

**Morice and  
Lakes  
Timber  
Supply  
Areas**

# Morice and Lakes IFPA Forestry Plan



April 6, 2006



# The Morice and Lakes TSAs Innovative Forest Practices Agreement Forestry Plan

*Prepared for:*

Morice and Lakes Timber Supply Areas  
Innovative Forest Practices Agreement



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# The Morice and Lakes TSAs Innovative Forest Practices Agreement Forestry Plan

December 19, 2002

The Board of Directors of Tweedsmuir Forest Limited and the Morice and Lakes IFPA General Manager are pleased to present the Morice and Lakes IFPA Forestry Plan to accompany the SFM Plans for the Morice and Lakes TSAs in order to meet the requirements for Innovative Forest Practices Agreements and Forest Investment Account guidelines.

**Original Signed**

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Tan Calhoun, Woods Manager, Babine Forest Products

**Original Signed**

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Mike Dunbar, Woodlands Manager, Houston Forest Products

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Bill Laforge, Tweedsmuir Director, L&M Lumber

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Jim Magowan, Woodlands Manager, Fraser Lakes Sawmills

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Tim Smith, Woodlands Manager, Canadian Forest Products

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Jim Burbee, Morice and Lakes TSAs IFPA General Manager



# The Morice and Lakes TSA Innovative Forest Practices Agreement Forestry Plan

## Approval of IFPA Forestry Plan Requirements

Subsequent to the [Forest Act of British Columbia regarding Innovative Forest Practices Agreements \(Part 4, Section 59.1\)](#), Regional Manager approval is required for an IFPA forestry plan, activities guided by the IFPA forestry plan, and any associated decisions required for adjustments to the Allowable Annual Cut (AAC) as requested by the IFPA holders.

Components of this Forestry Plan, and the associated SFM plans, contain elements which are being submitted for approval by the Regional Manager. The specific elements being submitted for approval are summarized in *Table 1* and *Table 3* of this Forestry Plan.

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The above mentioned components of the SFM plans and the Forestry Plan fulfill the requirements of the Innovative Forest Practices Agreement, and as such are approved for implementation.

### Original Signed

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Jim Snetsinger,  
Regional Manager  
Northern Interior Forest Region  
BC Ministry of Forests

date



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## 1.0 Purpose of the M&L IFPA Forestry Plan

The purpose of the SFM Plans and Morice and Lakes IFPA Forestry Plan is to meet the legislated requirements of the Forest Act for Innovative Forest Practices Agreements (identified in the [Forest Act of BC, Part 4, Division 3 section 59.1\(6\)](#)) and to guide investment in the forest landbase including Forest Investment Account (FIA) investments. This Forestry Plan is internally developed by Tweedsmuir Forest Ltd. to explicitly identify the elements necessary to meet the above needs that are not included in the publicly developed SFM Plans for the Morice TSA and the Lakes TSA. This document also identifies portions of this Forestry Plan and the SFM plans that require the approval of the BC Ministry of Forest Regional Manager. Together these sections of the SFM Plans and this Forestry Plan form the requirements for IFPA Forestry Plans as described in section 59.1 of the *Forest Act of BC*.

The M&L IFPA was awarded in 1999 and is a partnership between six regional forest licensees (Babine Forest Products Company, Canadian Forest Products Ltd, Decker Lake Forest Products Ltd, Fraser Lake Sawmills, Houston Forest Products Company, and L&M Lumber Ltd) and the BC Ministry of Forests Timber Sales Program<sup>1</sup> in both the Morice and Lakes Timber Supply Areas. The IFPA program was designed to enable licensees to explore new forest management ideas in an operational setting to enhance timber supplies, community stability and social and environmental values. The M&L IFPA program in particular is founded on the development of sustainable forest management plans for both the Morice and Lakes TSA that accommodates the range of other resource uses and interests.

Tweedsmuir Forest Ltd is a limited liability corporation formed under the *Companies Act of BC*, and is a subsidiary company of the M&L IFPA holders. Tweedsmuir is directed by a board of directors representing each of the IFPA holders and acts as the delivery mechanism for the IFPA.

