

## APPENDIX A

### UPDATED M.D.A. PHASING SCHEDULE

MOUNTAIN PHASE ( TABLE V.1)	EXISTING (March 2013)	PHASE 2B	PHASE 3	PHASE 4	TOTAL	
<b>LIFTS</b>	Lift 1R - Burfield - 4C - 464 pph Lift 2 - Sunburst - D4C-B - 2294 pph Lift 3 - Crystal - 3C - 2005 pph Lift 4 - Village Platter - P - 722 pph Lift 5 - West Bowl - TB - 698 pph Lift 6 - Sundance - D4C - 1994 pph Lift 9 - Elevation - 4C - 1822pph Lift 10 - Morrisey Platter - P - 654 pph Lift 14 - Morrisey Express - D4C - 1844 pph Lift 18A - Village Conveyor - MC - 800 pph Lift 18B - Kids Ranch Conveyor - MC - 800 pph	<b>Shorten &amp; Upgrade Capacity:</b> Lift 1 - Burfield - 4C - 464 pph to 920 pph top terminal to 1,850m elevation <b>Replace &amp; Realign:</b> Lift 3 - Crystal - 3C - 2005 pph with Lift 3R - Crystal - D6C - 3200 pph <b>Install:</b> Lift 8 - West Morrisey - 4C - 2000 pph Lift 16 - Orient Ridge - 4C - 1800 pph Lift 15 - Gil's - 3C - 2000 pph using Crystal equip <b>Upgrade Capacity:</b> Lift 2 - Sunburst - D4C - to 2509 pph Lift 6 - Sundance - D4C - to 2600 pph Lift 14 - Morrisey - D4C - to 2800 pph	<b>Replace &amp; Realign:</b> Lift 5 - West Bowl - TB - 698 pph with Lift 5R - West Bowl - TB - 1200pph <b>Install:</b> Lift 12 - P - 700pph Lift 17b - McGillivray Transfer - 4C - 2400 pph	<b>Install:</b> Lift 7 - Sunnyside - D4C - 2800 pph Lift 13 - Mount Tod - 4C - 2400pph Lift 19 - Headwall Tram - JB30 - 600pph Lift 20 - 4C - 2400 pph Lift 22 - Carpet Zone - 3/MC - 1200 pph Lift 23 - Platter Zone - 2/P - 1400 pph Lift 24 - 2/P - 1400 pph <b>Upgrade Lift:</b> Lift 6R - Sundance - D6C - 3200 pph <b>Upgrade and Extend Lift:</b> Lift 16R - Orient Express - D6C - 3200 pph Lift 17 - McGillivray - 4C - 2400pph		
<b>SKI TRAILS/Phase (ha.)</b>	199.5	64.9	30.6	93.9	802.4	
<b>SKIER CARRYING CAPACITY (SCC)</b>	7,720	11,220	11,660	16,140	16,140	
<b>SKIERS AT ONE TIME (SAOT) <sup>1</sup></b>	10,356	17,475	18,592	28,652	28,652	

BASE AREA PHASE (TABLE VI.1)	EXISTING (March 2013)	PHASE 2B	PHASE 3	PHASE 4	TOTAL
<b>BED UNIT/SAOT %</b>	105%	105%	105%	105%	
<b>CUMULATIVE BED UNITS <sup>2</sup></b>	7,428	12,773	16,273	23,342	23,342
<b>EST. GROSS HA./PHASE</b>		25.5	48.3	100.0	
<b>CUM. GROSS HA.</b>	59.7	85.2	133.5	233.5	233.5
<b>EST. NET HA./PHASE</b>		23.0	43.5	60.0	
<b>CUM. NET HA.</b>	53.7	76.7	120.2	180.2	180.2

INDEPENDENT RECREATIONAL FACILITIES	EXISTING (March 2013)	PHASE 2B	PHASE 3	PHASE 4	TOTAL
<b>GOLF HOLES</b>	18			9	27
<b>TENNIS COURTS</b>	2				
<b>PAVED TRAILS</b>	8.0 km	4.9 km	6.0 km	not determined	> 20.0 km
<b>OTHER</b>	Sports Centre with Outdoor Pool Outdoor Skating Rink Driving Range Children's Play Structure McGillivray Lake Outpost and Docks Downhill Mountain Bike Park Winter Cross-Country Ski Trails Summer Cross-Country Mountain Bike Trails	Zip Lines Gravity Cars	Conference Centre Movie Theatre Children's Water Play Zone	Undefined	
<b>MUNICIPAL FACILITIES <sup>3</sup></b>		5.0 hectare Community Park Ball Diamond Soccer Field Multiplex Facility Health Center			
<b>CUMULATIVE EST. HA. FOR OTHER USES</b>	63.5	72.0	85.3	167.3	167.3

Notes:

- SAOT Formula is based on the Guidelines and Background Information for the Interpretation of Ski Area Policy 1982.
- The Phase 4 Cumulative Bed Unit total is consistent with Schedule D to the Master Development Agreement between the Province of British Columbia and the Sun Peaks Resort Corporation. The Cumulative Bed Unit value for the Existing 2013 reflects the total land drawn down and serviced by SPRC under this agreement as of March 2013. The Cumulative Bed Unit value for Phases 2B and 3 reflect the design articulated in the Sun Peaks Resort Master Plan Update 2013. The MDA and the Sun Peaks Resort Area Master Plan govern land development and bed unit entitlement at Sun Peaks and the Official Community Plan of the Sun Peaks Mountain Resort Municipality must be consistent with the Sun Peaks Resort Area Master Plan.
- Municipal facilities are those facilities expected to be constructed by the Sun Peaks Mountain Resort Municipality on lands to be purchased for Independent Recreation Facilities.
- The Parties estimate that each of the 4 phases will take approximately 10 years to complete; however, that estimate is non-binding, and the parties acknowledge that it may take more or less time to complete each phase. The length of the time taken to complete each phase will not take away any of SPRC's rights specified in the Master Development Agreement.