



Resort Master Plan

Community Alpine Ski Resorts – Type I

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Guidance for Preparing a Master Plan (Type 1 Alpine Ski Resort)

The Purpose of the Master Plan

This guidance document is intended for Type 1 Alpine Ski resorts as defined in the Commercial Alpine Ski Policy. Type 1 Alpine Ski Resort means a minor operation serving a community need for day use skiing facilities. It contains no commercial overnight accommodation. With an approved Master Plan the small ski hill may be able to obtain an Operating Agreement, providing a secure tenure for a 30 year term. The Master Plan is a business tool that describes your operation as it relates to the use of Crown Land. Its purpose is to:

- Detail your operation.
- Act as a resource document to be used by Ministry of Forests, Lands and Natural Resource Operations Resort Development Branch (RDB) to evaluate and adjudicate your application for use of Crown land.
- Become part of your tenure documentation, once approval is granted, to describe your commitment with government as to how you can use Crown land.
- Act as a resource document for the public, agencies, First Nations and other interested parties.
- It can also be used for other purposes such as providing background when seeking financial assistance.

The Master Plan contains the following sections and you are required to provide sufficient details within each section:

- Section 1: Description of Your Existing Operation.
- Section 2: Overview of proposed expansion: This section is used if you are planning an expansion to your existing operations. The review of your proposal will be based on information provided here.
- Section 3: Overlap with Environmental & Cultural Values – identifies all potential environmental issues (e.g. wildlife and fisheries impacts, water quality and impacts on soils, timber and vegetation), concerns with First Nations values and details how those values are to be protected or maintained.
- Section 4: Overlap with Other Resource Interests – identifies any existing resource or land use interests in the area (i.e. forestry, mining, ranching, trapping, guide outfitter, commercial recreation use and public recreational use), explains how your operation would affect those interests, and details ways to mitigate potential impacts.

How to Use This Template

This template has been designed so that you can download the Word file and complete each section directly onto the electronic file. *Instructions are provided in blue text.*

Once you have obtained all the information and prepared your plan you can then send an electronic version and a paper copy of your Master Plan to the Ministry of Forests, Lands and Natural Resource Operations for an initial review, prior to making application to Front Counter BC.

The following are some helpful hints to help you use this template:

- The four main sections are divided into subsections. The *blue text* tells you how to complete each section.
- Once you have obtained the information you can then type it directly into the subsection. You can then delete the *blue text*.
- In several cases you will be required to complete tables to provide specific information about your activities, facilities and services that you are offering or proposing to offer on Crown land. The intent here is to again make it easier for you to provide all of the required information.
- You do not need to provide lengthy text; bulleted text that is concise and clearly explains the various aspects of your operation in detail is preferred. This will enable the reviewer to understand your current and/or proposed operation. It will also help in the referral process.

- Whenever you are referring to a mapped area or specific site, cross reference this to your maps using the map reference codes.

As an existing operator you know your business best and therefore with the use of this template and access to various websites you should be able to complete the Master Plan on your own or with limited input from a Professional.

Mapping Requirements

Accurate mapping is important. It will be used to locate and define the exact areas of Crown land you are applying for. It will indicate where you are conducting your activities and provide the location of all structures, improvements or facilities. There are two levels of mapping required:

1. General Location Map – a general location map showing the general location of the proposed operating area. Scale of 1:250 000 or 1:50 000.
2. Site plan map – 1:10 000 or 1:20 000 depending on the size of the area and the level of detail required. The map should show the existing license of occupation area as well as the proposed expansion area.

NOTE: All maps must have a north arrow, legend, area table and a scale.

Site Plan Maps

The first step in preparing your submission is to create a map or maps that document all crown land you currently use or are proposing to use to conduct your activities. The map(s) will locate and define the exact areas of Crown Land that you are applying for. The map(s) will consist of one or more polygons representing the areas where you take your clients. These polygons may not be connected depending on your operation. Each polygon is given a unique label based on its use. This label is used to cross reference the mapped information with the text and table information provided in the Master Plan.

Obtain maps of a suitable scale (1:10 000 or 20 000) to use as your Site Plan Maps. Acceptable mapping products include National Topographic System (NTS) or Terrain Resource Inventory Mapping (TRIM) maps. Please look under *Maps* in your Yellow Pages for local map sale outlets or digital mapping services. If you have difficulties obtaining maps, contact the RDB for assistance. The preferred format for your application shape is digital form (i.e. shape file or dxf). Maps must be also be submitted in PDF format.

You are then required to include the following information on the Site Plan Maps:

- The base mapping for the Site Plan Map should show all streams, waterbodies, contours, timbertype information and any other geographic features. Any other geographic features that would be important to the accurate description of the crown land you are proposing to use.
- Indicate in color, the roads/trails/runs or other linear corridors where your recreation activities take place or are proposed. These are shown as lines on the map and the different colors represent the type of activities.
- Indicate in color the areas of use where more free-ranging activities take place (e.g. mountain biking, glading, dispersed mountaineering or alpine skiing areas). These are shown as polygons on the map.
- Delineate any infrastructure on the ski hill (e.g. T-bars, lift lines, rope and hand tows, Day lodge, maintenance facilities and parking lots.)
- A portion of your areas of use may overlap with land that is referenced as private. If it is, you need to redefine your areas of use as the Operating Agreement only applies to use on Crown land.
- The lines, polygons and points described above define your areas of use on Crown land. This would determine the tenure area should your application be approved.

Helpful Hints

- *Be realistic in defining your Site Plan Map; do not just draw a circle around general areas. If the area is large (and incorporates areas you do not need) you increase the potential for overlap with other uses and*

environmental values. This has the potential to slow the review process down and to increase potential for conflicts on land, which is not of use to you.

