



Salmo Ski Hill Resort Master Plan

Community Alpine Ski Resort – Type I



March 19, 2013

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Executive Summary

Project Vision

Salmo Ski Hill is a small, community-based ski hill run through the efforts of dedicated local volunteers. The Salmo Ski Club has been operating the hill and providing affordable recreation for Salmo and the surrounding area since 1962. Looking forward and into the future, the Salmo Ski Club would like to provide expanded year round recreational opportunities. Winter activities will include, alpine skiing, snowboarding, cross-country skiing, snow shoeing and snowmobiling; while summer activities will be composed of mountain biking, BMX biking, hiking, disc golf and the potential for a concert venue.

General Overview of Business (Existing and Proposed)

- Salmo Ski Hill is managed and operated by the Salmo Ski Club Society.
- Salmo Ski Club provides night skiing during the weeknights and day skiing on weekends.
- Skiers and snowboarders who utilize the ski hill are from Fruitvale, Castlegar, Nelson, Trail, South Slovan, Creston, Ymir and surrounding areas.

Currently the Salmo Ski Hill offers:

- 5 runs varying from beginner to intermediate
- Beginner area
- T-bar
- Handle tow
- Day and Night skiing/snowboarding

Proposed winter activities:

- Cross country skiing
- Snow shoeing
- Snowmobiling

Proposed summer activities

- Mountain biking
- BMX biking
- Hiking
- Concert venue
- Disc golf
- Day Lodge Rental

Section 1: Description of Existing Operation

1.0 General Description of Existing Ski Resort

Salmo Ski Hill is located in the west Kootenays of British Columbia and is famous for its great night skiing on fully lit runs that are always groomed to perfection. Salmo Ski Hill offers a wide variety of skiing opportunities for all ages and levels. The hill has varied terrain including groomed runs, gently sloping runs, moguls, steep slopes, pristine powder, racing courses, a half pipe for snowboarders, a bunny hill, and cross-country ski trails. Salmo Ski Hill is located 42 kms from Trail, Castlegar and Nelson, 22 km from Fruitvale and 6 km from Ymir. The existing Controlled Recreation Area (CRA) is 81.5 hectares, it has 4 main groomed runs and the terrain varies from beginner to expert. The runs are serviced by a T-Bar and a Handle tow.

1.1 Description of Experience/Activities Being Offered

Skiing and snowboarding is offered during the winter season from December to March. Hours of operation are 9:00am to 3:30pm and 5:30pm to 9:00pm, and Friday and Saturday nights are available for evening rentals for private or public functions. During the day there are 4 runs are available for skiing and in the evenings there is one run is open for night skiing. Ski and snowboard lessons are available on the weekends, and during the ski season, four ski days with lessons are offered to the local schools.

1.2 Base Operation and Improvements

The base area for the ski hill is located on the south side of Erie Creek and is composed of a main daylodge, parking lot and a number of auxiliary buildings.

- Daylodge – Capacity of lodge is 150 people. Lodge has an open eating area, fully equipment kitchen for concession, ticket and rental shop and ski school registration
- First Aid building – Dimensions are 13.5 m x 5.8 m
- Quonset - Dimensions are 12.6 m x 11.7m
- Storage building – Dimensions are 12.8m x 7.2m
- Parking lot – Accommodates 80 vehicles

1.3 Mountain Operation and Improvements

The ski hill offers 5 groomed ski runs that vary in difficulty from beginner to expert (see trail map), it also offers opportunities for off-piste skiing and snowboarding. The hill has a vertical drop of 340 meters, and the run distribution is as follows: ● Beginner 30%, ■ More Difficult 30% and ◆ Most Difficult 40%. Ski hill maintenance includes brushing of the runs, required routine lift maintenance for safe operation, painting, regular maintenance of existing structures, and plowing parking lot. Both the T-Bar and the Handle Tow lifts are inspected yearly by BC Safety Authority and our insurance provider.

- T-Bar Lift - Capacity is 600 skiers per hour, powered by electricity, 1247m in length
- Handle Tow Lift - Capacity is 125 skiers per hour, powered by electricity, 173m in length



(Existing trail map)

1.4 Access

The ski hill is accessed by a paved, public road (Ski Hill Road), off of Hwy 3, approximately 2 kms from Salmo, BC. The Ski Hill Road is plowed and maintained by the Ministry of Transportation and Infrastructure.

1.5 Servicing

Water:

The existing capacity for water service at the ski hill is adequate and will meet the short and long term needs of the ski hill. There are currently 3 sources of water. The day lodge is serviced by a well located near the parking lot, and two water licences on Sunset Creek in the name of the Salmo Ski Club, serve for fire protection and snowmaking (see Water Interests Map in Appendix 2 and Water Licence documents in Appendix 3). The well water for use in the day lodge is tested as required by Interior Health Authority (IHA) and does not require treatment unless directed by IHA.

- Well – 82187 – Located near parking lot. Capacity is 50 gallons per minute
- Sunset Creek Water Licences:
 - ✓ C050484 – Enterprise purposes – 18.184 cubic meters per day
 - ✓ C100595 – Snowmaking purposes – 78,449.328 cubic meters per year

Power:

FortisBC currently supplies power to the ski area via Statutory Right of Way over R/W Plan 11358, File 0334549.

Sewer:

Sewer service at the ski hill is currently in the form of a septic field located west of First Aid Building in the base area. The capacity of the septic field is sufficient for the current and future needs of the ski area.

1.6 Resort Capacity and Skier Visits

The current lift capacity is 600 skiers per hour, and the average annual skier visits is approximately 5000.

| Year | Annual Skier Visits |
|-------------|----------------------------|
| 2007 | 4990 |
| 2008 | 5100 |
| 2009 | 4900 |
| 2010 | 3500 |
| 2011 | 6100 |

Section 2: Overview of Proposed Expansion

2.1 Expansion Area

The ski hill is currently tenured under a Crown land Licence of Occupation for Alpine Ski purposes on File 0239651. The existing licence area is 81.5 hectares in size. There is a portion of one of the ski runs and an existing access road that are not currently included in the licence boundary. The proposed expansion of the Controlled Recreation Area, as shown on the attached site plan and overview maps in Appendix 2, is approximately 30.4 hectares and will allow for the inclusion of the existing run and access road. The new proposed Controlled Recreation Area will be 111.87 hectares in size. The majority of the activities that are being proposed will be within the existing footprint of the ski hill.

