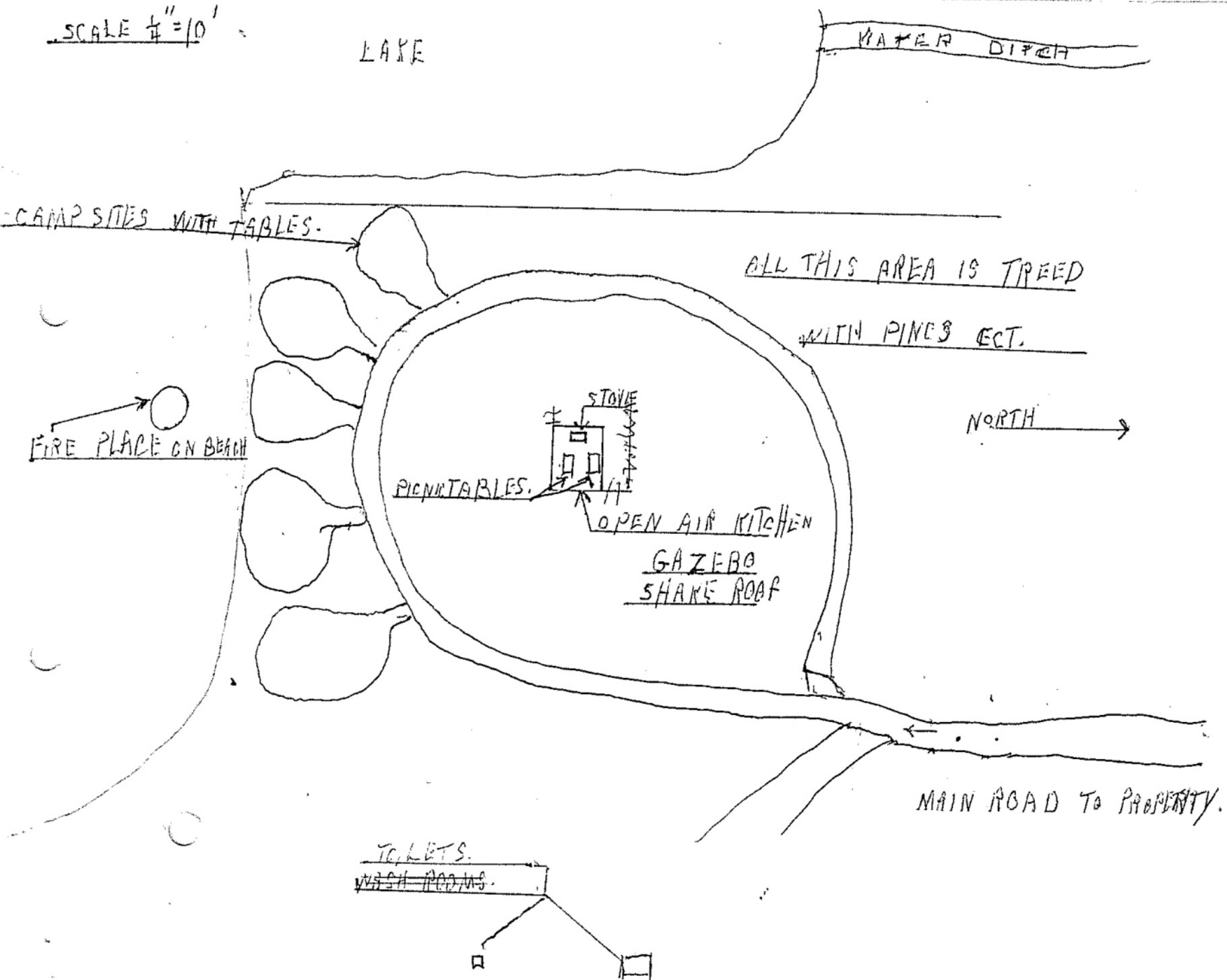
STOVE

OPEN AIR KITCHEN

GAZEBO
SHAKE ROOF

MAIN ROAD TO PROPERTY.

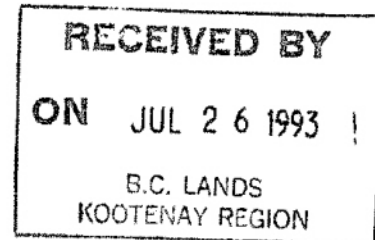
TOILETS.
WASH ROOMS.



