



Zincton Formal Proposal  
**Executive Summary**

September 2021



### **Territorial Acknowledgment**

The Proponent, Zincton Farms Ltd., and the Zincton Project acknowledge that the Zincton study area is on traditional and unceded First Nations land. The Proponent commits to ongoing conversations and Consultation with all interested First Nations throughout the planning process and beyond to strive to align the Zincton project with the First Nation's goals and objectives where possible and achieve a shared and sustained prosperity for all parties.

# 1. INTRODUCTION

On behalf of the Zincton Farms Ltd. (ZFL), Brent Harley and Associates Inc. (BHA) is pleased to present the Executive Summary for the Zincton Formal Proposal. As envisioned, Zincton will be a new backcountry-oriented recreation destination for local residents and visitors.

Located along London Ridge and Whitewater Ridge near New Denver and Kaslo, B.C., the proposed project would create a unique and inclusive lift-assisted backcountry ski experience. As an integral part of the project, Zincton offers to assist in funding the remediation the 125-year-old Retallack Mining District and establish a Summer Wildlife Corridor Protection Zone.

The Formal Proposal represents the second of three stages in the Province's all-season resort review process as detailed in the All Season Resort Policy and All Season Resort Guidelines. If approved, the Zincton review process would culminate in a Master Plan and an Operating Agreement with the Province of British Columbia. The Formal Proposal presents a refinement of the concept presented in the 2020 Zincton Expression of Interest, responding to feedback from First Nations, stakeholders, government, and the public, and offering additional details on all aspects of the proposed project.

As we move forward, the Zincton concept will continue to be revised and refined with input from First Nations, stakeholders, the public and the Mountain Resorts Branch of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development.



*Backcountry skiing continues to grow in leaps and bounds, driven by amazing ski experiences like those envisioned for Zincton.*

## **1.1 PROJECT OVERVIEW**

Zincton represents the evolution of all-season recreation in BC and Canada. As envisioned, Zincton will offer a combination of lift serviced and backcountry skiing. There will be little impact within the proposed tenure area, with base area, community services, and amenities located on adjacent private lands. Through this approach, Zincton aims to help preserve and protect an important seasonal wildlife corridor for north-south wildlife movement and migration, and enable the remediation of the historic Retallack Mining District that was heavily exploited and mined in the late 1800's and early 1900's. All the Zincton tenure lands will remain public lands administered by the Province of B.C. There will be no transfer of public lands to any Zincton entity.

If realized, Zincton will establish all-season, backcountry-oriented mountain recreation opportunities catering to dedicated local, regional, and international visitors seeking an immersive, authentic mountain experience. With unique and intimate accommodation and amenities, the proposed project will seamlessly blend the lift-serviced recreation experience of traditional mountain resorts with extensive and accessible backcountry terrain. Locals and visitors alike are increasingly seeking out wilderness experiences that are more managed without removing the sense of adventure and accomplishment.

Zincton will offer a complete range of winter ski experiences across its Six Zones:

**The Lift-Serviced Zone:** In the Lift-Serviced Zone, residents and visitors will be able to utilize chairlifts to access the western portions of the proposed tenure. These public lands are adjacent to and above the privately held lands that will contain Zincton Mountain Village. As proposed, this Lift-Served Zone would comprise approximately 20% of the total tenure but is expected to cater to approximately 75% of local and guest skiers.

**The Five Backcountry Zones:** The remaining 80% of the proposed tenure falls into Zincton's five Backcountry Zones – Northwest, Lodge, Watson, Whitewater, and Headwaters. Each Zone will offer a diverse range of human-powered winter backcountry ski experiences, from glades to open bowls to steep couloirs, all subjected to an applied comprehensive Operations and Avalanche Management Plan.

In the summer, this broad range of winter experiences will be complemented by hiking, sightseeing and mountain biking opportunities. Zincton will encourage guests to use the existing network of low elevation rail trails and hiking trails. In collaboration with existing operators and the Goat Pass community, pre-existing mountain bike trails leading to the alpine would be decommissioned. By working with local groups, Zincton will establish a Summer 10,000-acre Wildlife Corridor Protection Zone within the proposed tenure.

Base area amenities and guest services will be provided by Zincton Mountain Village (ZMV), an intimate, pedestrian-oriented, and environmentally sustainable community, wholly contained on private lands outside the west end of the proposed tenure. Zincton Mountain Village will first and foremost be a community, with residents working collectively towards the goal of sustainability and circularity. The services and experiences offered by ZMV will be complemented by an affordable and inclusive remote wilderness Backcountry Lodge located high on London Ridge.

The location of the proposed Zincton tenure is situated on public lands just north of and parallel to Highway 31A, extending between the historic towns of Three Forks and Retallack. The site sits approximately 8 km east of New Denver and 38 km west of Kalso, and straddles Electoral Area H and Electoral Area D of the Regional District of Central Kootenay. The proposed tenure area covers approximately 5,500 ha, with land that rises almost 1,900 m from the Kaslo River (800 m) to the summit of Whitewater Mountain (2,768 m).

Based on the refined concept for Zincton, the Comfortable Carrying Capacity (CCC) at buildout would be approximately 1,227 skiers per day. Of this, it is anticipated that 75% of this capacity will be supplied by the Lift-serviced Zone and the remaining 25% will be in the Backcountry Zone. With the additional recreation activities offered, Zincton is expected to have a Balanced Resort Capacity (BRC) of approximately 1,277 guests per day. Of note, CCC and BRC are theoretical maximums used for design and planning purposes, but rarely achieved. Based on use patterns at other ski areas, the number of skiers per day would average 60% – 70% of CCC, or 736 – 859 skiers per day. This carrying capacity would include local residents, Zincton Mountain Village residents, and Village guests.

The calculation of CCC adapted the approach detailed in the All Season Resort Guidelines to better represent the realities and expectations of backcountry skiers and the vision of an authentic backcountry skiing experience. Of note, the CCC and BRC calculations include the ski terrain and complementary activities (i.e. snowshoeing) that will occupy the private lands just above Three Forks.

The vision for this project comes from Mr. David Harley, a long-time resident of New Denver, B.C. David has worked and played in the Valhalla and Goat Range mountains and local communities over the past four decades. He and Kelley have raised their children here and invested in the community beginning in 1983.

