

**BIG WHITE
RESORT MASTER PLAN**

June, 1999

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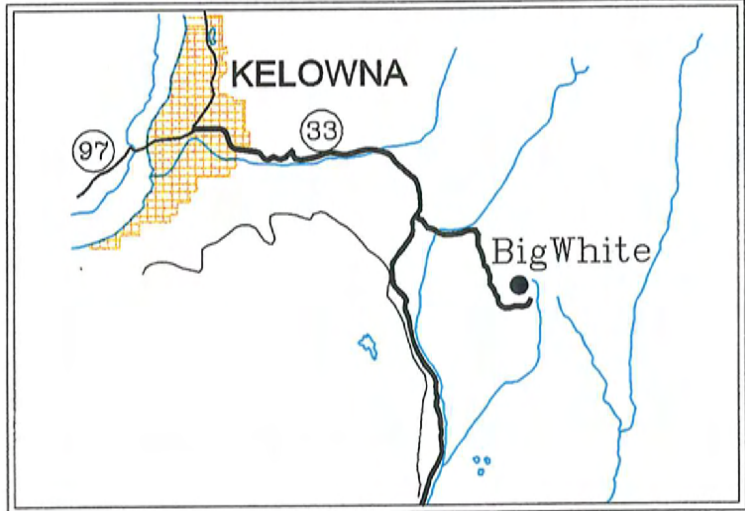
I. INTRODUCTION

I.1 Background

Big White Ski Resort is located on the Okanagan Highland, 55 kilometres east of Kelowna and the summer recreation amenities of the Okanagan (Figure 1). To date, Big White has been primarily focused on winter tourism. However, their close proximity to Okanagan summer tourist destination facilities, Okanagan Lake and a myriad of golf courses, offers a prime opportunity for Big White to grow into a four season resort destination.

At 2,319 metres, Big White is the highest mountain in the Okanagan Highland and is renowned for its natural, dry, powder skiing conditions. The resort has made significant improvements in their mountain facilities over the last several years. This has led to coinciding growth in terms of skier visits. However, the existing village and base area developments at Big White are not in balance with the capacity of the mountain, in terms of providing the appropriate amount of overnight accommodation, destination guest services and parking. Such deficiencies compromise the overall resort experience offered at Big White.

In 1996, Big White Ski Resort retained Brent Harley and Associates Inc. to develop a Resort Master Plan. The 1996 Resort Master Plan was approved by the Ministry of Environment, Lands and Parks under the Commercial Alpine Skiing Policy. In recent years, base area development at the resort has focused on the lands in close proximity to the Village Core, in order to create a vibrant central focus to the resort. As a result, lands outside of those identified in the 1996 Master Plan have been inventoried and analyzed for development. The new development areas offer excellent opportunities for additional base area facilities and accommodation in close proximity to the Village Core. Building on the 1996 Master Plan, the following document responds to the resort's deficiencies and opportunities by providing direction for short and long-term land use development at Big White.



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Location Map

June 1999



I.2 Master Plan Goals and Objectives

The primary goal of this master planning process is to *update the 1996 Resort Master Plan for Big White, reflecting the requirements and expectations of the Owners, the Ministry of Environment, Lands and Parks, and the year-round tourist target market, while acting as a guide to the ongoing development of the resort.*

In support of this, the Resort Master Plan specifically address the following study objectives:

- Create plans that will identify and capitalize on special and unique development opportunities.
- Create plans to help establish Big White as the resort of choice for a well defined, active, recreation oriented lifestyle of the Okanagan Valley.
- Update and refine plans, building on the analysis and concepts for the mountain and base area village completed by BHA in the 1996 Big White Resort Master Plan. This document has been approved by the Ministry of Environment, Lands and Parks under the Commercial Alpine Skiing Policy.
- Ensure that the resultant plans, once implemented, will offer the guests a well balanced resort experience.
- Maximize the slope side and ski to/ski from residential development opportunities.
- Sensitively integrate any proposed development into the site, preserving natural features and minimizing any environmental disruptions.
- Incorporate the newly established Big White Design Guidelines as a means of improving the overall quality and ambiance of the resort as a whole.

II. 1996 MASTER PLAN OVERVIEW

II.1 Introduction

The 1996 Resort Master Plan focused on a description of the Mountain Development Plan and the Base Area Development Plan for Big White. It was a culmination of a detailed evaluation including:

- environmental and geological studies;
- slope analyses;
- elevation analysis;
- fall-line analysis;
- climatological analysis;
- aspect analysis;
- avalanche hazards;
- terrain capacity analysis;
- facility space use requirements
- parking requirements;
- overnight accommodation requirements.

The findings of the studies and analyses are fully discussed in Section IV of the 1996 Resort Master Plan document.

II.2 Mountain Development

The 1996 Mountain Development Plan (Figure 2) was the final product of a variety of concepts that were fully explored on site and with Big White staff. All effort was made to bring the terrain into a balance with the skier marketplace by incorporating slopes that would address the apparent lack of advanced, expert and beginner terrain at Big White, as identified in the analysis of the existing development.

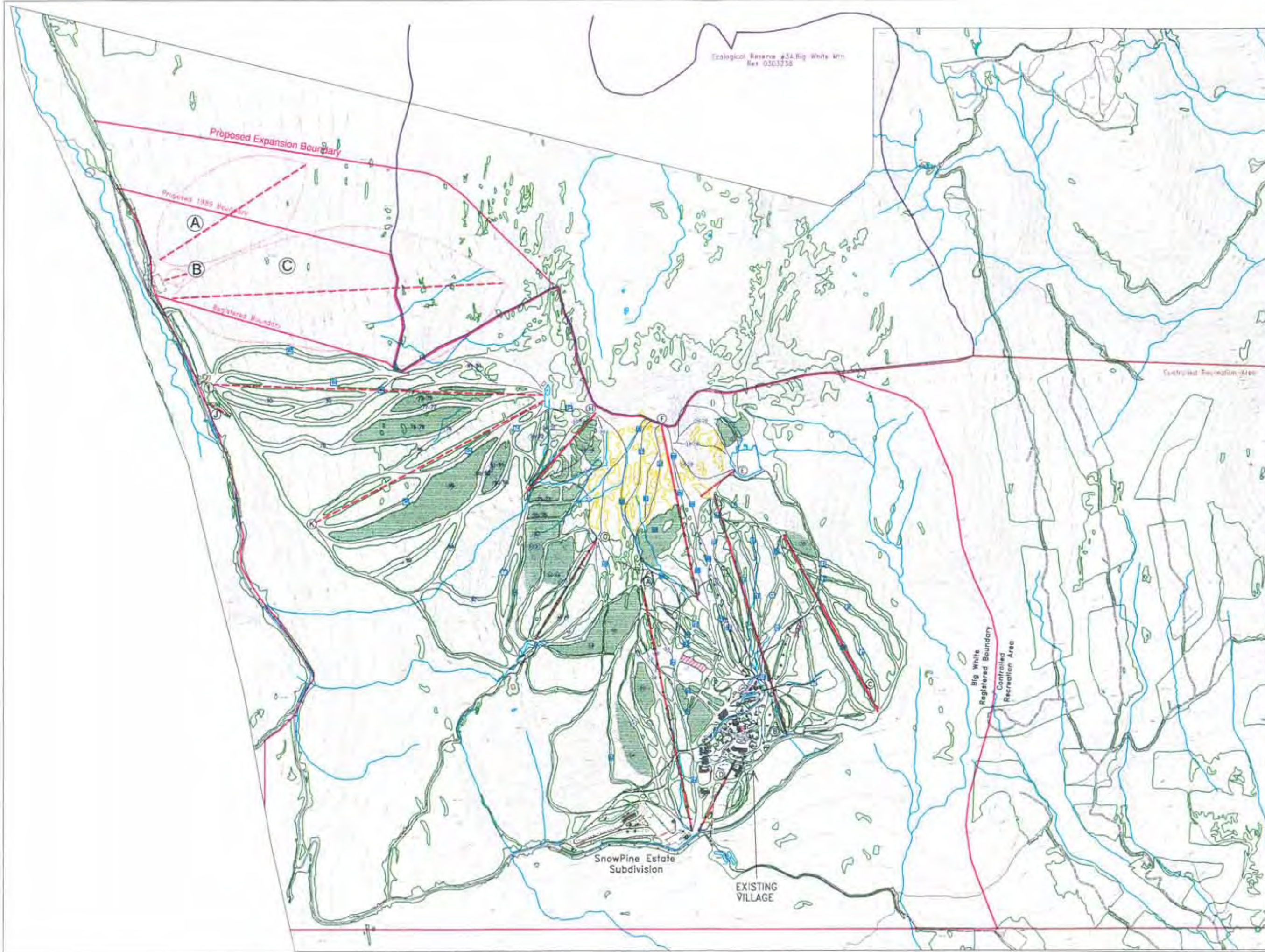
Conceptually, the plan was to ultimately establish the Westridge base as the day use oriented side

of Big White, and to shift the focus of the Village Core to a destination orientation. The Mountain Development Plan provided details for lift and trail development within the registered Controlled Recreation Boundary, with expansion consideration given to development beyond the registered boundary in anticipation of a boundary correction and future expansion.

The 1996 Mountain Development Plan called for the development of 488.83 hectares of additional ski terrain and three new ski lifts (Lifts I, J and K), resulting in a comfortable carrying capacity (CCC) of approximately 11,461 skiers per day. Expansion consideration beyond the registered boundary, in the form of potential terrain pods, would increase the CCC by another 2,290 skiers per day, for an ultimate CCC of approximately 14,800 skiers per day.

Section V of the 1996 Resort Master Plan provides a detailed description of the 1996 Mountain Development Plan.

1996 Mountain Development Plan



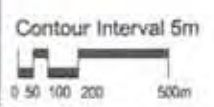
-  Glade Skiing
-  Snowboard Park

Note: All legal boundaries are approximate and are not to be used for construction purposes.

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II.3 Base Area Development

The 1996 Base Area Development Plan (Figure 3) delineates preliminary concepts for the Westridge base; day skier parking; residential subdivision, and; golf course development at Big White.

Westridge Base

The Mountain Development Plan called for approximately 3,600 day skiers to be initially staged through the Westridge Base, resulting in a total of 3,350 square metres of base area facility space to be placed in close proximity to the proposed day lodge and drop-off area illustrated in Figure 3. Upon development of ski pods A through C, additional base area facility space would be required to service the whole of the Westridge ski area expansion.

Village Core

It was determined in the 1996 Resort Master Plan that approximately 1,800 square metres of additional base area facility space would be required in the Village Core to fully service the proposed expansion of the mountain.

Parking

With the expansion of Big White, increasing the CCC by 3,650 skiers per day, (to a CCC of 11,461 skiers per day), it was determined that the bulk of the parking would be accommodated in the Westridge Base. As such, assuming that 90% of the skiers staging out of the Westridge Base arrive by car and that 3.0 skiers per car is maintained, parking for about 1,100 cars would have to be developed (a portion of this requirement may ultimately be absorbed by adjacent residential development). In addition, drop-off and parking for 8 buses was planned for. The 1996 Base Area Development Plan (Figure 3) illustrates the appropriate size and configuration of the Westridge parking lots.

Residential Development

Preliminary development concepts for residential subdivision were delineated within the Base Area Development Plan (Figure 3). As illustrated, two residential subdivision areas were considered.

The first residential subdivision area (Parcels A through H) ties in with the existing Village at Big White. The highest density development was located within walking distance to the Village and to the ski lifts. The lower density single family and duplex lots were generally placed at greater distances from the Village. The subdivision concept included an eighteen hole resort golf course. Table 1 describes the proposed subdivision packages; developable areas; zoning; type,

and; number of units.

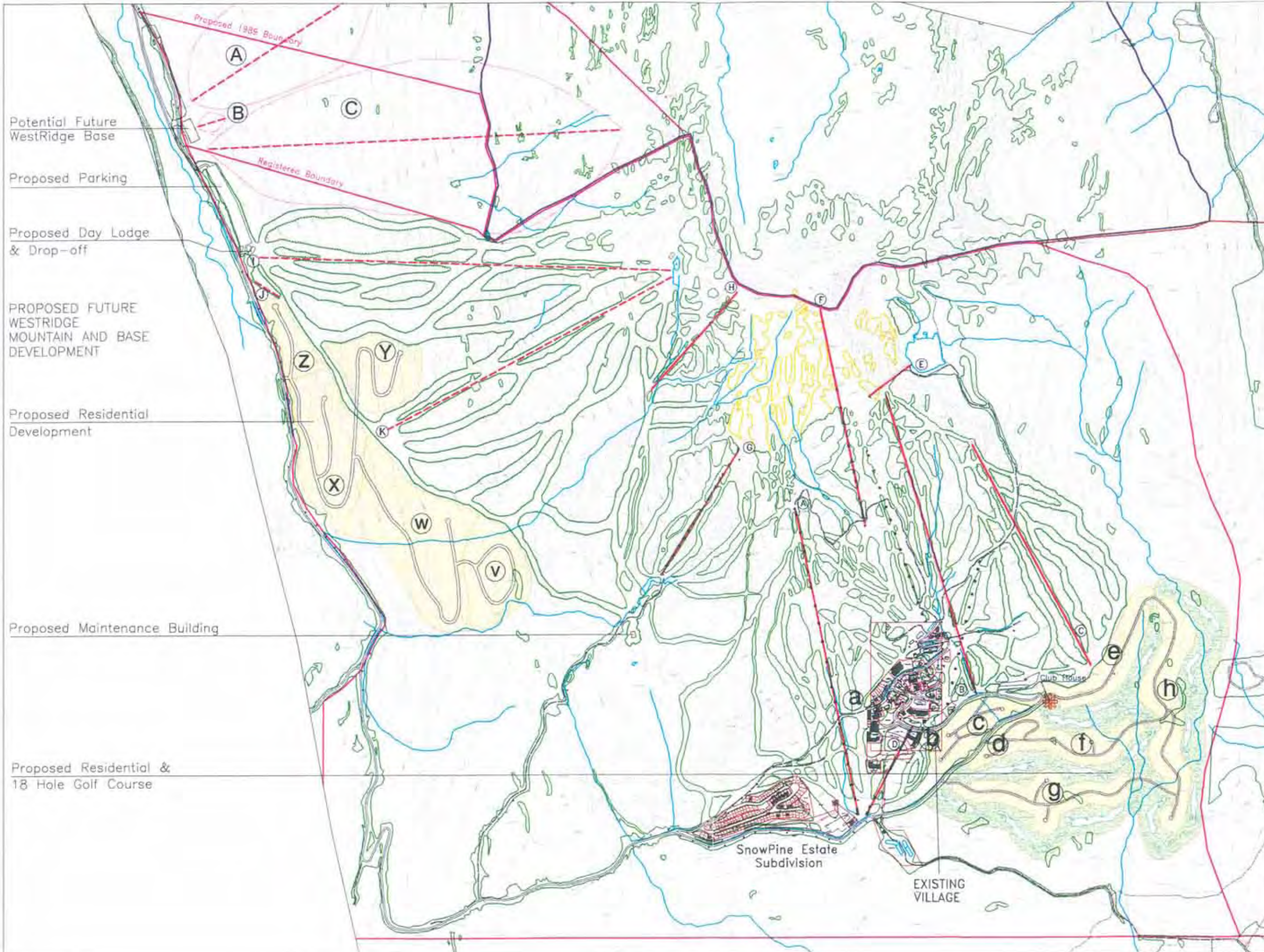
In total, 336 Single Family/Duplex Units (R1); 250 Townhouse Units (R2), and; 965 Condominium Units (R3) were proposed in the Village associated subdivision.

The second residential area (Parcels V through Z) is associated with the proposed Westridge expansion of the ski area. The developable area comprises 108 hectares, all with ski to/ski from potential. The placement, type and number of units remains to be determined. This area was envisioned to be developed following the buildout of the Village area real estate.

TABLE 1
Summary of 1996 Residential Development

Parcel	Zone	Area (Ha)	Unit Type	# of Units
A	R3	0.2	Condominium	5
B	R3	0.6	Condominium	60
C	R3	9.0	Condominium	900
D	R2	5.0	Townhouse	250
E	R1	12.2	SFU/Duplex	69
F	R1	8.6	SFU/Duplex	64
G	R1	14.4	SFU/Duplex	97
H	R1	20.5	SFU/Duplex	106
V		17.9		
W		41.2		
X		26.1		
Y		15.8		
Z		7.1		

1996 Base Area Development Plan



Potential Future WestRidge Base

Proposed Parking

Proposed Day Lodge & Drop-off

PROPOSED FUTURE WESTRIDGE MOUNTAIN AND BASE DEVELOPMENT

Proposed Residential Development

Proposed Maintenance Building

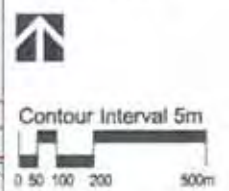
Proposed Residential & 18 Hole Golf Course

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III. EXISTING CONDITIONS

III.1 Introduction

Big White Ski Resort is comprised of its alpine skiing facilities and a variety of year-round recreation facilities offering nordic skiing, outdoor ice skating, snowmobiling, hiking, mountain biking, etc. The Village Core is made up of a variety of hotels, restaurants, retail outlets, conference facilities, a teen centre and a children's centre. Surrounding the Village are residential developments consisting of a mixture of single family houses and multi-family developments.

