



Clearwater Ski Hill Draft Master Plan

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EXECUTIVE SUMMARY

The Clearwater Ski Hill (CSH) is operated by the Clearwater Ski Club (CSC), a non-profit society, and is regularly supported by local companies and community members. CSH is a small operation serving the community for day/night skiing and as an event venue. It is considered a Community Alpine Ski Resort – Type 1 as per the *All-Seasons Resort Policy*.

Clearwater Ski Club acknowledges the Adams Lake Indian Band, the Neskonlith Indian Band and the Simpcw First Nation on whose traditional territory the Clearwater Ski Hill is located.

Project Vision

The CSH is in the District of Clearwater in the heart of British Columbia and Wells Gray Country. Clearwater, BC is the gateway to Wells Gray Provincial Park and is surrounded by the Trophy Mountains, Raft Peak, Grizzly Peak and Dunn Peak (Refer to Figure 1). This rural community, of 2400 residents, is a place for all seasons. The CSH not only serves as a community ski hill to the community of Clearwater and to visitors, but the lodge also provides a venue for several events including community meetings, craft fairs, and weddings. The CSC has a strong executive committed to ensuring the continuation of affordable family friendly winter recreation for everyone. The club operates primarily through the efforts of a dedicated group of community volunteers. The vision of the board of directors is to promote family and recreational values by providing community benefits of a strong, robust, and well-loved community ski area.

General Overview of Business (Existing and Proposed)

The Clearwater Ski Hill started as a tow rope operation in 1965 and over the years has grown into an affordable family friendly ski hill that includes a fast T-bar, 10 ski runs of various abilities and a spacious lodge. Those who frequent the hill come from Clearwater, Vavenby, Blackpool, Blue River, Barriere, Little Fort, Kamloops and surrounding areas. Some international and domestic visitors also include a visit to the Clearwater Ski Hill while participating in other activities in Wells Gray Park such as cross country or back country skiing, snowmobiling and hiking. The CSH operates on Crown and private land with much of the recreational infrastructure being partially or wholly on private land in the base area. The Crown and private land together comprise the Development Area for the CSH (Refer to Figure 2).

Currently the existing winter activities include both day and night skiing and snowboarding. The hill provides afternoon skiing and night skiing on set weekdays, day skiing on weekends and holidays, and skiing programs for local schools on agreed upon weekdays (Refer to Figure 3).

The club's summer activities include a developed disc golf course which is offered free of charge to locals and tourists, and as an enticement to encourage participation by other regional clubs. The disc golf club also brings visitors to tournaments effectively creating stimulus for CSC.



Additionally, CSC rents the lodge to bring in revenue from weddings, as well as tourist and community events (Refer to Figure 3).

A summary of the current business includes 10 ski runs, a T-bar, a tow rope, a groomer and the day lodge.

The CSC plans to remove a small unused portion of the CRA (northeast of the Forest Service Road) (Refer to Figure 4). The area of the CRA that the below outlined activities will occur in will not be impacted by this removal. The proposed Master Plan will enable CSH to remain flexible, creative, sustainable and respond to new all-season opportunities. Improvements, such as widening existing runs and glading in-between runs would enhance skiable terrain and skier experience (Refer to Figure 5). Additionally, some of the new offerings would include tube park, skating rink, RV camping, bike pump park and concert venue (Refer to Figure 6 & Figure 7).

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

- Expansion of Current Ski Runs
- RV Park
- Outdoor Washroom Facilities
- Bike Pump Park
- Facilitation of Mountain biking using the T-bar
- New Concert Venue
- Enhanced Disc Golf Course
- Skating Rink
- Tube Park
- New Cross-Country Ski Trail System
- New Snowshoe Trail System

SECTION 1: DESCRIPTION OF EXISTING OPERATIONS

1.1 General Description of Existing Ski Resort

The CSH is located within the district boundaries of Clearwater, British Columbia as illustrated in Figure 1. CSH is accessed by communities within 30 km including Blackpool, Birch Island and Vavenby as well as further communities within 140 km including Little Fort, Barriere, 100 Mile House, Blue River, and Kamloops. CSH is a local ski hill that has operated since 1965 and is well appreciated in the North Thompson for providing affordable family friendly winter recreation for everyone. The club is 100% mortgage free and in a stable financial position with strong community support. CSH currently has 10 ski runs open accessed by a T-Bar and tow rope.

1.2 Description of Experience/ Activities Being Offered

All activities that are currently offered at CSH are within the existing CRA boundaries.



- Skiing and snowboarding in the winter occurs when snow levels are adequate. Unfortunately, some years CSH is unable to open due to low snow levels.
- Skiable terrain includes 10 runs with a variety of experience levels: 5 beginner runs, 3 intermediate runs, and 2 expert runs, shown in Figure 3.
- Day skiing is offered on Saturdays and Sundays and after 3pm on Wednesdays.
- The school program has been active every year that the ski hill has opened for more than 20 days, since the 80s.
- Through school programming outdoor education and grants, free skiing is provided for several students in the community (In 2022, approximately 340 kids participated in the school skiing program).
- School ski days are offered to local schools on scheduled weekdays where students can take a lesson and ski for the day.
- Ski and snowboard lessons are available on weekends (by appointment).
- Night skiing is available on set Fridays on one run plus the bunny hill.
- A developed disc golf course which is offered free of charge to locals, tourists and as an enticement to encourage participation by other regional clubs (Refer to Figure 3).