General Location Map

The General Location Map is derived from the Site Plan maps. This map should be at a scale of 1:250,000 or 1:50,000 that illustrates the location of the application area. This map should also include the access roads that you and your clients use as well as any major water courses, district lots and other major landmarks which can be used as reference points. The map should include a scale and north arrow. If applicable this map should also locate any environmentally sensitive areas, or other known interests or values. This data is for information only and would not necessarily form part of the tenure area

TEMPLATE

Executive Summary

Introduction

The production of the Purden Ski Village Master Plan (2014) has been a collaborative endeavor amongst Purden Ski Village owners/management personnel and staff of the Ministry of Forests, Lands and Natural Resource Operations, Mountain Resorts Branch (MRB). As there is no new development proposed as part of the plan, it focuses on existing features. Purden Ski Village has proposed expansion in past plans, but currently, those plans are indefinitely suspended. In the interim, operation will continue to focus on maintaining the current mountain experience, which is affordable, relaxed and family-oriented.

Purden Ski Village is also known for its colony of recreational lease lots. Most lots are inclusive of seasonal dwellings, and predictably, seasonal residents are regulars on the slopes. Although these lots have traditionally existed within the Controlled Recreation Area (CRA), the current direction is to separate them from the CRA to define rights and responsibilities of both the resort operator and the recreational lease holders, and minimize liability to respective parties.

Project Vision

The MP update will outline existing improvements at Purden Ski Village, which support the ski area's operational and financial viability, ultimately contributing to social and economic values for the community and surrounding area. This Master Plan and the information contained herein will inform the process associated with establishing a new 30 year Operating Agreement (OA) with the Province of British Columbia, ensuring that the ski area is in compliance with applicable provincial policy.

General Overview of Business

Purden Ski Village has had an Operating Agreement with the Province of British Columbia since 1992. The initial agreement was for a 20 year term, and in 2012 was amended to expire in Nov 30 of 2014. For some 20+ years prior to the OA, the ski hill existed under a license of occupation for Alpine Ski purposes.

The ski village strives to provide an affordable, family-oriented snowsport experience within the Prince George/Fraser-Fort George area, while also catering to the residents that hold recreational leases at the village.

Key Areas of Concern

There are no major outstanding areas of concern at Purden Ski Village. Attention will be directed to the multitude of unnecessary tenures that exist over ski runs and previously proposed runs and improvements. Preliminarily, the following adjustments appear to be necessary:

- Delete License of Occupation (file # 7406934) for ski run purposes, currently over select runs in the eastern portion of the CRA, as the new OA will be inclusive of a blanket license that will render this tenure redundant.

- Delete Right of Way (file # 7407760) over proposed runs in the western portion of the CRA. Aside from the proposal for these runs being suspended, the tenure type is not required for ski run development. In the event the proposed runs are sought to be developed, the blanket license granted with the new OA will enable the operator to develop the new runs, pending submission of a Master Plan update and approval of the plan by the appropriate provincial agency.
- Delete License of Occupation (file # 7406592) for ski run purposes, over runs in the central/south portion of the CRA, as the new OA will be inclusive of a blanket license that will render this tenure redundant.
- Amend the CRA boundary to exclude the recreational lease lots currently within the CRA
- Since the day lodge and other improvements integral to the operation of the resort are on lands held in fee simple, the new OA should be inclusive of wording which provides the Province a first right of refusal to purchase this property should the developer decide to sell.

Section 1: Description of Existing Operation

1.0 General Description of Existing Ski Resort

The ski area is situated on Highway 16, approximately 60 km east of the Prince George, BC, with the exit being a right just past the Purden Lake restaurant (on the left coming from Prince George). See appendices 1 & 2.

Purden Ski Village is not connected to a large-scale power supply infrastructure network, but rather, is “off-grid”. A diesel generator powers the lifts and day lodge. There are currently no plans to connect the ski area to a utility company grid, as power transmission lines terminate a considerable distance west of Purden Lake on hwy 16.

Staff requirements vary seasonally. Although the owners/management are able to adequately address off-season duties, more staff are required during the operational season. An average of 5 liftees are normally on staff in addition to a group of volunteers who are dedicated to ski patrol. Additionally, there are generally 2 restaurant cooks, one maintenance person, and a staff dedicated to book-keeping, finance and ticket sales.

1.1 Description of Experience/Activities Being Offered

Purden Ski Village has a vertical of 335m, with the highest elevation accessed by lift being 1311m asl. The day lodge sits at 975m asl and the top of the Baker Creek chair is at 1280m asl.

Of the total CRA area, 20% of terrain is classified as beginner/novice, 55% of terrain is intermediate, and 25% of terrain is classified advanced/expert. Alpine activities include skiing, snowboarding and telemark skiing. Lessons can be arranged. The hill has no Nordic ski facilities at this time. See appendix 3.

The ski area receives an average of 400cm of snow annually, which allows the typical season to run mid-December to late March/early April. Average temperatures range from -10°C in December to -1°C in April. Prior to Christmas holidays, the ski area is open on weekends only. Upon arrival of the winter holiday season, the ski area is open daily. After winter holidays, the ski area is open weekends, most Fridays, and holidays.

1.2 Base Operation and Improvements

The base area improvements consist of a day lodge containing a licensed restaurant and rental shop. Additionally, a generator building, maintenance facility, and fuel storage are found on site. There is parking adjacent to the day lodge for approximately 100 vehicles. These improvements are all encapsulated on Crown granted lands now held in fee simple by the resort operator.

The hill has no Nordic ski facilities at this time, and none are currently planned to be developed.

Lifts run from 9:30 am until 3:30 pm on all operational days

1.3 Mountain Operation and Improvements

Mountain oriented improvements include one T-Bar, two chairlifts, a ski patrol/first aid hut, and 24 alpine runs.

- T-bar has 30 Tees, and is covered under a statutory Right-of-Way (file # 0336113)
- Yellow chair is a double with 106 chairs (file # 0336113)
- Baker Creek chair is a double with 150 chairs (file # 7406933)
- 24 Mountain runs are classified as 5 easy/novice, 13 intermediate, 6 advanced/expert

See Appendices 3 & 4

1.4 Recreational Lease lots

There are currently 42 recreational leases within the Controlled Recreation Area (CRA). With the exception of one which is utilized as staff accommodation, these leases are all independently held by individuals not affiliated with the ski area. See appendix 4.

