



Cover page for Agenda Item 7.1

Request for Decision – Canadian Wilderness Adventures (Area D) Zoning Amendment Bylaw No. 1478-2016

Squamish Nation Referral Response

The following letter was received after the report was prepared for the August 24, 2016 Board meeting. It is the referral response from the Squamish Nation regarding the proposed zoning amendment bylaw.



August 16, 2016

Via email: iholl@slrd.bc.ca

Squamish – Lillooet Regional District
1350 Aster Street
Pemberton, BC

Attention: Ian Holl, Planner

Dear Mr. Holl:

Re: SLRD Referral - Zoning Amendment Bylaw No. 1478-2016

Thank you for your letter of June 23, 2016, regarding a proposed Squamish-Lillooet Regional District (“SLRD”) zoning amendment bylaw (1478-2016) that is moving towards second reading. We understand that Canadian Wilderness Adventures (“CWA”) submitted an application for the proposed amendment in order to replace a Temporary Use Permit set to expire in November of this year. The proposed amendment represents a more permanent solution to SLRD zoning issues faced by CWA in relation to its commercial operations in the area in question.

As you are aware, the area associated with the proposed amendment is within the traditional territory of the Squamish Nation. This area is subject to our constitutionally protected aboriginal rights and title. The Crown must consult and, where appropriate, accommodate Squamish in relation to contemplated conduct that may adversely affect Squamish’s aboriginal rights and title.

Squamish is not prepared to consent to the proposed amendment at this time. The area in question falls within “Phase 2” lands under the Squamish-BC Land Use Planning Agreement (2007). Under that Agreement, the Province and Squamish were to engage in further discussions in relation to Squamish’s land use objectives in this area. These discussions have not occurred and land use planning remains a live issue. The lands in question are among those that Squamish is considering for designation as *Kwékwayex Kwelháy nexw ta Skwxwú7mesh Temíxw* (Wild Spirit Place) as part of the second phase of discussions with the Province. Furthermore, Squamish was not adequately consulted in relation to CWA’s commercial recreation tenure or 2007 management plan, issued and approved by the Province, which authorize activities that are inconsistent with Squamish’s vision for the area in question and its potential designation as Wild Spirit Place.



We ask that the SLRD refrain from undertaking second reading of the proposed zoning amendment bylaw until such time as Squamish has been appropriately engaged by the Province in relation to land use planning in the area in question, including in relation to the activities undertaken as part of CWA's commercial operations.

Chen kwen mantumi
(I thank you),

Chief Bill Williams

Chief Bill Williams
talalsámkin siyám
Lead Negotiator Aboriginal Rights & Title Skwxwúmesh
Intergovernmental Relations, Natural Resources, & Revenue
Squamish Nation





REQUEST FOR DECISION
Canadian Wilderness Adventures (Area D)
Zoning Amendment Bylaw No. 1478-2016

Meeting date: August 24, 2016

File No. 3360.20.91

To: SLRD Board of Directors

Owner: Crown Land (Province) / **Tenure Holder:** Canadian Wilderness Adventures

Applicant/Agent: Cascade Environmental

Location: Callaghan Valley, Electoral Area D

Legal description: DISTRICT LOTS 6013 AND 7925, TOGETHER WITH THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF ALEXANDER FALLS, GROUP 1, NWD, CONTAINING 3,901 HA MORE OR LESS, EXCEPT THEREOUT ALL FOREST SERVICE ROADS AND ROADS PERMITTED UNDER THE FOREST AND RANGE PRACTICES ACT.

OCP Designation:	Zoning:	ALR	DP Area:
Special Study Area	Rural 1	Status:	Wildfire Protection
		No	RAR
			Callaghan Valley
			Conservation

RECOMMENDATION:

1. THAT Bylaw No. 1478-2016, cited as "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1478-2016" be read a second time; and
2. THAT Board direct staff to schedule and advertise a public hearing and delegate the holding of the public hearing to Electoral Area D Director Tony Rainbow with District of Squamish Director Patricia Heintzman as alternate delegate pursuant to Section 469 of the *Local Government Act*, for the consideration of Bylaw No. 1478-2016, cited as "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1478-2016".
3. THAT prior to the adoption of Bylaw No. 1478-2016, the following conditions must be met:
 - a. Assessment report(s) from qualified professionals (Professional Engineer, Hydrogeologist and/or a Registered Onsite Wastewater Practitioner) must be completed and submitted to the

Vancouver Coastal Health Authority (VCHA) and SLRD to address the following water-related issues:

- risk and mitigation issues for contamination and pollution from the existing and proposed development and activities on overlapping and/or adjacent drinking water systems and watersheds.
- to determine how potable water services will be provided to the proposed development and future uses in accordance with the regulation.
- details and specifications on the source and the system that outlines the required upgrades for achieving compliance with the BC Drinking Water Protection Act and Regulation. An application for a Construction Permit (if needed), and an Operating Permit for the water system must be submitted to the VCHA.

b. Assessment report(s) by a Registered Onsite Waste Water Practitioner Inspector (ROWP) that is qualified to inspect must be completed and submitted to the Vancouver Coastal Health Authority (VCHA), Ministry of Environment (if necessary), and SLRD to address the following wastewater-related issues:

- evaluation of existing wastewater disposal systems for compliance with the BC Sewerage System Regulation.
- identification of measures that are required to upgrade systems that are malfunctioning or contributing to a health hazard.
- determination of how sewerage services will be provided to the proposed development and future uses in accordance with the regulation. Systems with flows exceeding 5,000 gallons/day, or discharging to water fall under the jurisdiction of the Ministry of Environment.

BACKGROUND:

Canadian Wilderness Adventures (CWA), which operates a commercial recreational tenure on Crown land in the Callaghan Valley, has submitted an application for rezoning. They have had a number of Temporary Use Permits (TUPs) from the SLRD over the years for a limited number of activities in the Callaghan Valley. Their current TUP will expire in November 2016 and cannot be renewed any further in its current form. CWA was previously advised by the SLRD Board that they should apply for permanent zoning for this area based on the expiry of their TUP. At this time it is appropriate to address all their existing land uses through zoning in a more permanent way.

CWA has operated a commercial business including mechanized and non-mechanized recreation such as dog sledding, snowmobiling, horseback riding, snowshoeing, river rafting, ATVing, 4x4ing and film production support services. The Province has approved their existing management plan from 2007. Some of the land uses and development included in that 2007 plan will be considered as part of this rezoning application. The total size of CWA's crown land tenure is approx. 3,903 ha, which includes land in the SLRD and the Resort Municipality of Whistler (RMOW). All of the current and proposed uses contemplated in the rezoning application would occur in the SLRD Electoral Area D portion of the CWA tenure.

KEY ISSUES/CONCEPTS:

The CWA zoning amendment bylaw received first reading at the June 22, 2016 Board meeting (see Appendix 3 for that report). The official referral process was initiated after that to local governments, First Nations, and provincial agencies. There is a minor change to the amendment bylaw citation due to the presumed adoption of the new Area D Zoning Bylaw No. 1350-2016 at the August 24 Board meeting. There are some other changes proposed to the bylaw as a result of the referral comments, which are presented and discussed below.

RELEVANT POLICIES:

Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008
Electoral Area D Official Community Plan Bylaw No. 1135-2013
Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016,

REFERRAL COMMENTS:

District of Squamish

None received.

Ministry of Forests, Lands, and Natural Resource Operations (MFLNRO)

None received.

Ministry of Transportation & Infrastructure (MOTI)

None received.

Lil'wat Nation

No issues or concerns at this time.

Squamish Nation

None received.

Resort Municipality of Whistler (RMOW)

Comments received from the RMOW include the following issues (please see letter received from the RMOW, attached as Appendix 2):

- Add to the permitted uses in the BC4 zone “forest management activity” to address logging operations conducted in accordance with a Community Forest Agreement under the Forest Act.
- Permitted uses in the BC4 zone should exclude the 4x4 skills track as a motorized use.
- Limit the employee housing to the existing four units and a maximum GFA of 100 m² in total. The RMOW noted concern about expanded employee housing in a non-settlement area of the Regional Growth Strategy (RGS), and that this issue should be addressed through the RGS update process that is currently underway.

Vancouver Coastal Health Authority (VCHA)

Three issues of concern were raised by the VCHA regarding the proposed bylaw:

- Risk assessment regarding existing and proposed developments and operations and their potential effects on nearby watersheds and drinking water supply systems.
- No records for permits regarding existing wastewater disposal systems servicing the area. Assessment by a Registered Onsite Waste Water Practitioner is recommended.
- No records for permits regarding existing drinking water systems servicing the area. Assessment by a Qualified Professional is recommended.

ANALYSIS

Referral Comments – RMOW

- A definition and use of ‘forest management activity’ as proposed by the RMOW will be added to the Area D Zoning Bylaw as a use for all zones as community forests may occur elsewhere in the future.
- A provision will be added to the BC4 zone regarding restricting uses to locations shown on the current Crown land management plan. A map from the Crown land tenure has not been attached to the bylaw since a tenure holder can apply to the Province to change their tenure and mapping and the SLRD would have to amend its bylaws as a result. The proposed change is a text reference only that requires compliance with what is currently approved by the Province.
- A provision has been added to the permitted uses section of the BC4 zone to exclude motorized vehicle skills tracks.
- Employee Housing:
 - SLRD staff is generally supportive of employee housing projects across the region and is aware of the ongoing housing issues throughout the region. CWA is proposing eight additional dwelling units in addition to the four existing dwelling units of employee housing covered in their TUP. CWA has indicated a need for staff to be located on site for animal care and security purposes, as well as reducing transportation costs. The total area of these 12 units would be 300 m² (~3,230 ft²); CWA would be adding only 200 m² (2,152 ft²) in new space, an area that is less than the size of a typical single family house in the SLRD.
 - The Regional Growth Strategy (RGS) supports a mix of housing types. The RGS supports employee housing (“securing a range of housing that remains affordable for local employees”), and does discourage “major/significant land developments” in the non-settlement lands while acknowledging that these areas may include some sparse settlements.
 - In recognition of the concerns that the RMOW has raised about the precedent-setting nature of employee housing in the RGS non-settlement lands, SLRD staff has removed the additional eight units of employee housing from the proposed bylaw. Staff notes that the Board could choose to add those eight units back into the bylaw, or include a reduced number in the bylaw, and still give the bylaw second reading.
 - It is also recognized that there is some urgency to the adoption of this bylaw, as the TUP under which CWA is operating expires in November 2016, and it is felt that the provision of zoning to allow the existing land uses is the paramount concern. Removing the additional employee housing units would allow the land use rezoning to occur, while also then allowing

a more fulsome discussion of the employee housing and the concerns raised with respect thereto to occur.

- o Although the additional employee housing has been removed from the bylaw, SLRD staff remains of the view that an additional 200 m² (2,152 ft²) falls within the scope of “sparse settlement” as contemplated by the RGS regarding non-settlement areas. Staff is of the view that is not a major residential development and is not seen as having precedent-setting impacts to the RGS, and is in alignment with the spirit of the Area D Official Community Plan.
- o In removing the additional employee housing from this bylaw, staff acknowledges that larger conversations around employee housing and affordable housing are necessary region-wide. Employee housing will be a key piece of the larger dialogue on affordable housing that is part of the RGS update process. The RGS update process will offer an opportunity for a more comprehensive discussion of affordable housing and employee housing as a subset of that issue. The Board may also wish to explore this employee housing issue at a future Board meeting in the short-term.
- o A separate rezoning application (or perhaps a TUP application with the proviso that buildings would have to be removed prior to the expiration of a TUP and that the buildings cannot be “permanent structures”) from CWA in the future could address additional employee housing units following the aforementioned policy and strategy review, due to the immediate need to get basic zoning in place to transition from the TUP before it expires.
- o The proposed bylaw would limit the current and future dwelling units to employee housing for CWA only and such units would not be available for long or short term rentals to any non-employee of CWA, nor for use by CWA for its guests.

Referral Comments - VCHA

- SLRD staff have proposed several conditions that would be required prior to considering the zoning amendment bylaw for adoption. These conditions are in response to VCHA’s comments about water and wastewater systems and evaluation and permitting requirements.

Servicing issues: The site is not currently serviced by approved sewer or water systems. No tent sites, employee housing cabins, or other facilities are to be constructed until such time as solid waste disposal and water is provided to the satisfaction of the SLRD Director of Utilities and Environmental Services and the Vancouver Coastal Health Authority.

OPTIONS:

The zoning amendment bylaw associated with CWA's rezoning application is being presented for consideration of second reading, and to schedule the public hearing.

OPTION 1 – Give the bylaw second reading and schedule the public hearing. (PREFERRED OPTION)

Give Bylaw No. 1478-2016 second reading as proposed and schedule the public hearing – possibly for September/October.

OPTION 2 – Amend the bylaw to add the eight new employee housing units as a permitted use as requested by the applicant in their application.

Amend Bylaw No. 1478-2016 regarding the employee housing use as per the applicant's requested number.

OPTION 3 – Amend the bylaw to allow a lesser number of new employee housing units than the 8 additional units (each unit limited to 25 m²) that were requested by the applicant in their application.

Amend Bylaw No. 1478-2016 regarding the employee housing use as per a reduced number decided upon by the Board.

OPTION 4 – Do not give the bylaw second reading and do not schedule the public hearing.

Do not give Bylaw No. 1478-2016 second reading.

ATTACHMENTS:

Appendix 1: Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1478-2016

Appendix 2: RMOW letter to SLRD (referral response)

Appendix 3: SLRD June 22, 2016 CWA Rezoning staff report

Prepared by: I. Holl, Planner

Reviewed by: K. Needham, Director of Planning and Development

Approved by: L. Flynn, Chief Administrative Officer

**SQUAMISH-LILLOOET REGIONAL DISTRICT
BYLAW NO. 1478-2016**

A bylaw of the Squamish-Lillooet Regional District to amend the Squamish-Lillooet Regional District
Electoral Area D Zoning Bylaw No. 1350-2016

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016;

NOW THEREFORE, the Regional Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1478-2016”.
2. The Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 is amended as follows:
 - (a) By inserting the new Backcountry Commercial 4 (BC4) zone included in Schedule 1, which is attached to and forms part of this bylaw, in the appropriate available section and numbered accordingly.
 - (b) By adding the following new definitions to the Definitions section of the bylaw in alphabetical order:

“**Booking Centre** means a *building* that is primarily used as a reception area for customers, and related *reception uses*. It may also include administrative offices related and accessory to the reception function, along with temporary storage for customer’s belongings, and a guest lounge with a kitchen and dining facility.

Celestial Observatory means a *building* where stars, planets and other celestial bodies are observed, usually through a telescope.

Community Forest Management Activity means an activity, process, or use, including structures and facilities only in association with logging operations conducted pursuant to a Community Forest Agreement under the *Forest Act*.

Natural Tent Camping means a *use* involving tent sites that are natural, unpaved, walk-in only and unserviced. The natural tent camping must be *accessory* to the principal outdoor recreation uses. It must only be used in association with scheduled programming and not to be rented to the general public. The use also includes common washroom and shower facilities that service the tent site area. Natural tent camping does not include *tourist accommodation*.”