BHA, working closely with David and the Zincton Team, prepared this Formal Proposal in response to an invitation from the Province's Mountain Resort Branch to proceed to the next level of evaluation following the successful submission of the Zincton Expression of Interest. Aligned with the direction laid out in the All Season Resort Guidelines (ASRG), the intent of this Formal Proposal is to provide a description of the proposed all-season mountain destination, building on the concept put forth in the Expression of Interest, and detailing how the concept evolved in response to more detailed studies and the comments received from First Nations, stakeholders, local government, and the public.



*Zincton will offer skiers 5 unique Backcountry Zones, each with their own experiences to explore and enjoy.*

## **1.2 PROJECT RATIONALE**

The initial economic activity in the region was mining, followed by timber extraction. Over the last half century, the North Slocan, North Kootenay Lake, and the Goat Pass corridor have seen economic and social decline as these industries closed or relocated. The population aged, incomes steadily declined, and young families moved away due to a lack of jobs and opportunity. Health and education services are being reduced or removed. The ability of the regional communities to continue is in question without an influx of new economic opportunity and population.

At the same time, backcountry skiing has experienced a surge in participation over the last 10 years. This last year, as a result of COVID restrictions, the sport expanded in an unprecedented manner. With more new skiers heading into BC's backcountry, there is demand for an organized and managed hybrid offering. Improvements to backcountry ski technology and falling equipment prices helped fuel this growth. Now, readily available backcountry data, information, and training has created a better-informed backcountry marketplace. With increasing crowds and the accompanying rise in ski lift ticket prices at traditional resorts, the appeal of lift-serviced skiing has declined and the demand for a different experience has been growing. As a result, backcountry skiing has transformed from the exclusive pursuit of hardcore mountaineers and extreme athletes to the chosen pastime of weekend warriors. Zincton looks to cater to the rapidly growing backcountry and ski touring markets. Zincton will offer the support, comforts, and amenities of an all-season mountain community appealing to a different customer than current resorts.

It is worth noting that for local residents of New Denver and Kaslo desiring a conventional ski experience, Whitewater, Red Mountain, and Revelstoke are all four-hour return trips in the dark on marginal mountain roads in the winter. As a result, this trend toward backcountry skiing has been embraced by the region's population and Zincton will serve this dedicated and growing segment of local residents.

If approved, Zincton will help address the many social and economic challenges facing the region. It will preserve the natural landscape that draws residents and visitors to the area, while accommodating the growing popularity of backcountry skiing, in turn generating much needed jobs. These new jobs will spur growth throughout the New Denver/Goat Pass/Kaslo corridor retaining and attracting young families with school-age children. This new population growth will re-invigorate the surrounding communities. Zincton is not just about recreation, it is about community enhancement and opportunities for locals.

## **1.3 PROJECT MISSION, GOALS AND OBJECTIVES**

Guided by the vision of a unique, backcountry-oriented mountain destination, the mission statement for Zincton is:

*Zincton will be an inclusive, ecologically sensitive, all-season, lift-assisted backcountry-oriented destination that delivers authentic mountain experiences.*

To achieve this experience for residents and guests, the following goals and objectives will be the guiding principles in the creation and refinement of the Zincton:

- To develop unique, lift-accessed backcountry recreation experiences not found elsewhere in North America.
- To create an alternative to the self-guided, backcountry experience.
- To develop a diverse suite of recreational opportunities that complements and enhances the commercial opportunities of the surrounding area.
- To develop recreation experiences that will complement the goals and objectives of First Nations, the local communities, and the Regional District of the Central Kootenay.
- To preserve, enhance, and showcase the natural beauty of the Goat Range, Goat Pass, and Selkirk Mountains.
- To establish a destination that government, industry, First Nations, and the public will recognize as a leading example of an environmentally, socially, and culturally responsible community that is economically sustainable and resilient.
- To provide year-round attractions including backcountry touring, lift-serviced skiing, cross-country skiing, snowshoeing, sightseeing, mountain biking, hiking, and cultural/ecological interpretive programs.
- To be a resilient all-season destination offering a range of world-class outdoor experiences regardless of seasonal weather conditions.
- To create the needed amenities and facilities on the adjacent private lands, leaving the proposed tenure essentially intact with the exception of the needed remediation of the Retallack Mining District.
- To contribute to BC's growing reputation as a world-class, year-round tourism destination by adding unique alternatives to the established ski operations in the Powder Highway region of the BC Interior.
- To spur winter season visitation, in turn supporting local economic growth and diversification, and supporting currently underutilized facilities during the winter season.
- To expand the economic and local employment opportunities for current residents while also appealing to new residents.
- To use Zincton as a platform to directly bolster the local economy by encouraging innovative businesses, and new jobs and opportunities for local residents.
- To develop a mountain destination that is economically viable, serving as an important generator for the local and regional economies, and contributing substantial revenue to the government tax base while restoring and regenerating public lands.

## **1.4 ZINCTON – EVOLUTION OF THE CONCEPT**

The Zincton concept has evolved since the submission of the Expression of Interest (EOI) in May of 2020. In responding to the concerns, questions, comments, and suggestions from First Nations, stakeholders, government, and the public in the EOI public referral period, as well as more detailed analysis of the study area, the initial Zincton proposal underwent several significant refinements and improvements. These upgrades, listed below, collectively advance Zincton towards achieving the project goals and objectives while, at the same time, meeting and resolving legitimate concerns brought up in the EOI process.

### **Wildlife Corridor Protection Zone**

Zincton commits to creating a 10,000-acre Summer Wildlife Corridor Protection Zone within the proposed tenure. The intent of the Protection Zone is to reduce and limit future commercial recreation operations within the Zone, but it will continue to be open to historic public use. This Protection Zone is planned to help restore and strengthen habitat and reduce human/wildlife interactions, while also supporting continued enjoyment by local residents for years to come. It will help maintain the current north-south movement and migration patterns critical to resident wildlife, particularly where isolated near Kokanee Park. Please note, only 5% of the actual wildlife corridor lies inside the Zincton tenure. The opportunity to protect other 95% of the wildlife corridor lying outside of the proposed Zincton tenure will require neighbouring operators and users to engage and work collaboratively. Zincton would be eager to participate in these efforts.



