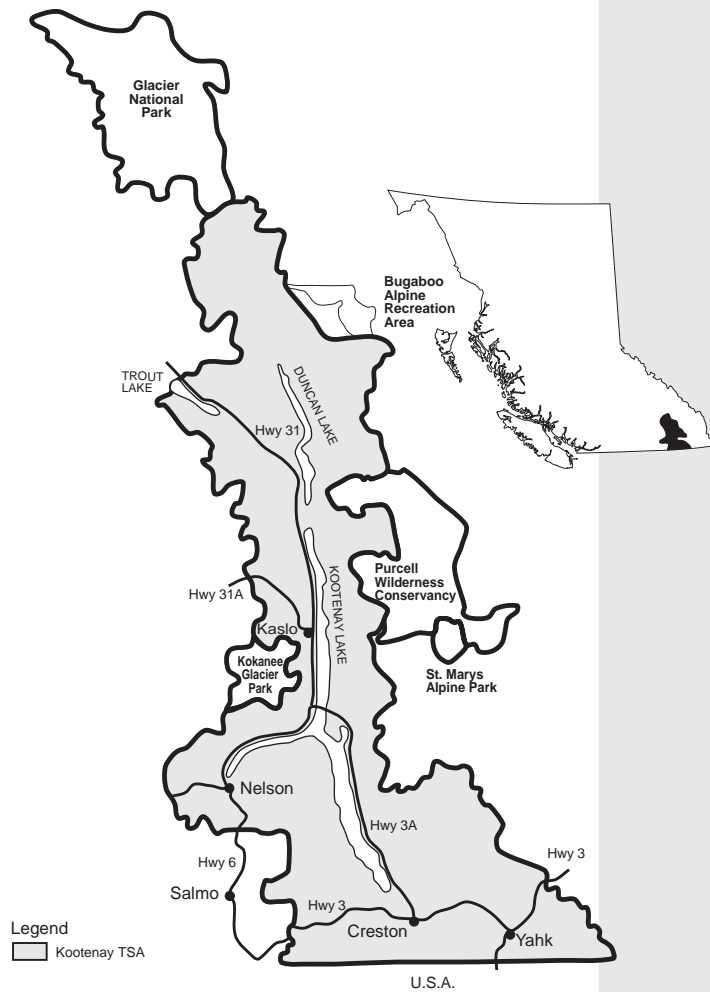


Timber Supply Review

Kootenay Lake Timber Supply Area

Information Report

May 1999



BRITISH
COLUMBIA

Ministry of Forests

Introduction

The British Columbia Forest Service is required by law to formally review the timber supply* in all timber supply areas* and tree farm licence* areas in the province. A review of each of the areas is completed at least once every five years. The main objectives of the five-year reviews are:

- to identify the economic, environmental and social information that reflects the current forest management practices—including their effects on the short- and long-term timber supply
- to identify where improved information is required for future timber supply forecasts
- to provide the chief forester with information to make any necessary adjustments to the allowable annual cuts* for the next five years

* Throughout this document, an asterisk at the end of a phrase or word indicates that a definition can be found in the margin.

Objective of this document

The objective of this document is to provide an opportunity for public review of the draft data and management assumptions that will be applied in reviewing the timber supply for the Kootenay Lake timber supply area. This document represents the early stages of the timber supply review process and is intended to provide a non-technical overview of the draft data and management assumptions that will be used in the upcoming *Kootenay Lake Timber Supply Area Analysis Report*.

The *Kootenay Lake Timber Supply Area Analysis Report* will be one of the documents that the chief forester will consider in making the allowable annual

cut determination under Section 8 of the *Forest Act*. Public input is encouraged to ensure the best information is used in determining allowable annual cuts.

This report contains a general description of the data assumptions and current forest management practices related to timber supply for the Kootenay Lake timber supply area. For the purpose of this timber supply review, current practices can be defined as the set of land-use decisions and forest management practices that are currently implemented and enforced. Future forest management objectives that may be developed but are not currently implemented and enforced are not included.