### ▪ IFPA requirements and FIA guidelines

The specific IFPA requirements and FIA guidelines are summarized in *Tables 1 and 2* and furthermore, the sections of the SFM plan (and Forestry Plan) which fulfill these requirements and guidelines are also outlined in *Tables 1 and 2*.

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<sup>1</sup> Formally the Small Business Forest Enterprise Program (SBFEP)

Table 1: IFPA requirements

<a href="#">Forest Act Part 4, Division 3, Section 59.1</a>		SFM Plan / Forestry Plan reference
(6) A forestry plan		Section(s)
(a)	must contain a description of the management area where the innovative forestry practices or other activities will be carried out,	SFMP Sections 2.0 to 2.3.10
(b)	must specify the particulars of the innovative forestry practices or other activities,	<a href="#">FP Table 3</a>
(c)	must contain a description of how the innovative forestry practices or other activities will be carried out,	<a href="#">FP Table 3</a>
(d)	must contain a schedule of when the innovative forestry practices or other activities will be carried out,	<a href="#">FP Table 3</a>
(e)	must specify how the innovative forestry practices or other activities will contribute to improved productivity of the forestry resource	<a href="#">FP Section 4.1</a>
(f)	must specify how the innovative forestry practices or other activities will justify an increase in the allowable annual cut of the participant's licence or agreement referred to in subsection (2) (a)	To be specified in subsequent analyses
(g)	may include other terms and conditions that (i) the regional manager believes are necessary to effectively carry out the agreement referred to in subsection (1), and (ii) are consistent with this Act and regulations and the Forest Practices Code of British Columbia Act, and the regulations and standards made under that Act	

Table 2: Forest Investment Account linkages

SFM Plan guidelines Source: Working Paper: Developing a Sustainable Forest Management Plan - SFMP Working Group (July 2002)	SFM Plan / Forestry Plan reference
	Section(s)
Provide rationale for Forest Investment Account funding decisions.	FP Sections <a href="#">4.1</a> , <a href="#">5.0</a> & <a href="#">5.4</a>
Assist in the development of strategic landscape-level objectives.	SFMP Section 2.5.4
Create an effective link between strategic land-use objectives and operational activities through tactical strategies.	SFMP Sections 2.5.1 & 2.5.4
Support a number of international forest certification initiatives.	SFMP Sections 2.5.4.3
Enhance involvement in resource management by the public, third party interests, and First Nations.	SFMP Section 2.5.3

<p>Integrate evidence required for approval of Results Based Code Resource Development Permits (<i>now called Forest Stewardship Plans</i>)</p>	<p>SFMP Section 2.5.4.5</p>
<p>Support defined forest area management responsibilities, such as timber supply reviews and forest health provisions.</p>	<p>SFMP Sections 2.5.4 &amp; 2.5.6</p>
<p>Act as a repository for specific planning documents, such as Pest Management Plans or Silviculture Strategies</p>	<p>SFMP Sections 2.4 &amp; 3.1</p>
<p>CCFM criteria and indicators</p> <ul style="list-style-type: none"> <li>• each criteria should have one or more goals specific to the defined forest area supported by one or more indicators</li> <li>• Each indicator should be related to a target</li> </ul>	<p>SFMP Sections 4.1 (Table 6) Appendix C</p>
<p>Ongoing improvements</p> <ul style="list-style-type: none"> <li>• Address all of the criteria, indicating how each will be achieved over the longer term. Provide details of the desired future forest condition within the defined forest area.</li> <li>• Demonstrate via spatially explicit modelling, at relevant scales, the evolution of the current forest condition to the desired future forest condition. This modelling is done over a long time period, preferably 100-200 years. Provide details of the targets to be achieved, how it will be determined whether the targets have been achieved, and what steps will be taken when there is significant divergence between the target and the measured indicator.</li> <li>• Indicate knowledge gaps within the defined forest area, and develop a plan for how these gaps will be addressed.</li> </ul>	<p>SFMP Appendix C</p> <p>SFMP Appendix C</p> <p>FP <a href="#">Section 4.1</a> &amp; <a href="#">Appendix A</a></p> <p>SFMP 3.4 &amp; 3.5</p>
<p>Links to other initiatives</p> <ul style="list-style-type: none"> <li>• Sustainable Resource Management Plans and other Strategic Plans</li> <li>• Results Based Code</li> <li>• Forest Investment Account</li> <li>• Forest Management Certification</li> <li>• Timber Supply Analysis</li> <li>• Other Planning Documents (e.g. Silviculture Strategies, Pest Management Plans)</li> </ul>	<p>SFMP Sections 2.5.4 &amp; 2.5.6</p>
<p>SFM Plan Content</p> <ul style="list-style-type: none"> <li>• Introduction</li> <li>• Purpose</li> <li>• Responsible Parties</li> <li>• Defined Forest Area (DFA)</li> <li>• Strategic plans applying to the DFA</li> <li>• Public and First Nations Participation</li> <li>• Goal, Indicators and Targets <ul style="list-style-type: none"> <li>Rational for indicators and targets</li> <li>Current state of indicators</li> <li>Forecasting and expected trends of indicators</li> <li>Monitoring and evaluation procedures</li> <li>Implementation plans</li> </ul> </li> </ul>	<p>SFMP Sections 1.0 1.2 1.2.1 2.0 2.5.4 2.5.3 Appendix C</p>