William and Judith Abel
Jolly Lake Fish Farm Campsite
RR 1
Rock Creek, BC V0H 1Y0

July 20, 1993

Province of British Columbia
Ministry of Environment, Lands & Parks
Kootenay Region
828A Baker Street
Cranbrook, BC V1C 1A2



Attention: Dave Butler, R.P.F.
Senior Land Officer

Dear Mr. Butler:

I'd like to thank you for your letter dated March 15, 1993. I will attempt to provide all the information you require in this letter.

1. Existing system. Our present lease which is defined as District Lot 271S, is approximately 40 acres in size with a lake approximately 3 acres in size. Jolly Lake is surrounded by extensive natural beauty. Over the past years we have stocked the lake with trout and have had reasonable success in growing the fish. However, there are some natural obstacles which prevent the growth which we would expect to see. These natural obstacles include drought and extremely cold spring water. Both of these reduce substantially the viability of this project. One of the main selling features of this project is for people who appreciate natural beauty to come for short stays. Many of our children will never see natural beauty this closely other than in areas kept in the natural state as this one is.

2. Additional lease. In order to provide the long term success of our operation we would have to be able to eliminate the two natural obstacles mentioned above. The requested lease of an additional 31.2 acres north of our site would provide us with a guaranteed water supply which would eliminate our first obstacle, drought. Secondly, the ponds which are present on this additional property are much shallower which would provide a warming trend for our main pond. This warming trend will accelerate the growth potential of the fish which in turn will provide growth in the income stream of our project. The additional lease which we are requesting also has many attributes in the way of natural beauty that will complement greatly our present park.

. . . 2

I am providing 1991 and 1992 guest lists which show that we've have an excess of 200 people throughout our facility which have enjoyed it tremendously. With the additional area we will be able to develop this trend fourfold.

3. The present property as well as the new lease property is heavily infested with the pine beetle. Many of these trees are dead or will be in the 1994 - 1995 year. At present we have authorization from all necessary ministries to selectively log the area and eliminate all stands infected by the beetle. The plan used for the logging will overlay to the new development of campgrounds on both properties. This will allow a tremendous savings in development costs of the campgrounds. The logging process will take two years and as we log we will be able to develop an additional 13 campsites on the existing property and in the second year, an additional 13 campsites on the new lease property. All logged property will be reseeded with spruce and pine seedlings. The reseeded of this property is very important to maintain the natural surrounding for all wildlife and park areas.

To summarize, as mentioned earlier in the letter, the viability of this project rests on all facets coming together in a logical and progressive manner as to not increase costs dramatically. It is imperative that we secure the lease on this additional property prior to our logging off the infected wood, so that we may develop the campsites at the same time that we've got the equipment there.

The whole project to become viable will take three years and the fourth year providing a reasonable profit for the operators. I am including estimation of a service revenue and expenses including Income & Expenses from the logging and clearing of the two leased properties as well as site development costs. As you will see, the site development costs are relatively low due to the fact that substantial preplanning has been done to coincide with the logging and the development process.

By our estimation, at the end of four years, we should be able to attract approximately 4,500 people per year to enjoy this pristine area.

- 3 -

It is our hope to secure an extended lease over the additional 12.62 hectares of crownland which as the information provided proves substantial benefits for us as operators and for the residents of British Columbia. It is also our hope and dream that at a future time, the Ministry may allow us to purchase these two lease areas.

Yours truly,

Bill and Judith Abel

A handwritten signature in cursive script, appearing to read "Bill and Judith Abel", written in dark ink.

William and Judith Abel
RR 1
Rock Creek, BC V0H 1Y0

October 13, 1993

Province of British Columbia
828A Baker Street
Cranbrook, BC V1C 1A2

Attention: Dave Butler

Dear Mr. Butler:

Thank you for your letter of August 4, 1993 regarding our application for extension of lease.

It is understandable that you need sufficient information to provide all the agencies with the necessary understanding of our goals and development plans. I am going to try to explain some of my concerns and also provide all the necessary information that you requested.

I feel that we are in a very unique situation in our location, to be able to provide a hide-away for many people that is close enough that they may enjoy it without extensive travel. These campers enjoy the activities of fishing, hiking, nature walks and nature viewing. In order to develop this dream, I must have control over the area that these are in. My most real concern is that this area may be marked for clear cut logging as there is this style of operation surrounding us now. The year that we have had to date has been marred by a couple of things.

1. Weather - Rain, cold etc., very few visitors.
2. Logging operations all around the area, shipping ten loads per day over the 1.6 km access road. Traffic and mud conditions created by these large pieces of equipment have made the road for the most part impassable.

The sketch of Lot 271S is enclosed which indicates all the improvements etc.

