



# Tabor Mountain Ski Resort DRAFT Master Plan

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## EXECUTIVE SUMMARY

### Project Vision

Tabor Mountain Ski Resort (Tabor) has been pivotal in the introduction and maintenance of skiers and snowboarders in the Prince George Area. It is to this end that Tabor's main goal is to increase the ease of use and access by offering a wide range of winter and summer activities for new, intermediate and advanced riders that enjoy healthy lifestyle, friendships and family.

### Taking Tabor Mountain Ski Resort into the Future

Tabor is a community driven resort focusing on bringing the community to the outdoors and offering activities for as many people as possible. By working with a variety of user groups and teams, Tabor's vision is to become an all-season community resort working towards a year-round operation focused on alpine sports, mountain biking, outdoor sports and recreation.

### General Overview of Business (Existing and Proposed)

Located 20km East of Prince George BC on Highway 16 in the traditional lands of the Lheidli T'enneh First Nation, Tabor was opened in 1967 with a T-bar. Tabor is a local ski hill for the community in and around Prince George BC currently operating as a day use ski and mountain bike area. Users are typically from Prince George; however, will draw from Quesnel to Mackenzie and McBride to Fort Saint James regularly. It offers winter and summer recreation from beginner to advanced opportunities (Refer to Figures 1, 4 and 5). Elevation is 785m to 1039m for a total of 254 vertical metres.

A summary of the current business is provided below:

- 15 mountain bike trails
- 22 ski runs
- Tabor currently operates a triple-chair lift and T-bar
- 4 Groomers
- 1 Terrain park
- 1 Snow Cross Track
- 400 car Parking lot

The proposed Master Plan trail expansions will see the number of ski runs increase from 20 to 31 (refer to Figure 7) and increase the number of mountain bike runs from 15 to 40 (including the introduction of cross-country mountain bike trails, refer to Figure 8). This Master Plan will enable Tabor to remain flexible, creative, sustainable and respond to new opportunities. Some of the new offerings include RV camping, tent camping, archery, and an increase in team related functions (refer to Figure 6). New infrastructure will include a new lodge to replace the old lodge that burnt down in 2018, as well as a new rental shop and, in the future, team buildings for storage, planning and events.



The changes/additions proposed in the updated Master Plan are summarized below:

- New Day lodge
- 10 new ski runs (Feasibility assessment completed)
- RV Park
- New beginner mountain bike trail system
- New rental shop and Rentals
- New Camping Area
- New outbuildings for team offices and storage
- Secondary well storage tank

### **Key Areas of Concern**

A resort's greatest asset is the natural environment in which it operates, and careful consideration has been given to prevent and/or mitigate the impacts of the ski area's operations. This includes consideration of the broader land use objectives that are managed by the Regional District of Fraser Fort George (RDFFG). The existing zoning bylaw came into effect following the start of Tabor's operations, so the ski area was grand-parented within the zoning plan. Because of the changes that are being contemplated in the Master Plan, such as the addition of camping to Tabor's operations, re-zoning is required and must be applied for through the RDFFG. This is further discussed in Section 5.3.



## SECTION 1: DESCRIPTION OF EXISTING OPERATION

### 1.0 General Description of Existing Ski Resort

Tabor is located 20km East of Prince George BC on Highway 16 East, as illustrated in Figure 1. It is a local ski hill that has operated since the early 1960s and has a place in virtually all skiers and snowboarders' memories as the hill they learned on. The resort has 22 current ski runs open and another 10 runs planned out. For the past 5 years Tabor has hosted Provincial and National races on Eta's Snow-X Track, recognized as a world cup level snowcross track.

### 1.1 Description of Experience/Activities Being Offered

All activities that are currently offered at Tabor are within the existing Controlled Recreation Area (CRA) boundaries.

- Tabor is a year-round resort offering skiing and snowboarding in the winter and mountain biking in the summer.
- Mountain biking offers 15 different runs with 2 beginner, 4 intermediate, 4 advanced and 5 expert trails, shown on Figure 4.
- Skiing/snowboarding has operated continuously over the hill's lifetime until the day lodge burned down in early 2018. With 22 runs Tabor can offer skiable terrain to meet a variety of experience levels: 2 beginner, 11 intermediate, 7 advanced, 1 expert race course, and 1 park and freestyle area, shown on Figure 5.
- The expert race course, named Eta's Snow-X Course, is designed to handle provincial to world cup level races and it was built using soil to minimize snow requirements. There is an area for walk up and ski down spectators. (Trail Number 1 on Figure 5).
- Snow school program has been active for over 35 years where schools from mostly School District 57 bring out students in grade 4 and up. Each ski day consists of 4 hours of lessons.
- Chill/Switch program has been active for 12 years, which is a learn-to-ride program for at risk youth.
- Night skiing on 4 ski runs for 20+ years.
- First Nation Board Team. Refer to Section 3.4

#### 1.1.1 Activities

- Winter activities consist of skiing, snowboarding
- Summer activities consist of mountain biking

#### 1.1.2 Period of Use

- Skiing and snowboarding are offered from November to April
- Mountain biking is offered from May to October



## 1.2 Base Area Structures/Site Facilities and Improvements

### Buildings

Building	Function	Size (square meters)
Ski Patrol Hut	First Aid	65
Race Headquarters	Multi Use hut	14
Residence	On Site Residence	65
Storage Trailer	Storage	65
Shop	Maintenance	223
Team Building & Storage	Team miscellaneous use	11 with a 46 sq m covered area
Generator Building	Power generation	9
T-Bar Generator Building	Power generation	9
Well House	Water	28
A Frame	Storage	93
Power Shed	BC Hydro power distribution	4.5
Chairlift base operator station	Control chairlift functions	28
Chairlift top operator station	Control chairlift functions	9

All structures are privately owned and located within the lease on Crown land (File Number 0280047) and are shown on Figure 3.

The lodge was burnt down in Feb 2018 and a new lodge needs to be built to replace the old one.

The Parking Lots contain enough space to allow for 400 cars with 2 entrances/exits.

Figure 2 provides the locations within Tabor’s CRA of the tenures held by other users, and Tables 1 and 2 in Appendix 5 provide a detailed list of usage in the CRA.

The Maintenance Shop is located 12 meters to the west of the Storage Trailer, both shown on Figure 3. All maintenance is handled in this shop from sign building to groomer overhauls. Team building and covered area is off the north side of the shop.

### 1.3 Mountain Operation and Improvements

Existing recreational improvements within the CRA that are located away from the base area include:

- 1 triple chair lift
- 1 T bar lift

- 1 handle tow, not in use at the moment but planned for the terrain park
- Snow cross course
- terrain park with features
- Freestyle site
- 20 ski runs
- 15 mountain bike runs

The chair lift, the T-bar and the handle tow are tenured with a statutory right of way (Crown Lands File Number 7400269). The remainder of the mountain improvements (i.e. ski runs and bike trails) are authorized by a licence of occupation (Crown Lands File Number 7407828) and the Operating Agreement (Crown Lands File Number 7407307). The locations of these improvements are shown on Figure 3.