1.2.1 Activities

- Winter activities consist of skiing and snowboarding.
- Summer activities consist of disc golf.

1.2.2 Period of Use

- Skiing and snowboarding are offered from December to April.
- Disc golf is generally offered from May to October, weather dependent.

1.3 Base Area Structures/Site Facilities and Improvements

The base area for the ski hill is located on private land at 566 Dunn Lake Road in Clearwater, BC (Lot A District Lot 2622 Kamloops Division Yale District) and is composed of a main day lodge, parking lot and a number of auxiliary buildings including a T-Bar operator station.

Day Lodge

- The capacity of lodge is 150 people and 3,600 ft². The lodge has an open eating area, a fully equipped kitchen for concession, and contains the ticket and rental shop, office, first aid and ski school. In 2020-21 the lodge has seen significant improvements including new windows, new interior paint, and an upgraded outside deck.



Parking Lot

- The parking lot can accommodate up to 120 vehicles with some overflow parking when necessary.

T-Bar Operator Station

- The operator station is located at the base of the lift and contains T-Bar control functions.

1.4 Mountain Operation and Improvements

A number of the recreation improvements occur on private land:

- T-bar lift (beginning portion)
- Handle tow lift
- Bunny Hill
- Night skiing lights (beginning portion)

The remainder of the existing recreation improvements occur within the CRA:

- T-Bar lift
- Night skiing lights
- 9 ski runs

The T-bar lift is 1247m in length, with a capacity of approximately 600 skiers per hour. The handle tow lift is 173m in length, with a capacity is 125 skiers per hour. Both the T-bar and the handle tow lifts are powered by electricity and inspected yearly by Technical Safety BC.

Ski hill maintenance includes brushing of runs, required routine lift maintenance for safe operation, painting, regular maintenance of existing structures, renewing of signage, and plowing the parking lot.

In 2021, the ageing poles and lights were replaced with new taller wood poles, new wiring and LED lights that are brighter and will reduce electrical costs.

1.5 Access

The ski hill is accessed by a paved, public road (Dunn Lake Road) which is approximately 4 km from Highway #5. Dunn Lake Road is plowed and maintained by the Ministry of Transportation (coming from Barriere) and the District of Clearwater (off Highway #5 from Clearwater). The current access to the ski hill is adequate and no upgrades are required to support the additional proposed development.



1.6 Servicing

CSH is on the District of Clearwater community water system and pays annually for water.

CSC also has a water licence (C129627) on Hascheak Creek for public facilities (4.55 m³ per/day) and land improvements (18.18 m³ per day) throughout the year. CSC is not currently utilizing this water licence; however, should there be a need to utilize additional water supply this water is available. See Appendix 2.

If the CSC wants to explore utilization of the water allocation from the existing water licence for the potential for snowmaking they would need to make application under the *Water Sustainability Act* for an amendment to the water licence to change the purpose and include storage. Further discussions with the Water Management Branch of the Ministry of Forests would be required.

BC Hydro supplies power to CSH for the lifts and day lodge and the power supply is sufficient for all existing and proposed development.

The sewerage system is currently in the form of a septic field located to the East of the lodge on private land in the base area. The capacity of the septic field is sufficient for the current and future needs of the ski area. The sewerage system is in compliance with the *BC Sewerage System Regulation* and approved by Interior Health.

1.7 Resort Capacity and Skier Visits

- The T-bar lift capacity is approximately 600 skiers per hour.
- The hand tow lift capacity is approximately 125 skiers per hour.
- The average annual skier visits are approximately 5000 each season.
- The average guests per day is 50 with 150 guests on a peak day.

SECTION 2: OVERVIEW OF PROPOSED NEW ACTIVITIES AND BASE AREA MODIFICATIONS

2.1 CRA Boundary Update

CSC is proposing a slight change to the northeast boundary of the CRA for the CSH. Specifically, the section of the CRA to the northeast of Hascheak Creek Forest Service Road (FSR) will be removed (approximately 4.1 ha), as it is unlikely that the ski hill would use that portion of the CRA on the other side of the FSR (Refer to Figure 4).



2.2 Proposed New Activities

The CSH would like to widen some of the existing ski runs and glade some new areas which could turn the present 10 run ski hill into a 13-15 run ski hill creating more versatility of terrain. The CSH would also like to add cross country ski trails and snowshoe trails, a tube park, a skating rink, a bike pump park, concert venue, multi-use trail by the river and eventually a 12-space full hook-up RV Park with outbuildings for cooking, gathering, showers and toilets (Refer to Figure 6 & Figure 7). All of these would be encompassed within the Development Area

Due to the low elevation of the ski hill, the development of a tube park, such as the one at Harper Mountain, could provide winter activities in the years when our snowpack is too limited to offer downhill skiing and snowboarding. CSC is presently working with local community partners to fundraise for a snow making machine, which would support the development of the tube park, as well as larger projects.