*Grizzly bear pausing during a fishing expedition to survey the area.  
Photo: Jill Marnee*

## **Summer Season Operations**

Zincton's summer season will be limited to alpine hiking and guided sightseeing (including along London Ridge to the Backcountry Lodge), interpretive programming, and low-elevation bike trails and lift-assisted mountain biking in the Village on private lands outside of the proposed tenure. Public and commercial huckleberry harvesting will be discouraged to protect this important food source for pregnant Grizzly bear, and to reduce grizzly/human interactions. Bike access to the alpine along London Ridge will be discouraged and Zincton will work with existing operators and the Goat Pass community to reduce the use of and ultimately decommission the existing mountain bike trails to protect the short, six-week growing season of these meadows.

## **Remediation of the Retallack Mining District**

Historic mining activities left toxic materials that create downstream issues for humans and wildlife. Guided by the newly formed Zincton Institute and funded initially from Zincton's *1% for the Planet* environmental action fund, Zincton will help remediate the contaminated land and water. *1% for the Planet* encourages collaboration and partnerships, the fund will grow by adding partners as the success of the remediation effort become established and published.

## **Zincton Institute**

Zincton Institute is a newly formed Not-For-Profit organization with a Board of Directors that is independent from Zincton. The Board will be drawn from both local community and concerned members at large. The Institute will have three tasks: To take the comprehensive environmental inventory and analyses produced through the resort review process and continue its good work to create a researchable database of information concerning the environmental issues in Goat Pass. Next, to evaluate and guide the remediation of the Retallack Mining District with funding from *1% for the Planet*. Finally, the Institute will foster a mountain culture community by encouraging writers, artists, musicians, and other creative people to join in the Zincton effort. Pursuing these three tasks will assist Zincton to achieve its environmental and cultural objectives, while contributing to the surrounding communities.

## **Backcountry Lodge**

The Backcountry Lodge has been relocated out of the primary wildlife corridor to near the midpoint of London Ridge. The Lodge is now envisioned as an easily accessible, affordable, and inclusive remote backcountry accommodation experience.

## **Public Recreation Access**

The public will continue to have no-cost access and use of the proposed Backcountry Zones within the tenure staging from Fish Lake. Public use will be managed through a Backcountry Access Management Plan jointly developed with local user groups.

## **EV (Electric) Buses Between Kaslo, Zincton, and New Denver**

Zincton proposes to run EV buses between Kaslo, Zincton, and New Denver allowing residents and guests to travel through the corridor without need for personal vehicles. This will encourage exploration of the local communities, reduce vehicular traffic and wildlife interactions on Highway 31A, and reduce the associated greenhouse gas emissions.

## 2. RESORT CONTEXT

### 2.1 LOCATION AND STUDY AREA

The proposed location for Zincton is within the Goat Range of British Columbia's Selkirk Mountain Range, approximately 8 kms east of New Denver, and 38kms west of Kaslo BC along Highway 31A, in the Regional District of the Central Kootenay (Fig. E-1).