An access road to the top of the mountain is maintained by Tabor with funding from CBC. Users include BC Hydro (since 1968), ham/amateur radio (since 1984) and CBC Radio (since March 1980). Ham Radio Club and CBC Radio use the same building and tower. BC Hydro has the single power line running up the hill and sublets its use to Telus.

#### ***1.4 Access***

Tabor is located 20 km East of Prince George with direct access to Highway 16. There is no current bus or bus route that services Tabor. Customers will drive by vehicle and sometimes ride bicycles to the hill.

#### ***1.5 Servicing***

- Tabor is serviced by an unlicensed onsite well (Provincial Well Identification Number 27254) with a 10,000 gallon storage tank.
- Sewage system currently consists of a solid and wet tank system with an out of date septic field. This will require an upgrade to meet current standards before being used again.
- BC Hydro supplies two-phase power to the resort and three phase power is produced on site through a diesel generator to operate the lift.
- The locations of these services are shown on Figure 3.

#### ***1.6 Resort Capacity and Skier Visits***

- The chairlift is capable of carrying 1,548 people to the top per hour using 86 chairs with 3 people per chair. The T Bar is capable of carrying 1,400 people to the top per hour, using 70 Ts with 2 people per T.
- The chairlift and T bar deliver people to the same place at the top of the hill, as shown on Figure 3.
- Guests per day during the week is between 20 and 300.
- Guests per day during the weekend is upwards of 600 during winter activities, and between 20 and 100 for mountain biking.

## **SECTION 2: OVERVIEW OF PROPOSED EXPANSION AND BASE AREA MODIFICATIONS**

### ***2.1 Expansion Area Summary***

This Master Plan proposes expansion of the CRA by moving the CRA boundary to the west to fully contain the service road as well as the new ski runs. Expansion to the south will move the CRA beyond the top of the mountain and down the back side. To the east the expansion will add approximately the same amount of new area as the west for most of the hill, while the lower third would be pushed further to the east 2km. The north expansion will take place across Highway 16 and will cover almost all of the frontage of the ski hill (refer to Figure 6).

This expansion area will allow Tabor to increase the current operations and to add new improvements. It will triple the current area of Tabor's CRA and make use of a large amount of area that has been held in reserve (Crown Lands File Numbers 7408809 - Notation of Interest) and 0280850 Section 16 Map Reserve) for Tabor for a number of years. A better use of the area and a larger diversity of terrain will increase the hill's competitive appeal as more winter users are searching for terrain driven runs. Proposed expansion of the mountain biking trails will address the current demand in the area and attract riders from across the province. With more rounded winter and summer activities Tabor will be able to address and respond to unpredictable climate changes in stride, providing for much needed operational flexibility in order to stay in business and continue to be available for the public.

An important component of Tabor's expansion plan includes the development of an RV Park and campground. There are no RV parks currently within an hour's drive on the East side of Prince George. Anyone coming from Edmonton, through Jasper and Banff parks, or up Highway 5 from Kamloops has to drive through Prince George to get to an RV Park. As Prince George has no direct routes through the city for these tourists, it can be quite a daunting experience after at least a 2-hour drive since the last stop. An added benefit of an RV Park and Campground is that the resort will be better equipped to host concerts and special events (such as weddings) over the summer months.

As Prince George offers no campgrounds for tent camping in the general vicinity of the city, many travelers find the need to sleep in their cars in parking lots or in roadside rest stops. Mountain bikers making a long-distance trip into Prince George also find the sleeping options limited as most hotels have an issue with a dirty mountain bike being taken through the hotel. A campground would alleviate most of these concerns. A small area, just off the highway with its own entrance and exit would be a perfect scenario for these travelers. An added trail system for cross country hiking or mountain biking would give campers a mindfulness experience to start off the day or to reinvigorate their travel weary minds. An archery range and 3d (animal-like replica targets) would attract its own users from Prince George.

The new lodge will be positioned relatively near the west side of the Chair Lift with the new rental shop either inside the lodge or, if funds permit, directly beside the new lodge. During this construction the Ski Patrol Hut may be moved so that it is also closer to the Chair Lift.

The new mountain bike trails will give Tabor an area with a milder slope to allow for longer and easier trails making it a more rounded experience and allowing beginners an opportunity to ride. As Tabor is the only mountain bike aerial lift access for hundreds of km in all directions the draw to the mountain will bring riders of all skill levels and terrain tastes. Tabor's ability to cater to all riders is key to the success of the all-season plan.

Tabor’s current ski runs are large, flat, open style traditional ski runs that complement good cornering and good speeds. Today’s riders are looking for a variety of runs that include terrain driven runs with skill demanding features and self-made lines. The planned new runs are designed to meet those expectations; from beginner to advanced, snow plow to drops, Tabor will be able to offer something for every rider.

## 2.2 Description of Experience/Activities Being Offered in Expansion Area

The following sections provide a description of the activities that will be offered in the expansion area.

*Note: Estimated timeframes for completion are subject to funds. The estimated shown times for each project are those to complete a project after initiation, not from the date of the Master Plan.*

Proposed Mountain Improvement	Project Duration	Planned Start Date	Key Considerations	Priority
Ski Runs	1 year	Immediately	Tree Removal	High
Mountain Bike Runs	1-5 years	Immediately	Ground Work	High
RV Park	1-5 years	1 year	Ground work, Funds	Intermediate
Campground	1-2 years	1-3 years	Tree Removal, Ground Work	Intermediate
Lodge	1-2 years	Immediately - 1 year	Permits	High
Rental Shop	1 year	Immediately - 1 year	Permits, Rental Equipment	High
Archery Range	1 year	2-3 years	Campground start	Low
Night Skiing	1 year	1-2 years	Completion of ski runs	Intermediate
Sani Dump	1 year	2-6 years	RV Expansion Schedule	Low

### 2.2.1 RV Park

- The proposed location of the RV park is in Parking Lot 2, 50m in from the highway (shown on Figure 6). It is located within a map reserve currently held for Tabor’s future needs. It will be approx. 2,000m x 200m. Power will be available in the first few sites, while the remaining will be without power. A water/sanitation dump will be available for all users. This area will also be connected to a network of flat and wide trails for hiking in summer and snowshoeing in winter. Tabor would like to provide a provincial campground feel with wooded areas between campsites to give a more wilderness experience.
- The RV Park will have 30 rental spots, potentially expanding to upwards of 100 in the future. Features will include a water and sewage terminal, electric plug ins, and site access to one of the largest cross-country trail systems in BC for hiking and cross-country mountain biking. The specific location of the water and sewage terminal is not set yet as we are still currently working

with engineers on our new septic system. It will however be located within Parking Lot 2 shown on Figure 3.

- The unofficial standard for RV Parks is 10 campsites per acre (each site large enough to hold an RV). From the current parking lot to the edge of the current CRA will yield 10 acres. This will allow for 100 standard spots. With the lower camp site density, our plan is to give a private experience leading us to use a 3 or 4 campsites per acre layout. That will currently give 30 to 40 campsites. Proposed expansion (equaling 240 acres) could allow for 100 campgrounds in a multi-tiered layout giving users the experience that they are alone and in the wilderness, while allowing for hiking and cross country bike trails to run through the area and not distract from the experience. This “site-to-area” spacing will leave enough space to incorporate road access, the trail system and allow for any drainage issues that may arise from winter run off.