Along with the existing winter plans for the CSH, the vision for summer operations could include a bike pump training park to complement the existing bike trails at Candle Creek, and to further promote and expand the summer disc golf program and course. The future construction of a RV park would support local tourism and provide accommodations for summer events organized by the CSC such as weddings, concerts, and community gatherings. This would be enriched by the development of permanent concert stage infrastructure, and outbuildings such as kitchen, gathering area, washrooms and showers. There is strong momentum in the North Thompson Valley for more live theatre and music venues and a family-orientated summer music festival like the Robson Valley Music Festival would be well received.

2.3 Description of New Activities Being Offered in CRA

- Enhance ski run Far Out by widening it, and glading in-between runs Far Out, Triple Action, Milky Way, Kamakazie, and Cruiser would increase ski terrain on CSH (Refer to Figure 5).
- New winter activities would include snowshoe and cross-country trails, a skating park and a tube park that would provide other options and potentially generate new guests to CSH (Refer to Figure 6).
- A new 12 space RV park would be used by tourists visiting the area, as well as people attending events such as weddings and concerts at CSH (Refer to Figure 7).
- New summer activities would include enhancing the disc golf course and construction of a bike pump park, concert venue, gathering area and cooking/washroom facilities (Refer to Figure 7). These activities would help CSH become an all-seasons community resort.
- Installation of a multi-use trail (lamp lit skating, cross-country skiing, walking, biking) by the river. This trail will circumvent the day lodge and will bring more tourism and fee collection by means of donations and memberships to the CSC.



2.4 Base Improvements

- Day Lodge Improvements
 - Kitchen upgrades include a new deep fryer.
 - Upgrade to basement washroom facilities.
 - CSC was successful in acquiring funding through the Community Economic Recovery Program (CERIP) in 2021. Through this funding they were able to:
 - Expand and cover deck and install outdoor heaters, allowing for live music and theatre productions.
 - Install rubber flooring in the basement.
 - Paint downstairs.
- 12 space RV park approximately 0.31ha in size, located on CSC's private land.
- Outdoor kitchen, washrooms, and permanent gathering area (Refer to Figure 7).

2.5 Mountain Improvements

- Enhance existing ski runs and glade new areas (Refer to Figure 5)
- New snowshoe and cross-country skiing trails (Refer to Figure 6)
- New tube park (Refer to Figure 6)
- New bike pump park (Refer to Figure 7)
- Facilitation of Mountain biking using the T-bar
- Enhanced disc golf park (Refer to Figure 7)
- Installation of a multi-use trail (lamp lit skating, cross-country skiing, walking, biking) (Refer to Figure 6)

2.6 Project Capacity and Skier Visits

The introduction of new winter and summer activities at the CSH will allow for greater and more diverse use throughout the year. More diversity in recreational offerings will benefit the community and increase the resiliency of the CSC, ensuring long term survival and feasibility of the CSH.

The weather and the population density of Clearwater and the surrounding area is ultimately the determining factor for skier visits; therefore the improvements will likely not result in an increase to skier visits, but the overarching stability of visitors and guests to the CSH throughout the year is expected to stabilize.

2.7 Economic Benefits

The Day Lodge improvements, RV park, concert venue and new activities will allow for an all-seasons community resort servicing Clearwater and the surrounding area. The CSH supports



local businesses and is an important staple in the community, helping to retain and attract residents, employees, and small businesses.

Increased tourism creates other economic benefits to the area including use of local accommodations, restaurants, and other attractions.

SECTION 3: OVERLAP WITH ENVIRONMENTAL & CULTURAL VALUES

3.1 Fish values

No fish values have been identified for the area.

3.2 Wildlife values

A review of the BC Conservation Data Centre website did identify that the CRA does overlap with a CDC occurrence of the American Badger, a red listed species. Habitat Biologists will be referred through the MP process to identify any concerns and required mitigation.

<https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/conservation-data-centre/explore-cdc-data/species-and-ecosystems-explorer>

3.3 Water Values

The CSH CRA overlaps with the 9.18ha of the Hascheak Creek community watershed (Refer to Figure 8). This area has already been developed with ski runs and T-bar. No additional development is planned for this area and no impacts to water values within the community watershed are anticipated.

3.4 First Nations

CSH is a community resource to the District of Clearwater and the surrounding area. There are several Indigenous communities that may have overlapping interests. CSC is committed to engaging with these communities to better understand their goals and objectives for the area and possible synergies with the operation of the CSH.

Analysis using the Province's Consultative Areas Database indicate that the following First Nations may have an interest in the area.