III.2 Existing Skiing Facilities

In the past three years, Big White has worked towards implementing the 1996 Mountain Development Plan as follows:

- Construction of the Gem Lake Express (Lift I) and several associated trails during the summer of 1996.
- Construction of the 292 square metre (3,146 ft²) Westridge Warming Hut and 350 parking stalls in 1996.
- Construction of the 3,685 square metre (39,670 ft²) Village Centre in 1997.

During the winter of 1997/98, the Cliff Platter was damaged in an avalanche and has not yet been replaced. The Cliff ski runs are still utilized by expert skiers and snowboarders who traverse out to the base of the Black Forest or Bullet Express lifts.

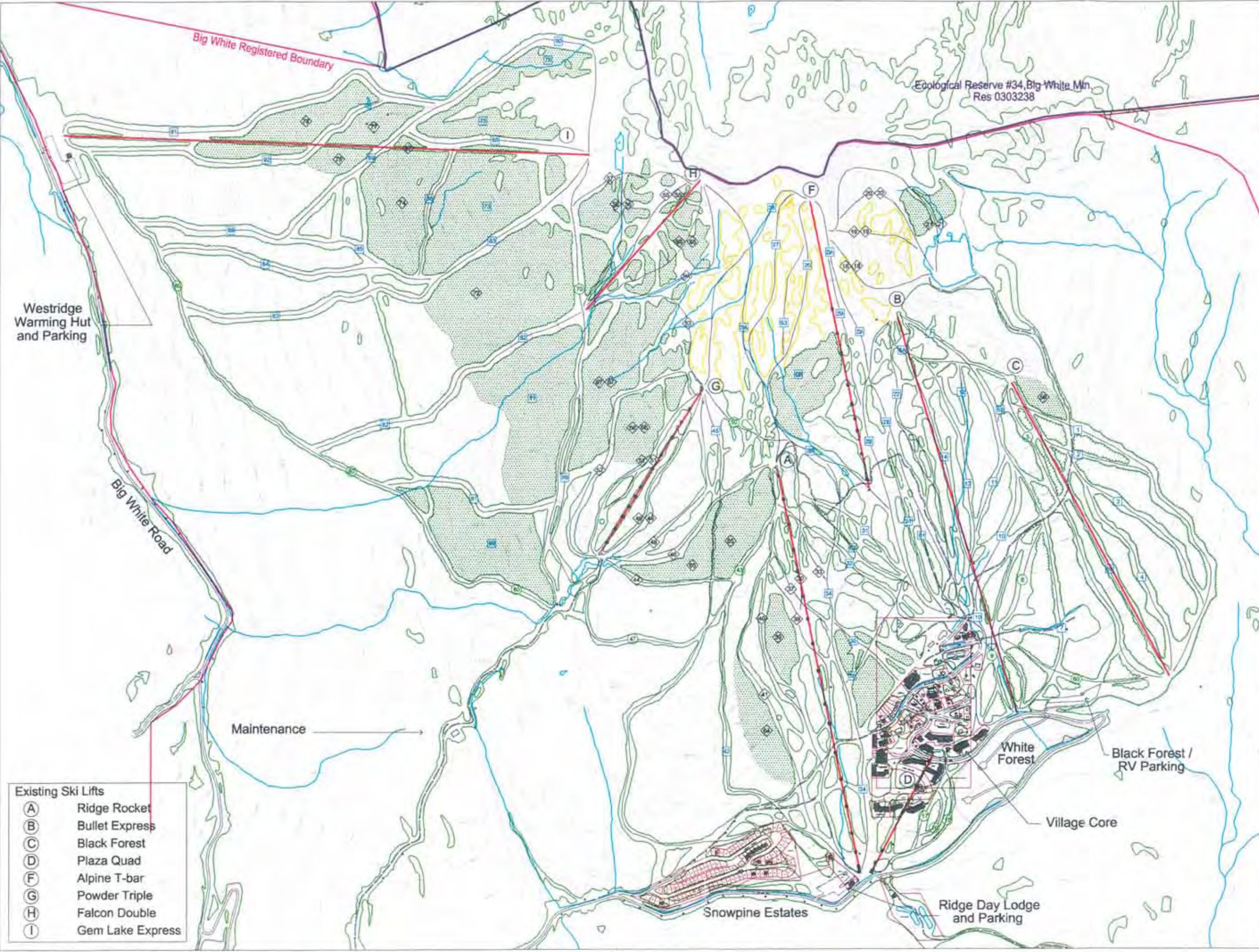
III.2.1 Existing Ski Lifts



Big White currently has eight ski lifts including four express quad chairs, one fixed quad chair, one triple chair, one double chair and one T-bar. Figure 4 and Table 2 provide an illustration and specifications for the existing ski lifts at Big White.

TABLE 2
Existing Ski Lift Specifications

Map Ref.	Lift Name	Lift Type	Bottom Elev. (m)	Top Elev. (m)	Vertical Rise (m)	Horiz. Length (m)	Slope Length (m)	Average Grade (%)	Hourly Capacity (Theor.)	Hourly Capacity (Actual)	Rope Speed (m/sec)
A	Ridge Rocket	Det. Quad	1,660	2,095	435	1,743	1,806	25%	2,800	2,600	5.1
B	Bullet Express	Det. Quad	1,750	2,153	403	1,761	1,813	23%	2,800	2,300	5.1
C	Black Forest	Det. Quad	1,737	2,052	315	1,418	1,455	22%	2,400	1,800	5.1
D	Plaza Quad	Fixed Quad	1,657	1,755	98	554	563	18%	2,400	1,864	2.3
F	Alpine T-Bar	T-Bar	1,994	2,287	293	1,245	1,285	24%	1,100	1,100	3.5
G	Powder Triple	Fixed Triple	1,858	2,158	300	814	877	37%	1,710	1,710	2.5
H	Falcon Double	Fixed Double	2,010	2,269	259	734	790	35%	1,200	1,200	2.4
I	Gem Lake Express	Det. Quad	1,516	2,202	686	2,249	2,373	31%	2,800	2,000	5.1

Existing Conditions Plan



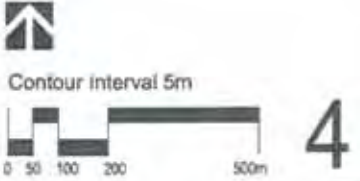
- Legend**
-  Existing Lifts
 -  Existing Gladed Skiing
 -  Beginner/Novice Skiing
 -  Intermediate Skiing
 -  Advanced Skiing
 -  Expert Skiing

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- Existing Ski Lifts**
- (A) Ridge Rocket
 - (B) Bullet Express
 - (C) Black Forest
 - (D) Plaza Quad
 - (F) Alpine T-bar
 - (G) Powder Triple
 - (H) Falcon Double
 - (I) Gem Lake Express

III.2.2 Existing Ski Trails

Big White has 92 ski runs and glade areas spread out over 527.5 hectares (1,300 acres) of skiing and riding terrain, including three snowboard parks.

The Bullet Express is open for night skiing on Sun Run, Easy Street, Woodpecker and Hummingbird ski trails. Open Tuesday through Saturday nights, the area typically attracts between 200 to 250 skiers a night.

The existing ski trails have been categorized by skier/snowboarder ability level. Appendix 1 describes the existing ski trails in terms of ski trail capacity and vertical demand.

III.2.3 Existing Comfortable Carrying Capacity

The Comfortable Carrying Capacity (CCC) is a measure of the optimum number of skiers/snowboarders who can utilize the resort at any one time, being guaranteed a pleasant recreational experience without causing a decline in the quality of the environment. As such, the current CCC at Big White is estimated at 10,824 skiers/snowboarders per day, as calculated in Table 3.

TABLE 3
Existing Comfortable Carrying Capacity (CCC)

Map Ref.	Lift Name	Lift Type	Slope Length (m)	Vertical Rise (m)	Hourly Capacity (Actual)	Loading Efficiency (%)	VTM/Hr (000)	Vertical Demand (m/day)	CCC (skiers)
Lift A	Ridge Rocket	Det. Quad	1,806	435	2,600	95%	1,131	3,208	2,168
Lift B	Bullet Express	Det. Quad	1,813	403	2,300	95%	927	2,652	2,007
Lift C	Black Forest	Det. Quad	1,455	315	1,800	95%	567	2,327	1,620
Lift D	Plaza Quad	Fixed Quad	563	98	1,864	75%	183	1,500	639
Lift F	Alpine T-Bar	T-Bar	1,285	293	1,100	85%	322	3,307	538
Lift G	Powder Triple	Fixed Triple	877	300	1,710	85%	513	3,870	789
Lift H	Falcon Double	Fixed Double	790	259	1,200	85%	311	4,865	353
Lift I	Gem Lake Express	Det. Quad	2,373	686	2,000	95%	1,372	3,367	2,710
Total CCC									10,824

III.3 Skier Related Built Space

Currently, there are approximately 8,000 square metres (86,000 ft²) of skier related built space at Big White, as indicated in Table 4. Skier related built space provides the expected and required services for a ski resort to function properly during the day of skiing. These services include all built space (restaurants, retail, equipment rental, day care, rest rooms, ski patrol, lockers, resort information, administration, etc.) catering to day use skiers and destination guests alike.

TABLE 4
Existing Skier Related Built Space

Service/Function	Ridge Day Lodge	Alpine Centre	Whitefoot Lodge	Das Hofbrauhaus	White Crystal Inn	Admin. Bldg.	Ski Patrol	Black Forest	Village Centre	Westridge Warming Hut	Total (m2)
Restaurant	254	442	336	84	122	0	0	0	641	171	2,050
Kitchen/Scramble	52	123	234	37	92	0	0	0	142	0	680
Bar/Lounge	0	131	219	195	84	0	0	0	101	0	730
Women's Rest Rooms	19	107	21	19	11	9	0	10	73	26	295
Men's Rest Rooms	19	107	20	19	9	9	0	10	51	26	270
Ski School	0	0	0	0	0	13	0	0	30	0	43
Equip Rental/Repair	0	0	0	0	0	0	0	0	567	0	567
Retail Sales	0	0	332	0	0	0	0	0	311	0	643
Ski Patrol/First Aid	0	0	0	0	0	0	360	0	0	0	360
Public Lockers	81	12	6	0	0	0	0	0	26	0	125
Youth Centre/Day Care	0	0	1,118	0	0	0	0	0	243	0	1,361
Ticket Sales	17	0	0	0	0	20	0	0	106	12	155
Administration	0	19	93	0	92	360	0	0	0	0	564
Employee Lounge/Lockers	0	19	17	0	0	6	0	0	102	0	144
Total Skier Related Space (m2)	442	960	2,396	354	410	417	360	20	2,393	235	7,987

III.4 Existing Overnight Accommodation

The existing residential development and overnight accommodation facilities at Big White have evolved over time to coincide with the development of the skiing facilities. As the CCC of the skiing facilities increases, so must the resort's ability to accommodate overnight visitors.

A detailed breakdown of Big White's existing and committed residential and overnight accommodation units are described in Table 5.

TABLE 5
Existing Overnight Accommodation

Building	Total Units	Building Type											Bed Units
		Hostel/ Pension	Hotel/ studio	1 Bdr	2 Bdr	3 Bdr	4 Bdr	5 Bdr	6 Bdr	House w/suite	Duplex	4 plex	
BUILT & COMMITTED													
Alpine Centre	23												138
Black Bear I	6						6						24
Black Bear II	134	20	50	16	17	31							396
Bumps	6	5		1									14
Bumps "Too"	36	36											72
Chateau	37			1		2	24	10					168
Coast	100		82	18									236
Das Hofbrauhaus	48			37	11								192
Eagles	54					54							216
Graystokes	30			2	28								120
Hofbrauhaus Parking Site	100												200
Kettle Valley Lodge	56		52	4									120
Kettleview	6				6								24
Legacy	34			10	8	5	5		6				148
Legend	23			2	1	18	2						92
Maintenance Site	41				20	21							164
Moguls	59		21	20	16	2							194
Monashee	33			15	17	1							132
Pinecrest	32				32								128
Plaza	50			1	9	17	23						200
Ponderosa	53		6	11	24	12							200
Powder Ridge	12						12						48
Ptarmigan	43		4	10	24	5							164
Samesun	12	12											24
Sasquatch	8					8							32
Snowcrest	22			9	3	9			1				90
Snowpines	106									38	35	31	1,640
Solana Ridge	14			3	6	5							56
Summit Peaks	7					7							28
Sunridge	10				2	8							40
Tamarack	32			25	1	6							128
Ten Skiers	10		1	6	3								38
Village Chalets	39								39				234
Village Hotel Site	50												100
White Crystal	51		51										102
White Forest	360												1,260
Whitefoot	124		88	24	12								320
Winterridge	24				12		12						96
Westridge Staff	1		1										2
TOTAL BED UNITS													7,580

III.5 Allowable Bed Units

Based on the 1996 Resort Master Plan, Big White has 11,461 bed units approved by the Ministry of Environment, Lands and Parks. As per the Guidelines to Alpine Ski Area Development in British Columbia (1996), the Ministry of Environment, Lands and Parks applies specific bed units, as indicated in Table 6, to each associated type of development to ensure that a resort's accommodation facilities are in balance with the skiing facilities.

Utilizing these calculations, Big White has approximately 7,580 bed units that are built or committed for development, as indicated in Table 5.

TABLE 6
Bed Unit Calculation

Unit Type	Ministry of Environment, Lands and Parks Bed Unit Calculation
Hostel	2
Hotel/studio	2
1 bdrm condo	4
2 bdrm condo	4
3 bdrm condo	4
4 bdrm condo	4
5 bdrm condo	6
6 bdrm condo	6
Single family house + suite	10
Duplex	12
Fourplex	24

III.6 Existing Parking

Table 7 delineates the use and capacities of the existing parking at Big White. In total, approximately 1,680 parking stalls are currently available for day use visitors. In addition, there are 1,415 parking stalls attached to overnight accommodation units. However, in analyzing the existing overnight parking with the requirements outlined in the Big White Zoning Bylaw, the overnight parking is deficient by approximately 170 stalls in the Village Core and 25 stalls in Snowpine Estates. This ultimately reduces the day skier parking capacity to 1,485 cars.

TABLE 7
Inventory of Existing Parking

Location	Day Use	Overnight	Car Capacity*
Alpine Centre	✓		100
Paradise	✓	✓	200
Black Forest	✓		300
Ridge Day Lodge	✓		570
Westridge Base	✓		350
Village Centre	✓		65
Hofbrauhaus	✓	✓	95
Total Day Skier Parking			1,680
Overnight Accommodation		✓	1,415
TOTAL PARKING			3,095

* Represents actual car capacity as per Big White parking crew in December 1998.

III.7 Existing Development Opportunities

In 1996, the Westridge Day Lodge and parking was developed as the day skier base for Big White. The location of this base area effectively "moved" the resort 15 minutes closer to Kelowna, and the new Gem Lake Express high speed quad chair quickly whisked skiers into the alpine. However, on extreme wind days, the Gem Lake Express must be shut down. Shutdown is unanticipated, and occurs about ten days per season. However, these shutdowns impact the resort in the following ways:

- The Westridge base cannot be solely depended on as the day skier base for Big White.

- On days in which the Gem Lake Express is not operating, the existing parking within the Village Core is insufficient.
- On days in which the Gem Lake Express is not operating, the upload capacity of the lifts staged out of the Village Core is insufficient.
- The future residential development planned for the Westridge may not be reliably considered ski to/ski from accommodation due to Gem Lake shutdowns.

Recognizing these shortcomings, Big White Ski Resort Ltd. retained Brent Harley and Associates Inc. to reassess the 1996 Master Plan to respond to the resort's deficiencies. Particular consideration was given to the relationship of the base area facilities to the existing and proposed mountain facilities. In order to determine the development potential of Big White's base lands, the lands were analyzed in terms of their:

- relationship to the skiing;
- relationship to existing developments;
- existing land use;
- slope gradients, and
- environmental issues.

