

MOUNT TIMOTHY SKI DEVELOPMENT

Resort Master Plan Application

Community Alpine Ski Resorts – Type I

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Executive Summary

Project Vision

To operate Mount Timothy Ski Area in a way that maximizes continued economic growth by exploring potential year-round recreational opportunities.

General Overview of Business (Existing and Proposed)

- ◆ Mount Timothy Ski Area, managed by Mount Timothy Ski Society, is located 20 minutes East of Lac La Hache, BC
- ◆ Operated as a day-use ski area with administrative offices located in 100 Mile House, BC.
- ◆ The ski area is situated between the 1200 m. to 1500 m. level
- ◆ It primarily draws clientele from Williams Lake, 100 Mile House and surrounding areas of the Cariboo Regional District

PRIMARILY OPERATED AS AN ALPINE SKI DAY-USE AREA, MOUNT TIMOTHY CURRENTLY OFFERS:

- ◆ 35 ski runs with terrain varying from beginner to advanced
- ◆ freestyle zone/terrain park
- ◆ beginner area
- ◆ half-pipe terrain park
- ◆ triple chairlift
- ◆ t-bar
- ◆ 2 handle tows
- ◆ magic carpet conveyor lift
- ◆ handcrafted log day lodge
- ◆ snow making
- ◆ 2 snow-grooming vehicles
- ◆ snow removal vehicles
- ◆ ski and board rental inventory
- ◆ retail of ski and snowboard equipment
- ◆ snow school
- ◆ parking for 200 cars

POTENTIAL EXPANDED WINTER OPERATIONS:

- ◆ Nordic skiing
- ◆ dog sledding
- ◆ tubing
- ◆ snow-shoeing
- ◆ ice skating
- ◆ back country skiing
- ◆ zip line
- ◆ snowmobile tours and staging area
- ◆ cabin rentals

POTENTIAL SUMMER OPERATIONS:

- ◆ R V camping
- ◆ cabin rentals
- ◆ zip line
- ◆ alpine slide
- ◆ lift-serviced mountain biking
- ◆ X-country mountain biking
- ◆ horseback trail rides
- ◆ interpretive centre

Mount Timothy Ski Area has been in operation for 20 years. It started as a society-owned local ski hill with the installation of a used Mueller T-bar. Mount Timothy proved to be forward-thinking by expanding ski runs, constructing a maintenance shop and handcrafted log day lodge, purchasing grooming equipment and plow trucks, and undertaking many other accomplishments as funds became available. Mount Timothy pushed forward in recent years by installing a 1200 meter triple chairlift and this development has changed the local ski hill into a regional ski area. In doing so, the area has seen substantial and continued growth in skier visits (now at approximately 15,000) including over 1500 tourists visiting each year from BC, Alberta and overseas. This new growth has also resulted in an increase in the number of employees, and the ability to purchase the rental shop and snow school business that had previously been privately operated.

Opportunities and Constraints

The physical mountain aspects of Mount Timothy offer many opportunities for resort development and expansion including, excellent beginner and intermediate learning terrain, a large percentage of groomable terrain, northern aspect, light, dry powder and relatively large downhill capacity. There is also the potential for the resort to expand its day skier facilities and its operations into a year-round resort.

Summer use opportunities include the ability for increase marketing and promotion of Mount Timothy's unique niche market. There is also the potential for utilizing the existing day lodge with its beautiful architectural theme and log construction and renting it out in the summer months for weddings and other events. The day lodge also has good solar exposure, excellent food service quality and the potential for expansion. A cabin colony at the ski hill would allow people to make Mount Timothy their destination and experience what the area has to offer year round.

Existing constraints that the resort is currently working to resolve are the congestion around day lodge in peak hours and the lack of trees due to the recent logging in the area for forest health reasons. The ski hill is currently trying to attract mid week visitors to relieve the pressures on the existing day lodge during peak hours, and has begun work on landscaping to see that trees are replanted.

Realistic constraints such as limited access to expert/advanced area, limited snowmaking due to water quantity, small vertical drop, climate change affecting snowfall, the economy, small niche market, and funding from sources other than lift revenues, could impact the potential for expansion of the ski hill.

Section 1: Description of Existing Operation

1.1 Description of Experience/Activities Being Offered

Mount Timothy Ski Area, located 20-30 minutes from Lac La Hache, BC, offers downhill skiing and boarding opportunities to the public (as well as to school groups mid-week) and also offers rental equipment and lessons. A licensed cafeteria is also available serving breakfast, lunch and snacks; the cafeteria is known regionally for its terrific quality. Skiing and snowboarding are provided on 35 runs (see Existing Structures map in Appendix A, Figure 3). The ski hill typically operates between December and early-April each year on a seven day per week basis during holiday periods, and between four to six days per week during the remainder of the season.

1.2 Base Operation and Improvements

The base operation consists of our large (over 3600 square feet) hand-crafted log day lodge offering guest information, licensed cafeteria and rental and snow school shop. As of 2008 the beginner area features a magic-carpet conveyor belt lift as well as a handle-tow, and the Freestyle Zone is serviced with its own handle tow. The Freestyle Zone will be accessed by skiing down from the Red Triple Chairlift.

The loading areas for the Red Chairlift and T-Bar are also at the base area; as well as 3 parking areas, a manager's cabin, first-aid hut, and maintenance shop.

1.3 Mountain Operation and Improvements

Existing improvements on-hill includes:

- ◆ 35 runs varying from beginner to advanced
- ◆ triple chairlift (Red Chair)
- ◆ t-bar
- ◆ 2 handle tows (one in beginner area, one in freestyle zone)
- ◆ magic carpet conveyor lift
- ◆ handcrafted log day lodge
- ◆ maintenance shop
- ◆ managers residence
- ◆ handcrafted log ski patrol hut
- ◆ snow making equipment
- ◆ water storage for snowmaking and fire fighting
- ◆ 4 lift operator huts
- ◆ parking for 200 vehicles presently
- ◆ freestyle zone/terrain park
- ◆ beginner area
- ◆ half-pipe terrain park

1.4 Access

Mount Timothy is primarily accessed by car from Williams Lake, 108 Mile Ranch and 100 Mile House via Hwy 97, turning at Lac La Hache on the Timothy Lake Road, and then the West Fraser Mills permitted road (1600), see Access Map in Appendix A, Figure 2. During the week, school buses bring groups, and on weekend days, mini-buses bring smaller groups. We are in the process of organizing shuttle bus service from Williams Lake and 100 Mile House for weekends and Pro-D days for the 2008-09 season.

1.5 Servicing

- ◆ Water service provided by 2 deep-water wells.
- ◆ Sewer services provided by approved lagoon.
- ◆ Single phase electrical service provided by BC Hydro supplemented by 2 generators (1 for back up power; 1 providing 3-phase power for lift & snow making operations)
- ◆ Telephone service provided by Telus (4 incoming lines)
- ◆ High speed internet provided by BC Wireless
- ◆ Reservoir (dugout) for snowmaking and fire suppression; also is a settling pond for spring run off. Contains 1.5 million gallons. Note: low risk for wildfire due to extensive harvesting in vicinity. Lines are charged in emergency or when in use (to avoid freezing), so now the water from the reservoir is available with the flick of a switch, hose is stored in an out building.