- Neskonlith Indian Band
- Simpcw First Nation
- Adams Lake Indian Band

The CSC recognizes the First Nations in the area and will work with the Provincial government to ensure meaningful engagement. The CSC welcomes participation by all First Nations with an interest in the area and will look to further develop relationships throughout this process.



Currently, the CSC and Simpcw First Nations have an agreement that the day lodge is to be available for use as the Simpcw First Nations Emergency Operations Centre.

SECTION 4: OVERLAP WITH EXISTING USE

4.1 Mineral Tenure

The Clearwater Ski Hill CRA does not overlap with any mineral tenures.

4.2 Timber Tenure & Forest Use

Previously the CSH tenured area overlapped with the Wells Gray Community Forest Agreement (K2A -CFA) and in November 2020, the overlap was resolved. The Crown land within the Development Area (Controlled Recreation Area or CRA) is within the Thompson Rivers Natural Resource District and the Raft Provincial Forest. The Mountain Resorts Branch (MRB) would like to see the CRA designated under the *Resort Timber Administration Act* (RTAA), which provides MRB with the authority to administer timber within the CRA. The intent of transferring the timber administration to MRB from the Ministry of Forests is to provide a “one window” approach for resort development within CRAs, in order to streamline and integrate provincial review and application processes. Also, the transfer recognized that any land use decision that may be made in relation to the CRA is for long term all-seasons resort development purposes. To finalize the government’s direction and intent of the RTAA, MRB is proposing to remove the CRA from the Provincial Forest.

4.3 Land Use Planning, Local or Regional Zoning Requirements

The CSH is partially within the District of Clearwater (DOC) and partially within the Thompson-Nicola Regional District (TNRD). For the lands within the DOC, they fall under an existing Official Community Plan (OCP), Zoning Bylaw No. 133, where the CSC private land is zoned Parks and Recreation (P-1), and the crown land is zoned Rural (RL-1). The land within the TNRD is zoned Rural (RL-1) under Zoning Bylaw 2400.

The CRA falls within the 1995 Kamloops Land & Resource Management Plan. The only LRMP consideration which affects the CSH is the Visual Quality Objective. The ski hill is a well-established feature in the landscape, and we expect the visual impacts of the ski area to the adjacent travel corridor will remain minimal. Any glading or enhancement of ski terrain will be conducted in accordance with Best Practices for VQO maintenance.

4.4 Commercial Recreation Tenure & Guide Outfitter Territories

4.4.1 Commercial Recreation Tenure

The CRA overlaps with one commercial recreation tenure for guided dog sledding, snowmobile and summer ATV tours (File 3410649) which has tenured trails over a portion of Hascheak



Creek FSR, which crosses the CRA (Refer to Figure 9). This plan proposes the removal of the FSR from the CRA; therefore no conflicts are anticipated.

4.4.2 Guide Outfitter Territory

The Clearwater CRA is not within any Guide Outfitter territories.

4.5 Public Recreational Use

The CSH offers a disc golf course free of charge. The hill is a popular hiking spot for locals although there are currently no maintained trails.

4.5.1 Recreational Snowmobile Trails

The Foghorn-Harp Snowmobile trails (REC154925) overlaps the Hascheak Creek FSR which crosses the CRA (Figure 9). This plan proposes the removal of the FSR from the CRA; therefore no conflicts are anticipated.

4.6 Trap Line Tenure

There is one trap line tenure (TR0038T001) that covers the entire CRA. No impacts to the trap line tenure are anticipated.

