

Resort Master Plan **2014 UPDATE**



Ski Area

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Ski Area

Executive Summary

Project Vision

Fairmont Hot Springs Resort Ski Area (FHSRSA) is a unique facility offering great family and introductory experiences to Canadian winter activities such as Alpine and Nordic skiing, snowboarding and recently tubing. FHSRSA although recognized as part of the surrounding destination ski areas does not compete with the larger ski area but rather offers a more friendly, less intimidating, introductory winter mountain experience. This fits well with the rest of Fairmont Hot Springs Resort's (FHSR) primary business; the family.

Over the past few years some additional offerings have been added to the FHSRSA such as; a magic carpet, terrain parks and a tube park. These have been added in an effort to keep abreast with the new trends in winter mountain recreation. All of these additional amenities are removable or moveable. This was not done to add new demographic markets, rather, offering increased attractions to the same family and new winter mountain guest.

Improvements have been made to the kitchen equipment to provide a better food and beverage offering to the guest which has shown very positive results in the past winter season. The equipment rental offering has also expanded to supply the new demand for equipment and safety. All this was done within the building envelop thus not increasing footprint or environmental impact.

FHSRSA also includes a visit to the world famous hot springs with every lift ticket purchased providing one of the most unique après ski offerings in the business.

Overall the FHSRSA experience is quite unique and is growing in popularity over the past few winters in general contrast to the ski industry. The vision is to continue to provide this unique variety of winter mountain experiences that fit with the family friendly that FHSR has become known for.

It is also important to note that in the immediate future there are no plans to expand FHSRSA winter or summer amenities with the exception of continuing to offer more fun removable (non-permanent) experiences such as happened over the past few years.

General Overview of Business (Existing and Proposed)

FHSRSA is located within the Kootenay Land District of British Columbia on Highway 93/95 approximately twenty kilometers from Invermere and three hundred kilometers from Calgary, Alberta. See appendices 2 and 3 for map locations. The area encompasses 307 hectares of forested terrain on the west side of the Stanford Mountain Range.

The FHSRSA currently offers a winter recreational area for: alpine and Nordic skiing, snowshoeing, snowboarding and tubing. These activities are currently serviced by three lifts; a triple chair, platter lift

and magic carpet. Daily food and beverage is offered to the guests through the day lodge in a cafeteria format and a licensed lounge. A large deck area is also used to complement the food and beverage with outdoor seating during good weather days.. A ski rental and retail shop also provide services as well as a full time snow school which teaches skiing and snowboarding.

At this time no additional services or amenities are planned.

FSHR has operated a ski area in the same location since the early 1970's. This is the second formal operating agreement for the same area for FHSR. The first agreement was signed on October 21, 1989.

Key Areas of Concern

FHSRSA is very fortunate that there appear to be virtually no overlapping concerns with; fish or wildlife, water values, mineral tenure, timber tenure, land use planning, commercial, recreation tenure and guide outfitters territories or extensive public recreational use. Although it is recognized that the area lies within the asserted traditional territories of the Secwepemc and Ktunaxa First Nations, we are unaware of any specific interests or concerns within the Controlled Recreation Area (CRA).

Section 1: Description of Existing Operation

1.0 General Description of Existing Ski Resort

The Fairmont Hot Springs Resort is located in the Regional District of East Kootenay of British Columbia on Highway 93, approximately 20 kilometers south of the Town of Invermere and 300 kilometers from Calgary, Alberta. The resort is nestled in the Columbia Valley between the Rocky Mountains and the Purcell Mountain range. The area is world renowned for its stunning scenery and outdoor adventure opportunities. Fairmont Hot Springs is home to Canada's largest outdoor mineral hot springs, and is located next to the Columbia River. The economic base of the area is primarily dependent on tourism. The resort is popular as a family ski area and operates one triple chairlift, a platter lift and a magic carpet, servicing 14 trails over 269 vertical meters. There is also a tube park and two terrain parks. The snowmaking system services 70 percent of the ski trails. Appendix 2 graphically illustrates the Area Location for Fairmont Hot Springs Resort and Appendix 3 illustrates the Regional Context. The subject area encompasses approximately 1,130 hectares (2,792 acres) of terrain, as shown on Appendix 4.

1.1 Description of Experience/Activities Being Offered

In the winter the ski area facility is predominantly a day use facility providing recreational activities such as; skiing, snowboarding, cross country skiing, tubing and snowshoeing. This facility generally opens the last Friday before Christmas and stays open daily through the first Sunday of April. There is also a Snow School which provides daily lessons to all levels of skiers and snowboarders which also operates everyday during the winter season. The day lodge, which is also open every day during the winter season, offers a cafeteria and separate lounge area on the main level. Also housed in the lodge on the lower level are washrooms, an area for patrons who brought their own food and as Ski Patrol and First Aid Room. A separate building offers ski and snowboard rentals and all the accessories. It also offers a limited selection of retail items. The facility is particularly attractive to families and people who are fairly new to these activities. Please see the area map in Appendix 5.

In the summer or the balance of the year the facility is used fairly minimally. Work is conducted on full time basis during the summer on ski hill, equipment and facility improvements. When employees are working on the area the gate is left open and visitors sometimes drive or walk up the road and visit the area. Some may park in the parking areas and hike the hill and surrounding area. There are no organized activities that take place in the summer months with the exception of group activities which use the day lodge for functions such as weddings.

Activity/Activities

The Fairmont Hot Springs (FHS) Ski Area offers a variety of activities: (see Appendix 5)

- Skiing
- Snowboarding
- 3 lifts; triple chair, platter and magic carpet allow access to
 - 14 ski runs; 5 blue, 5 green, 4 black
 - 2 terrain parks

- 1 Tube park
- Snowshoeing
- Nordic/Cross Country Skiing is available on 6 kilometers of trails. (See Appendix 6)

Period of Use

FHS Ski Area winter activities open the first Friday prior to Christmas and close after the first Sunday of April. Summer activities are limited to FHS Ski Area maintenance projects and some use of the ski area lodge for group functions such as weddings.

1.2 Base Operation and Improvements

Existing Base Area Facilities (See Base Map on Appendix 8)

The three storey day lodge is comprised of on the main floor; a 220 seat cafeteria, a 45 seat lounge (both fed by the same kitchen) and a large wrap around deck which could seat 100 people. The lower level houses; a lunch room for those bringing their own food, washrooms and a Ski Patrol and First Aid Room.

Floor space (sq. m.)

Staging Facilities

Ticket Sales	7
Public Lockers	20
Equip. Rental	161
Snow School	6
Subtotal	194

• There is also:

- A detached Ski Rental and Retail shop measuring 150 sq. m.
- A Ski Area Maintenance Shop measuring 225 sq. m.

Commercial Facilities

Food Service seating	345
Kitchen	43
Bar/Lounge	104
Restrooms	67
Accessories/Retail Sales	10
Subtotal	569

Operational Facilities

Administration	30
Employee Facilities	43
First Aid & Patrol	32
Subtotal	105
Storage	60
HVAC Mechanical	84
Total	1,012

•Parking

- Existing Staging Capacity

Parking Lot	Lot Area (ha.)	No. of Cars
Lot 1	0.09	32
Lot 2	0.29	101
Lot 3	0.23	81
Subtotal	0.62	214
On Road Parking		40
Total	0.62	254

1.3 Mountain Operation and Improvements

In all the improvements that have been developed at the FHS Ski Area it is important to note that; the tube park, both terrain parks and magic carpet are totally moveable. Appendix 5 shows all the developed runs and lifts on the FHSR Ski Area. The Mountain Operations improvements include:

- In 1979 a Doppelmayr Triple Fixed Grip Chair Lift was installed. It has a vertical rise of 300 meters and is 1,000 meters long.
- In 1979 a Platter was installed with a vertical rise of 60 meters and a is 245 meters long.
- In 2011 a Magic Carpet was installed with a vertical rise of 25 meters and is 100 meters long.
- In 2011 a terrain park was installed, which is located on the top section of the Gold Fever run.
- In 2012 terrain park was upgraded
- In 2013 terrain park was upgraded
- In 2013 a Mini terrain park was installed adjacent to the Magic Carpet
- In 2013 a Tube Park was installed adjacent to the Magic Carpet and is 100 meters long.(See appendix 8)
- A snowmaking system which covers approximately 24 hectares, or 70% of the total terrain.(See Appendix 16)

See Appendix 9 for Ski Area Right of Way Map.

- Ski Trail License: Crown File: 4400736, Tenure: 401694
- Snow Making License: Crown File: 4401674, Tenure: 401695
- Parking Lot Lease: Crown File: 4401673, Tenure: 401696
- Day Lodge Lease: Crown File: 0311468, Tenure: 401697
- Ski Lift Right of Way: Crown File: 4401672, Tenure: 401698

1.4 Access

The only access to the FHSR Ski Area is via a 3 kilometer gravel road which is controlled,, developed and Maintained by FHSR. The road has a gate at the bottom which is closed and opened when public access is available. See Appendix 10 for an aerial view of the 3 kilometer switchback road from The FHS Lodge to the FHS Ski Area.

1.5 Servicing

Water

The Fairmont Ski Hill Water System provides water service for the day lodge, rental shop and maintenance shop and includes a single fire hydrant located south-west of the day lodge.

Fairmont Hot Springs Utilities maintains an infiltration gallery on Coldspring Creek that provides water to the municipal water system operated by the utility. Raw water for the ski hill water system is diverted from the utility system prior to chlorination by the utility. Raw water is treated with UV at the point of use (maintenance shop, day lodge and rental shop).

The Fairmont Ski Hill Water System is permitted by Interior Health Authority (Facility # 12-098-00230) and is classified as “14 or less connections”.

Sewer

Fairmont Ski area maintains a series of septic fields for the disposal of sewage waste. The septic fields are located adjacent to the various sources of effluent (day lodge, rental shop and maintenance shop) and maintained by the ski area as required.

Power

Three-phase power to the ski area is provided through a private pole line connected to BC Hydro. The ski area maintains private transformers on the property to provide power to all buildings, ski lifts, snowmaking systems, and ski hill lighting.

1.6 Resort Capacity and Skier Visits

The total hourly lift capacity for the FHS Ski Area is 2,140 people.

Lift Capacity

	Skiers/hr
Triple Chair	1,800
Platter Lift	340
Magic Carpet	1,000

The annual visits are approximated as there is no scanning validation system used at the resort so employee and season pass visits are estimated.

Annual Visits	Visits
winter 09/10	20,000
winter 10/11	26,000
winter 11/12	28,000
winter 12/13	28,500



Fairmont Hot Springs Ski Area Day Lodge

2.1 Expansion Area

There is no expansion of the FHS Ski Area planned at this time outside what was outlined in the original agreement this Master Plan is replacing. The original expansion is based on expanding the ski runs below the existing base with the addition of a lower parking area and second chairlift. (See Appendix 15)

If this expansion were to take place there would be no need for any additional Crown Land; see tenure map in appendix 4. At this time there is no proposed timeline in the foreseeable future to expand any of the ski terrain.

2.2 Description of Experience/Activities Being Offered in Expansion Area

The proposed ski run expansion would offer additional terrain to the days skier, snowboarder and bring the ski area closer to the core of Fairmont Hot Springs Resort. As the map in Appendix 15 shows the 3 kilometers of access road would be reduced to closer to one kilometer.

Site Plan Map Reference

Activity/Activities

For skiing and snowboarding see Appendix 5

For cross country skiing see Appendix 6

Specific References On Map

In Appendices 5 and 6:

- The green runs are for beginner skiing ability
- The blue runs are for intermediate skiing ability
- The black runs are for more advanced skiing ability
- The red lines indicate the lifts
- The yellow lines are cross country ski trails

Period of Use

There would be no change in the operating schedules currently used in the FHS Ski Area due to this expansion. The main usage would be in the winter from the last Friday before Christmas until the first Sunday of April. The summer usage would remain the same.

2.3 Base Improvements

None or very Minimal changes would be required in the base area to accommodate the terrain expansion.

2.4 Mountain Improvements

It would be necessary to remove some trees for the proposed runs and the lift line. Additional parking would be required at the bottom of the new chair lift, while some of the existing access road would be returned as part of the usable recreation terrain. Additional snowmaking would be required to cover the new terrain. A management plan amendment would have to be created and approved as part of this expansion.

2.5 Access Upgrades

Access requirements would be reduced if this expansion occurs. The access road would be approximately one kilometers instead of the current 3 kilometers.

2.6 Projected Capacity and Skier Visits

The new chair would increase the hourly capacity by approximately 4,000 skiers. It is important to note that there is current excess capacity in the day lodge, restaurants, rental facilities and lifts. A management plan amendment would have to be created and approved as part of this expansion.

2.7 Economic Benefits

We anticipate continued growth in annual skier visits as in section 1.6. There will likely be about 3,000 to 4,000 man hours for operating staff annually and at least that for construction.