IV. 1999 RESORT MASTER PLAN

IV.1 Introduction

The 1999 Resort Master Plan (Figure 5) includes a description of the mountain and village development at Big White. Combined, the mountain and village plans provide direction for short and long-term land use development at Big White. In anticipation of future ski area expansion, conceptual consideration has been given to development beyond Big White's Controlled Recreation Area Boundary. Illustrated as terrain pods A, B and C, this future expansion would dramatically improve the skiing experience and the overall offering at Big White.

IV.2 Mountain Development

The Mountain Master Plan (Figure 6) provides detail for ski lift and ski trail development within Big White's Controlled Recreation Area Boundary.

IV.2.1 Proposed Ski Lifts

Five new ski lifts and associated trails have been proposed for expansion as illustrated in Figure 6. Table 8 provides the statistics of the new ski lifts in association with the existing lifts.

Upon proposed expansion of Big White's Controlled Recreation Area Boundary (see Section V), three more ski lifts and associated trails are proposed, as illustrated by terrain pods A, B and C (see Figure 5).

Lift E: Cliff Double

Lift E will replace the old Cliff Platter. The new double chairlift will be placed in a new alignment to access the top of the Cliff runs. This lift will have a rated capacity of 1,200 skiers per hour.

Lift J: People Mover

Lift J will provide a people mover link to the Village Core from the new White and Black Forest residential areas, and the new Black Forest day skier parking area. At buildout, up to 6,126 people will utilize this lift at the beginning of the day (4,016 people utilizing the new Black Forest parking lots; 1,688 people living in the Black Forest residential area, and; about 422 people from the White Forest residential area). Utilizing the first two hours of each day as the lift loading period, Lift J must be a detachable express lift with a rated capacity of 2,800 skiers per hour. This capacity will enable Lift J to transport 5,600 skiers during the first two hours of each day.

Lift K: Centre Express

Lift K will access relatively steep high alpine terrain to mid-mountain slopes in an effort to provide more advanced to expert skiing to help balance out the overall offering at Big White. The lower terminal has been placed such that a pick-up trail may provide direct access to the Westridge base. As a detachable express lift with a rated capacity of 2,000 skiers per hour, this lift will further add to the overall attraction of skiers at Big White.

Lift L: Paradise Express

Lift L will provide additional uphill capacity out of the Village. The top terminal has been placed such that skiers can access the Powder Triple, Centre Express and Gem Lake Express chairs, thereby enhancing skiers ability to disperse across the mountain. A detachable quad, this lift will have a rated capacity of 1,800 skiers per hour.

Lift M: Handle Tow

Lift M will provide a children's "never-ever" learning centre staged out of the Village. The resultant beginner area has been designated to be physically separate from the rest of the skiing. From this "never-ever" area, skiers can advance to the Plaza Quad's more challenging novice trails.

TABLE 8
Ski Lift Specifications at Buildout

Map Ref.	Lift Name	Lift Type	Bottom Elev. (m)	Top Elev. (m)	Vertical Rise (m)	Horiz. Length (m)	Slope Length (m)	Average Grade (%)	Hourly Capacity (Theor.)	Hourly Capacity (Actual)	Rope Speed (m/sec)
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Existing Ski Lifts

A	Ridge Rocket	Det. Quad	1,660	2,095	435	1,743	1,806	25%	2,800	2,600	5.1
B	Bullet Express	Det. Quad	1,750	2,153	403	1,761	1,813	23%	2,800	2,300	5.1
C	Black Forest	Det. Quad	1,737	2,052	315	1,418	1,455	22%	2,400	1,800	5.1
D	Plaza Quad	Fixed Quad	1,657	1,755	98	554	563	18%	2,400	1,864	2.3
F	Alpine T-Bar	T-Bar	1,994	2,287	293	1,245	1,285	24%	1,100	1,100	3.5
G	Powder Triple	Fixed Triple	1,858	2,158	300	814	877	37%	1,710	1,710	2.5
H	Falcon Double	Fixed Double	2,010	2,269	259	734	790	35%	1,200	1,200	2.4
I	Gem Lake Express	Det. Quad	1,516	2,202	686	2,249	2,373	31%	2,800	2,000	5.1

Proposed Ski Lifts

E	Cliff Double	Fixed Double	2,040	2,265	225	448	511	50%	1,200	1,200	2.3
J	People Mover	Det. Quad	1,674	1,756	82	535	542	15%	2,800	2,800	5.1
K	Centre Express	Det. Quad	1,679	2,215	536	1,828	1,922	29%	2,000	2,000	5.1
L	Paradise Express	Det. Quad	1,665	2,008	343	1,345	1,395	26%	1,800	1,800	5.1
M	Handle Tow	Handle Tow	1,746	1,748	2	41	41	5%			

Resort Master Plan

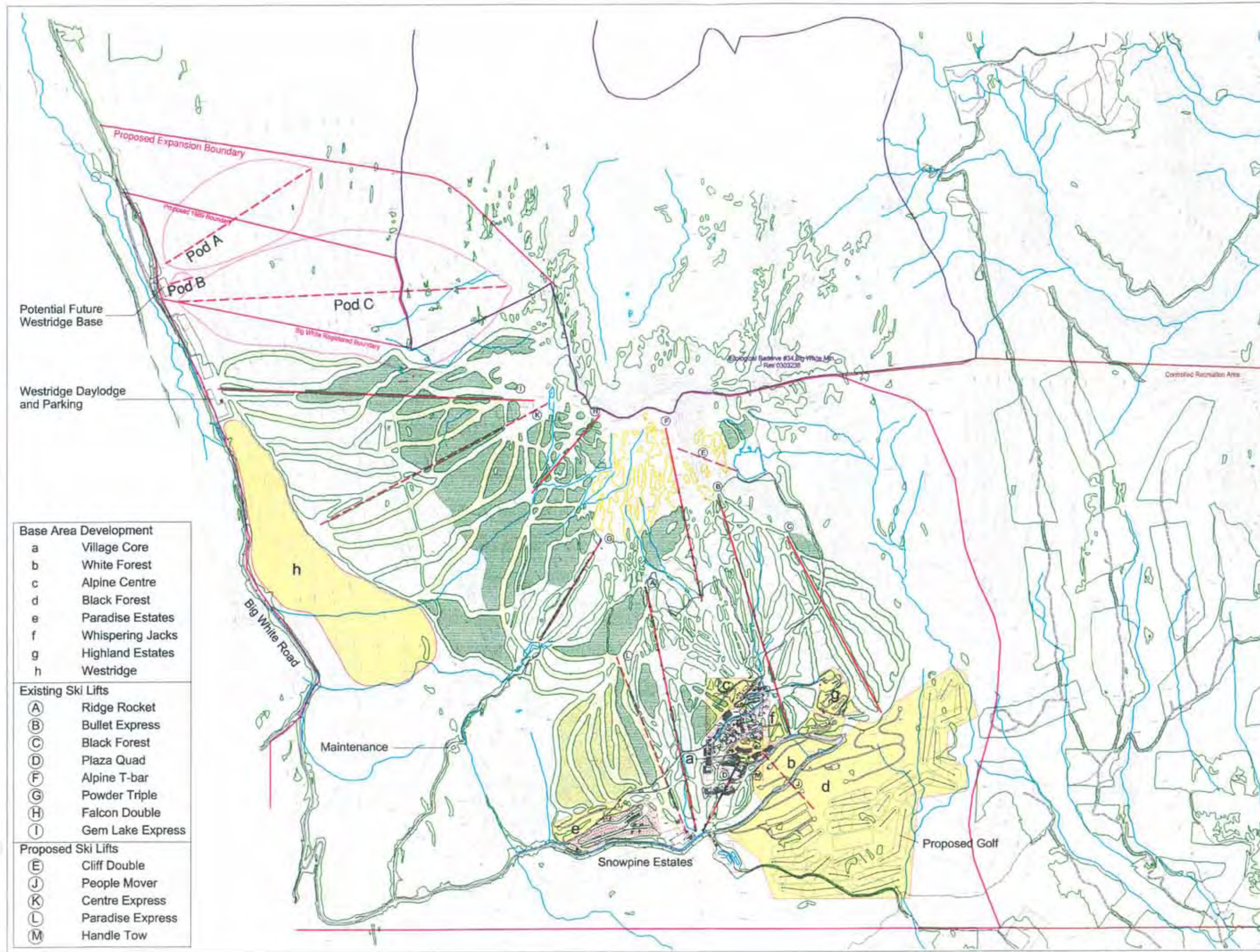
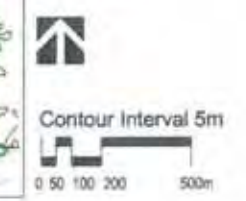
- Legend**
-  Existing Lifts
 -  Proposed Lifts
 -  Proposed Ski Trails
 -  Existing Gladed Skiing
 -  Proposed Gladed Skiing
 -  Proposed Base Area Development

Note: All legal boundaries are approximate and are not to be used for construction purposes.

Resort Planning by:
Brent Harley and Associates Inc.
The Resort Planning Group
201-1200 Alpha lake Rd.
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Prepared for:
Big White Ski Resort
P.O. Box 2039, Stn.R, Kelowna
250-765-3101

June 1999



- Base Area Development**
- a Village Core
 - b White Forest
 - c Alpine Centre
 - d Black Forest
 - e Paradise Estates
 - f Whispering Jacks
 - g Highland Estates
 - h Westridge

- Existing Ski Lifts**
- (A) Ridge Rocket
 - (B) Bullet Express
 - (C) Black Forest
 - (D) Plaza Quad
 - (F) Alpine T-bar
 - (G) Powder Triple
 - (H) Falcon Double
 - (I) Gem Lake Express

- Proposed Ski Lifts**
- (E) Cliff Double
 - (J) People Mover
 - (K) Centre Express
 - (L) Paradise Express
 - (M) Handle Tow

Mountain Master Plan

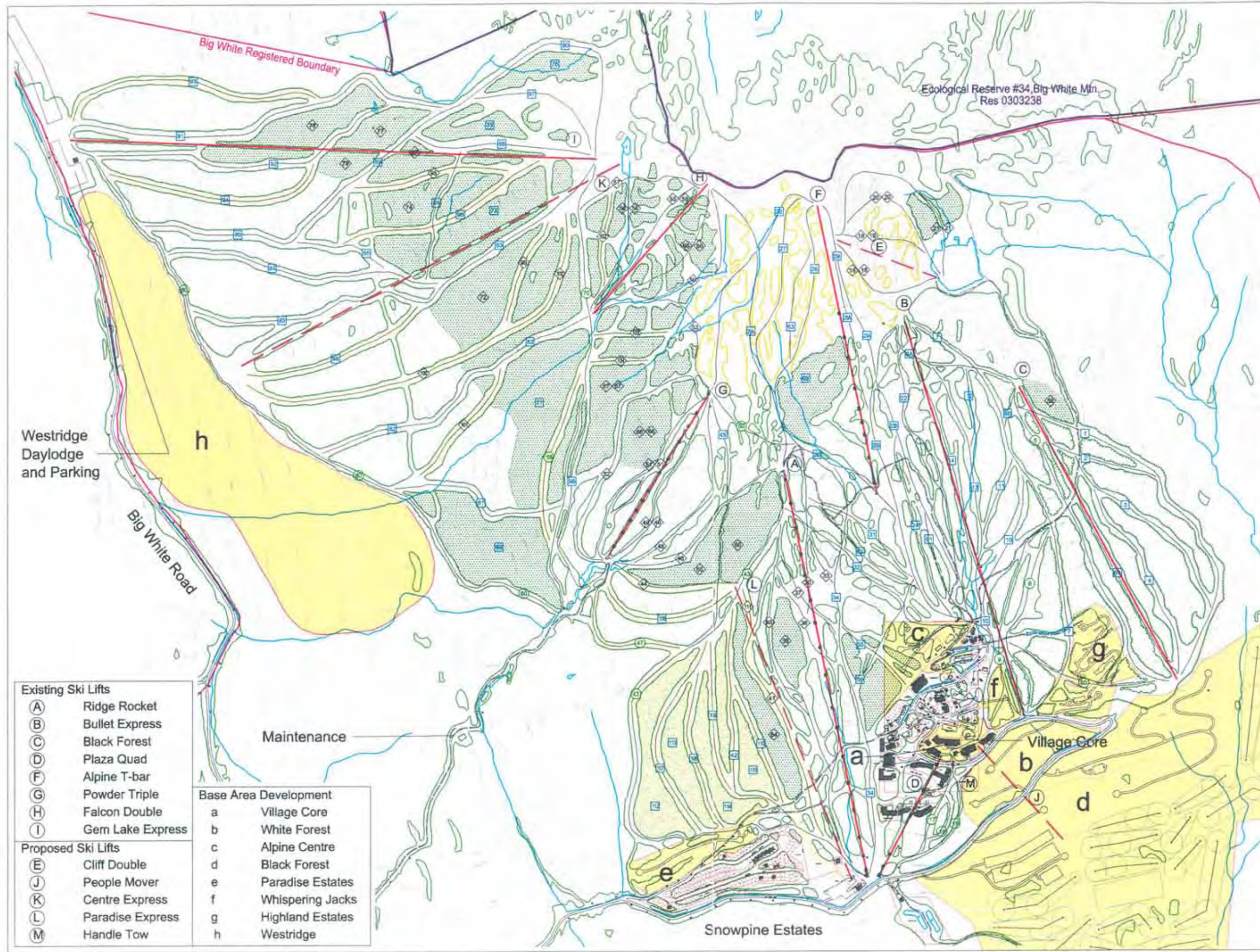
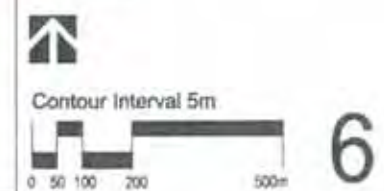
- Legend**
-  Existing Lifts
 -  Proposed Lifts
 -  Proposed Ski Trails
 -  Existing Gladed Skiing
 -  Proposed Gladed Skiing
 -  Beginner/Novice Skiing
 -  Intermediate Skiing
 -  Advanced Skiing
 -  Expert Skiing
 -  Proposed Base Area Development

Note: All legal boundaries are approximate and are not to be used for construction purposes.

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June 1999



- Existing Ski Lifts**
- (A) Ridge Rocket
 - (B) Bullet Express
 - (C) Black Forest
 - (D) Plaza Quad
 - (F) Alpine T-bar
 - (G) Powder Triple
 - (H) Falcon Double
 - (I) Gem Lake Express

- Proposed Ski Lifts**
- (E) Cliff Double
 - (J) People Mover
 - (K) Centre Express
 - (L) Paradise Express
 - (M) Handle Tow

- Base Area Development**
- a Village Core
 - b White Forest
 - c Alpine Centre
 - d Black Forest
 - e Paradise Estates
 - f Whispering Jacks
 - g Highland Estates
 - h Westridge

IV.2.2 Proposed Ski Trails

The proposed ski trail developments are listed in Table 9. A total of 79.5 hectares of ski terrain will be added to the existing 527.5 hectares, for a total of 607.0 hectares.

The layout of the trails have been carefully delineated to follow the natural fall-line and minimize environmental impact. Skier circulation has been taken into account, providing linkage between the existing Village based skiing and the Westridge. As planned, low intermediate skiers will be able to negotiate their way back and forth across the mountain.