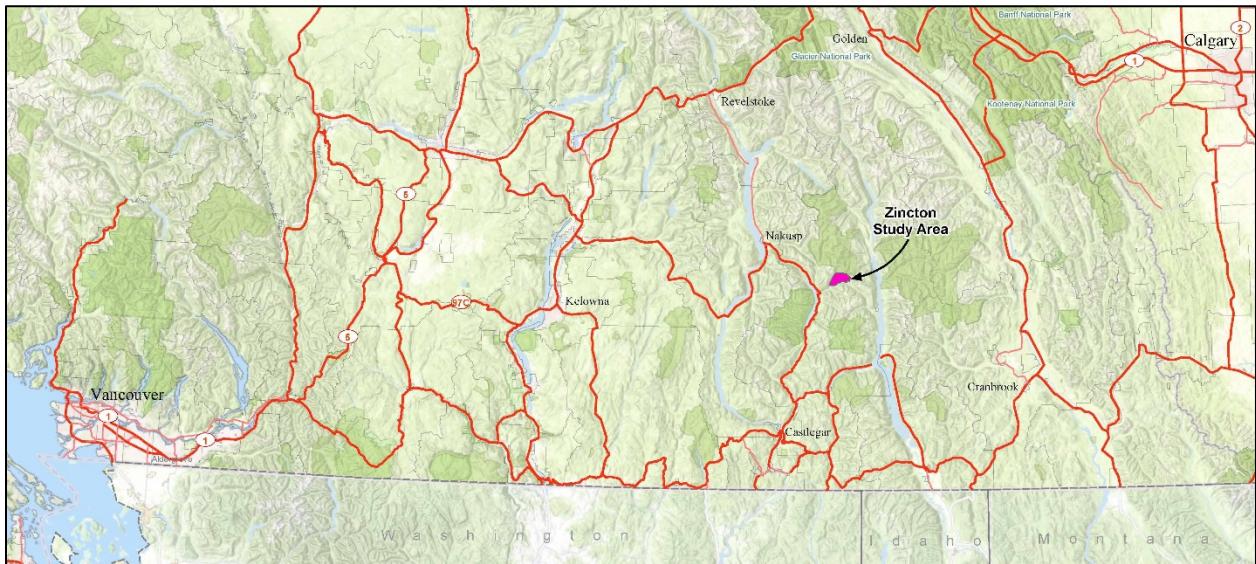


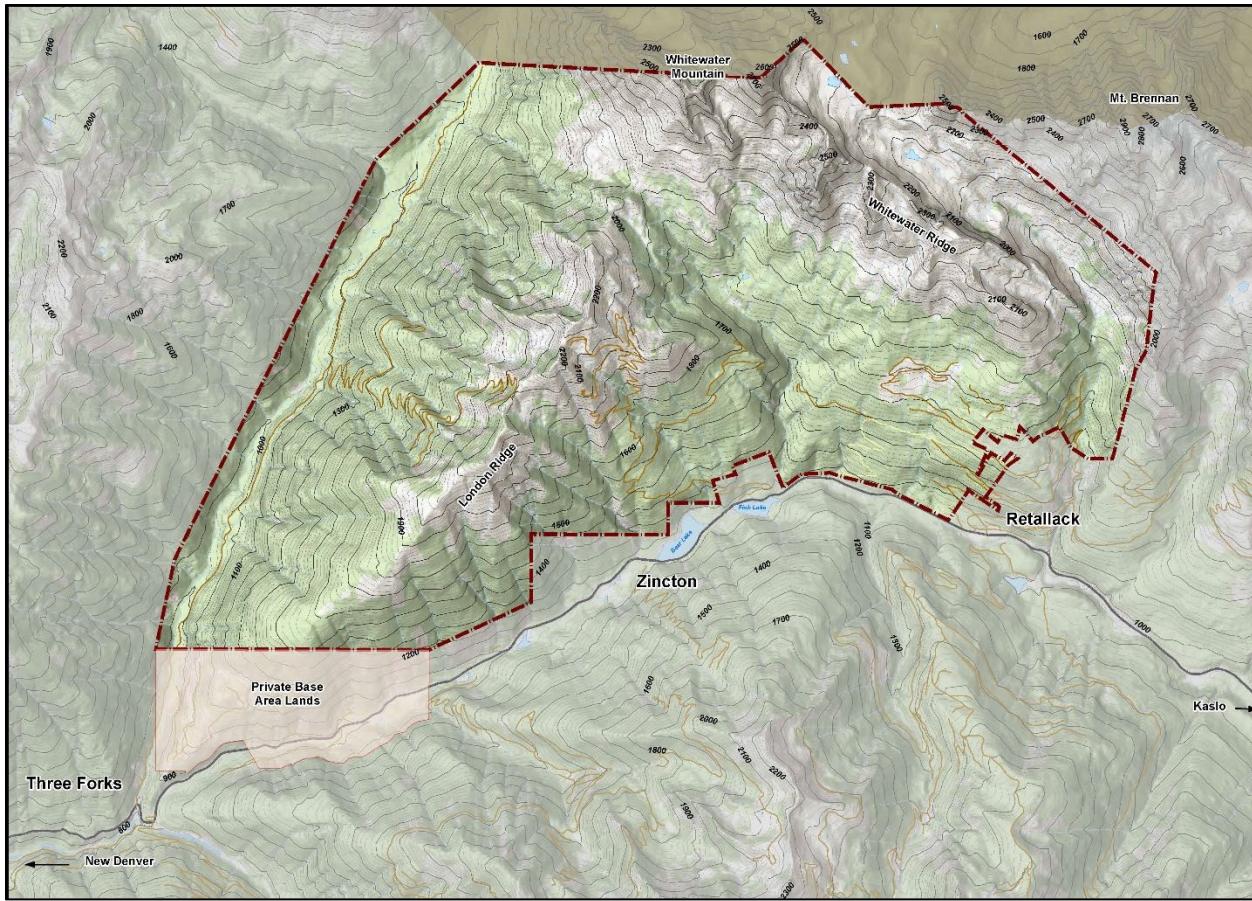
Figure E-1. Location and Regional Context for Zincton

The proposed study area extends along London and Whitewater Ridges anchored at one end by Whitewater Mountain (2,768 m), with the Seaton Creek forming the southern boundary, Kane Creek acting as the northern boundary, and Whitewater Canyon serving as the eastern boundary (Fig. E-2). The site sits above the old ghost towns of Three Forks, Zincton, and Retallack.

### 2.2 ENVIRONMENTAL CONDITIONS AND NET BENEFITS

Cascade Environmental Resource Group Ltd. (Cascade) completed a comprehensive Environmental Overview (EO) of the proposed tenure, examining cultural, physical, aquatic, and terrestrial environments based on existing data and studies and following the requirements and direction of the All Season Resort Policy and All Season Resort Guidelines.

The Cascade EO confirmed and elaborated on the findings of the EOI and concluded that existing and proven mitigation measures are likely to effectively address any potential adverse effects resulting from the Zincton project. Further, Cascade offered a comprehensive list of recommendations and best practices. Zincton adopted these recommendations, which will continue to be updated and refined should the project proceed. The full EO is available in the Appendix of Formal Proposal.



*Figure E-2. Proposed Zincton Boundary*

In addition, ZFL submitted the refined concept for Zincton to the Environmental Assessment Office (EAO) for their opinion on whether the concept would require an Environmental Assessment (EA). The EAO found that the Zincton concept did not meet any of the thresholds to trigger an EA as detailed in the Reviewable Projects Regulation. The opinion from EAO is available in the Appendix of the Formal Proposal.

Guided by the ongoing environmental studies of the Zincton Institute, the project will remain environmentally sound. With the minimal impact on the proposed tenure and the substantial effort to help remediate the 125-year-old toxic waste of the Retallack Mining District there will be net positive restorative effects on the immediate area.

Based on the conclusions of the Cascade EO, combined with the commitment to embrace and surpass the EO recommendations, Zincton will establish a managed approach to all recreation activities within the tenure. Zincton will work closely with commercial operators and local user groups to create the 10,000-acre Summer Wildlife Corridor Protection Zone, and to help remediate the historic Retallack Mining District. The vision for Zincton is to be an exceptional environmental steward of the land, creating restorative, regenerative benefits for wildlife, wildlife habitat, and the Goat Pass environment in general.



Over 1,700m of vertical from the top of Whitewater Peak to Highway 31A below.

## **2.3 COMMUNITY AND REGIONAL IMPACTS**

At its core, Zincton is local community development. The motivation for Zincton is rooted in the economic and social challenges currently facing the Goat Pass communities—New Denver and Kaslo. Their 30-year social and economic slide must be halted.

Concerns exist that Zincton will both place too great a strain on the local community services and remain isolated and insular such that socio-economic benefits will not be felt outside.

Currently, the Kaslo/New Denver region has a strong summer tourism business that runs close to full occupancy. That occupancy does not carry over to the winter season, which remains very slow. The new Winter visitors to the area will end the current reliance on the single-season, and result in a viable, bankable, year-round eco-economy. Evening out the low spots in the economy will create a stronger year-round job market, allow businesses to invest, and encourage young families to consider the region a viable place to put down roots.

New residents moving to the area becomes an important benefit. New jobs will be created both on-site, in the Village, and regionally in support of the development and new services. Regional growth will renew and increase demand for provincially funded public services. Zincton will spur housing and commercial construction, generate new businesses, and increase school enrollment as families move to the area. Zincton is already actively engaged in the process of preserving existing community services, specifically the hospital in New Denver, in collaboration with local government and groups of concerned residents.

The socio-economic analysis suggests that Zincton will create at least 127 jobs in the region, with many of these created in Kaslo to New Denver areas. Further, to encourage residents and guests to explore and become a part of the larger Goat Pass community, Zincton will run EV buses connecting New Denver, Zincton, and Kaslo. This new transport system will have the added benefit of reducing reliance on personal vehicles throughout the corridor, limiting traffic, which in turn will reduce the potential for wildlife interactions and the associated greenhouse gas emissions.