2.2 Description of Experience/Activities Being Offered

The table below outlines the estimated timing for implementation of the new proposed activities. Please also reference Appendix 2, Map 3: Proposed Activities.

- Short Term = 1-5 years
- Long Term = 5-20 years

| Activity | Period | Phasing |
|-----------------------------------|---|------------|
| Concert Venue | 4 hours shows 8 times during June - October | Short Term |
| BMX bike | April to October | Short Term |
| Disc golf | April to October | Short Term |
| Mountain biking | April to October | Long Term |
| Hiking on ski runs | April to October | Long Term |
| Lodge rental for social functions | Year round | Long Term |
| Snowmobile events | March | Long Term |
| Snow shoeing | December to March | Long Term |

2.3 Base Improvements

Aside from the regular construction and maintenance work that is necessary for ski season, and the construction of the proposed concert venue, there are no other additional base area improvements. The existing parking lot, day lodge, water well and septic system are sufficient to support the proposed summer activities. The Society has been considering different concepts for increasing the summer use of the Controlled Recreation Area. One potential concept that is under consideration is the use of the lower area of the CRA to be used as a concert venue for a summer series of outdoor concerts. The concert venue will require a stage be built, permanent seating, and there may be some tree removal (minimal) required. The Salmo Ski Society recognizes that it will require further detailed planning additional approvals and permits from other agencies before this could take place.

2.4 Mountain Improvements

In the short term, there is one more run being proposed for development, it is serviceable from the existing lift and may open the possibility for a snow cross course that can be offered to visitors. If constructed it would be a good addition to the Ski Hill and provide some new terrain in a CRA that has been static for many years. There will also be yearly brushing maintenance and danger tree removal on ski runs. In the future, there may be some mountain bike/hiking trails developed over time; this may require some tree removal and minor earthworks.

2.5 Access Upgrades

No access upgrades are required in the foreseeable future.

2.6 Projected Capacity and Skier Visits

No change expected in capacity or skier visits. The skier visits could increase due to the exposure of the facility when in use off season, but it is not expected to make a significant change.

2.7 Economic Benefits

Approval of the Master Plan and movement to a new all season Operating Agreement with the Salmo Ski Club will have a positive effect on the economy in Salmo and the neighboring communities. The ski club will have long term (30 year) operating certainty, and they will be offering new and expanded activities throughout the year, bringing people in to the area, providing summer employment and a diversity of recreational offerings.

Section 3: Overlap with Environmental & Cultural Values

3.1 Fish Values

Any new activities that are proposed within the ski hill expansion area will be done in accordance with all applicable legislation and accepted practices; thus no impacts to fish are anticipated from the expansion. Existing uses include use of the mountain for ski runs and the T-bar lift. The two creeks located within the ski hill will remain untouched.

Erie Creek is situated at the Northern border of the ski property and has Rainbow trout, Brook trout, and Blue Listed species of Bull Trout. The creek is protected by a riparian zone made of mature tree species of Western Red Cedar, Western Hemlock, White Spruce, Black Cottonwood and brush species of Hazelnut, Red Osier, Thimbleberry, Western Yew, and Mountain Alder. The Riparian zone varies from 50-150 metres wide and provides a protective buffer along the property. This area will not be developed and the riparian zone will be left to protect the sensitive environmental values of Erie Creek.

Sunset Creek, a non-fish bearing stream, is located between two ski runs (No Guts, No Glory and the West Run) within the ski area. For the development of the proposed ski run any crossings will comply with applicable legislation and accepted practices. Where required the Ski hill will retain a Qualified Professional to assess and propose mitigation strategies and best management practices for any works within riparian areas.

3.2 Wildlife Values

The proposed expansion is not anticipated to cause additional impacts to wildlife. The ski area is currently used in the spring and summer (April-July) for browsing by mule deer, whitetail deer, and black bear. The area is enhanced for browsing from the thorough brushing programs. To date, conflict with wildlife has been very low and there have not been any bear-human encounters or safety concerns. This is partially due to the small number of skier visits and also the limited season of use. Proposed use of the ski hill in the summer months may increase the chance of encounters with bears and other wildlife species. This will be mitigated with the use of bear-proof garbage bins, wildlife education and awareness programs and avoiding use of the area during peak browsing hours of dusk and dawn.

Construction of the potential concert venue is proposed on the lower flats of the ski hill, adjacent to the riparian area of Erie Creek. The construction site would be within an area that has previously been cleared, and was used in the past to host a demolition derby on Canada Day. No impacts are anticipated from the building of the venue.

Any construction of additional trails for mountain bike or hiking uses will avoid disturbance of environmentally sensitive features such as large snags, veteran trees, creeks, wetlands, rocky outcrops, moist seeps and riparian forest. Existing pathways will be used to the fullest extent possible. No trails will be constructed in the Erie Creek riparian area.

Mountain improvement activities such as brushing will continue to occur in the fall, outside of the breeding bird window (March 1 – August 15), to minimize impacts to breeding birds. In addition, any tree felling will occur outside of this window as well.

Western Screech-Owl

The BC Conservation Data Centre identifies an occurrence of the Western Screech-owl within one kilometer of the ski hill property. The Screech-owl tends to nest in large deciduous trees in riparian areas, such as those occurring within the riparian along Erie Creek. Foraging within the ski area likely occurs.

Proposed concerts or snowmobile events may impact the screech-owl through noise disturbance. It is unknown to what extent the owls would be bothered. If concerts or snowmobile events happen at the ski hill a qualified professional will be retained to determine potential impacts to screech-owls, if any.

Due to the proximity of the Western Screech-owl occurrence and the potential for its occurrence within the ski hill property, large diameter (>30cm) cottonwood, birch, aspen and coniferous trees will be inspected for nest cavities prior to their felling, if necessary. A qualified professional will be consulted before felling if nest cavities are observed.

3.3 Water Values

As mentioned in Section 1.5, there are currently 3 sources of water at the ski hill. One source is a well located near the parking lot, and the other sources are water licences on Sunset Creek in the name of the Salmo Ski Club (see Water Interests Map in Appendix 2 and Water Licence documents in Appendix 3). The supply from these sources is sufficient for the short and long term operation of the ski hill and it is not anticipated that more water will be required.

Erie Creek and Sunset Creek are within and adjacent to the ski area, and both of these creeks are protected by riparian zone buffers from 5 to 50 meters and the operation of the ski area and addition of new activities is not anticipated to affect the water values in the area.

3.4 First Nations

Salmo Ski area is within the area of interest of the following First Nations (source Prov of BC, Consultative Areas Database – 2011).