The Campsite.

There are 13 campsites in use in the lake areas, more are planned including R.V. sites and some cabins on the upper level when the pine beetle removal and clean up is complete.

In the short summer camping season, we have maybe forty campers per month. We have many day visitors who either fish or just picnic and enjoy the natural wilderness and wildlife around us. The enclosed copy of the 1993 guest list will give you an idea. Services provided for the visitors are based on their particular needs. An example of this is if they are interested in gold panning, we show them where the old mining sites are. If they are interested in hiking, we show them where the waterfall is down the road or old trails to the Baldy Ski Hill.

Currently we have outhouses for the guests. Burnable garbage is burned and what cannot be burned, we take to the Rock Creek landfill. Sources of fresh water are piped from a well as indicated on the map.

Visitors will generally stay two nights if they are camping. We charge \$10.00 per night, which includes the use of the firewood. Additional charges are levied for the use of canoes, horseshoe pitch and fishing. Activities range from canoeing, fishing, horseshoes, hiking, exploring, photography, birdwatching, herb gathering etc.

The addition of the application area contains the whole of our water system. ~~We mostly want to ensure that this area does not go up for bid for someone to clearcut.~~ The area is a haven for all types of birds, deer and moose. It enhances our own property by the single fact that it is our water system. Even the well is in this area. With the addition of this area, we would put in screens and stock the ponds with small fish. As they get bigger, we can transport them to the main lake. At certain times of the year, predators such as loons, osprey, eagles etc., consume a lot of the fish.

In the last three to five years we have not taken in a lot of revenue. The expenses were the basic lease, water, taxes. Plus a lot of physical hours of labour on our own part creating campsites, removing dead trees etc. The last two years we had to log out most of the pine due to the beetle. Selective logging is a slow process and clean up (burning) could only be done in the late fall and winter. We had many visitors regardless, but did not charge them for the inconvenience of the logging that was going on. This year was very rainy, as you know, and there was a huge logging operation going on up past us. They were hauling out ten loads a day. I'm sure these trucks scared many visitors away as well as the rain and the mud.

Live Fish Permit.

It is very important to note that we do not operate a fish farm, but hold a live fish permit. We introduced the domestic fish into the system hoping that natural instincts would prevail, which has happened.

Four years ago, we put in spawners and 4,500 fingerlings. The spawners were fed twice a day because they were raised that way.

We hoped they would eventually feed naturally and not need supplements. In the fall we realized that our water supply was too cold for fast growth and too cold for natural bugs and weeds to support them. The new application area with the ponds acts as a warming unit for the water coming into the lake. It has greatly improved the weed growth and natural bug situation. Most important, the fish are growing at a faster rate. We let them spawn naturally and had a greater number of fingerlings this year.

We have not been harvesting the fish previously. We have been running a catch and release operation. With the new system we hope to grow more fish in the warmer ponds. The creek running into the main pond creates enough aeration even during winter.

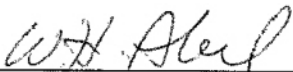
The origin of the water is Rock Creek, which comes off between Mount Baldy and Bellchome Mountain and is very cold. We use a portion of the main creek to supply the ponds and lake through a small diversion creek. Excess water flows back to the main creek through a series of small ponds and the natural swamp below. Our outlet is screened. The inflow creek has two fish barriers. A natural filtration of the water takes place below the swamp where the water continues through gravity to underground springs.

The ice on the lake goes off around April 27. By early August the water temperature might be up to 50 - 55 degrees F. By September it starts to cool off again. The ideal water temperature for growing trout is in the high 60 degree fahrenheit range. With the new water system the lake is partially spring fed. This has increased the temperature. Parts of the lake, where it is spring fed, did not freeze last year whereas it is usually frozen three feet everywhere. The additional ponds provide warmer water, will provide more space to grow the small fish, (trout eat their young) before being put into the main pond. It would make expansion of the campsite possible if we ever got too crowded on the existing property. Possession of application area would also ensure that no one could go in and mess up or log around our water system. That would be devastating to our whole operation. The pond in the northern part of the new application area is a key water supply.

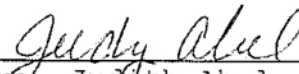
This area must be kept clean of beaver dams or it will divert the water to outside its natural path and also to outside our area. This pond has to be checked daily.

We hope that all of your concerns have been discussed and we hope that you will allow us the opportunity to develop our dream. We would like to at this time invite you to our place so that you may view what we have accomplished over the past five years.

Yours truly,



Mr. William Abel



Mrs. Judith Abel