The draft data and management assumptions are summarized on pages six through nine. For a more detailed description of the information, please contact the Kootenay Lake Forest District office or the Nelson Forest Region office (both in Nelson) and request a copy of the data package. The public will have 30 days to review and comment on the information report and data package. A response form at the end of this document will assist you in providing your comments. Written comments will be accepted until June 7, 1999.

Timber Supply Review process

In British Columbia, a process of determining allowable annual cuts has been in place since the late 1940s. However, the process has changed significantly since then. More recently, the process has had some minor revisions designed to improve efficiency and encourage earlier public review through the release of this report.

Figure 1 (next page) illustrates the five-step process that has been developed for the Timber Supply Review of timber supply areas. The diagram indicates the current status of the timber supply review

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Timber supply

The amount of timber that is forecast to be available over a specified time period, under a particular management regime.

Timber supply area

An integrated resource management unit established in accordance with Section 7 of the *Forest Act*.

Tree farm licence

Provides rights to harvest timber, and outlines responsibilities for forest management, in a particular area.

Allowable annual cut (AAC)

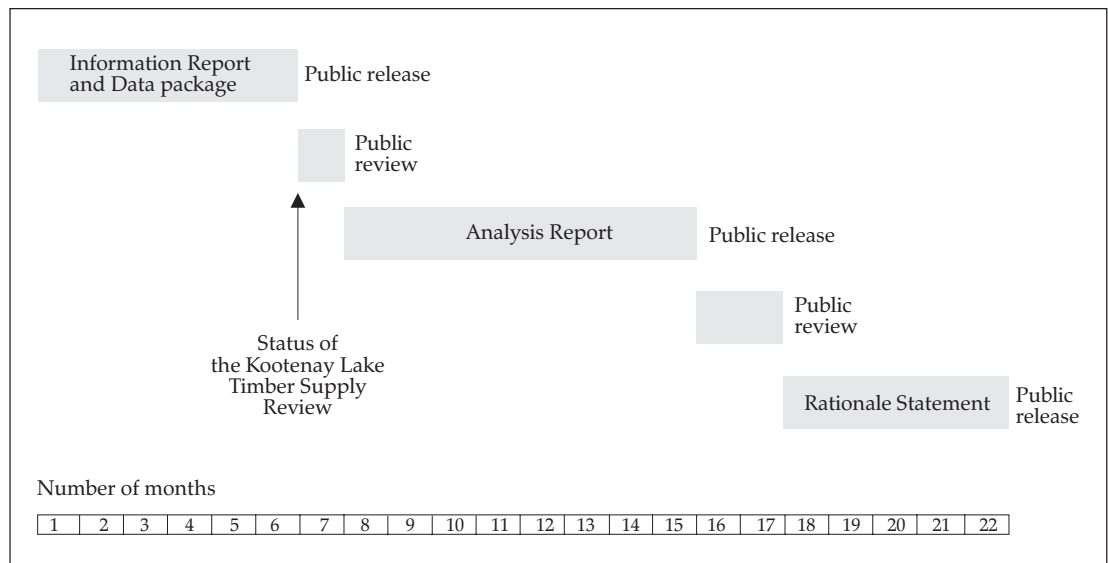
The rate of timber harvest permitted each year from a specified area of land, usually expressed as cubic metres of wood per year.

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Figure 1.

Review process for the Kootenay Lake timber supply area.



for the Kootenay Lake timber supply area, and the estimated time required for each step.

The process for reviewing the timber supply and establishing the allowable annual cut for tree farm licence areas is based on similar principles; however, the process takes 30 months from start to completion.