- Shuswap Indian Band
- Ktunaxa Nation Council
 - St. Mary's Indian Band
 - Tobacco Plains Indian Band
 - Akisqnuk First Nation
 - Lower Kootenay Band
- Okanagan Nation Alliance
 - Penticton Indian Band
 - Lower Similkameen Indian Band
 - Osoyoos Indian Band

Section 4: Overlap with Existing Use

4.1 Land Act Tenure

FortisBC has two Statutory Rights of Way for Gas and Oil pipeline and Electric Power pipeline that overlap with the CRA and provide services to the ski area. Details on these rights of way are provided below, and these Plans will be prior rights to the ski area agreement.

| Tenure Holder | File Number | Legal Description | Purpose |
|----------------------|-------------|-------------------|---------------------|
| FortisBC Inc | 0334549 | R/W Plan 11358 | Electric Power Line |
| FortisBC Energy Inc. | 0325504 | R/W Plan 9622 | Gas & Oil Pipeline |

4.2 Mineral Tenure

There are no overlapping mineral claims, however, the proposed expansion area is adjacent to a Mineral Claim (551388), and the ski area is overlapped by 3 Conditional Staking Reserves as described below.

| TYPE OF INTEREST | DESCRIPTION | TENURE HOLDER |
|-----------------------------|------------------|---|
| MINERAL CLAIM | TENURE # 551388 | Selkirk Metals Corp, Gerald Carlson, John Chapman and Valterra Resource Corp. |
| CONDITIONAL STAKING RESERVE | TENURE # 328708 | Inland Natural Gas Co. Ltd |
| CONDITIONAL STAKING RESERVE | TENURE # 369602 | BC Gas Utility |
| CONDITIONAL STAKING RESERVE | TENURE # 1003102 | MINISTRY OF TOURISM, CULTURE AND THE ARTS |

4.3 Timber Tenure & Forest Use

The Salmo Ski Hill is within the Arrow Boundary Forest District and the Salmo Provincial Forest. The existing licence area has been designated under the Resort Timber Administration Act (RTAA), which provides the Resort Development Branch of the Ministry of Forests, Land and Natural Resources (MFLNRO), with the authority to administer timber within the licence area.

The intent of transferring the timber administration to the Resort Development Branch from the Ministry of Forest and Range was to provide a “one window” approach for resort developments within CRAs, in order to streamline and integrate provincial review and application processes. Also, the transfer recognized that any land use decision that may be made in relation to the CRA is for long term all season resort development purposes. To finalize government’s direction and intent of the RTAA, the Resort Development Branch is proposing to amend the RTAA designation to cover the proposed expansion area and remove the entire area from the Provincial Forest.

Monticola Forest Ltd has a woodlot immediately south of the ski area at the top of the hill (W0408). The ski hill has been in communication with Monticola Forest Ltd. because the existing bull-wheel for the T-bar is

just outside of the CRA boundary and overlaps with the woodlot boundary. The Ski Society and the Woodlot owner were able to come to an understanding and the Woodlot holder supports the amendment of the CRA boundary over the Woodlot and plans to approach MFLNRO to have this area amended out and replaced elsewhere.

4.4 Land Use Planning, Local or Regional Zoning Requirements

The Salmo Ski Area is within the Central Kootenay Regional District (RDCK), all applicable bylaws will be followed by the Ski Hill. Further information and links to the RDCK bylaws can be found at www.rdck.bc.ca. The ski hill is within a Regional District Fire Service Area which is coordinated with the Salmo Fire Department. The RDCK does not provide garbage collection to the Ski Hill it is the responsibility of the Ski Society.

The Controlled Recreation Area is within the Kootenay Boundary Land Use Plan (KBLUP). The KBLUP was approved in 1995 and was followed by the Kootenay-Boundary Higher Level Plan which was approved in 2002. This plan brought into force ten legal objectives that provide direction on biodiversity emphasis, old and mature forests, caribou, green-up and patch size, grizzly bears and connectivity corridors, consumptive use streams, enhanced resource development zones (timber), fire maintained ecosystems, visuals and the forest economy. Since 2002 there have been nine variances to the plan. These variances have dealt with improving caribou management, addressing issues associated with mountain pine beetle infestations and addressing economic concerns. The KBLUP and the Kootenay-Boundary Higher Level Plan can be referenced at <http://ilmbwww.gov.bc.ca/content/documents/2010/02/02/kootenay-boundary-regional-land-use-plan-documents>.

The Salmo Ski Area is within the Low Biodiversity Emphasis Options Zone, Human Settlement Corridor, Enhanced Resource Development Zone and the Integrated Resource Management Zone and there is also overlap with Mule Deer Winter Range.

The northern portion of the ski area along Erie Creek is overlapped by the Agricultural Land Reserve (ALR), it has been determined that the Ski Hill and initial Controlled Recreation Area were established prior to the creation of the ALR, the Ski Hill is not required to apply for approval from the Agricultural Land Commission.

4.5 Commercial Recreation Tenure & Guide Outfitter Territories

There are no known commercial recreation tenures in the area. The licence area and proposed expansion area is not covered by a registered Guide Outfitter; however, the area is covered by trapline areas TR0408T003 and TR0408T006. There have not been any conflicts with hunting or trapping as their operations traditionally have been outside our normal operating season.

4.6 Public Recreational Use

In the summer months, the ski hill is used by members of the public for hiking, and possibly mountain biking. As well, in past years, there has been a group of people that have used the area in and around the day lodge for disc golfing.