1.6 Resort Capacity and Skier Visits

Mount Timothy has seen significant growth since the installation of the Red Chairlift in 2004-2005. The ski hill is currently sitting at approximately 15,000 annual skier visits, with annual increases in visits per day of approximately 10% per year over the last 2 seasons. It is expected that while the skier visits will continue to grow, the rate of growth will level off. New development and activities will assist in meeting the future targets.

Existing Capacity:

3000 skiers per hour lift capacity

500 skiers per day capacity using existing day lodge facilities = up to 40,000 annual skier visits

Skier Visits:

YEAR	CALCULATED VISITS*	DAYS OPEN	VISITS PER DAY
2004-2005	5,818	55	105
2005-2006	12,739	85	150
2006-2007	14,250	87	164
2007-2008	14,434	79	183

*Calculated visits based upon ticket sales plus season-pass visit formula

Section 2: Overview of Proposed Expansion

2.1 Future Expansion Area

Most of the proposed activities would fit within the existing Controlled Recreation Area (CRA); however a future expansion to the CRA would be required to establish a network of trails for Nordic skiing, snow shoeing and links with snowmobile routes. The proposed Nordic Trail area would provide cross-country opportunities for low snow years, when the trails at a lower elevation, such as the 99 Mile trails, are not useable. Snow shoeing is becoming very popular and the reputation is growing at a rapid pace; having designated snow shoeing trails at the resort would also be a good opportunity for diversity. These activities are something that we would like to consider as long term goals for the resort; therefore we are not applying for an expansion of the CRA at this point in time, but we would like to keep our options open for the future. Please see the Future Expansion Map in Appendix A, Figure 5.

2.2 Description of Experience/Activities Being Proposed

Additional winter and summer recreational opportunities are being considered for the future; please see the Proposed Structures Map in Appendix A, Figure 4.

Winter Activities (November - April)

Phase 1 (1-5years)

- ◆ Nordic Skiing – Propose 4km Nordic Skiing Loop that will offer cross country skiers an opportunity at the ski hill and utilize the existing runs that are not currently being used. It is not expected that there will be conflict with the downhill skiers; however, where the proposed Nordic Loop blends with the downhill ski runs, there may be an opportunity to put in a roundabout to join them together.

Phase 2 (5-10 years)

- ◆ Tubing – Propose a lift based tube area located in the vicinity of the Freestyle Zone, below maintenance shop. The goal of the tube area would be to expand the market and attract the non-skiing children and adults as well as school groups.
- ◆ Ice Skating – separate flooded rink near proposed cabin colony – to provide nighttime activities and diversity
- ◆ Zip Line – in Freestyle Zone – same area as tube park (potential for all season) to get more use out of lift line (10 yrs away)

Summer Activities (May - October)

Phase 1 (1-5years)

- ◆ X-country Mountain Biking – staging area at base, people off on logging roads. Potential (talk about in existing use section)
- ◆ Horseback Trail Rides – only range use at moment. Potential for future, most likely on future cross-country ski trails in future expansion area – some existing range wrangler use up back of mountain – summer & fall

Phase 2 (5-10 years)

- ◆ Lift-serviced Mountain Biking – freestyle zone – keep area small, easily accessible (i.e. Shorter lift time vs. existing 25min list) – multiple use of zone – terrain park used for biking too.

Phase 3 (10-20 years)

- ◆ Interpretive Centre – nature education centre, First Nation heritage and culture, children's tours. This will be located in the basement of proposed small day lodge.
- ◆ Alpine Slide - luge run – freestyle zone, chairlift access – to add diversity to summer activities
- ◆ Zip Line - in Freestyle Zone – same area as tube park (potential for all season) to get more use out of lift line (10 yrs away)
- ◆ RV Camping – shortage of RV Sites in area; potential if market willing (tie in with other summer activities (fishing, zip line, horseback riding, mountain biking) - situate close to day lodge, growing along access road

2.3 Base Improvements

A number of base area improvements, such as additional parking, maintenance areas, and servicing will be required as the ski area's needs increase. Current parking for 200 vehicles will address foreseeable future needs, however if additional parking is required, it will be located in the proposed RV Camping area for the interim. No harvesting would be required for future parking. A small cabin colony near the existing parking lots is also being proposed in the long-term.

The existing power, water and sewer services will be adequate for the foreseeable future, however it is expected that solar and wind energy will be utilized for the required power upgrades on the ski hill, and water quantity issues can be addressed by drilling more wells.

Phase 1 (1-5years)

- ◆ Current day lodge will require expansion in the short-term to keep up with increasing skier visits. Most weekends and holidays it is filled to capacity. To accommodate this, the first additional building planned for the future is an extra washroom building / first aid building.
- ◆ Renovate maintenance facility within 5 yrs, to last 20 years. (i.e. To store garbage, meet other needs)

Phase 2 (5-10 years)

- ◆ No improvements planned for this phase of development.

Phase 3 (10-20 years)

- ◆ New small day lodge (10 yrs), plus interpretive centre. These buildings will be solar friendly.
- ◆ All season cabin rentals – lease land. Build max 10 cabins, centered around smaller day lodge.

2.4 Mountain Improvements

Phase 1 (1-5years)

- ◆ Additional ski lifts and runs to be added as ski area's needs increase (see map of Existing and Proposed Improvements in Appendix A, Figure 4). Minimal timber removal would be required, as most lift lines have been pre-cut.
- ◆ Existing handle tow in the freestyle zone will be replaced with chair (preferably) or a t-bar
- ◆ Nordic Loop & ski out will be made wider (blasting)
- ◆ Possibly extend existing east runs to bottom of freestyle zone

Phase 2 (5-10 years)

- ◆ Summer/winter chair/gondola to access West side of mountain; add small tea house and wind turbine at top.
- ◆ Summer mountain bike area
- ◆ Improvements/summer maintenance on runs for access for expert skiers on West side of mountain.

Phase 3 (10-20 years)

- ◆ East side Chairlift

2.5 Access Upgrades

The Ministry of Transportation and Infrastructure (MOTI) maintains the Timothy Lake Road (off of HWY 97), and there is a good open dialogue between Mount Timothy and MOTI. Aside from standard maintenance including grading, water control structures and ditches, it is not expected that there will be a need to upgrade the access to the ski hill along the Road Licences 4465, R06970. Discussions with West Fraser and the Truck Loggers Association have resulted in a compromise in winter season whereby the logging trucks use a different route so that there isn't conflict between skiers and trucks.

2.6 Projected Capacity and Skier Visits

Growth at the ski hill has been steady and it is expected that investing in the ski hill, increasing capacity and offering new activities will assist Mount Timothy in attracting more visitors. Mount Timothy projects that annual skier visit numbers will reach 30,000 in 20 years, by the end of phase 3.

2.7 Economic Benefits

Mount Timothy currently employs 35+ seasonal staff members and would continue to grow as skier visits and demand grows. We also employ 2 full time and 4 extended seasonal jobs during construction phases. Other economic benefits include: construction & trades jobs, benefit to local tourism, B&Bs, restaurants, sporting goods retail, rental and supply, gas stations, motels, etc.