## 2.0 Forest practices and other commitments subsequent to Section 59.1 of the *Forest Act*.

Innovative Forest Practice Agreements are enabled by [section 59.1 of the Forest Act of British Columbia](#) and this legislation lays out some legal requirements for holders of IFPAs. This section is intended to describe activities and practices committed to by the holders of the M&L IFPA holders in this plan.

### 2.1 Rationale for IFPA innovative practices or other activities

The rationale for commitments to forest practices or other activities is normally to support analysis assumptions used to substantiate an adjustment in harvest rate for the management unit. This could include a commitment to certain planting densities or fertilization regimen for example, or a commitment to verify management assumptions used in a timber supply analysis through operational research or data collection activities.

At this time, an Allowable Annual Cut (AAC) adjustment is not requested. This version of the SFM Plan is based upon status quo management. The projects listed in Table 3 are being done to support a sustainable allowable cut request in the future. Annual work plans will be developed by the Technical committee to prioritize and schedule projects in [Table 8](#). Once subsequent analyses are complete, a sustainable allowable cut adjustment request is anticipated. Practices and other commitments to support such a request will be included in this section of subsequent Forestry Plans.

Table 3: Summary of IFPA activities / schedule of activity

Project number	Project Name	Schedule of Activity				
		2003/04	2004/05	2005/06	2006/07	2007/08
131.01	<a href="#">Communications program</a>	x	x	x	x	x
211.01	<a href="#">SFM Plan Public Processes</a>	x	x	x	x	x
300	<a href="#">Forest Productivity Projects (Table 8)</a>	x	x	x	x	x
400	<a href="#">Ecosystem Projects (Table 8)</a>	x	x	x	x	x
511.01	<a href="#">SFM Plan Development</a>	x	x	x		
511.02	<a href="#">Landscape Strategies</a>	x	x	x	x	x
proposed	<a href="#">SFM Plan Monitoring and Reporting Standard Operating Procedures</a>	x	x	x	x	x
521.02	<a href="#">Local Social Indicator Development</a>	x				
531.01	<a href="#">Indicator Monitoring Protocol</a>	x	x	x	x	x
532.03	<a href="#">Data Sharing Network</a>	x	x	x	x	x
541.01	<a href="#">Regional Economic Model</a>	x				
542.01 (proposed)	<a href="#">Mountain Pine Beetle Management DSS Tools</a>	x				

### 3.0 IFPA Continual Improvement projects/activities

The management structure of the IFPA is described in section 2.5.1 of the main SFM plan document. The IFPA Technical Committee assumes the role of guiding SFM Plan and Forestry Plan objectives and strategies and supporting activities, and Tweedsmuir Forest Ltd. undertakes work required to support the Technical Committee decisions. The Technical Committee is also supported by sub committees including the Forest Productivity Technical Advisory Committee (TAC), the Ecosystem TAC and the Implementation Team (see *Figure 1*).

The technical committee, together with its sub committees, develops annual work plans for the purpose of supporting SFM Plan development and continual improvement. There are four program areas in Tweedsmuir work plans; Community and First Nation Involvement, Forest Productivity, Ecosystem Function, and Adaptive Management Systems. For the public involvement and adaptive management programs the Technical Committee acts directly in an advisory role to Tweedsmuir Forest Ltd. For the more specialized programs areas, TACs are utilized to design sub-programs and advise on project suitability.