### *2.2.2 Camping, Hiking and Archery*

- Figure 6 shows the location of the proposed camping, hiking and archery area, across the highway from the resort and outside the current CRA. This location will accommodate camping with access to year-round hiking/snowshoe and cross-country mountain bike trails.
- The camping area will allow for tents or car camping. There will be few amenities but will allow for locals or traveling guests to camp. Right now, the pullout on the north side of the highway (approximately 250m west of Tabor entrance) is currently used as such and could be a danger.
- The camping area will have direct access to 15km of hiking/biking/snowshoeing trails that can be used year-round.
- Also planned for inclusion in the camping area is an archery range and 1.5km 3d trail range (a trail system with life-like targets placed along the route for a hunting like experience) will be located away from the camping area and hiking trails in a safe and secure location.

### *2.2.3 New Mountain Bike Trails*

- New mountain bike beginner runs will be developed in the proposed expansion area to the east of the current CRA (within and extending outside the current CRA).
- New cross country and downhill mountain bike runs will expand the current trail system to the west and south. These trails will include longer cross-country trails and connect with multipurpose trails within the Tabor Mountain Recreation Society system, as well as the more difficult black diamond runs.
  - New trails on the west side of the CRA will expand on current trail designs targeting intermediate to expert riders.
  - New trails on the south side of the CRA will incorporate cross country with up and down hill riding.
- As Tabor Mountain is so steep, the current difficulty dissuades most beginner and intermediate riders. A new section of mountain bike trails will be developed with trails that are less steep than those currently offered at Tabor. They will consist of longer, winding trails as well as wider beginner trails. The new section will allow for an all-round experience for riders at all levels and will also allow for lessons and youth riding camps.
- The proposed new mountain bike trails are shown on Figure 7.

### *2.2.4 New Ski Runs and Service Road*

- The current CRA does not contain the service road entrance from the highway and the lower stretch of the road. Including the service road within the CRA will give Tabor control of the area around the road for maintenance and clearing. This area also contains the area for the new ski runs shown on Figure 8.
- This area is located on the west side of the resort and continues up to the top of the CRA at the peak of Tabor Minor.
- The proposed new ski runs currently reside within and just outside the current CRA requiring expansion of CRA.

### *2.3 Base Improvements*

Most of the improvements in the following sections will be within the existing base area lease (file 0280047). The septic system may require a separate right of way, depending on location.

#### *2.3.1 New Day Lodge*

- This will be 2 stories, approx. 12m x 18m and be in the general area of the old lodge as shown on Figure 3.

#### *2.3.2 New Rental Shop*

- This will either be located within the new lodge (shown on Figure 3) or in its own building approx. 6m x 9m to 12m x 15m. This will be dependent on operating funds. Improved size and structure could allow for larger school groups.

#### *2.3.3 Sani Dump*

- A sanitation disposal unit for RV campers. Located within Parking Lot 2 as shown on Figure 3.

#### *2.3.4 Septic system*

- A new septic system will need to be installed when the new lodge is built as the current one falls below building code. The location of this system will depend on the design decided on.

### *2.4 Mountain Improvements*

Runs and trails will be authorized consistent with the *All-Seasons Resort Policy* as defined in the Operating Agreement). The Operating Agreement also acts as a licence of occupation under the *Land Act* for the purpose of the CRA.

#### *2.4.1 New Ski Runs*

- 10 new ski runs located to the west side of the current CRA, as shown on Figure 8 (Trails 23-32).
- Leveling of ground and water flow control is needed.
- Some tree removal is needed.

#### *2.4.2 New Mountain Bike Runs*

- New beginner mountain bike runs located to the east of the current CRA and shown on Figure 7.



- Groundwork is needed.
- A return trail would require more groundwork and tree removal, approximately 1 km trail 3 - 5 meters wide.

#### 2.4.3 Night Skiing Improvements

- Trails 3,4,7,9,12,15,18-22, as shown on Figure 8, will be available for night skiing.
- Replacement of lights for night skiing and increase the number of lit runs from 4 to 10 with more lights.

#### 2.4.4 Improvement to Runs

- Earth will be skimmed from the surface of certain runs for the purposes of leveling, building.
- Drainage will be key to what runs are skimmed and where
- Easy Rider, Roller Coaster, Eta’s Course, Jenn’s Run, Mambo, The Glades will all be used for this purpose.

#### 2.5 Access Upgrades

- Minor widening of East entrance of Parking Lot 2 (shown on Figure 3) to accommodate RVs.
- Access road on the north side of the highway off Canfor Access Road (shown on Figure 6) to allow for access to campground, no improvements to Canfor Access Road except the connection of the parking access road.

#### 2.6 Projected Capacity and User Visits

- Skier visits are expected to rise to 700 per day on weekends while staying relatively the same on weekdays save for the increased usage of school groups.
- During the ski season, the maximum capacity of the chair lift is 1,548 people per hour, and the maximum capacity of the T-bar is 1,400 people per hour.
- Mountain biking to rise to 50-200 per day
- During mountain biking season, the maximum capacity of the chair lift is 300.
- RV Renting: 60 to 100 campgrounds per day depending on time of year, holidays and events on the mountain.
- Camping: 5 to 100 campgrounds per day depending on events on mountain.

Season/Days of Use	Skiing	Mountain Biking	RV Campsites	Tent Campsites
<b>Current Visitation</b>				
<b>Summer Weekdays</b>	Not Applicable	0	Not Available	Not Available
<b>Summer Weekends</b>	Not Applicable	20 – 100	Not Available	Not Available
<b>Winter Weekdays</b>	20 – 300	Not Applicable	Not Available	Not Available
<b>Winter Weekends</b>	500	Not Applicable	Not Available	Not Available
<b>Projected Visitation</b>				



<b>Summer Weekdays</b>	Not Applicable	0	60 – 100	5 – 100
<b>Summer Weekends</b>	Not Applicable	50 – 200	60 – 100	5 – 100
<b>Winter Weekdays</b>	20 – 300 (depending on use by school groups)	N/A	60 – 100	0
<b>Winter Weekends</b>	700	N/A	60 – 100	0

## 2.7 Economic Benefits and Opportunities

Seasonal Staffing	Skiing	Ski Events	Mountain Biking	RV Campsites
<b>Increase Job Projections</b>				
<b>Current Staffing</b>	15-50	0	10	0
<b>Projected Increase</b>	10	1-5	10-20	1-3
<b>Total</b>	25-60	1-5	20-30	1-3