Section 3: Overlap with Environmental & Cultural Values

3.1 Fish Values

Within Fairmont Ski Area, sensitive fish values are non-existent as both Fairmont Creek and Cold Creek do not provide fish habitat. In regards to downstream habitat from Fairmont Ski Area, the Columbia River is an important body of water for fish habitat. Because both Fairmont Creek and Cold Creek do not run within the recreational ski area, we do not see any impacts to downstream area's created by the ski area itself. Waters for the snowmaking system come from the potable water system. Discussions with the Ministry of Environment office in Invermere, BC have supported the fact that fish habitat is nonexistent.

3.2 Wildlife Values

There are a few species of importance that are within the proposed operating area.

- Rocky Mountain Big Horn sheep utilize the area year round, however, mostly are seen during spring, summer, and fall months on ski area road. The operating area is used throughout the winter but sightings of sheep within these months are rare.
- With the occurrence of ground squirrel within the operating area during spring to fall months, the badger could be within the Fairmont Ski Area (but has not been documented). As the badger hibernates in winter, there is no impact to it during the operating season of the ski area. See Appendix 12
- The CRA is primarily within Ungulate Winter Range, as per mapping of the Kootenay Boundary Land Use Planning Information System (LUPIS). See below:



Any further run development or stand information should be done with consideration to the following document:

SOUTHERN ROCKY MOUNTAIN MANAGEMENT PLAN APPENDIX 8 – A
SYNOPSIS OF THE EAST KOOTENAY UNGULATE WINTER RANGE CAPABILITY
MAPPING, MANAGEMENT OBJECTIVES AND BEST MANAGEMENT
PRACTICES.¹

- Potential adverse effects of the operation on these values (i.e. risks).
 - Adverse effects of the operation would primarily have to do with human/wildlife interaction.
 - Removal of trees for safety purposes can remove potential wildlife trees from the area.
- Mitigation options.
 - Generally, car traffic to our ski hill is minimal, but car accidents with animal species could occur. With multiple switch backs within the road, traffic speed is kept low and impacts with wildlife minimal throughout the operating season.
 - Ensure there are wildlife tree's available when removing dangerous trees.
 - Ensuring that badger dens are not disturbed if they are spotted and documenting these areas.
 - As the ski hill area is used minimally during the Spring to Fall, wildlife are free to road with very little human disturbance.
- The sensitivity of the wildlife species and habitats in the area.
 - The seasonality of the operation ensures that wildlife species are not disturbed throughout the entire year, only during winter. Sensitivities to human interaction and development is of utmost concern to Fairmont Ski Area, and any interactions are documented to ensure the well being of our wildlife.
- The type of activity (e.g. alpine skiing, mountain biking).
 - The main activities that take place at the FHS Ski Area are; Alpine skiing, Snowboarding, and tubing.
- The frequency, intensity and duration of the activity
 - The ski area operation opens the weekend before Christmas each year and closes by Easter (or earlier depending on conditions). The operation runs daily from 9:30am-4pm, with special event night skiing occurring infrequently throughout the ski season.
- The geographic location of the operation.

For the graphic location of the operation please see maps in Appendices; 2,3 and 4.

Please see Other Interest Maps 1 through 4 on Appendices 11, 12, 13 and 14.

¹ http://archive.ilmb.gov.bc.ca/slrp/srmp/south/srmmmp/plan/cabinet/appendix_8_uwr.pdf

3.3 Water Values

Water Use

Water for domestic purposes is provided to the ski area by the Fairmont Ski Hill Water System as outlined in Section 1.5 of this submission. This water is diverted from the Fairmont Hot Springs Utilities water system for use by the ski area. The resort maintains water licenses for Coldspring Creek permitting the diversion of 585,250 IGPD during the winter and 806,250 IGPD during the summer. These water volumes are primarily for waterworks purposes for the utility, but include water use for the ski hill for snowmaking and domestic purposes. The existing water licenses as apply to the ski area are listed below. In addition to these licenses, Fairmont Hot Springs Resort maintains water licenses over other water sources for golf course irrigation, domestic irrigation, mineral trading (hot springs) and other drinking water uses. Copies of the water licenses for Coldspring Creek are attached as Appendix 21.

License Number	Source	Water Permitted for Diversion		Period of Use	Date Precedence	of
		IGPD	m ³			
110625	Coldspring Creek	150,000	681.9 /day	15 Jun – 15 Sep	21 July 1890	
100134	Coldspring Creek	146,000	242,261 /yr	Unrestricted	11 Dec 1981	
67893	Coldspring Creek	80,000	132,745 /yr	Unrestricted	11 Dec 1981	
65914	Coldspring Creek	150,000	248,898 /yr	Unrestricted	8 Sep 1983	
60840	Coldspring Creek	145,750	241,846 /yr	Unrestricted	19 Nov 1980	
56995	Coldspring Creek	134,500	111,895 /yr	1 Apr – 30 Sep	11 Jun 1963	
56994	Coldspring Creek	63,500	52,539 /yr	1 Oct – 31 Mar	19 Jun 1972	

There are two factors that currently affect water licenses for Fairmont Hot Springs Resort:

1. A considerable debris torrent event occurred within Fairmont Creek (away from the ski area tenure) in 2012. This debris torrent damaged the water source intake utilized by Fairmont Lodge and RV park. As a result of this event the resort abandoned this water supply and now obtains water for the lodge and RV park from Fairmont Hot Springs Utilities water system. BC Ministry of Environment has subsequently requested that Fairmont review its water licenses over Fairmont Creek that were utilized for domestic and irrigation water for the lodge and RV park. Fairmont Hot Springs Resort has agreed to review these licenses with MOE and reallocate the water use to other areas of the resort where it is required. This will include a reallocation of water to the ski area.
2. Fairmont Hot Springs Utilities is currently undertaking a groundwater source development program to establish a new groundwater source for the utility. Upon the successful completion of this program the existing intake at Coldspring Creek will be abandoned by the utility. The

abandonment of this intake will result in all of the water allocated by the licenses listed in the table above becoming available for other uses by Fairmont Hot Springs Resort.

Reallocation of the water licenses is proposed to be completed during the summer of 2014 when the utility has confirmed that the groundwater source development program has been successful.

Note that Coldspring Creek and Fairmont Creek are currently fully allocated exclusively to Fairmont Hot Springs Resort.

Water Protection

The Fairmont Hot Springs Ski Hill Controlled Recreation Area is located partially within the Cold Spring Community Watershed (*see Appendix 11 - Fairmont Hot Springs Ski Hill – Other Interests Map One*). The Watershed covers a large to the north of the ski area (outside of the CRA) and includes the operable area of the ski hill itself.

Coldspring Creek, the major catchment for the Cold Spring Community Watershed, forms the north boundary of the CRA. Fairmont Creek forms the south boundary of the CRA, however there is no community watershed associated with this creek.

The water intake for this watershed (as maintained by Fairmont Hot Springs Utilities) is located above the Fairmont Ski Hill. There are no potable water intakes for this watershed below the ski hill. All water intakes below the ski hill are for irrigation purposes only.

The primary impacts to this watershed are the result of natural factors such as debris torrent, sloughing of natural slopes and other hazards common in mountain environments. These factors impact the watershed on an annual basis and are monitored by the Ministry of Environment and other agencies. None of these factors originate within the Controlled Recreation Area.

Risk factors from ski area operations are minimal. All potential risk factors are maintained by the ski area to effectively eliminate any real potential for negative impact on water quality and quantity within the watershed. Stormwater is managed to channel runoff toward diversion ditches that are directed to forested areas for natural dispersion. No stormwater is directed to Coldspring Creek, Fairmont Creek or other waterbodies.

3.4 First Nations

The FHSRSA CRA lies within the asserted traditional territories of the Secwepemc and Ktunaxa First Nations. Specific agreements outline protocols for undertaking consultation with these First Nations.

At the time of the development of this Master Plan, a Reconciliatory Framework Agreement (RFA) formalizes consultative protocol between the Province of BC and members of the Secwepemc Nation Council (to which the Shuswap Indian Band of Invermere, BC belongs). Although the Province is formally required to engage these parties and will do so in accordance with the established RFA, FHSR initiate contact as a preliminary measure to establish and demonstrate good faith.

We met face to face with Dean Martin on December 16, 2013 in his office and informed him of our application for renewal of our land use agreement and wanted to make sure the Shuswap Indian Band (SIB) were consulted in the process. The meeting was very cordial where Dean talked fondly of the FHS Ski Area and expressed his opinion where he thought there should be no issues with the Shuswap Indian Band. He was going to inform the Shuswap Indian Band Council of this matter. We agreed to follow up when we had the draft agreement ready.

Shuswap Indian Band

Attn: Dean Martin – 250-341-3678
PO Box 2847
Invermere, BC V0A 1K0

A Strategic Engagement Agreement (SEA) exists between the Province and the Ktunaxa Nation Council (KNC) at the time of writing this Master Plan. As is the case with the SIB, The Province will engage the KNC according to the SEA protocols. In the interim, FHSR also wishes to make contact with KNC for the purposes of establishing a good-faith relationship relating to the impending Operating Agreement renewal application.

Contact was made with Dora Gunn, Lands Stewardship Manager for KNC, in the form a voice mail on December 12, 2013 and Jan. 16, 2014. In the voice message it was explained that FHSR was entering into a renewal of its land use agreement for the Ski Area and as part of the process we wished to consult the Ktunaxa Nation. Thus far, we have had no response from Dora nor anyone at the Ktunaxa Nation.

Ktunaxa Nation Council

Attn: Dora Gunn – 250-420-2736
7648 Mission road
Cranbrook, BC V1C 7ES

Section 4: Overlap with Existing Uses

4.1 Mineral Tenure

Other Interest Map 4 showed in Appendix 14 shows that there are **no** overlaps with mineral tenures within the FHS Ski Area. This information was obtained on January 30, 2014.

4.2 Timber Tenure & Forest Use

Other Interest Maps 1, 2, 3 and 4 shown in Appendices 11, 12, 13 and 14 show that there are **no** overlaps with forest related tenures within the FHS Ski Area. This information was obtained on January 30, 2014.

4.3 Land Use Planning, Local or Regional Zoning Requirements

The Fairmont Hot Springs Ski Hill Controlled Recreation Area is located wholly within Area ‘F’ of the Regional District of East Kootenay (RDEK).

Land use within Area F of the RDEK is governed by Upper Columbia Valley Zoning Bylaw No.900. Land Use within the Fairmont area is further governed by the Fairmont Hot Springs Area Official Community Plan (OCP).

All land uses for the ski hill currently comply with both the current zoning bylaw and OCP.

Zoning for those lands within the CRA falls into three designations (*see Appendix 17 – Upper Columbia Valley Zoning Bylaw No.900 – Fairmont Hot Springs Area. Note that this plan does not include all of the ski hill lands. However, the area comprising ski runs and operational facilities is within the RES-2 zone*):

- Resort Recreation (RES-2) – All ski hill operations (ski runs, lifts, parking lots, day lodge, rental shop, maintenance shop, etc) are included in this designation.
- Watershed (W-1) – Portions of the CRA adjacent to Fairmont Creek and Coldspring Creek as well as the lands above the CRA are included in this designation.
- Rural Residential Country (A-2) – Lands west of the ski hill operations (ie. downhill) are located within the A-2 zone. These lands include only the ski hill access road.

The Fairmont Hot Springs Area Official Community Plan sets out the future vision for the Fairmont area. The Fairmont Ski Hill is a critical part of this plan and is fully endorsed and approved in the plan.

The Fairmont East plan (*see Appendix 18*) illustrates the OCP designations for the area of the ski hill. All of the lands within the CRA are designated as Resort Recreation (Res-R). This designation permits resort activities and development complementary to operation of a ski hill. New development within lands designated Res-R requires approval of a Development Permit from the RDEK to ensure that the development meets with certain environmental, geotechnical and aesthetic criteria.

In addition to delineating acceptable land use policy the OCP identifies lands within the Agricultural Land Reserve, conceptual wildlife corridors, flood and soil hazards, interface fire hazards and major road networks:

- Agricultural Land Reserve – The Fairmont Hot Springs Ski Hill CRA is not located within the ALR;
- Conceptual Wildlife Corridors – a conceptual wildlife corridor extends through the lower portion of the CRA outside of the area of ski hill operations. The corridor is bisected by the ski hill access road (*see Appendix 19*).
- Flood and Soil Hazards – There are no flood or soil hazards within the area of the Fairmont CRA (*see Appendix 20*).
- Interface Fire Hazard – The Fairmont CRA is only partially mapped within the interface fire hazard mapping, however, the area mapped is shown as High Hazard. This is consistent with the majority of the Fairmont area due to the biogeoclimatic zone in which the ski hill is located with its associated low rainfall and abundance of understorey growth that has not been affected by routine fire. The presence of snowmaking equipment and snowmaking hydrants on the ski hill contribute greatly to the ski hill's ability to respond in the event of a forest fire. Similarly, the large golf courses (45 holes) within the community act as a significant barrier to the movement of a forest fire through the community.
-
- Major Road Networks – There are no major roads existing or proposed within the Fairmont CRA. All roads are located in the valley bottom.