Section 3: Environmental & Cultural Values

3.1 Fish Values

No apparent conflicts exist - no fish-bearing creeks run through our existing or proposed CRA. Outside the CRA, Westman Creek flows into Bradley Creek which eventually drains into Canim Lake. No indication of fish values in the lakes around the resort, although it is known that Fly Lake is a stocked lake (approximately 4km outside CRA).

3.2 Wildlife Values

Our CRA does not appear to conflict with any wildlife. Although deer, coyotes, moose (early season), cougar, lynx, marmot and rabbits frequent the area during the winter our operations do not negatively impact wildlife use. Provincial datasets have been reviewed and there does not appear to be any legally designated, ungulate winter range, wildlife habitat areas, or old growth management areas, nor species at risk that would require specific actions. It is open range for cattle during the summer. (see range tenures in section 4.2)

3.3 Water Values

We have 2 deep water wells that currently service the area and we have a Conditional Water Licence (#123599) for Westman Creek drainage (for surface water storage, snowmaking and fire suppression) - 4700 cubic meters per annum. Copy attached; see Appendix C.

3.4 Environmental Values

Mount Timothy Ski Area has implemented the following environmentally-friendly practices:

- ◆ Garbage reduction – Recycling, Uses paper cups instead of Styrofoam cups. Currently examining further green alternatives for food containers/utensils
- ◆ Waste food (kitchen scraps) goes to local farmers for chickens
- ◆ All incandescence light bulbs have been replaced with energy efficient bulbs
- ◆ The day lodge is heated using two wood pellet stoves which are very efficient and burn clean
- ◆ Wind turbine – plan to install small one at day lodge first to monitor and test efficiency for a few years.
- ◆ Solar power – plans to utilize the solar exposure of the day lodge and install solar panels to generate power for the ski hill

3.5 First Nations

Mount Timothy Ski Area is within the areas of interest for the Canim Lake, Canoe Creek, Williams Lake and Esketemc First Nations. The Canim Lake, Canoe Creek and Williams Lake Bands are affiliated with the Northern Shuswap Treaty Society/Tribal Council, (formerly known as the Cariboo Tribal Council), while the Esketemc are an independent band in the treaty process.

There is a good relationship between the ski hill and the First Nations. First Nations school groups in the area are annual participants in the Mount Timothy learn-to-ski school program, and forestry crews from the Canim Lake Band have been sub-contracted to do work on the ski runs.

Mount Timothy would like to work with the First Nations to include First Nation culture and heritage in the proposed Interpretive Centre.

Section 4: Overlap With Existing Use

4.1 Mineral Tenure

There are existing mineral tenures on the mountain, please see table below and map in Appendix A, Figure 6.

Mineral Tenures Summary:

TYPE OF INTEREST	DESCRIPTION	TENURE HOLDER
MINERAL CLAIM	TENURE # 410413	LAROCHE, FRANCIS RENE
MINERAL CLAIM	TENURE # 520201	G W R RESOURCES INC. & CANDORADO OPERATING COMPANY LTD.
MINERAL CLAIM	TENURE # 520199	G W R RESOURCES INC. & CANDORADO OPERATING COMPANY LTD.
MINERAL CLAIM	TENURE # 595244	CANDORADO OPERATING COMPANY LTD
MIN, PLACR, COAL RESERVE	TENURE # 330231	MINERAL TITLES BRANCH
CONDITIONAL STAKING RESERVE	TENURE # 1003063	MINISTRY OF TOURISM, CULTURE AND THE ARTS

I acknowledge that the mineral tenures listed above overlap with my area of use and understand that I may have to coordinate access and activities with the tenure holders. I further acknowledge that additional mineral tenures may be located in my area of use in the future and that I may have to coordinate access and activities with the tenure holders.

Signed: _____

4.2 Timber Tenure & Forest Use

The Mount Timothy Controlled Recreation Area (CRA) is within the 100 Mile House Forest District and the Lac La Hache Provincial Forest. The CRA has been designated under the Resort Timber Administration Act (RTAA), which provides the Ministry of Tourism, Culture and the Arts (MTCA), with the authority to administer timber within the Mount Timothy CRA.

The intent of transferring the timber administration to MTCA 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, MTCA is proposing to remove the Mount Timothy CRA from the Provincial Forest.

The ski hill and surrounding area has been tremendously adversely impacted by the Mountain Pine Beetle, and therefore most of the area has been extensively harvested. West Fraser Mills (WFM) is the major forest licensee and they currently have two approved cut blocks adjacent to the CRA, under their Forest Licences A20001 & A20002. Licence A20001 has already been harvested, and A20002 will soon be harvested. WFM also have a road permit over the main access road to the resort, R06970. Although not currently used by the forestry company, R06970 also continues through the CRA accessing lands beyond. The forestry interests are displayed on the map located in Appendix A, Figure 6.

Mount Timothy Resort has had forestry licences to cut in the past for forest health and trail maintenance; currently no harvesting is required.

There are two existing range tenures that overlap the entire CRA, these are RAN076018 (112 Mile Ranch Ltd.) and RAN76628 (Ron Emmelkamp). Cattle graze the area within the CRA in the summer months. The ski area acknowledges the importance of ranching in the South Cariboo area and it is recognized that when the ski hill moves forward with summer activities there is going to have to be some mitigation measures put in place to ensure that the cattle have access to water, are not injured and do not interfere with summer operations. Potential solutions might be to fence off portions of the base area, install cattle guards, etc.

4.3 Land Use Planning, Local or Regional Zoning Requirements

Mount Timothy is within the area that is covered by the Cariboo-Chilcotin Land Use Plan (CCLUP) http://ilmbwww.gov.bc.ca/slrp/lrmp/williamslake/cariboo_chilcotin/index.html. The CCLUP was approved in 1994, and followed by a number of Sustainable Resource Management Plans (SRMPs) intended to address CCLUP strategies and targets on an area-specific basis, and provide detailed objectives and strategies for the management of the Cariboo’s resources and the maintenance of environmental values. The 100 Mile House SRMP (http://ilmbwww.gov.bc.ca/slrp/srmp/north/100_mile/index.html) stems from the CCLUP. This plan was approved in August of 2005 and includes the Mount Timothy ski area. Mount Timothy is within the 108 Mile Lake and Bradley Creek Landscape Units and the E9 Resource Management Zone. These higher level plans have designated the Mount Timothy area as an Enhanced Resource Development Zone, and the hill is partially within the Backcountry Recreation Area. There is also a small overlap at the top of the mountain with a Partial Retention Visual Resource Management Area. The area has not been designated as having high values for ungulate winter range or grizzly habitat capability.

The existing and proposed CRA boundaries fall within Tourist Commercial (C2) zoning requirements of the Cariboo Regional District and all current and proposed facilities comply with regulations as outlined. (See zoning information in Appendix D).

4.4 Commercial Recreation Tenure & Guide Outfitter Territories

There are no known commercial recreation tenures in the area. The CRA is overlapped with Guide Outfitter Area #500908 registered to Ron Emmelkamp, and trapline TR0502T012 registered to Paul Blackwell. There is a known

live trapline for Lynx just outside the CRA. There have not been any conflicts with hunting or trapping as their operations traditionally have been outside our normal operating season

4.5 Land Act Tenures

There are a number of Land Act tenures at the top of the ski hill, south of the base area, please see map for Other Land Act Interests in Appendix A, Figure 7. These tenures are compatible with the resort operations, and are in the most part, for communication site purposes.