3. The Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 is amended as follows:
 - (a) By rezoning the area outlined in (red & white) dashed lines on Schedule 2, which is attached to and forms part of this bylaw, from the current Rural Resource 3 (RR3) zone to the new BC4 (Backcountry Commercial 4) zone.

(b) By inserting the following new use 'forest management activity' as subsection 4.2.11 into the General Regulations Section 4.2 Uses Permitted in All Zones:

.11 community forest management activity

READ A FIRST TIME this	22 nd day of	JUNE, 2016
READ A SECOND TIME this	24 th day of	AUGUST, 2016.
PUBLIC HEARING held on the	day of	, 2016.
READ A THIRD TIME this	day of	, 2016.
ADOPTED this	day of	, 2016.

Jack Crompton
Chair

Kristen Clark
Secretary

SCHEDULE 1

SECTION 11.6 – BC4 – BACKCOUNTRY COMMERCIAL 4 ZONE (Canadian Wilderness Adventures)

Intent

11.6.1 The intent of this zone is to provide for recreation and recreation-associated uses, tent camping associated with site-specific recreation uses, and staff accommodation for employees of those land uses located within the Canadian Wilderness Adventures' Crown land tenure area.

Permitted Uses

11.6.2 In the BC4 Zone the use of land, *buildings* and *structures* is limited to the locations shown on the current provincially-approved Canadian Wilderness Adventures Crown Land Tenure Management Plan and restricted to:

- motorized and mechanized outdoor recreation uses, including snowmobile tours, snowcat tours, ATV tours, 4x4 vehicle tours, but not including motorized vehicle skills tracks.
- non-motorized outdoor winter recreation uses, including Nordic skiing, ski and snowboard touring, dog sledding, tobogganing, snow shoeing, and sleigh rides.
- non-motorized outdoor summer recreation uses, including mountain biking, guided horseback riding, zip line courses, hiking, canoeing, and kayaking.
- accessory facilities associated with outdoor winter and summer recreation uses, including trail systems, horse corrals, barns and shelters, sled dog kennels, guest warming huts, washrooms, change rooms and shower facilities, vehicle maintenance shops, machinery sheds and storage buildings, fuel storage, boat sheds and docks.
- *booking centre*, including a kitchen and dining facility, as well as indoor *assembly uses*.
- outdoor commercial and recreational film support services.
- *celestial observatory*.
- *employee housing*, only in association with the operations within the BC4 zoned Crown land tenure.
- *natural tent camping*, in association with site events and programs.
- *accessory buildings* and *accessory uses* directly associated with the permitted uses, including, offices, washrooms and shower facilities, parking, maintenance, utility and security buildings, waste storage facilities, and ticket booths.

SCHEDULE 1

Conditions of Use

11.6.3 The following conditions apply to the permitted uses in the BC4 zone:

- .1 The *natural tent camping* use shall only be used in association with site events and programming.
- .2 Any events with an anticipated attendance of less than 300 people occurring entirely within a permitted structure (with a valid building permit from the SLRD) do not require a Special Event Permit as part of the Squamish-Lillooet Regional District Special Events Bylaw No. 1247-2012, as amended from time to time.
- .3 Outdoor events with an anticipated attendance of less than 300 people are exempted from a Special Event Permit in accordance with the Squamish-Lillooet Regional District Special Events Bylaw No. 1247-2012, as amended from time to time.
- .4 For all events with an anticipated attendance of 300 people or more, a Special Event Permit shall be required as part of the Squamish-Lillooet Regional District Special Events Bylaw No. 1247-2012, as amended from time to time.

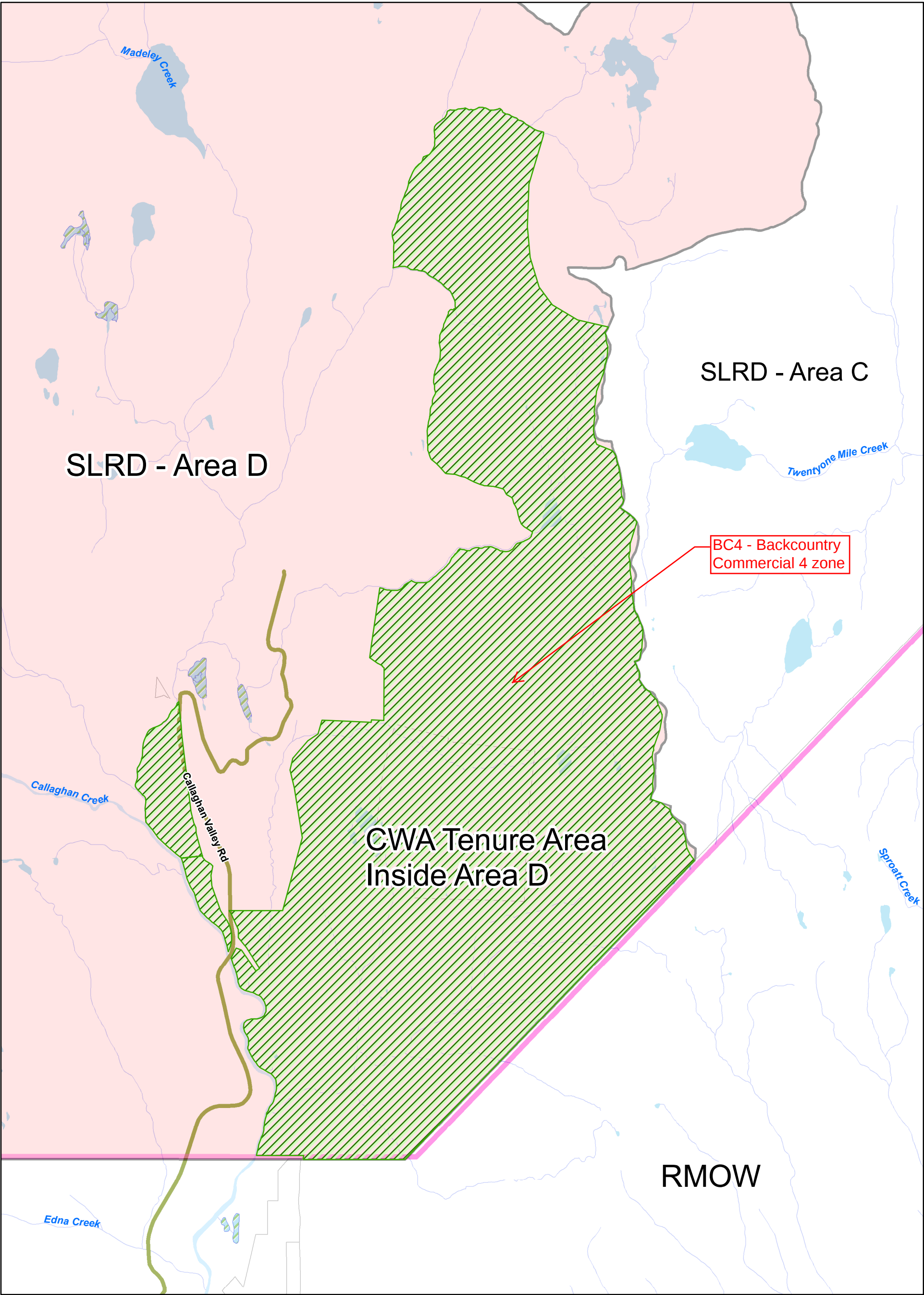
Regulations

11.6.4 On a parcel located in the BC4 Zone, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>Parcel Area</i> for New Subdivisions	4,000 ha
.2	Maximum <i>Gross Floor Area</i> for <i>permitted uses</i> • <i>Booking Centre</i> • <i>Celestial Observatory</i> • <i>Employee Housing</i> • Horse corrals • <i>Accessory buildings and uses</i>	• 380 m² • 100 m² • 100 m² and limited to a maximum of 25 m² per <i>dwelling unit</i> • 6,000 m² • 1,600 m²
.3	Maximum number of <i>employee housing dwelling units</i>	4
.4	Maximum number of <i>natural tent camping</i> sites for use only in association with site events and programs	36
.5	Minimum <i>setback</i> from all <i>parcel lines</i>	7.5 m
.6	Maximum height of buildings and structures	12 m

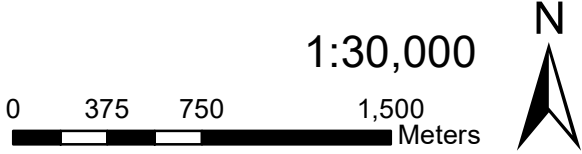
Parking and Loading

11.6.5 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this bylaw.



SCHEDULE 2: ZONING AMENDMENT BYLAW NO. 1478-2016

- CWA_Clip
- SLRD Electoral Area D
- SLRD Electoral Area C
- Jurisdiction**
- Municipalities
- Cadastral
- Street Centreline



1:30,000

Squamish-Lillooet Regional District Board
Squamish-Lillooet Regional District
PO Box 219
Pemberton, BC
V0N 2L0

Dear SLRD Board of Directors:

I'm writing to inform you that, at its August 16th meeting, RMOW Council considered the SLRD's referral of Bylaw 1478-2016. The RMOW supports the adoption of SLRD Bylaw 1478-2016 on the condition that, prior to adoption, the bylaw be amended to:

1. Add "forest management activity only in association with logging operations conducted pursuant to a Community Forest Agreement under the Forest Act" as a permitted use in the BC4 zone and to add the following definition of "forest management activity":

"forest management activity" means an activity, process or use, including structures and facilities that support the activity, process or use, that is listed below and that is related to or carried out for the production or harvesting of forest resources.

- a) silviculture and timber harvesting activities;
 - b) transportation, delivery, and handling;
 - c) dryland sorting and scaling;
 - d) road, bridge and trail construction and maintenance;
 - e) drilling and blasting;
 - f) storage and repair of equipment and vehicles;
 - g) slash and prescribed burning;
 - h) treatment of noxious weeds, introduced plants, competing vegetation, other pests and damaging agents;
 - i) protection of forest crops including but not limited to fire protection and suppression and wildlife management;
 - j) safety and security measures;
 - k) water storage, including reservoirs for providing water for fire protection purposes or other use;
 - l) soil production, improvement or processing;
 - m) site rehabilitation and improvement;
 - n) disposal of wood waste;
 - o) harvesting and sale of botanical forest products;
 - p) portable processing of forest resources;
 - q) forest management administration.
2. Exclude from the permitted uses of the BC4 Zone 4X4 Skills tracks.
 3. Reduce the number of permitted employee housing dwelling units to the four existing staff cabins and reduce the associated gross floor area limit for employee housing to a maximum total floor area of 100 m².



The RMOW's rationale for requesting these amendments is as follows:

1. The Cheakamus Community Forest (CCF) holds a forestry tenure which overlaps CWA's existing tenure area. Although logging is provincially regulated, related activities may be subject to zoning regulations and therefore, the BC4 zone should include "forest management activities" as a permitted use.
2. The RMOW does not support expanding staff accommodation at this time as the rezoning application is primarily to authorize existing land uses and the proposed additional cabins are seen as a significant precedent that requires further policy consideration in the context of the RGS update.

It is the RMOW's understanding that the existing cabins provide housing for on-site caretakers and the keeping of the horses for horseback trail riding. The introduction of additional cabins seeks to more generally address employee housing needs on site. RMOW recognizes that housing is a corridor issue, however, the proposed rezoning and additional cabins creates a precedent for settlement in a non-settlement area. This issue should be addressed through the RGS update process and updated employee housing policies and strategies for the region. An Employee Housing forum with Elected Officials is a key component of the approved update process. Any rezoning which allows employee housing in non-settlement areas should not be considered until the RGS update process is complete.

3. The RMOW is not supportive of expanding motorized outdoor recreation in the Callaghan Valley in the form of 4x4 skills tracks and requests that the BC4 Zone and accompanying definitions of motorized outdoor recreation specifically exclude 4X4 skills tracks as a permitted use.

Should you require further information on the RMOW's response to this referral, please contact Mike Kirkegaard, Director of Planning at mkirkegaard@whistler.ca or by phone at 604-8163. On behalf of the Resort Municipality of Whistler, we thank you for the opportunity to comment on this application.

Yours truly,

Nancy Wilhelm-Morden, Mayor



REQUEST FOR DECISION

Canadian Wilderness Adventures (Area D)
Zoning Amendment Bylaw No. 1478-2016

Meeting dates: June 8/22, 2016

File No. 3360.20.91

To: SLRD Electoral Area Directors Committee/SLRD Board of Directors

Owner: Crown Land (Province) / Tenure Holder: Canadian Wilderness Adventures

Applicant/Agent: Cascade Environmental

Location: Callaghan Valley, Electoral Area D

Legal description: DISTRICT LOTS 6013 AND 7925, TOGETHER WITH THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF ALEXANDER FALLS, GROUP 1, NWD, CONTAINING 3,901 HA MORE OR LESS, EXCEPT THEREOUT ALL FOREST SERVICE ROADS AND ROADS PERMITTED UNDER THE FOREST AND RANGE PRACTICES ACT.

OCP Designation:	Zoning:	ALR	DP Area:
Special Study Area	Rural 1	Status:	Wildfire Protection
		No	RAR
			Callaghan Valley
			Conservation

RECOMMENDATION:

1. THAT Bylaw No. 1478-2016, cited as "Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970, Amendment Bylaw No. 1478-2016" be read a first time; and
2. THAT Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970, Amendment Bylaw No. 1478-2016 be referred to the appropriate First Nations, the District of Squamish, the Resort Municipality of Whistler, and provincial agencies including the Vancouver Coastal Health Authority, the Ministries of Forests, Lands, and Natural Resource Operations, and Transportation & Infrastructure, for comment.

BACKGROUND:

Canadian Wilderness Adventures (CWA), which operates a commercial recreational tenure on Crown land in the Callaghan Valley, has submitted an application for rezoning. They have had a number of

Temporary Use Permits (TUPs) from the SLRD over the years for a limited number of activities in the Callaghan Valley. Their current TUP will expire in November 2016 and cannot be renewed any further in its current form. CWA was previously advised by the SLRD Board that they should apply for permanent zoning for this area based on the expiry of their TUP. At this time it is appropriate to address all their existing land uses through zoning in a more permanent way.

CWA has operated a commercial business including mechanized and non-mechanized recreation such as dog sledding, snowmobiling, horseback riding, snowshoeing, river rafting, ATVing, 4x4ing and film production support services. The Province has approved their existing management plan from 2007. Some of the land uses and development included in that 2007 plan will be considered as part of this rezoning application. The total size of CWA's crown land tenure is approx. 3,903 ha, which includes land in the SLRD and the Resort Municipality of Whistler (RMOW).

KEY ISSUES/CONCEPTS:

The CWA application received permission to proceed for further review from the SLRD Board at the February 17/18, 2016 Board meeting. THE SLRD passed a motion at its April 27/28, 2016 Board as follows:

THAT the bylaw being prepared for the Canadian Wilderness Association rezoning be referred to the member municipalities for comment back to the SLRD Board in advance of consideration by the SLRD Board.