4.4 Commercial Recreation Tenure & Guide Outfitter Territories

Other Interest Map 2 showed in Appendix 12 shows that there are **no** overlaps with Guided Adventures Tourism tenure and/ora guide outfitter's territory within the FHS Ski Area. This information was obtained on January 30, 2014.

I acknowledge that my areas of use may overlap with a commercial recreation tenure and/or guide outfitting territory. I understand that I am required to contact these tenures holders have them complete an Operator Input Form. I will receive this information from the regional Crown Land Authorizations office.

Signed: _____

4.5 Public Recreational Use

There is nothing or no materials available or promoted outside of the materials used by FHSR.

Appendix 1 - Hazards and Safety Plan

FHS Ski Area uses the Canada West Ski Areas Association Best Practices Manual as their guide and manual. This can be found online at the following link:

http://www.worksafebc.com/publications/health_and_safety/by_topic/assets/pdf/BestPracticesIndustryRecommendedSkiHills.pdf

There is also attached a copy (see below in this appendix 1) of the Lift and Safety Manual used by FHS Ski Area. You will note in section 7.0 that this is in compliance with:

7.0 COMPLIANCE

Safety Standard Act – BC Safety Authority

Workers Compensation Act – OH&S

Occupational Health and Safety Regulation – OH&S Guidelines

7.2 CAN/CSA – Z98

Passenger Ropeways

Workers Compensation Standards

Occupational Health and Safety

7.3 CAN/Z98 – Passenger Ropeways

Canadian Electrical Codes – CAN/CSA

Workers Compensation Standards – OH&S/WorkSafe BC

☐

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

FAIRMONT HOT SPRINGS RESORT SKI AREA

LIFT OPERATIONS and MAINTENANCE SAFETY MANAGEMENT PLAN



<ul style="list-style-type: none"> •Fairmont Hot Springs Resort Ski Area •Safety Management Plan
--

•Site: Fairmont Hot Springs Ski Area	•Department: Outside Operations
•Function: Public Safety	•Prepared by: Outside Operations Manager
•Title: Lift Operations and Maintenance Safety Management Plan	

PURPOSE

To ensure that a minimum standard of training, supervision and documentation for all aspects of passenger ropeway and passenger conveyor maintenance is in place. This document will identify policies, procedures and/or systems that passenger ropeway contractor have in place with regard to safety and training.

1.0 SCOPE OF RESPONSIBILITY

Fairmont Hot Springs Resort Lift Specifications

Lift Maintenance

Mountain Operations

Ski Area Manager: overall responsibility for mountain operations including Ski Patrol, grooming, lift operations, lift maintenance, risk management, vehicle maintenance and snowmaking

Operations Manager: responsible for scheduling preventative maintenance of lifts, performing reactive maintenance troubleshooting, recommend repairs or maintenance of lifts, vehicle maintenance and snowmaking

1.1 Sundance Chair Doppelmayr File #7203

Triple Chair (Fixed Grip)

Snowbird Doppelmayr File #7204

Platter Lift

2.0 SAFETY POLICY

Fairmont Hot Springs Resort Lift Maintenance Policy

Our department objectives demonstrate a strong commitment to continual improvement of our business practices and to complying with all applicable regulatory requirements. Our passion for controlling risks to the public and our employees is a reflection of our department values and strong business practices.

The safety of guests and employees with respect to passenger ropeways will be paramount to all other considerations. Fairmont Hot Springs Resort will, at all times, co-operate with passenger ropeway regulatory bodies and their representatives. Fairmont Hot Springs Resorts maintenance regime is designed to meet or exceed manufacturer's requirements. Fairmont Hot Springs Resorts lift maintenance department will also comply with the Resort OH & S policies and procedures.

Policies and procedures which affect the lift maintenance department will be considered in consultation with relevant stakeholders such as Lift Mechanics, Lift Maintenance Electricians and Mountain Operations Personnel.

Safety Policy References:

FHS 7203-01– Work Chair Procedures
FHS 7203-02 Lift Rigging Guidelines as per Contractor and/or manufactures
Guidelines
Fairmont Hot Springs Resort OH&S Program
FHS 7203-03 Lift Mechanic Rescue Procedure
FHS 7203-04 Bypass Procedures
Lift Maintenance Safe Work Procedures (including)
- Vehicle Operation and Maintenance Procedure
FHS 7203-05 Fall Protection – Fairmont Hot Spring Resort
FHS 7203-06 Lockout Procedures – Fairmont Hot Springs Resort
Sundance Triple chair
FHS 7203-07 Lift Evacuation Procedures

2.1 Jumper Wires

Jumper wires are to be used only by Operations Manager, Archie Santini. Jumpers are used only to determine a problem and to locate the problem on the platter lift; not to operate in this condition. Once the problem is resolved the jumpers are removed by Archie Santini.

3.0 TRAINING AND SUPERVISION

Maintenance personnel that repair, maintain, test and inspect without direct supervision:
Operations Manager

Fairmont Hot Springs Resort Operations Manager, upon receiving any documentation regarding code changes and standards, updates to manufacturer's maintenance manuals and bulletins, changes to internal policies and standard operation procedures, distributes a copy to employees as well as files a copy into designated binders which are kept in the Lift Maintenance Manager's office.

3.1 Surface Lifts	151
Fixed Grip	152

- 3.2 Annual Canada West Seminar attended by Operations Manager Archie Santini
- 3.3 Record storage and filing system is Ski Area Managers office
- 3.5 Training of maintenance personnel – Archie Santini
- 3.6 Operations Manager Archie Santini – L151 and 152

4.0 EXTERNAL CONTRACTORS

Fairmont Hot Springs Resort OH&S Program

Subcontractor's Responsibilities

Procedure for working in and around Ski Lift Right of Ways

4.1 *Need acknowledgement sheet which states they are aware of our SMP

4.2*Have SMP from Summit and talked to InterMountain. They will forward information to us.

5.0 SCHEDULED MAINTENANCE, TESTING AND INSPECTION

Daily inspections are performed by lift operators using:

Daily Log Sheet – Sundance Chair

Daily Log Sheet –Snowbird Platter

Fairmont Hot Springs Resort outside Operation Manager performs scheduled maintenance to the lift systems using procedures found in manufacturers' manuals. All maintenance, inspection and testing will conform to CAN/CSA-Z982-04, BC Safety Act and manufacturers' recommendations.

5.2 Codes and Standards – CAN Z98

Manufacturers Manual – Doppelmayr Center

Service Bulletins – Doppelmayr Center

Engineering Documents - Internal

6.0 MAINTENANCE RECORDS

Record maintenance is the responsibility of the outside Operation Manager. Records are filed in Operations Manager's office OR individual Lift Stations. These records also contain reports from external contractors, manufacturers and engineers.

Codes and Standards

CSA Standards

CAN/CSA-Z98

Manufactures Manual (Doppelmayr Lifts)

6.2 Work performed for that day shall be recorded in notebook at the end of the day and entered into the computer. This will be done by the Operations Manager, who conducted the work, external contractors work order shall be kept in a file along with SMP.

7.0 COMPLIANCE

Safety Standard Act – BC Safety Authority

Workers Compensation Act – OH&S

Occupational Health and Safety Regulation – OH&S Guidelines

7.2 CAN/CSA – Z98

Passenger Ropeways

Workers Compensation Standards

Occupational Health and Safety

7.3 CAN/Z98 – Passenger Ropeways

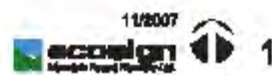
Canadian Electrical Codes – CAN/CSA

Workers Compensation Standards – OH&S/WorkSafe BC

Appendix 2 – Area Location



AREA LOCATION



1

Appendix 3 – Regional Context



REGIONAL CONTEXT



Appendix 4 – Controlled Recreation Area (CRA)