*A sample of the big mountain skiing envisioned for Zincton, provided in a comprehensively managed environment.*

## **3. RESORT CONCEPT**

### **3.1 MOUNTAIN CONCEPT**

The Mountain Concept for Zincton details the placement of ski lifts, ski pods, and dedicated backcountry terrain to fulfill the Zincton vision. This will become a mountain recreation area delivering an unparalleled recreation experience. Local residents, Village residents, and visitors will be able to access approximately 4,200 ha of backcountry terrain through a small network of lifts and self-propelled travel (Fig. E-3 & Fig. E-4).

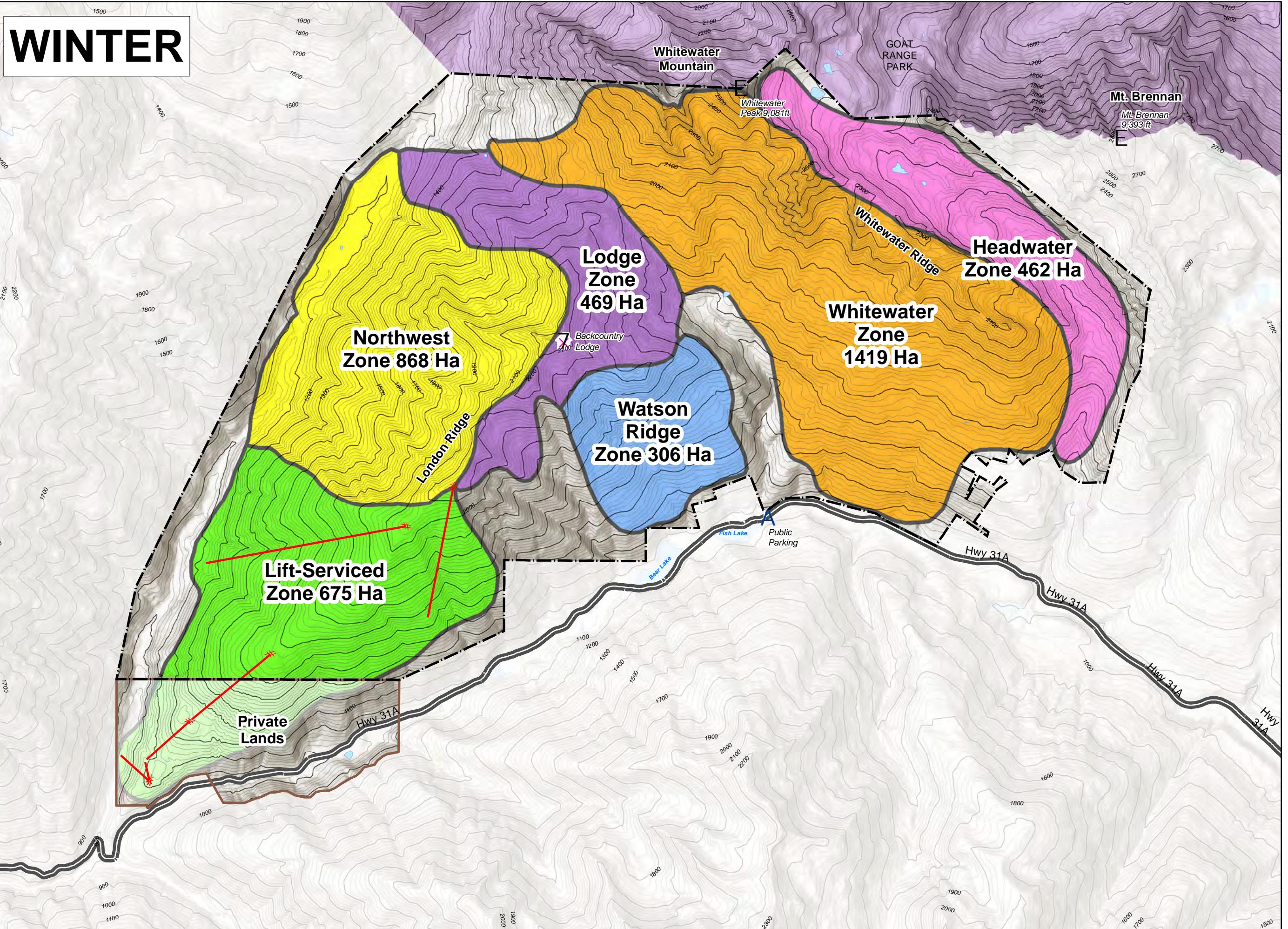
The Lift-Serviced Zone will be contained in the west end of the proposed tenure and will overlap with the privately held property. This terrain will be serviced by five chairlifts and one gondola providing access to approximately 690 ha of skiable terrain. The upper most lift will reach the top of London Ridge. Once offloaded from this lift, backcountry skiers will tour to the Backcountry Lodge along London Ridge and access the remainder of the terrain in the five Backcountry Zones.

Each of the Backcountry Zones will offer different terrain and backcountry ski experiences. The Zones will be differentiated by exposure to solar and weather, and degrees of difficulty to suit a range of skill levels. These Zones will extend over approximately 3,500 ha (82% of the proposed tenure) only accessible through self-propelled travel.

Limited traditional ski trails will be developed (i.e., cleared) at Zincton. Gladed terrain will be established where appropriate and ski outs will be constructed at the bottom of slopes to lead skiers back to the Village and EV bus pickups. Zincton will name the bowls, glades, couloirs, and prominent features of the ski terrain for orientation and wayfinding but will not employ the intense terrain development found at traditional mountain resorts. The land will largely remain as it is today but be managed through comprehensive Operations and Avalanche Management Plans.

Winter season activities will be complemented in the summer by hiking, interpretive programming, guided sightseeing, music and arts, and mountain biking within the Village area and along the numerous rail trails and legacy wagon roads. Summer operations will respect the proposed Summer Wildlife Corridor Protection Zone, a 10,000-acre area designated to preserve important wildlife habitat and the north-south habitat connectivity (Fig. E-5). Zincton will work with other commercial operators to reduce and limit commercial activity in this Zone and will work with local stakeholders and not-for-profit groups to jointly develop a Backcountry Access Management Plan to achieve the goals of the Wildlife Corridor Protection Zone.