The challenge for these groups is to effectively link program needs back to supporting projects in the annual work plan such that investments can be made to directly enhance development and improvement of SFM plans, the scientific rigor or underlying knowledge upon which plans are based, delivery capability, and, ultimately, resource management results.

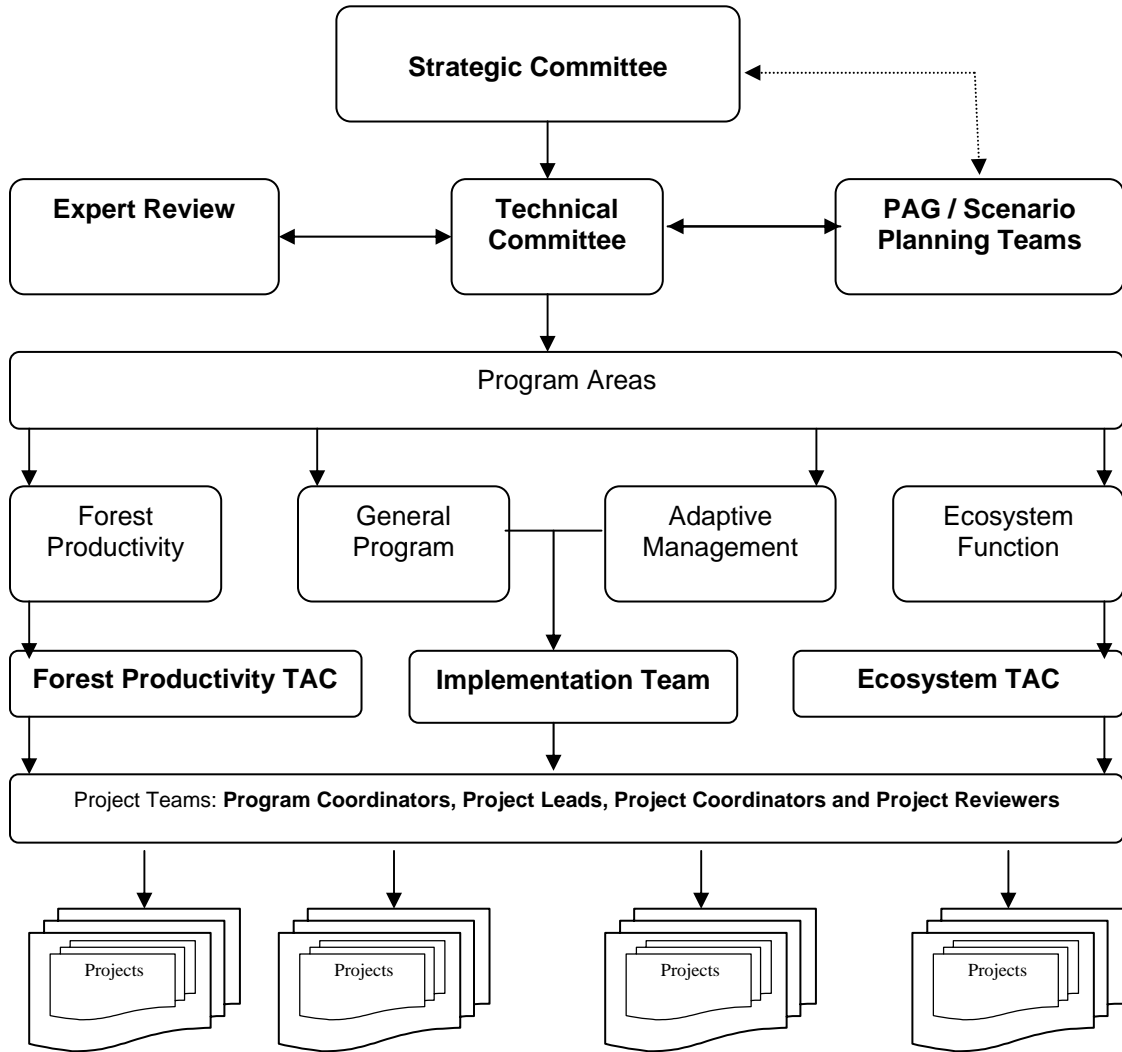


Figure 1: M&L IFPA program planning structure

### 3.1 Rationale for IFPA continual improvement projects and activities

#### 3.1.1 Community and First Nation Involvement

The IFPA Strategic Committee has the fundamental goal for Community and First Nation Involvement to *develop socially acceptable plans and practices*. To support this goal three overarching objectives are defined in *Table 4*.