Appendix 1 – Hazards and Safety Plan

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



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

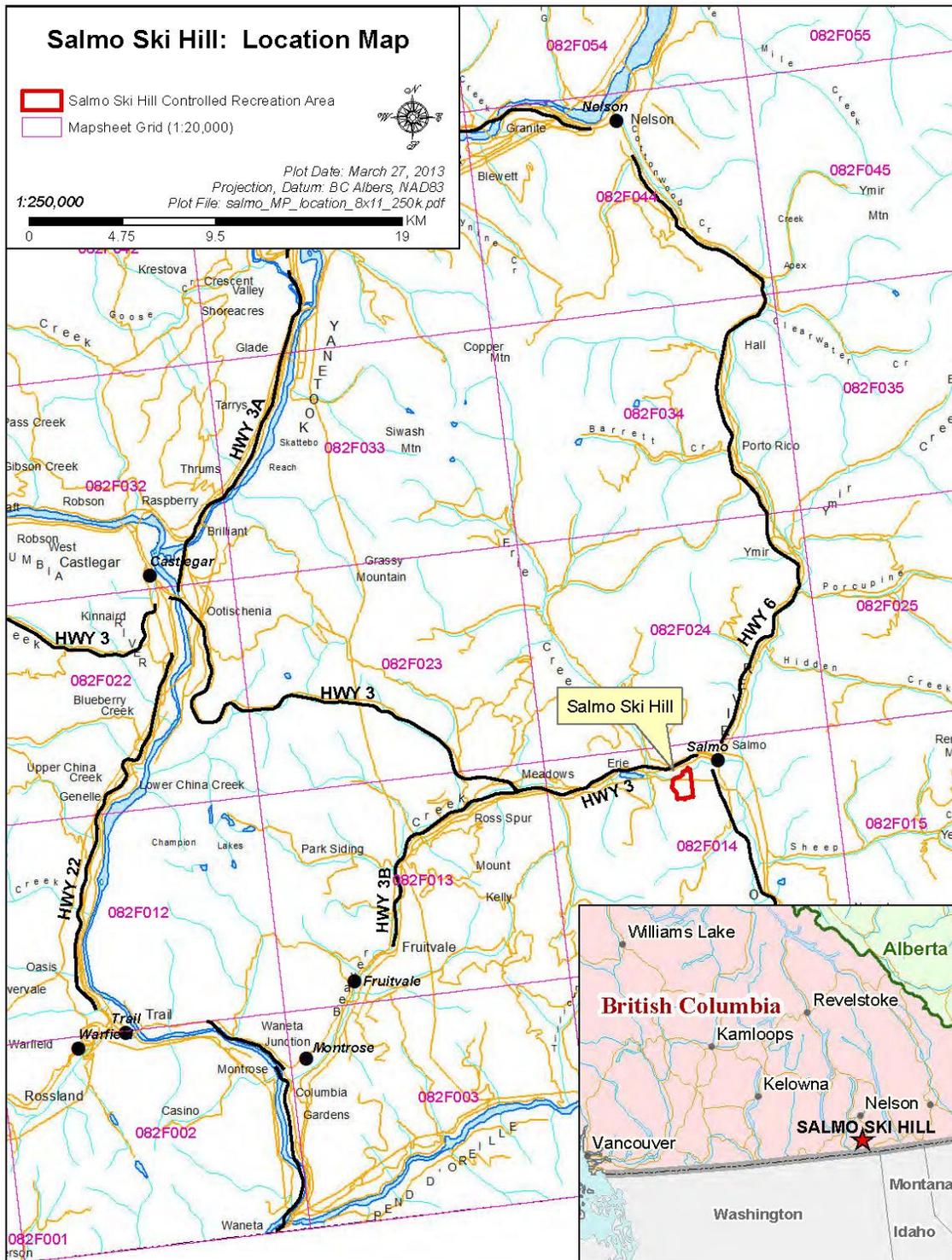
M McDonald

Signed