TABLE 9
Ski Trail Specifications at Buildout

Map Ref.	Horiz. Length (m)	Top Elev. (m)	Bottom Elev. (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Area (Ha)	Ave. Grade (%)	Max. Grade (%)	Ability Level
1	1,800	2,057	1,732	325	1,829	50	9.1	18	40%	Intermediate
2	450	2,000	1,875	125	467	40	1.9	28	37%	Intermediate
3	850	1,950	1,765	185	870	50	4.3	22	35%	Intermediate
4	850	1,925	1,740	185	870	50	4.3	22	28%	Low Intermediate
5	1,450	2,045	1,745	300	1,481	50	7.4	21	25%	Novice
6A	550	2,148	2,057	91	557	30	1.7	17	25%	Novice
6B	200	2,057	2,010	47	205	50	1.0	24	24%	Low Intermediate
7	2,000	2,148	1,745	403	2,040	30	6.1	20	35%	Intermediate
8	750	1,905	1,745	160	767	30	2.3	21	25%	Novice
8A	90	1,920	1,895	25	93	20	0.2	28	25%	Intermediate
9	900	1,930	1,745	185	919	20	1.8	21	25%	Novice
10	1,450	1,980	1,745	235	1,469	50	7.3	16	31%	Intermediate
11	300	1,990	1,910	80	310	40	1.2	27	28%	Low Intermediate
12	300	2,075	1,990	85	312	40	1.2	28	35%	Intermediate
13	1,050	2,090	1,850	240	1,077	45	4.8	23	35%	Intermediate
14	1,750	2,135	1,745	390	1,793	40	7.2	22	37%	Intermediate
15	700	1,766	1,661	105	708	30	2.1	15	20%	Novice
16	250	1,735	1,695	40	253	20	0.5	16	23%	Novice
17	350	1,750	1,685	65	356	30	1.1	19	21%	Novice
18	550	2,260	2,040	220	592	100	5.9	40	65%	Expert
19	300	2,260	2,060	200	361	150	5.4	67	72%	Expert
20	600	2,250	2,040	210	636	160	10.2	35	70%	Expert
21	1,000	2,265	2,040	225	1,025	75	7.7	23	62%	Expert
22	1,000	2,125	1,875	250	1,031	40	4.1	25	35%	Intermediate
23A	750	2,286	2,115	171	769	80	6.2	23	35%	Intermediate
23B	1,000	2,095	1,830	265	1,035	50	5.2	27	35%	Intermediate
24	750	2,025	1,845	180	771	30	2.3	24	30%	Low Intermediate
25A	650	2,250	2,085	165	671	60	4.0	25	32%	Intermediate
25B	1,250	2,100	1,850	250	1,275	70	8.9	20	32%	Intermediate
26	850	2,286	2,125	161	865	70	6.1	19	27%	Low Intermediate
27	750	2,286	2,175	111	758	70	5.3	15	32%	Intermediate
28	1,000	2,286	2,160	126	1,008	150	15.1	13	34%	Intermediate
29A	1,250	2,270	2,102	168	1,261	70	8.8	13	30%	Low Intermediate
29B	600	2,102	1,960	142	617	70	4.3	24	30%	Low Intermediate
30	700	2,075	1,950	125	711	30	2.1	18	45%	Advanced Intermediate
31	550	2,050	1,900	150	570	30	1.7	27	30%	Low Intermediate
32	1,000	2,080	1,835	245	1,030	30	3.1	25	36%	Intermediate
33	225	2,040	1,925	115	253	45	1.1	51	44%	Advanced Intermediate
33A	220	1,950	1,885	65	229	40	0.9	30	30%	Intermediate
34	1,750	2,030	1,661	369	1,788	20	3.6	21	40%	Intermediate
35	350	1,915	1,820	95	363	150	5.4	27	36%	Intermediate
36	500	1,900	1,845	55	503	15	0.8	11	18%	Intermediate
37	400	2,050	1,910	140	424	50	2.1	35	40%	Advanced Intermediate
38	1,600	2,030	1,661	369	1,642	80	13.1	23	45%	Advanced Intermediate
39	400	2,010	1,875	135	422	100	4.2	34	47%	Advanced Intermediate
40	1,100	2,070	1,750	320	1,146	40	4.6	29	45%	Advanced Intermediate
Modified 41	1,300	2,025	1,705	320	1,339	40	5.4	25	48%	Advanced Intermediate
Modified 42	1,093	1,991	1,725	266	1,132	40	4.5	24	37%	Intermediate
Modified 43	2,896	2,096	1,660	436	2,941	40	11.8	15	25%	Novice
Modified 44	600	2,010	1,857	153	619	40	2.5	26	45%	Intermediate

Glade
Glade
Glade
Glade

Glade

Glade

Glade

	Map Ref.	Horiz. Length (m)	Top Elev. (m)	Bottom Elev. (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Area (Ha)	Ave. Grade (%)	Max. Grade (%)	Ability Level	
	45	1,000	2,160	1,975	185	1,017	30	3.1	19	37%	Intermediate	
	46	900	2,102	1,857	245	933	40	3.7	27	42%	Advanced Intermediate	
Modified	47	706	1,951	1,855	96	715	30	2.1	14	19%	Novice	
	48	850	2,160	1,875	285	897	50	4.5	34	50%	Advanced Intermediate	
	49	800	2,160	1,857	303	855	40	3.4	38	55%	Expert	
	50	500	2,160	2,080	80	506	40	2.0	16	25%	Novice	
	51	900	2,160	1,857	303	950	40	3.8	34	60%	Expert	
	52	1,200	2,160	1,857	303	1,238	50	6.2	25	40%	Intermediate	
	53	450	2,155	2,100	55	453	25	1.1	12	42%	Advanced Intermediate	
	54A	900	2,270	2,007	263	938	30	2.8	29	50%	Advanced Intermediate	
	54B	1,300	2,007	1,857	150	1,309	25	3.3	12	35%	Intermediate	
	55	750	2,270	2,007	263	795	100	7.9	35	62%	Expert	Glade
	56	650	2,205	2,007	198	679	120	8.2	30	55%	Expert	Glade
	57	1,050	2,270	2,007	263	1,082	30	3.2	25	45%	Intermediate	
	58	250	2,045	1,960	85	264	100	2.6	34	50%	Advanced Intermediate	Glade
	59	1,500	2,045	1,730	315	1,533	5	0.8	21	30%	Low Intermediate	
	60	750	1,815	1,730	85	755	20	1.5	11	21%	Novice	
	61	500	1,920	1,830	90	508	20	1.0	18	30%	Low Intermediate	
	62	500	2,040	1,900	140	519	8	0.4	28	32%	Intermediate	
	63A	650	2,286	2,150	136	664	100	6.6	21	27%	Low Intermediate	
Modified	63B	525	2,150	2,025	125	540	150	8.1	24	33%	Intermediate	Glade
	64	550	1,950	1,765	185	580	80	4.6	34	45%	Advanced Intermediate	Glade
	65	450	2,102	1,925	177	484	50	2.4	39	46%	Advanced Intermediate	Glade
	66	400	2,125	2,000	125	419	150	6.3	31	55%	Expert	Glade
	67	250	2,050	1,975	75	261	200	5.2	30	65%	Expert	Glade
	68	600	2,250	2,025	225	641	150	9.6	38	65%	Expert	Glade
	69							15.23			Intermediate	Glade
	70	1967	2201	1855	346	2023	30	6.1	18	20	Novice	
	71							20.61			Intermediate	Glade
	72							25.12			Advanced Intermediate	Glade
	73							19.28			Intermediate	Glade
	74							13.64			Advanced Intermediate	Glade
	75							6.54			Intermediate	Glade
	76							6.38			Intermediate	Glade
	77							3.91			Advanced Intermediate	Glade
	78							9.43			Advanced Intermediate	Glade
	79							2.25			Advanced Intermediate	Glade
	80	3080	1854	1516	338	3110	30	9.3	11	18	Novice	
	81	783	1922	1755	167	810	40	3.2	21	40	Intermediate	
	82	1324	2005	1721	284	1367	40	5.5	21	38	Intermediate	
	83	1981	2199	1641	558	2075	40	8.3	28	42	Intermediate	
	84	1181	1927	1609	318	1229	40	4.9	27	39	Intermediate	
	85	404	1858	1737	121	423	40	1.7	30	33	Intermediate	
	86	576	2028	1911	117	590	20	1.2	20	26	Intermediate	
	87	2249	2202	1516	686	2373	20	4.7	31	51	Advanced Intermediate	
	88	766	2195	1940	255	819	50	4.1	33	44	Intermediate	
	89	1497	1978	1594	384	1553	40	6.2	26	40	Intermediate	
	90	1182	2201	1983	218	1211	40	4.8	18	27	Low Intermediate	
	91	1733	1975	1516	459	1801	40	7.2	26	37	Low Intermediate	
	92	1349	1921	1542	379	1408	40	5.6	28	43	Intermediate	
New	93	1131	1821	1515	306	1176	40	4.7	27	36	Low Intermediate	
New	94	959	1815	1552	263	998	40	4.0	27	41	Intermediate	
New	95	664	2100	1840	260	717	40	2.9	39	53	Advanced Intermediate	
New	96	931	2130	1800	330	996	40	4.0	35	47	Intermediate	

Map Ref.	Horiz. Length (m)	Top Elev. (m)	Bottom Elev. (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Area (Ha)	Ave. Grade (%)	Max. Grade (%)	Ability Level
New 97	633	2194	2014	180	664	40	2.7	28	42	Intermediate
New 98	808	1890	1683	207	839	40	3.4	26	35	Intermediate
New 99	465	2121	1951	170	499	40	2.0	37	48	Advanced Intermediate
New 100	1802	2140	1682	458	1875	40	7.5	25	49	Advanced Intermediate
New 101	582	1931	1783	148	608	40	2.4	25	48	Advanced Intermediate
New 102	404	2202	2035	167	450	30	1.4	41	68	Expert
New 103	319	2120	1995	125	345	30	1.0	39	48	Advanced Intermediate
New 104	246	2089	1992	97	269	30	0.8	39	51	Advanced Intermediate
New 105	743	1990	1903	87	752	40	3.0	12	19	Novice
New 106	636	2005	1864	141	655	40	2.6	22	34	Low Intermediate
New 107	921	1960	1765	195	949	40	3.8	21	42	Intermediate
New 108	703	1946	1760	186	732	40	2.9	26	37	Intermediate
New 109	641	1960	1797	163	667	40	2.7	25	40	Intermediate
New 110	540	1927	1752	175	571	40	2.3	32	40	Intermediate
New 111	162	2009	1980	29	164	40	0.7	18	18	Advanced Intermediate
New 112							8.4			Intermediate
New 113							4.8			Intermediate
New 114							4.4			Intermediate
New 115							2.4			Intermediate
Totals							98,414	606.9		

IV.2.3 Terrain Distribution

With the development of the proposed ski lifts and trails, the terrain at Big White will more closely approximate a well balanced mix of skiing. Appendix 2 illustrates ski trail classification and demand as they relate to the new lifts. Table 10 illustrates the terrain distribution at buildout.

TABLE 10
Terrain Distribution at Buildout

Ability Level	Skiable Area (Ha)	Ski Trail Capacity	Skier/Snowboarder Distribution	Skier/Snowboarder Market
Beginner	0.0	0	0%	2 - 6%
Novice	37.4	1,682	14%	11 - 15%
Low Intermediate	57.6	2,017	17%	18 - 22%
Intermediate	290.6	5,825	50%	33 - 37%
Advanced Intermediate	130.9	1,646	14%	18 - 22%
Expert	75.0	462	4%	8 - 12%
Total	591.5	11,631	100%	100%

Note: Ski Trails 70 and 80 have not been included in this calculation

IV.2.4 Comfortable Carrying Capacity at Buildout

Once the new lifts and trails have been developed, Big White's CCC will be approximately 13,800 skiers/snowboarders per day, as illustrated in Table 11.

Upon proposed expansion of Big White's Controlled Recreation Area Boundary (see Section V), three more ski lifts and associated trails are proposed, as illustrated by terrain pods A, B and C (see Figure 5). Upon approval of the boundary expansion, detailed trail planning will be completed for this terrain, resulting in a further increase to Big White's CCC beyond 13,800 skiers/snowboarders per day.

TABLE 11
Comfortable Carrying Capacity at Buildout

Map Ref.	Lift Name	Lift Type	Slope Length (m)	Vertical Rise (m)	Hourly Capacity (Actual)	Loading Efficiency (%)	VTHr (000)	Vertical Demand (m/day)	CCC (skiers)
Lift A	Ridge Rocket	Det. Quad	1,806	435	2,600	95%	1,131	3,210	2,155
Lift B	Bullet Express	Det. Quad	1,813	403	2,300	95%	927	2,652	1,948
Lift C	Black Forest	Det. Quad	1,455	315	1,800	95%	567	2,327	1,620
Lift D	Plaza Quad	Fixed Quad	563	98	1,864	75%	183	1,500	639
Lift E	Cliff Double	Fixed Double	511	225	1,000	85%	225	3,307	376
Lift F	Alpine T-Bar	T-Bar	1,285	293	1,100	85%	322	3,307	538
Lift G	Powder Triple	Fixed Triple	877	300	1,710	85%	513	3,457	883
Lift H	Falcon Double	Fixed Double	790	259	1,200	85%	311	4,965	346
Lift I	Gem Lake Express	Det. Quad	2,373	686	2,000	95%	1,372	3,429	2,235
Lift J	People Mover	Det. Quad	542	83	2,800	95%	232		
Lift K	Centre Express	Det. Quad	1,922	535	1,800	95%	963	3,429	1,868
Lift L	Paradise Express	Det. Quad	1,395	343	1,800	95%	617	3,210	1,189
Lift M	Handle Tow	Handle Tow	41	3					
Total CCC							7,363		13,798

IV.3 Village and Base Area Development

The Village and base area development was created to complement the mountain development. Particular consideration was given to the relationship of the base area facilities to the existing and proposed mountain facilities; the comfortable carrying capacity (CCC) of the skiing; day skier parking and; linkages to the existing and proposed residential development. The Village Master Plan (Figure 7) focuses on the establishment of a strong Village Core focal point surrounded by well-integrated and complementary developments. The intent will be to improve on the quality and quantity of destination products and services currently offered at Big White. Development will ultimately incorporate the Westridge area, however, the resort is still at a size in which the development focus should centre around the Village Core to maintain a compact and lively alpine village atmosphere.

Future Village and base area development at Big White are described below and illustrated in Figures 5 and 7.

IV.3.1 Development Areas

The inventory and analysis findings indicate that all of the development areas have the unique opportunity to offer ski to/ski from accessible overnight accommodation potential. Ski to/ski from overnight accommodation is real estate development located within an acceptable skier walking distance to ski trails which access and egress the mountain's skiing facilities. The amount of day use parking developed at a ski resort can be reduced based on the amount and occupancy of ski to/ski from accommodation established with self contained provisions for parking. As such, the most valuable type of real estate development at ski resorts has proven to be ski to/ski from developments.

Keeping this in mind, particular consideration was given to maintaining existing skiing and pedestrian linkages and creating new linkages to connect all proposed development to the mountain facilities and the Village Core. Such linkages will establish a year-round trail system linking all aspects of the resort, create public green spaces throughout the resort, and reinforce the healthy lifestyle opportunities associated with a ski resort such as Big White.

Development areas "a", "b" and "c", are on lands that are currently owned by Big White, while development areas "d" through "h" are on Crown lands that Big White will have to acquire.

Development Area "a": Village Core

The objective of development and redevelopment within the Village Core (Figures 5 and 7) is to establish a strong focal point to Big White Ski Resort. Designed as a pedestrian oriented development, the layout enables visitors to leave their car behind as they enter the Village from a variety of access points. During the winter, the main pedestrian corridor through the Village will

remain snow covered to allow skiers to circulate through the Village to the Plaza Quad, Ridge Rocket Express and Bullet Express chairs.

As described below, the Village Core incorporates existing buildings, infill development and a future people mover to enhance the existing developments within the Village and create a more cohesive focal point to the Resort.

White Crystal Inn

Existing building containing hotel accommodation, restaurant and bar.

Snowshoe Sam's

Existing building containing restaurant. Extensive renovations are recently completed.

Kettle Valley Lodge

Hotel with restaurant and commercial. Under construction.

School/Administration

Existing building containing the resort administration and the school. Potentially to be converted to restaurant/retail/adventure centre in future phase.

Village Centre

Existing building containing ticket sales, equipment rental, retail, public washrooms and restaurant. Future people mover planned as direct connection to this building.

Whitefoot Lodge

Existing building containing hotel accommodation and day care. Potential future expansion to include commercial space and a restaurant/patio on the south side of the building.

Proposed Administration

Proposed building containing potential resort administration, security, RCMP.

Proposed Hotel

Proposed building containing a hotel with restaurant and commercial space. Already zoned for development.

Proposed Whispering Jacks

Proposed building containing a hotel and recreation centre. Refer to development area "F" for a full description.

The infill buildings have been positioned, and building heights established, to create a comfortable human scale, maintain and enhance existing mountain views, and maximize solar access. The intent is to reinforce a high quality resort experience by providing opportunities to

promote an atmosphere of familiarity, animation and friendly interaction.

A future people mover will link the Village to the proposed day skier parking, and future golf and residential developments in the White and Black Forest (development areas "b" and "c"). In conjunction with these developments, the existing skier underpass out of the Village will be enlarged to incorporate increased skier and pedestrian traffic.

Vehicular access to all buildings utilizes the existing road network.

Development Area "b": White Forest

The objective of the development within the White Forest (see Figures 5 and 7) is to establish a mix of low to high density ski to/ski from accessible, public and private residential developments directly linked to the Village Core and the skiing facilities with a year-round trail system.

Fifteen residential development parcels are already zoned for development on the White Forest lands. High density public hotel accommodation is proposed closest to the Village Core to provide the necessary public bed units that the resort will require at buildout. High density private multifamily residential development is proposed on the upper elevations and closest to the ski trails, with low and medium density developments proposed furthest from the Village Core and ski trails.