Possible Year-Round Full-Time Employees: 20

- Northern BC Tourism has listed mountain biking as a top producer of tourism dollars around BC and expects Tabor to bring people into the Prince George area. As a central location to some of the best mountain biking in BC and the only lift access north of the Okanagan, Northern BC Tourism is expecting Tabor to drive the sport in the north. This will be possible by the expansion of the beginner area as Tabor’s current trails are more for the expert level due to the slope and difficulty of the terrain. With the East side of the mountain being on less of a slope, easier and more exciting entry to intermediate trails will be possible. Riders from all over the province have already made the trip to Tabor after hearing about our trails.
- There is no RV Park close to the East side of Prince George (within an hour). Northern BC Tourism has indicated that Highway 16 East is the second or even first busiest direction for RVers as it not only connects to Edmonton but the Rocky Mountains. Mount Robson, Jasper, and Banff are all large draws for RV campers. With Northern BC Tourism looking to expand the Alaskan Highway and Northern BC loop, more traffic will pass this area coming from Alberta. As the most nature-like RV park in the area, the experience will be unlike the other RV parks in the Prince George area.
- The new ski runs will change the face of Tabor. Seen as a hill designed for skiers these new terrain driven runs will give Tabor a new look and attract more riders from the region. These runs will make Tabor a more appealing hill to all winter riders as they will have all types of terrain located at one hill. We have already been contacted by local hotels looking to set up stay and ski deals with Tabor Mountain.
- The Snow Cross track has been met with praise. Seen as the Best Snow Cross Track in Canada by Alpine Canada and rave reviews from Snowboard Canada the only thing holding back a World Cup is our new lodge. With Tabor just 15 minutes from Prince George and all of its amenities, we have already been able to pull in many different countries to race in a NORAM (North American Cup

Race) due to the reputation of our track. Having a new lodge that is designed to accommodate these events will increase our ability to apply for them. The ability to move forward with the new ski runs and mountain bike runs as well as the RV park will determine how much of our funds will go towards the new lodge and the size of the new lodge needs to be to accommodate our needs. These large events will bring in millions to the local economy.

- The campground will be in high use to mountain bikers from across the province. During our last 2 years running we were constantly asked about Camping Areas as many mountain bikers don't stay in hotels as their bikes are not protected or welcome in the rooms and many don't have RVs. While the mountain bike numbers are lower than the skier numbers, mountain bikers are larger overall spenders and will contribute more per person than skiers to the local area. Mountain bikes require more repairs at vastly higher costs; while a ski tune up will run \$15 a mountain bike tune up will cost \$60 to \$300. While a full set of top-of-the-line ski gear will cost \$3000 to \$5000, the average downhill mountain bike starts at around \$5000 and will run over \$12000. Mountain bikers at Tabor will spend an average of \$30 on food and drinks while the average skier will spend \$10. Mountain Bikers tend to be younger and more social adding to in-town spending as groups more often than skiers and snowboarders. This will also bring in regular people who don't want to use the hill but don't want to sleep in their cars in the Walmart parking lot. Now they can use the amenities of Prince George, rather than feel the need to just pass through. This area will also include cross country mountain bike, hiking and snowshoeing trails.
- Expanding the network of mountain bike trails and addition of the RV park will allow Tabor to hire and maintain year-round jobs as opposed to part time seasonal.
- Currently Tabor has no village or amenities, all users of the area and winter overnight users will use the City of Prince George for these purposes.
- Tabor would like to have a consistent mountain snow cross snowmobile race at the end of each year. At the test event Tabor hosted a race of our own design that included a hill climb, fast descents, banked corners and jumps. With the help of a local company it was sold out in under a day and attracted riders from all over Western Canada and North West United States. Tabor is working towards hosting one of these races each year to end off our winter season. Races such as these attract teams involving crews, rider, managers, as well as sponsors and advertisers.

Refer to Appendix 2 for a letter of support that was provided by Northern BC Tourism.

## SECTION 3: OVERLAP WITH ENVIRONMENTAL & CULTURAL VALUES

### 3.1 Fish Values

There are 2 creeks running through the CRA, and both drain into Tsadestsá creek some 5.5 km away shortly after connecting just off the CRA. These are Spring runoff creeks that capture the mountain's runoff water from snow and rain with a small pond at the start of one. These creeks have never been seen to host fish on or near the CRA. Tabor does not interfere with the flow of these creeks off the CRA or serve as a source of sediment nor does it contribute any waste into these creeks. These creeks are naturally filtered through ponds and marshes before they reach Tsadestsá creek.

During any construction that may happen near these creeks, careful consideration will be taken to make sure that sediment, non-water fluids (e.g. fuel, oil, solvents, etc.), and other contaminants do not find their way into the water. Culverts will be added to any crossings with adequate cover so the water flow is not affected. If any creeks are crossed, the proper procedures in section 11 of the *Water Sustainability Act* will be adhered to for bridges or culverts. All efforts will be taken to stay away from creeks and runoff streams. Any land that has to be cleared will be reseeded, and straw erosion control blankets will be used with seeding to mitigate sediment and erosion on any slopes with steep angle. The Federal Government recommends buffers for: bank stability 5.0 metres (m), sediment removal 10-30 m, and wildlife habitat 10-300 m. Provincially, 30 m setbacks are generally considered to provide sufficient buffers for riparian values for land development.

### 3.2 Wildlife Values

A review of the BC Conservation Data Centre website (<https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/conservation-data-centre/explore-cdc-data/known-locations-of-species-and-ecosystems-at-risk/cdc-imap-theme>) did not identify any known occurrences of red or blue listed species or ecosystems within the current CRA or the proposed expansion area. Tabor is not aware of any wildlife values of concern that require management by the ski area, but it is noted that the surrounding area includes mule deer winter range habitat.

### 3.3 Water Values

One drilled well provides Tabor's water. Since its completion the well has never been known to go dry or produce unusable water. At 3 gallons per minute the well meets all projected usage of Tabor's requirements. The well water is checked monthly and samples are given to Northern Health Authority, of which Tabor has never failed a quality test. Maintenance and inspections on the equipment are handled regularly as the residence uses the same system and issues will be noticed immediately.

The well is registered but is currently not licenced as licensing only recently became a requirement with the implementation of the Water Stewardship Act. Tabor will apply for a water licence following the finalization of a new Operating Agreement with the Province and prior to the licensing deadline of March 1, 2022. As the Water Stewardship Act allows for first-come first-serve water from the date the well was dug, Tabor will not lose its place in water priority by waiting until the deadline.



The details from the well log are as follows:

Well Location Blk A+B DL 663

Owners Name: Tabor Mountain Ski Resort

Drillers Name: Interior Water Wells

Date: 7 November 1972

Depth: 60'

Casing Diameter: 6"

Length: 22

Distance to water from Casing: 17'

Ground composition

0-17 feet Clay and boulders

17 to 22 feet Loose gravel

22 to 60 feet Gravelly clay

Yield 3 gallons per minute

Well house contains a 10,000 gallon reservoir.

### ***3.4 First Nations***

Tabor Mountain Ski Resort is located within the traditional territory of the Lheidli T'enneh First Nation, "the people from the confluence of two rivers." The Lheidli T'enneh have traditionally occupied and used the land around Prince George, east to the Alberta border. The Natural Resource officer for the Lheidli T'enneh was contacted by email with a letter regarding Tabor's work on updating the Master Plan (Appendix 3) on March 4, 2019. In July 2020, Tabor sent a formal letter of introduction to Lheidli T'enneh along with a draft copy of the Resort Master Plan. Communication remains ongoing.

Tabor has worked with the Lheidli T'enneh First Nation Youth Snowboard Team in the past and would like to continue growing this relationship and opportunity into the future.