4.6 Public Recreational Use

The CRA is used for public recreation in summer months for such activities as hiking, berry picking and mushroom picking. ATV riders and dirt bikers could use the base area for staging and venture off onto the forestry roads outside of the CRA. In the winter months the day lodge and parking areas are used for staging for people who want to snowmobile, snowshoe, nordic ski and dog sled outside of the CRA. Boy scouts and Sea Cadets could do their training up on the ski hill, winter campouts, etc.

There is recognition that the public would like to continue to use the ski hill as a staging area and the ski hill does not object to this recreational use of the mountain. It would be favourable to expand on this use of the mountain in the future.

Public access and recreation may need to be controlled by signage, information booth and education programs in the future.

Appendix A –Mapping

Figure 1 – Location Map

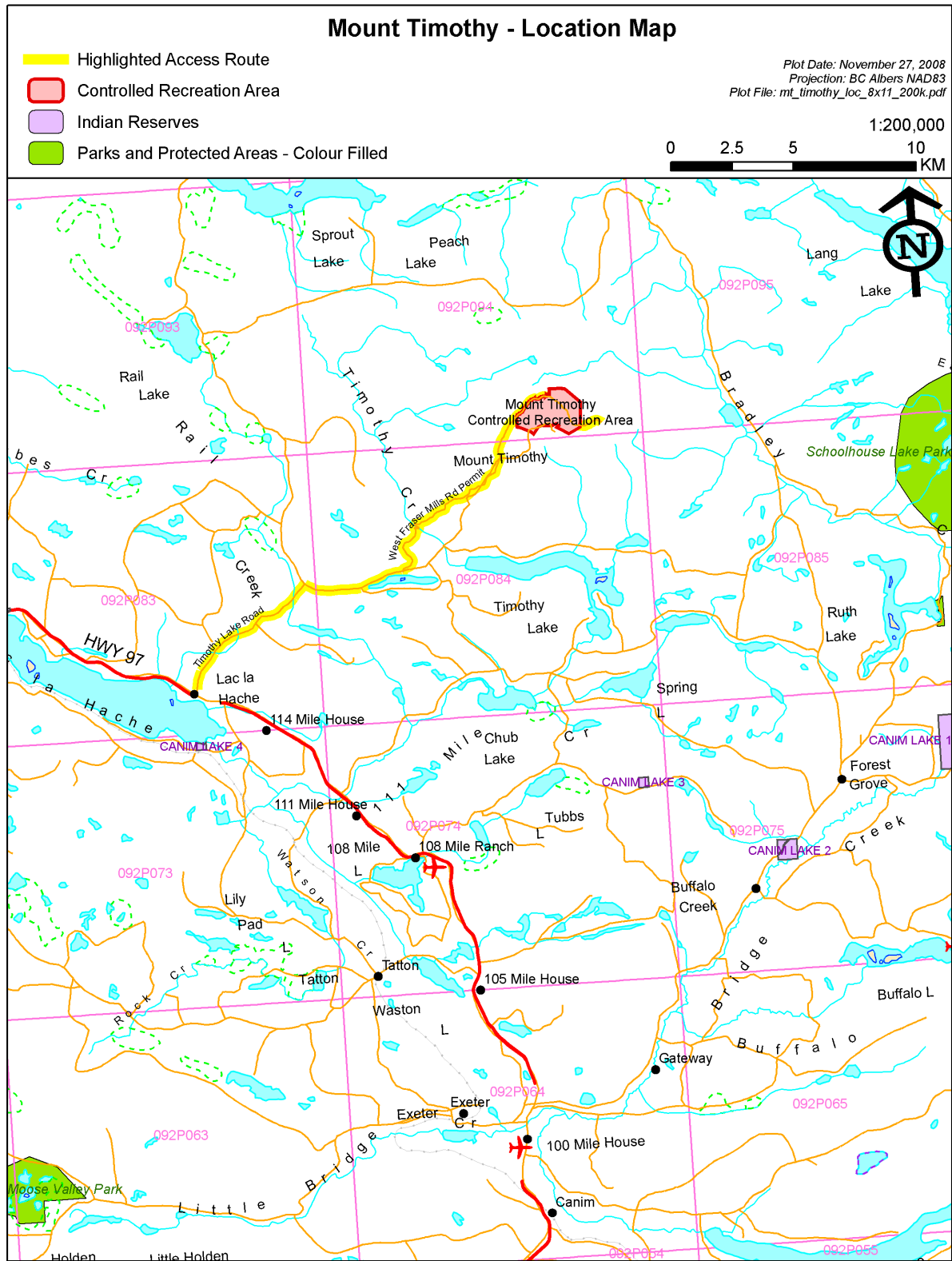


Figure 2 – Access Map

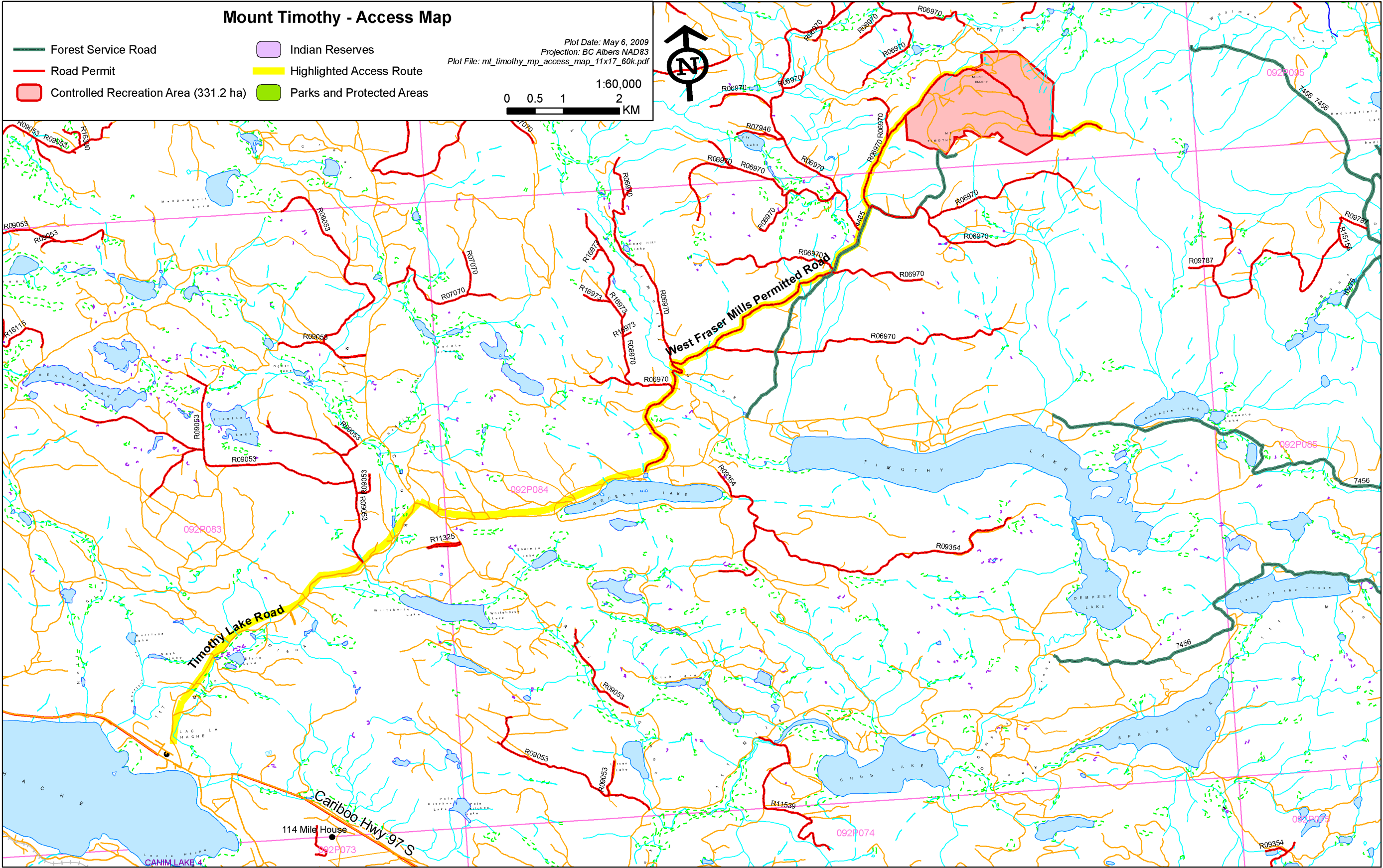


Figure 3 – Existing Structures Map

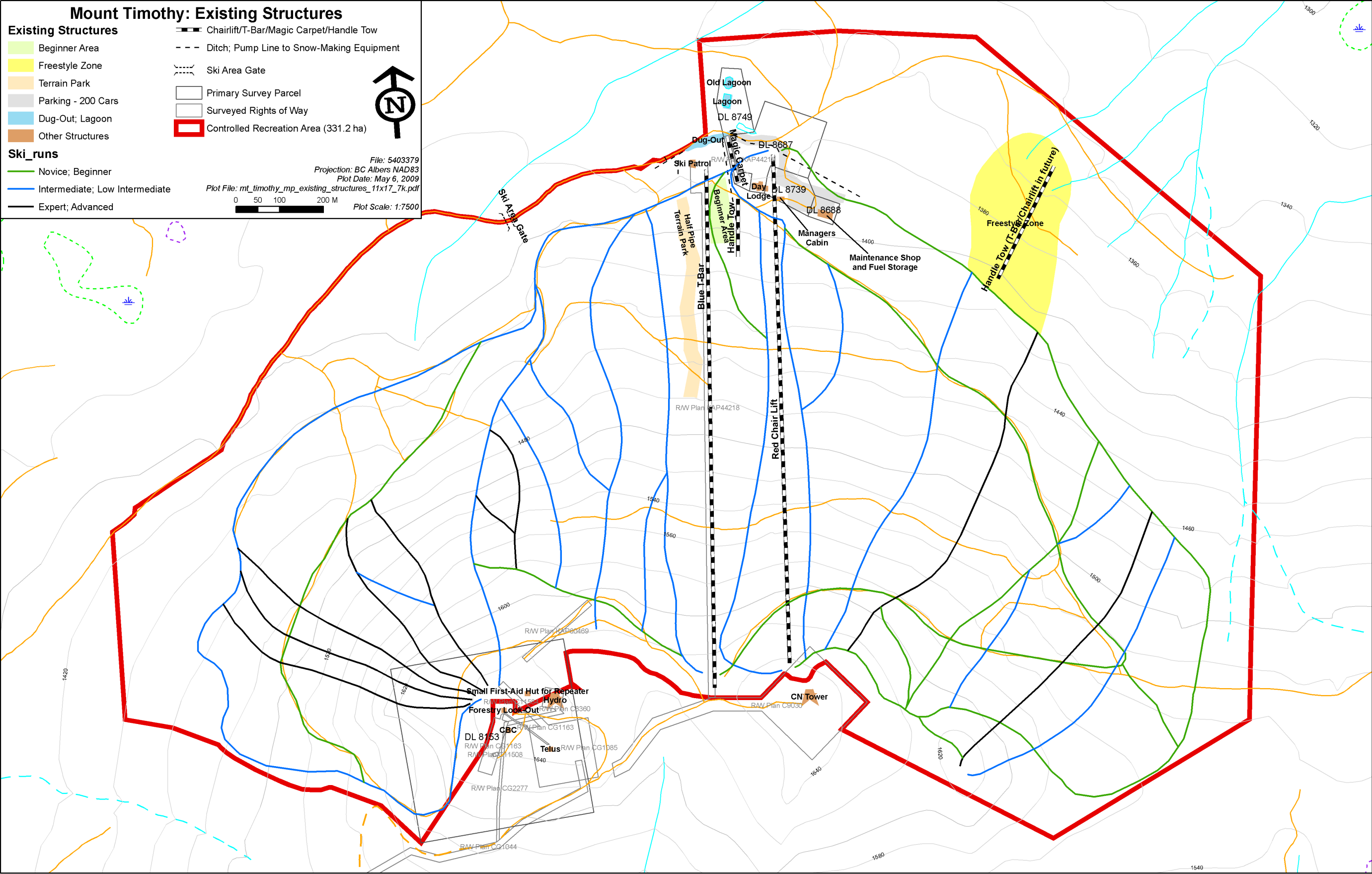


Figure 4 - Existing & Proposed Structures Map

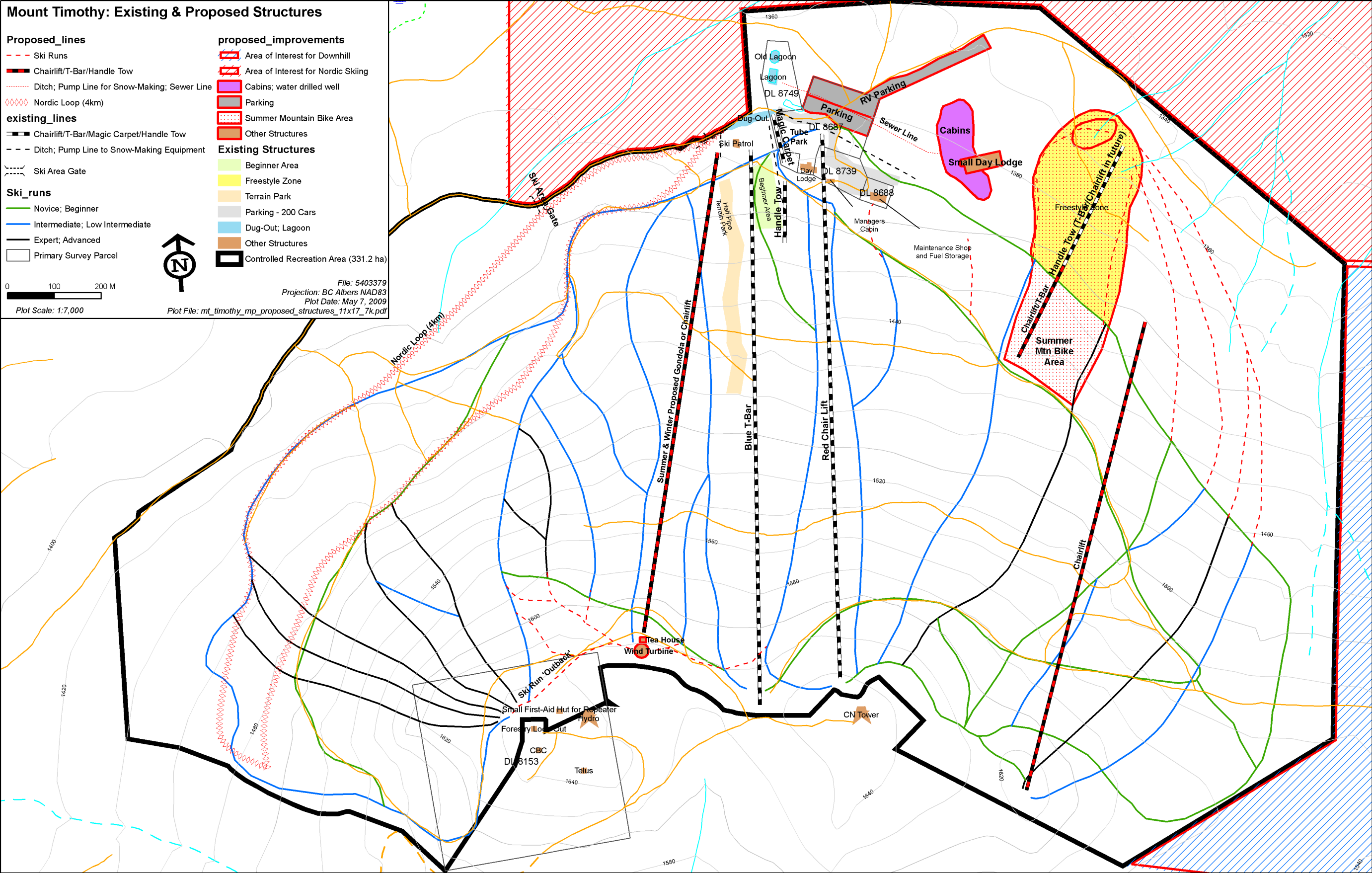
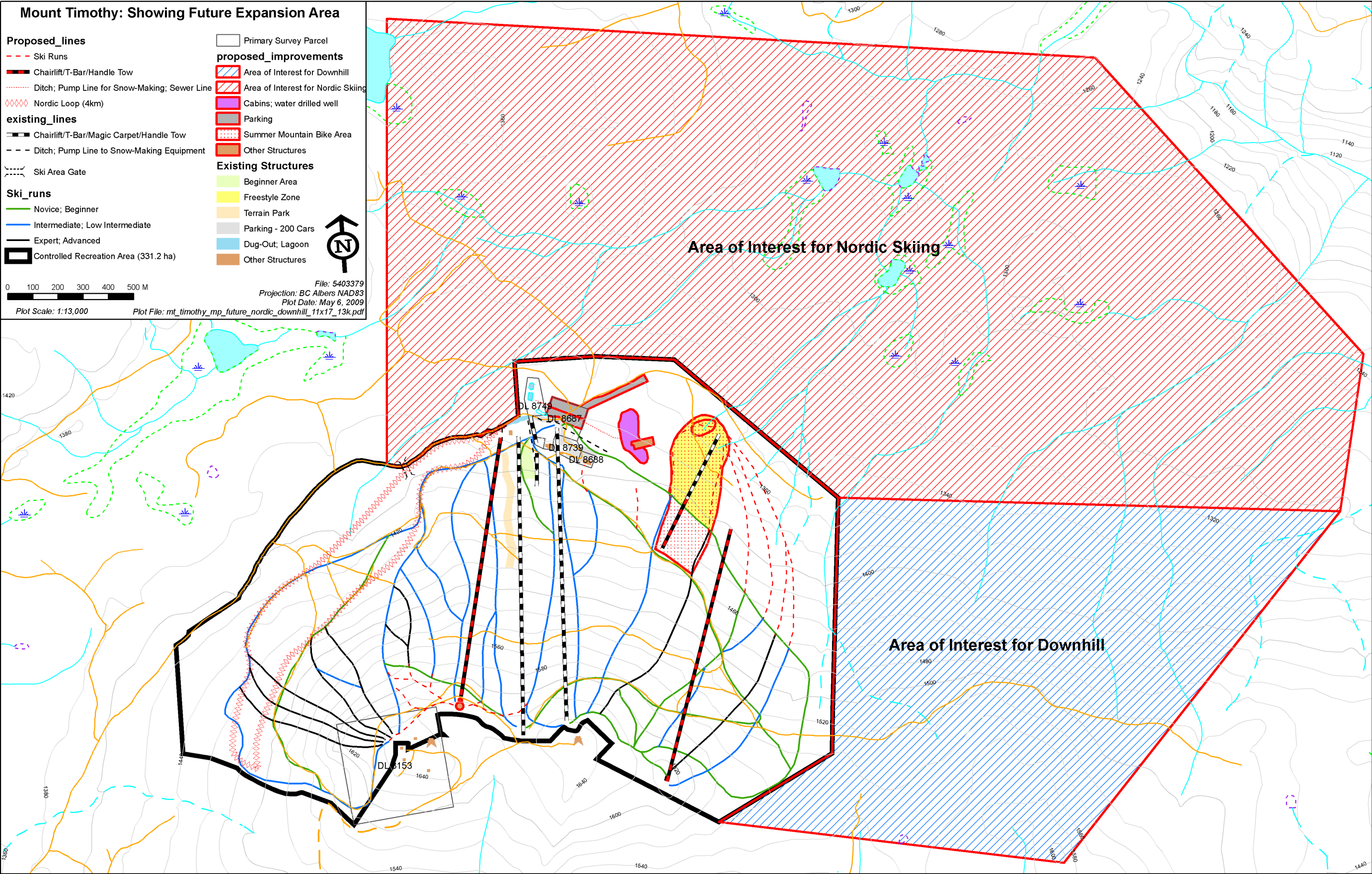


Figure 5 – Future Expansion Area Map



Mount Timothy Ski Development Plan– May 2009



Appendix B - Hazards and Safety Plan



MOUNT TIMOTHY SKI AREA SAFETY MANAGEMENT PLAN 2007-2008

SCOPE OF RESPONSIBILITY

Lifts Applicable:

- Mueller Red Chair 159.006
- Mueller T-Bar 159.001
- Borer Handle-Tow 159.002
- Borer Handle-Tow 159.005

Structure and Responsibilities of the Lift Maintenance Department

A. General Manager

- Overall responsibility for lift maintenance

B. Operations Manager

- Undertakes lift maintenance under direction of General Manager. Directs lift maintenance staff in their duties.

C. Lift Maintenance Staff

- Performs routine lift maintenance tasks

Some services subcontracted to Mueller Lift Services Inc. and Inter-Mountain Testing Ltd.

SAFETY POLICY

Mount Timothy is cognizant of the need to promote and instill safe work practices throughout its operation. General Manager interacts on a regular basis with lift manufacturer, BC Safety Authority, local CSPS, CWSAA and our insurance provider.

Z-98-01 Passenger Ropeways

The Z-98 code book is issued to Lift Maintenance and Lift Operations Managers and supervisors.