The White Forest lands are accessed by two cul-de-sac streets off of Big White Road. The use of two cul-de-sacs enables an easement through the middle of the White Forest subdivision to allow year-round trail access. By expanding the existing skier underpass on Big White Road, a strong trail connection links the White Forest subdivision with the existing ski trails and Village development, as well as the future Black Forest lands via a proposed skier bridge over Big White Road.

Because the White Forest lands are substantially lower than the Village Core, visual impact will be negligible, with the exception of possible viewshed interference from the lower units of the White Crystal Inn. Building setbacks from property lines will reduce visual impact of the development from Big White Road.

Development Area "c": Alpine Centre

The objective of the development within the Alpine Centre Area (see Figures 5 and 7) is to integrate ski to/ski from accessible residential accommodation with existing ski trails. This will ensure that ski trail access into and through these lands is maintained.

The old maintenance site and Pinecrest staff housing site will be redeveloped with medium density residential developments, as the existing zoning dictates. This new development will

improve the visual quality and character of these sites. A combination of high and low density estate type residential development is proposed on the existing Alpine Centre property and the lands to the west.

Access to the Alpine Centre lands are off the terminus of Porcupine Road. Detailed planning will be completed to ensure year-round trail access into and through these lands is maintained.

Development Area "d": Black Forest

The objective of the development within the Black Forest is to integrate community facilities; additional ski area parking; ski to/ski from accessible residential development, and; a golf facility.

The following developments are proposed for the Black Forest:

- People Mover link to the Village Core
 - Golf Clubhouse/Day lodge
 - Skier Parking (1,072 cars, 20 buses)
 - Multiple family residential development
 - Single family residential development
 - School/Community Centre
 - Service station/Convenience store
 - Year-round trail system
 - Golf course/nordic centre
- Phase One: Golf academy, driving range and three practice holes
Phase Two: 9 hole golf course, 3 hole golf academy and driving range
Phase Three: 18 hole golf course, 3 hole golf academy and driving range

There are three access points into the Black Forest lands from Big White Road. When approaching the Resort, the first access road leads to the skier parking; golf, and; the service station. The second access road leads to a future residential area, and the third access road leads to a future residential area and a school/community centre.

The roads have been designed to allow year-round trail access (for skier, pedestrians, cyclists, etc.) through the Black Forest lands. A proposed people mover provides a pedestrian link from the Black Forest lands to the Village Core. A skier overpass on Big White Road allows skiers to return to the parking area and residential development from the Village via the White Forest subdivision. A second trail system enables access from the Black Forest skiing pod to all the development within the Black Forest subdivision. Combined, the trail and lift system connect the Black Forest lands with all of the mountain facilities and base area development at Big White.

Because the Black Forest lands are substantially lower than the Village Core, views from the Village will not be interfered with. Building setbacks from property lines will reduce the impact of the development from Big White Road.

Development Area "e": Paradise Estates

The objective of the development within the Paradise Estates (see Figures 5 and 7) is to establish a mix of medium to high density ski to/ski from residential accommodation directly linked to the skiing facilities at Big White.

The development will accommodate up to 181 residential units in a single family, duplex or multiple family format. In addition, a small site will accommodate a neighbourhood pub/restaurant. All development will be directly connected to Big White's skiing facilities by way of skier access right-of-ways.

Based on vehicle counts of the existing Paradise parking lot, Big White has determined that approximately 25 parking spaces are required by Snowpine Estates as overflow parking. As the Paradise parking lot will be developed with housing, the upper Ridge Day Lodge parking lot will be enlarged to accommodate 234 cars, and designated as overnight parking for the entire resort.

From the upper Ridge Day Lodge parking lot, a 160 metre long trail leads to the cul-de-sac on Snowpine Road. Elevation change from the parking lot to the subdivision is approximately 16 metres, resulting in a 10% grade which is an acceptable pedestrian trail gradient.

Paradise Estates is accessed through the existing Snowpine Estates. The existing access into Snowpine Estates from Big White Road will be upgraded to a Ministry of Highways local subdivision road standard. This road extends through to the proposed cul-de-sac. All of the proposed development parcels are accessed off of this new road.

Existing skiing linkages to and from Snowpine Estates have been maintained, and new skiing linkages have been created to connect all proposed and existing development with the mountain facilities. The skiing linkages are a minimum 12 metres wide to take into account snow shedding from adjacent buildings. In addition, the Serwa's ski trail will be maintained, and vehicular access to the upper portion of the development site will be accomplished as an underpass beneath Serwa's.

The Paradise Estates development is immediately uphill of the existing Snowpine Estates. Any uphill views of the skiing from the existing Snowpine Estates are already blocked, due to the gradient of the slope and the density of the tree cover immediately above the existing subdivision.

Development Area "f": Whispering Jacks

The objective of the Whispering Jacks Development Area (see Figures 5 and 7) is to facilitate the development of additional ski to/ski from overnight accommodation at Big White, while establishing associated "street" level commercial and recreational facilities that act as an extension to the Village Core.

Situated in close proximity to the existing Village buildings, the suggested development of the Whispering Jacks Site is appropriate in scale and density for Village Core expansion. The proposed buildings will provide a visual terminus for the Village Plaza and promenade, and the overall development will enhance the skier's sense of arrival to the Village from the Easy Street ski trail.

The lower portion of the development site will accommodate mixed residential, hotel, commercial and recreational facility development. The recreational facilities will be made available to all residents and guests of Big White in order to enhance the overall resort experience.

The upper portion of the development site will accommodate mixed use residential and commercial development. Buildings will be clustered to maximize tree retention, thereby minimizing the visual impact of the development.

All development within the upper and lower development sites will have direct access to the existing Village and Big White's ski trails. The development will extend across the existing Woodpecker ski trail. The loss of this trail will be compensated by the widening of the Freeway ski trail on the other side of the Bullet Express ski lift. Like Woodpecker, Freeway is a novice trail serviced by the Bullet Express. The widening of Freeway will maintain the downhill trail capacity of the Bullet Express skiing pod.

Both the upper and lower sites will share an access from the existing cul-de-sac at the termination of Wolverine Road. This proposed access will be accomplished via an underpass beneath the Easy Street ski trail. The lower site will be accessed from Big White Road via an underground parking level beneath the Bullet Alley skier connection. This may be accomplished utilizing a shared access with the White Crystal Inn. Both the Easy Street and The Bullet Alley ski trails will be maintained.

The retention of existing forest cover along the Easy Street ski trail will effectively screen the development from uphill vantage points and existing residential developments to the west. The scale of the proposed condominium development has been determined with this consideration in mind. In addition, the banks of condominium units have been designed to step down at an approximate 20% gradient, consistent with the site's existing topography.

Development Area "g": Highland Estates

The objective of the development within Highland Estates (see Figures 5 and 7) is to facilitate the establishment of additional community facilities and ski to/ ski from staff, public and private accommodation at Big White, all in close proximity to the Village Core.

The lower portion of the development site is within a comfortable walking distance to the Village Core, and is proposed to accommodate higher density hotel, pub/restaurant and staff accommodation. The upper portion of the development site will accommodate medium density multiple family residential development, a hostel and a new fire hall. Buildings will be clustered to maximize tree retention, thereby minimizing the visual impact of the development.

All development within Highland Estates will have direct access to Sundance, Shortcut and Millie's Mile ski trails. Access will be directly off of Big White Road, forming an intersection with the upper road of the White Forest. Access to the upper development sites will be accomplished via an underpass beneath the Shortcut trail.

The existing Black Forest RV sites and day skier parking will be relocated to the Black Forest (development area "c").

Development Area "h": Westridge

The objective of the development within the Westridge Area (see Figure 5) is to establish ski to/ski from residential development in association with the Westridge ski area expansion. This area is envisioned to be developed following the buildout of the Village area real estate.

The Westridge Development Area totals approximately 93.9 hectares (232 acres). At this point, the planning for the Westridge lands is very conceptual, and the placement, type, and number of units remains to be determined.

Village Master Plan

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IV.3.2 Skier Related Built Space Requirements

In order to fully service the proposed expansion of the mountain to accommodate 13,798 skiers/snowboarders per day, plus an estimate of 1,104 additional non-skiing guests, the base area facilities will have to be upgraded and enlarged to provide a total of 12,757 square metres of skier related built space. Taking into account the loss of the existing Alpine Centre building to new development, an increase of approximately 4,810 square metres (51,776 ft²) of skier related space will be required, as illustrated in Table 12.

TABLE 12
Space Use Requirements at Buildout

CCC = 13,798
Guests = 1,104
Total = 14,902

Service/Function	Existing Space*	Space Req'd	Difference from Ideal	% of Ideal
Restaurant	1,608	2,384	(776)	67%
Kitchen/Scramble	557	954	(397)	58%
Bar/Lounge	599	447	152	134%
Women's Rest Rooms	188	715	(527)	26%
Men's Rest Rooms	163	477	(314)	34%
Ski School	43	690	(647)	6%
Equip Rental/Repair	567	1,187	(620)	48%
Retail Sales	643	1,043	(400)	62%
Ski Patrol/First Aid	360	455	(95)	79%
Public Lockers	113	402	(289)	28%
Youth Centre/Day Care	1,361	1,476	(115)	92%
Ticket Sales	155	138	17	112%
Administration	545	773	(228)	71%
Employee Lounge/Lockers	125	138	(13)	91%
Subtotal	7,027	11,280	(4,253)	62%
Storage	344	553	(208)	62%
Mechanical	288	462	(174)	62%
Circulation/walls/waste	288	462	(174)	62%
Total Ski Related Space (m²)	7,948	12,757	(4,810)	62%
Space/Skier	0.58	0.92	(0.35)	

* Excluding Alpine Centre

The allocation of the skier related built space will require an indepth planning exercise, incorporating the skier oriented facilities with the development of destination visitor space so that everything works effectively on a year round basis.

IV.3.3 Overnight Accommodation

At buildout, Big White will be a regional/destination resort with a comfortable carrying capacity (CCC) of approximately 13,800 skiers. According to the Ministry of Environment, Lands and Parks (MELP) bed unit calculation model, 13,800 bed units can be established at Big White. This is an increase of 2,339 bed units from the 11,461 bed units approved by MELP based on Big White's 1996 Resort Master Plan.

At buildout, the overnight accommodation at the resort will consist of a mix of private, public and staff accommodation. The existing and proposed overnight accommodation is summarized in Table 13.

Upon proposed expansion of Big White's Controlled Recreation Area Boundary (see Section V), three more ski lifts and associated trails are proposed, as illustrated by terrain pods A, B and C (see Figure 5). Upon approval of the boundary expansion, detailed trail planning will be completed for this terrain, resulting in a further increase to Big White's CCC. At that time, the bed units should be increased accordingly.

TABLE 13
Overnight Accommodation at Buildout

Building	Building Type	Total Units	Bed Units
BUILT & COMMITTED			
Alpine Centre	SFU	23	138
Black Bear I	MFU	6	24
Black Bear II	Hotel/MFU	134	396
Bumps	Hostel	6	14
Bumps "Too"	Hostel	36	72
Chateau	MFU	37	168
Coast	Hotel	100	236
Das Hofbrauhaus	MFU	48	192
Eagles	MFU	54	216
Graystokes	MFU	30	120
Hofbrauhaus Parking Site	Hotel	100	200
Kettle Valley Lodge	Hotel	56	120
Kettleview	MFU	6	24
Legacy	MFU	34	148
Legend	MFU	23	92
Maintenance Site	MFU	41	164
Moguls	MFU	59	194
Monashee	MFU	33	132
Pinecrest	MFU	32	128
Plaza	MFU	50	200
Ponderosa	MFU	53	200
Powder Ridge	MFU	12	48
Ptarmigan	MFU	43	164
Samesun	MFU	12	24
Sasquatch	MFU	8	32
Snowcrest	MFU	22	90
Snowpines	MFU	106	1640
Solana Ridge	MFU	14	56
Summit Peaks	MFU	7	28
Sunridge	MFU	10	40
Tamarack	SFU	32	128
Ten Skiers	MFU	10	38
Village Chalets	MFU	39	234
Village Hotel Site	MFU	50	100
White Crystal	Hotel	51	102
White Forest	Hotel/MFU	360	1260
Whitefoot	MFU	124	320
Winterridge	MFU	24	96
Westridge Staff	SFU	1	2
TOTAL BUILT & COMMITTED		1,886	7,580
PROPOSED			
d. Black Forest	MFU	260	1,040
	SFU	108	648
e. Paradise Estates	MFU	181	724
f. Whispering Jacks	Condohotel/hotel	85	170
	MFU	30	120
g. Highline Estates	Hotel	100	200
	Hostel	n/a	100
	Staff Accommodation	n/a	216
	MFU	160	640
h. Westridge	Mixed use residential	n/a	2,362
TOTAL PROPOSED		924	6,220
TOTAL		2,810	13,800

IV.3.4 Parking

With the expansion of Big White to accommodate 13,798 skiers/snowboarders per day plus an estimate of 1,104 additional non-skiing guests, more parking will be required. Assuming that 95% of the visitors arrive by car (and an average of 3.0 people per car), and that 5% of the visitors arrive by bus (and an average of 40 people per bus), parking will be required for 4,720 cars and 20 buses.

Table 14 indicates that Big White should have sufficient parking at buildout, taking into account self contained provisions for parking within the existing and proposed ski to/ski from overnight accommodations.

TABLE 14
Proposed Parking at Buildout

Location	Day Use	Overnight	Car Capacity	Bus Capacity
Lower Ridge Day Lodge	✓		336	
Lower Black Forest	✓		1,072	20
Village Centre	✓		65	
Westridge Base	✓		350	
Total Day Skier Parking			1,823	
Overnight Accommodation		✓	3,889	
Upper Ridge Day Lodge		✓	234	
Total Overnight Parking			4,123	
TOTAL PARKING			5,946	20

In 1999, the existing Black Forest parking lot will be enlarged by 100 stalls to accommodate 400 stalls for day use skier parking, and 140 stalls will be developed in the lower Black Forest, resulting in a total of 1,705 day skier parking stalls for the 1999/2000 season.

IV.3.5 RV Parking

Currently, there are 35 serviced RV sites located in the existing Black Forest parking lot which are used and appreciated. In the long term, the RV sites will be relocated to the lower Black Forest parking lots. The level of service for the sites is currently being discussed with the RV clientele.

V. CONTROLLED RECREATION AREA BOUNDARY

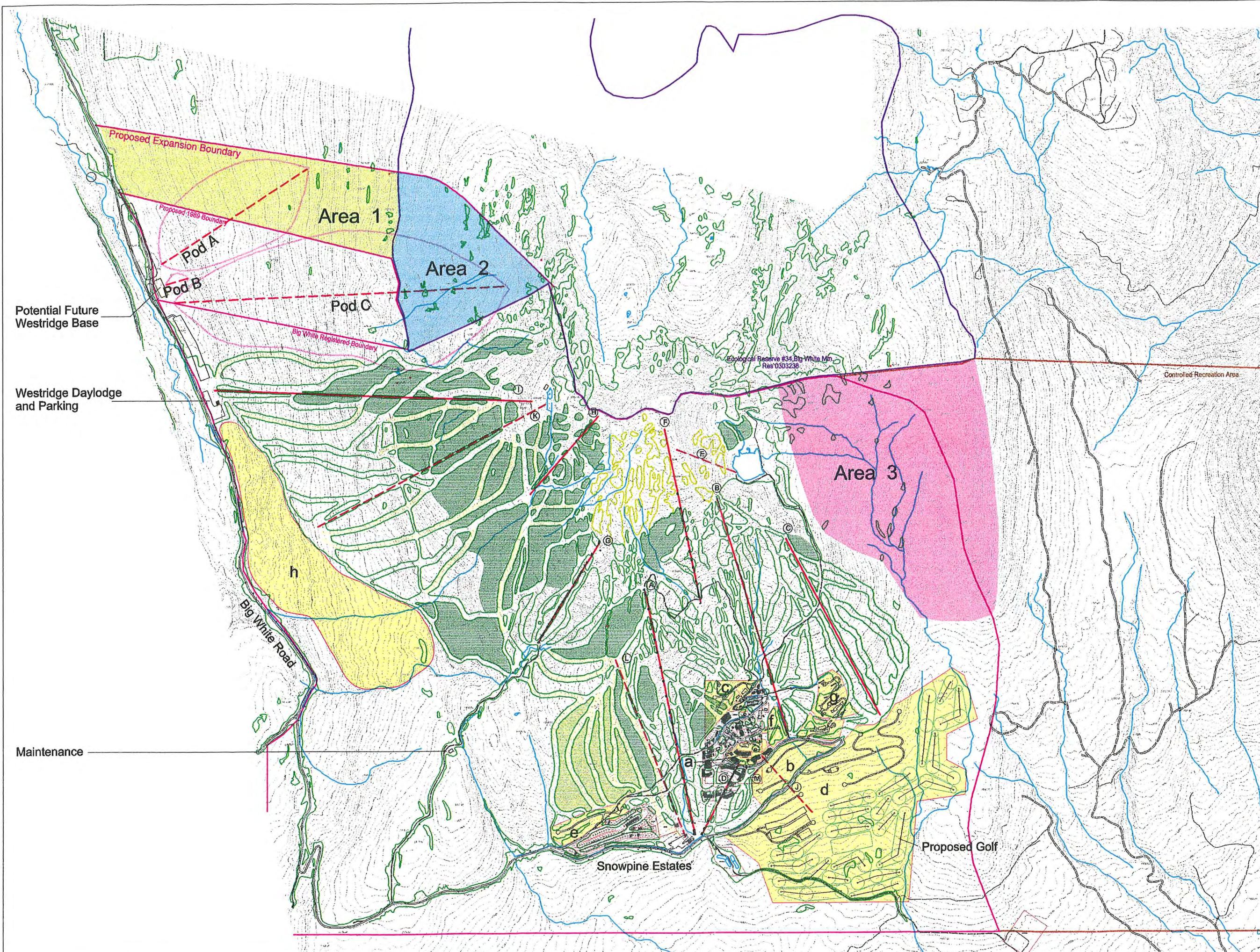
During the analysis process for the 1996 Resort Master Plan, an error was found in the review of the legal boundaries of the Big White Controlled Recreation Area, the Ecological Reserve and the Area to be Removed from the Okanagan Forest. Specifically, the north-westerly boundary of Big White's Controlled Recreation Area (as per the Surveyor General Plan dated January 23, 1995) had cut off a large portion of what is known as the Westridge lands already planned for ski area expansion (both mountain and base). Instead, the boundary should have been registered in a location similar to that shown as the "Proposed 1989 Boundary". This must be, at the very least corrected, or, if possible, improved upon.