*Table 4: Strategic Objectives to develop socially acceptable plans and practices*

<b>Strategic Objectives</b>	<b>Performance Measures</b>	<b>Performance Targets</b>
<b>1.</b> Effectively involve local people in scenario planning processes to develop sustainable forest management plans for the Morice & Lakes TSAs.	<ul style="list-style-type: none"> <li>▪ Transparent &amp; inclusive process for resource management planning</li> <li>▪ Shared decision making for SFM plans</li> <li>▪ Communication program</li> </ul>	<ul style="list-style-type: none"> <li>▪ Third party review of CNFI with participant interviews</li> <li>▪ Established terms of reference for decision making</li> <li>▪ Developed and implemented</li> </ul>
<b>2.</b> Involve First Nations in resource management planning and decision making	<ul style="list-style-type: none"> <li>▪ First Nation awareness of opportunities for involvement</li> <li>▪ # First Nation participation in IFPA activities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Documentation, observations, interviews</li> <li>▪ One First Nation per TSA by year end 2003</li> </ul>
<b>3.</b> Create and maintain sustainable forest based jobs	<ul style="list-style-type: none"> <li>▪ Employment (# full time direct jobs)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Maintain or enhance # direct jobs based upon 1999 levels</li> <li>▪ Maintain or enhance 1999 level of direct local employment</li> </ul>

During the developmental stages of SFM Plans, the first two IFPA strategic objectives take priority in assigning program resources within this area. As the SFM Plan is intended to be the road map for the IFPA program, and public involvement is an essential element of SFM planning, this program area is given top priority in work plan development. Individual projects are evaluated based upon their contribution to development and support of SFM Plans.

### 3.1.2 Forest Productivity

The M&L IFPA Strategic Committee has the fundamental goal for the Forest Productivity Program to *enhance the basic drivers of timber supply*. To support this goal two overarching objectives are defined in *Table 5*.

*Table 5: Strategic Objectives to Enhance the Basics Drivers of Timber Supply*

Strategic Objective	Performance Measures	Performance Targets
4. Increase site productivity on productive forest land base	m <sup>3</sup> /ha/year	Increase MAI of the TSR II managed THLB 30% by 2020
5. Maintain or increase the area of timber harvesting land base	Hectares	Maintain minimum THLB at 2003 SFM Plan level over the long term

The initial Forest Productivity Program was established as an extension of the [Babine Forest Products EFMP](#) project in the Lakes TSA. This project tested a number of opportunities to enhance forest productivity as measured by Mean Annual Increment (MAI), and this performance measure is carried on in the M&L IFPA as shown in the above table. Babine Forest Products has recently published a [Management Strategies Report](#) based upon results of the pilot program projects. This report indicates a number of initiatives with the potential to provide a substantial increase in MAI:

- Improved vegetation inventory information;
- Visual landscape inventory;
- Growth & yield studies;
- Intensive forestry activities,
- Improved utilization standards, harvest & silviculture systems.

These EFMP strategies and opportunities are primary considerations for all IFPA holders and are a fundamental part of the rationale for evaluating forest productivity investments across the balance of the Morice and Lakes TSAs.

To further develop these IFPA strategic objectives, Tweedsmuir Forest Ltd undertook a review of strategic opportunities within the M&L IFPA as an early continual improvement activity. J. S. Thrower and Associates was commissioned to provide a [situation analysis report](#) summarizing forest productivity issues and opportunities including recommendations for consideration by the Technical Committee. This report can be referenced in its entirety on the M&L IFPA website ([www.moricelakes-ifpa.com](http://www.moricelakes-ifpa.com)).