A referral was sent out on May 30, 2016 to each of the four member municipalities as per the April SLRD Board resolution. It included a summary of the bylaw, draft version of the proposed Zoning Amendment Bylaw No. 1478-2016 and the CWA vision and rationale document attached as Appendix 3 to this report.

It should be noted that the applicant has changed their zoning application from that as outlined in the February staff report. CWA are requesting zoning to reflect the current uses of the land currently being undertaken, limited employee housing use (300 m² in total) in the form of up to twelve (four existing, eight new) 25 m² employee dwelling units, as well as 36 natural tent camping sites, which would be used only in association with site events and programming.

With respect to this application, SLRD staff have prepared Zoning Amendment Bylaw No. 1478-2016 for the CWA rezoning application. The new Area D Zoning Bylaw No. 1350-2016 could be adopted in July/August so Zoning Amendment Bylaw No. 1478-2016 includes a clause to specify that it would amend Bylaw No. 1350-2016, once that bylaw was adopted rather than the current Zoning Bylaw No. 20, 1970 as Zoning Bylaw No. 1350-2016 would replace Bylaw No. 20, 1970.

CWA is only requesting some of the uses in the approved 2007 provincial management plan (attached as Appendix 4). The 2007 provincial management plan (i.e. the CWA crown tenure) currently includes authority from the Province for employee housing and includes several tourist accommodation uses such as rental cabins and a small lodge in addition to the range of winter/summer outdoor recreation uses and accessory uses.

RELEVANT POLICIES:

Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008
Electoral Area D Official Community Plan Bylaw No. 1135-2013
Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970

ANALYSIS

The primary focus of the rezoning application is on the outdoor commercial recreation uses with supporting facilities and accessory uses. Given the expiration of the current Temporary Use Permit (TUP) in November 2016, and the prior SLRD Board resolution requesting CWA to pursue rezoning, the intent of the application is to allow CWA to continue operating its core business in the short-term. In the long-term, CWA will be considering tourist accommodation as outlined in their 2007 management plan, and also included in their proposed 2014 management plan update that has been submitted and is currently under review by the Province.

As discussed above, the applicants have now removed the lodge from this application. This rezoning application and proposed bylaw does not contemplate any tourist accommodation. The existing and new uses to be considered by the proposed zoning amendment bylaw are outlined below. This proposed bylaw 1478-2016 is a standalone bylaw that will amend the new Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 once it has been adopted. Please refer to the attached vision and rationale document prepared by CWA (Appendix 3) for further information and details with respect to the CWA zoning application.

Existing uses to be zoned:

Under their approved management plan CWA is looking to continue to legitimize their existing commercial recreation operations and the permitted uses currently operating under a TUP. The current and previous TUPs have included such uses as winter and summer outdoor recreation, dog kennels, horse corrals, maintenance and storage facilities and four caretaker/security units.

New uses to be zoned:

CWA are also proposing some new uses in addition to what they are currently undertaking, that are allowed through their provincial management plan, including a booking centre with a kitchen and dining facility, celestial observatory, outdoor commercial and recreational, film support services, employee housing in the form of eight additional staff dwelling units, and natural tent camping (36 sites) associated with their current offering of recreation programming.

The kitchen and dining facility would allow CWA to supply their own meals that would be offered as part of their recreation tours. Currently all meals for the tours are catered from Whistler and must be transported in to the CWA base from offsite. CWA is looking to reduce the costs and transportation issues associated with this aspect. This natural tent camping is not proposed to be available to the general public, and therefore is not considered tourist accommodation. The natural tent camping, similar to the warming huts, forms a part of the outdoor recreation tour business so only those people signed up for tours may stay in the tents as part of that tour experience (i.e. tents to only be used in association with site events and programming). It would also allow the expansion of the touring and

educational experiences offered in the summer. There are associated accessory uses as well as a maintenance shop, etc.

The commercial and recreational film support services are something that has been partially ongoing. CWA has been supporting the filming of commercials, providing snowmobile and guide support for filming in their tenure area etc. Part of CWA's intent is to expand this as part of their programming so that in addition to support for commercial filming, they offer people going on winter/summer outdoor rec tours the ability to film themselves as part of the experience.

Additional regulations regarding special event permits have been included in the zoning to clarify when and under what conditions special events would be required in the BC4 zone. The land uses discussed here are further outlined in the attached Zoning Amendment Bylaw No. 1478-2016.

Existing Outdoor Recreation and Tourism uses: One aspect of the proposed zoning bylaw covers the outdoor recreation and adventure tourism aspects of CWA's business. This aspect of the zoning would provide zoning to the uses that are now currently and have been covered by temporary use permits.

Proposed Employee housing for CWA staff: The other aspect of the proposed zoning bylaw covers employee housing in the form of up to 12 dwelling units, and limited natural tent camping for up to 36 tents, only to be used in association with scheduled CWA programming and not to be rented to the general public. The tent sites are proposed to be natural, unpaved, walk-in only and unserviced. Campers would park at a central parking area and walk in to their tent site. Common washroom and shower facilities would service the tent area.

Servicing issues: The site is not currently serviced by sewer or water. Covenants would be required to ensure that no tent sites, employee housing cabins, or other facilities are constructed until such time as solid waste disposal and water is provided to the satisfaction of the SLRD Director of Utilities and Environmental Services and the Vancouver Coastal Health Authority.

Form and character: A development permit will be required for all structures as required by the Electoral D Official Community Plan.

Regional Growth Strategy

The Regional Growth Strategy (RGS) designates the majority of the CWA Crown land tenure as Non-Settlement Area. Non-settlement areas are defined as:

“an area predominantly used for agriculture, rangeland, forestry, **outdoor recreation**, or resource extraction uses, or areas of undisturbed natural environments. Non-settlement areas include watersheds, conservation areas, farmland, forests, and major parks and large areas of unsurveyed Crown land. They may be characterized by some sparse settlement and localized, historic subdivisions. Parcel areas are generally greater than 15 ha in non-settlement areas.”

A small portion of the Crown tenure (around the CWA base area) falls within the Subregional Planning Area designation as shown on the maps in Appendix 2. The amount of CWA tenure within the

Subregional Planning Area is approx. 293 ha. This includes land primarily within the SLRD and partly within the RMOW, and is about 6% of the total CWA tenure area. As per previous direction from the SLRD Board in 2012 and 2013 meeting, there was no interest in a subregional planning study for the Callaghan Valley, nor was FLNRO interested in doing any further studies of this area. As a result and as part of discussions associated with the RGS Five Year Review process, the RGS steering committee has considered redesignating this area to something other than Special Planning Area. Any redesignation process would be subject to SLRD Board approval.

As the rezoning application is not proposing any tourist accommodation structures, the proposed zone for CWA would not be considered a destination resort under the RGS. A destination resort in the RGS is defined as:

“self-contained, master planned tourism developments in areas of significant natural amenity. Destination resorts provide single or multi-season recreational activities and facilities focusing on intensively developed recreation infrastructure that is directly associated with the provision of sport, leisure, entertainment, or similar recreation activities, and include real estate development primarily oriented to short term visitor accommodation (50% or more).”

Official Community Plan

It was originally thought that the OCP would need to be amended, however, with the removal of any proposed tourist accommodation from the current rezoning application that is no longer the case. The OCP does support winter and summer outdoor recreation uses, and the proposed staff accommodation would be accessory to those uses, and regulated in the zoning. The OCP indicates support for caretaker’s units in rural areas associated with commercial and industrial zoning. CWA currently has four caretaker/employee housing units on their tenure as part of the current TUP.

As part of a separate forthcoming Area D OCP amendment, the DPAs in the plan will be revised, updated, and consolidated in order to reduce unnecessary overlap and clarify what permits are required and under what conditions. That separate amendment will deal with Electoral Area D as a whole though there will be several DPAs that will apply to the CWA tenure area including Riparian Protection, Wildfire Protection, and a DPA addressing form and character, energy/water conservation, and greenhouse gas emission issues.

Zoning Amendment Bylaw No. 1478-2016

Proposed uses for the new Backcountry Commercial 4 (BC4) zone would include a number of land uses selected from the provincially approved 2007 management plan (attached as Appendix 4). It should be noted that under the current CWA TUP, there are four caretaker/security cabins that are permitted. These four existing dwelling units would be part of the 12 proposed staff accommodation units, for a net increase of only eight units. A summary of these proposed permitted uses is outlined below (definitions of the *italicized* words are also included following this summary).

- motorized and mechanized outdoor recreation uses, including snowmobile tours, snowcat tours, ATV tours, 4x4 vehicle tours.

- non-motorized outdoor winter recreation uses, including Nordic skiing, ski and snowboard touring, dog sledding, tobogganing, snow shoeing, and sleigh rides.
- non-motorized outdoor summer recreation uses, including mountain biking, guided horseback riding, zip line courses, river rafting, hiking, canoeing, and kayaking.
- accessory facilities associated with outdoor winter and summer recreation uses, including trail systems, horse corrals, barns and shelters, sled dog kennels, guest warming huts, washrooms, change rooms and shower facilities, vehicle maintenance shops, machinery sheds and storage buildings, fuel storage, boat sheds and docks.
- *booking centre*, including a kitchen and dining facility, as well as indoor *assembly uses*.
- outdoor commercial and recreational film support services.
- *celestial observatory*.
- *employee housing*, only in association with the operations within the BC4 zoned Crown land tenure.
- *natural tent camping*, in association with site events and programs.
- *accessory buildings* and *accessory uses* directly associated with the permitted uses, including, offices, washrooms and shower facilities, parking, maintenance, utility and security buildings, waste storage facilities, and ticket booths.

Proposed Definitions associated with permitted uses in the BC4 zone are outlined below. Employee housing is not an existing definition in the existing Area D Zoning Bylaw No. 20, 1970 (it is in the proposed Area D Bylaw No. 1350-2016), and is included in the definitions below.

BOOKING CENTRE means a building that is primarily used as a reception area for customers, and related reception uses. It may also include administrative offices related and accessory to the reception function, along with temporary storage for customer's belongings, and a guest lounge with a kitchen and dining facility.

CELESTIAL OBSERVATORY means a building where stars, planets and other celestial bodies are observed, usually through a telescope.

EMPLOYEE HOUSING means the use of a dwelling unit for occupation only by employees, or individuals related by blood, adoption, common-law marriage, or foster parenthood to an employee or cohabiting with an employee in a spousal relationship.

NATURAL TENT CAMPING means a use involving tent sites that are natural, unpaved, walk-in only and unserviced. Natural tent camping must be accessory to the principal outdoor recreation uses. It must only be used in association with scheduled programming and must not to be rented to the general public. The use also includes common washroom and shower facilities that service the tent site area. Natural tent camping does not include tourist accommodation.

OPTIONS:

The zoning amendment bylaw associated with CWA's rezoning application is being presented for consideration of first reading, and to initiate the referral process.

OPTION 1 – Give the bylaw first reading and initiate the referral process. (PREFERRED OPTION)

Give Bylaw No. 1478-2016 first reading and initiate the referral process.

OPTION 2 – Request staff to make further changes and bring back a revised bylaw.

Do not give the bylaws first reading and propose changes to Bylaw No. 1448-2016 while requesting that staff bring back the bylaw to a subsequent meeting for consideration.

OPTION 3 – Do not give the bylaw first reading and do not initiate the referral process.

Do not give Bylaw No. 1478-2016 first reading and initiate the referral process.

ATTACHMENTS:

Appendix 1: Zoning Amendment Bylaw No. 1478-2016

Appendix 2: CWA tenure and RGS overlay map

Appendix 3: CWA Vision & Rationale Document

Appendix 4: CWA 2007 Provincial Management Plan

Canadian Wilderness Adventures Rezoning Application and February 2016 Staff Report:

<http://www.slrd.bc.ca/planning-building/planning-development-services/current-projects/canadian-wilderness-adventures-rezoning-application>

Prepared by: I. Holl, Planner

Reviewed by: K. Needham, Director of Planning and Development

Approved by: L. Flynn, Chief Administrative Officer

**SQUAMISH-LILLOOET REGIONAL DISTRICT
BYLAW NO. 1478-2016**

A bylaw of the Squamish-Lillooet Regional District to amend the Squamish-Lillooet Regional District
Zoning Bylaw No. 20, 1970

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970;

NOW THEREFORE, the Regional Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as “Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970, Amendment Bylaw No. 1478-2016”.
2. The Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970 is amended as follows:
 - (a) By inserting the new Backcountry Commercial 4 (BC4) zone included in Schedule 1, which is attached to and forms part of this bylaw, in the appropriate available section and numbered accordingly.
 - (b) By adding the following new definitions to the Definitions section of the bylaw in alphabetical order:

“Booking Centre means a *building* that is primarily used as a reception area for customers, and related *reception uses*. It may also include administrative offices related and accessory to the reception function, along with temporary storage for customer’s belongings, and a guest lounge with a kitchen and dining facility.

Celestial Observatory means a *building* where stars, planets and other celestial bodies are observed, usually through a telescope.

Employee Housing means the *use* of a *dwelling unit* for occupation only by employees, or individuals related by blood, adoption, common-law marriage, or foster parenthood to an employee or cohabiting with an employee in a spousal relationship.

Natural Tent Camping means a *use* involving tent sites that are natural, unpaved, walk-in only and unserviced. The natural tent camping must be *accessory* to the principal outdoor recreation uses. It must only be used in association with scheduled programming and not to be rented to the general public. The use also includes common washroom and shower facilities that service the tent site area. Natural tent camping does not include *tourist accommodation*.”

3. The Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970 is amended as follows:
 - (a) By rezoning the area outlined in (red & white) dashed lines on Schedule 2, which is attached to and forms part of this bylaw, from the current Rural 1 zone to the new BC4 (Backcountry Commercial 4) zone.

4. Upon the adoption of Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970 will be repealed.
 - (a) As a result, this Zoning Amendment Bylaw No. 1478-2016 will then amend Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 instead of Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970.
 - (b) In that case, the citation of this bylaw would change, and therefore this bylaw would then be cited for all purposes as "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1478-2016".

READ A FIRST TIME this	22 nd day of	JUNE, 2016
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READ A SECOND TIME this	day of	, 2016.
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PUBLIC HEARING held on the	day of	, 2016.
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READ A THIRD TIME this	day of	, 2016.
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ADOPTED this	day of	, 2016.
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Jack Crompton
Chair

Kristen Clark
Secretary

SCHEDULE 1

SECTION #.1 – BC4 – BACKCOUNTRY COMMERCIAL 4 ZONE (Canadian Wilderness Adventures)

Intent

- #.1.1 The intent of this zone is to provide for recreation and recreation-associated uses, tent camping associated with site-specific recreation uses, and staff accommodation for employees of those land uses located within the Canadian Wilderness Adventures' Crown land tenure area.