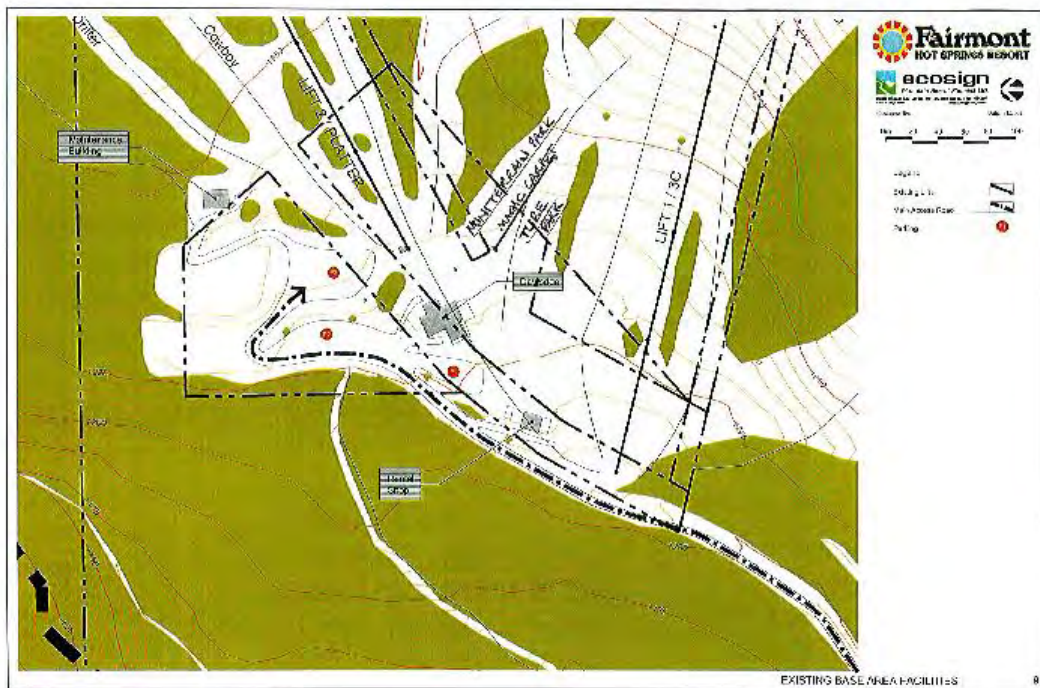
Appendix 5 – Ski Area Map



Appendix 6 – Cross Country Trails



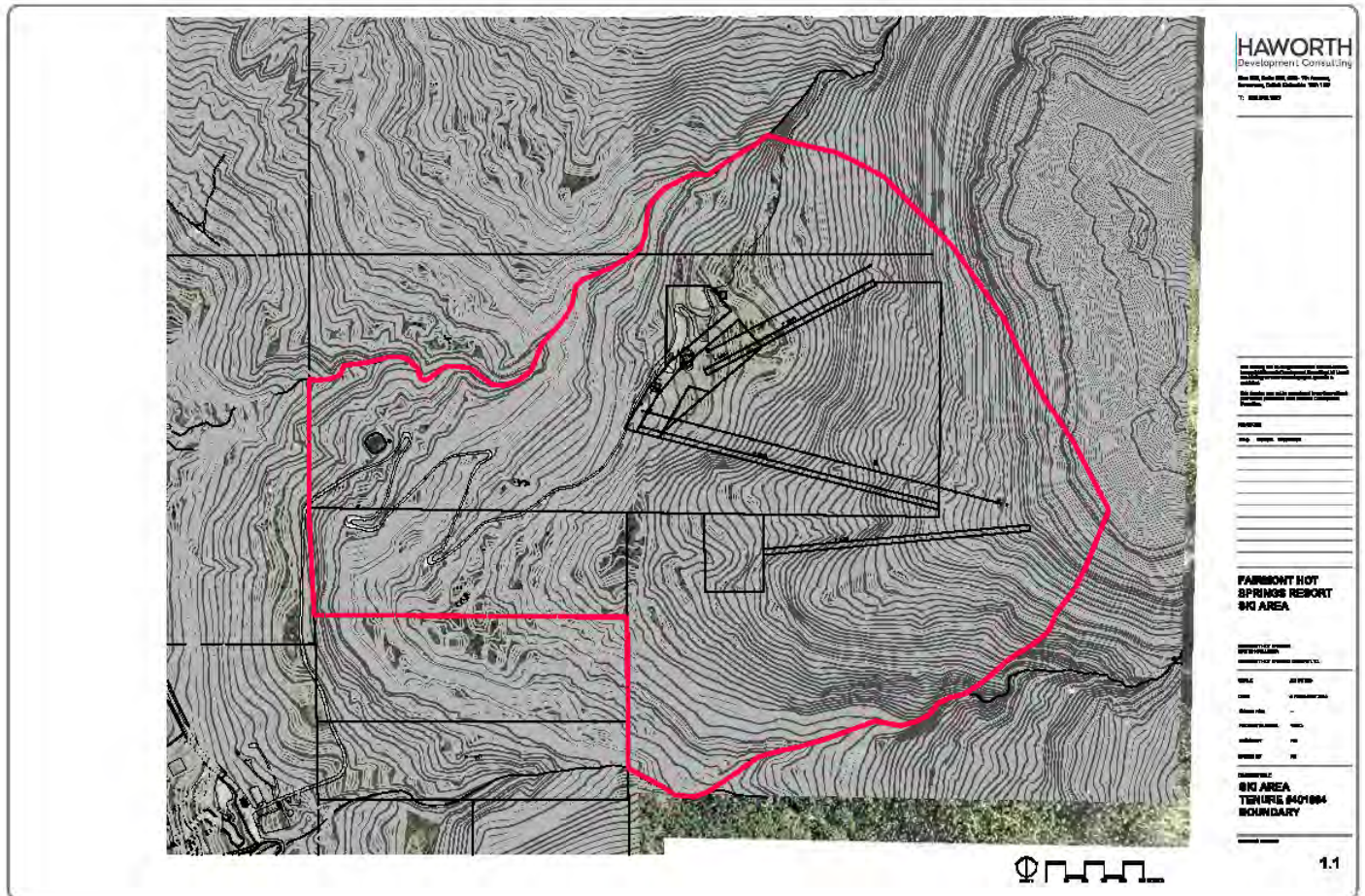
Appendix 7 – Base Area



FHSR Master Plan– June, 2014



Appendix 9 – Skin Area Right of Ways



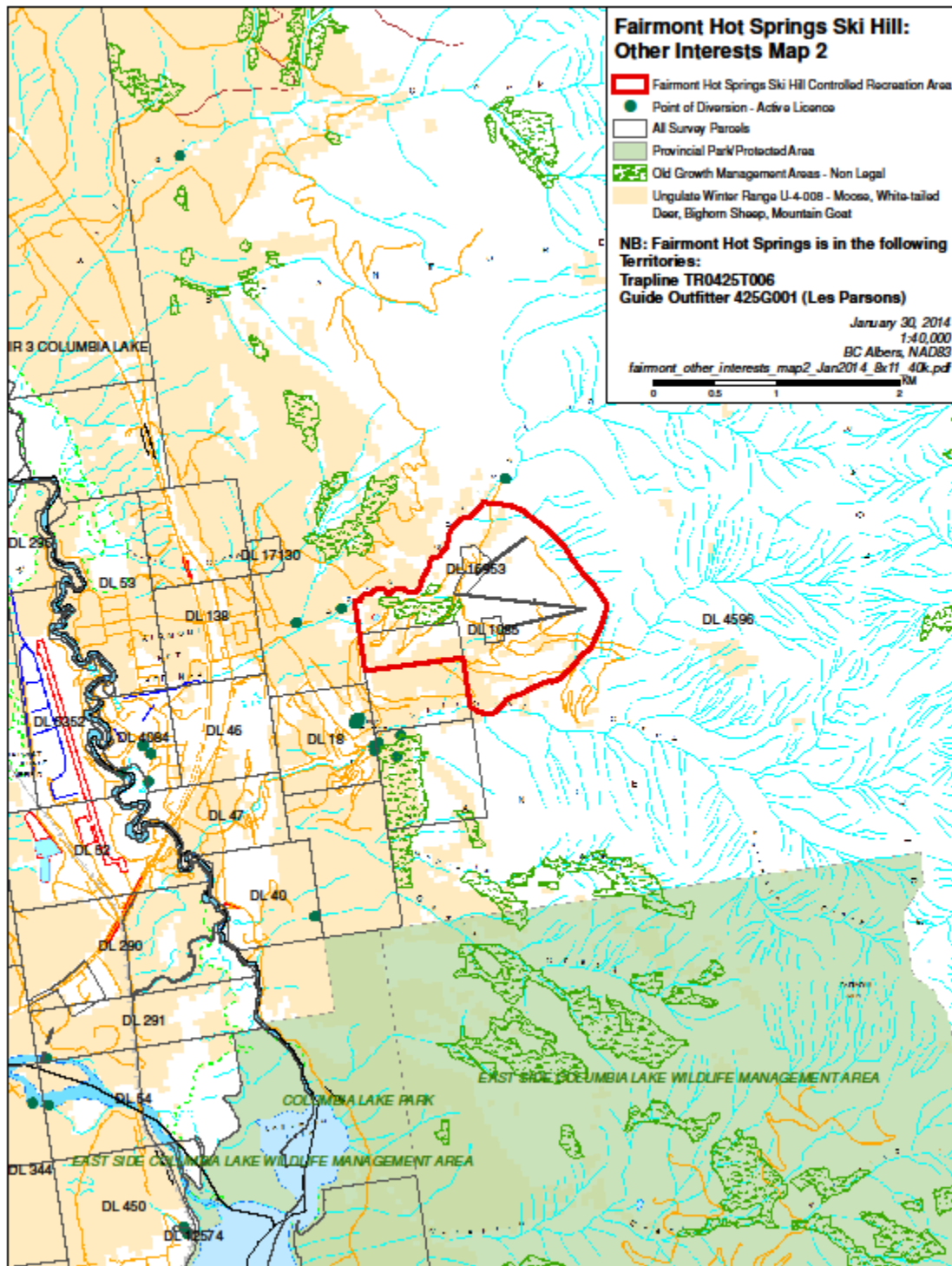
Appendix 10 – Ski Hill Access Road



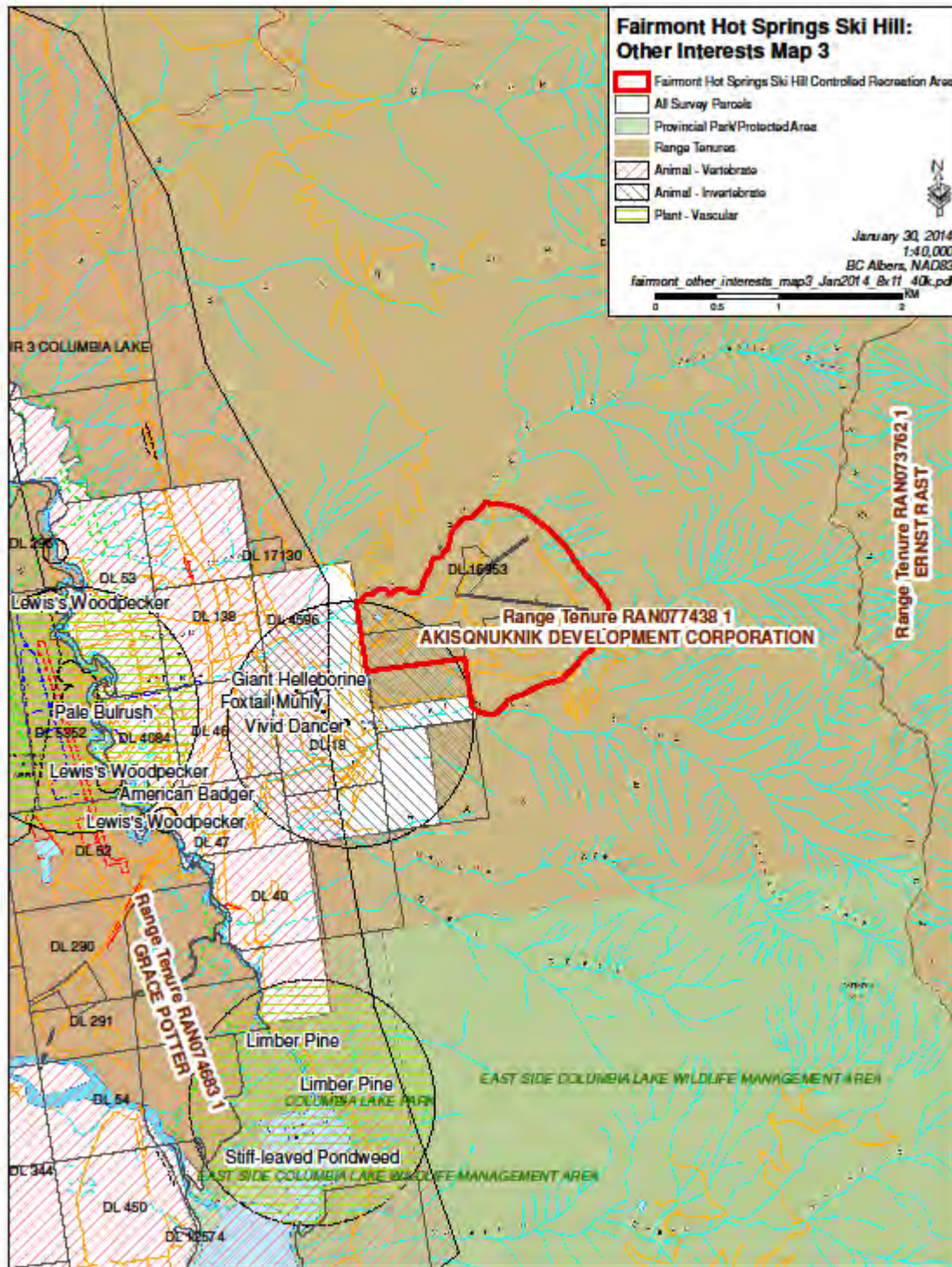
FHSR Master Plan– June, 2014



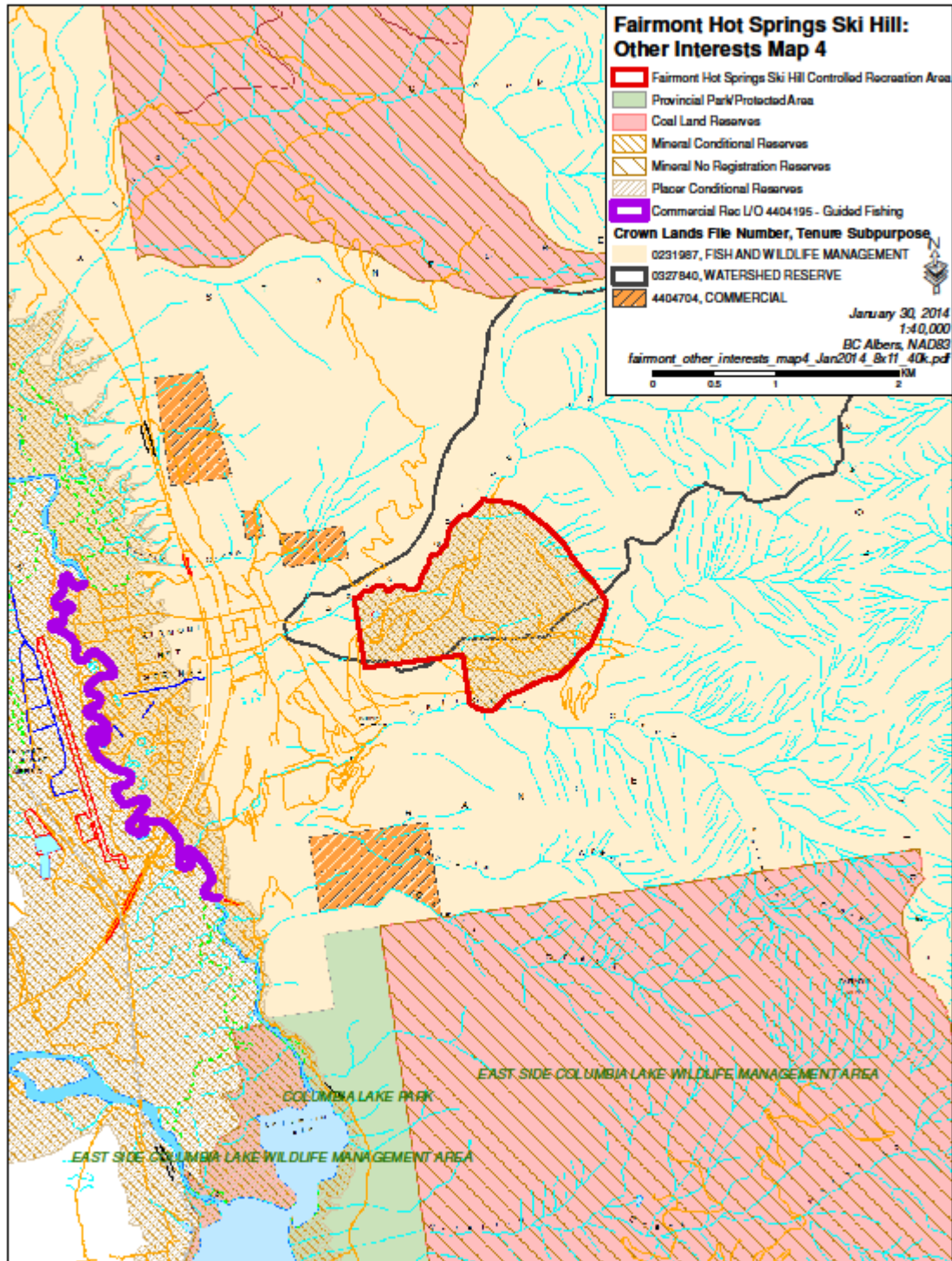
Appendix 12 – Other Interest Map 2



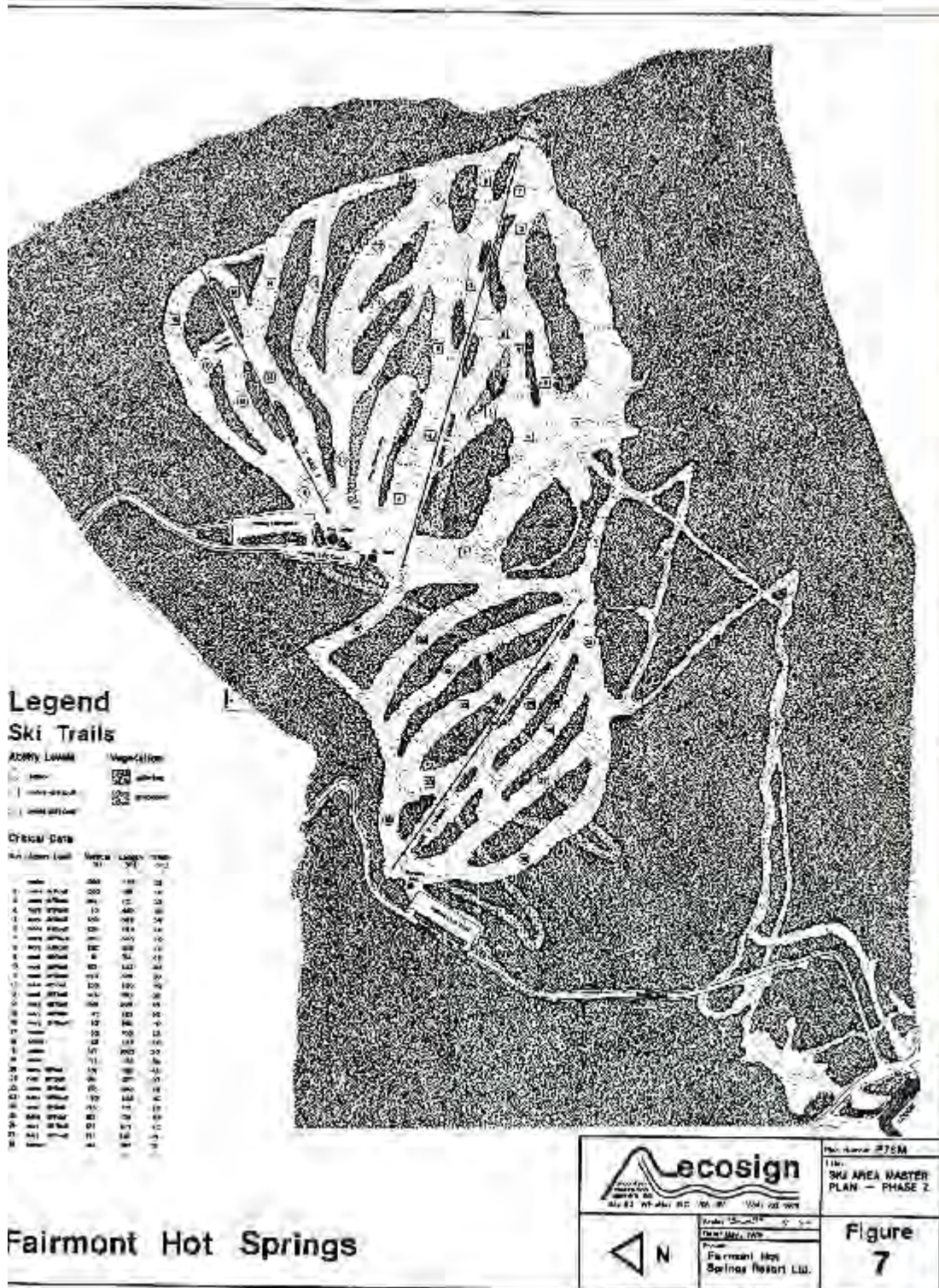
Appendix 13 – Other Interest Map 3



Appendix 14 – Other Interest Map 4



Appendix 15 – Potential Ski Run Expansion

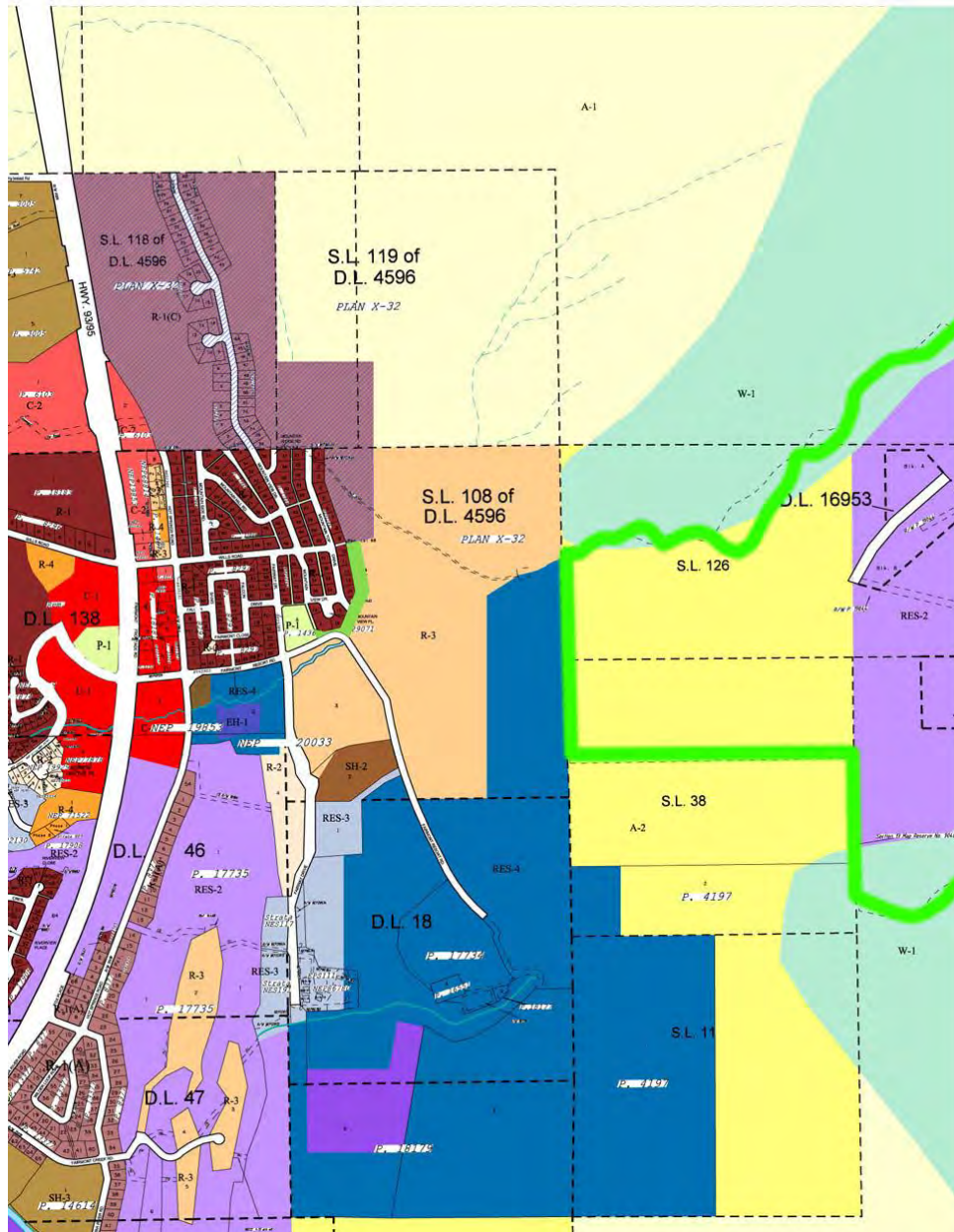


Appendix 16 – Snow Making As Built Plan

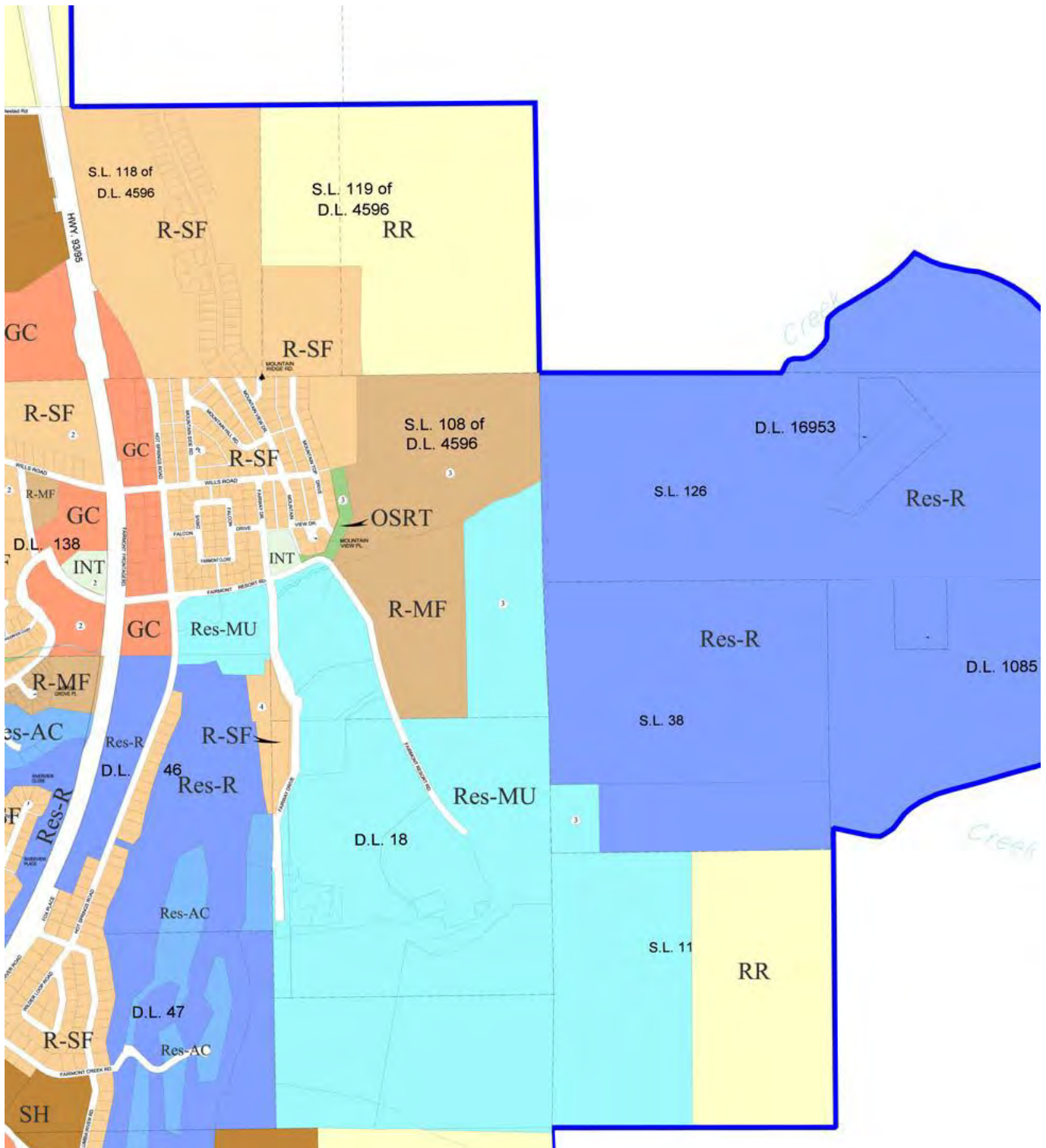


Existing \ Local supply

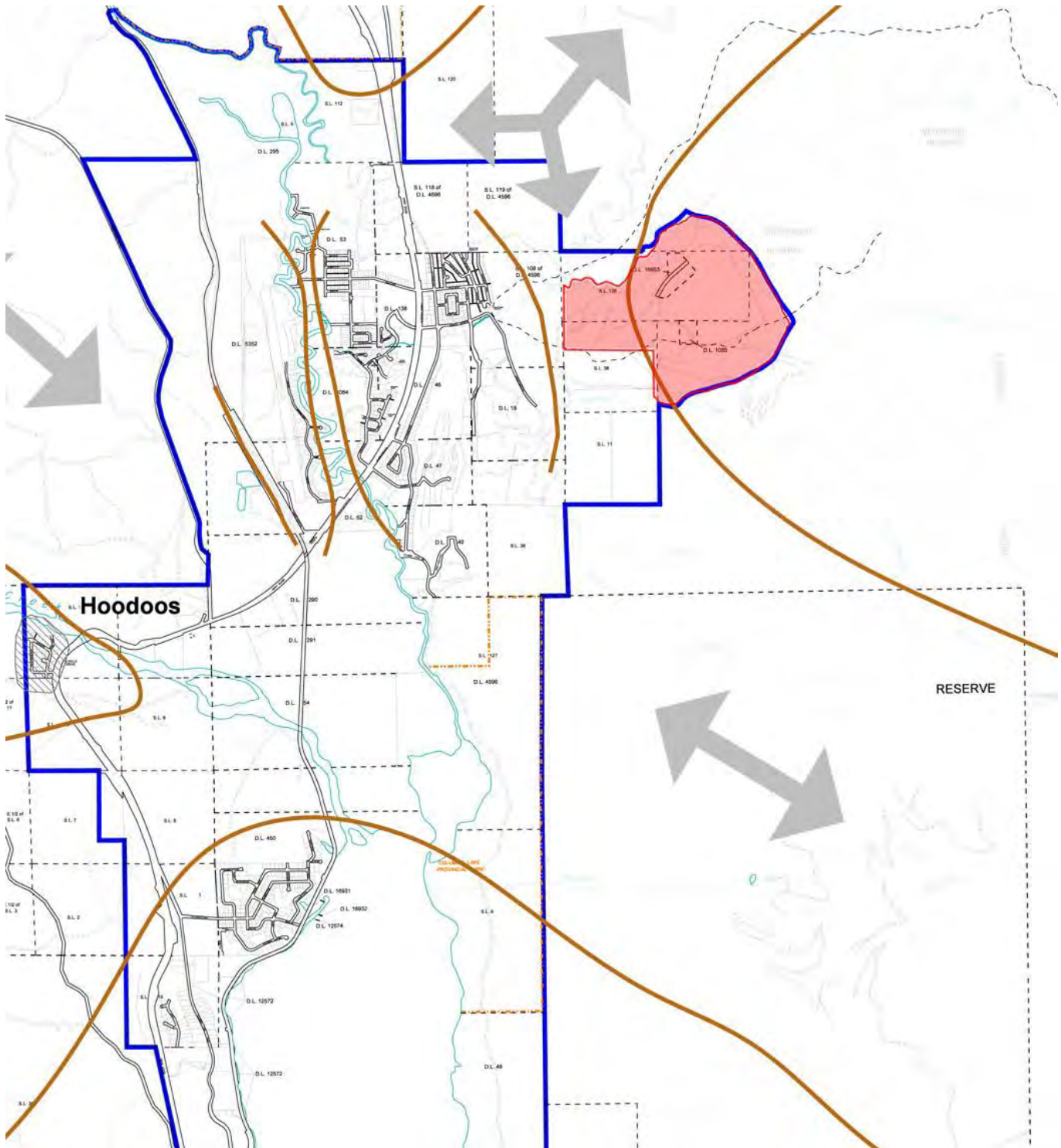
Appendix 17 – Upper Columbia Valley Zoning Bylaw No.900 –Fairmont



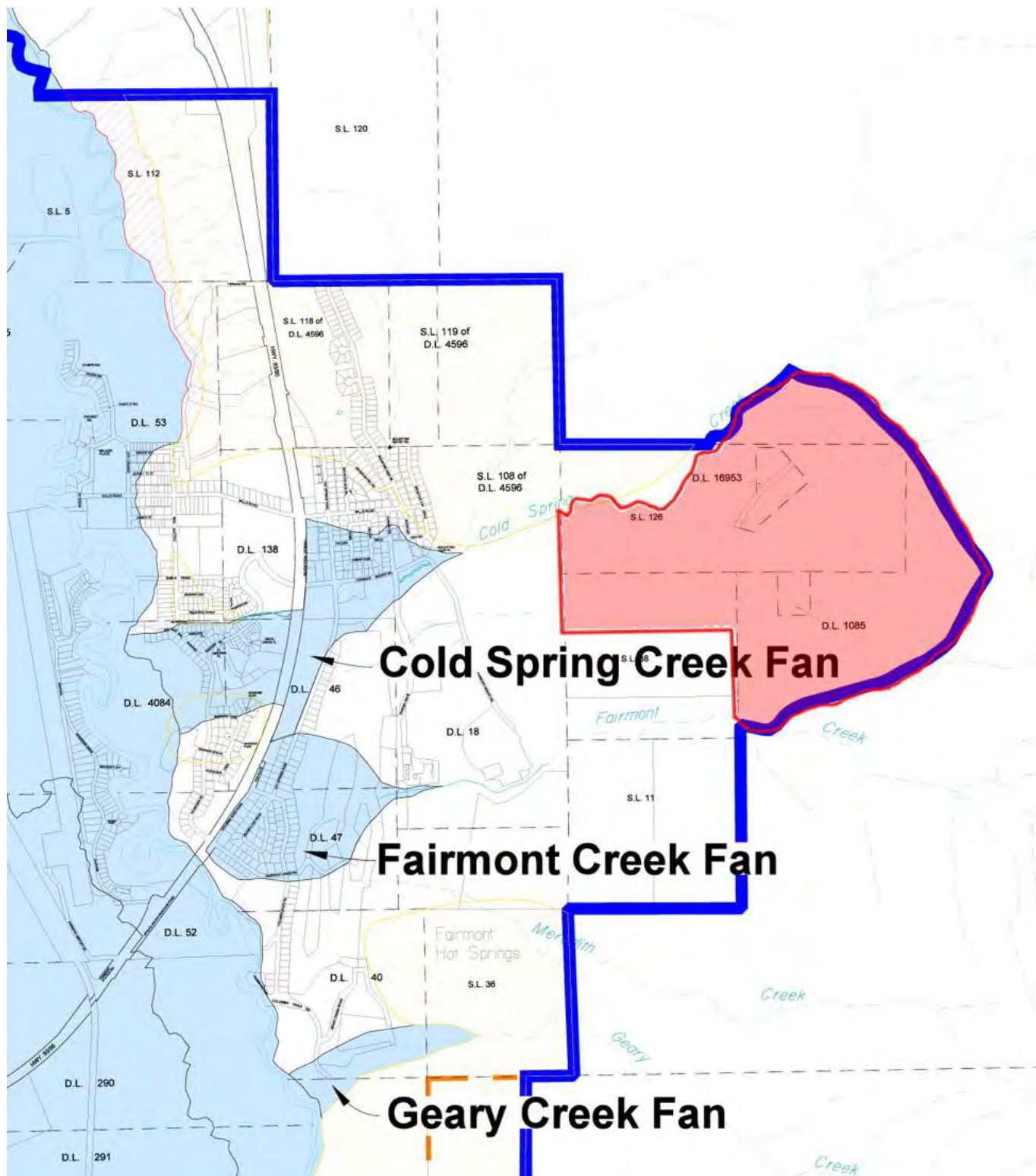
Appendix 18 – Fairmont Hot Springs Area Official Community Plan –Fairmont East



Appendix 19 – Fairmont Hot Springs Area Official Community Plan – Wildlife Corridors



Appendix 20 – Fairmont Hot Springs Area Official Community Plan – Flood and Soil Hazards



Appendix 21 – Coldspring Creek Water Licenses

Conditional Water License

CL 110625

Fairmont Hot Springs Resort Ltd.

Cold Spring Creek

Waterworks

**Appurtenant to CPCN 731, 818, 828, 838,
898, 909 and 910.**

WATER MANAGEMENT
BRANCH

MINISTRY OF ENVIRONMENT,
LANDS & PARKS

110625

THE PROVINCE OF BRITISH COLUMBIA - WATER ACT
CONDITIONAL WATER LICENCE

The owner of the land to which this licence is appurtenant is hereby
authorized to divert and use water as follows:

- (a) The stream on which the rights are granted is Cold Spring Creek.
- (b) The points of diversion are located as shown on the attached plan.