The lease lots are not serviced with either treated well water nor power generated at the base area.

1.5 Access

Clientele are almost exclusively travelling from Prince George, which is 60 km west of the turnoff to Purden Ski Village. From the turnoff on Hwy 16, it is approximately 3.2 km to the day lodge.

Infrequently, clientele may be arriving from elsewhere south of Purden Lake. McBride is 145 km south of Purden Lake on Hwy 16. In winter conditions, travel time to McBride may approach 2 hours.

1.6 Servicing

Sewer:

Sewer utility is provided to the base area through a septic tank & field which are pumped annually.

Recreational lot lessees are responsible to maintain their own septic/sewer arrangements.

Water Supply:

Water is provided to the base area from a surface well. The water is treated by a UV process and is periodically sampled by the Northern Health Authority for potability and to ensure compliance with drinking water standards.

Recreational lot lessees are responsible for their own arrangements to procure potable water.

Electrical:

Electricity for the base area is produced by a diesel generator and distributed over a small network to various points/outlets in base area buildings.

The diesel generation system does not supply power to any of the recreational lease lots.

1.7 Resort Capacity and Skier Visits

Annual skier visits can range from 5,000 to 12,000 annually, but likely average close to 10,000/year.

Section 2: Overlap with Environmental & Cultural Values

2.1 Fish Values

There are 4 small streams with reaches within the CRA. The provincial issue “Fish Wizard” fish and sensitive habitat mapping application was queried to determine if any of the reaches were known for fish presence or sensitive habitat. Although the streams are all tributaries to Purden Lake, which is known to support Burbot (*Lota lota*), Rainbow Trout (*Oncorhynchus mykiss*), Chinook Salmon (*Oncorhynchus tshawytscha*), Mountain Whitefish (*Prosopium williamsoni*), Longnose Dace (*Rhinichthys cataractae*), Longnose Sucker (*Catostomus catostomus*), and unidentified sculpin species (*Cottus sp.*), the streams are not specifically known to support fish, and the reaches within the CRA are likely ephemeral in nature as they appear to be first order streams. See appendix 5.

2.2 Wildlife Values

Purden Mountain Ski Village is habitat for an array of terrestrial and aquatic organisms, with species occupying various ecological niches and roles in the food web potentially living or transitioning through the area. Amongst the more common to catch the eye of visitors might be various rodents, coyotes, rabbits/hares, wolves, moose and black bears. The biogeoclimatic subzones within the CRA area are the ICHwk4 (Interior Cedar Hemlock wet cool variant) at lower elevations, with the upper elevations being comprised of ESSFwk1 (Englemann Spruce/Subalpine Fir wet cool variant). The area is moderate value grizzly bear habitat, but densities are relatively low and occurrences within the CRA are rare. According to information retrieved from the BC Conservation Data Center online data, no endangered, threatened, regionally or provincially significant organisms, ecosystems or habitat occurs within the CRA.

Because the operating season at the ski area is confined to winter months, regular candidate wildlife for human-wildlife conflicts are generally absent from the area in seasons of use. The owners/management will continue to follow best management practices for minimizing potential conflict or impacts to area wildlife

2.3 Water Values

Although 4 small streams do bisect various portions of the CRA, none are affiliated with points of diversion for domestic water licenses, registered well sites, community watersheds, or water reserves.

The owners/management will continue to abide by best practices for minimizing the introduction of sediments into watercourses within the CRA and/or minimize downstream impacts.

As there is no new construction of runs or other improvements proposed, no sediment control planning has been supplied. This planning will be included with any amendments that would follow this plan should new development be contemplated. See appendix 5.

2.4 First Nations

The Purden Ski Village CRA falls within the asserted traditional territory of the Lheidli-T'enneh First Nation, and the proponent and the MRB recognize the duty to consult with First Nations which potentially stand to be impacted by resort development.

The owners/management of Purden Ski Village have not preliminarily contacted representatives of the Lheidli-T'enneh First Nation. As consultation was reliant on the completion of an MP, outreach prior to its completion may have been premature, particularly given that the scope of proposed changes is insignificant. As such, new and novel impacts to any First Nations' impacts are expected to be negligible.

It should be noted that the CRA is within a Treaty Statement of Intent boundary and within a Forest Tenure Opportunity Agreement for Lheidli-T'enneh First Nation

The CRA is within the boundary for the Lheidli-T'enneh First Nation Traditional Use Study, but no points, lines or polygons were identified within the CRA

There are no registered archaeological sites within the CRA boundary. The closest registered site is FIRj-1, which is approximately 16.5km away (straight line distance). See appendix 6.

Section 3: Overlap with Existing Uses

3.1 Mineral Tenure

The Purden Ski Village CRA is almost entirely overlapped by a mineral, Pacer, and Coal mining reserve (332178). There appears to be a minor discrepancy between the boundary of the reserve and that of the CRA. It is unclear whether this is a mapping issue or whether the shape of the reserve is in fact misaligned. MRB staff have indicated they will investigate the issue and determine whether subsequent rectification is necessary. See appendix 7.

3.2 Timber Tenure & Forest Use

- Provincial Forest/RTAA

The resort CRA is currently within the Purden Provincial Forest. On a province-wide basis, the MRB has been and is actively deleting Provincial Forest Lands which lie within ski area CRAs, so that those lands may be managed under the *Resort Timber Administration Act (RTAA)*. This act is intended to ensure congruence between ski area objectives and land-use decisions related to forest management. related Deletion of Purden Ski Village CRA lands from the Provincial Forest is pending at this time.

- Range Tenure

No range tenures overlap the CRA.

- Old Growth Management Area (OGMA)

No OGMA exists within the CRA.

- Occupant License to Cut (OLTC)

OLTC #L40192 is active within the CRA, and is, based on the common shape that it shares with proposed runs, presumably issued for the purposes of developing those ski runs. The development of these ski runs was approved under a previous MP and they are being developed (cut) gradually and as the market will allow.