APPENDIX 1 – Hazards and Safety Plan

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

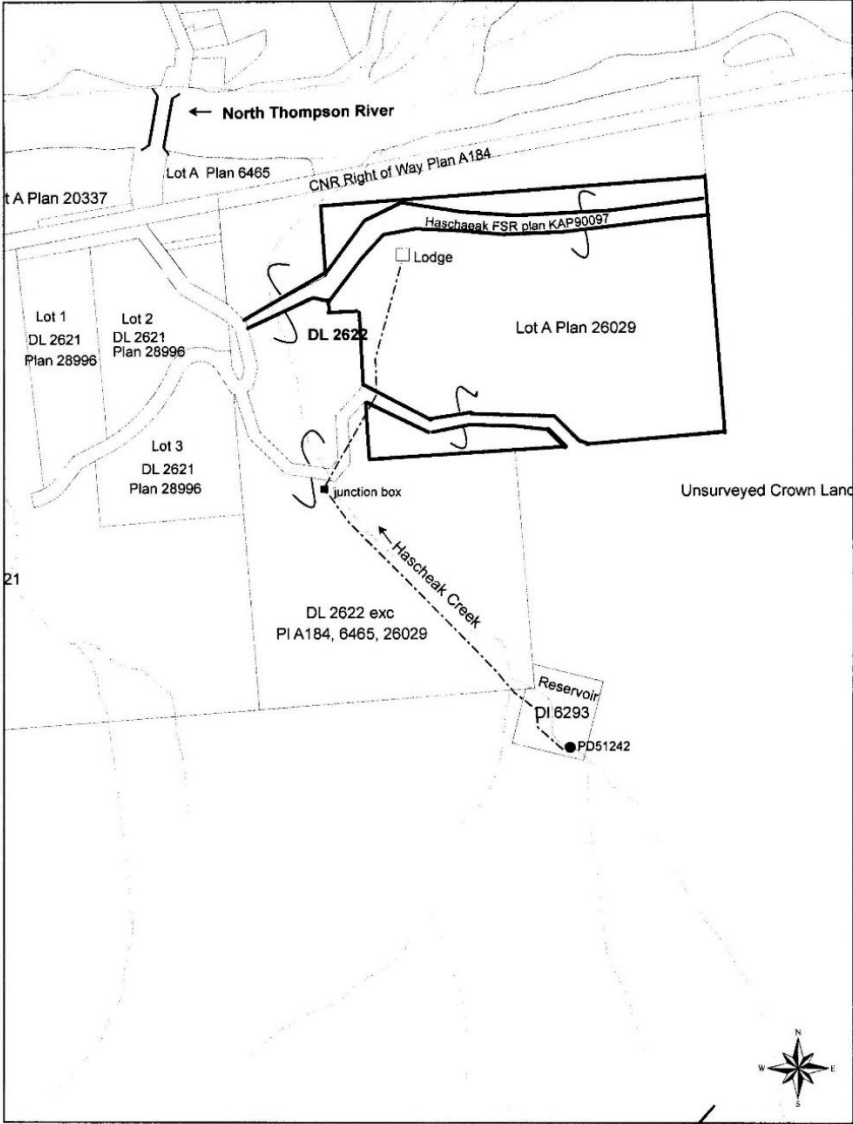
I certify that I have prepared Hazards and Safety Plan which meets or exceeds Workers Compensation Board and approved industry standards and that my operation will meet the requirements of this plan.

_____ Signed

_____ Date



APPENDIX 2 – Water Licence



WATER DISTRICT: Kamloops
PRECINCT: North Branch
LAND DISTRICT: Kamloops Division Yale District

Signature:
Date: April 15/13

LEGEND:
Scale: 1:7,500
Point of Diversion: ●
Map Number: WR 3783 (92.P.070)
Pipe: — — —

C.L. 129627 for C.L. 31909
File: 0270502

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



CONDITIONAL WATER LICENCE

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

- a) The stream on which the rights are granted is Hascheak Creek.
- b) The point of diversion is located as shown on the attached plan.
- c) The date from which this licence shall have precedence is 6th September, 1966.
- d) The purpose[s] for which this licence is issued are public facilities and land improvement.
- e) The maximum quantity of water which may be diverted for public facilities is 4.54609 cubic metres (1,000 gallons) per day and for land improvement is 18.18436 cubic metres (4,000 gallons) per day.
- f) The period of the year during which the water may be used for public facilities is the Whole year and for land improvement is the Whole year.
- g) The land upon which the water is to be used and to which this licence is appurtenant is Lot A District Lot 2622 Kamloops Division Yale District Plan 26029 except Plan KAP90097.
- h) The authorized works are diversion structure, pipe, reservoir and junction box which shall be located approximately as shown on the attached plan.
- i) The construction of the said works has been completed and the water is being used. The licensee shall continue to make regular beneficial use of the water in a manner authorized herein.
- j) This licence is issued under the Water Act (the Act). The exercise of rights under the licence is subject to the Act and its regulations, the terms and conditions of the licence, orders under the Act and the rights of licensees whose rights have precedence on the stream. The licensee must comply with all such requirements, as well as the provisions of all other applicable enactments. In exercising rights under the licence, the licensee must exercise reasonable care to avoid damaging land, works, trees or other property, and must make full compensation to the owners for damage or loss resulting from construction, maintenance, use, operation or failure of the works.
- k) This Licence is issued in substitution of Conditional Water Licence 31909.

A handwritten signature in black ink, appearing to read "Rick Sommer", with a long horizontal line extending to the right.