Permitted Uses

- #.1.2 In the BC4 Zone the use of land, *buildings* and *structures* is restricted to:
- motorized and mechanized outdoor recreation uses, including snowmobile tours, snowcat tours, ATV tours, 4x4 vehicle tours.
 - non-motorized outdoor winter recreation uses, including Nordic skiing, ski and snowboard touring, dog sledding, tobogganing, snow shoeing, and sleigh rides.
 - non-motorized outdoor summer recreation uses, including mountain biking, guided horseback riding, zip line courses, river rafting, hiking, canoeing, and kayaking.
 - accessory facilities associated with outdoor winter and summer recreation uses, including trail systems, horse corrals, barns and shelters, sled dog kennels, guest warming huts, washrooms, change rooms and shower facilities, vehicle maintenance shops, machinery sheds and storage buildings, fuel storage, boat sheds and docks.
 - *booking centre*, including a kitchen and dining facility, as well as indoor *assembly uses*.
 - outdoor commercial and recreational film support services.
 - *celestial observatory*.
 - *employee housing*, only in association with the operations within the BC4 zoned Crown land tenure.
 - *natural tent camping*, in association with site events and programs.
 - *accessory buildings* and *accessory uses* directly associated with the permitted uses, including, offices, washrooms and shower facilities, parking, maintenance, utility and security buildings, waste storage facilities, and ticket booths.

SCHEDULE 1

Conditions of Use

#.1.3 The following conditions apply to the permitted uses in the BC4 zone:

- .1 The *natural tent camping* use shall only be used in association with site events and programming.
- .2 Any events with an anticipated attendance of less than 300 people occurring entirely within a permitted structure (with a valid building permit from the SLRD) do not require a Special Event Permit as part of the Squamish-Lillooet Regional District Special Events Bylaw No. 1247-2012, as amended from time to time.
- .3 Outdoor events with an anticipated attendance of less than 300 people are exempted from a Special Event Permit in accordance with the Squamish-Lillooet Regional District Special Events Bylaw No. 1247-2012, as amended from time to time.
- .4 For all events with an anticipated attendance of 300 people or more, a Special Event Permit shall be required as part of the Squamish-Lillooet Regional District Special Events Bylaw No. 1247-2012, as amended from time to time.

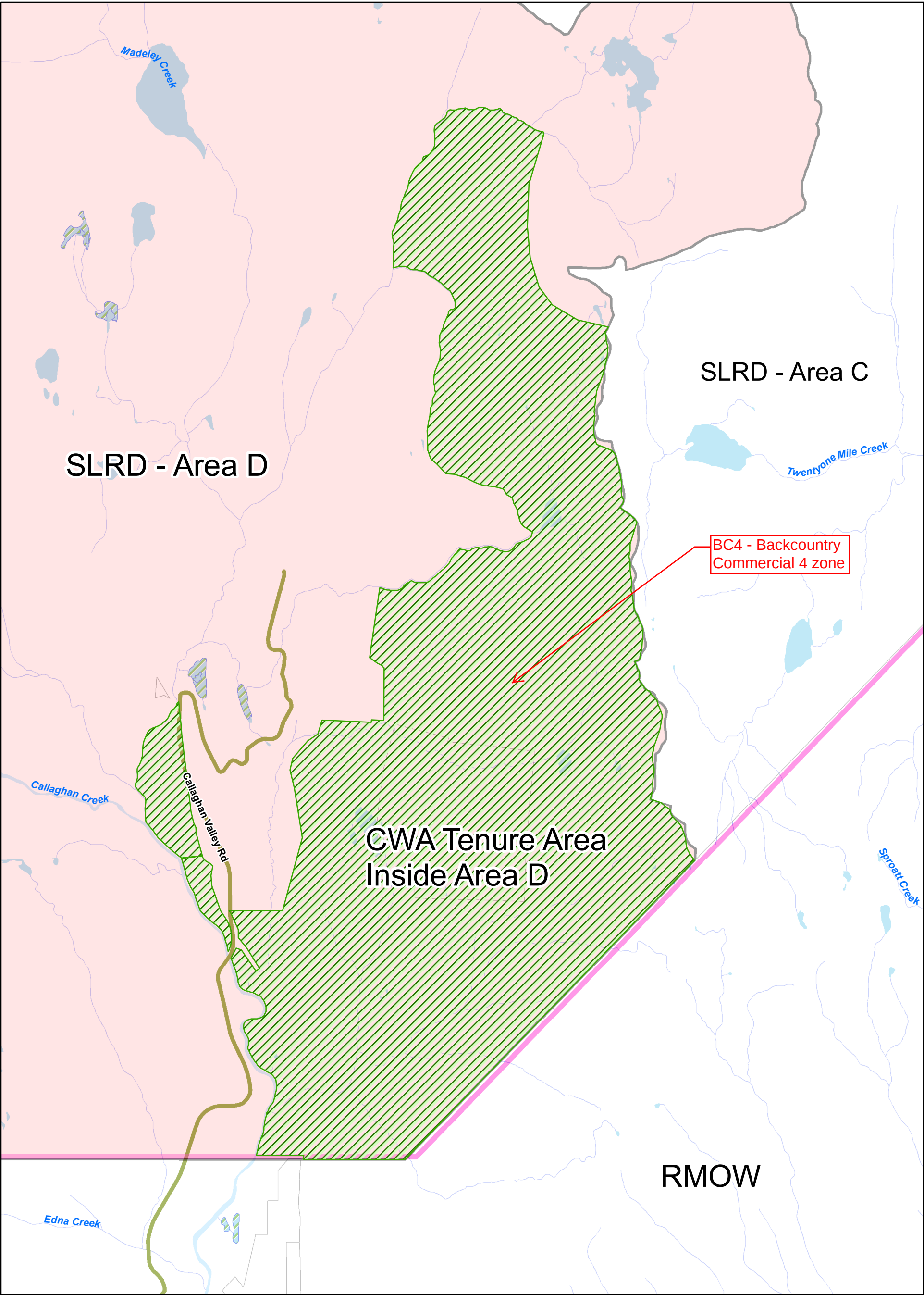
Regulations

#.1.4 On a parcel located in the BC4 Zone, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>Parcel Area</i> for New Subdivisions	4,000 ha
.2	Maximum <i>Gross Floor Area</i> for <i>permitted uses</i> • <i>Booking Centre</i> • <i>Celestial Observatory</i> • <i>Employee Housing</i> • Horse corrals • <i>Accessory buildings and uses</i>	• 380 m² • 100 m² • 300 m² and limited to a maximum of 25 m² per cabin • 6,000 m² • 1,600 m²
.3	Maximum number of <i>employee housing dwelling units</i>	12
.4	Maximum number of <i>natural tent camping</i> sites for use only in association with site events and programs	36
.5	Minimum <i>setback</i> from all <i>parcel lines</i>	7.5 m
.6	Maximum height of buildings and structures	12 m

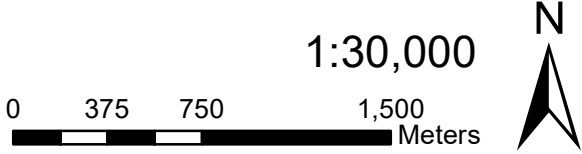
Parking and Loading

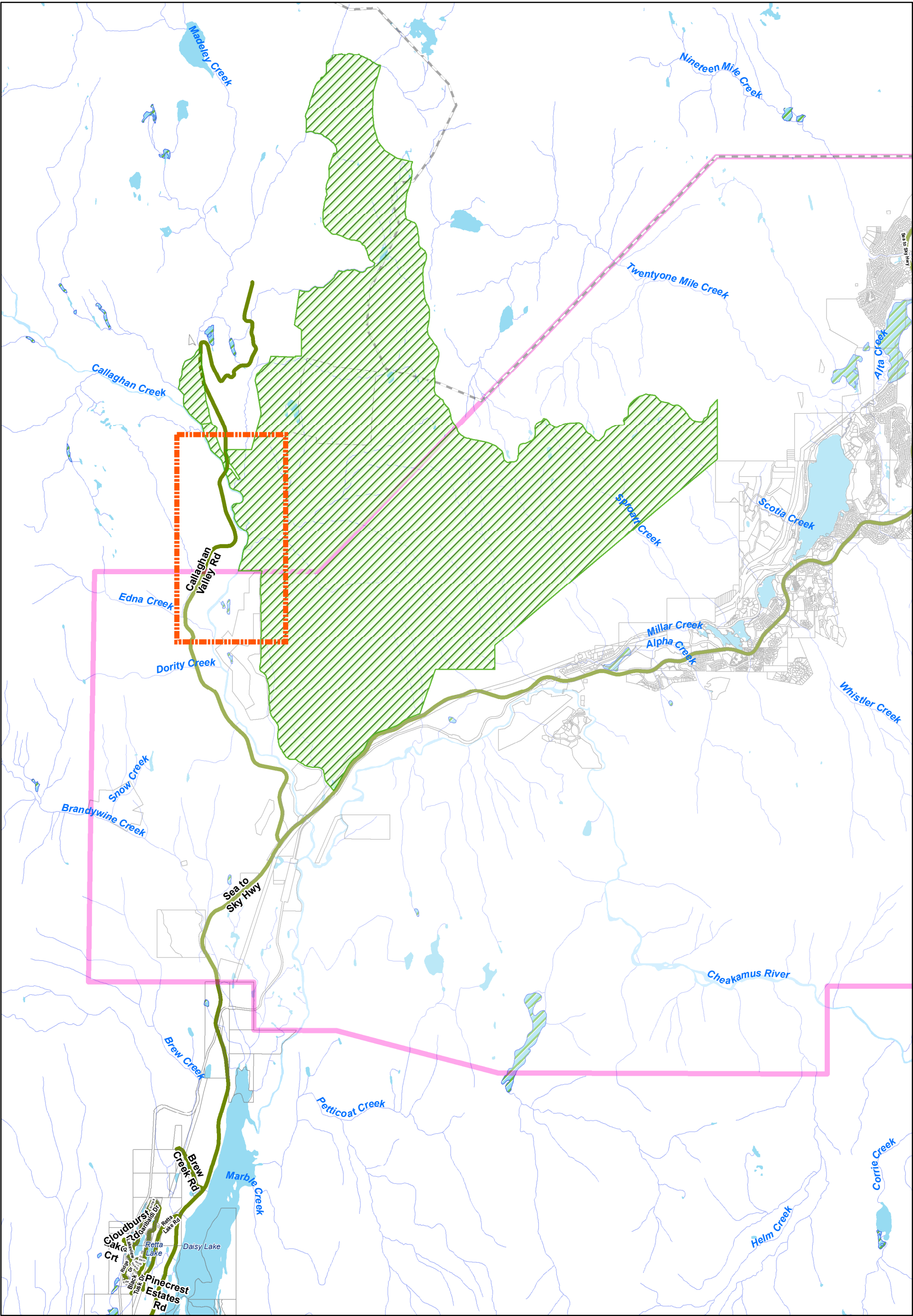
#.1.5 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section # of this bylaw.



SCHEDULE 2: ZONING AMENDMENT BYLAW NO. 1478-2016

- CWA_Clip
- SLRD Electoral Area D
- SLRD Electoral Area C
- Jurisdiction**
- Municipalities
- Cadastral
- Street Centreline





- Subregional Planning Study Area
- CWA Existing Tenure 131024
- Cadastral
- Street Centreline
- Jurisdiction**
- Municipalities
- Electoral Areas

CWA Crown Tenure Area Inside Subregional Growth Strategy Area

BASECAMP

THE QUINTESSENTIAL CANADIAN EXPERIENCE

CANADIAN WILDERNESS

ADVENTURES is designing a **unique** world class recreation opportunity that will draw visitors to the sea to sky.



Basecamp is our vision for a sustainable backcountry adventure operation built using reclaimed materials, proudly showcasing green building strategies and technologies to create a uniquely Canadian experience with a lower environmental footprint.

Basecamp's **distinctive** products will diversify the experiences available in the corridor, actively engaging guests in recreation, learning and culture.

Basecamp will be **an exceptional** environment where visitors can immerse themselves in nature, far away from the noise and light pollution of our modern lives, a place where guests can listen to the river flow, gaze up at the stars and connect with nature in a way that helps them recover from their hectic daily lives. Guests will wake up with the backcountry on their doorstep and an array of rejuvenating guided adventures awaiting them. Through this **outstanding** immersive experience we hope to help our guests reconnect with nature through adventure and introduce them to a more sustainable lifestyle.

The root of the word recreation is recreate. Our mission at CANADIAN is to help people recreate themselves through the power of adventure experiences in wild places that rejuvenate the human spirit.

CALLAGHAN TENURE

In 2006, to aid our community in support of the 2010 Olympics, CANADIAN relinquished a prime portion of its provincial tenure in the Callaghan Valley including the area occupied by the Nordic Center, Madeley and Woods Lakes and lands granted to the first nations. In exchange, the province granted CANADIAN a 30 year tenure allowing for facilities laid out in this application as

well as a backcountry lodge and remote cabins we hope to rezone for in subsequent applications.

THE HISTORY OF CANADIAN WILDERNESS ADVENTURES

In 1993 two young groomers working the night shift on Blackcomb Mountain were so taken by the beauty and stillness of the mountains at night that they needed to share it with the world. CANADIAN WILDERNESS ADVENTURES (CWA) was born from that vision and has been a homegrown, locally owned success story ever since.

CWA's first product was snowmobile tours and we have been steadily adding a broader spectrum of world class adventures for guests to enjoy such as horseback riding, dogsledding, hiking, snowshoeing, avalanche safety and first aid courses as well as corporate events, team building activities, adventure dining experiences and many more.



AWARDS

CWA has been listed as one of BC's top ten adventures by the Vancouver Sun and in the fall of 2013 CWA was honored by Destination Canada who chose their Crystal Hut Fondue tour along with the Peak2Peak Gondola and the S.L.C.C. as Canadian Signature Experiences (CSE). The CSE collection showcases once-in-a-lifetime travel experiences found in Canada. It is offered nationwide, but only a handful are awarded this prestigious designation.



INTERNATIONAL MARKETING

CWA has spent more than 20 years marketing Whistler across the world. Every year it sends staff to international trade shows and conferences to promote our

products spreading the Whistler brand. CWA works closely with Tourism Whistler, Whistler Blackcomb, Destination BC and the local hotels donating tours to key influencers and participating in joint marketing initiatives to increase Whistler's international appeal.

CANADIAN CARES

CWA is dedicated to giving back, it has donated its products to hundreds of local fundraisers over the years and has recently stepped up its efforts, hosting it's a fundraiser to fund the construction of new fishing vessels for the victims of Typhoon Haiyan and launching the CANADIAN CARES SOCIETY a not for profit society that will raise funds and distribute them to the less fortunate.

ENVIRONMENTAL TRACK RECORD

Allan Crawford, the managing partner of CWA has spearheaded the fight to conserve Whistler's remaining old growth forests. Crawford has worked tirelessly and relentlessly to protect Whistler's natural ecosystems, finally receiving support from Whistler's mayor who made it a political priority in her election campaign to stop old growth logging in the Cheakamus Community Forest.

Our main mission is to showcase Whistler's natural beauty in a way that protects it for future generations. Employees of CWA are constantly researching new technologies and environmental initiatives to implement. We are

constantly educating our guides about environmentally friendly practices, and many of our guides come from an environmental studies background.