The chief forester's responsibility

Determining the allowable annual cuts for Crown forest lands in British Columbia is the responsibility of the province's chief forester. It is one of the chief forester's most important responsibilities since it affects the local and provincial economies and environment—now and in the future. Section 8 of the *Forest Act* requires the chief forester to consider the following factors to determine allowable annual cuts for timber supply areas and tree farm licence areas:

- a) the rate of timber production that may be sustained from the area, taking into account:
 - the composition of the forest and its expected rate of growth
 - the time in which the forest will become re-established

- silvicultural treatments, including reforestation
 - standards of timber utilization
 - constraints on the amount of timber produced from the area due to use of the forest for purposes other than timber production
 - any other information which relates to the capability of the area to produce timber
- b) the short- and long-term implications to the province of alternative rates of timber harvesting from the area
 - c) the nature, production capabilities and timber requirements of established and proposed processing facilities
 - d) the economic and social objectives of the Crown for the area, the region and the province, as expressed by the minister of forests
 - e) abnormal insect or disease infestations and major salvage programs planned for the timber on the area

Some of these factors can be measured and analyzed—others cannot. Ultimately, the chief forester's determination is an independent, professional judgement based on the best available information. Information that is relevant to the factors listed above is provided to the chief forester by government agencies, the minister of forests and the public.

One of the objectives of the Timber Supply Review is to incorporate changes

arising from new information, new practices and new government initiatives that may have an impact on timber supply. In the event of significant change, the allowable annual cut may be reviewed in less than the required five years.

Following the release of the allowable annual cut determination by the chief forester, the minister of forests apportions the cut to the various licences and programs.

Principles of the Timber Supply Review

In determining allowable annual cuts—in addition to the requirements outlined in Section 8 of the *Forest Act*—the following principles have been developed.

The Timber Supply Review:

- is a decision-making process for establishing the allowable annual cut for timber supply areas and tree farm licence areas by the chief forester on a maximum five-year cycle, as required under Section 8 of the *Forest Act*; **it is not a process for making land-use or management decisions**
- incorporates the best information available including all relevant current practices, and identifies where new information is needed
- reflects the results of implemented plans and land-use decisions, and provides a benchmark for future planning processes
- involves other agencies, affected groups and the public

Kootenay-Boundary Land-Use Plan

In 1995, government released the Kootenay-Boundary Land-Use Plan and declared a number of new parks, including Lockhart, Kianuko, West Arm and the Goat Range.

More recently, on July 8, 1997, the Kootenay-Boundary Land-Use Implementation Strategy was approved by government. The strategy provides details on innovative forest practices and making the most of available timber. It also provides an expression of the government's commitment to achieve the Crown's social and economic objectives for the region, including the Kootenay Lake timber supply area.

Land-use planning decisions regarding forest practices and protected areas that have been established by government will be reflected in this timber supply review.

Description of the timber supply area

The Kootenay Lake timber supply area covers approximately 1,025,000 hectares in southeastern British Columbia. It is bounded by Glacier National Park to the north, the U.S.A. to the south, and the Purcell and Selkirk mountains to the east and west, respectively.

The Kootenay Lake timber supply area is administered by the Kootenay Lake Forest District office located just north of Nelson.

The communities

The major population centres in the Kootenay Lake timber supply area are Creston, Nelson and Kaslo. There are numerous other smaller communities, including Lardeau and Yahk.

According to the 1996 Census, the population of the Kootenay Lake timber supply area was approximately 40,315. By 2001, the population of the timber supply area is expected to increase by nearly eight per cent.

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Biogeoclimatic zones

A large geographic area with broadly homogeneous climate and similar dominant tree species.

The economy

The economy of the Kootenay Lake timber supply area is diversified with forestry, agriculture, tourism and the public sector predominating. Figure 2 illustrates total employment by industry sectors for the area.

The forest sector accounts for approximately eight per cent of the timber supply area's total employment. Forestry employment includes timber harvesting and silviculture activities, as well as timber processing by the area's lumber, and shake and shingle mills. An estimated 1,200 to 1,300 people are employed in the forest sector.