## SECTION 4: HAZARD MANAGEMENT

### 4.1 Natural Hazards and Safe Work Procedures

Natural Hazards that may be experienced at Tabor are listed below in order of likelihood:

Hazard	Mitigation	Level of Concern and explanations
Cold wave	Don't open after -35 C	This may happen a few times per year.
Thunderstorm	Watch local predictions and shut down lift when thunderstorm is likely or close	Rare during winter seasons and may happen multiple times in the summer season
Blizzard	Shut down if snow levels hamper safe operation	Extremely rare and has not happened in the last few decades
Heatwave	Don't open after +40 C	Rare; may possibly happen once a year.
Hailstorm	Stop loading passengers, run the lift until empty, wait for the storm to pass	May happen during thunderstorms, in which case closure would already be implemented, rare otherwise.
Ice Storm	Check for allowable safe operations of lift and safe riding. If neither are possible, don't open	Rare but may become more common with climate change.
Wildfire (air quality)	Don't open when smoke reaches dangerous levels	Rare but may become more common with climate change.
Sinkhole	Determine scale of concern*, don't open until the threat is determined and mitigated	Impossible to predict but has not happened to date.
Landslide	Determine scale of concern*, don't open until the threat is determined and mitigated	Extremely rare to date, may become more of an issue with climate change
Drought	No smoking on the hill, parking lot only. No campfires.	Full scale drought has never happened yet may become more of a concern with climate change
Solar Flare	Determine scale of concern*, don't open until the threat is determined and mitigated.	Exceedingly rare, has never been an issue. Possible hazards are electrical shut down of the mountain. Lift evac would be needed if open at the time.
Earthquake	Stop loading passengers, run lift until empty, shut down. Determine scale of concern*	Extremely rare. The area is not very active and no earthquakes in recent times has been enough to be of concern.
Avalanche	Determine scale of concern*, don't open until the threat is determined and mitigated.	Exceedingly rare. The snow type, amounts, and terrain type of the mountain is non-conducive to avalanches. This may change with climate change.

\*In the event of any of these hazards, Tabor would employ the knowledge and technical support of specialists in the area to help determine the scale of concern.

Tabor has used the mountain's natural drainage since opening and has done little to change that. Recently, with the completion of the new park and snowcross track, some culverts were installed to funnel water to a settling pond before it makes its way back to the natural drainage exit.

Drainage management measures will include:

- ditches
- culverts
- rockwork (place stones to slow and channel water flow, and in place for erosion protection)
- erosion blankets
- settling ponds (for excessive sediment during spring runoff)

Drainage systems will be monitored and maintained throughout the year following protocols that were implemented during the 2015 Canada Winter Games development.

#### ***4.2 Wildfire Protection/Prevention***

Within the resort area, thinning of the forest and management of ground fuel would be the main contribution to wildfire protection. While not a solution it may slow a wildfire coming over the mountain from the southwest. As all current structures are well away from treed areas, a grass burn/cut before the fire may protect the structures. As a whole the CRA is too small to significantly affect the spread of a large wildfire, and development of a fire break on Crown land outside of the CRA would need to be done in partnership with the RDFFG and Lheidli T'enneh.

Fire Prevention Measures:

- All vehicles must have exhaust or spark arrestors at all times.
- No smoking on the hill, all smoking is restricted to the parking lot during summer activities.
- No campfires after the fire hazard level has reached moderate or higher.
- All bbq or other cooking must have a minimum of 20 liters of water within reach.
- All batteries must be charged in approved locations.

#### ***4.3 Forest Health***

Tabor has been selectively removing dead or dangerous trees, using the timber for upgrades or firewood for heating. Special care is taken to identify these trees with emphasis on beetle kill and trees that are near the edge of the runs. Recently Tabor has begun to clear dense areas to create glades. These glades are fun for riders, gives the area a fire break, allows for new growth, decreases the likelihood of infection by pests through making those trees left behind stronger and healthier, and gives a better environment for animals. Water conservation is also a key benefit to thinning of trees as it leaves more water in the soil while maintaining a strong root structure to keep the soil from eroding. Strong light decreases the likelihood of harmful fungi to propagate as well.

On our cleared runs we seed with wild plants that have strong root structures and can provide food for local herbivores. Not only does this help the forest health, it mitigates water erosion and lessens the amount of downhill sedimentation in the water runoffs. Our future plans and expansion will also include proactive forest management by inspecting proposed areas of use for forest health issues, unhealthy trees, and to make sure the work we do leaves a root structure strong enough to withstand erosion.



## **SECTION 5: OVERLAP WITH EXISTING USES**

### ***5.1 Mineral Tenures***

Tabor CRA and proposed expansion area overlap with one mineral claim (WARRENX-DJ-05). The continued operation of the resort and the proposed expansion do not currently conflict with the mineral claim, but the potential exists for future conflict with resort operations if exploration of the claim is to be conducted within the CRA boundaries.

### ***5.2 Timber Tenure & Forest Use***

Tabor has an occupant licence to cut (L48869) with the same boundary as that of the current CRA. Tabor will be required to apply for a new licence to cut for future harvesting in the proposed expansion area.

There is no current need or desire to harvest trees from the CRA or desired CRA expansion beside the need to clear space for ski runs, mountain bike trails, RV and tent camp areas. While some of this clearing will take away marketable timber it would not increase a desire to remove those specific trees.

Care will be taken to limit the amount of tree removal in camping areas as we are focused on providing a wilderness experience.

### ***5.3 Land Use Planning, Local or Regional Zoning Requirements***

Tabor Mountain Ski Resort is located within Electoral Area F (Willow River – Upper Fraser Valley) of the RDFFG. The 1996 Willow River – Upper Fraser Valley Official Community Plan (OCP) outlines general land use objectives, policies and land use designations to guide land use decisions and identifies Tabor as a “Conceptual Designation” for recreational/commercial use.

Tabor is currently zoned as Rural 2 (Ru2) and has been grandfathered because the ski hill facility was established before the zoning bylaw came into effect. However, with the proposed expansion of uses, the RDFFG may require an application for a zoning amendment and possibly, an Official Community Plan amendment to make sure all proposed uses are permitted on the subject lands. An application is not a guarantee of approval.

At this time, Tabor will be looking at re-zoning from the grandfathered RU2 zone to a Comprehensive Development 2 (CD2) zone. If the CD2 zoning doesn't fit with the RDFFG's current plans, a new zoning plan can be created to work with our operation. The CD2 zoning is for the purpose of ski hill facility use with secondary uses being day lodge, liquor store, recreation accommodation, etc. Refer to Appendix 4 for an explanation of RU2 and CD2 zoning.

The OCP is available online at the following link:

[http://www.rdffg.bc.ca/uploads/Planning/OCP/Willow\\_River\\_Upper\\_Fraser\\_OCP\\_text.PDF](http://www.rdffg.bc.ca/uploads/Planning/OCP/Willow_River_Upper_Fraser_OCP_text.PDF)

The maps in Schedule B to the OCP can be viewed at:

[http://www.rdffg.bc.ca/uploads/GIS/Willow\\_River\\_Upper\\_Fraser\\_OCP\\_Schedule\\_B.pdf](http://www.rdffg.bc.ca/uploads/GIS/Willow_River_Upper_Fraser_OCP_Schedule_B.pdf) (refer to Map 3 for the land use designation at Tabor).