(Work chair guidelines follow standards as outlined in the Z-98)

Mountain Operations Manual

Is issued to all personnel working in or around lifts and includes details of lift evacuation procedures, lift operating procedures, rigging procedures and emergency protocols.

TRAINING & SUPERVISION

Required Training:

General Manager and Lift Maintenance Manager are the only persons responsible for supervision and/or training of any lift maintenance personnel.

Both have completed regulations and standards training acceptable to the Provincial Safety Manager for Surface Lift and Fixed-Grip passenger ropeways through Selkirk College. Any person supervising and training lift operators have been certified through Selkirk College's Train the Trainer program.

Training records for each employee are maintained by our Administration office.

All personnel supervising employees have a copy of the Z98 and are issued updates as applicable. They also have input into the design and content of the Mountain Operations manual which is issued to all employees involved in working with or around lifts.

General Manager has overall responsibility for training lift maintenance personnel. Lift Maintenance Manager may demonstrate routine tasks to lift personnel.

EXTERNAL CONTRACTORS AND AUTHORITIES

Contractors and sub-contractors working on lifts at Mount Timothy are organized through lift manufacturer or are restricted to well-known industry affiliations (Inter-Mountain Testing Ltd for NDT testing, etc). Any others (e.g.: lift mechanics from other ski areas, etc.) are asked for proof of certification to be placed on file.

SCHEDULED MAINTENANCE, TESTING AND INSPECTION

Mount Timothy follows lift manufacturers' recommendations as outlined in the Operating and Instruction manuals, as well as the Z-98-01 Passenger Ropeways standards.

MAINTENANCE RECORDS

Record keeping is conducted in accordance with Z-98-01 Passenger Ropeways, Section 11 (specifically Section 11 Clauses 12, 16, 18 and 24).

Maintenance Records for each lift are maintained by General Manager and are retained at mountain office. These detail any required work done on the lifts, and would also include details of any worked performed by external contractors.

A daily log for each lift is maintained by lift maintenance and lift operations personnel and is retained at individual drive stations (during off-season - moved to mountain office).

COMPLIANCE

Mount Timothy is aware that lift maintenance and operations must conform to standards and acts issued by the BC Safety Authority, and WCB.

We are also responsible for complying with directives received from our insurance provider as well as lift manufacturer's recommendations.

☐ 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 C – Conditional Water Licence #123599



File: 5002074

November 4, 2008

Mount Timothy Ski Society
PO Box 33
100 Mile House, BC V0K 2E0

Dear Sir or Madam:

Re: Conditional Water Licence 123599 – Mount Timothy Ditch

A copy of your Conditional Water Licence is enclosed. Please read the documents carefully.

Any error in the licence or plan should be brought to the attention of the issuing office as soon as possible.

If additional fees are required, you will be advised by the Comptroller of Water Rights in due course.

Water licences do not authorize entry on privately owned land for the construction of works. Permission of the affected landowner must be obtained or an easement expropriated. For your protection, permission should be in writing and registered with the appropriate Land Title office.

In addition, permission for crossing roads or lands under the jurisdiction of any Government agency must be obtained from the agency concerned.

In order for you to keep your water licence in good standing, the following must be observed:

- continued beneficial use of water, as authorized under your licence;
- payment of annual rentals;
- compliance with the terms of your licence, the *Water Act*, and any other applicable legislation.

Please notify your local Ministry of Environment office, Water Stewardship Division if there is any change in your mailing address; you sell the land to which the licence is appurtenant; you propose to subdivide the land to which the licence is appurtenant; and you propose to alter the works authorized under the licence.

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**Ministry of
Environment**

Water Stewardship Division

Mailing Address:
325-1011 Fourth Avenue
PRINCE GEORGE BC V2L 3H9

Telephone: (250) 565-6135
Facsimile: (250) 565-6629

This licence is issued pursuant to the provisions of the Water Act to ensure compliance with that statute, which makes it an offence to divert or use water from a stream in British Columbia without proper authorization. It is the responsibility of the licensee to ensure that all activities conducted under this authorization are carried out with regard to the rights of third parties, and comply with other applicable legislation that may be in force.

Section 92 of the Water Act gives the recipient of this notice the right to appeal the decision. You may file an appeal within 30 days of the date indicated on this letter. Information on filing an appeal can be found on the Environmental Appeal Board WEB site at <http://www.eab.gov.bc.ca/>.

If you have any questions or concerns regarding this licence or water management in general, please contact Connie Haeussler, Williams Lake office, at (250) 398-4893.

Yours truly,



Marilynne McCarville
Portfolio Administrator

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Enc.

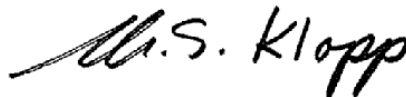
p.c. Chief Charlene Belleau, Esketemc First Nation, PO Box 4479, Williams Lake, BC V2G 2V5
Ministry of Environment/CSD, Water Revenue Section, Victoria, BC
Ministry of Environment, Water Stewardship Division, Williams Lake, BC

Province of British Columbia *Water Act*

CONDITIONAL WATER LICENCE

The owners of the land to which this licence is appurtenant, are hereby authorized to divert, use and store water as follows:

- a) The stream on which the rights are granted is Mount Timothy Ditch.
- b) The storage site and the point of diversion are located as shown on the attached plan.
- c) The date from which this licence shall have precedence is February 13, 2008.
- d) The purposes for which this licence is issued are storage and industrial (snowmaking).
- e) The maximum quantity of water which may be diverted to fill the reservoir for storage purpose is 4700 cubic metres (3.81 acre feet) per annum and the maximum quantity of stored water which may be used for industrial (snowmaking) purpose is 4700 cubic metres (3.81 acre feet) per annum.
- f) The period of the year during which water may be diverted to fill the reservoir is October 31st to June 15th. The stored water may be used for industrial (snowmaking) purpose throughout the whole year.
- g) The land upon which the water is to be used and to which this licence is appurtenant is unsurveyed Crown land, a portion of District Lot 8153 and District Lots 8739, 8749, 8687 and 8688, all within Lillooet District, held under Crown Lands Operating Agreement No. 53252, Lands file number 5403379.
- h) The works authorized to be constructed are diversion structures, ditches, dugout, pump 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 is being beneficially used. The licensee shall continue to make regular beneficial use of the water in the manner authorized herein.
- j) This licence is valid providing tenure on Lands file number 5403379 is in good standing.