The forestry sector supports numerous other jobs in the region through companies and employees purchasing goods and services from local businesses. This spending is another indicator of the role forestry has in the economy. For every 100 direct forestry jobs in the Kootenay Lake

First Nations

The First Nations groups which have identified traditional territories within the Kootenay Lake timber supply area are: Ktunaxa/Kinbasket, Shuswap, Okanagan and Sinixt. The Lower Kootenay Band (a band within the Ktunaxa/Kinbasket) is the only First Nations group that has a reserve and/or community located within the timber supply area.

The Ktunaxa/Kinbasket First Nation has submitted a comprehensive land claim which covers the southeast corner of the province, including the Kootenay Lake timber supply area. Once the land claim has been finalized, it will be considered in future timber supply reviews.

The forest land resources

Numerous natural resources are associated with the forest land base. Forest products, recreation and tourism amenities, and a variety of wildlife habitat highlight the wide range of values and uses found in the Kootenay Lake timber supply area.

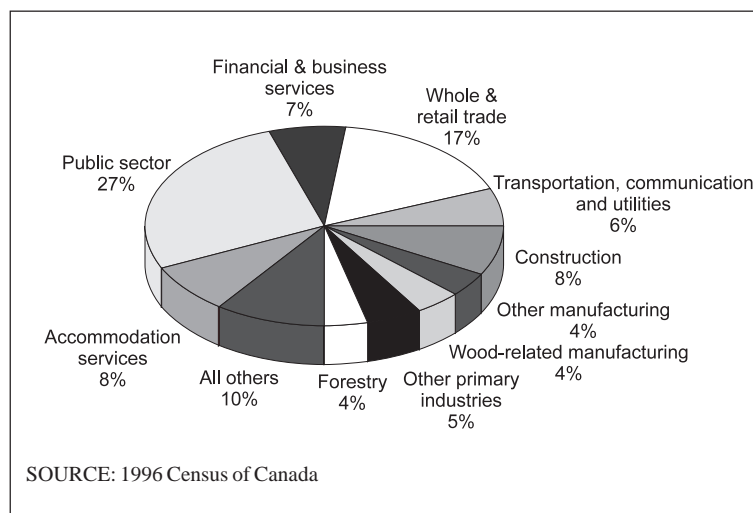
Recreational values and uses of the forests in the Kootenay Lake timber supply area are high due to the proximity of numerous provincial parks and exceptional natural scenery. The mountainous terrain and lakes provide a wide range of opportunities

for recreation including hiking, mountain biking, fishing, and boating.

The environment

There are four biogeoclimatic zones* in the Kootenay Lake timber supply area. The distinct ecological features and the unique nature of the area contribute to high biodiversity values.

Figure 2.
Employment by sector for the Kootenay Lake timber supply area, 1996



timber supply area, another 27 to 75 indirect and induced jobs are supported, depending on the type of forestry activity (logging or manufacturing) and the associated level of income. In comparison, every 100 jobs in the public sector supports an estimated 10 to 26 positions and in the tourism sector, another 5 to 13 positions.

The diverse forests of the Kootenay Lake timber supply area host a wide variety of wildlife species including black bear, grizzly bear, moose, deer, elk, mountain goat and caribou.

The Kootenay Lake timber supply area overlaps the range of one of the largest and most viable populations of mountain caribou in Canada. Due to heavy snowfall in the area, these caribou require sufficient forest cover—which mature forests provide—to move between feeding areas. The caribou also depend on mature lichen-bearing forests for feeding.

History of the allowable annual cut

On March 10, 1995, the chief forester reduced the allowable annual cut to 700,000 cubic metres from 900,000 cubic metres; a reduction of approximately 22 per cent.

As part of the 1995 determination, the chief forester gave direction to resolve uncertainties with respect to the timber supply in the Kootenay Lake timber supply area. In preparation for the next allowable annual cut determination, the following issues were examined:

- **watershed guidelines** - during the last timber supply review, watershed guidelines were being developed but had not been implemented as current management.