Furthermore, the 1996 Resort Master Plan demonstrated potential to create a significantly larger ski lift and trail system at Big White, given the opportunity to expand into the Ecological Reserve beyond the "Proposed 1989 Boundary". This expansion would dramatically improve the skiing experience and the overall offering at Big White.

In December, 1995, Brent Harley and Associates (formerly S.e Canada) submitted a letter to Vic Hamm at BC Lands in Kamloops proposing a new ski area boundary, as indicated in Figure 8. It was proposed that Big White's ski area boundary be expanded to include the 109 hectare Area 1 (located in the Okanagan Forest) and the 80 hectare Area 2 (located in the Ecological Reserve). In exchange, 208 hectares of land located within the Big White Controlled Recreation Area (Area 3) would be placed into the Ecological Reserve. It was determined that the Area 3 lands were of the same basic land and vegetation type as the Ecological Reserve Lands, and that the Area 2 lands were somewhat arbitrarily delineated, without any unique, special, rare or endangered environmental features.

If accepted, the Ecological Reserve would be enlarged by approximately 128 hectares, and the opportunity to establish Big White as a major resort offering will be greatly improved.

Proposed Big White Boundary Expansion



Legend

- Existing Lifts
- Proposed Lifts
- Proposed Ski Trails
- Existing Gladed Skiing
- Proposed Gladed Skiing
- Proposed Base Area Development

Note: All legal boundaries are approximate and are not to be used for construction purposes.

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June 1999



Contour Interval 5m
0 50 100 200 500m

VI. SERVICING AND INFRASTRUCTURE

VI.1 Water

In September, 1998, Protech Consultants Ltd. determined that the present capacity of Big White's water utility is approximately 30% greater than the theoretical existing demand as indicated below:

Water System	Available (m ³ /day)	Theoretical Usage (m ³ /day)
<i>Average Day Demand:</i>		
Alpine Spring	113.5	
Spring Supply (Lake)	363.2	
Rhonda Lake Storage	551.7	
Total	1,028.4	790.0
<i>Maximum Day Demand:</i>		
Avail. through water treatment plant	1,800.0	1,185.0
<i>Peak Hour Flow:</i>		
Avail. through water treatment plant and reservoirs	6,780.0	3,555.0
<i>Fire Flow:</i>		
Avail. through water treatment plant, reservoirs and lake supply	10,000.0	10,000.0

At buildout, Big White should have 14,560 bed units in place (see Table 13). This is an increase of 9,724 bed units above the existing 4,836 bed units already in place or committed (see Table 5). In September, 1998, Protech Consultants confirmed that over the next five years, expansion of the water utility has been designed to service approximately 9,200 beds. As development of the resort continues beyond 9,200 beds, the water utility will need to be upgraded as necessary.

VI.2 Sewage Treatment

Big White's sewage treatment plant is currently operating under a permit which allows a daily discharge of 908 cubic metres per day. Graphical analysis of past years flows indicate daily average flow during the ski season of 570 cubic metres per day, with weekend peaks of 1,100

cubic metres per day. Big White has applied for a permit to allow a daily discharge of 1,350 cubic metres per day.

At buildout, Big White should have 14,560 bed units in place (see Table 13). This is an increase of 9,724 bed units above the existing 4,836 bed units already in place or committed (see Table 5). Protech Consultants Ltd. is currently developing a two stage design to upgrade the system. The first stage was completed in 1998, and increased the capacity of the plant to 1,350 cubic metres per day, which equates to approximately 12,400 beds. The second stage, to be constructed within the next four years, will increase the capacity of the plant to approximately 1,800 cubic metres per day.

VI.3 Solid Waste Disposal

Until the fall of 1977, an open box truck was used by Big White Resort to pick up garbage from all major buildings in the Village. Private Chalet owners were responsible for their own garbage disposal. This inadequate system created sanitary and aesthetic problems. Presently, the Regional District of Kootenay Boundary covers the cost of collecting and hauling the garbage. Garbage is now collected from each of the larger buildings and from a special depot which has been set up for the chalet owners and hauled to Kelowna on a contract basis by BFI Waste Systems. A specified area has been established to provide ongoing solid waste disposal service.

VI.4 Power

Until 1976, Big White Resort met all its electrical needs with diesel generators, and the lifts were all operated with diesel engines. In 1976, West Kootenay Power ran power lines from the highway and in 1977, ran three phase power lines from the Joe Rich Valley.

Annual meetings are held with West Kootenay Power to review current development and update a five year development plan, in order for West Kootenay Power to prepare for future increases in electrical consumption.

VI.5 Security

The Kelowna detachment of the RCMP provide police protection to Big White, with two officers and a cruiser within the Village on weekends and holidays, and on a call basis at other times. During busier periods such as New Year's Eve, additional officers are provided. The RCMP maintains an office in the Mountain Medical Services Society building.

Additional security services are provided by Mountain Security Corporation by way of electronic monitoring supplemented by foot patrols to those property owners and condominium complexes hiring their services.

VI.6 Ambulance/Health Services

The Provincial Ambulance Service provides 24 hour per day coverage to Big White during the ski season. The ambulance and personnel are stationed at the Mountain Medical Services Society building. Persons requiring ambulance transportation are transported to Kelowna General Hospital.

Other non-emergency medical treatment is provided to the Village by the Whitefoot Medical Clinic located in the Whitefoot Lodge, with the exception of skiing injuries which are first treated by the ski patrol. The medical clinic physician is available by pager for emergency response when needed.

VI.7 Fire Protection

The construction of a two bay, three story fire hall and the establishment of a year-round volunteer fire department occurred in 1986 through the establishment of a specified area for fire fighting facilities with the Regional District of Kootenay Boundary. The fire hall contains living quarters for the fire chief and some volunteer staff, enabling the hall to be manned on a full time basis. Fire fighting equipment currently consists of a 1972 International Harvester 840 GPM Pumper Fire Truck and a 1994 four wheel drive fire truck.

A new, five bay fire hall with living quarters is proposed within Highland Estates (development area "g"). This location will be more central for expedient response to future base area developments at Big White.

APPENDIX 1
Description of Ski Trails: Existing

Big White Ski Resort - Resort Master Plan Update

EXISTING SKI TRAILS

LIFT A RIDGE ROCKET EXPRESS QUAD

Map Ref.	Trail Name	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Area (Ha)	Beginner		Novice		Low Int.		Intermediate		Adv. Int.		Expert		Ski Trail Capacity	
							Open (Ha)	(Ha)	Open (Ha)	(Ha)	Open (Ha)	(Ha)	Open (Ha)	(Ha)	Open (Ha)	(Ha)	Open (Ha)	(Ha)		Open (Ha)
29B	Falcon Easy Out	600	142	617	70	4.3					4.3									
30	Upper Distributor	700	125	711	30	2.1						2.1								
31	Squirrel	550	150	570	30	1.7				1.7										
32	Roller Coaster	1,000	245	1,030	30	3.1					3.1									
33	Speculation	225	115	253	45	1.1									1.1					
33A	Halfpipe	220	65	229	40	0.9					0.9									
34	Lower Distributor	1,750	369	1,788	20	3.6					3.6									
35	Upper Villager	350	95	363	150	5.4							5.4							
36	Ridge Connector	500	55	503	15	0.8									2.1					
37	Perfection	400	140	424	50	2.1									13.1					
38	Exhibition	1,600	369	1,642	80	13.1														
39	Paradise Glades	400	135	422	100	4.2														
40	Paradise	1,100	320	1,146	40	4.6									4.6					
41	Dragon's Tongue	1,300	320	1,339	40	5.4									5.4					
42	Goat's Kick	1,200	265	1,229	30	3.7														
43	Serwa's	3,000	441	3,032	40	12.1														
62	Kangaroo	500	140	519	8	0.4														
64	Dragon Glades	550	185	580	20	1.2														

TOTAL SKIABLE AREA	69.9																				
SKIER DENSITY / HECTARE	55																				
MAX. SKIERS ON SLOPE BY SKILL RATING	0																				
% OF MAX. SKIERS	0%																				
AVERAGE DAILY VERTICAL	750																				
WEIGHTED VERTICAL DEMAND (M/DAY)	0																				

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LIFT B BULLET EXPRESS QUAD

Map Ref.	Trail Name	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Area (Ha)	Beginner Open (Ha)	Novice Open (Ha)	Low Int. Open (Ha)	Intermediate Open (Ha)	Adv. Int. Open (Ha)	Expert Open (Ha)	Ski Trail Capacity	
6A	Home Run	550	91	557	30	1.7		1.7						
7	Upper Sundance	2,000	403	2,040	30	6.1				6.1				
8	Freeway	750	175	770	30	2.3		2.3						
8A	Terrain Garden	90	25	93	20	0.2				0.2				
9	Woodpecker	900	185	919	20	1.8		1.8						
10	Easy Street	1,450	235	1,469	50	7.3				7.3				
11	Kyles	300	80	310	40	1.2			1.2					
12	Easter Gully	300	85	312	40	1.2				1.2				
13	Mervyn's	1,050	240	1,077	45	4.8				4.8				
14	International	1,750	390	1,793	40	7.2				7.2				
22	Spruce Trail	1,000	250	1,031	40	4.1				4.1				
23B	Lower Sun Run	1,000	265	1,035	50	5.2			2.3	5.2				
24	Secret	750	170	769	30	2.3								
25B	Lower Highway 33	1,250	250	1,275	70	8.9				8.9				
60	Shortcut	250	30	252	20	0.5		0.5						
61	Ally Oop	500	90	508	20	1.0			1.0					
TOTAL SKIABLE AREA							56.0	0.0	6.3	4.6	45.1	0.0	0.0	
SKIER DENSITY / HECTARE								55	45	35	25	17	9	4.5
MAX. SKIERS ON SLOPE BY SKILL RATING								0	285	160	1,128	0	0	1,573
% OF MAX. SKIERS								0%	18%	10%	72%	0%	0%	100%
AVERAGE DAILY VERTICAL								750	1,500	2,250	3,000	5,500	7,600	
WEIGHTED VERTICAL DEMAND (M/DAY)								0	271	229	2,152	0	0	2,652

Big White Ski Resort - Resort Master Plan Update

LIFT C BLACK FOREST EXPRESS QUAD

Map Ref	Trail Name	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Area (Ha)	Beginner Open (Ha)	Novice Open (Ha)	Low Int. Open (Ha)	Intermediate Open (Ha)	Adv. Int. Open (Ha)	Expert Open (Ha)	Ski Trail Capacity	
1	Cougar Alley	1,800	325	1,829	50	9.1				9.1				
2	Whiskey Jack	450	125	467	40	1.9				1.9				
3	Herbert's Hollow	850	185	870	50	4.3				4.3				
4	Bears Paw	850	185	870	50	4.3		4.3						
5	Millie's Mile	1,450	300	1,481	50	7.4		7.4						
6B	Home Run	200	47	205	50	1.0			1.0					
58	Easter Chutes	250	85	264	100	2.6					2.6			
59	Ogopogo	1,500	325	1,535	5	0.8			0.8					
60	Shortcut Traverse	500	55	503	20	1.0								
TOTAL SKIABLE AREA							32.6	0.0	8.4	6.1	15.4	0.0	2.6	0.0
SKIERS DENSITY / HECTARE							55	45	35	35	25	17	9	4.5
MAX. SKIERS ON SLOPE BY SKILL RATING							0	378	215	215	384	0	0	1,000
% OF MAX. SKIERS							0%	38%	22%	22%	38%	0%	0%	100%
AVERAGE DAILY VERTICAL							750	1,500	2,250	2,250	3,000	5,500	7,600	
WEIGHTED VERTICAL DEMAND (M/DAY)							0	568	484	484	1,152	0	0	2,327

Big White Ski Resort - Resort Master Plan Update

LIFT D PLAZA QUAD

Map Ref.	Trail Name	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Area (Ha)	Beginner		Novice		Low Int.		Intermediate		Adv. Int.		Expert		Ski Trail Capacity		
							Open (Ha)	(Ha)	Open (Ha)	(Ha)	Open (Ha)	(Ha)	Open (Ha)	(Ha)	Open (Ha)	(Ha)	Open (Ha)	(Ha)		Open (Ha)	(Ha)
15	Woodcutter	700	105	708	30	2.1			2.1												
16	Wonderland	250	40	253	20	0.5			0.5												
17	Hummingbird	350	65	356	30	1.1			1.1												
TOTAL SKIABLE AREA							3.7	0.0	3.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
SKIERS DENSITY / HECTARE								55	45		35		25	12.5	17	8.5	9	4.5			
MAX. SKIERS ON SLOPE BY SKILL RATING								0	166	0	0	0	0	0	0	0	0	0	0	166	
% OF MAX. SKIERS								0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	
AVERAGE DAILY VERTICAL								750	1,500	2,250	3,000	3,000	5,500	5,500	7,600	7,600	7,600	7,600	7,600		
WEIGHTED VERTICAL DEMAND (M/DAY)								0	1,500	0	0	0	0	0	0	0	0	0	0	1,500	

Big White Ski Resort - Resort Master Plan 1999

LIFT F CLIFF AREA & ALPINE T-BAR

Map Ref.	Trail Name	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Area (Ha)	Beginner		Novice		Low Int.		Intermediate		Adv. Int.		Expert		Ski Trail Capacity	
							Open (Ha)	(Ha)	Open (Ha)	(Ha)	Open (Ha)	(Ha)	Open (Ha)	(Ha)	Open (Ha)	(Ha)	Open (Ha)	(Ha)		Open (Ha)
18	Camel's Back	550	220	592	100	5.9														
19	The Cliff	300	200	361	150	5.4														
20	Pegasus	600	210	636	160	10.2														
21	Parachute Bowl	1,000	225	1,025	75	7.7														
23A	Sun Run	750	171	769	80	6.2						6.2								
25A	Upper Highway 33	650	165	671	60	4.0						4.0								
26	Enchanted Forest	850	161	865	70	6.1					6.1									
27	T-Bar Easy Out	750	111	758	70	5.3														
28	Whitefoot Trail	1,000	126	1,008	150	15.1														
29A	Falcon Easy Out	950	113	957	70	6.7														
63A	Enchanted Glades	650	136	664	100	6.6														
63B	Enchanted Glades	525	125	540	150	8.1														

TOTAL SKIABLE AREA

SKIER DENSITY / HECTARE

MAX. SKIERS ON SLOPE BY SKILL RATING

% OF MAX. SKIERS

AVERAGE DAILY VERTICAL

WEIGHTED VERTICAL DEMAND (M/DAY)

87.3	0.0	0.0	19.4	17.0	21.7	0.0	0.0	19.0	10.2
55	45	17	35	25	12.5	8.5	9	4.5	
0	0	0	679	425	271	0	171	46	1,592
0%	0%	0%	43%	27%	17%	0%	11%	3%	100%
750	1,500	5,500	2,250	3,000	3,000	5,500	7,600	7,600	
0	0	0	959	802	511	0	817	218	3,307