CANADIAN was the first company in the Sea to Sky corridor to switch from 2-Stroke snowmobiles to 4-Stroke snowmobiles and in an attempt to offer more environmentally friendly mechanized products. CWA has invested in the future of greener snowmobile technology by donating \$20,000 to the McGill University Electric Snowmobile Team to support their prototype electric snowmobile which was memorably used

to bring the olympic torch from Blackcomb mountain into Whistler village for the 2010 Olympic Games.

CWA works hard to maintain a small footprint in all aspects of its operations. In 2005 CWA committed to using recycled paper for all its advertising materials, business cards, stationery and office printing. We have a stringent recycling policies in place across our operation and are striving towards achieving our zero waste goal.

CWA has followed David Suzuki's model of designing facilities for sensitive areas when planning its project in the Callaghan. For example they have chosen to keep buildings away from lakes and instead chosen areas with naturally occurring opening and areas previously disturbed by logging and mining activities.

RECLAIMED PHILOSOPHY

CANADIAN is dedicated to giving new life to old materials. Allan Crawford was such a frequent visitor to the Whistler Community Services Re-Use it Centre that when the Re-Build it Centre was proposed, he was the one that actually coined their name!

CANADIAN is one of the first companies in Whistler to construct its operating facilities using almost entirely reclaimed and refurbished materials. This reclaimed materials approach helps to 'close the loop' for the resort as a whole as outlined in the W2020 sustainability plan. For example, Longhorn Saloon's new patio is a great addition to skier's plaza but there old patio has a new life as the flooring of our Callaghan barn.

One of our most memorable reclamation projects is an old caboose that was left to rust and rot on the side of the highway outside of Squamish. Crawford saw it as a cultural artifact that could symbolize how the railroads shaped the settlement of western Canada. So CWA gathered up a team and heaved and hawed until the 40,000 lbs caboose was loaded on a trailer and on its way up the sea to sky highway. Now it has a new life as our snowshoe base in



the Callaghan and this charming and functional piece of Canadian history connects our snow shoe, dog sled and horse back tours to their cultural heritage.

OUR FAMILY

CANADIAN prides itself on its staff, we employee over 50 full time employees, some of whom have been with us as long as 19 years. Without them we would not be where we are today.

We are incredibly proud our high Trip Advisor rating. Many people say the tour was great, but that it was the guide that made it exceptional. We have worked hard to maintain a functional family style culture in a corporate world. Some of our guides have moved on to other jobs, such as heli-skiing guiding and such, but it is a CANADIAN joke that they never truly leave, as they are still part of our family and they always return when we need their help and vice versa.



Throughout our history we have strived to promote sustainable practices. Whether it is explaining these practices through training sessions or guides modelling these philosophies to guests while out on tour.

OUR PLAN

RECEPTION CENTRE

The reception centre will be a place for visitors to enquire about tours, make bookings, visit the famous Hemloft Treehouse, have a meal or even host a small workshop or event. The reception center will also house a kitchen to provide food for our tours and events needing catering.



In the spring of 2013 CWA approached local artisan Joel Allen with a proposal for his incredible Hemloft. We were fortunate enough to win this bid and we are incredibly excited to make the Hemloft a part of our Callaghan reception centre. The Hemloft will be combined with another stunning building commissioned by BMW as display pavilion and later acquired by CANADIAN. These two unique modern structures will be the welcoming face and heart of Basecamp.

The shortage of rental housing in Whistler has become a critical issue for CWA and its staff. CWA has a responsibility to take care of its staff in a market where housing simply isn't available. Experienced wilderness guides are attracted to living in beautiful natural settings, often migrating with the seasons. Eight new dwelling units of employee housing are proposed that will ensure that CWA can provide affordable housing for these skilled workers as they arrive in Whistler in a setting which delivers the lifestyle they are looking for.

Our current operations in the Callaghan include four existing dwelling units for staff accommodation for the dog caretaker, the horse caretaker and security personnel. These staff prevent theft, keep our animals healthy and provide safety support for our night operations staff who groom our trails and plow our roads.

TENT SITES

Today's adventurous clientele are very different than the guests we served 23 years ago when CANADIAN first opened. Corporate incentive groups as well as retreats, workshops, student groups and event planners are all looking for more immersive experiences featuring educational experiential components. Multi day experiences are a key components for the future sustainability of our company. Tent sites will allow us to offer unique off-grid wilderness experience which can attract these groups to the region.

ALPINE CABINS

There is no feeling quite like the heat of a wood stove striking your cold skin as you enter a warm cabin after an exhilarating adventure in the alpine wilderness. Walking into our existing Sproatt Lake alpine cabin is like travelling back in time to experience Canada's frontier history. It is used primarily as a venue for our Yukon Breakfast tour where guests eat a traditional Canadian breakfast warmed on a wood stove. This incredible cabin is also used as a warming hut and destination for many of our other tours. We would like to use six tents sites within lease area at the cabin with the primary use being for overnight hiking and mountain bike adventures.



We are proposing to build a second, but more rudimentary hut modelled on Harry Horstman's original cabin on Sproatt Mountain. The Harry Hut Spike Camp

will be the destination of a historically themed overnight horseback pack trip. Guests will connect with the history of prospecting and trapping as they travel to the historic cabin on horseback and then set up camp adjacent to the hut where they will spend a night out on the trail under the stars.

CELESTIAL OBSERVATORY

World class tours need world class destinations. CWA was founded with the dream of sharing the beauty of the night sky, building a small observatory on a vantage point in the Sproatt alpine will awe guests from around the world with 360 degree views during the day and the celestial wonders of the milky way at night. During the day guests will learn about the geological forces that shaped this coast mountain range, identifying different peaks and glaciers while at night guests will learn to identify constellations and have the chance to peer up into the universe through a high powered telescope.

LONG TERM OBJECTIVES

In subsequent applications CANADIAN plans to apply for permission to build an 18 room iconic handmade log lodge and guest cabins. These amenities are currently approved in its 30 year tenure with the province. This use was discussed with, and supported by, the RMOW and the SLRD in 2006, during the referral process for the Olympic tenure adjustment.

CONCLUSION

Canadian sees Basecamp as the natural evolution of our business and the key to the ongoing success of our company. Basecamp's spirit harkens back to the romance of western Canada as a wild frontier territory. Components of our cultural heritage will be preserved and celebrated in its buildings and decor creating a living, working, experiential museum, where the guest is an active participant.

APPENDIX 4: CWA 2007 Provincial Management Plan

Tenure Renewal Management Plan Prepared for:

Canadian Snowmobile Adventures Ltd.



**P.O Box 701
Whistler, B.C. V0N 1B0**

**July 05, 2007
Prepared by:**



www.cascade-environmental.ca

**WHISTLER: UNIT 3 · 1005 ALPHA LAKE ROAD WHISTLER BC CANADA V0N 1B1 TEL 604.938.1949 FAX 604.938.1247
SQUAMISH: UNIT 203 · 38026 2nd AVENUE SQUAMISH BC CANADA V0N 3G0 TEL 604.815.0901 FAX 604.815.0904**

CERG File # 056-01-04

MTSA File #: 2407109

**We, the undersigned, have reviewed and authorize the Canadian
Snowmobile Adventures Ltd. Management Plan.**

X

Allan Crawford
President, Canadian Snowmobile Adventures

Date: _____

X

Kevin Lee
Ministry of Tourism, Sport and the Arts

Date: _____



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STATEMENT OF LIMITATIONS

This Document was prepared by **Cascade Environmental Resource Group Ltd.** for the account of **Canadian Snowmobile Adventures**.

Should this report contain an error or omission then the liability, if any, of Cascade Environmental Resource Group Ltd. should be limited to the fee received by Cascade Environmental Resource Group Ltd. for the preparation of this Document. Recommendations contained in this report reflect Cascade Environmental Resource Group Ltd.'s judgment in light of information available at the time of study. The accuracy of information provided to Cascade Environmental Resource Group Ltd. is not guaranteed.

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This document should not be construed to be:

- A Phase 1 – Environmental Site Assessment;
- A Stage 1 – Preliminary Site Investigation (as per the Contaminated Sites Regulations of the Waste Mgt. Act);
- An Environmental Impact Assessment.





EXECUTIVE SUMMARY

The CSA Callaghan Valley tenure is located on the east side of Callaghan Creek, starting near the Sea to Sky Hwy #99 and extending approximately 12 km north up the Callaghan Valley and eastwards approximately 6 km onto the flank of Sproat Mtn. Approximately 500 ha of the tenure area is within the current boundaries of the Resort Municipality of Whistler (RMOW).

The terrain is mostly sloping valley sides, transitioning from low elevation valley bottom to sub-alpine and alpine margins on Sproat Mtn. The lower elevation slopes are mixed stands of regenerating forest, with pockets of old growth. There is a small network of rough roads at lower elevations, a legacy from past forestry and mining operations.

Starting operations in 1993, Canadian Snowmobile Adventures Ltd. is a year-round activity provider based in Whistler, BC. CSA specializes in adventure based motorized recreation offering a range of products and services to meet Whistler's tourism market. The focus of activities includes guided snowmobile winter tours and summer guided ATV tours. CSA also offers snowcat tours, mountain dining experiences on Blackcomb, 4X4 Hummer tours, and technical support for film projects. CSA intends to expand its range of activities to include non-motorized recreation, such as dog sled and horseback and horse sleigh tours, hiking, mountain biking, snowshoeing, and ski touring.

CSA will construct several facilities for its area of operations: a central lodge with auxiliary cabins and staff accommodations, a storage and equipment maintenance facility, a warming hut and dock on a small lake, a celestial observatory and dining facility, an emergency shelter, and kennels and stables.

Potential concerns for CSA's operations in the area focus on environmental values. These include:

- Ensuring wildlife encounters are managed according to the 2006 *Wildlife Guidelines for Backcountry Tourism / Commercial Recreation in British Columbia*.
- Ensuring water values are protected by managing watercourse vehicle crossings, and protecting riparian zones from inappropriate trail construction.





INTRODUCTION

Canadian Snowmobile Adventures Ltd. (CSA) prepared this Management Plan for renewal of its License of Occupation # 238314. This Management Plan includes changes resulting from the activities of the 2010 Olympic and Paralympic Games in the Callaghan Valley. It is intended to fulfill the requirements set out in the Commercial Recreation documents available from the Ministry of Tourism, Sport, and the Arts (MTSA). The Plan requirements include:

1. Description of the operation and areas of use.
2. Overlap with environmental and cultural values.
3. Overlap with other resource interests.

This Management Plan deals specifically with the application area referred to as the Lower Callaghan / Sproat Mtn. area. Although reference is made to the operational activities of Canadian Snowmobiles Adventures on Whistler / Blackcomb Mountains, that activity falls outside the terms of reference of this document.

In the interests of providing a comprehensive Management Plan, the entire scope of proposed activities and extents of tenure are provided. Issues arising from approval timelines, market growth, and infrastructure development will result in a phased approach to the implementation of the extensive and intensive facilities for Canadian Snowmobile Adventures.

Tenure boundaries have changed significantly since the 2003 CSA tenure approval. This tenure renewal includes areas to mitigate losses resulting from the relinquishment of lands to the Whistler 2010 Olympic and Paralympic Nordic Centre (WNC). The previously tenured lands now occupied by the WNC are rescinded and the mitigation lands identified in this plan are sought for tenure.

SECTION 1: DESCRIPTION OF THE OPERATION AND ACTIVITIES OFFERED

1.1 General Description of Operation

1.1.1 General Area

The CSA Callaghan operation is located approximately 12 km south of Whistler, on the west side of the Sea to Sky Highway 99, in the Callaghan Valley. The area is approximately 85 km north of Vancouver.

The tenure area occupies approximately 38.6 km² and extends 7 km up the east side of Callaghan Creek where it veers northeast and follows the WNC boundary into the Beverley / Madeley Lakes drainage. The tenure area also extends east to the southerly aspect of Sproat Mtn, skirting the watershed boundary of 21-Mile Creek (RMOW water supply). See Appendix 7 for General Location Map of the tenure renewal area.

1.1.2 Base Operation

CSA currently stages all tours out of the Carleton Lodge (Whistler Village) and transports clients to a temporary staging facility at the junction of Highway 99 and the Callaghan





Main FSR. This current base of operations is a temporary facility on Crown Land and includes a storage shed and office. Through this Management Plan, CSA proposes that a permanent base of operations be established in the Callaghan Valley. The location identified for this base is approximately 6 km up the Callaghan FSR from Highway 99. Establishing this base of operations will require construction of a vehicle access driveway from the WNC / FSR road as well as a parking area for client and staff vehicles. This location is on Crown Land. A plan of the base facility is provided in Appendix 3a of this Management Plan.

CSA anticipates that this new location will complement the Whistler Nordic Centre (WNC) with respect to offering a range of activities for visitors to the WNC area. These would include a range of summer and winter activities, both motorized and non-motorized.

1.1.3 Improvements

CSA intends to implement improvements to the tenure area in phases. The following phased improvements to the tenure area include:

- A. Primary base of operations (from 2007–11)
 - a. Access road/driveway from current FSR and new WNC public road
 - b. Parking area for clients and staff
 - c. Client reception and change facility (trailer)
 - d. Potable water and septic field
 - e. Lodge
 - i. Guest accommodations
 - ii. Full-service food and beverage kitchen/dinner theatre/pub
 - iii. Outdoor recreation courses/school
 - iv. Events (e.g. weddings)
 - v. Auditorium for educational forums, conferences, events, staff training, and film viewing
 - vi. Satellite cabins and change rooms for guests
- B. Staff accommodations (from 2008)
- C. Change rooms, equipment storage and maintenance facility (from 2007)
- D. Stables and kennels (from 2008)
 - a. Shelter and practice corral for dogs and horses
 - b. Activities staged from this area include dog sledding, horse drawn sleigh riding, and horseback riding
- E. New trails to support single or multi-day recreation (from 2007)
 - a. Activities on the trails include snowmobiling, snowcat tours, ATV, and 4X4 tours, dog sledding, snowshoeing, cross-country skiing, hiking, mountain biking, horseback riding
- F. Warming hut (from 2007)
 - a. Tour destination for above activities including full service food and beverage (e.g. weddings), yoga, spa services, events and cultural activities
 - b. Caretaker residence included
- G. Dock (from 2008)
 - a. Dock extending from adjacent to warming hut for canoe launching, fishing, yoga, sauna, and nature viewing





- H. Terrain park (from 2007)
 - a. Summer / winter snowmobile / ATV skills practice area on existing Northair Mine site
- I. Subalpine hut / emergency shelter (from 2008)
 - a. Minimalist structure strategically located to enhance tour safety
- J. Celestial observatory (from 2009)
 - a. Facility with telescope and educational workshop space
 - b. Full-service food and beverage kitchen / dining room
 - c. Guest and caretaker rooms

1.1.4 Access

At present, all clients are transported to the Callaghan FSR staging area from Whistler Village via courtesy van. The staging area is approximately one kilometer from the Highway 99 turnoff to the Callaghan FSR.

The new base of operations for CSA in the Callaghan Valley will be accessed via the WNC road on the west side of Callaghan Creek. CSA will establish and maintain access to their new base of operations from the point where the FSR meets the new WNC road. Clients will continue to be provided with a van shuttle service from Whistler Village if they wish, or they will also be able to use their own vehicles to access the operations base.