- (c) The date from which this licence shall have precedence is 21st July, 1890.
- (d) The purpose for which this licence is issued is waterworks.
- (e) The maximum quantity of water which may be diverted is 150,000 gallons a day.
- (f) The period of the year during which the water may be used is 15th June to 15th September.
- (g) The land upon which the water is to be used and to which this licence is appurtenant is the undertaking of the licensee as set out in Certificates of Public Convenience and Necessity Numbers 731, 818, 828, 838 and 898, 909 and 910 and any substitution thereof and amendment thereto.
- (h) The works authorized are diversion structures (infiltration gallery and dam), disinfection facility, reservoir and pipe, which are located approximately as shown on the attached plan.
- (i) The construction of the said works has been completed and the water is being beneficially used. The licensee shall continue to make beneficial use of the water in the manner authorized herein.
- (j) This licence is issued in substitution of Conditional Water Licence 56993.

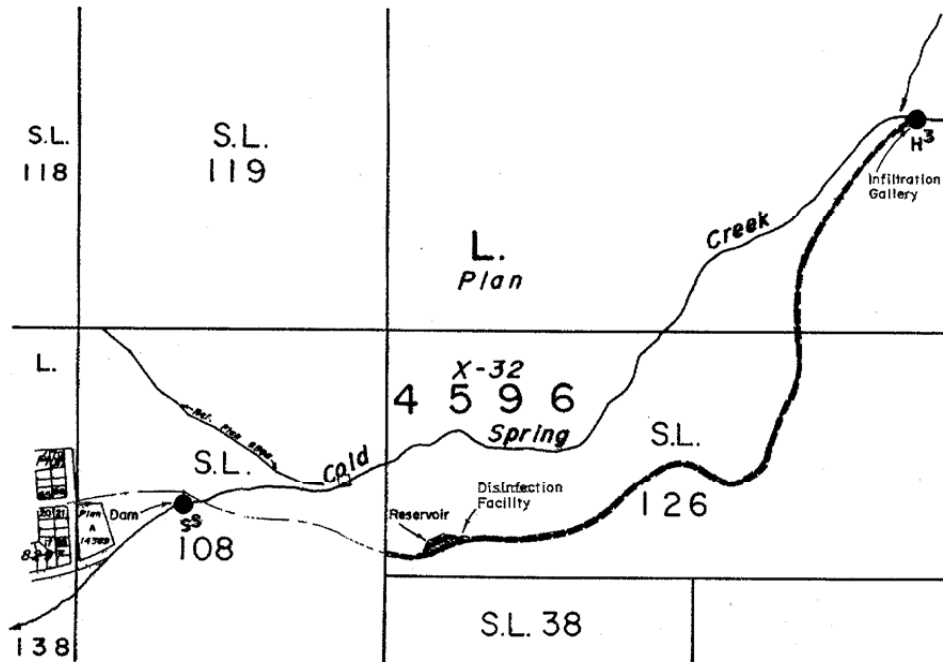
J. H. Dyck

J.H. Dyck, P. Eng.
Regional Water Manager

File No. 0265609 Date: *March 11, 1996* Conditional Licence 110625



Province of British Columbia



WATER DISTRICT :GOLDEN
PRECINCT :FAIRMONT
LAND DISTRICT :KOOTENAY

LEGEND

Scale : 1000 Feet to 1 inch
Point of Diversion : ●
Map Number : WR 2902 A
Pipe : - - -
Permit over Crown Lands : ———

Signature *J. H. Dyck*
Date *March 11, 1996*

C.L.110625 for C.L. 56993
File 0265609
P.C.L.21895 for P.C.L. 14395

Conditional Water License

CL 100134

Fairmont Hot Springs Resort Ltd.

Cold Spring Creek

Waterworks

**Appurtenant to CPCN 731, 818, 828 and
838.**

100134

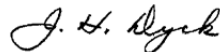