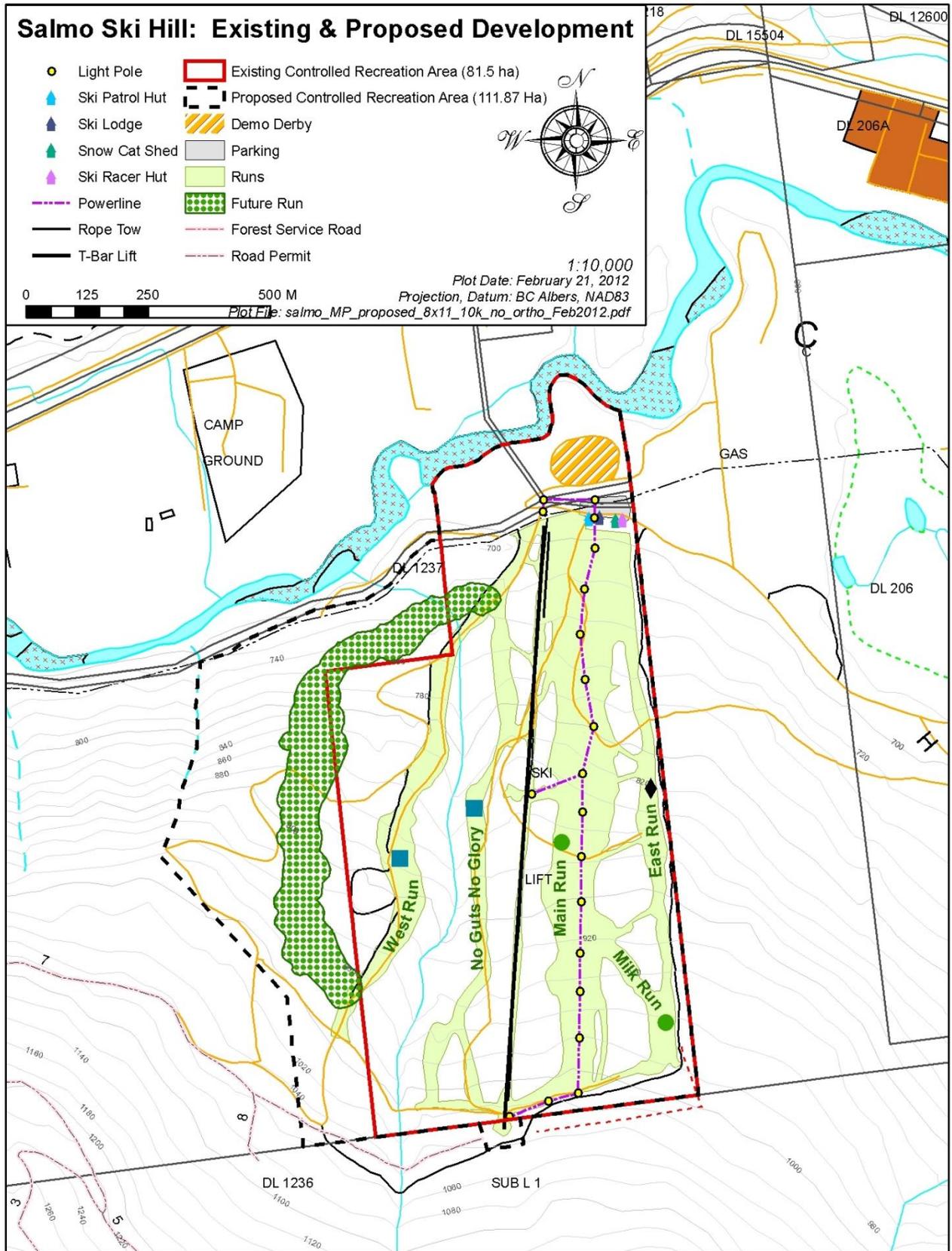
September 27, 2011 Date

Appendix 2 - Mapping

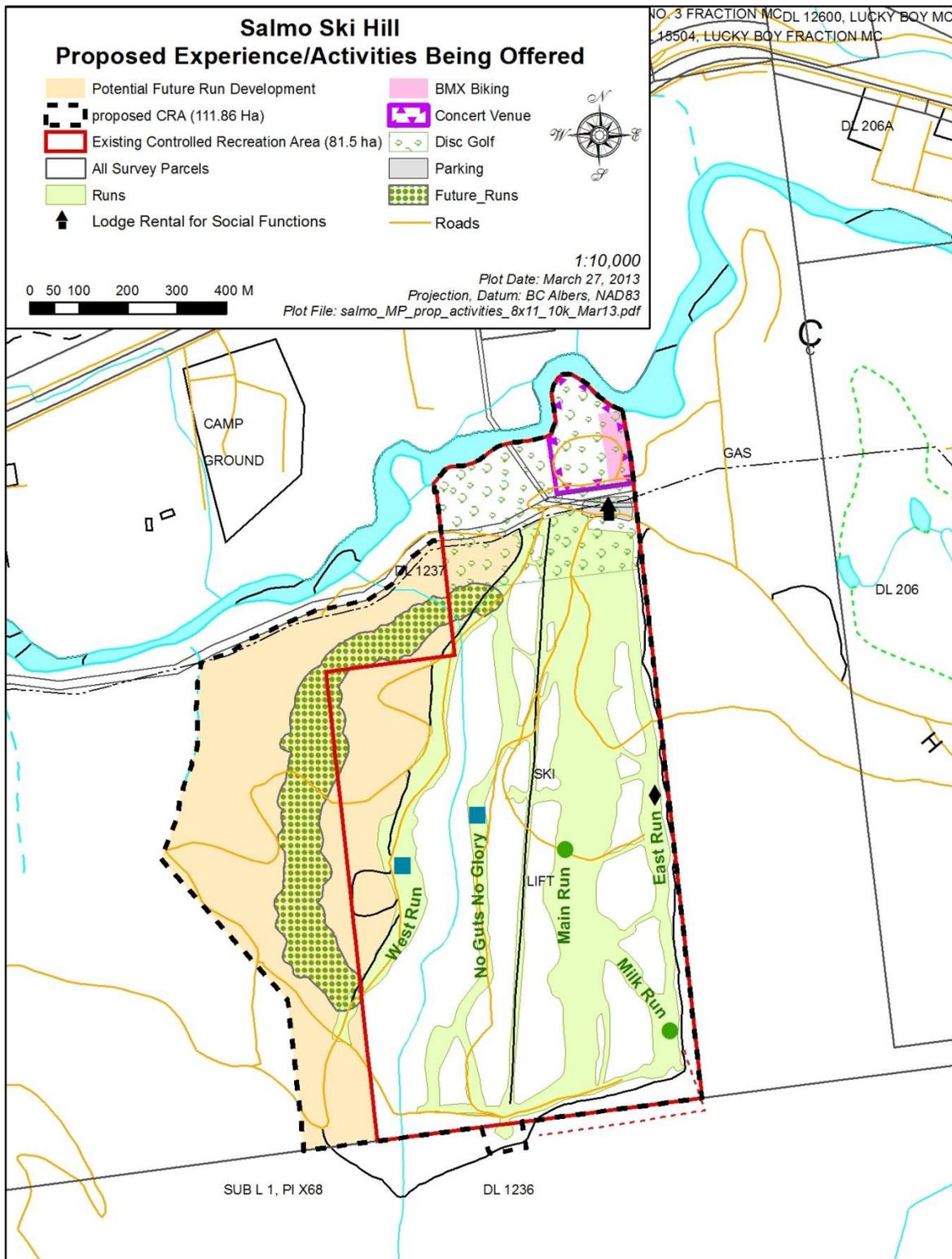
Map 1: General Location Map



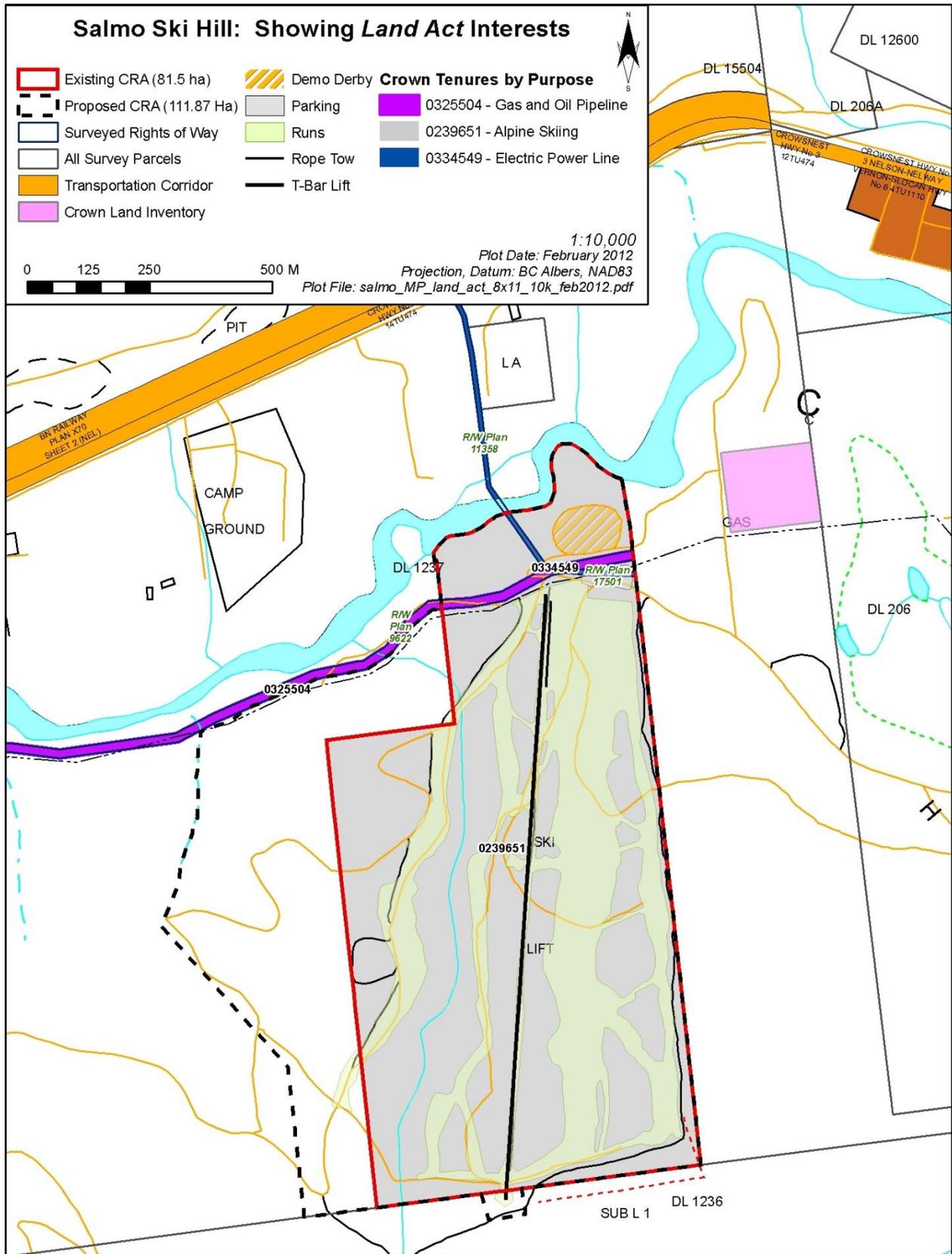
Map 2: Existing and Proposed Development



