

Sun Peaks Resort Area Master Plan Update 2013 Summary of Differences from 2006 Plan

The Sun Peaks Resort Area Master Plan Update 2013 is a refinement to the Master Plan Update prepared in 2006. After another 5 plus years of operation, the Sun Peaks Resort Corporation has found a few areas for improvement of its overall vision as articulated in the Master Plan. These are outlined below:

1. Ski Connection between Mount Morrisey and Orient Ridge

The skiing interface between the slopes on the north side of the valley and those on the south side has been improved by rerouting the proposed McGillivray Road. Instead of passing between the bottom terminals of the Morrisey Express (Lift 14) and the proposed Orient Express (Lift 16), it will now cross the valley between the 11th and 12th holes of the golf course, intersecting Valley Drive at the east end of the proposed East Village. Eliminating this section of road between the two lifts will really contribute to linking the skiing on both sides of the McGillivray valley. The two bottom terminals will be at the same grade and separated by just 115 metres of level ground linked by a new bridge crossing over McGillivray Creek. Skier services will be provided in the lower two floors of Building E-A in the East Village.

To facilitate this change in alignment of the proposed McGillivray Road, the configuration of a few development parcels adjacent to the road has been modified slightly; however, there are no significant changes to the overall development plan for the lands in the vicinity of proposed road.

2. Snowmaking

The 2013 Master Plan update has added the provision of snowmaking coverage for three trails on Mt. Morrisey as well as a connector trail from Sundance to the base of the Morrisey Express lift. The Mt. Morrisey snowmaking system would be fed from a proposed two cell reservoir located in a flat area between the top of the lift and the Mt. Morrisey summit. The reservoir is proposed to be filled with treated effluent from the sewage treatment plant. The treated effluent must be held for a minimum of 90 days before it can be used for snowmaking. By providing two cells in the reservoir, effluent produced in one season can be used for snowmaking or golf course irrigation in the following season.

3. Lift Capacities

The 2013 Master Plan includes a provision to upgrade the Sunburst Express lift and the Crystal lift to detachable six passenger chairlifts. These two lifts provide the main access route to the Top of the World and the ski fields below Mt. Tod as well as significant return cycle skiing. The trail areas serviced by each of these lifts have considerably more capacity than the lift capacity that would be available with detachable four passenger chairlifts, particularly when the access reduction is taken into account. Therefore, we have included the ability to upgrade these two lifts to the higher capacity six passenger lifts, when business levels warrant it in the 2013 Master Plan Update.

4. Mountain Restaurants

The original Sun Peaks Master Plan prepared in 1993 had 3 mountain top restaurants; at the top of the Sunburst, Sundance and Morrissey lifts and 2 mountain huts; one at the base of the Gil's lift and one at the top of the Sunnyside lift. The Sunburst Lodge was constructed in 1994. The current Master Plan update includes both the Gil's hut and the restaurant at the top of the Morrissey Express. The restaurant planned for the top of the Sundance lift has been relocated to a prominent knoll on Orient Ridge which has good views of the entire resort. Sun Peaks believes the demand for food services facilities in the vicinity of the Sundance lift can be met by the restaurants in the Village. Ski patrol and washrooms services are available at the Top of the World.

The changes outlined above are refinements to the vision for the Sun Peaks Resort first articulated in the 1993 Master Plan and then "tweaked" in the 1999 and 2006 Master Plan updates. The overall scope of the development and the land area affected remains the same as that described in the original Sun Peaks Resort Area Master Plan upon which the Master Development Agreement between the Province of British Columbia and the Sun Peaks Resort Corporation was based. A summary of the major elements in the 2006 Master Plan Update and the corresponding elements in the 2013 Master Plan Update are provided in Table 1 below.

**TABLE 1
SUN PEAKS RESORT
SUMMARY OF 2006 AND 2013 MASTER PLAN UPDATES**

	2006 MP Update	2013 MP Update
Ski Area		
Number of Lifts	30	30
Lift Capacity (pph)	45,555	47,468
Lift Capacity (SCC)	15,560	16,140
Number of Detachable Lifts	6	6
Number of Trails including skiways	188	195
Length of Trails including skiways	161.2	168.6
Skiable Terrain including skiways (ha.)	807.1	818.5
Trail Capacity (Skiers)	21,075	21,210
Snowmaking Area (ha.)	97	150
Mountain Restaurants & Huts	4	4
Base Area		
Summary is only for the lands in Phases 1 to 3, Phase 4 has not been planned in detail.		
Public Bed Units	8,270	8,532
Private Bed Units	7,957	7,741
Total Bed Units ¹	16,227	16,273
Public Accommodation (ha.)	29.7	32.5
Private Accommodation (ha.)	101.7	101.0
Employee Housing (ha.)	2.5	2.5
Day Skier Parking (ha.)	5.3	5.3
Recreation, Golf, Parks, Sports Centre (ha.)	62.9	62.9
Commercial, Services, Institutional, Civic (ha.)	8.7	8.7
Pre Development Agreement Parcels (ha.)	5.9	5.9
Total Developed Area (ha.)	216.7	218.8

¹ Less than the 16,689 Bed Units allocated for Phase 3 in the Master Development Agreement