THE PROVINCE OF BRITISH COLUMBIA—WATER ACT

CONDITIONAL WATER LICENCE

Fairmont Hot Springs Resort Ltd. of Box 10, Fairmont Hot Springs, B.C.
VOB 1LO

is hereby authorized to divert and use water as follows:

- (a) The stream on which the rights are granted is Cold Spring Creek.
- (b) The points of diversion are located as shown on the attached plan.
- (c) The date from which this licence shall have precedence is 11th December, 1981.
- (d) The purpose for which this licence is issued is waterworks.
- (e) The maximum quantity of water which may be diverted is 146,000 gallons a day.
- (f) The water may be used throughout the whole year.
- (g) This licence is appurtenant to the undertaking of the licensee as set out in Certificates of Public Convenience and Necessity Numbers 731, 818, 828 and 838 and any substitution thereof or amendment thereto.
- (h) The works authorized are diversion structures (infiltration gallery and dam), disinfection facility, reservoir and pipe, which are located approximately as shown on the attached plan.
- (i) The construction of the said works has been completed and the water is being beneficially used. The licensee shall continue to make beneficial use of the water in the manner authorized herein.

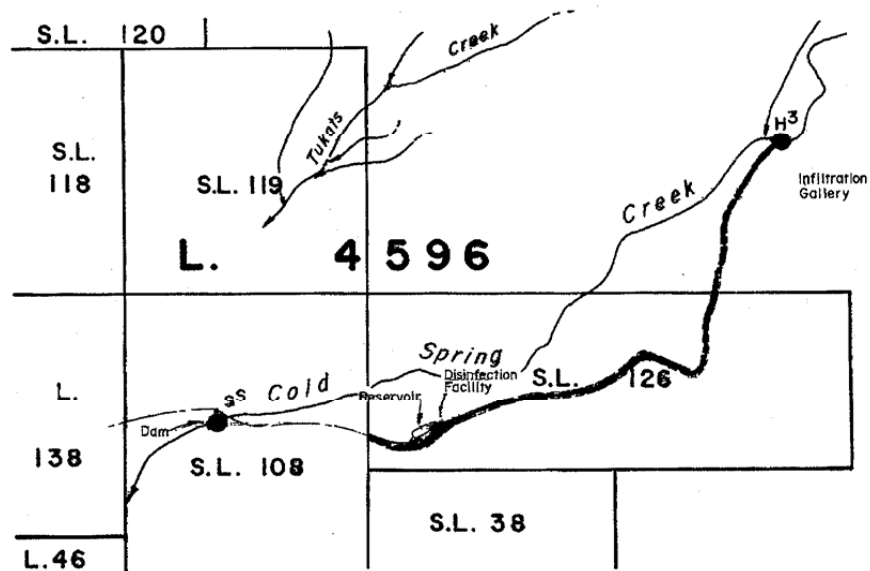


J.H. Dyck, P. Eng.
Regional Water Manager

File No. 0369707 Date: *March 13, 1993* Conditional Licence 100134



Province of British Columbia



WATER DISTRICT :GOLDEN
PRECINCT :FAIRMONT
LAND DISTRICT :KOOTENAY

LEGEND

Scale : 20 Chains to 1 Inch
Point of Diversion : ●
Map Number : WR 2902 A
Pipe : ————
Permit over Crown Land: ————

Signature *J. H. Dyck*
Date *March 13, 1993*

C.L.100134
File 0369707
P.C.L.20624

Conditional Water License

CL 67893

Fairmont Hot Springs Resort Ltd.