1.1.5 Staff

CSA currently employs 55 staff; the majority of these are full-time positions. CSA management and key staff positions are described below.

Table 1.1.5 CSA Positions and Staff Qualifications

Staff Category	Employees	Experience and/or Certificates
Senior Manager	1	• Bachelor of Commerce Honours Degree in Marketing • 17 years as owner/manager of CSA • certified guide in canoeing, rafting, snowmobiling • wilderness first aid • film/photography studies and experience • resort development studies • construction and equipment operator • management studies • filmwriter/director/production management • recreational land use studies • world adventurerer /research explorer
General Manager	1	• Business Administration and Marketing Degree • 7 years with CSA • 3 years guiding experience • 4 years Operations Manager experience • Primary Care Paramedic • Search and Rescue Ground Search Technician • Ski Area Management Avalanche Level 1 • Advanced Wilderness First Aid • CPRC with AED Endorsement • Occupational First Aid





Front Desk Manager	1	• In-house training • 3 years with CSA
Assistant Front Desk Manager	1	• 1.5 years in adventure tourism • sales certificate • Wilderness 1st Aid
Operations Manager	1	• Diploma of Adventure Tourism • 5 years with CSA • 3 years guiding experience • 2 years Operations Manager • Advance Wilderness First Aid • Avalanche Awareness Certificate • CPRC with AED endorsement • Whitewater Paddle Raft Guide certification • Assistant Ocean Kayak Guide
Backcountry Division Manager	1	• 7 years with CSA • CPRC with AED endorsement • Advanced Wilderness First Aid • 1500 hours snowcat experience • 7 years guiding experience • 4 years supervisor/division manager
Sales Manager	1	• 6 years in sales & front desk with CSA
Marketing Manager	1	• 2 years with CSA • Marketing diploma • In resort sales • Sales manager • In-house marketing training • Guiding experience
Shop Manager / Head Mechanic	1	• Licensed Automotive Technician • 10 years with CSA • 21 years mechanic experience • Licensed Millwright • Licensed Vehicle Inspector • Bombardier Snowcat Technician • Level 1 Supervisory Pyrotechnician • Fire Captain—Whistler Fire Hall 2 • Firefighter—Level 2
Guides	~30	• 80 hour First Aid course with CPR C ticket • Class 4 unrestricted drivers license • Intensive in-house training program
Advanced Guides	5	• Avalanche Level 1 (Ski Area Management) • Swift Water Rescue Technician • BC Raft Guides License • CSGA License (Canadian Ski Guides Association) • Fire Suppression (Bush/Urban/Industrial) • Food Safe BC Certifications • Marine Radio Operators License

CSA attracts and employs highly qualified, career-minded staff and takes pride in offering a challenging work environment that allows individuals to grow with the company. Employment opportunities include guides, drivers, reservation agents, and





more. All are required to have the necessary industry standard certifications. The certifications include first aid, snow safety and avalanche training. In addition, CSA conducts in-house guide training and sponsors out-of-house skills development for key staff.

1.2 Commercial Recreation Activities Offered on Crown Land

1.2.1 Description of Current Experiences Offered in the Callaghan Valley

Clients reserve their activity package via the Internet, telephone, fax, or in person and complete documentation for an activity from the Carleton Lodge in Whistler Village. They are transported by passenger van to the Callaghan base facility where a safety and orientation briefing takes place. This includes describing responsible use of motorized vehicles, the use of all safety equipment, and wilderness preparedness.

Before the arrival of clients, the guides assemble to review the weather conditions and forecast; and / or trail conditions.

Clients can choose between snowmobile, ATV, snowcat, and 4x4 van / Hummer tours. These are described below according to the season:

Winter–Snowmobiling

A typical day involves clients arriving at the staging area via van from the Whistler Village, for set departures depending on the duration of the tour desired by the client. After an orientation and safety session, clients are introduced to their snowmobiles and riding techniques. Explicit tour and riding procedures (including wildlife encounters) ensure a safe and responsible experience is enjoyed by all. Meals are packed in and served depending on the type and duration of tour.

CSA snowmobile tours in the Callaghan / Sproat area typically involve 1-10 groups of up to 8 snowmobiles, with each group led by a guide on the lead snowmobile. Tour duration is from 2 to 8 hours and offers a range of challenges from safety focused family outings to excursions over challenging terrain for advanced snowmobilers.

The intent of these tours is to provide clients with a winter subalpine and forested viewscape experience. Tours include several stops along the way, providing clients with vistas of natural features as well as food and refreshments.

CSA prides itself with providing clients with cleaner and quieter four-stroke snowmobile engines and anticipates moving to electric models when they become available. In addition, CSA sponsors engineering researchers at McGill University, designing improvements in snowmobile efficiency technology.

Summer–ATV Tours

A typical day involves clients arriving at the staging area via van from the Whistler Village, for set departures depending on the duration of the tour desired by the client. After an orientation and safety session, clients are introduced to their ATVs and riding technique. Explicit tour and riding procedures (including wildlife encounters) ensure a safe and responsible experience is enjoyed by all. Meals are packed in and served depending on the type and duration of tour.





The Lower Callaghan / Sproat area supports a range of tours with a variety of destinations and themes. Current use involves 1 to 10 groups of up to 8 ATVs. Duration ranges from 3 to 8 hours. Guests are shuttled by bus and ATVs transported by trailer to the base area.

Summer–Sightseeing Safaris

Sightseeing safaris are conducted using 4X4 buses or Hummers, capable of seating up to 20 passengers. The tours are typically of 3-4 hour duration (although longer custom trips are available), and involve travel on the FSR network to points of interest including the subalpine terrain on Sproat Mtn, Northair Mines, and Alexander Falls. At no time will CSA activities enter the 21 Mile Creek watershed reserve. The route for this activity will be restricted to the Proposed New Route as mapped in Appendix 2 that links the base of operations with the observatory. This will ensure that the sensitive sub-alpine ecosystem as well as the community watershed are not impacted by CSA activities.

Guests register for all tours at the Whistler Village reservation facilities and are shuttled by bus to the Callaghan Valley. There is a briefing session which includes safety and tour procedures (including wildlife encounters). Meals are packed in and served depending on the type and duration of tour.

All Year–Film Support Services / Productions

In addition to commercial recreation operations, CSA also provides film industry support through its Remote Control Wilderness Productions (RCWP) division. RCWP was established to meet the needs of production companies looking to shoot outdoor footage in the Whistler area for use in films and commercials. Since 1994 RCWP has assisted in the production of several feature films, more than 75 TV commercials, and numerous still photo shoots for fashion magazines, editorials and news articles. RCWP has established a reputation as being reliable, safe and knowledgeable, and the leading outfitting production / location company in Whistler.

While, to date, these commercial services have not involved a recreational component, CSA intends to integrate their in-house film production and photo shoot expertise and facilities with recreation and education activities in the Callaghan / Sproat area. This will provide clients with a unique film / photo educational and recreation experiences. It will also provide prospective film / photo professionals with a unique opportunity to learn the craft of film shooting, production, and editing in an outdoor recreational setting.

CSA understands that any commercial film production within the tenure area would require the necessary permits for this activity to occur.

1.2.2 Description of Future Experiences

The proposed tours described below are destination and / or activity-oriented where the mode of transportation is designed to provide access to the event or the activities. The tours would typically involve groups of up to 20 guests with instructors, guides and drivers as appropriate. Tour duration will be from 2 to 8 hours depending on clients' choice, ability, and conditions. Guests would either register for tours at the Whistler Village reservation facilities or at the proposed facility operation base in the tenure renewal area.





Tours involving motorized recreation would include a safety and familiarization instruction session, as well as wildlife encounter procedures.

CSA intends to broaden the scope of outdoor experiences available to clients through offering a range of activities from non-motorized to motorized activities. Non-motorized activities include summer and winter activities, such as hiking, mountain biking, horseback riding, zip lines, canyoning, dog-sledding, sleigh rides, ice skating, cross-country skiing, ski touring, snowshoeing, outdoor recreation programs / school, and outdoor film programs / school.

Snowmobile Tours

Snowmobile tours would be conducted on the existing and proposed trails in Appendix 2. The components of the tours would include stops and experiences at some of the following, depending on client interest and package options:

- Food and beverage stop
- Dinner and entertainment at the proposed observatory or warming hut.
- Tour up Sproat Mtn for mountain top viewing

Snowcat Tours

Snowcat tours would be conducted on the existing and proposed trails in Appendix 2, with a focus on the proposed new route to access the observatory / dining facility. The components of the tours would include stops and experiences at some of the following, depending on client interest and package options:

- Dinner and entertainment at the warming hut or observatory
- Snowcat assisted tobogganing, skiing, or snowshoeing
- Snowcat assisted film or photo shoot excursions

ATV Tours

ATV tours would be conducted during summer months on the existing and proposed trails in Appendix 2. The components of the tours would include stops and experiences at some of the following, depending on client interest and package options:

- Sproat Mtn. lunch stop
- Meals and entertainment at the warming hut
- Edu-recreation photo shoot or filming excursions using ATVs to access sites

Sightseeing Safaris (4X4 transporters / Hummers)

Sightseeing safaris would be conducted during summer months on the existing and proposed trails in Appendix 2. The components of the tours would include stops and experiences at some of the following, depending on client interest and 'package' options:

- Alexander Falls photo opportunity
- Sproat Mtn. lunch stop at the warm up hut or observatory
- Lakeside activities including canoeing, labyrinth walk, nature watching, or fishing
- Night sky watching at the observatory.





Non-Motorized Activities

A variety of non-motorized tours would be conducted during summer and winter months. Clients would be able to select from a range of routes (conditions permitting) and activities for either self-guided or guide / instructor led depending on the activity. Guided outings would be catered and include cultural and /or nature activities.

Tree Top Tours (zipline) will be conducted in an area south (downstream) of the Alexander Falls Recreation Site. A noise / vegetation buffer zone between the Recreation Site boundary and the zipline activities will ensure that CSA's activities do not interfere with the peace and serenity of the visitor experience to the Alexander Fall Recreation Site. See Appendix 8 for details.

These activities include:

- Avalanche or First Aid courses / guide training
- Outdoor based film courses and photo shoots
- Tobogganing
- Snowshoeing
- Guided horseback riding
- Mountain biking
- Hiking
- Nature watching
- Yoga
- Health / fitness practice
- Sleigh rides
- Dog sledding
- Abseiling
- Labyrinth walk
- Fishing
- Tree canopy tours and zip lines
- Canoeing/kayaking / creek canyoning
- Cross-country skiing
- Camping
- Cultural events / celebrations / festivals

Outdoor Edu-Recreation and Film Experience

The common theatre area located in the main lodge (see Appendix 3a), will be the central activity area for a range of outdoor recreation related training workshops and skills development courses. These programs would entail one-day to two-week stays at the lodge, with guests staying in the rooms or in the satellite cabins. These activities would be conducted throughout the year, but concentrated during traditionally less busy tourist 'shoulder season' months. Proposed product offerings would include:

- Outdoor film / photo school
- Log cabin and canoe building courses
- Wilderness first aid training
- Orienteering and other outdoor travel / safety skills courses
- Guide training courses.





The proposed film-related recreation experiences are tourism product offerings that CSA is very excited about developing. With the same brand of innovation displayed in pioneering snowmobile and ATV tours within ski areas, CSA plans to build on its established reputation as a film industry support service provider by offering edu-recreational experiences to clients. Edu-recreation sport video excursions put clients behind the camera and in the picture during their chosen outdoor activities. The provision of professional film industry rigging and gear by CSA will provide skills development for shooting in an outdoor setting.





Table 1.1 Extensive Areas of Use

Table 1.1 Extensive Areas of Use										
Extensive Area Map Reference	Activity Report						Client Days			
	Activity / Activities	Specific References on Map	Frequency of Use	Period of Use	Existing or Proposed Use	Current Year	Next Year	Year 3	Full Capacity	Year Full Capacity Reached
Appendix 2	Snowmobiling	Tenure area	7 days/wk	Nov–May	1998	3722	5000	6500	8500	2012
Appendix 2	Snowcat charters/tours	Road Network	7 days/wk	Nov–May	2007	15	150	400	3000	2012
Appendix 2	4x4 van / Hummer	Road Network	7 days/wk	April–Dec	2008	0	200	300	2000	2012
Appendix 2	ATV	Road Network	7 days/wk	April–Dec	2008	0	3000	4000	5500	2012
Appendix 2	Snowshoeing	Tenure area	7 days/wk	Nov–Apr	2008	0	500	600	1000	2012
Appendix 2	Ski touring	Tenure area	7 days/wk	Nov–Apr	2008	0	200	300	1000	2012
Appendix 2	Mountain bike	Tenure area	7 days/wk	May–Nov	2010	0	0	0	3000	2012
Appendix 2	Dog-sledding	Tenure area	7 days/wk	Nov–May	2008	0	1900	220	3000	2012
Appendix 2	Hiking	Tenure area	7 days/wk	May–Nov	2010	0	0	0	2000	2012
Appendix 2	Sleigh Rides	Tenure area	7 days/wk	Nov–Apr	2010	0	0	0	1000	2012
Appendix 2	Canyoning	Callaghan Creek below Alex. Falls	7 days/wk	June–Sept	2011	0	0	0	2000	2012
Appendix 2	Tree canopy zip lines & abseiling	Tree tours	7 days/wk	Year-round	2012	0	0	0	12000	2012
Appendix 2	Horse riding	Tenure area	7 days/wk	June–Nov	2010	0	0	200	1500	2012



1.2.3 Improvements

Extensive Area

Access to the CSA operations base will be primarily via the new Callaghan Valley road. With VANOC and MOT assuming responsibility for road access up to the WNC starting in 2007 – 08, CSA intends to maintain access from the Callaghan Valley road starting at the Callaghan Creek bridge crossing to its operational base via the established FSR. CSA supports outcomes that facilitate public access and use of the area while providing visitors with a range of services and activities that complement the WNC. CSA intends to provide support as needed and cooperate with organizational developments for the 2010 Winter Olympics as they unfold.

The tenure area includes some lower elevation mostly dead-end roads; a legacy of past mining and forestry operations. The former Northair Mine site, for example, will be used to provide instruction / practice for snowmobile and ATV use. All of the existing and proposed routes / trails in Appendix 2 will be utilized by CSA for their operations. These routes / trails will be incorporated into a network of trails, but some will require work to rationalize the network into routes for specific tours. Motorized routes will be kept separate from non-motorized trails and different trail building standards will apply to each.

Trail improvements will consist primarily of trail construction to connect dead-ends, brushing of existing trails, and construction of a 4x4 / snowcat route that will link the operations base with the observatory and the warming hut. Limited timber removal will be required with trail and facility development. Permits will be required and no cutting will take place without the appropriate permits. Construction of these routes is anticipated to commence in summer of 2007–08.

Winter maintenance of recreation trails will include snowcat grooming for snowmobiling, sleigh rides, dog-sledding, and cross-country skiing. Public access and use will be unrestricted.