Tables 1 and 2 in Appendix 5 provide a summary of other interests in the area of the Tabor CRA. The tables describe the purpose of each interest, how long it has been there or if it will be of interest to the

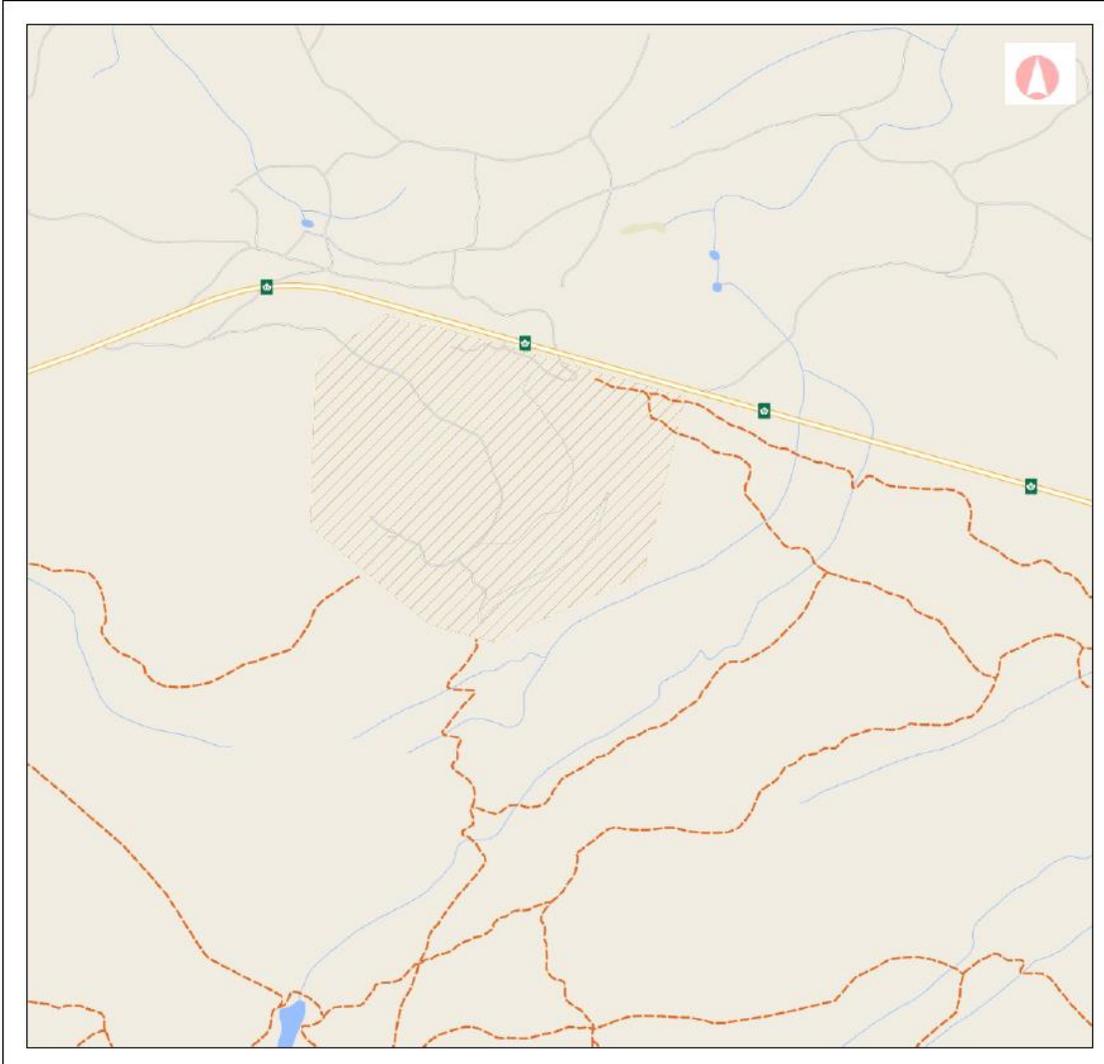
expansion. Nearly every interest in the CRA has taken place after Tabor has opened and all have worked together with Tabor since implementation.

#### ***5.4 Commercial Recreation Tenure, Guide Outfitter Territories & Traplines***

Tabor's CRA and proposed expansion area overlaps with one guide outfitter area (refer to Appendix 7) and three trapline areas (TR079T003, TR079T005, and TR079T006), as illustrated on Figure 9. Tabor is not aware of any use of the portions of the trapline areas that overlap the CRA, and the guide has not approached the resort for access. It must be noted that a majority of the CRA lies within 400 m of Highway 16, and according to the Hunting and Trapping Regulations (<https://www2.gov.bc.ca/gov/content/sports-culture/recreation/fishing-hunting/hunting/regulations-synopsis>), the discharge of a firearm is prohibited within 400 m of this roadway.

#### ***5.5 Public Recreational Use***

As shown in the image on the following page, Tabor Mountain Recreation Society (TMRS) has trail systems that are near the current CRA and proposed CRA expansion. Tabor is looking to work with TMRS with the trails that lead into our proposed and current CRA with safety and usage in mind. Current trails will have to be reworked and designed to mitigate and dissuade motorized and non-alpine users from accessing the maintained runs. This trail system is used by many people from the area and will be considered a draw for users of our proposed RV park and campground. This trail system is the largest in BC at 407 km of trails with 27 recreation sites. It is our expectation to work with TMRS to promote the trail system and our RV park and Campground together, increasing access and users of the system.



BRITISH COLUMBIA

iMapBC Mapping

**Legend**

- Recreation Trails Subset - Ir Only
- Operating Agreement Applic Outlined
- Operating Agreement Applic Colour Filled tilecache

0 0.73 1.47 km

1: 36,112

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Datum: NAD83  
Projection: WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

**Key Map of British Columbia**

A small inset map of British Columbia with a red rectangle highlighting the specific geographic area shown in the main map.



## APPENDIX 1 – HAZARDS AND SAFETY PLAN

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 2 – LETTER OF SUPPORT

March 27<sup>th</sup>, 2019

### RE: Tabor Mountain Ski Resort Master Plan

Dear Mr. Jaye,

I am writing in support of Tabor Mountain Ski Resort and the proposed activities for increasing its operations in its Master Plan. Tourism Prince George (TPG) has worked in partnership with Tabor Mountain Ski Resort for many years, and the tourism sector in our city and region benefits significantly from the resort.

The expansion of summer season activities will increase our city's tourism appeal, and we fully endorse these initiatives. Supporting the development of new and enhanced soft adventure tourism products is part of TPG's mandate and is key to building our region in this sector. With the reintroduction of lift access mountain biking at Tabor Mountain Resort, Prince George now has the potential to become a major player in this niche market. This resort-based product acts as an anchor to all other mountain biking experiences in the north, and will undoubtedly play host to many major mountain biking events that will take place in northern BC for years to come.

Tabor Mountain Ski Resort's proximity to Prince George means that very few resorts can claim as much economic impact on a city as this resort can. A 15-minute drive from Prince George means that visitors can stay in local accommodation, eat at our restaurants, and enjoy the other activities our city has to offer while still having access to world class skiing, snowboarding, and mountain biking. RV and campground visitors will only have a short drive to access the city's amenities. Tabor is an important part of Prince George's visitor economy.