- Wildfire Planning

Over the last two decades there have been 6 historical wildfire incident locations, both in and adjacent to the CRA, originating from a combination of natural and human causes. Given that a “cabin colony” exists at/near the base village facilities, and thus, cabins may be occupied at various times of year (notably during seasons of extreme wildfire risk), there would appear to be inherently more potential for human caused wildfire than at ski areas where use is confined to winter or winter and another season of high use where ski area patrons and staff are routinely present.

The nature of the tenures and their (individual and separate) ownership creates a difficult environment in which to manage activities and approaches as they relate to Wildfire prevention and/or safety, as the ski area cannot impose any responsibilities, costs or liabilities on the recreational lease holders. In this regard, provincial education initiatives/campaigns for wildfire prevention are likely the most effective mechanism for risk mitigation.

In managing its own wildfire safety and prevention, the Purden Ski Village will incorporate “Firesmart” principles where/when determined necessary and/or potentially effective. See appendix 8.

3.3 Land Use Planning, Local or Regional Zoning Requirements

Purden Ski Village is within the Willow River Valley Land Unit #(27) of the Prince George Land and Resource Management Plan (PGLRMP), which includes several directed management objectives for: Grizzly bears, Marten, Moose, Elk, Deer, Douglas-fir, forestry, Agriculture and Recreation. The CRA falls entirely within the “Enhanced Resource Management” zoning designation. See appendix 9.

3.4 Commercial Recreation Tenure, Trapline & Guide Outfitter Territories

The Purden Ski Village CRA is within the area issued under trapline TR0707T004. The proponent and the Trapline holder should initiate communication to ensure that trapping activity is either limited to the area external to the CRA, occurs outside of the resort’s operating season, or whatever arrangement will be sufficient to ensure safety of resort patrons and staff. See appendix 10.

The CRA falls entirely within Guide Outfitter Area #700617, registered to Scott Pichette. Historically, there have not been conflicts with hunting or trapping as the main areas and seasons of use for the activities has not conflicted with the ski area’s operating season.

There are no commercial recreation tenures overlapping the CRA.

3.5 Public Recreational Use

Public recreation use in the CRA appears to be largely limited to lift-based alpine skiing in winter. Recreational lease lot holders may occasionally hike the ski runs outside of the operational season, but non-winter use of the area appears to be limited.

Appendix A - Hazards and Safety Plan

From a safety and liability perspective you are required to have a Hazards and Safety Plan that meets or exceeds Workers Compensation Board and approved industry standards. Please note that you meet this requirement by checking off the appropriate box below and signing.

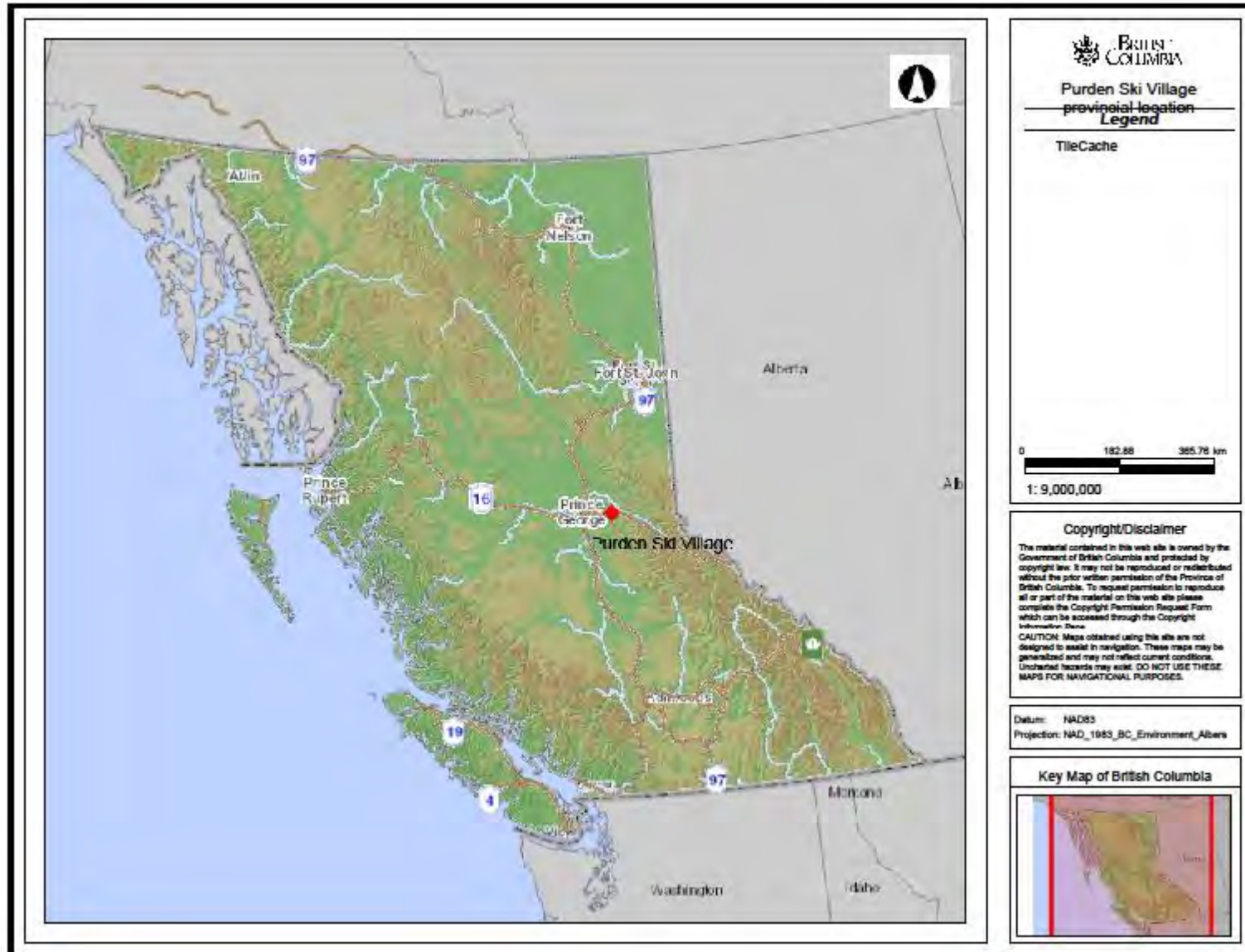
I certify that I have prepared Hazards and Safety Plan which meets or exceeds Workers Compensation Board and approved industry standards and that my operation will meet the requirements of this plan.