Examining the winter season activities, based on total skiable terrain, the capacity of the chairlifts, the ability for skiers to travel uphill, and the available area for skiing (taking the realities of backcountry skiing into consideration), BHA determined that the Comfortable Carrying Capacity (CCC) of Zincton at ‘buildout’ will be 1,227 skiers per day. Accounting for additional proposed activities and passive guests, the Balanced Resort Capacity (BRC) of Zincton at ‘buildout’ will be 1,277 visitors per day. The BRC represents an ideal maximum number of guests that can use the ski facilities while maintaining the desired guest experience and should not be confused with a projection of common daily visitation. In practice, based on industry averages, average daily visitation at Zincton will range from 60-70% of these capacity numbers. The skier days will come from local residents, Village residents, and destination guests.



**ZINCTON**  
Formal Proposal  
2021

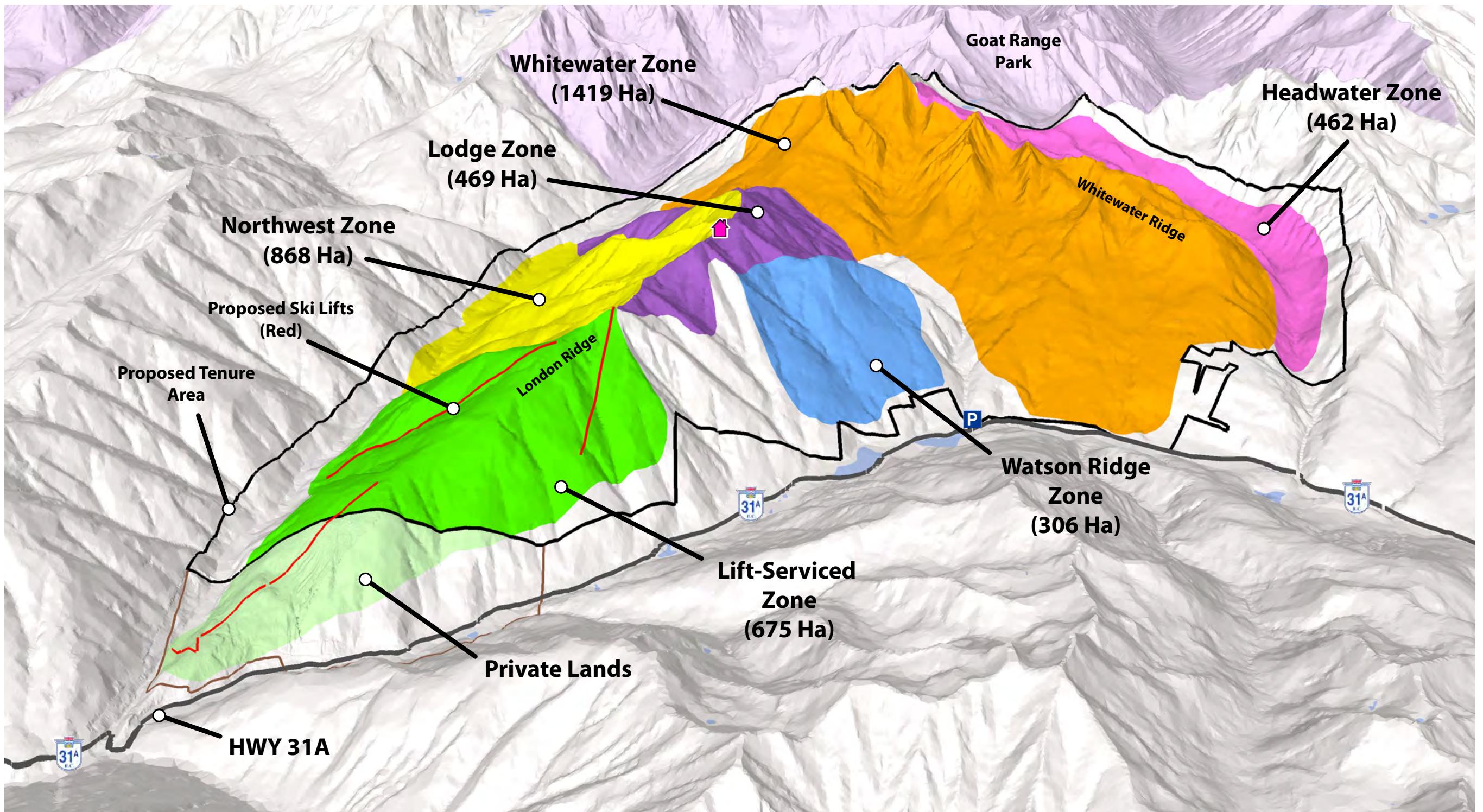
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- Legend**
- Proposed Backcountry Lodge
  - Public Parking
  - Parks and Protected Areas
  - Proposed Tenure Area
  - Private Base Area Lands
  - Lakes
  - Roads
  - Highways
  - Potential Ski Zones
  - Headwater Zone
  - Whitewater Zone
  - Lodge Zone
  - Watson Ridge Zone
  - Northwest Zone
  - Lift-Serviced Zone
  - Village Lift-Serviced Zone



Figure E-3

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- Legend**
- Proposed Backcountry Lodge**: Pink house icon.
  - Public Parking**: Blue square icon.
  - Parks and Protected Areas**: Light purple shaded area.
  - Proposed Tenure Area**: Black line boundary.
  - Private Base Area Lands**: Brown shaded area.
  - Lakes**: Blue spots.
  - Roads**
  - Highways**: Black line.
  - Potential Ski Zones**
  - Headwater Zone**: Pink area.
  - Whitewater Zone**: Orange area.
  - Lodge Zone**: Purple area.
  - Watson Ridge Zone**: Blue area.
  - Northwest Zone**: Yellow area.
  - Lift-Serviced Zone**: Green area.
  - Village Lift-Serviced Zone**: Light green area.