Rick Sommer
District Manager

LIST OF FIGURES

Figure 1. Location Map

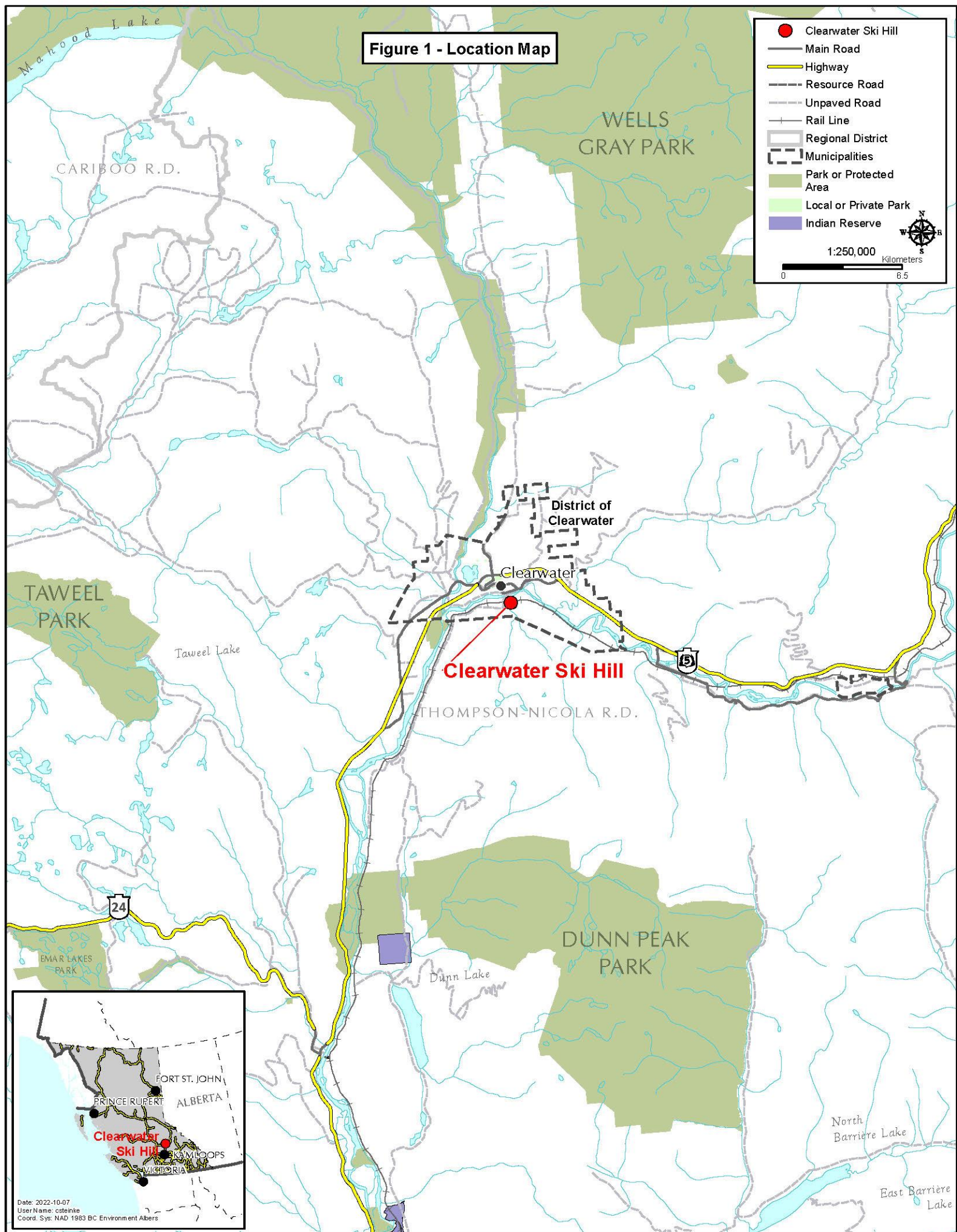


Figure 4. Proposed CRA Amendment