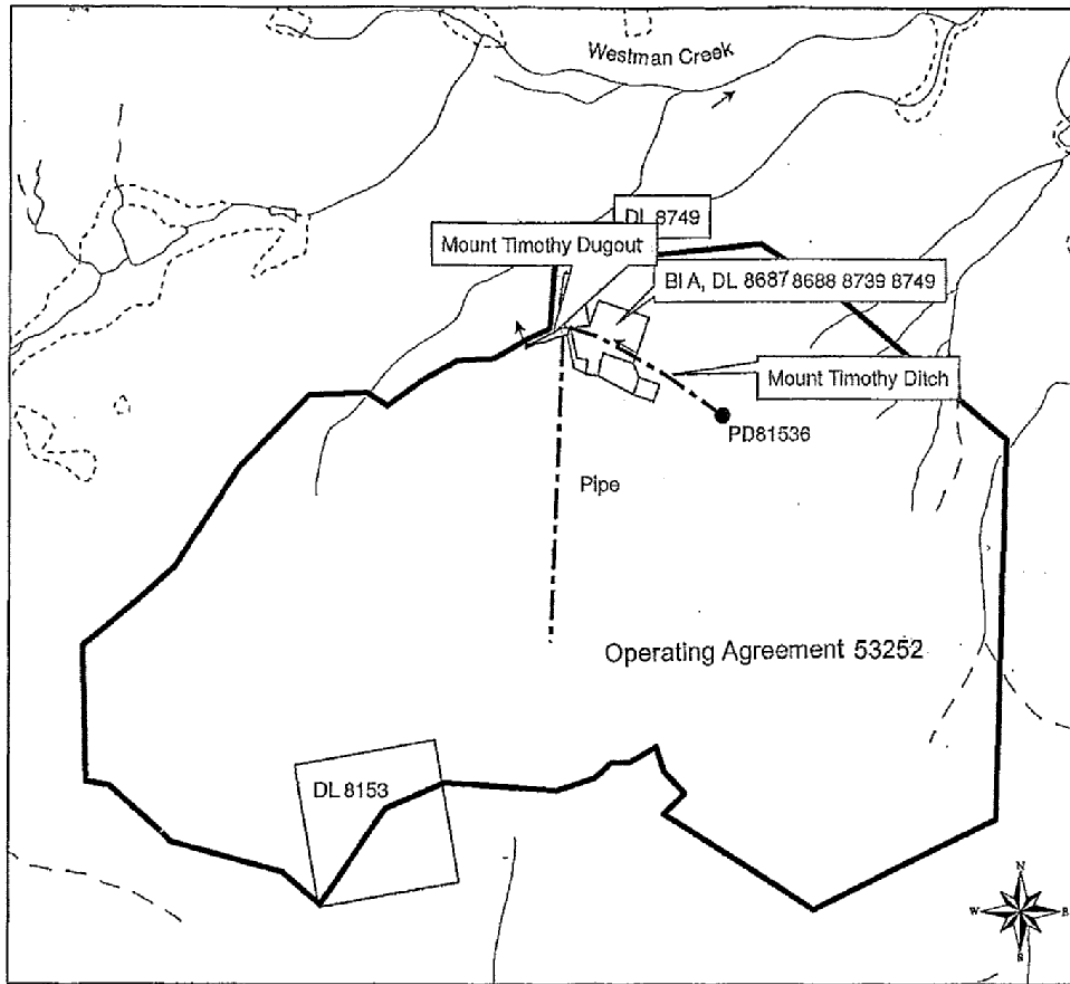


William Klopp
Assistant Regional Water Manager

File No. 5002074

Date Issued: November 4, 2008

Conditional Licence 123599



WATER DISTRICT: Cariboo
PRECINCT: Clearwater
LAND DISTRICT: Lillooet

LEGEND:

Scale: 1:16,000
Point of Diversion: ●
Map Number: 92.P.094
Pipe: - - - -

Signature: *M.S. Klopp*
Date: **NOV 04 2008**

C.L. 123599
File: 5002074

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

Appendix D – Cariboo Regional District Tourist Commercial Zoning Requirements

5.2 TOURIST COMMERCIAL (C 2) ZONE

5.2.1 USES PERMITTED No person shall, within any C 2 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following C 2 uses, namely:

(a) RESIDENTIAL USES:

- i) an accessory dwelling unit.

(b) NON-RESIDENTIAL USES:

- i) lodge, seasonal resort, guest ranch, health spa;
- ii) hotel, motel;
- iii) campground, recreational vehicle park;
- iv) recreation facility including a golf course, a curling rink, racquet courts, bowling alleys, ice or roller skating rink, etc.;
- v) trail riding, guide / outfitting operation;
- vi) restaurant;
- vii) laundromat, concession stand, coffee shop, convenience store, confectionary or curio shop, on-site sale of liquor, as ancillary uses;
- viii) rental and sales of boats and sporting equipment as ancillary uses;
- ix) fuel service for auto, marine or aviation purposes;
- x) marina and float plane base;
- xi) airplane landing strip and helicopter pad;
- xii) ancillary buildings.

5.2.2 ZONE PROVISIONS No person shall within any C 2 zone, use any lot, or erect or use any building or structure except in accordance with the following provisions:

(a) LOT AREA (minimum): The following table identifies the minimum lot area requirements for permitted residential and non-residential uses, excluding campgrounds and recreational vehicle parks. The first column identifies the class of use, the second column identifies the minimum lot area requirements where the lot is served by both community water and community sewer, the third column identifies the minimum lot area requirements where the lot is served by either community water or community sewer, and the fourth column identifies the minimum lot area requirements where community water and community sewer services are unavailable. (*South Cariboo Area Zoning Bylaw page 45*)

USE	SERVED BY COMMUNITY WATER AND COMMUNITY SEWER	SERVED BY COMMUNITY WATER OR BY COMMUNITY SEWER	UNSERVICED LOT
Non-Residential Use	557 square metres (5,996 square feet)	1,600 square metres (17,223 square feet)	4,000 square metres (43,057 square feet)
Combined Residential and Non-Residential Use	649 square metres (6,986 square feet)	1,600 square metres (17,223 square feet)	4,000 square metres (43,057 square feet)

(b) REQUIRED YARDS (minimum):

- i) Front Yard - Setback = 7.6 metres (24.9 feet)
- ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
- iii) Interior Side Yard - Setback = 1.5 metres (4.9 feet) Notwithstanding the above, where abutting another permitted non-residential use as part of a multi-tenant complex in the C 2 zone or an adjacent commercial or industrial zone, an interior side yard setback of zero metres may be permitted.
- iv) Rear Yard - Setback = 1.5 metres (4.92 feet)

(c) LOT COVERAGE (maximum): = 40%

(d) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet) B/L 4180

(e) "WATER FRONTAGE (minimum): = 150 metres (492 feet)

(f) LODGE, RESORT, GUEST RANCH AND HEALTH SPA:

- i) Number of Sleeping or Housekeeping Units (maximum) = 8 per 0.4 hectare
- ii) Percentage of Building Area for Ancillary Uses, i.e. 5.2.1(b)(vii) and (viii)(maximum) = 25%

(g) CAMPGROUND OR RECREATIONAL VEHICLE PARK:

- i) Lot Area (minimum) = 0.8 hectare (1.98 acres)
- ii) Buffer area adjacent to a residential or rural zone = 7.6 metres
- iii) Number of Campsites or Recreational Vehicle Sites (maximum) = 15 per 0.4 hectare
- iv) Vehicle Space per Campsite or Recreational Vehicle Site *South Cariboo Area Zoning Bylaw 46* (minimum) = 4.5 by 12 metres
- v) Amenity Area per Campsite or Recreational Vehicle Site (minimum) = 4.5 by 12 metres B/L 4180

(h) OPEN STORAGE: No open storage of goods or materials shall be permitted except where in full compliance with the required yard setbacks and unless fully enclosed behind a screened and fenced area a minimum height of 2 metres (6.56 feet), uniformly painted, constructed of durable materials and maintained in good condition free of advertising materials, displays or notices.

(i) ANCILLARY USES, PARKING, LOADING, ETC.: In accordance with the provisions of Section 4.0 hereof.