The hiking, horseback, and mountain biking trails will be single track and designed to conform to the Whistler Trail Standards of MTB trail design. These trails will be used for snowshoeing and cross country skiing in winter.

Snowcat and 4X4 tours will use the Callaghan Main FSR and the proposed route linking the operations base with the warming hut and observatory. Construction of the route to the observatory will require some cutting of timber.

1.3 Intensive Use Sites

Canadian Snowmobile Adventures is driven by a vision of sustainable eco-friendly design - both in its choice of recreational vehicles (four stroke engines) and in its approach to construction. CSA intends to build with a range of materials and technologies that incorporate creativity with green building design. For example, CSA intends to use shipping containers for its staff accommodations. This approach presents a unique opportunity to reuse and recycle materials in a cost-effective manner. These containers are modular and can be assembled in a range of configurations that minimize the ecological footprint of the materials used.

CSA's plans for the tenure area include seven intensive use sites. These range from a simple emergency hut at the northern end of the tenure area to an operations base with several buildings to accommodate guests, staff, and equipment. These are explained below with accompanying maps in the appendices.

- 1. Operations base – Appendix 3a (phased development–see anticipated construction dates below)**
 - Approximately 2.0 ha for the staging area, lodge, cabins, and staff housing
 - This area will be under a separate lease from the tenure renewal area
 - Trailer to be used until lodge is completed
 - Main Lodge (completion anticipated in 2011)
 - Approximately 10,000 ft²
 - Water obtained from well
 - Wastes treated through septic field
 - Parking area for guests, staff, and tour buses (construction anticipated in 2007)
 - Staff accommodations (construction anticipated in 2008)
 - Constructed from recycled shipping containers (see Appendix 4)
 - Water obtained from well supplemented with rainwater tanks
 - Power supplemented by solar / wind power
 - Wastes treated through septic field
 - 10 guest cabins (construction anticipated in 2009)
 - Approximately 350 ft² each
 - Based on minimal footprint 'treehouse' style design
 - Water obtained from well supplemented by rainwater tanks
 - Wastes treated through septic field
 - Gear / clothing change room (construction anticipated in 2007)
 - See Appendix 3a
 - Constructed from recycled shipping containers
 - Secure storage for equipment and clothing for guests and staff
- 2. Subalpine hut / emergency shelter – Appendix 3d (construction anticipated 2011)**
 - Approximately 1000 ft²
 - Overnight accommodation for 12
 - Equipped for emergency situations
 - Water is brought in by ATV or snowcat as needed
 - Wastes from a self-contained facility are serviced by ATV or snowcat.
- 3. Warming hut / multipurpose facility – Appendix 3c (construction anticipated 2007)**
 - Approximately 3000 ft²
 - Anticipated activities include tour groups, weddings, functions, events, spa health / wellness activities, yoga instruction / classes
 - Includes outdoor stone labyrinth
 - Accommodation for 4 people
 - Kitchen and dining facility with liquor licence
 - Caretaker accommodation on premises





- Includes equipment storage shed for winter and summer recreation activities
- Potable water from well
- Wastes from self-contained facility are serviced by ATV or snowcat

4. Dock – Appendix 3c (construction anticipated 2008)

- Floating dock for canoe launching, events, fishing, nature viewing, and yoga practicing
- Incorporates sauna facility
- Approximately 40 ft x 10 ft

5. Night Sky Observatory – Appendix 3b (construction anticipated 2009)

- Approximately 2500 ft²
- Dome design for optimal viewing opportunities (see appendix X)
- Tour destination and catering facility summer and winter
- Accommodation for 12
- Sundials and other astronomical devices
- Kitchen and dining facility
- The structure would contain reference sky charts on the interior walls of the upper floor and a telescope for night sky viewing.
- Potable water is supplied as needed
- Wastes from a self-contained facility are serviced by ATV or snowcat

6. Maintenance shop and equipment storage facility – Appendix 3a (construction anticipated 2007)

- Approximately 5000 ft²
- Geothermal heating
- Equipment, fuel storage and machine maintenance facility
- Water from well supplemented by rainwater tanks
- Wastes treated through septic field

7. Kennels, stables and caretaker hut (temporary trailer in 2007) – Appendix 3e (construction anticipated 2009)

- Sled dogs housed in kennels approximately 1000 ft²
- Horses housed in stables approximately 1600ft²
- Corral for horses approximately 0.6 ha
- Rustic caretaker hut approximately 400 ft²
- Water supplied by well supplemented by rainwater tank
- Wastes from a self-contained facility are serviced by ATV or snowcat

8. Radio repeater station – Appendix 3b (construction anticipated 2007)

- Installed as part of the observatory building footprint

NB: CSA is aware that the appropriate permits are needed for the installation of septic fields and that construction of intensive use sites will not commence until these are obtained. CSA is also aware that setbacks from streams are required as part of the Riparian Areas Regulation and the appropriate permits will be obtained before commencing construction.





Table 1.2 Details of Intensive Use Sites

Site Layout Map Appendix #	Intended Use	Frequency of Use	Period of Use	Desired Exclusivity	Proposed Improvements	Environmentally Sensitive Areas	Distance to Environmentally Sensitive Area
3a	• Operations base • Guest / staff accommodation • Staging area • Parking • Dining/pub • Workshops • Seminars • Spa • Courses/programs	Daily	All year	Fully exclusive	Lodge (includes all amenities)	Callaghan Ck	30 m
					Trailer/gear change facility	Callaghan Ck	30 m
					Cabins / staff accommodation	Callaghan Ck	30 m
					Access road from Callaghan Main FSR	Callaghan Ck	58 m
					Parking area	Callaghan Ck	30 m
					Well	Un-named water feature	44 m
					Snowmobile / ATV compound	Callaghan Ck	45 m
					Maintenance facility	Callaghan Ck	95 m
					Snowcat maintenance facility	Callaghan Ck	100 m
					Hut & contained waste facility	Callaghan Ck	185 m
3d	• Subalpine hut • Emergency shelter • Lunch stops	Daily	All year	Fully exclusive	Cleared access trail to connect with main trail	Un-named pond	250 m
3c	• Warming hut • Dining / catering • Overnight use • Lunch stops • Events • Caretaker accommodation	Daily	All year	Fully exclusive	Hut Storage shed for equipment (canoes) Area for building Stone labyrinth Access trail/route Well Tables/dining area/BBQ pit Kitchen	Un-named Lake	10 m

					Waste containment facility	Un-named Lake	15 m
3b	• Observatory • Star gazing • Education • Dining • Accommodation • Lunch stops	Daily	All year	Fully exclusive	Observatory building	Un-named pond	116 m
					Theatre		
					Sundial		
					Dining area, kitchen		
					Private function rooms		
3a	• Maintenance facility • Equipment storage • Fuel storage	Daily	All year	Fully exclusive	Waste containment facility	Callaghan Ck	95 m
					Building		
					Cleared area		
					Well		
					Septic field		
3e	• Kennels • Stables • Caretaker residence	Daily	All year	Fully exclusive	Kennels	Callaghan Creek	40 m
					Stables	Callaghan Creek	50 m
					Corral	Callaghan Creek	32 m
					Caretaker residence	Callaghan Creek	44 m
					Waste containment facility	Callaghan Creek	45 m
3c	• Dock • Sauna • Yoga • Canoe launch • Fishing • Nature viewing • Events deck • Amphitheatre	Daily	All year	Public	Cleared access to warming hut	Un-named Lake	53 m
					Floating wood dock/events deck	Un-named Lake	On lake
					Amphitheatre		
					Sauna		
					Radio tower	Un-named Lake	On dock
3b	• Radio tower	Daily	All year	Fully exclusive	Radio tower	Un-named Pond	120 m





SECTION 2: OVERLAP WITH ENVIRONMENTAL AND CULTURAL VALUES

Canadian Snowmobile Adventures is aware that their tenure area is home to many species of aquatic and terrestrial wildlife. CSA strongly supports initiatives that minimize impacts to wildlife and has developed wildlife encounter procedures for guided tours to that effect. These will be aligned with the *Wildlife Guidelines for Backcountry Tourism / Commercial Recreation in British Columbia* (2006), as amended from time to time, when carrying out authorized activities associated with Files 2407109 and 2409102.

The tenure area occupies the easterly and southerly valley walls of the Callaghan Valley, plus subalpine and alpine areas of Sproat Mtn. and an un-named sub-peak of Rainbow Mountain. Elevations in the application area range from 500 m to 1800 m above sea level. Commonly occurring vegetation types and related environmental conditions in the area are described using the biogeoclimatic ecosystem classification system widely used in BC. The application area contains three distinct biogeoclimatic subzones distributed across an altitudinal gradient:

- *CWHms1* - moist submaritime Coastal Western Hemlock – southern variant
- *MHmm2* - moist maritime Mountain Hemlock – leeward variant
- *ATc* - Alpine Tundra – coastal variant

Climax forests in the *CWHms1* subzone are characterized by western hemlock, Douglas-fir, western redcedar, and amabilis fir. Understory species include Alaskan blueberry and well developed moss layers.

Climax forests in the *MHmm2* subzone are characterized by western hemlock, mountain hemlock and amabilis fir, with subalpine fir occurring less commonly. Under storey species include Alaskan blueberry, black huckleberry, oval-leaved blueberry, five-leaved bramble, white flowered rhododendron, and mosses.

The *ATc* subzone remains unclassified primarily due to its lack of forest cover. Vegetation consists of ground cover of heathers, sedges and wild flowers with occasional krummholz occurring near exposed peaks.

The lower Callaghan Valley, including lower elevation aspects of the tenure area, is characterized by a past history of extensive forestry and mining activities. Most of the remaining native forest cover in the tenure area is mature timber (<20 year of age), as well as pockets of old growth forest.

The tenure area within the boundaries of the RMOW is mapped according to the Protected Area Network. This mapping designates areas, in order of level of protection, Preservation (PAN 1), Conservation (PAN 2), or Review Area (PAN 3). See Appendix 8 for details of the PAN areas overlapping CSA's tenure boundary.

2.1 First Nations

CSA will ensure that the First Nations traditional use of the extensive areas will remain unimpeded. Further, should any additional excavation be considered, and in keeping with a recommendation of the survey report, CSA may be required to undertake archaeological survey work for developing any additional access trails or facilities.



The Squamish First Nations will be consulted in the development of habitat mitigation strategies to ensure protection of plant gathering activities, although identified areas of concern are outside the CSA tenure (Lower Callaghan Lake road, Edna Creek, and from the area north of Alexander Falls to Callaghan and Madeley Lakes). There is a need to protect culturally significant vegetation from contamination by weed control activities, particularly at berry picking areas.

2.2 Fish Values

Callaghan Creek, flowing on the western margin of the CSA tenure area, is known to be fish bearing. The BC Fish Wizard database identifies the presence of Dolly Varden / Bull trout and Rainbow trout in this watercourse. The potential occurrence of Cutthroat trout in the tenure area is identified in the BC Conservation Data Centre (CDC). The fisheries values of other watercourses in the tenure area, such as Sproat Creek, Anomaly Creek, and Vanwest Brook, as well as several un-named waterbodies and creeks the CSA tenure area are not listed as fish bearing, according to Fish Wizard BC and Fisheries Inventory Data Queries BC. Two small creeks draining from the CSA tenure area into the 2010 Nordic Venue area are mapped as 'Potential Fish Bearing Streams' in ENKON (2003).

CSA will comply with all relevant Riparian Area Regulation, *Water Act*, and *Fisheries Act* regulations prior to works within a SPEA.

2.3 Wildlife Values

CSA is committed to responsible backcountry conduct. Encounters with wildlife species are considered detrimental when the result is injury or an excessive expenditure of energy by the animal in order to avoid or flee the situation, or if habituation occurs. The primary objective of CSA's wildlife management plan is to avoid physiological and / or behavioural disruption of animals, as discussed in Wilson and Hamilton (2004). The Wildlife Guidelines, as amended from time to time, will be followed / adhered to when carrying out activities authorized by CSA's Crown land tenure.

CSA has developed a wildlife viewing and encounter protocol, which all guiding staff receives training in and implements as part of the tour experience. The goal of this protocol is to eliminate, or at the very least, minimize negative-conditioning incidences for wildlife as a result of CSA activities. Guides are also trained to understand the effects of different types of disturbance (low-grade vs. harmful / intrusive) and to recognize behavioral responses of animals to human detection (e.g. visual vs. olfactory detection). They are also trained to recognize important habitats that require a high avoidance priority for motorized activity. Wildlife encounters will be recorded by noting the actions taken by CSA employees and the response of the animal(s) in question. CSA guides will seek to diligently identify and avoid a number of important habitats, including:

- MOE identified polygons, landscape features, or other areas designated to protect sensitive wildlife species
- nests during breeding / rearing season or occupancy
- den sites (occupied or unoccupied)
- food cache sites of any species



- carcasses or kill sites (any species)
- important foraging areas for wolverine such as talus slopes where marmots and pika occur, riparian areas, or berry patches
- important grizzly bear areas such as avalanche slopes, early green-up sites, berry patches, riparian thickets
- riparian and aquatic habitats
- winter mountain goat habitat.

The tenure area contains a range of habitat values and is part of a region that provides habitat for listed wildlife. A total of four Red (extirpated, endangered or threatened) and nine Blue listed animal species potentially occur in the tenure area, according to their habitat requirements.

Grizzly bears found in the Callaghan Valley area are part of the Squamish – Lillooet population unit. Suitable grizzly habitat occurs within the tenure application area (areas of early spring green-up, avalanche tracks, berry-bearing patches, sedge meadows, and riparian thickets). The draft Sea to Sky LRMP maps the Grizzly Bear Linkage Potential of the tenure area as low, medium, and high depending on specific locations.

CSA will ensure the *Wildlife Guidelines for Backcountry Tourism / Commercial Recreation in British Columbia* (2006) for grizzly bear management are implemented by ensuring a minimum of 500 m buffer zone for motorized and a 100 m buffer zone for non-motorized CSA activity is maintained.

Table 2.1 Listed Wildlife Potentially Occurring in CSA Tenure Area				
Common name	Status		Habitat requirements	Probable occurrence in CSA area
	BC list¹	COSEWIC²		
Band-tailed pigeon	Blue	–	Various riparian coastal and interior forest types below 1000 m	High
Barn Swallow	Blue	–	Open habitats, often near water, nesting in buildings, under bridges, caves, cliff crevices.	Low
Bull Trout	Blue	–	Deep pools in cold rivers and larger tributary streams. Headwater streams with stable channels, high stream complexity <15° C.	High
Coastal Tailed Frog	Blue	SC	Clear, cold swift-moving mountain streams with coarse substrates in older forest sites.	High
Cutthroat Trout	Blue	–	Small, low gradient coastal streams with good riparian cover <18° C on small clean gravel substrates	High

¹ Species are assigned to one of four provincial lists depending on their Subnational Conservation Status. The status categories used here for BC include: Red – candidates for Extirpated, Endangered, or Threatened, and Blue – species or subspecies considered to be of Special Concern.

² COSEWIC – the Committee on the Status of Endangered Wildlife in Canada: E – endangered, T – threatened, SC – special concern, DD – data deficient.