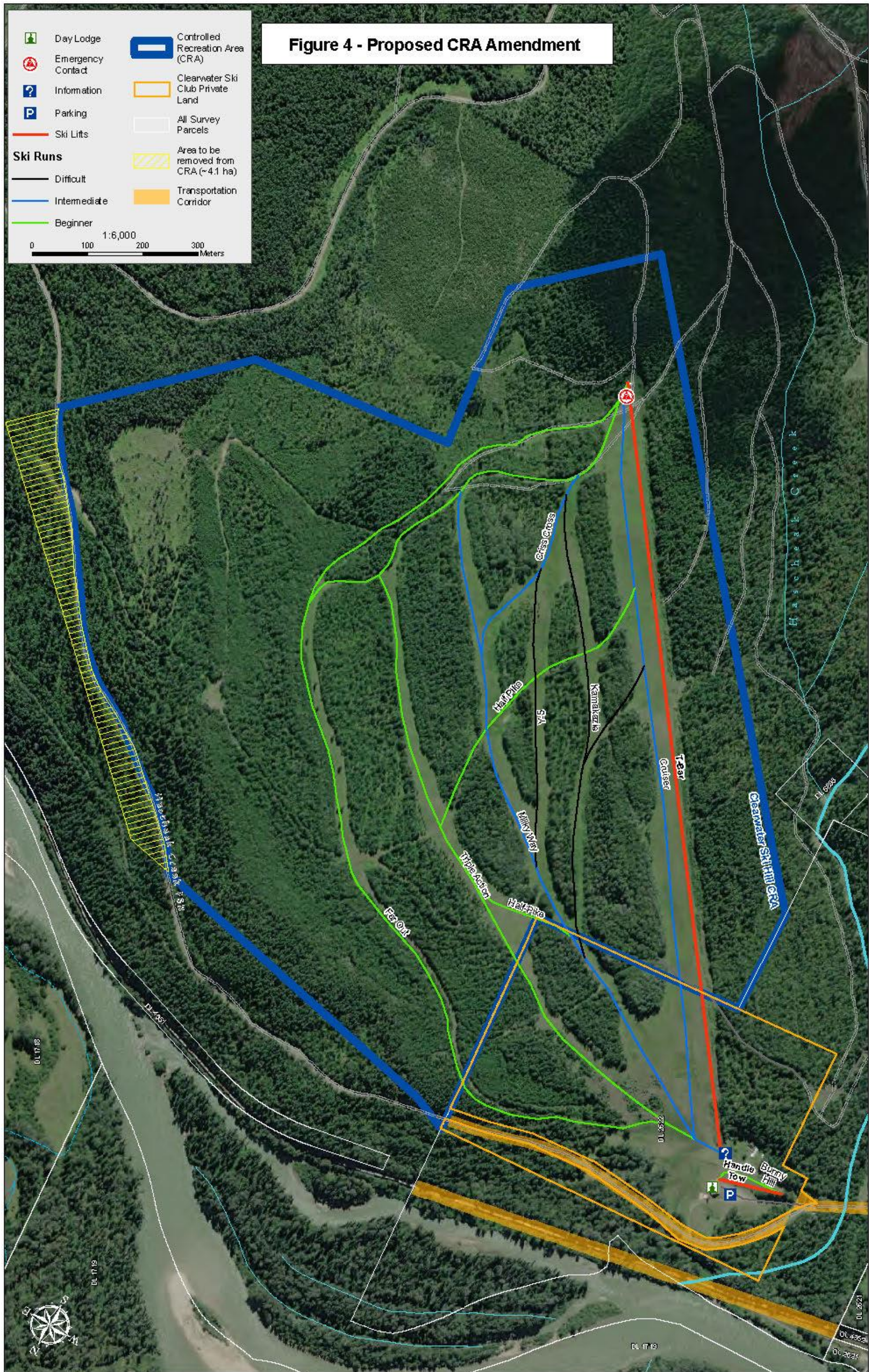


Figure 7. Proposed New Summer Activities

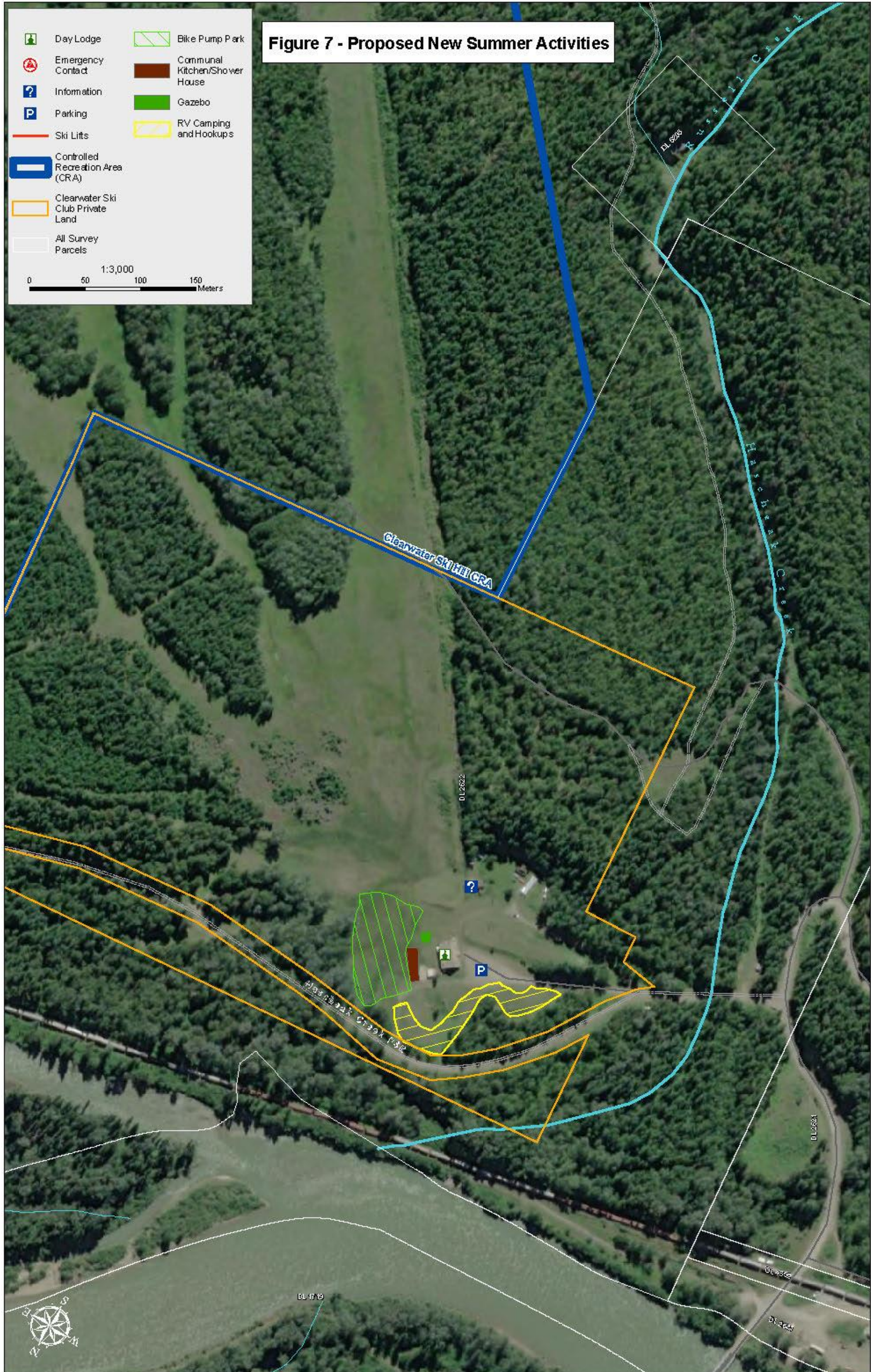