TPG works closely with our local partners to promote Prince George as a premier sport event destination. Tabor has a bright future as an event host for international winter events such as world cups and championships for ski and snowboard cross. Again, it's the resort's unprecedented proximity to Prince George that make it a valuable economic generator for the city, and with its successful track record of hosting great events, this can only continue to grow.

TPG enthusiastically supports Tabor Mountain Ski Resort's Master Plan, and we look forward to continuing to work together to promote the resort and everything it has to offer.

Sincerely,

Erica Hummel Chief Executive Officer



### APPENDIX 3 – FIRST NATIONS CORRESPONDENCE

Conrad Jaye  
General Manager  
Tabor Mountain Ski Resort  
[Conrad@tabormountain.com](mailto:Conrad@tabormountain.com)  
250 552 8619



To: Chus Natlo Sam, Natural Resources Referrals Officer, Lheidli T'enneh First Nations.

I would like to take a moment to introduce myself. I am Conrad Jaye, the General Manager at Tabor Mountain Ski Resort and I have been with Tabor Mountain since 2005.

Currently Tabor Mountain Ski Resort is filing our Master Plan for the Resort. This plan is delivered to Mountain Resorts Branch of the British Columbia Government. Working with the MRB we will complete a formal plan for the functioning of our resort for the next 30 years.

We would like to take this opportunity to connect with you as we are within the Traditional Territory of the Lheidli T'enneh.

A brief history of Tabor Mountain Ski Resort. We have been in operation since 1963 and have been a community driven ski hill with a strong mind towards youth programs. We have run a school program for district 57 for 35+ years, First Nation Board team, Chill and Switch programs for at risk youth, as well as had a strong partnership with freestyle ski and snowboard teams. We were one of the first hills in BC to run lift access Mountain Biking and have garnered a strong respect for trail building in that respect. Over the last decade we have promoted the growth of snowcross racing and were instrumental in Prince George being accepted for the 2015 Canada Winter Games due to our proximity and ability to produce a top of the line snowcross track.

We are now in a position to facilitate virtually all events and groups at Tabor Mountain Ski Resort and are working towards making this a reality. Our close work with Northern BC and Prince George Tourism to help grow tourism in the Prince George area has been met with enthusiasm which has given us a better understanding of the environment in which our business operates. We wish to keep working with the local community, to keep this Northern BC asset moving forward well into the future.

If you have any questions or concerns please contact me. My phone number is 250 552 8619 and my email is [Conrad@tabormountain.com](mailto:Conrad@tabormountain.com)

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End Of Letter

## APPENDIX 4 – ZONING INFORMATION

Complete zoning information is available in Schedule ‘A’ to Regional District of Fraser-Fort George Bylaw no. 2892, available at <http://www.rdffg.bc.ca/uploads/Bylaw/bylaw2892.pdf>

### 12.0 RURAL 2 [Ru2]

- (1) The regulations under this Section apply to land within the Rural 2 (Ru2) zone.
- (2) The following uses of land, buildings and structures are permitted uses:
  - (a) Agriculture;
  - (b) Forestry;
  - (c) Intensive Agriculture;
  - (d) Kennel;
  - (e) Medical Marihuana;
  - (f) Nursery;
  - (g) Open Space Recreation [See s. 10.0];
  - (h) Residential-Single Family;
  - (i) Riding Stable;
  - (j) Veterinary Clinic;
  - (k) General Permitted Uses [See s. 5.0]; and
  - (l) Buildings and structures accessory to the permitted uses.
- (3) Where a Residential-Single Family use is established, the following secondary uses of land, buildings or structures are permitted:
  - (a) Homecraft [See s. 9.0];
  - (b) Home Occupation [See s. 8.0];
  - and (c) Secondary Suite.
- (4) Subdivision Regulations
  - (a) The minimum area of a lot to be created by subdivision is 30.0 ha.
- (5) Density
  - (a) One Residential-Single Family use is permitted on a lot smaller than 0.8 ha.
  - (b) Not more than one Residential-Single Family use and one Secondary Suite use are permitted on a lot 0.8 ha or larger but smaller than 8.0 ha.
  - (c) Not more than two Residential-Single Family uses and one Secondary Suite use are permitted on a lot 8.0 ha or larger.
  - (d) The minimum site area required for:
    - (i) an Intensive Agriculture use is 4.0 ha.;
    - (ii) a Kennel, Riding Stable, Nursery or Veterinary Clinic use is 2.0 ha.; and
    - (iii) a Medical Marijuana use is 259.0 ha.
- (6) Setbacks
  - (a) With the exception of a fence or unless specified elsewhere in this Bylaw, a building or structure is not to be located closer than:
    - (i) 7.5 m from a front lot line;
    - (ii) 5.0 m from a rear lot line; and
    - (iii) 5.0 m from a side lot line.
  - (b) Notwithstanding ss. 12.0(6)(a), a building or structure:
    - (i) containing an Intensive Agriculture use or Medical Marihuana use is not to be located closer than 60.0 m from a rear lot line or side lot line, nor closer than 30.0 m from a front lot line; and
    - (ii) containing a Kennel, Riding Stable, Nursery or Veterinary Clinic use is not to be



located closer than 30.0 m from a side lot line or rear lot line, nor closer than 15.0 m from a front lot line.

(c) A Secondary Suite use is not to be located closer than 200.0 m from the natural boundary of a lake.

(7) Building Regulations

(a) The minimum floor area of the first storey of a dwelling unit is 40.0 m<sup>2</sup>.

(b) The maximum height of a building or structure is 10.0 m except a farm building accessory to an Agriculture use.

(c) Accessory uses, buildings or structures are permitted only in conjunction with an established permitted use except:

(i) fences;

(ii) utility installation; and

(iii) one or more accessory buildings with a combined maximum total floor area of 50.0 m<sup>2</sup>.

(8) Other Regulations

(a) In addition to the regulations listed in this Section, other regulations may apply under this Bylaw.

(9) Site Specific

(a) A Recreation Cabin use with a maximum floor area of 100.0 m<sup>2</sup> is a permitted use on the South West ¼ of District Lot 4620, Cariboo District.

(b) Recreation Cabin use is a permitted use on The Fractional North ½ of District Lot 2485 Cariboo District; and

(i) the combined total number of Recreation Cabin or Residential-Single Family uses is two.

(c) Preliminary Resource Processing use is a permitted use on That Part of Block A of District Lot 7866, Cariboo District Lying to the South East of the Southerly Boundary of Block D of District Lot 7866 except:

(i) the maximum combined area of land used for Preliminary Resource Processing use is 4.0 ha; and

(ii) Preliminary Resource Processing use is not to be established closer than 60.0 m from any lot line.

**59.0 COMPREHENSIVE DEVELOPMENT 2 [CD2]**

(1) The regulations under this Section apply to land within the Comprehensive Development 2 (CD2) zone.

(2) The following uses of land, buildings and structures are permitted uses:

(a) Ski Hill Facility;

(b) General Permitted Use [See s. 5.0]; and (c) Buildings and structures accessory to the permitted uses.