The report recommends that a Growth and Yield Strategic Plan and supporting operational plans be developed based upon the current and evolving forest circumstances in the M&L IFPA. Of key importance are the mountain pine beetle epidemic impacts upon timber supply and habitat availability, silviculture regimes to alleviate a mid-term fall down in timber supply, and information to better examine forest management options for a range of forest values. The report nests recommendations for substantive Growth and Yield projects under the following program components:

- Program infrastructure
- Data capture and management
- Inventory support and interface
- Silviculture support and interface
- Site productivity
- Yield projection
- Habitat modeling
- Strategic issues modeling

The Forest Productivity TAC has reviewed the report's growth and yield recommendations along with the higher level strategic committee recommendations and has developed a five year program for inclusion in Tweedsmuir annual work plans. These projects are consistent with the strategies outlined from both sources, and have been assessed for their contribution to SFM Plan objectives.

In addition, the committee believes these projects fully meet the spirit and intent of Forest Investment Account (FIA) funding and they have been considered in the context of published information on FIA eligible activities. The fundamental requirement of the IFPA is that projects proposed in the work plan support scenario planning and the basic forest productivity objectives of the IFPA. The technical committee believes that the proposed projects will lead to improved timber growth or understanding of timber growth, improved inventory required for better forecasting, strategic planning and monitoring, and higher revenues and greater employment. These projects provide the current foundation for continual improvement within this program area.

### 3.1.3 Ecosystem Functions

The IFPA Strategic Committee has the fundamental goal for Adaptive Management Systems to *maintain environmental values*. To support this goal two overarching objectives are defined in *Table 6*.

*Table 6: Strategic Objectives to maintain environmental values*

Strategic Objective	Performance Measures	Performance Targets
6. To sustain quality and quantity of terrestrial and aquatic ecosystems	Adopt, adapt, develop tools to assess habitat supply and habitat quality for selected ecosystems and species	Habitat supply analyses and indices of biological integrity
7. To maintain ecosystem process and functions	Adopt, adapt, develop tools to implement ecosystem-based management	Inventories, assessments, frameworks and tools to support ecosystem based management

The Ecosystem Productivity Sub-group (Ecosystem sub-group) of the M&L IFPA Technical Committee is tasked with providing technical guidance related to ecosystem management, biodiversity and natural resources (e.g. fish and wildlife habitat, watersheds) in the development of Sustainable Forest Management (SFM) Plans. A critical function of the Ecosystem Sub-group is ensuring that continual improvement projects support the development of SFM Plans by reflecting the inventory requirements and analysis needs identified during scenario planning for values associated with ecosystem management, biodiversity, wildlife habitat, fish habitat, and watersheds.

At the strategic level, the Ecosystem sub-group, in conjunction with the Scenario Planning Teams (SPTs), has identified a conceptual framework for ecosystem management to support the IFPA strategic goals of determining the forest harvesting land base and increasing forest productivity: This conceptual framework adopts a multi-scale coarse and fine filter approach to ecosystem management. The coarse and fine filter approach relies on the management of structure, composition and pattern as a proxy for ecosystem process and function. The approach has been well documented in the literature related to ecosystem management, and is embodied in the [Biodiversity Guidebook](#) (1995) of the Forest Practices Code.

The coarse filter identifies a suite of attributes (structural, compositional and pattern), referred to as “habitat elements”, at a range of scales (site to stand to landscape) that are presumed to provide for the requirements of a range of ecological (terrestrial and aquatic) processes and functions that contribute to values such as wildlife habitat and aquatic health. The needs of all species (floral and faunal) on the land base are assumed to be met through the establishment of objectives and targets for these coarse filter indicators.

The fine filter involves the selection of a small group of individual species or ecosystems that are not anticipated to be captured by the coarse filter, or are species at risk or of particular management concern (e.g. rare, socio-economically significant). The habitat requirements of these fine filter species are presumed to require specific management attention.

Within the M&L IFPA, the coarse filter approach is applied across a range of scales using the following habitat elements: disturbance rate, seral stage distribution, patch size distribution / interior forest, habitat connectivity / fragmentation, tree species composition, road density, watershed hydrologic condition, riparian areas, instream riparian condition, non-forest communities, snags, large live trees, broad-leaf deciduous trees, coarse woody debris, and mature shrub communities. These habitat elements are more clearly defined as measurable indicators for which inventory can be compiled, management targets set, and management strategies developed. Data are obtained from a variety of mapped sources, data analyses and monitoring inventories during the IFPA process. The uncertainty of the inventory data, data analysis techniques (e.g. connectivity indices, habitat attribute and supply modeling, etc.), and monitoring tools, requires that continual improvement projects be undertaken to improve them.