Since then, domestic and community watersheds have been determined and cover about 40 per cent of the timber harvesting land base. Under the Forest Practices Code and the Kootenay-Boundary Land-Use Plan, guidelines have been developed and implemented for both domestic and community watersheds, and will be considered accordingly in this timber supply review.

- **harvesting distribution** - during the last determination, concern was raised

that a significant amount of timber harvesting land base was being deferred from harvesting resulting in the concentration of harvesting on a reduced land base.

In 1997, work was initiated to examine licensee operating areas to provide for more equitable harvesting opportunity between licensees, as well as to provide new operating areas for new licensees. It is anticipated that this redistribution of operating areas will help address the concerns which have previously led to long planning deferrals.

- **sensitive soils** - in the last determination, a careful review of sensitive soils was requested.

Terrain stability mapping has now been completed on the majority of the timber supply area and provides higher resolution and better accuracy than previous mapping. This new information to better account for terrain stability will be included in the upcoming timber supply analysis.

- **timber harvesting land base*** - during the last timber supply review there was concern that the operability mapping did not reflect current harvesting activities. Approximately eight per cent of the area harvested from 1993 to 1998 was located in areas classified as inoperable. On the other hand, there are areas with steeper slopes within the operable land base that are not being harvested in proportion to their availability.

District staff report that licensees have undertaken a variety of harvesting methods, including some partial cutting, helicopter logging and increased utilization of some deciduous species, in an attempt to better access the land base. However, recent market conditions have reduced utilization of previously inoperable areas and limited the likelihood of expanding the operable land base.

Timber harvesting land base
Crown forest land within the timber supply area that is currently considered feasible and economical for timber harvesting.

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Integrated resource management

The identification and consideration of all resource values, including social, economic and environmental needs, in resource planning and decision-making.

Forest Practices Code

Legislation, standards and guidebooks that govern forest practices and planning, with a focus on ensuring management for all forest values

Although district staff have not undertaken a complete review of operability mapping, the timber supply analysis will examine the uncertainty of the size of the timber harvesting land in a sensitivity analysis.

- **forest diseases** - the need to finalize studies on the effects of root rots on volume projections was noted in the last determination.

Two types of root rot (*Phellinus weirii* and *Armillaria ostoyae*) are leading causes of annual timber losses in the Kootenay Lake timber supply area. The results of a regional study on the impact of root rot on volume projections will be considered in the timber supply analysis.

Note: For more information on these points, please refer to the Kootenay Lake timber supply area Rationale for Allowable Annual Cut Determination, March 10, 1995.

Current timber supply review

Public forest lands in British Columbia provide recreational enjoyment, fish and wildlife habitat, water supplies, timber resources and many other benefits. The Ministry of Forests manages the timber, range and recreation resources on public lands, while the Ministry of Environment, Lands and Parks is responsible for the management of fish, wildlife, water resources and parks. Both agencies subscribe to the principle of integrated resource management*, where all resources are considered when making forest management decisions.

The Forest Practices Code* is now law and is being implemented in the timber supply area. The Code was fully implemented on June 15, 1997. The new practices may influence both the short- and long-term timber supply.

The data and management assumptions that will be used in the timber supply

analysis will be based on the existing land-use designations and current resource management practices that are approved and implemented in the Kootenay Lake timber supply area. The chief forester will also consider any new information, based on implemented changes, at the time of the allowable annual cut determination.

Draft data and management assumptions for public review

The public is encouraged to review the data and management assumptions for completeness and accuracy. In determining an allowable annual cut, the chief forester will consider these assumptions as required by Section 8 of the *Forest Act*. The following general outline contains *some* of the more pertinent information that will be used in the timber supply analysis and, subsequently, in the chief forester's allowable annual cut determination for the Kootenay Lake timber supply area. More detailed information can be found in *Appendix A: Data Package*. This appendix is available upon request from the Ministry of Forests offices listed at the end of this report.