_____ Signed

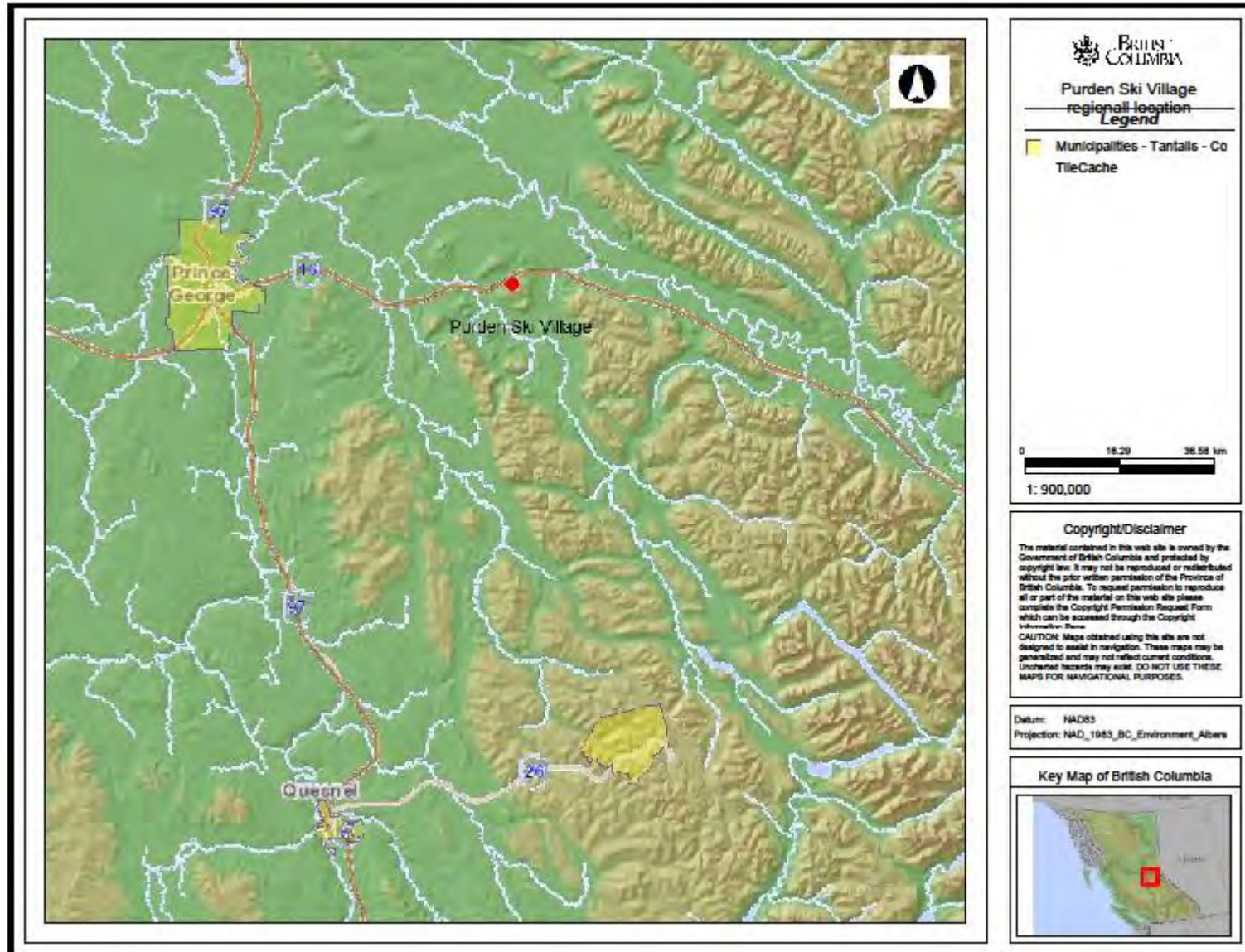
_____ Date

Appendix B: Maps

Appendix 1: Provincial location



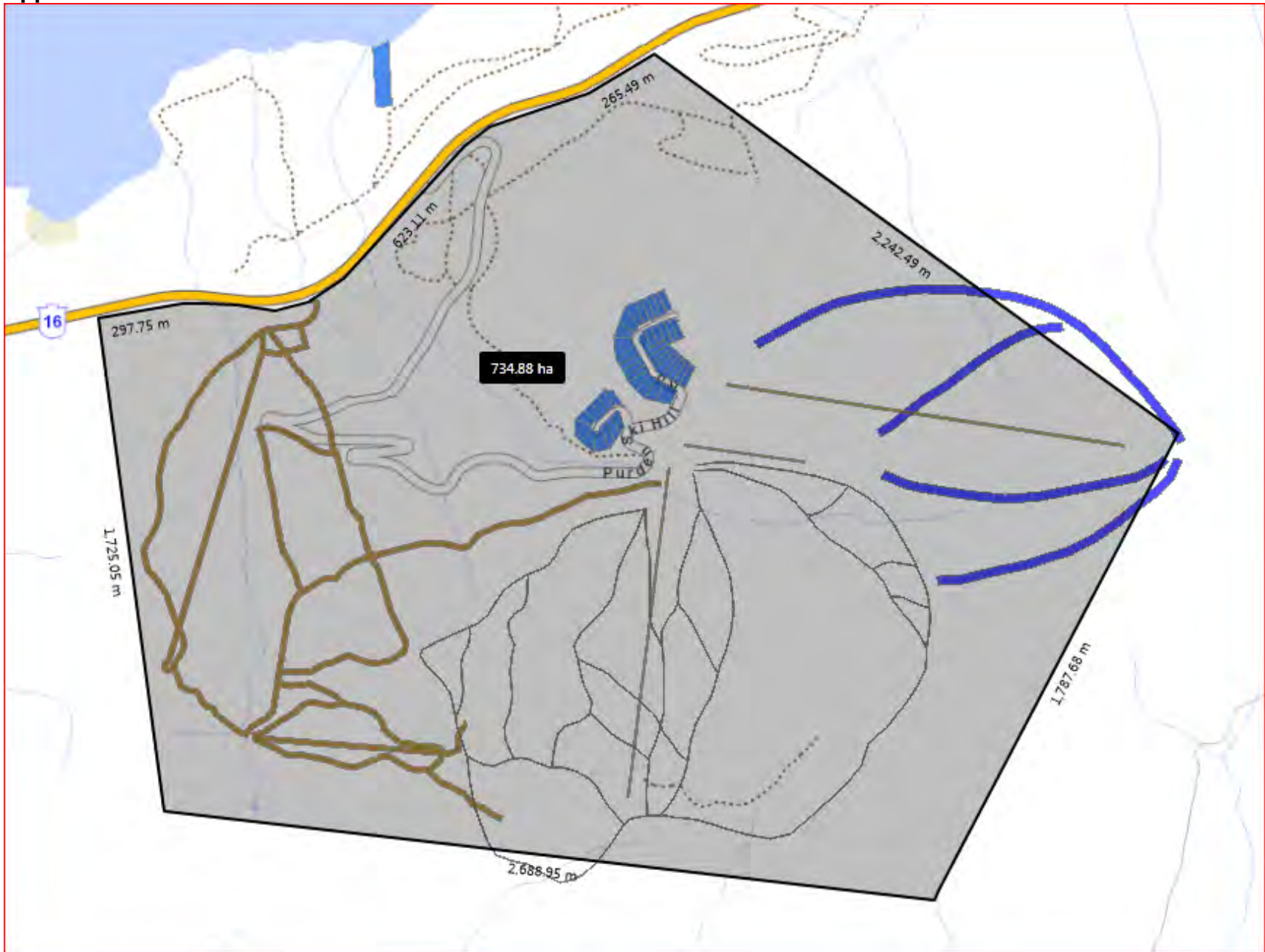