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**Proposed  
Ski Zones 3D View**

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# SUMMER

**ZINCTON**  
Formal Proposal  
2021

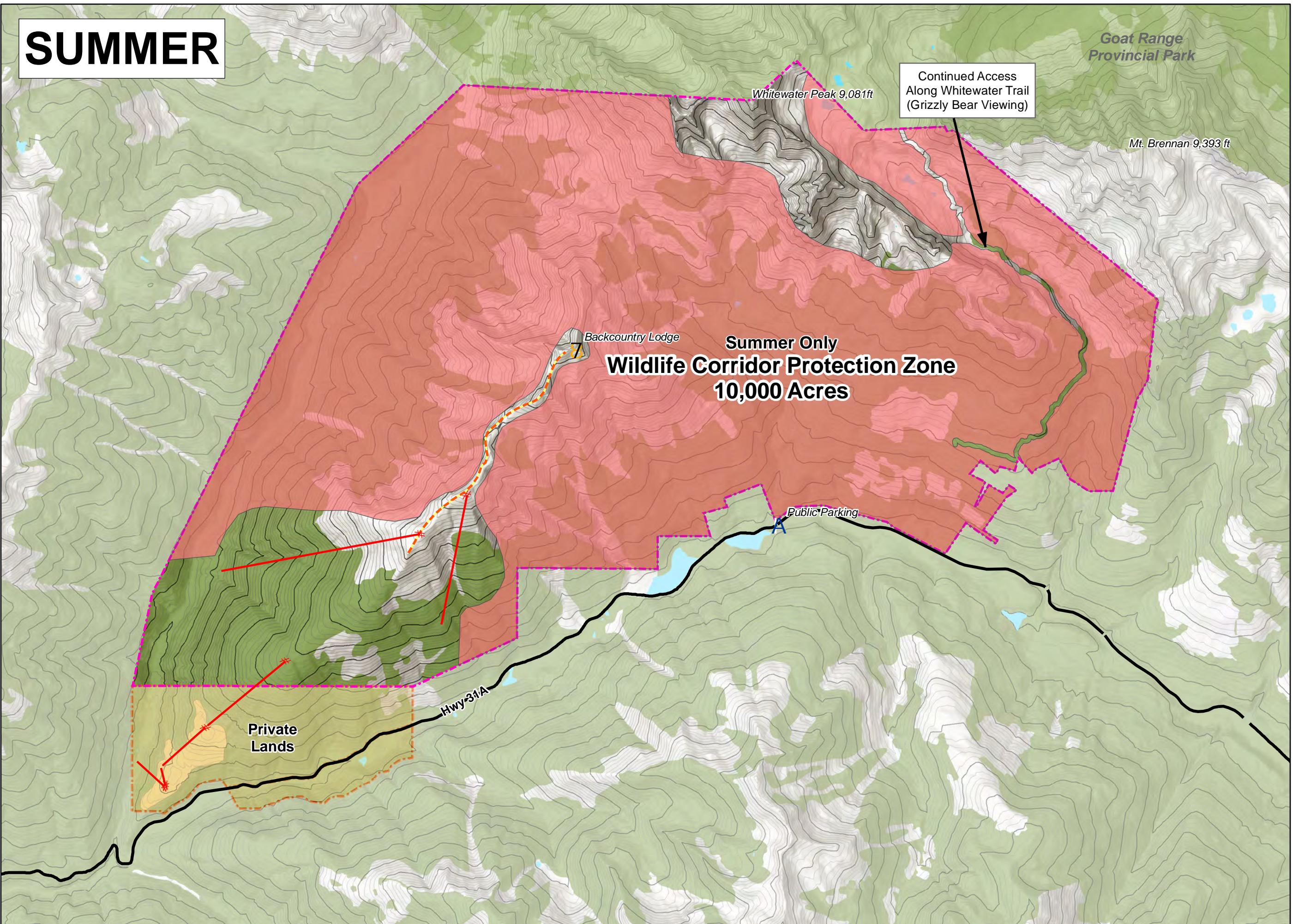


Figure E-5

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## **3.2 BASE AREA CONCEPT**

### **3.2.1 Zincton Mountain Village**

Zincton Mountain Village (ZMV) lies wholly within private lands located above the ghost town of Three Forks. It is important to note that its approval and development are through a separate process administered by the West Kootenay Region of the Ministry of Transportation and Infrastructure (MOTI), in adherence with all local planning regulations. While ZMV is linked to the proposed tenure, its development is not conditional on the approval of the tenure.

Zincton Mountain Village will contain the ski area base amenities to meet the needs of the Village residents. The Village will be a small-scale community about 30 hectares, limited to this size by the steepness of the surrounding terrain. The Village, at buildout, will be 20% of the footprint of the Village of New Denver, 10% of the Village of Kaslo proper, and less than 0.8% of the Resort Municipality of Whistler.

The Village will be a self-contained carbon neutral community, with residences occupying several benches around the Village core. Power will come from Silversmith Power and Light in Sandon, federally certified green (EcoLogo) since 1999. This power station is also the longest continually operating power station in Western Canada and has significant cultural and historical importance. Where needed, Zincton will supplement the power from Silversmith with onsite solar and wind and be grid-tied to BC Hydro.

Finally, as proposed, Zincton will provide accommodation for staff on-site. The accommodation provided will be mountain cabins consistent with the style of Zincton Mountain Village and with easy access to all community services. Staff at Zincton, from frontline to management, will be an important part of the community.

### **3.2.2 Backcountry Lodge**

The Backcountry Lodge will be a ‘ski to/ski from’ remote wilderness lodge, providing accessible and affordable accommodation to Zincton residents and guests. During the day, the Lodge will offer skiers shelter out of the elements, a spot for a simple meal and a place to relax and socialize between runs. The Lodge will provide overnight guests with bedding, and gear storage and repair.

The Lodge will become an iconic destination and basecamp for residents and guests with truly unique accommodation experiences at approximately 2,200 m. The views extend across the Goat Range and down the valley towards Kokanee and the Valhallas. There is more than 1,300 m of skiable vertical out the backdoor. The Lodge will allow residents and guests to have a diverse and engaging stay at Zincton, a distinct and unique experience not offered by other facilities in the region.

As planned, the Lodge will be located on London Ridge, approximately 6 km from Zincton Mountain Village and above the closest chairlift terminal. The Lodge will be capable of hosting up to 50 overnight guests at a time, including support staff and any accompanying Zincton Mountain Guides.

Importantly, the development of the Backcountry Lodge will be secured through a License of Occupation, as opposed to a Crown Grant, such that the Lodge would revert to the Province if the Tenure were to expire and not be renewed. All public land remains public.