The fine filter wildlife species that were identified as requiring explicit management strategies during the IFPA planning process include species that are thought to be dependent on specific forest attributes, have status as red or blue listed species (endangered or threatened), or have economic importance. The number of species identified as potential fine filter candidates exceeded the time and resources available for this version of the SFM Plan. A sub-set of seven (7) species was selected for fine filtering modelling: northern woodland caribou, grizzly bear, northern goshawk, mountain goat, fisher, marten, moose, and mule deer. It is anticipated that more species could be added in future iterations of the plan. For these species, habitat suitability models have been developed which spatially identify important seasonal habitats through the interpretation of available inventory data sets such as PEM. By analyzing the results of the IFPA modeling scenarios overtime, habitat supply analyses can be completed, showing how a species' habitat will change through time and under differing management scenarios. As with the coarse filter indicators, the fine filter species habitat suitability models have variables, relationships and assumptions that need to be tested, validated and refined through a continual improvement process. The identification, distribution and abundance of rare ecosystems and habitats are also considered in the fine filter, with management strategies required to address their conservation.

Continual improvement projects for the SFM Plan and the M&L IFPA have been suggested by the Ecosystem sub-group to support the conceptual framework for ecosystem management described above. Improvements in inventory data, modeling assumptions and resultant management targets and strategies used in the SFM and IFPA processes are required. Monitoring strategies are required to assess the performance of the coarse and fine filter elements. The range of projects that could provide this improved data, analytical methods, and management or monitoring strategies are evaluated against the Forest Investment Account (FIA) eligibility criteria, timeframes and available budgets. In developing a long-term investment strategy for continual improvement, the members of the Ecosystem sub-group have obtained feedback from the members of the IFPA, government resource agencies, the scenario planning teams and the technical committee.

### 3.1.4 Adaptive Management Systems

The IFPA Strategic Committee has the fundamental goal for Adaptive Management Systems to *implement approaches, affect policy and transfer learning*. To support this goal four overarching objectives are defined in *Table 7* below.

*Table 7: Strategic Objectives to implement approaches affect policy and transfer learning*

Strategic Objective	Performance Measures	Performance Targets
8. Influence policy changes	Government policy, company policy	<ul style="list-style-type: none"> <li>▪ Input adopted into policy and practice by resource management bodies</li> </ul>
9. Incorporate new information and knowledge into practice through continual improvement	Management systems, tools, knowledge, management approaches	<ul style="list-style-type: none"> <li>▪ Continual improvement of knowledge and information</li> </ul>
10. Transfer new knowledge and information to others	Technical transfer program	<ul style="list-style-type: none"> <li>▪ Technical transfer program developed and implemented</li> </ul>
11. Forest management will be demonstrably moving toward sustainability (i.e. meeting eligibility standards for international sustainability certification)	<a href="#">CSA standard CAN/CSA SFM Z-809</a>	<ul style="list-style-type: none"> <li>▪ SFM Plan is certifiable to CSA standards</li> <li>▪ Continual improvement of management results</li> </ul>

During the developmental stages of SFM Plans, the dominant IFPA strategic objective overall is number nine, “*incorporating new information and knowledge into practice through continual improvement*”. This objective includes the information gathering to define current status of SFM indicators and to enable analysis and forecasting of those indicators, the scenario analyses, and the actual SFM Plan development. Individual projects are evaluated based upon their contribution to development, implementation and support of SFM Plans. The technical transfer program and certification are given next priority in that they directly support the main objective.

### 3.2 M&L IFPA Continual Improvement Project Summary

Based upon the above M&L IFPA program rationales, ***Error! Reference source not found.*** summarizes the current and proposed projects/activities to support the strategic directions of the various program areas. For each project listed, a detailed program description sheet is contained in [Appendix A](#).

**NB: Tables functionally replaced by the annually updated Forest Investment Account – Land Based Investment Program –document; Tweedsmuir Forest Ltd, Land Based Investment Rationale [FIA Posted LBIR](#).**