Appendix 2: Regional location



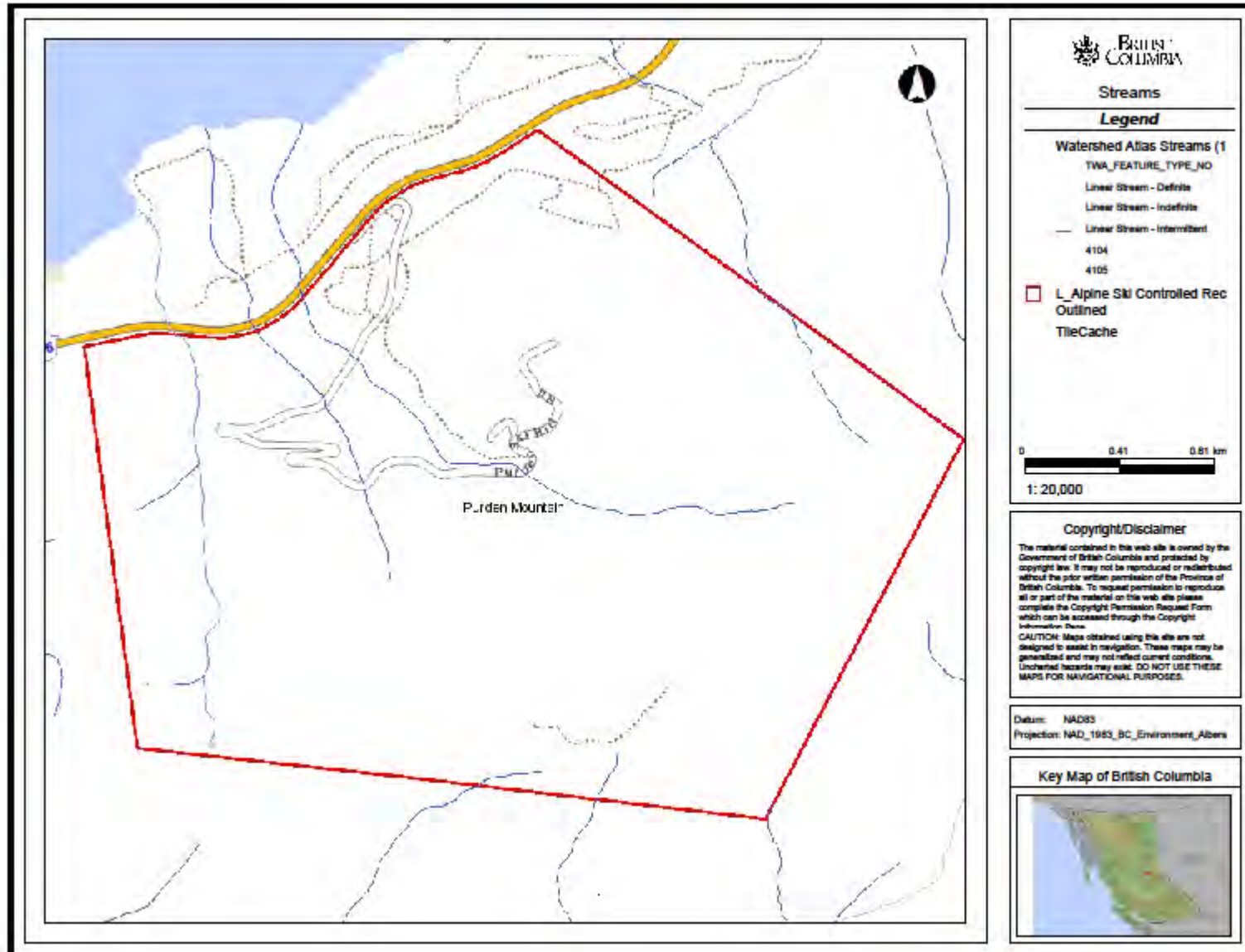
Appendix 3: Run & lift map



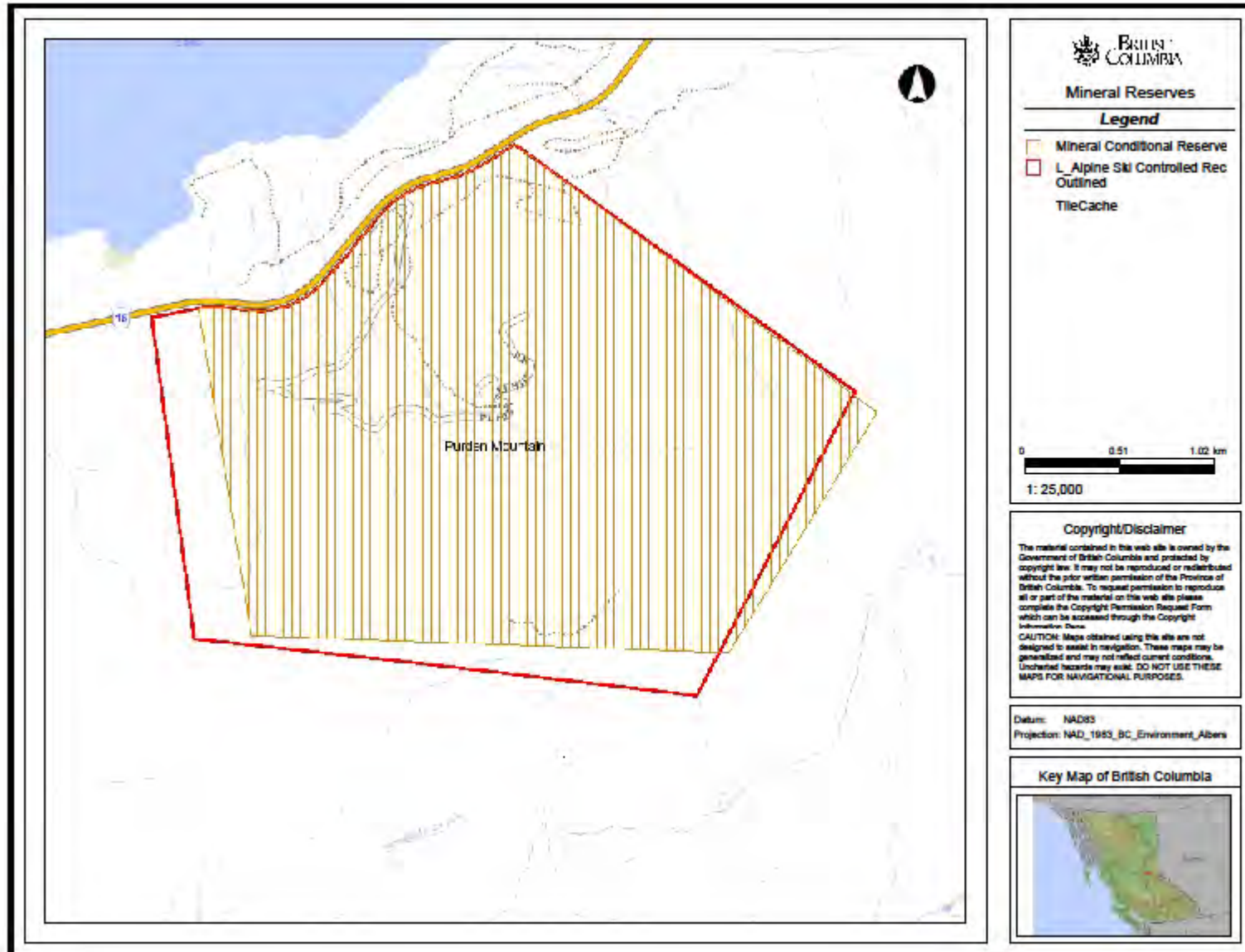
