

2010 MASTER PLAN UPDATE

BACKGROUND

The Master Plan for the ski area and the base of Jumbo Glacier Resort has evolved over time, starting with a conceptual plan presented under the Commercial Alpine Ski Policy (CASP) with the Formal Proposal in 1991. A revised plan was presented for the Proposal Call of 1993, and the first formal Master Plan presented in 1995 in response to the Interim Agreement of 1993 and the result of the planning and the public input of the East Kootenay CORE Table planning and land use decision making process concluded in 2004.

The project was then transitioned from the CASP process into the Environmental Assessment Act (EA) process, nominally at Stage II of the process, with the 1995 Master Plan as the base line study complying with the requirements for Stage I. During the EA process the Master Plan was further developed and modified with a number of changes and a major reduction of Controlled Recreation Area and resort base size, and it was finally resubmitted in 2003 as part of the Project Report, which was approved in 2004 with the EA Certificate.

Following resumption of the CASP process the 2003 Master Plan was resubmitted in 2005. During the CASP public process the Master Plan was reviewed and slightly updated again, and resubmitted and approved in 2007.

2010 MASTER PLAN

In the expectation of the Master Development Agreement and of a project construction start the Master Plan has been reviewed from a technical point of view, and updated and refined. It has been resubmitted with this appendix for inclusion with the Master Development Agreement.

The most important aspects of this work have been:

1. A review of the ski area phasing having in mind the CODA experience and the opportunity to start summer skiing on Farnham Glacier in Phase One of the project, improving the overnight accommodation and services with the addition of overnight accommodation to a lodge on the moraine of Farnham Glacier, to replace the tent structures and the incomplete facilities of the CODA camp.
2. A review of the overall ski area having in mind ski lift lines and ski in and ski out opportunities. This brought the project team to introduce the optional installation of some additional lifts, which might be simple people movers.
3. A complete review of the resort internal roads layout, parking arrangements, snow management and conceptual building layout based on new one meter survey information, leading to a more efficient layout, a slightly more compact design and a slight rearrangement of phasing. This work has brought about an additional reduction of the design footprint of the resort.

The updated drawings are attached.