Land base factors

- **operable area** - the forested area in the Kootenay Lake timber supply area has been assessed for operability based on economic attributes, timber types and physical accessibility. Only those areas that are considered operable will contribute to the timber harvesting land base.
- **low productivity sites** - forest types that are not considered fully available for harvesting due to characteristics such as low timber volumes or low growth productivity will not contribute to the timber harvesting land base.

- **environmentally sensitive areas*** - an evaluation of the environmental concerns and the past level of harvesting within these areas was used to determine their contribution to the timber harvesting land base. In the Kootenay Lake timber supply area, portions of the timber harvesting land base are classified as environmentally sensitive due to hydrology, sensitive soil, or critical wildlife habitat and will be considered unavailable for harvesting.
- **forest roads** - harvesting and road construction follow regional and provincial guidelines. In the timber supply analysis, reduction factors will be applied to the productive land base to reflect losses due to existing roads, trails and landings in the Kootenay Lake timber supply area. Also, factors will be applied to reflect the area lost over time to future roads and landings.

Inventory factors

- **forest inventory** - the forest cover inventory has been updated to September, 1997 to take into account recent harvesting and silviculture activities.

The dominant tree species in the Kootenay Lake timber supply area are interior Douglas-fir and lodgepole pine at lower elevations, and Engelmann spruce and subalpine fir at higher elevations. Other tree species found in the timber supply area include western hemlock, western redcedar and western larch.
- **forest growth rates** - the most up-to-date information regarding growth projections for regenerated forest stands will be used for the analysis.
- **minimum harvestable ages** - for the purposes of the timber supply analysis, the minimum harvestable age is reached when forest stands achieve both a minimum merchantable volume per hectare and an annual rate of growth that is near the maximum average.

Forest re-establishment factors

- **basic silviculture** - British Columbia laws require that areas that are harvested and expected to produce timber in the future must be reforested with ecologically acceptable species within a specified time frame. The most common silvicultural practice is to harvest; then if necessary prepare the site for reforestation; reforest by planting a mix of species or by relying on natural regeneration; and control competing vegetation.

In the Kootenay Lake timber supply area, reforestation is achieved predominantly by planting a mixture of acceptable coniferous species, when present, and often retaining other tree species for wildlife and biodiversity. In the timber supply analysis, it is assumed that areas will be reforested two to five years after harvesting has begun.

Timber utilization factors

- **Timber utilization** - volume estimates will be based on the utilization of all trees which meet or exceed the following standards: a maximum 30-centimetre high stump (for all species); a minimum 10-centimetre top diameter (inside bark) and a minimum 12.5-centimetre diameter measured at 1.3 metres above the ground for lodgepole pine, a minimum 15-centimetre top diameter (inside bark) and a minimum 17.5-centimetre diameter measured at 1.3 metres above the ground for redcedar older than 140 years, and a minimum 10.0-centimetre top diameter (inside bark) and a minimum 17.5-centimetre diameter measured at 1.3 metres above the ground for all other species.

Infestations, devastations, and salvage of timber

Each year portions of the forests in the Kootenay Lake timber supply area are

Environmentally sensitive areas

Areas with significant non-timber values, fragile or unstable soils, or impediments to establishing a new tree crop, or areas where timber harvesting may cause avalanches.

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damaged by natural agents such as fire, wind, insects and disease. It is anticipated that some of the damaged timber will not be salvaged due to road access and economic limitations. The unsalvaged volume is estimated to be 30,965 cubic metres annually.

Factors to be considered for purposes other than timber production

Forest management guidelines used to manage forest resources such as biodiversity, scenic values, wildlife habitat and water quality will be included in the timber supply analysis through the use of forest cover requirements, and volume and land-base reductions.