Big White Ski Resort - Resort Master Plan Update

LIFT G POWDER TRIPLE

Map Ref.	Trail Name	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Area (Ha)	Beginner		Novice		Low Int.		Intermediate		Adv. Int.		Expert		Ski Trail Capacity			
							Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)		Open (Ha)	Open (Ha)	Open (Ha)
44	Powder Keg	600	153	619	20	1.2																
45	Sleepy Hollow	1,000	185	1,017	30	3.1																
46	Powder Gulch	900	245	933	40	3.7																
47	Meadowlark	850	103	856	30	2.6			2.6													
48	Surprise	850	285	897	50	4.5																
49	Shakey Knees	800	303	855	40	3.4																
50	Powder Easy Out	500	80	506	40	2.0			2.0													
51	Flagpole	900	303	950	40	3.8																
52	Corkscrew	1,200	303	1,238	50	6.2																
53	Powder Bowl	450	55	453	25	1.1																
54B	Lower Whitefoot	1,300	150	1,309	25	3.3																
65	Powder Glades	450	177	484	50	2.4																
66	Flagpole Glades	400	125	419	150	6.3																
67	Corkscrew Glades	250	75	261	200	5.2																
TOTAL SKIABLE AREA							48.8	0.0	4.6	0.0	12.5	0.0	10.6	2.4	7.2	11.5						
SKIER DENSITY / HECTARE							55	45	35	25	12.5	0.0	17	8.5	9	4.5						
MAX. SKIERS ON SLOPE BY SKILL RATING							0	207	0	313	0	180	21	65	52	837						
% OF MAX. SKIERS							0%	25%	0%	37%	0%	22%	2%	8%	6%	100%						
AVERAGE DAILY VERTICAL							750	1,500	2,250	3,000	3,000	5,500	5,500	5,500	7,600	7,600						
WEIGHTED VERTICAL DEMAND (M/DAY)							0	371	0	1,121	0	1,183	135	590	470	3,870						

Big White Ski Resort - Resort Master Plan Update

LIFT H FALCON DOUBLE

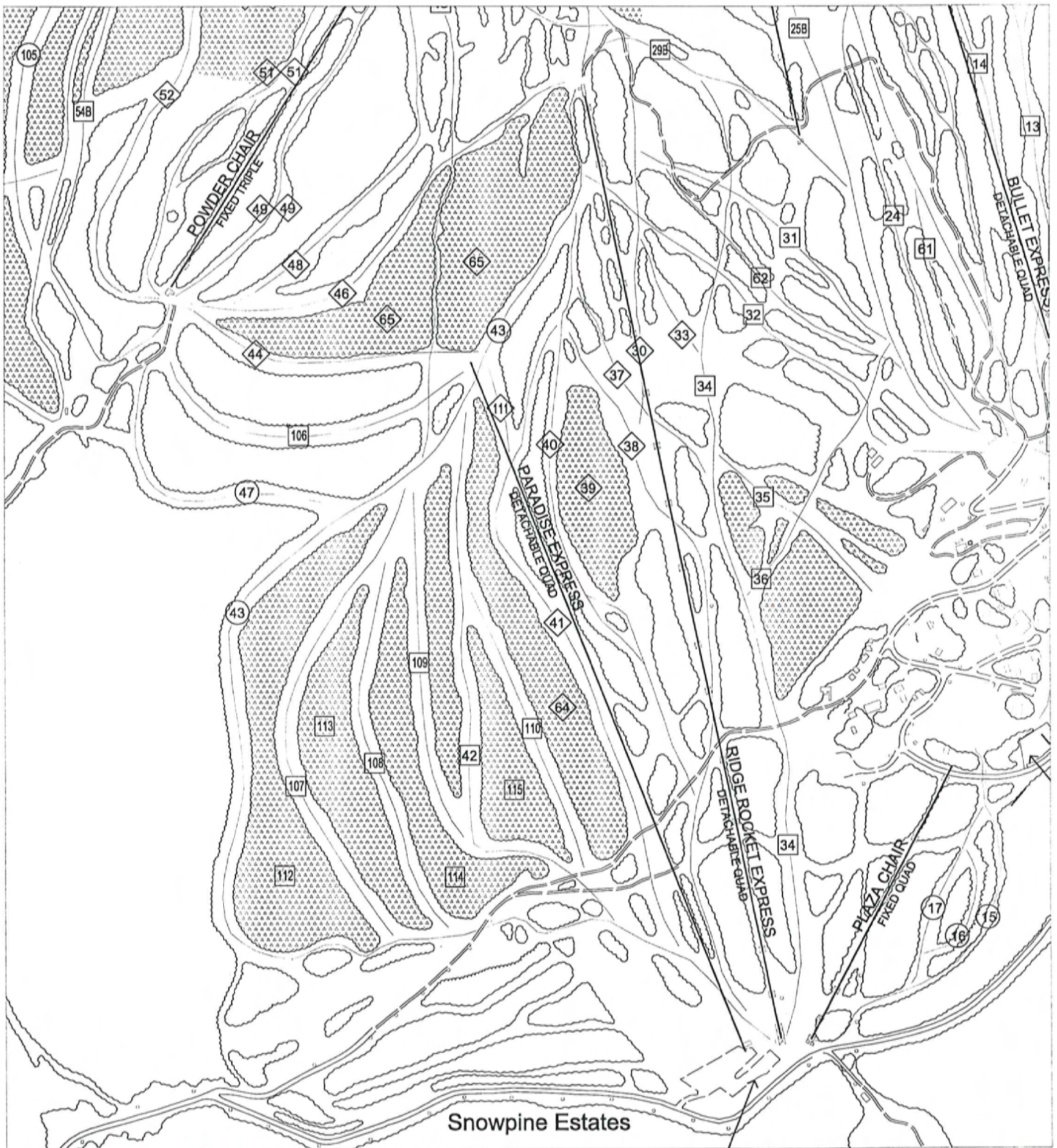
Map Ref.	Trail Name	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Area (Ha)	Beginner Open (Ha)	Novice Open (Ha)	Low Int. Open (Ha)	Intermediate Open (Ha)	Adv. Int. Open (Ha)	Expert Open (Ha)	Ski Trail Capacity	
29A	Falcon Easy Out	300	55	305	70	2.1			2.1					
54A	Upper Whitefoot	900	263	938	30	2.8			2.8					
55	Grizzly	750	263	795	100	7.9							7.9	
56	Playground	650	198	679	120	8.2				3.2			8.2	
57	Showdown	1,050	263	1,082	30	3.2							9.6	
68	Falcon Glades	600	225	641	150	9.6								
TOTAL SKIABLE AREA							33.9							
SKIER DENSITY / HECTARE														
MAX. SKIERS ON SLOPE BY SKILL RATING														
% OF MAX. SKIERS														
AVERAGE DAILY VERTICAL														
WEIGHTED VERTICAL DEMAND (M/DAY)														
							0.0	0.0	2.1	3.2	2.8	0.0	25.7	
							55	45	35	25	17	9	4.5	
							0	0	75	81	48	0	116	
							0%	0%	23%	25%	15%	0%	36%	
							750	1,500	2,250	3,000	5,500	7,600	7,600	
							0	0	526	762	823	0	2,753	
													4,865	

Big White Ski Resort - Resort Master Plan Update

LIFT I GEM LAKE EXPRESS QUAD

Map Ref.	Trail Name	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Area (Ha)	Beginner		Novice		Low Int.		Intermediate		Adv. Int.		Expert		Ski Trail Capacity				
							Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)		Open (Ha)	Open (Ha)	Open (Ha)	
69	Black Out Glades					15.2							15.2										
70	Village Way	1,967	346	2,023	30	6.1																	
71	Sapphire Glades					20.6							20.6										
72	Blk & Blue Glades					25.1								25.1									
73	Thunder Glades					19.3							19.3										
74	Lightning Glades					13.6								13.6									
75	Black Bear Glades					6.5							6.5										
76	Sun-Rype Glades					6.4							6.4										
77	Talon Glades I					3.9								3.9									
78	Ribbon Glades					9.4								9.4									
79	Talon Glades II					2.3								2.3									
80	Ogo Slow	3,080	338	3,110	30	9.3																	
81	Black Out	783	167	810	40	3.2							3.2										
82	Blue Sapphire	1,324	284	1,367	40	5.5							5.5										
83	Black Jack	1,981	558	2,075	40	8.3							8.3										
84	Black Magic	1,181	318	1,229	40	4.9							4.9										
85	Black Beauty	404	121	423	40	1.7							1.7										
86	Black Thunder	576	117	590	20	1.2							1.2										
87	Lift Line	2,249	686	2,373	20	4.7								4.7									
88	Black Bear	766	255	819	50	4.1							4.1										
89	Kalina's Lower	1,497	384	1,553	40	6.2							6.2										
90	Kalina's Upper	1,182	218	1,211	40	4.8				4.8													
91	Blue Ribbon	1,733	459	1,801	40	7.2				7.2													
92	Talon's Grip	1,349	379	1,408	40	5.6							5.6										
TOTAL SKIABLE AREA						195.3							195.3										
SKIERS DENSITY / HECTARE																							
MAX. SKIERS ON SLOPE BY SKILL RATING																							
% OF MAX. SKIERS																							
AVERAGE DAILY VERTICAL																							
WEIGHTED VERTICAL DEMAND (M/DAY)																							
							0.0	0.0	0.0	12.0	40.7	68.0	4.7	54.4	0.0	0.0							
							55	45	35	422	25	12.5	17	8.5	9	4.5							
							0	0	0	462	1,018	851	81	462	0	0	2,833						
							0%	0%	15%	36%	36%	30%	3%	16%	0%	0%	100%						
							750	1,500	2,250	3,000	3,000	3,000	5,500	5,500	7,600	7,600							
							0	0	335	1,078	901	157	897	0	0	3,367							

APPENDIX 2
Description of Ski Trails: Buildout



BIG WHITE RESORT MASTER PLAN 1999

- Lift A - Ridge Rocket Express**
- Lift D - Plaza Chair**
- Lift L - Paradise Express**

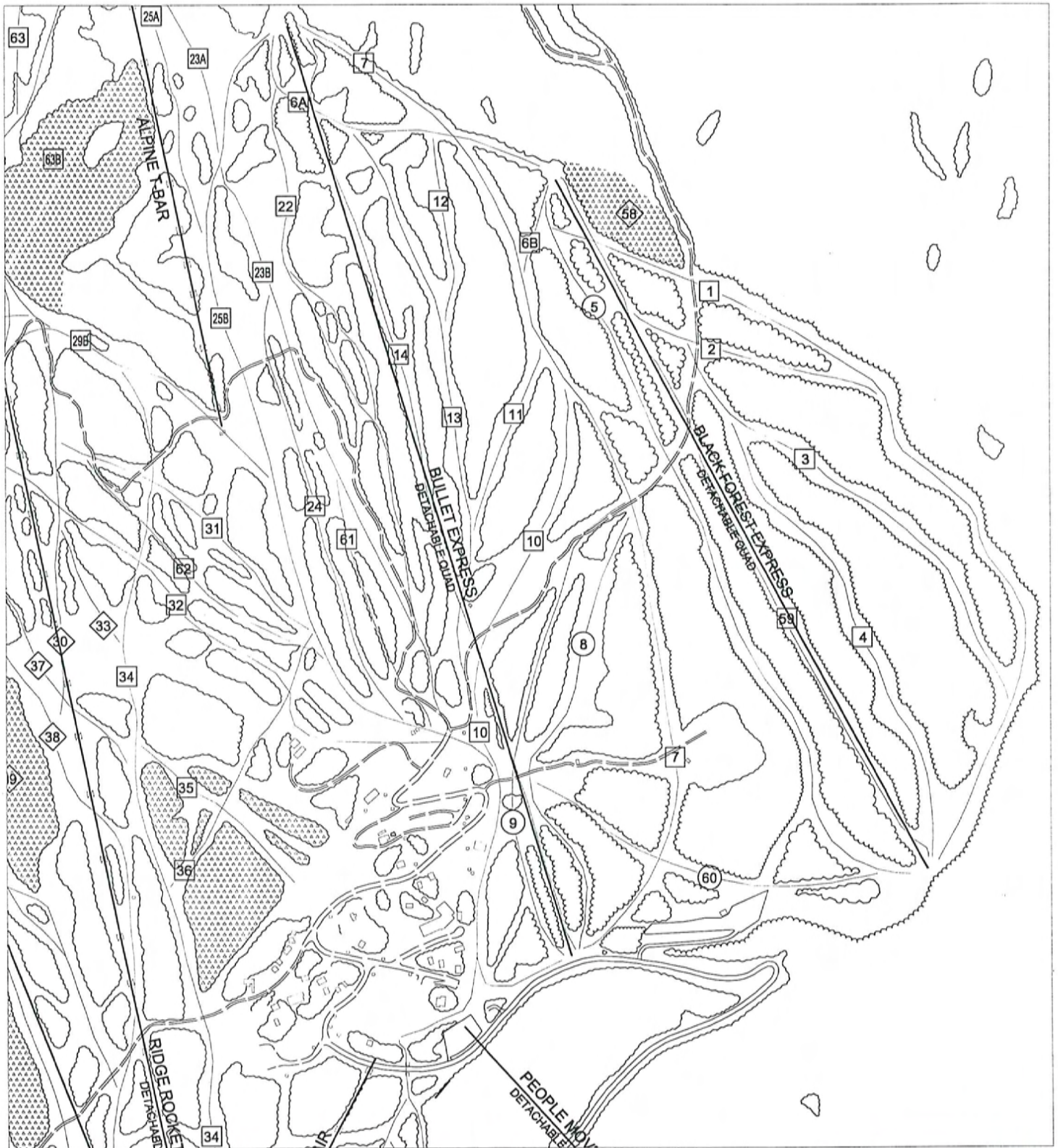
June 1999

Scale 1:10000



Planning by:

Brent Harley and Associates Inc.
The Resort Planning Group
 201 - 1200 Alpha Lake Road
 Whistler, BC Canada V0N 1B1
 Ph: 604-932-7002



BIG WHITE RESORT MASTER PLAN 1999

Lift B - Bullet Express
Lift C - Black Forest Express

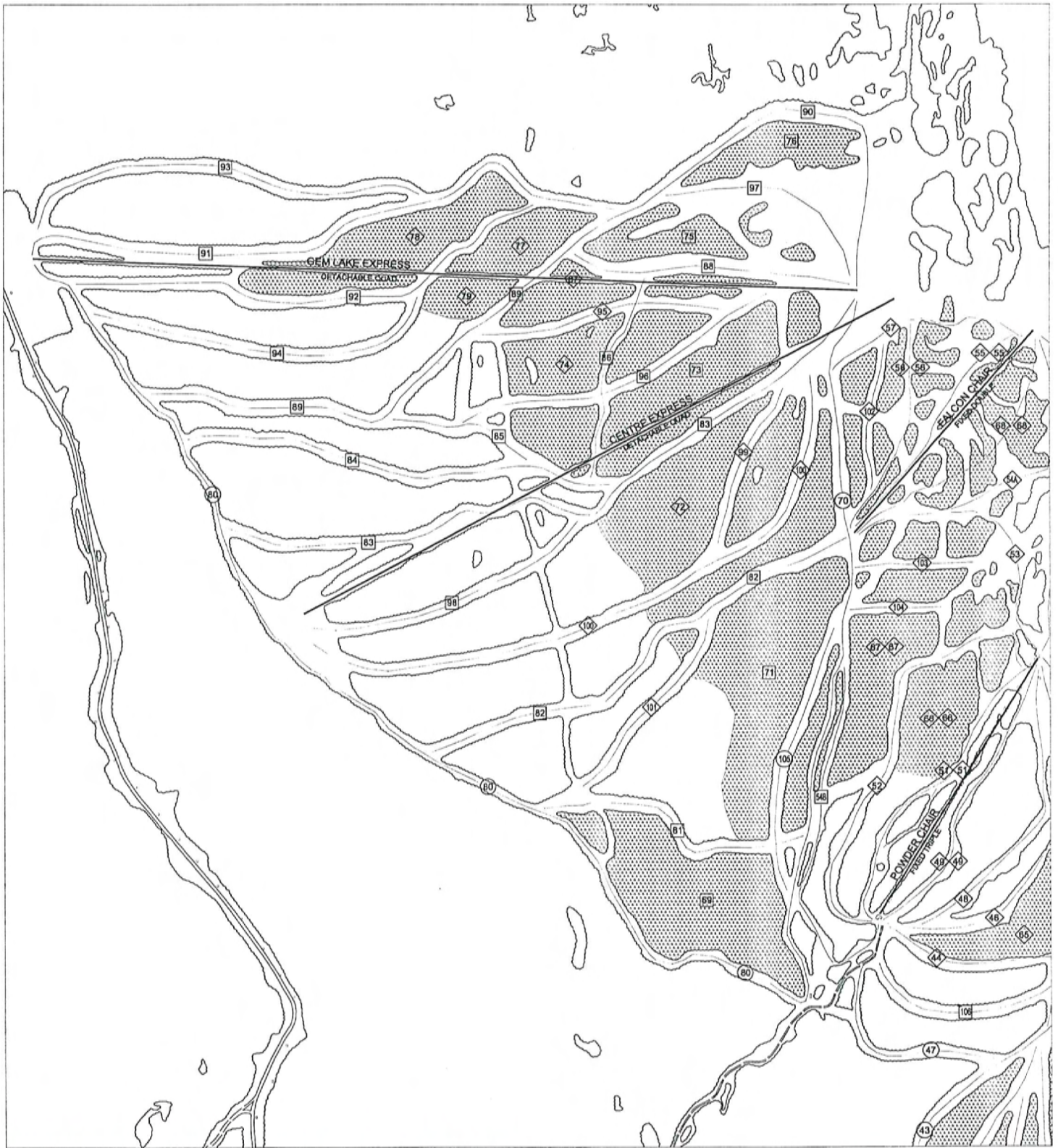
June 1999

Scale 1:10000



Planning by:

Brent Harley and Associates Inc.
The Resort Planning Group
 201 - 1200 Alpha Lake Road
 Whistler, BC Canada V0N 1B1
 Ph: 604-932-7002



BIG WHITE RESORT MASTER PLAN 1999

Lift I - Gem Lake Express
Lift K - Centre Express

June 1999
 Scale 1:15000 0 100 250m



Planning by:
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PROPOSED AND MODIFIED SKI TRAILS

LIFT A & LIFT L RIDGE ROCKET EXPRESS QUAD & PARADISE EXPRESS QUAD

Map Ref.	Trail Name	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Area (Ha)	Beginner Open (Ha)	Novice Open (Ha)	Low Int. Open (Ha)	Intermediate Open (Ha)	Adv. Int. Open (Ha)	Expert Open (Ha)	Ski Trail Capacity
29B	Falcon Easy Out	600	142	617	70	4.3			4.3				
30	Upper Distributor	700	125	711	30	2.1			2.1				
31	Squirrel	550	150	570	30	1.7			1.7				
32	Roller Coaster	1,000	245	1,030	30	3.1				3.1			
33	Speculation	225	115	253	45	1.1					1.1		
33A	Halfpipe	220	65	229	40	0.9				0.9			
34	Lower Distributor	1,750	369	1,788	20	3.6				3.6			
35	Upper Villager	350	95	363	150	5.4				5.4			
36	Ridge Connector	500	55	503	15	0.8				0.8			
37	Perfection	400	140	424	50	2.1					2.1		
38	Exhibition	1,600	369	1,642	80	13.1					13.1		
39	Paradise Glades	400	135	422	100	4.2					4.2		
40	Paradise	1,100	320	1,146	40	4.6					4.6		
41	Dragon's Tongue	1,300	320	1,339	40	5.4					5.4		
42	Goat's Kick	1,093	266	1,132	40	4.5				4.5			
43	Serwa's	2,896	436	2,941	40	11.8		11.8					
62	Kangaroo	500	140	519	8	0.4							
64	Dragon Glades	550	185	580	80	4.6					4.6		
107	New	921	195	949	40	3.8				3.8			
108	New	703	186	732	40	2.9				2.9			
109	New	641	163	667	40	2.7				2.7			
110	New	540	175	571	40	2.3				2.3			
111	New	162	29	164	40	0.7					0.7		
112	New					8.4						8.4	
113	New					4.8						4.8	
114	New					4.4						4.4	
115	New					2.4						2.4	

TOTAL SKIABLE AREA	106.2												
SKIER DENSITY / HECTARE													
MAX. SKIERS ON SLOPE BY SKILL RATING													
% OF MAX. SKIERS													
AVERAGE DAILY VERTICAL													
WEIGHTED VERTICAL DEMAND (M/DAY)													

LIFT B BULLET EXPRESS QUAD

Map Ref.	Trail Name	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Area (Ha)	Beginner Open (Ha)	Novice Open (Ha)	Low Int. Open (Ha)	Intermediate Open (Ha)	Adv. Int. Open (Ha)	Expert Open (Ha)	Ski Trail Capacity	
6A	Home Run	550	91	557	30	1.7		1.7						
7	Upper Sundance	2,000	403	2,040	30	6.1			6.1					
8	Freeway	750	175	770	30	2.3		2.3						
8A	Terrain Garden	90	25	93	20	0.2		1.8						
9	Woodpecker	900	185	919	20	1.8								
10	Easy Street	1,450	235	1,469	50	7.3			1.2					
11	Kyles	300	80	310	40	1.2								
12	Easter Gully	300	85	312	40	1.2								
13	Mervyn's	1,050	240	1,077	45	4.8								
14	International	1,750	390	1,793	40	7.2								
22	Spruce Trail	1,000	250	1,031	40	4.1								
23B	Lower Sun Run	1,000	265	1,035	50	5.2			2.3					
24	Secret	750	170	769	30	2.3								
25B	Lower Highway 33	1,250	250	1,275	70	8.9								
60	Shortcut	250	30	252	20	0.5		0.5						
61	Ally Oop	500	90	508	20	1.0								
TOTAL SKIABLE AREA							56.0							
SKIERS DENSITY / HECTARE								6.3	4.6	4.6	45.1	0.0	0.0	0.0
MAX. SKIERS ON SLOPE BY SKILL RATING								45	35	35	25	17	9	4.5
% OF MAX. SKIERS								285	160	160	1,128	0	0	1,573
AVERAGE DAILY VERTICAL								18%	10%	10%	72%	0%	0%	100%
WEIGHTED VERTICAL DEMAND (M/DAY)								1,500	2,250	2,250	3,000	5,500	7,600	2,652
								271	229	229	2,152	0	0	0

LIFT C BLACK FOREST EXPRESS QUAD

Map Ref.	Trail Name	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Area (Ha)	Beginner		Novice		Low Int.		Intermediate		Adv. Int.		Expert		Ski Trail Capacity			
							Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)		Open (Ha)	Open (Ha)	Open (Ha)
1	Cougar Alley	1,800	325	1,829	50	9.1						9.1										
2	Whiskey Jack	450	125	467	40	1.9						1.9										
3	Herbert's Hollow	850	185	870	50	4.3						4.3										
4	Bears Paw	850	185	870	50	4.3				4.3												
5	Millie's Mile	1,450	300	1,481	50	7.4		7.4														
6B	Home Run	200	47	205	50	1.0				1.0												
58	Easter Chutes	250	85	264	100	2.6										2.6						
59	Ogopogo	1,500	325	1,535	5	0.8				0.8												
60	Shortcut Traverse	500	55	503	20	1.0			1.0													
TOTAL SKIABLE AREA							32.6	0.0	8.4	6.1	15.4	0.0	0.0	2.6	0.0	0.0	0.0	0.0				
SKIER DENSITY / HECTARE							55	0	45	35	25	12.5	17	8.5	9	4.5						
MAX. SKIERS ON SLOPE BY SKILL RATING							0	0	378	215	384	0	0	22	0	0	0	0	0	1,000		
% OF MAX. SKIERS							0%	0%	38%	22%	38%	0%	0%	2%	0%	0%	0%	0%	0%	100%		
AVERAGE DAILY VERTICAL							750	1,500	2,250	3,000	3,000	5,500	5,500	7,600	7,600	7,600	7,600	7,600	7,600			
WEIGHTED VERTICAL DEMAND (M/DAY)							0	568	484	1,152	0	123	0	0	0	0	0	0	0	0	2,327	

LIFT D PLAZA QUAD

Map Ref.	Trail Name	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Area (Ha)	Beginner		Novice		Low Int.		Intermediate		Adv. Int.		Expert		Ski Trail Capacity		
							Open (Ha)	Area (Ha)	Open (Ha)	Area (Ha)	Open (Ha)	Area (Ha)	Open (Ha)	Area (Ha)	Open (Ha)	Area (Ha)	Open (Ha)	Area (Ha)		Open (Ha)	Area (Ha)
15	Woodcutter	700	105	708	30	2.1	0.0	2.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
16	Wonderland	250	40	253	20	0.5	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
17	Hummingbird	350	65	356	30	1.1	0.0	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
TOTAL SKIABLE AREA							3.7	0.0	3.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
SKIER DENSITY / HECTARE							55	45	35	17	8.5	9	4.5								
MAX. SKIERS ON SLOPE BY SKILL RATING							0	166	0	0	0	0	0	0	0	0	0	0	0	166	
% OF MAX. SKIERS							0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	
AVERAGE DAILY VERTICAL							750	1,500	2,250	3,000	3,000	5,500	7,600								
WEIGHTED VERTICAL DEMAND (M/DAY)							0	1,500	0	0	0	0	0	0	0	0	0	0	0	1,500	

LIFTS E & F CLIFF AREA & ALPINE T-BAR

Map Ref.	Trail Name	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Area (Ha)	Beginner		Novice		Low Int.		Intermediate		Adv. Int.		Expert		Ski Trail Capacity		
							Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)		Open (Ha)	Open (Ha)
18	Camel's Back	550	220	592	100	5.9															
19	The Cliff	300	200	361	150	5.4															
20	Pegasus	600	210	636	160	10.2															
21	Parachute Bowl	1,000	225	1,025	75	7.7															
23A	Sun Run	750	171	769	80	6.2						6.2									
25A	Upper Highway 33	650	165	671	60	4.0						4.0									
26	Enchanted Forest	850	161	865	70	6.1					6.1										
27	T-Bar Easy Out	750	111	758	70	5.3						5.3									
28	Whitefoot Trail	1,000	126	1,008	150	15.1						1.5		13.6							
29A	Falcon Easy Out	950	113	957	70	6.7					6.7										
63A	Enchanted Glades	650	136	664	100	6.6					6.6										
63B	Enchanted Glades	525	125	540	150	8.1								8.1							

TOTAL SKIABLE AREA	87.3	0.0	0.0	19.4	17.0	21.7	0.0	0.0	19.0	10.2
SKIERS DENSITY / HECTARE	55	45	35	25	12.5	17	8.5	9	4.5	
MAX. SKIERS ON SLOPE BY SKILL RATING	0	0	679	425	271	0	0	171	46	1,592
% OF MAX. SKIERS	0%	0%	43%	27%	17%	0%	0%	11%	3%	100%
AVERAGE DAILY VERTICAL	750	1,500	2,250	3,000	3,000	5,500	5,500	7,600	7,600	7,600
WEIGHTED VERTICAL DEMAND (M/DAY)	0	0	959	802	511	0	0	817	218	3,307

LIFT G POWDER TRIPLE

Map Ref.	Trail Name	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Area (Ha)	Beginner Open (Ha)	Novice Open (Ha)	Low Int. Open (Ha)	Intermediate Open (Ha)	Adv. Int. Open (Ha)	Expert Open (Ha)	Ski Trail Capacity
44	Powder Keg	600	153	619	40	2.5				2.5			
45	Sleepy Hollow	1,000	185	1,017	30	3.1				3.1			
46	Powder Gulch	900	245	933	40	3.7					3.7		
47	Meadowlark	706	96	715	30	2.1		2.1					
48	Surprise	850	285	897	50	4.5					4.5		
49	Shakey Knees	800	303	855	40	3.4						3.4	
50	Powder Easy Out	500	80	506	40	2.0		2.0					
51	Flagpole	900	303	950	40	3.8						3.8	
52	Corkscrew	1,200	303	1,238	50	6.2				6.2			
53	Powder Bowl	450	55	453	25	1.1					1.1		
54B	Lower Whitefoot	1,300	150	1,309	25	3.3							
65	Powder Glades	450	177	484	50	2.4					2.4		
66	Flagpole Glades	400	125	419	150	6.3							6.3
67	Corkscrew Glades	250	75	261	200	5.2							5.2
103	New	319	125	345	30	1.0					1.0		
104	New	246	97	269	30	0.8					0.8		
105	New	743	87	752	40	3.0		3.0					
106	New	636	141	655	40	2.6			2.6				

TOTAL SKIABLE AREA	57.1												
SKIER DENSITY / HECTARE													
MAX. SKIERS ON SLOPE BY SKILL RATING													
% OF MAX. SKIERS													
AVERAGE DAILY VERTICAL													
WEIGHTED VERTICAL DEMAND (M/DAY)													

LIFT H FALCON DOUBLE

Map Ref.	Trail Name	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Area (Ha)	Beginner		Novice		Low Int.		Intermediate		Adv. Int.		Expert		Ski Trail Capacity				
							Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)		Open (Ha)	Open (Ha)	Open (Ha)	
29A	Falcon Easy Out	300	55	305	70	2.1					2.1												
54A	Upper Whitefoot	900	263	938	30	2.8						2.8											
55	Grizzly	750	263	795	100	7.9														7.9			
56	Playground	650	198	679	120	8.2														8.2			
57	Showdown	1,050	263	1,082	30	3.2					3.2												
68	Falcon Glades	600	225	641	150	9.6														9.6			
102	New	404	167	450	30	1.4														1.4			
TOTAL SKIABLE AREA							35.3	0.0	0.0	2.1	3.2	0.0	2.8	0.0	1.4	25.7							
SKIER DENSITY / HECTARE							55	45	35	25	12.5	17	8.5	9	4.5								
MAX. SKIERS ON SLOPE BY SKILL RATING							0	0	75	81	0	48	0	12	116						332		
% OF MAX. SKIERS							0%	0%	23%	24%	0%	14%	0%	4%	35%						100%		
AVERAGE DAILY VERTICAL							750	1,500	2,250	3,000	3,000	5,500	5,500	7,600	7,600								
WEIGHTED VERTICAL DEMAND (M/DAY)							0	0	507	734	0	793	0	278	2,652								4,965

LIFT I & LIFT K GEM LAKE EXPRESS QUAD & CENTRE EXPRESS QUAD

Map Ref.	Trail Name	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Area (Ha)	Beginner		Novice		Low Int.		Intermediate		Adv. Int.		Expert		Ski Trail Capacity	
							Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)	Open (Ha)		Open (Ha)
69	Black Out Glades				15.2															
70	Village Way	1,967	346	2,023	30	6.1														
71	Sapphire Glades				20.6															
72	Blk & Blue Glades				25.1										25.1					
73	Thunder Glades				19.3															
74	Lightning Glades				13.6															
75	Black Bear Glades				6.5															
76	Sun-Rype Glades				6.4															
77	Talon Glades I				3.9															
78	Ribbon Glades				9.4															
79	Talon Glades II				2.3															
80	Ogo Slow	3,080	338	3,110	30	9.3														
81	Black Out	783	167	810	40	3.2														
82	Blue Sapphire	1,324	284	1,367	40	5.5														
83	Black Jack	1,981	558	2,075	40	8.3														
84	Black Magic	1,181	318	1,229	40	4.9														
85	Black Beauty	404	121	423	40	1.7														
86	Black Thunder	576	117	590	20	1.2														
87	Lift Line	2,249	686	2,373	20	4.7														
88	Black Bear	766	255	819	50	4.1														
89	Kalina's Lower	1,497	384	1,553	40	6.2														
90	Kalina's Upper	1,182	218	1,211	40	4.8														
91	Blue Ribbon	1,733	459	1,801	40	7.2														
92	Talon's Grip	1,349	379	1,408	40	5.6														
93	New	1,131	306	1,176	40	4.7														
94	New	959	263	998	40	4.0														
95	New	664	260	717	40	2.9														
96	New	931	330	996	40	4.0														
97	New	633	180	664	40	2.7														
98	New	808	207	839	40	3.4														
99	New	465	170	499	40	2.0														
100	New	1,802	458	1,875	40	7.5														
101	New	582	148	608	40	2.4														

TOTAL SKIABLE AREA	228.8	0.0	0.0	16.8	54.7	68.0	19.5	54.4	0.0	0.0
SKIER DENSITY / HECTARE	55	45	35	25	12.5	17	8.5	9	4.5	
MAX. SKIERS ON SLOPE BY SKILL RATING	0	0	586	1,368	851	332	462	0	0	3,599
% OF MAX. SKIERS	0%	0%	16%	38%	24%	9%	13%	0%	0%	100%
AVERAGE DAILY VERTICAL	750	1,500	2,250	3,000	3,000	5,500	5,500	7,600	7,600	3,429
WEIGHTED VERTICAL DEMAND (M/DAY)	0	0	367	1,140	709	508	706	0	0	