*Endless areas to explore at Zincton, one step at a time.*

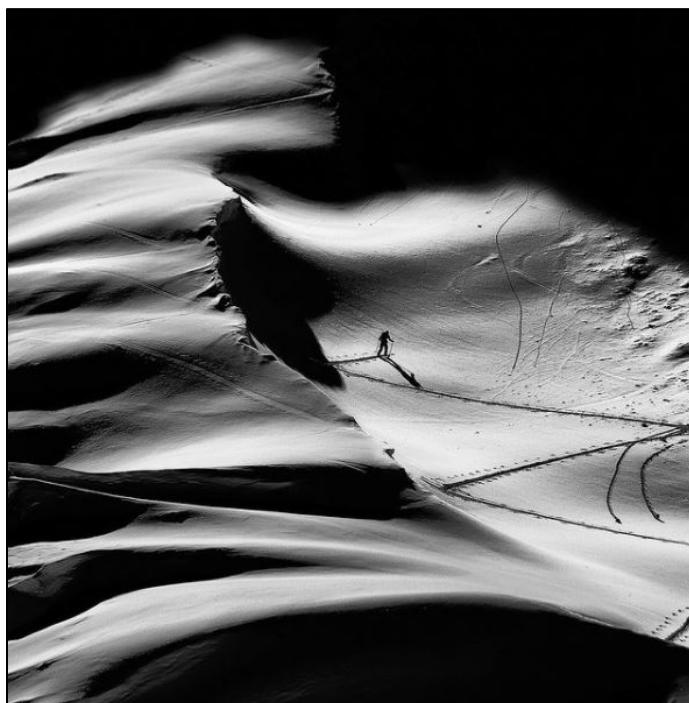
# 4. MARKET AND SOCIO-ECONOMIC ANALYSIS

## 4.1 MARKET ANALYSIS

There is a growing need for managed backcountry skiing experience that goes beyond the traditional intensive lift-serviced ski area model. Since 2015, backcountry ski equipment sales have surpassed the sale of traditional ski equipment sales by a significant margin. In the last year, backcountry ski sales increased by over 81%, splitboard sales increased by 146%, and the sale of safety gear (e.g. transceiver, shovels, and probes) jumped by 150% year over year<sup>1</sup>. There is no indication of the trend slowing. Zincton will meet this backcountry skiing need in environmentally responsible manner.

A quantification of the regional and provincial marketplace illustrated the significant potential for Zincton. Using conservative estimates derived from surveys in Canada and the US, the potential market size for BC was estimated at 93,000 backcountry skiers who take an estimated 530,000 backcountry trips annually. When traditional resort skiers are factored in the potential market grows to over 850,000 skiers taking 5.5 million ski trips annually. The strength of BC's reputation for great skiing outside the Province will also ensure a strong demand from destination and overnight guests.

Zincton will strengthen British Columbia's winter sports reputation by adding another, complementary must-see ski destination in the West Kootenays, and catering to a rapidly expanding marketplace of existing and aspiring backcountry skiers.



*Dedicated uphill routes will manage skier traffic and improve the experience.  
Photo: Paul Wright*

<sup>1</sup> Peruzzi, M. (2021). *The Backcountry Ski Sales Boom Is Upon Us: Here's what you need to know if you're in the market to buy this season*. Outside. Retrieved from: <https://www.outsideonline.com/2420300/backcountry-ski-sales-boom-2021>

## **4.2 SOCIO-ECONOMIC ANALYSIS**

The Zincton concept has been developed to balance the region's existing tourism industry and be in line with the capacity of community services. As a tourist draw, Zincton will primarily be a winter-season destination, attracting guests from the region, the province, and around the world to Goat Pass during what has typically been slow time locally. The influx of winter season guests will lift the current tourism 'low season' and alleviate tourism operators' singular reliance on having a good summer. Related, Zincton guests will make use of existing infrastructure that serves the summer season tourism industry (e.g. grocery stores, pharmacies). As such, Zincton will not place increased demand on these services, and will not require new or expanded community services. As Zincton grows with increased resident participation and visitor interest, the facilities will incrementally grow with the demand. At the same time, Zincton creates new, inclusive recreation opportunities for local communities, lowering barriers to access to recreation for families, and improving the area's quality of life. Zincton is about community development and sustainability.

At this stage in the planning process, the total capital investment required to realize the concepts in the proposed tenure area presented in the Formal Proposal is estimated at approximately \$15 million (CAD). This investment will generate employment opportunities at Zincton and in the surrounding communities. Construction activities undertaken to realize the proposed project are projected to create 115 jobs (Full Time Equivalent - FTE). These jobs are projected to generate \$6.5 Million (CAD)<sup>2</sup> in direct, indirect, and induced wages over the construction period in the non-residential construction, transportation, engineering, and forestry sectors.

The economic benefits of the proposed concept will continue during operations. At buildout, based on a projected visitation of 100,000 skier days annually (local residents, Village residents and visitors), operations are projected to support 127 jobs directly and another 48 jobs through indirect and induced impacts, resulting in wages estimated at \$2.9 million (CAD), \$1.2 million (CAD), and \$0.7 million, respectively.

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<sup>2</sup> All dollar values presented are in 2021 CAD.

## 5. LOOKING FORWARD

Zincton will be an inclusive, ecologically sensitive, all-season, lift-assisted backcountry-oriented destination that delivers authentic mountain experiences. Driven by the rapidly growing backcountry skiing market and the physical potential of the proposed tenure area, it will deliver a range of economic and social benefits to the communities of the Goat Pass while preserving important wildlife habitat and movement corridors and historic public use. Zincton is about more than recreation, it is about community development and sustainability.

If realized, the Zincton project will:

- Create a 10,000-acre Summer Wildlife Corridor Protection Zone that will help protect an important wildlife corridor and wildlife habitat.
- Work with commercial operators and the public to reduce and limit commercial recreation in sensitive alpine areas during the summer (May to November).
- Maintain no-cost public access to the proposed Backcountry Zones.
- Help remediate the historic Retallack Mining District guided by the Zincton Institute and with funds created through the *1% for the Planet* program.
- Offer inclusive and accessible recreation activities to the Goat Pass communities.
- Link the Goat Pass communities of New Denver, Zincton, and Kaslo through EV bus routes.
- Grow and spur the economic and social rejuvenation of the Goat Pass communities.
- Be Carbon Neutral from opening day with federally certified 'green' power supplied by Silversmith Power and Light.

As we move forward through the Formal Proposal review process, we are looking to connect with the people of the Goat Pass region and to build a community of support around the Zincton project. If you would like to share your support and advance the Zincton project, please let the Mountain Resorts Branch know by submitting a formal response through the Applications, Comments, and Reasons for Decision website ([link](#)). If you're interested in learning about other ways to help support the Zincton project, please email [inquiries@zincton.com](mailto:inquiries@zincton.com), follow us on Instagram ([@zincton\\_mountain\\_village](#)), or visit [www.zincton.com](http://www.zincton.com).



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