- **general forest cover requirements** - under current forest management practices, cutblocks* must achieve green-up* before adjacent areas are permitted to be harvested. For example, to account for forest cover requirements in the integrated management area, a maximum of 25 per cent of the timber harvesting land base will be allowed to have forests less than two metres tall at any time. As well, considerations for maintaining areas of old-growth forests will be accounted for in the timber supply analysis.
- **visually sensitive areas** - these are areas where the maintenance of scenic landscapes is a priority for recreation and tourism management, particularly in areas adjacent to major travel corridors and waterways. Road construction and logging within these areas are planned and implemented to minimize visual impacts. Visually sensitive areas in the Kootenay Lake timber supply area are managed to limit the amount of visible harvesting activity. The amount varies according to the visual sensitivity and will be reflected in the timber supply analysis.

Cutblock

A specific area, with defined boundaries, authorized for harvest.

Green-up

The time needed after harvesting for a stand of trees to reach a desired condition (usually a specific height) — to ensure maintenance of water quality, wildlife habitat, soil stability or aesthetics — before harvesting is permitted in adjacent areas.

- **wildlife habitat** - these are areas which have been identified as important habitat for caribou and other ungulates (a hoofed herbivore). To reflect the management of these species in the timber supply analysis, a percentage of the forested land base—within the designated caribou habitat and ungulate winter range areas—will be maintained as older forests. For example, for caribou habitat, at least 10 per cent of the operable forested area must have trees older than 250 years at any time.
- **riparian habitat** - to meet the requirements of the Forest Practices Code, a portion of the timber harvesting land base will be considered unavailable for timber harvesting to account for riparian habitat areas along water bodies.
- **biological diversity** - or biodiversity, is the full range of living organisms, in all their forms and levels of organization, and includes the diversity of genes, species, and ecosystems, and the evolutionary and functional processes that link them. The Forest Practices Code requires that biodiversity be examined at both the stand and landscape level.

Leaving wildlife tree* patches and coarse woody debris* for stand-level biodiversity is current practice in the Kootenay Lake timber supply area. Generally, coarse woody debris objectives can be met by the contributions of non-merchantable timber left on site after harvesting. The current practice for leaving wildlife tree patches requires that, in most cases, a percentage of each cutblock be retained as standing timber to provide for stand-level biodiversity requirements. This requirement can be partially met by riparian areas and other areas outside of the timber harvesting land base. In the timber supply analysis, the percentage of the timber harvesting land base that will be considered unavailable for harvesting will vary by location.

Considerations for landscape-level biodiversity will be accounted for in the timber supply analysis by applying seral stage* targets to each landscape unit according to the established biodiversity emphasis as outlined in the *Biodiversity Guidebook*.

Sensitivity analyses will be undertaken to examine the potential impact on timber supply associated with applying early-seral stage forest requirements, and with applying old-seral stage requirements proportionally to the operable and inoperable land base.

- **community and domestic watersheds** - approximately 40 per cent of the timber harvesting land base is managed with a priority on protecting water quantity and quality. Forest cover requirements which reflect these practices will be included in the timber supply analysis.

Implications of alternative rates of harvesting

- **alternative rates of harvesting** - there are many alternative harvest forecasts that can be produced for a given set of forest conditions and management assumptions. Each alternative usually represents a trade-off between the harvest level in the short term and the subsequent rate of decline to the long-term harvest level. For the projected base case forecast*, the initial harvest forecast will be based on trying to achieve the current rate of harvest in the short term without compromising the long-term harvest level. The implications of alternative short-term rates of harvest will be tested in sensitivity analyses.
- **implications related to community dependence** - the impact of timber supply adjustments on local communities and the provincial economy is an important consideration in the timber supply review. The 1994

Kootenay Lake Timber Supply Area Socio-Economic Assessment reported that provincially, harvesting, silviculture and processing activities associated with harvesting in the Kootenay Lake timber supply area supported 413 direct person-years* and 538 indirect and induced* person-years of employment.

The upcoming socio-economic analysis will review the role of the forest sector in the Kootenay Lake timber supply area. To provide this update, current information on employment and fibre flows will be gathered from licensees, processing facilities, the B.C. Forest Service and other stakeholders. Indirect and other related employment at both local and provincial levels will also be estimated using employment multipliers provided by the Ministry of Finance and Corporate Relations.