Coldspring Creek

Waterworks

Appurtenant to CPCN 654

WATER MANAGEMENT
BRANCH

MINISTRY OF
ENVIRONMENT AND PARKS

67893

THE PROVINCE OF BRITISH COLUMBIA—WATER ACT
CONDITIONAL WATER LICENCE

Fairmont Hot Springs Resort Limited of Box 10; Fairmont Hot Springs, B.C. V0B 1L0

is hereby authorized to divert and use water as follows:

- (a) The stream on which the rights are granted is Cold Spring Creek.
- (b) The points of diversion are located as shown on the attached plan.
- (c) The date from which this licence shall have precedence is 11th December, 1981.
- (d) The purpose for which this licence is issued is waterworks.
- (e) The maximum quantity of water which may be diverted is 80,000 gallons a day.
- (f) The water may be used throughout the whole year.
- (g) This licence is appurtenant to the undertaking of the licensee as set out in Certificate of Public Convenience and Necessity No. 654 and any substitution thereof or amendment thereto.
- (h) The works authorized are diversion structures, dam, reservoir and pipe, which are located approximately as shown on the attached plan.
- (i) The construction of the said works has been completed and the water is being beneficially used. The licensee shall continue to make beneficial use of the water in the manner authorized herein.

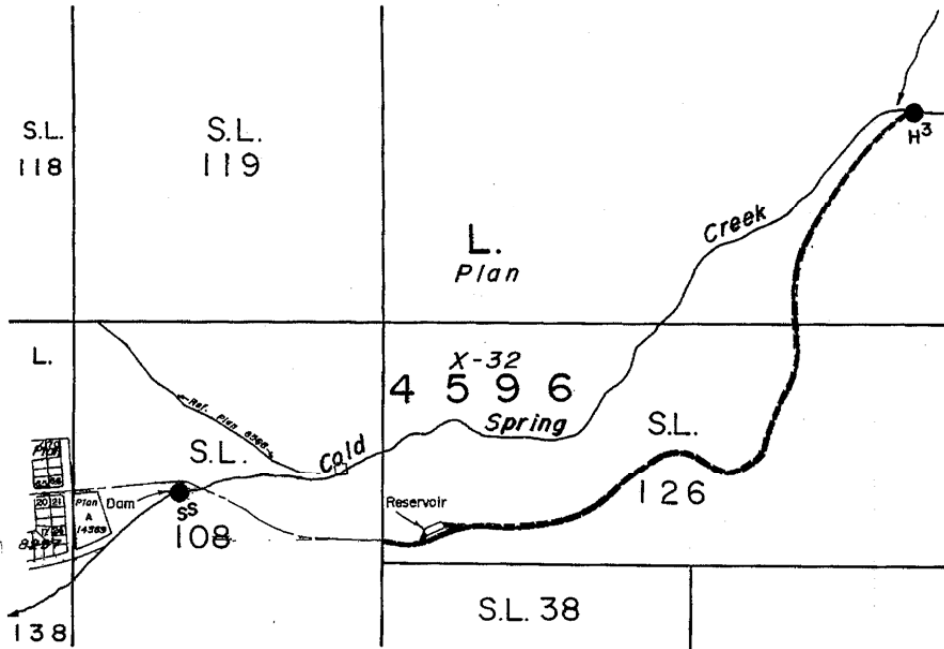
J. H. Dyck

J.H. Dyck
Regional Water Manager

File No. 4000590 Date issued: *July 28, 1989* Conditional Licence 67893



Province of British Columbia



WATER DISTRICT :GOLDEN
PRECINCT :FAIRMONT
LAND DISTRICT :KOOTENAY

LEGEND

Scale : 1000 Feet to 1 inch
Point of Diversion : ●
Map Number : W R 2902 A
Pipe : ———
Permit over Crown Land: ———

Signature *J. H. Dyck*

Date *July 28, 1909*

C.L. 67893
File 4000590
P.C.L. 17718



Conditional Water License

CL 65914

Fairmont Hot Springs Resort Ltd.

Coldspring Creek

Waterworks

Appurtenant to CPCN 644 and 654

WATER MANAGEMENT
BRANCH

MINISTRY OF
ENVIRONMENT

THE PROVINCE OF BRITISH COLUMBIA—WATER ACT

CONDITIONAL WATER LICENCE

Fairmont Hot Springs Resort Ltd. of Box 10, Fairmont Hot Springs, B.C. V0B 1L0

is hereby authorized to divert and use water as follows:

- (a) The stream on which the rights are granted is Cold Spring Creek.
- (b) The points of diversion are located as shown on the attached plan.
- (c) The date from which this licence shall have precedence is 8th September, 1983.
- (d) The purpose for which this licence is issued is waterworks.
- (e) The maximum quantity of water which may be diverted is 150,000 gallons a day.
- (f) The water may be used throughout the whole year.
- (g) This licence is appurtenant to the undertaking of the licensee as set out in Certificate of Public Convenience and Necessity No. 644 and 654 and any substitution thereof or amendment thereto.
- (h) The works authorized are diversion structures, dam, reservoir and pipe, which are located approximately as shown on the attached plan.

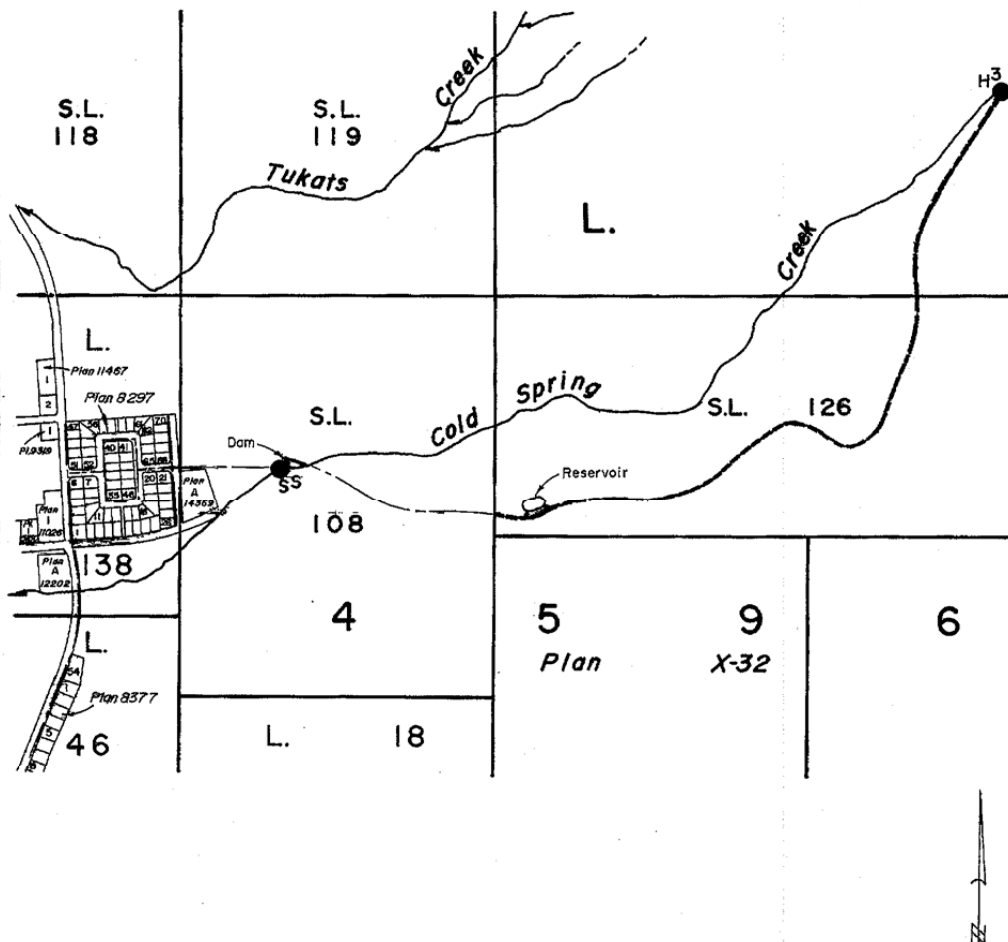
J. H. Dyck

J.H. Dyck
Regional Water Manager

File No. 4000415 Date issued: *Feb. 22, 1989* Conditional Licence 65914



Province of British Columbia



WATER DISTRICT :GOLDEN
PRECINCT :FAIRMONT
LAND DISTRICT :KOOTENAY

LEGEND

Scale : 1000 Feet to 1 Inch
Point of Diversion : ●
Map Number : W R 2902 A
Pipe : ————
Permit over Crown Lands : ————

Signature J. H. Lynch
Date Feb. 22, 1989

C.L. 65914
File 4000415
P.C.L. 16125

Conditional Water License

CL 60840

Fairmont Hot Springs Resort Ltd.

Coldspring Creek

Waterworks

**Appurtenant to CPCN issued uunder Order
in Council 3937/1972 and certificates
244/1978, 345/1980 and 346/1980**

THE PROVINCE OF BRITISH COLUMBIA—WATER ACT

CONDITIONAL WATER LICENCE

Fairmont Hot Springs Resort Ltd. of Box 10, Fairmont Hot Springs, B. C. V0B 1L0

is hereby authorized to divert and use water as follows:

- (a) The source of the water-supply is Cold Spring Creek.
- (b) The points of diversion are located as shown on the attached plan.
- (c) The date from which this licence shall have precedence is 19th November, 1980.
- (d) The purpose for which the water is to be used is waterworks.
- (e) The maximum quantity of water which may be diverted is 145,750 gallons a day, and such additional quantity as the Engineer may from time to time determine should be allowed for losses.
- (f) The period of the year during which the water may be used is the whole year.
- (g) This licence is appurtenant to the undertaking of the licensee as set out in Certificate of Public Convenience and Necessity issued under Order-in-Council 3937/1972 and Certificate Nos. 244/1978, 345/1980 and 346/1980 and any substitution thereof or amendment thereto.
- (h) The works authorized to be constructed are diversion structures, dam, reservoir and pipe, which shall be located approximately as shown on the attached plan.

[Signature]
J. E. Farrell

Deputy Comptroller of Water Rights

File No. 0367624

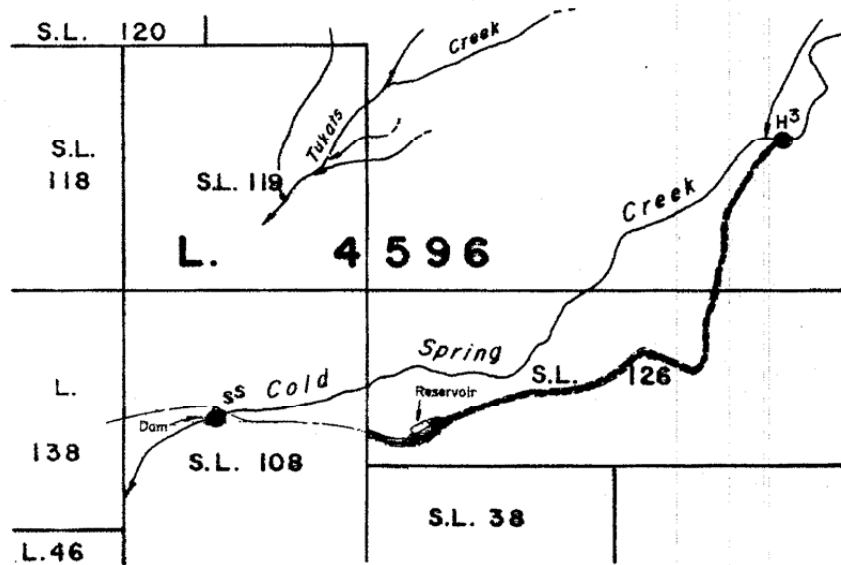
Date issued: *[Signature]*

Conditional Licence 60840

ENTERED ON
Map No. SS H32902A
By <i>LS</i>



Province of British Columbia



WATER DISTRICT : GOLDEN
 PRECINCT : FAIRMONT
 LAND DISTRICT : KOOTENAY

LEGEND

Scale : 20 Chains to 1 inch
 Point of Diversion : ●
 Map Number : WR 2902A
 Pipe : ————
 Permit over Crown Land: ~~XXXXXXXXXX~~

Signature

[Handwritten Signature]

Date

[Handwritten Date: July 25, 1984]

C.L. 60840
 File 0367624
 P.C.L. 14395

Conditional Water License

CL 56995

Fairmont Hot Springs Resort Ltd.