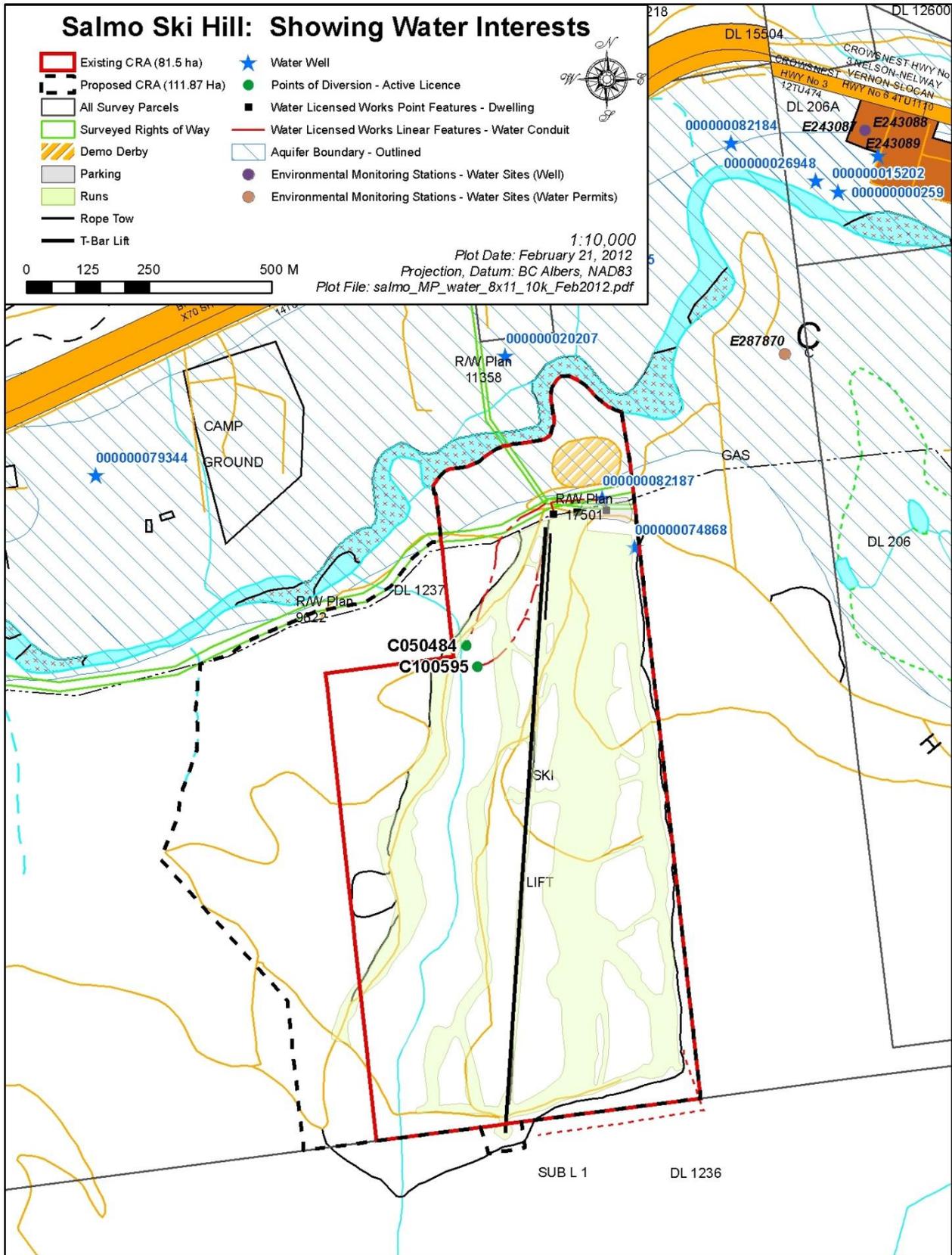
Map 3: Proposed Activities



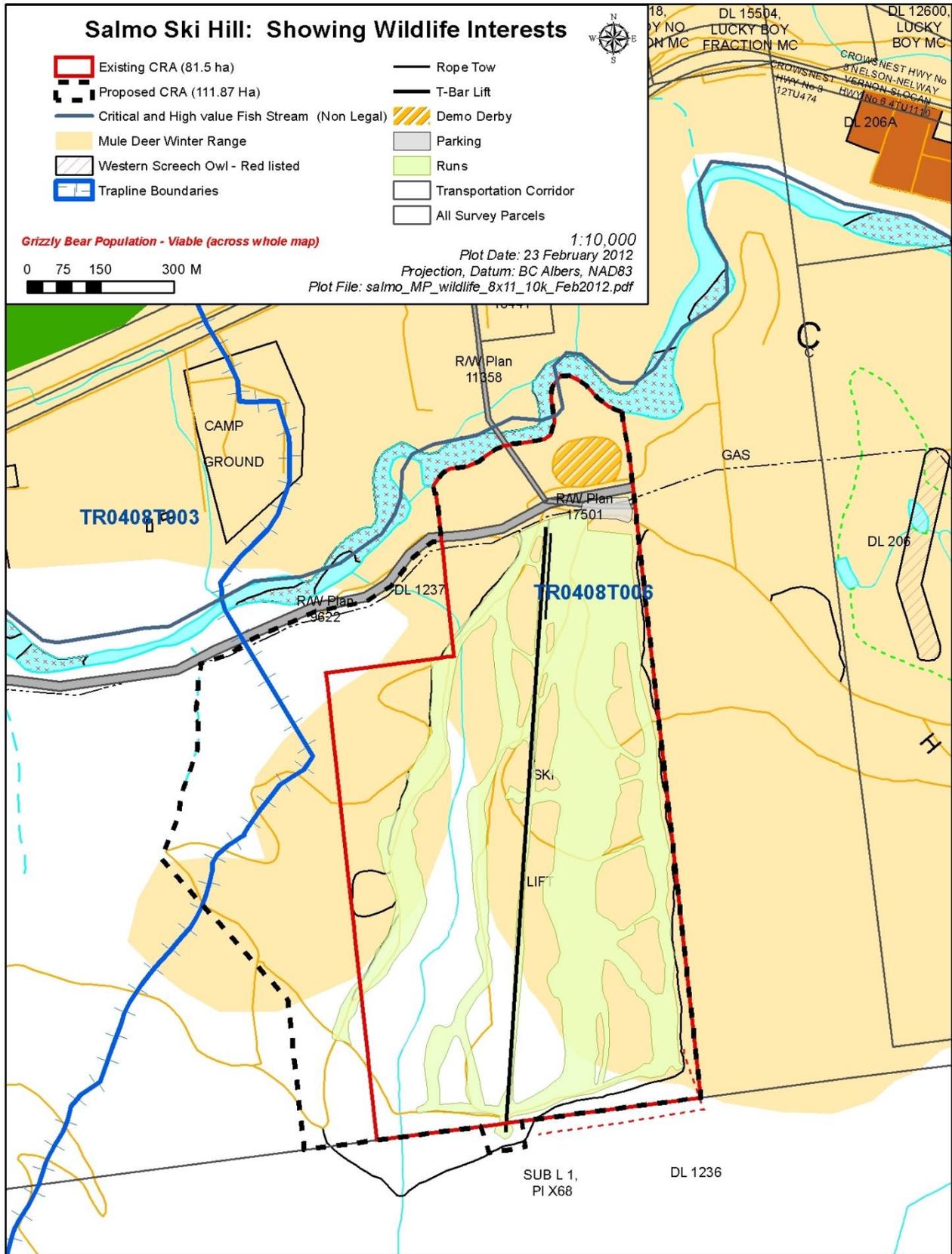
Map 4: Land Act Interests



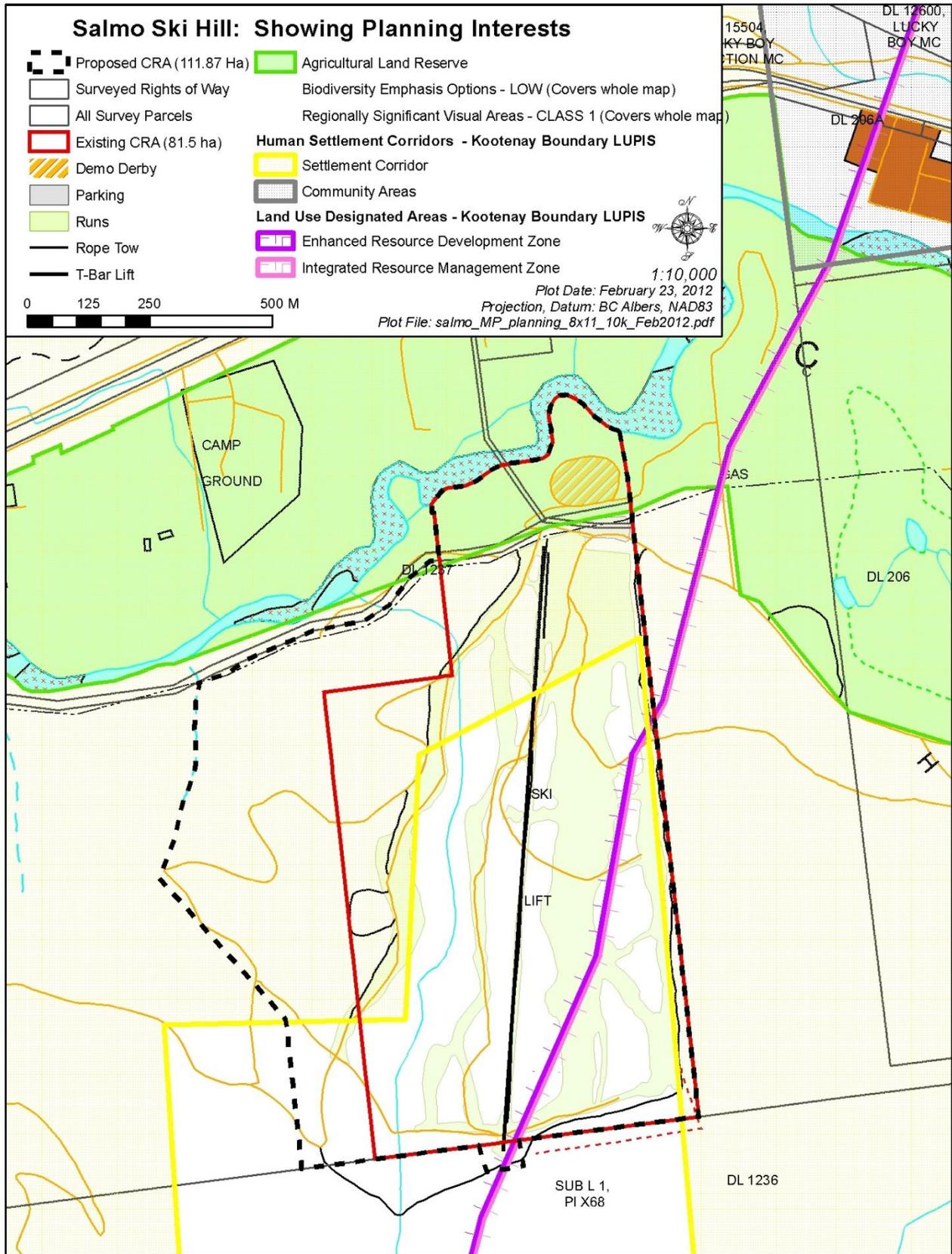
Map 5: Water Interests



Map 7: Wildlife Interests



Map 8: Planning Interests



Appendix 3 – Water Licences

Water Licence C050484

LAND AND WATER MANAGEMENT
WATER RIGHTS BRANCH

MINISTRY OF THE
ENVIRONMENT

THE PROVINCE OF BRITISH COLUMBIA—WATER ACT

CONDITIONAL WATER LICENCE

Salmo Ski Club of Box 204, Salmo, B.C. V0G 1Z0

is/are hereby authorized to divert and use water as follows:—

- (a) The source(s) of the water-supply is/are **Sunset Creek.**
- (b) The point(s) of **diversion** is/are located as shown on the attached plan.
- (c) The date from which this licence shall have precedence is **20th December, 1976.**
- (d) The purpose for which the water is to be used is **industrial (ski lodge).**
- (e) The maximum quantity of water which may be **diverted is 4,000 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) The land upon which the water is to be used and to which this licence is appurtenant is
**that part of Lot 1 of Lot 1237, Kootenay District, Plan 5238,
lying within Sublot 49.**