To examine the implications of alternative rates of harvest, employment co-efficients (reported in person-years per 1000 cubic metres) will be developed and used to estimate changes to employment levels now and in the future resulting from any potential harvest level changes.

Timber processing facilities

The socio-economic analysis will examine the implications of potential changes of timber supply for the area's processing facilities: Wynndel Box & Lumber Company Ltd. in Wynndel; Meadow Creek Cedar Ltd. in Cooper Creek; and J.H. Huscroft Ltd. in Erickson.

From 1996 to 1998, the annual harvest level in the Kootenay Lake timber supply area was more than 630,000 cubic metres. During 1998, the area mills processed approximately 325,000 cubic metres of timber and employed approximately 300 people; indicating that a portion of the timber supply is transported and processed outside the timber supply area to neighbouring areas.

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Wildlife tree

A standing live or dead tree with special characteristics that provide valuable habitat for conservation or enhancement of wildlife.

Coarse woody debris

Logs and stumps that provide habitat for plants, animals and insects, and a source of nutrients for soil development.

Seral stages

Sequential stages in the development of plant communities that successively occupy a site and replace each other over time.

Landscape unit

A planning area based on topographic or geographic features, that is appropriately sized (up to 100,000 hectares), and designed for application of landscape-level biodiversity objectives.

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in the Robson Valley TSA

Base case forecast

The timber supply forecast which illustrates the effect of current forest management practices on the timber supply using the best available information, and which forms the reference point for sensitivity analysis.

Person-year(s)

One person working the equivalent of one full year, defined as at least 180 days of work. If someone works full-time for 90 days, he or she accounts for 0.5 person years.

Economic and social objectives of the Crown

In a letter and a memo to the chief forester, the minister of forests has expressed the Crown's economic and social objectives for the province. The harvest flow objectives to be used in the timber supply analysis (see above, "Alternative rates of harvesting") are consistent with the minister's stated objectives.

Your input is needed

Establishing the allowable annual cut is an important decision. Feedback is welcomed on any aspect of this *Information Report*, the *Data Package Appendix* and other topics related to the timber supply in the Kootenay Lake timber supply area. The response form at the end of this document will assist you in preparing your comments. As well, Forest Service staff are available to discuss questions or concerns that may help you prepare your response.

Please mail the completed response form and your comments to the Forest Service district manager located at the address below. Your comments will be accepted until June 7, 1999.

After receiving public input, the B.C. Forest Service will finalize the data and management assumptions that will be applied in this timber supply analysis. The timber supply analysis will be completed and available for review by Spring of 2000. You may also wish to participate in the second public review period, which will follow the release of the *Kootenay Lake Timber Supply Area Analysis Report*.

Following the second public review period, the chief forester will examine all the information available in order to review the timber supply for the Kootenay Lake timber supply area. The chief forester will then establish the allowable annual cut based on his consideration of the factors as required under Section 8 of the *Forest Act*.

You may identify yourself on your response if you wish. If you do, you are reminded that responses will be subject to the *Freedom of Information and Protection of Privacy Act* and may be made public. If copies of the responses are requested, personal identifiers will be removed before the responses are released.

For more information contact and/or mail your comments to:

District Manager
B.C. Forest Service
1907 Ridgewood Road
RR1, S22, C27
Nelson, B.C.
V1L 5P4

Phone: (250) 825-1100
Fax: (250) 354-6290

APPENDIX A

Data Package

Description of Data Inputs and Management Assumptions

This appendix is available upon request from the following
Ministry of Forests offices.

Offices are located at:

Kootenay Lake Forest District
1907 Ridgewood Road,
Nelson, B.C.
V1L 5P4

Phone: (250) 825-1100

Nelson Forest Region
518 Lake Street
Nelson, B.C.
V1L 4C6

Phone: (250) 354-6200

Timber Supply Branch
3rd Floor - 595 Pandora Avenue
Victoria, B.C.
V8W 9C3

Phone: (250) 356-5947