Cold Spring Creek

Waterworks

**Appurtenant to CPCN issued under Order
in Council No. 3937/1972**

56995

THE PROVINCE OF BRITISH COLUMBIA—WATER ACT

CONDITIONAL WATER LICENCE

Fairmont Hot Springs Resort Ltd., of Box 10, Fairmont Hot Springs, B.C. V0B 1L0

is hereby authorized to divert and use water as follows.

- (a) The source of the water-supply is Cold Spring Creek.
- (b) The points of diversion are located as shown on the attached plan.
- (c) The date from which this licence shall have precedence is 11th June, 1963.
- (d) The purpose for which the water is to be used is waterworks.
- (e) The maximum quantity of water which may be diverted is 134,500 gallons a day, and such additional quantity as the Engineer may from time to time determine should be allowed for losses.
- (f) The period of the year during which the water may be used is 1st April to 30th September.
- (g) This licence is appurtenant to the undertaking of the licensee as set out in Certificate of Public Convenience and Necessity issued under Order-in-Council No. 3937/1972 and any substitution thereof or amendment thereto.
- (h) The works authorized to be constructed are diversion structures, dam, reservoir, pipe and distribution system, which shall be located approximately as shown on the attached plan.
- (i) The construction of the said works has been completed and the water shall be beneficially used on or before the 31st day of December, 1983.
- (j) This licence is issued in substitution of Conditional Water Licence 48004 under Section 15 of the Water Act.


J. E. Farrell,

Deputy Comptroller of Water Rights.

File No. 0249990

Date issued: 1st June, 1982

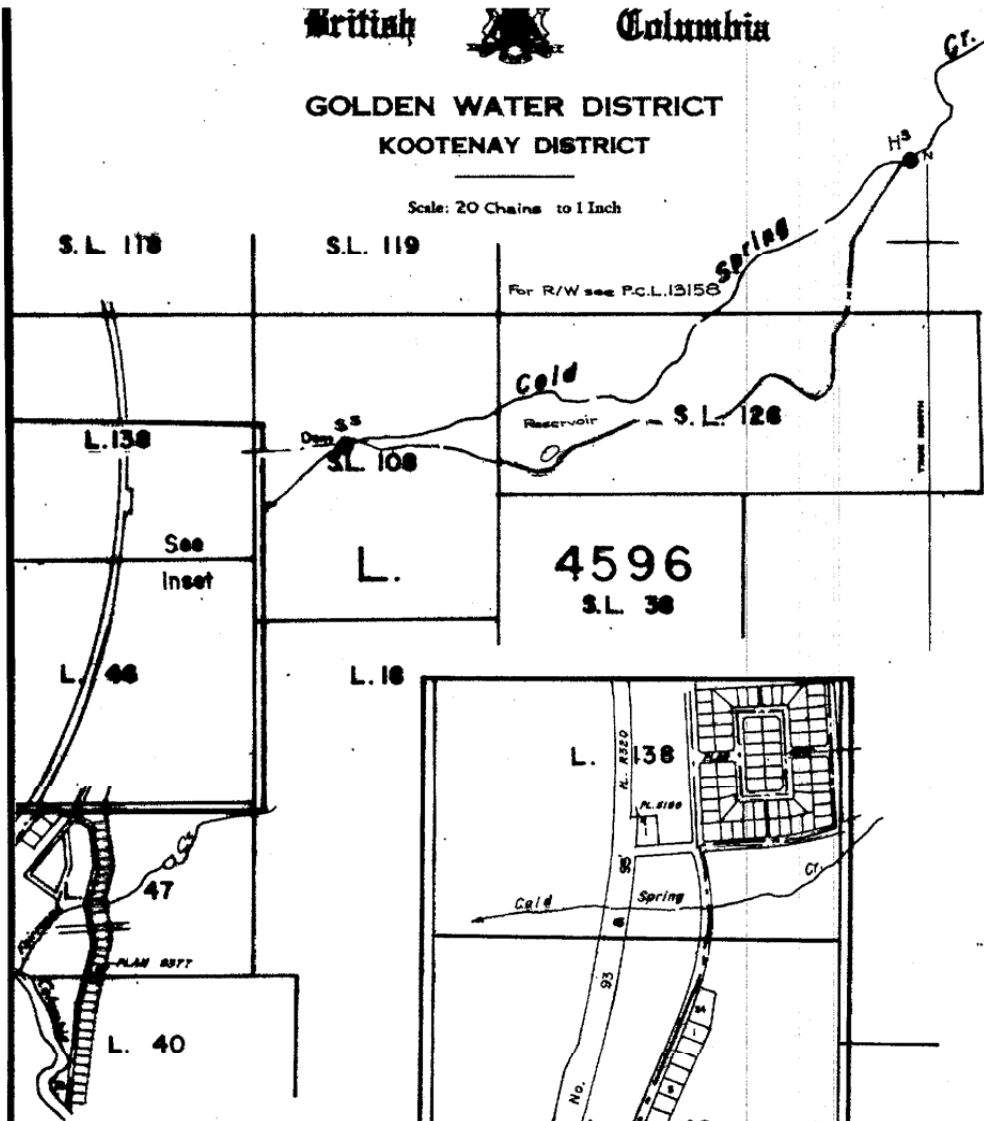
Conditional Licence 56995

ENTERED ON
Map No. 2902 H
DRB

British Columbia

GOLDEN WATER DISTRICT
KOOTENAY DISTRICT

Scale: 20 Chains to 1 Inch



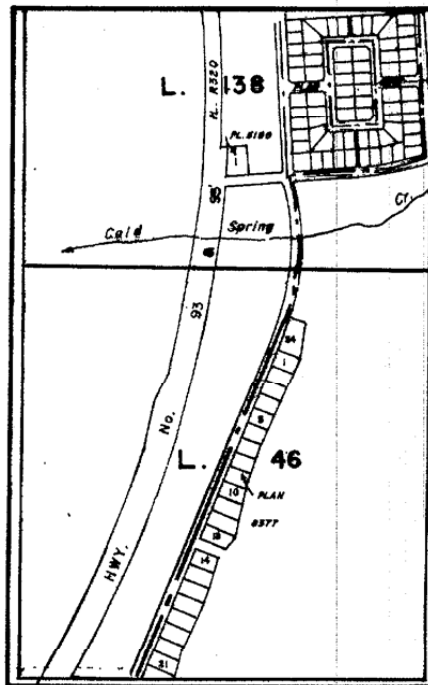
INSET

Scale: 800 Feet to 1 Inch

LEGEND

Point of Diversion
W.R. Map
Pipe

2902 H



The boundaries of the land to which this licence is appurtenant are shown thus: _____

Signature *Joe D. Cowell*

Date 1st June 1982
CL 56995 CL 48004
File 0249990

Fairmont Precinct

100-276-1007



Conditional Water License

CL 56994

Fairmont Hot Springs Resort Ltd.

Cold Spring Creek

Waterworks

**Appurtenant to CPCN issued under Order
in Council No. 3937/1972**

WATER MANAGEMENT
BRANCH

MINISTRY OF
ENVIRONMENT

56994

THE PROVINCE OF BRITISH COLUMBIA—WATER ACT
CONDITIONAL WATER LICENCE

Fairmont Hot Springs Resort Ltd., of Box 10, Fairmont Hot Springs, B.C. V0B 1L0

is hereby authorized to divert and use water as follows.

- (a) The source of the water-supply is Cold Spring Creek.
- (b) The points of diversion are located as shown on the attached plan.
- (c) The date from which this licence shall have precedence is 19th June, 1972.
- (d) The purpose for which the water is to be used is waterworks.
- (e) The maximum quantity of water which may be diverted is 63,500 gallons a day per annum, and such additional quantity as the Engineer may from time to time determine should be allowed for losses.
- (f) The period of the year during which the water may be used is 1st October to 31st March.
- (g) This licence is appurtenant to the undertaking of the licensee as set out in Certificate of Public Convenience and Necessity issued under Order-in-Council No. 3937/1972 and any substitution thereof or amendment thereto.
- (h) The works authorized to be constructed are diversion structures, dam, reservoir pipe, and distribution system, which shall be located approximately as shown on the attached plan.
- (i) The construction of the said works has been completed and the water shall be beneficially used on or before the 31st day of December, 1983.
- (j) This licence is issued in substitution of Conditional Water Licence 41136 under Section 15 of the Water Act.

P.M. Brady
P.M. Brady,
Comptroller of Water Rights.

File No. 0310369 Date issued: 1st June, 1982

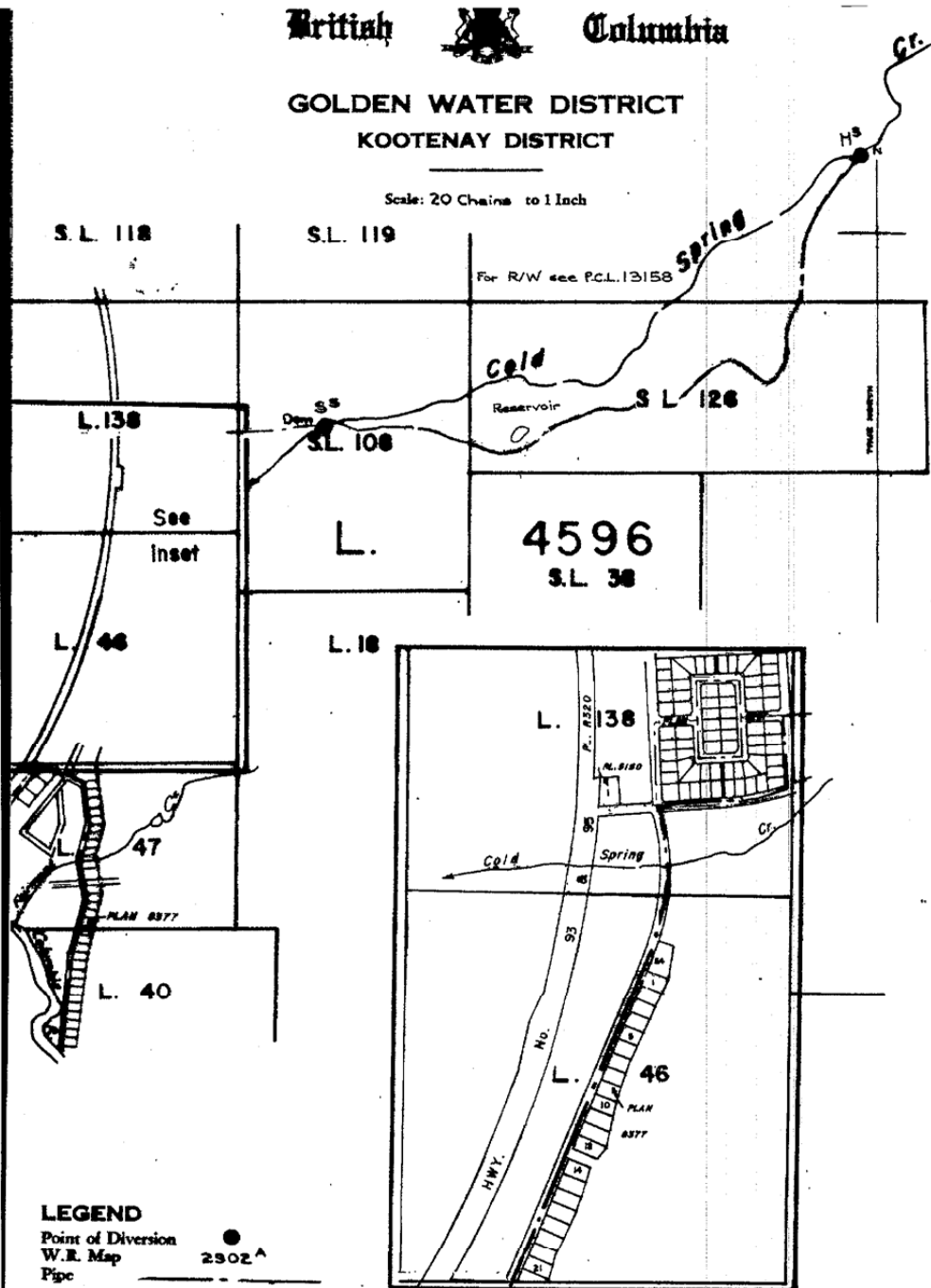
Conditional Licence 56994

ENTERED ON
Map No. 2902A
By *DB* *SL*

British Columbia

GOLDEN WATER DISTRICT KOOTENAY DISTRICT

Scale: 20 Chains to 1 Inch



The boundaries of the land to which this licence
is appurtenant are shown thus: _____

Signature *P. Madsen*
Date 1st June 1982
C.L. 56994 for C.L. 41136
File 0310369

Fairmont Precinct