- (h) The works authorized to be constructed are **diversion structure and pipe,**

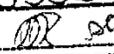
which shall be located approximately as shown on the attached plan.
- (i) The construction of the said works **has been completed and the water shall be
beneficially used on or before the 31st day of December, 1979.**


H. D. DeBeck,
Comptroller of Water Rights.

File No. 0340679 Date issued: 4th July, 1978 Conditional Licence No. 50484

ENTERED ON
Map No. _____

ENTERED ON
Map No. _____

ENTERED ON
Map No. 5353 B
By 

WATER MANAGEMENT
BRANCH

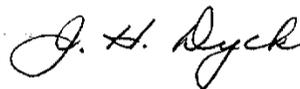
MINISTRY OF
ENVIRONMENT

THE PROVINCE OF BRITISH COLUMBIA—WATER ACT
CONDITIONAL WATER LICENCE

Salmo Ski Club of Box 204, Salmo, B.C. VOG 1Z0

is hereby authorized to divert and use water as follows:

- (a) The stream on which the rights are granted is Sunset Creek.
- (b) The point of diversion is located as shown on the attached plan.
- (c) The date from which this licence shall have precedence is 3rd July, 1987.
- (d) The purpose for which this licence is issued is Industrial (snow making).
- (e) The licenced quantity is 63.6 acre feet per annum, providing for a maximum rate at which the water may be diverted of 100 gallons per minute.
- (f) The period of the year during which the water may be used is 1st December to 1st April.
- (g) The land upon which the water is to be used and to which this licence is appurtenant is Lot 1 of District Lot 1237, Kootenay District, Plan 5238.
- (h) The works authorized to be constructed are diversion structure and pipe, which shall be located approximately as shown on the attached plan.
- (i) The construction of the said works shall be completed and the water beneficially used prior to the 31st day of December, 1995. Thereafter, the licensee shall continue to make beneficial use of the water in the manner authorized herein.

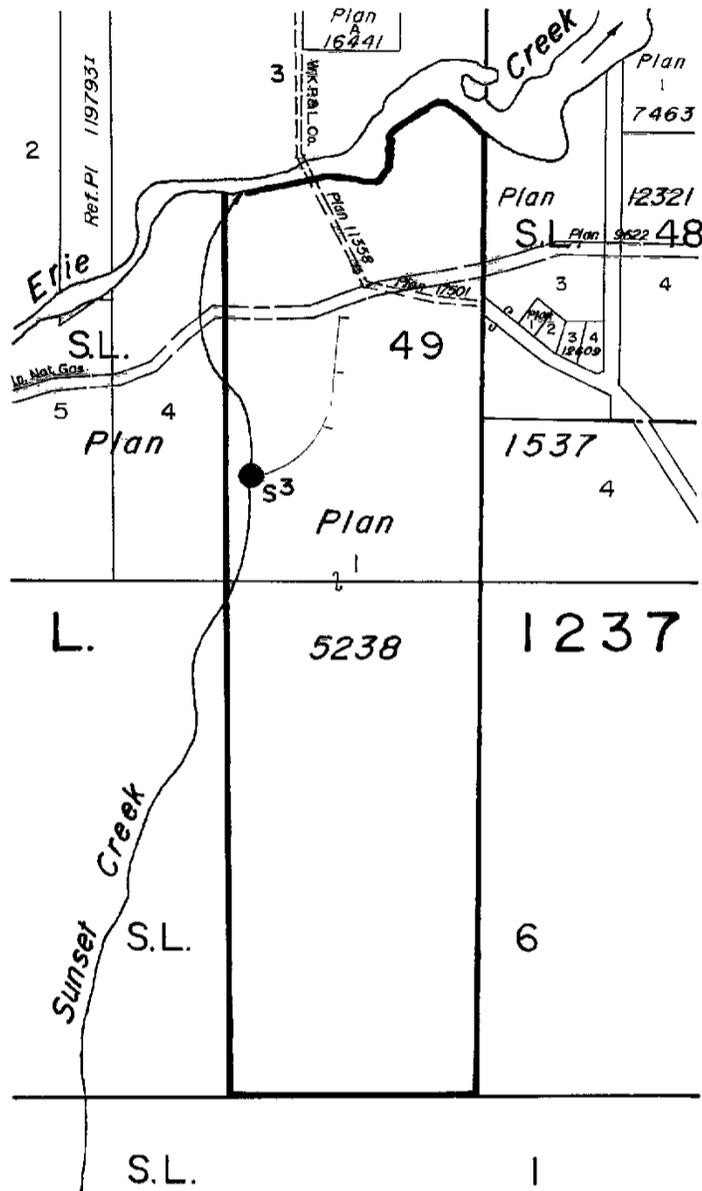


J.H. Dyck
Regional Water Manager

File No. 4001271 Date: *March 20, 1992* Conditional Licence 100595



Province of British Columbia



WATER DISTRICT : NELSON
 PRECINCT : YMIR
 LAND DISTRICT : KOOTENAY

Signature *J. H. Dyck*
 Date *March 20, 1942*

LEGEND

Scale : 1:10000
 Point of Diversion : ●
 Map Number : WR 5353 B
 Pipe : ————

C.L.100595
 File 4001271

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