Figure 8. Community Watershed

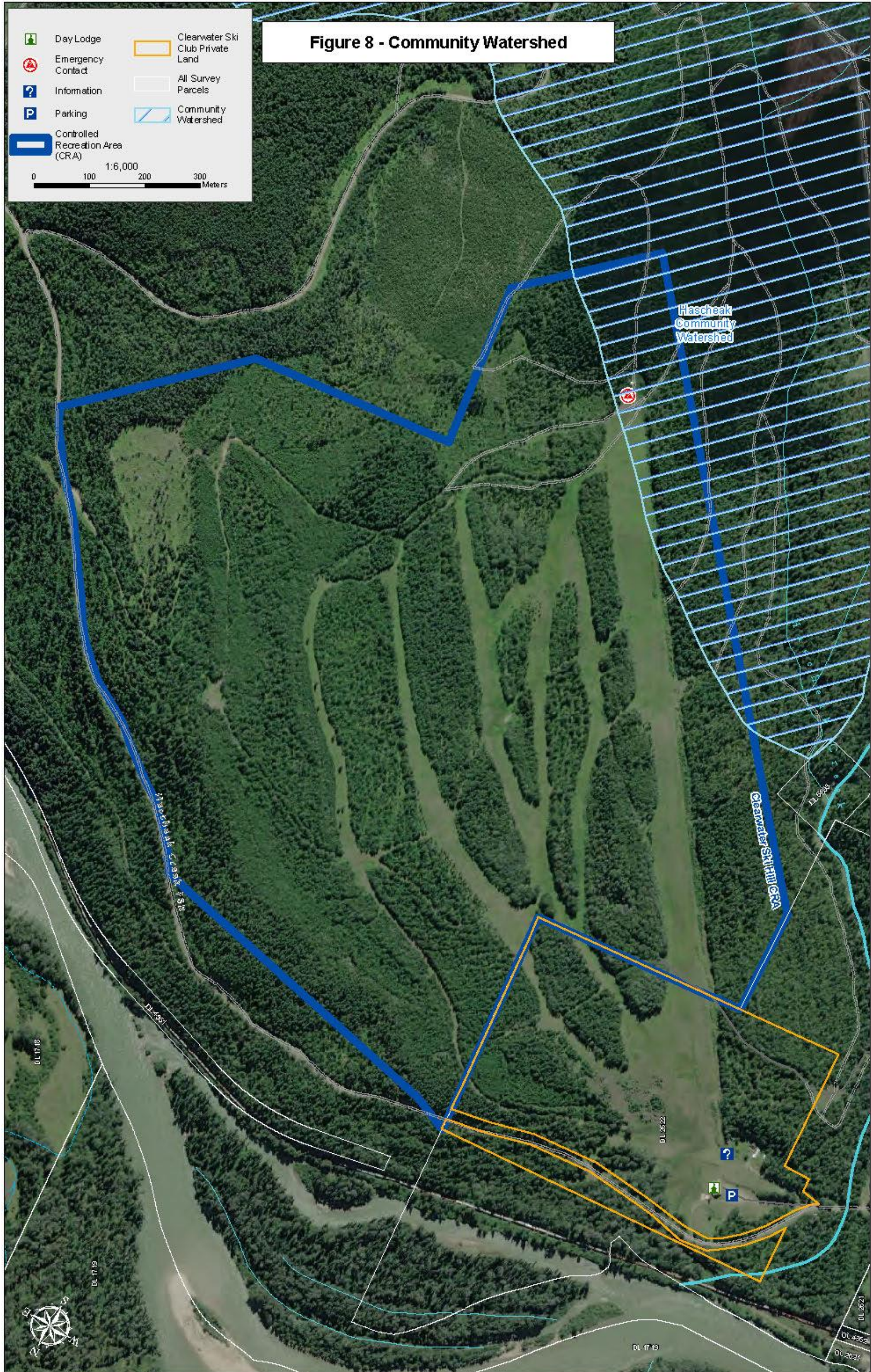


Figure 9. Commercial and Recreation Tenures