Dolly Varden Char	Blue	–	Deep pools in cold rivers and larger tributary streams. Headwater streams with stable channels, high stream complexity	High
Dun Skipper	Blue	T	Open moist areas and disturbed areas (right of ways, ditches) where larval foodplants occur	Low
Fisher	Blue	–	Low to mid-elevation large tracts (>100 ha) dense forests <2500 m. in elevation.	Med
Great Blue Heron (<i>fannini</i> subspecies)	Blue	SC	Aquatic areas <0.5 m deep, fish bearing streams, undisturbed nesting in tall trees	Low
Green Heron	Blue	–	Aquatic areas <0.5 m deep including swamps, mangroves and shore margins	Low
Grizzly Bear	Blue	SC	Non-forested or partially forested sites with a wide range of foraging behaviours and choice of habitats.	High
Keen's Myotis	Unknown	DD	Nocturnal insectivore (bat). Little available information.	Unknown
Marbled Murrelet	Red	T	Heavily forested old-growth coastal habitats <20 km from shore.	Low
Pacific Water Shrew ³	Red	E	Riparian habitats associated with wet coniferous / mixed forests.	High
Peregrine Falcon (<i>anatum</i> subspecies)	Red	SC	Cliff sides of lake, marsh or river valleys with abundant prey species, such as waterfowl.	Low
Peregrine Falcon (<i>pealei</i> subspecies)	Blue	SC	Coastal beaches, tidal flats, reefs, islands, marshes, estuaries and lagoons.	Low
Red-legged Frog	Blue	SC	Wetlands, pools, and riparian areas of upland forests.	High
Spotted Owl	Red	E	Old growth, dense, multi-layer canopy coniferous forest with a range of snags and nesting hollows available.	High
Townsend's Big-eared Bat	Blue	–	Forested areas with woodland, grassland, shrubland mosaic in the vicinity of caves or old buildings for roosting / hibernation.	Low
Vivid Dancer	Red	–	Outlet streams of hot springs and tiny, spring-fed streams	Low
Wolverine	Blue	SC	A range of habitat types from valley bottoms to alpine meadows.	Low

³ The Pacific water shrew (*Sorex bendirii*), is not identified as potential wildlife in the Squamish Forest District by the CDC, but was identified as present by ENKON (2003, p. 66) within the adjacent 2010 Whistler Nordic Centre.





Larger wildlife that may occur in the tenure that require special management considerations (but are not specifically Blue or Red listed), include mountain goat and black bear. Wintering mountain goat (see Appendix 5) range exists within the eastern margin of the tenure boundary.

Spatial and topographical separation of CSA activities and winter goat habitat will ensure that CSA ground-based motorized activities stay outside the default 500 m line-of-sight buffer of identified winter goat habitat, as specified in the current MOE *Wildlife Guidelines for Backcountry Tourism/Commercial Recreation* (2006).

Black bear occur frequently in the Callaghan Valley and are likely to be encountered during the snow free months. CSA will ensure guides are familiar with the *Wildlife Guidelines for Backcountry Tourism / Commercial Recreation in British Columbia* (2006) and will incorporate wildlife avoidance procedures for animal encounters.

The Callaghan Valley has low winter capability for moose and deer due to lack of suitable habitat (prohibitive snow depths). In winter months, the distribution of large and medium carnivores that rely on moose and deer (i.e. cougar, wolf, and wolverine) will likely coincide with the distribution of appropriate prey items. Without an abundant prey base, these carnivores will have a limited in distribution within the lower Callaghan and the tenure application area.

CSA staff will receive training to ensure they are able to recognize, record, and report to Ministry of Environment, Fish and Wildlife Branch major wildlife sightings, such as wolverine tracks and / or large mammal den sites, as per the current *Wildlife Guidelines for Backcountry Tourism / Commercial Recreation in British Columbia* (2006).

Potential adverse effects of CSA operations on environmental / wildlife values include the following:



Table 2.2 Potential Adverse Environmental Effects and Mitigation Strategies	
Potential Adverse Effects	Mitigation Strategies For Implementation
Air pollution	• Use of 4-stroke engines on recreation vehicles • Provide regular engine maintenance • Reduce idling time for vehicles
Soil compaction and / or root system damage	• Keep motorized vehicles on established routes • Design of appropriate routes that avoid sensitive soils and / or root systems • Ensure ATVs ride in single file • Avoid off-trail riding in soft / wet conditions • Trail management: decommission / rehabilitate eroded trails
Integrity of vegetation communities	• Use existing trails where possible • Use native species for landscaping • If invasive plants are in an area, restrict activities when dispersal is likely (i.e. seed dispersal) • Identify protected communities / ecosystems within operating area and avoid disturbing • Use rock / gravel routes where possible • Ensure horse feed is invasive plant free
Water pollution	• Implement appropriate plans for treating and disposing of human and solid wastes • Use or construct bridges / structures that keep vehicles out of waterways and riparian zones • Cross waterways at right angles • Landscape with native plants to eliminate the use herbicides / pesticides • Carry fuel spill kits on tours • Cache fuel >100 m from watercourses • Observe refueling regulations (BC Fire Code compliance for storage tanks)
Disruption of wildlife behaviour	• Ensure guide training in animal encounter response / management (consult 2006 <i>Wildlife Guidelines for Backcountry Tourism / Commercial</i>)





	<i>Recreation in British Columbia and review for changes / updates)</i> • Record and report wildlife encounters / action taken • Do not feed, harass, or handle wildlife • Ensure dogs cannot disrupt wildlife • Maintain required distances from larger wildlife and den sites for motorized and non-motorized activities, based on current guidelines • Observe government approved recovery planning strategies for listed wildlife (e.g. grizzly bear) • Identify and avoid wildlife trees • Identify and avoid denning sites (500 m default buffer), especially for larger mammals such as wolverine and grizzly bear • Maintain sufficient distances to avoid wildlife behaviour changes (500 m default buffer) • Do not feed wildlife • Ensure garbage containment systems are wildlife proof
Wildlife habituation to human presence and / or food	• Avoid activities in watercourses and in the riparian zone • Choose stream crossings away from spawning and / or rearing habitats • Follow desired behaviours for water quality
Damage to fish habitat and populations	





2.4 Water Values

The tenure area's eastern boundary adjoins the RMOW's community watershed. CSA understands of the importance of keeping motorized recreation out of the 21-Mile Creek watershed and will ensure its motorized activities do not encroach on the watershed. CSA anticipates no negative impacts to the community watershed by remaining outside the watershed boundary.

There are no current water licences in the CSA tenure area. BC water licence reports indicate two licences granted for water in the adjoining Whistler Nordic Centre tenure. These licences are for Callaghan Creek, Madeley Creek and tributaries of both.

CSA intends to use well water supplemented by rainwater tanks for its potable water supplies. CSA will apply for the appropriate permits in accordance with the relevant regulations for its groundwater activities. There are unlikely to be any impacts to the quality or quantity of surface or groundwater resulting from CSA's activities.

SECTION 3: OVERLAP WITH EXISTING USE

3.1 Mineral Tenure

The BC Mineral Titles Online mapping indicates there are currently two mineral claims on the tenure area. These are claims 370791 and 374271. Details of these claims are in the table below. The information was obtained on May 09, 2007. Below is the tenure overlap acknowledgment statement:

Table 3.0 Mineral Titles in CSA Tenure Area				
Tenure #	Claim Owner	Claim Name	Status	Good to Date
370791	International Northair Mines	Brandywine	Good	Aug 03, 2008
374271	Northwest Landscape Supply	N/A	Good	Mar 26, 2008

The following statement is an acknowledgement of mineral tenure overlap with CSA tenure:

I acknowledge that the mineral tenures listed below overlap with my area of use and understand that I may have to coordinate access and activities with the tenure holders. I further acknowledge that additional mineral tenures may be located in my area of use in the future and that I may have to coordinate access and activities with the tenure holders.

X

Allan Crawford
President, Canadian Snowmobile Adventures





3.2 Timber Tenure and Forest Use

The CSA tenure area has two forestry tenures in its area:

- Western Forest Products – Licence A19216
- Terminal Forest Products – Licence A19215

Concerns with uncontrolled snowmobiling in regenerating cutblocks were identified. This activity can result in cutting the tops off juvenile trees. Trees most vulnerable to this type of damage are between 50 cm and 1.5 m in height. In order to avoid this type of impact CSA proposes to identify vulnerable cutblocks in the summer and to restrict activity in those cutblocks with newly regenerating trees. Clients will be educated in the rationale for avoiding vulnerable cutblocks. Issues relating to silviculture damage should not be a concern with ATVs, snowcats and 4X4's since they are restricted to roads and designated trails.

3.3 Land Use Planning, Local or Regional Zoning Requirements

The draft Sea to Sky LRMP (April 14, 2006) notes that approval of the LRMP recommendations and land use decisions in the Callaghan Valley are not currently finalized, however, the area tenured to CSA is consistent with the proposed land use plan for the Callaghan Valley as developed by the Province. See Appendix 6a and 6b.

3.4 Commercial Recreation Tenure and Guide Outfitter Territories

Commercial Recreation

A Commercial Tenure mapping request to MTSA has revealed no conflicting or overlapping commercial tenures in the CSA tenure renewal area. Adjacent tenure holders include the Whistler Nordic Centre, Blackcomb Snowmobile. See Appendix 7 for adjacent tenures.

Hunting

There is no known hunting – guiding operation in the application area. The lower portions of the application area are within the Resort Municipality of Whistler where the discharge of firearms is prohibited.

Trapping

There are two trapline licences covering the CSA tenure area. One is listed as 'Inactive' and the other is an 'Active' licence issued by MOE Interest ID #1206134 and Issuing Agency Business Key #TR0211T006. CSA will endeavor to avoid any conflict with the trapline interest. If required, CSA will contact the licence holder to solicit an Operator Input Form.

Guide Outfitter

There are no known guide outfitter operations currently mapped for the tenure renewal area.





REFERENCES

BC Ministry of the Environment 2006, *Wildlife Guidelines for Backcountry Tourism / Commercial Recreation in British Columbia* (online), Available:

http://www.env.gov.bc.ca/wld/twg/documents/wildlife_guidelines_recreation_may06_v2.pdf

ENKON Environmental Limited 2004, *Preliminary Environmental Assessment Proposed Whistler Nordic Centre Callaghan Valley*, Volume 2. Whistler Nordic Centre, VANOC 2010.

Sea to Sky Draft Land and Resource Management Plan 2006 (online), Available:

<http://ilmbwww.gov.bc.ca/lup/lrmp/coast/s2s/lrmpdocuments.htm>

Wilson, S., and Hamilton, D. 2004, *A Strategy to Manage Backcountry Recreation in Relation to Wildlife and Habitats* v1.3. (online), Available: <http://www.env.gov.bc.ca/wld/twg/index.html#ob>





APPENDICES

Appendix 1 – Hazards and Safety Plan

☐

I certify that I have prepared a 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.

X

Allan Crawford
President, Canadian Snowmobile Adventures

Date: _____



Appendix 2 – Tenure Area Map



Appendix 3a – Intensive Use Sites – Base Operations Map



Appendix 3b – Intensive Use Sites – Observatory and Radio Tower Map



Appendix 3c – Intensive Use Sites – Warming Hut and Dock Map

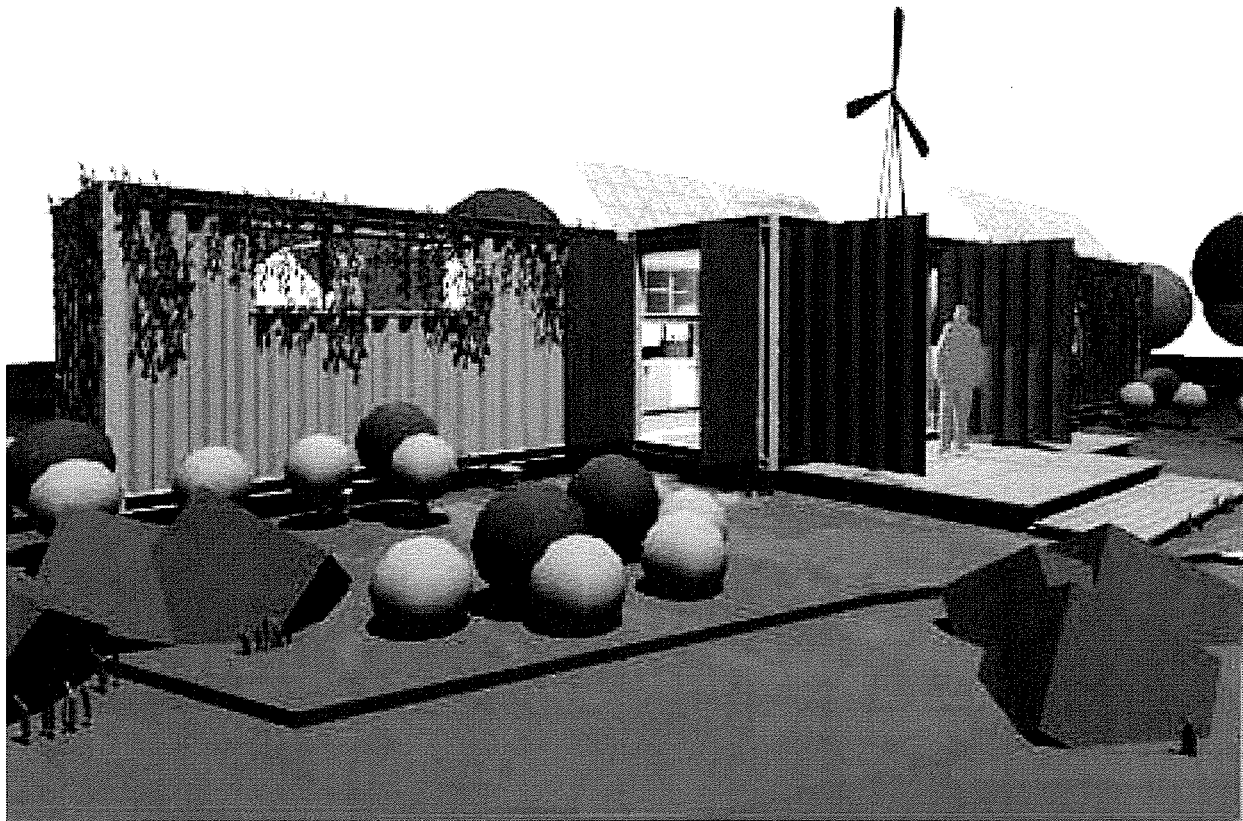


Appendix 3d – Intensive Use Sites – Emergency Hut Map



Appendix 3e – Intensive Use Sites – Stables and Kennels Map

Appendix 4 – Modular Staff Housing Design





Appendix 5 – Mountain Goat Habitat



Appendix 6a – LRMP Frontcountry Land Use Mapping



Appendix 6b – LRMP Commercial Recreation Land Use Mapping



Appendix 7 – General Location and Adjacent Tenures Mapping



Appendix 8 – Tree Top Tours Zipline and Alexander Falls Recreation Site Map