(3) Where a Ski Hill Facility is established, the following secondary uses of land, buildings or structures are permitted:

(a) Campground;

(b) Day Lodge;

(c) Gasoline Service Station;

(d) Hotel [See s. 84.0];

(e) Liquor Store;

(f) Recreation Accommodation;

(g) Residential-Single Family;

(h) Residential-Multiple Family;

(i) Restaurant/Take-Out Food Outlet;

(j) Retail Store;

- (k) Ski School;
  - (l) Sporting Equipment Repair, Rental and Sales/Ticket Sales;
  - (m) Staff Accommodation; and
  - (n) Home Occupation [See s. 8.0].
- (4) Subdivision Regulations
- (a) The minimum area of a lot to be created by subdivision is 400.0 m<sup>2</sup>.
- (5) Density
- (a) Not more than two Residential-Single Family uses are permitted on a lot 8.0 ha or larger.
  - (b) The minimum site area required for:
    - (i) a Recreation Accommodation use or Hotel use is 1.0 ha.; (ii) a Campground use is 1.0 ha.;
    - (iii) a Residential-Single Family use is 400.0 m<sup>2</sup>;
    - (iv) a Residential-Multiple Family use is 650.0 m<sup>2</sup>;
    - (v) a Gasoline Service Station use is 850.0 m<sup>2</sup>; and
    - (vi) all other Commercial uses is 0.2 ha.
- (6) Setbacks
- (a) With the exception of a fence, or unless specified elsewhere in this Bylaw, a building or structure is not to be located closer than:
    - (i) 7.5 m from a front lot line;
    - (ii) 2.5 m from a rear lot line; and
    - (iii) 2.5 m from a side lot line.
  - (b) Notwithstanding ss. 59.0 (6)(a) a carport, garage or accessory building is not to be located closer than 1.0 m from a rear lot line or a side lot line.
  - (c) The minimum distance between principal buildings is 5.0 m.
- (7) Building Regulations
- (a) The minimum floor area of the first storey of a dwelling unit is 40.0 m<sup>2</sup>.
  - (b) The maximum height of a building or structure is 10.0 m except a ski lift tower.
  - (c) Notwithstanding ss. 59.0(7)(b) the maximum height for a Day Lodge, Restaurant, Residential-Multiple Family, Recreation Accommodation, or Hotel use is 3 1/2 storeys or 12.0 m, whichever is less.
  - (d) Notwithstanding ss. 59.0(7)(b) the maximum height for a Residential-Single Family use is 11.0 m.
  - (e) Accessory uses, buildings or structures are permitted only in conjunction with an established permitted use except:
    - (i) fences;
    - (ii) utility installations; and
    - (iii) one or more accessory buildings with a combined maximum total floor area of 50.0 m<sup>2</sup>
- (8) Other Regulations
- (a) In addition to the regulations listed in this Section, other regulations may apply under this Bylaw.
- (9) Site Specific
- (a) Notwithstanding ss. 59.0(5)(b)(i), the minimum site area does not apply for a Recreation Accommodation, Hotel or Condotel use on Block G, District Lot 5717, Cariboo District.

## APPENDIX 5 – SUMMARY OF OTHER INTERESTS

**TABLE 1: SUMMARY OF INTERESTS OVERLAPPING OR ADJACENT TO THE CURRENT CRA**

File No. – Tenure / Interest Type	Tenure Holder	Purpose	Comments
0278523 – Statutory Right of Way	BC Hydro	Power Line	Prior right since 1968; extends to expansion area
7404238 – Licence of Occupation	PG Amateur Radio Club	Communication Site	Prior interest since 1984
7404681 – Licence of Occupation	CBC	Communication Site	Prior interest since 1980
7405831 – Licence of Occupation	CNR	Communication Site	Prior interest since 1985
REC162814 – Rec Permit		Tabor Mountain Trail System	Approved in 2011
REC240363 – Rec Permit		Tabor Mountain Areas	Approved in 2017 (adjacent only)
RAN077862 – Range Tenure		Grazing Licence	Overlaps with CRA and expansion area
TR0707T003 – Trap Line		Trap Line	Overlaps with CRA and expansion area
TR0709T005 – Trap Line		Trap Line	Overlaps with CRA and expansion area
701129 – Guide Outfitter		Guide Outfitter	Prior interest since 1984

**TABLE 2: SUMMARY OF INTERESTS OVERLAPPING OR ADJACENT TO POSSIBLE EXPANSION AREAS**

File No. – Tenure / Interest Type	Tenure Holder	Purpose	Comments
0234107 – Statutory Right of Way	Telus	Communication Site	Prior right since 1966
0260405 – Statutory Right of Way	BC Hydro	Communication	Prior right since 1968
0271262 – Licence of Occupation	BK Two Way Radio Ltd.	Communication Site	Prior interest since 1998
0272616 – Licence of Occupation	Central Interior Communication	Communication Site	Prior interest since 1999
0278523 – Statutory Right of Way	BC Hydro	Power Line	Prior right since 1969; also within current CRA
0331194 – Notation of Interest	Province of BC	Watershed	Prior interest since 1974; small overlap at southwest end of expansion area



<b>7402224 – Statutory Right of Way</b>	BC Hydro	Power Line	Prior right since 1984; outside of but adjacent to south tip of expansion area
<b>7402865 – Licence of Occupation</b>	Telus	Utility/Telecommunications	Prior interest since 1993
<b>7404460 – Licence of Occupation</b>	T&S Communications	Communication Site	Prior interest since 1985
<b>7408223 – Licence of Occupation</b>	Corus TV Ltd.	Communication Site	Prior interest since 2004
<b>R03294 – Road Permit</b>	Canadian Forest Products Ltd.	Forest Service Road	May overlap with expansion area
<b>3474 – Forest Service Road</b>		Tabor Mountain Forest Service Road	May overlap with expansion area
<b>L48519 – Occupant Licence to Cut</b>		Forestry	May overlap with expansion area
<b>REC161018 – Rec Permit</b>		Tabor Mountain Staging Area 16	Approved in 2011; within expansion area
<b>REC160994 – Rec Permit</b>		Tabor Mountain Staging Area 15	Approved in 2011; within expansion area
<b>REC161006 – Rec Permit</b>		Tabor Mountain Staging Area 2	Approved in 2011; may overlap with expansion area
<b>MN1238 – Forest Map Notation</b>	Province of BC	Miscellaneous	Approved in 2008; partial overlap with expansion area
<b>MN3875 – Forest Map Notation</b>	Province of BC	Growth and Yield	Approved in 2009; within expansion area
<b>MN3877 – Forest Map Notation</b>	Province of BC	Growth and Yield	Approved in 2009; within expansion area
<b>S25287 – Special Use Permit</b>		Millsite	Approved in 2011; within expansion area on north side of highway
<b>TR0709T006 – Trap Line</b>		Trap Line	Adjacent to CRA and overlaps expansion area
<b>F021536 – Water Licence</b>	PD36910	Domestic Water Licence	Approved in 1966; map overlap with expansion area



## **APPENDIX 6 – GUIDE OUTFITTER INFORMATION AND SKI AREA OPERATOR ACKNOWLEDGMENT**

Tabor acknowledges that it shares its area with a guide outfitter and that all parties have an MoU signed.

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: \_\_\_\_\_