Appendix 4: CRA area & tenures



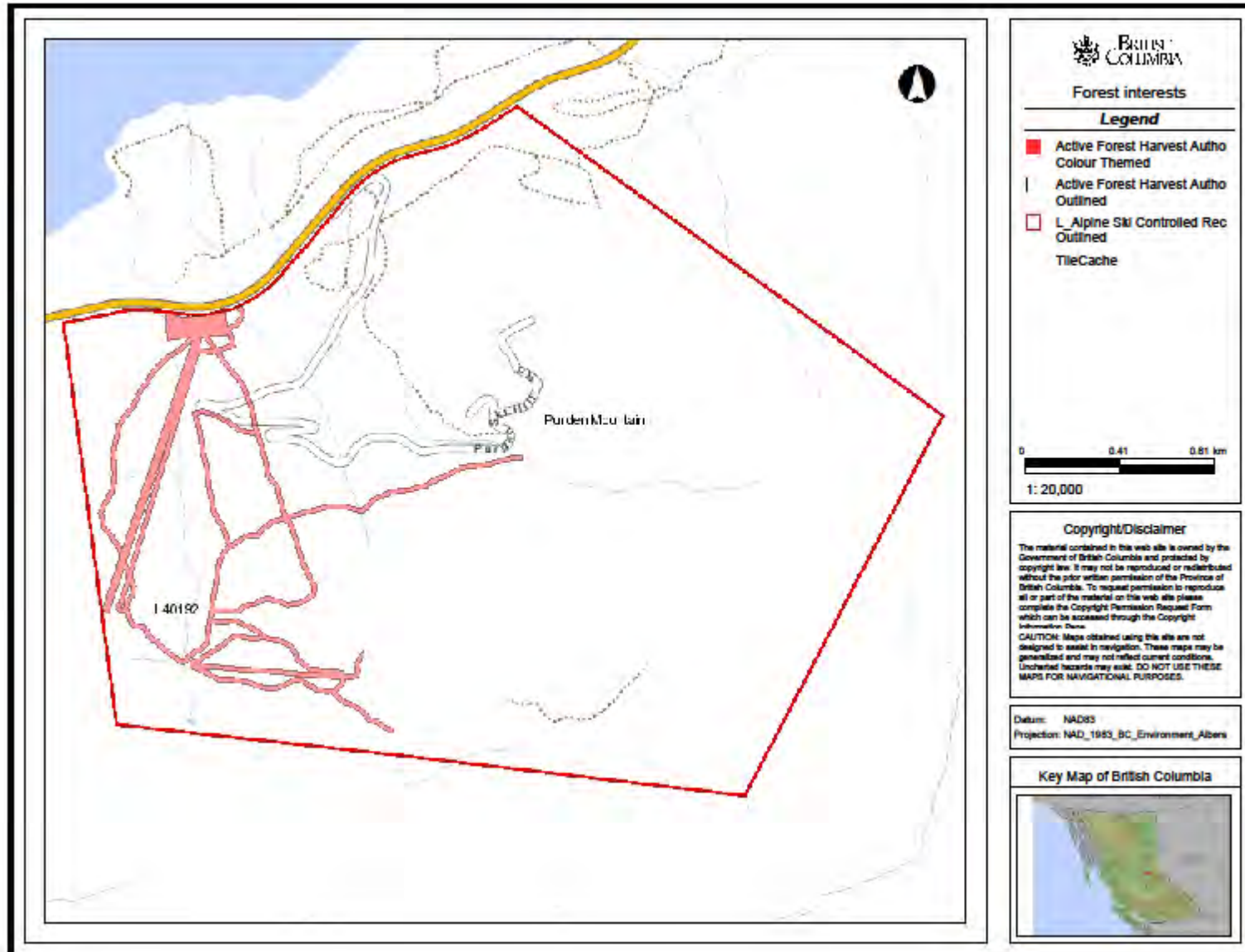
Appendix 5: Purden Mtn. streams



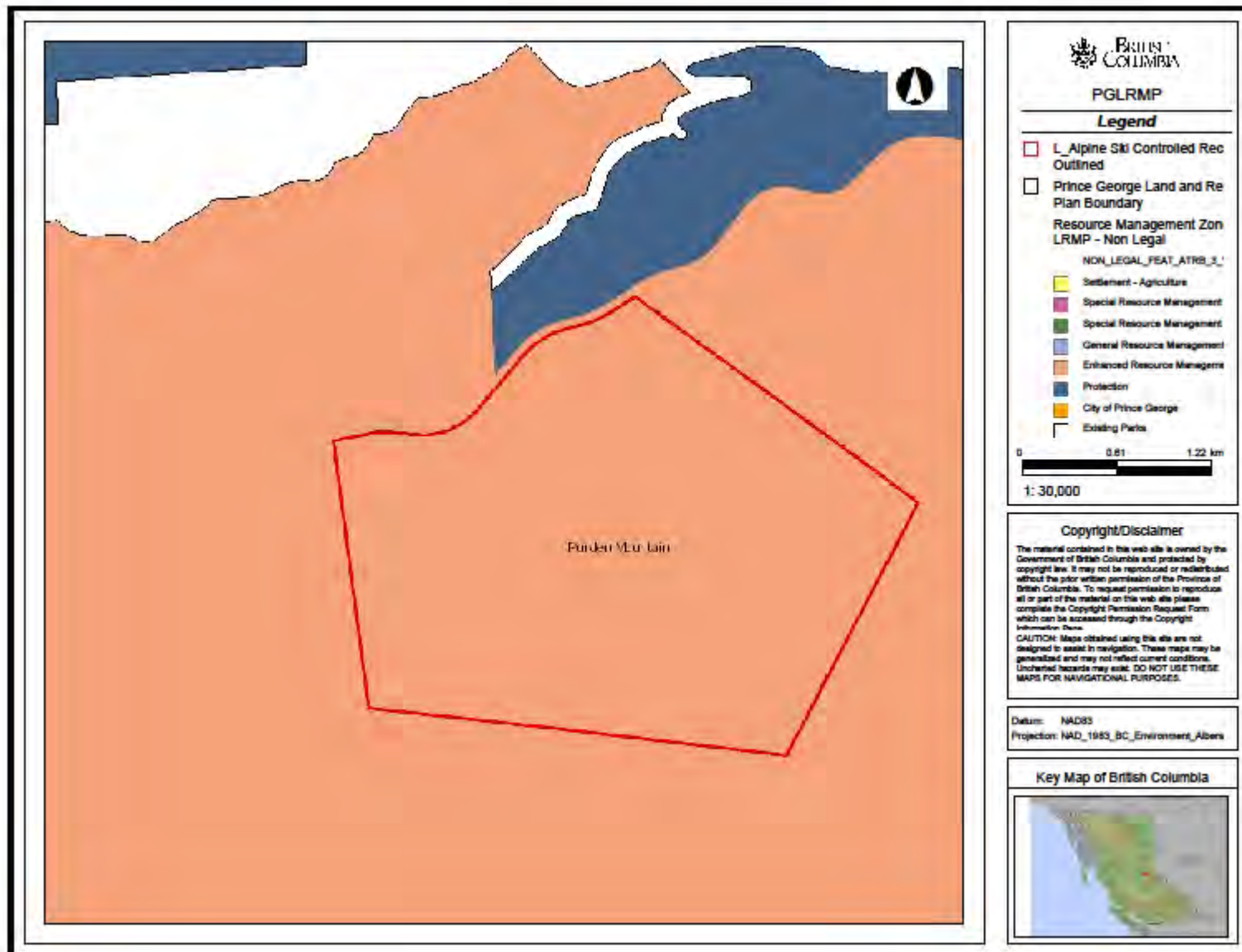
Appendix 7: Mineral reserve



Appendix 8: Timber tenure & forest use



Appendix 9: Prince George LRMP mgmt. zone



Appendix 10: CRA & Trapline

