



REQUEST FOR DECISION
Zoning Amendment Application for
Permanent Zoning -
Canadian Wilderness Adventures (Area D)

Meeting dates: February 10/17, 2016

File No. 3360.20.91

To: EAD 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:

THAT staff proceed with the preparation of OCP and zoning amendment bylaws with respect to the Canadian Wilderness Adventures' rezoning application.

KEY ISSUES/CONCEPTS:

Canadian Wilderness Adventures (CWA), which operates a commercial recreational tenure on Crown land in the Callaghan Valley, has submitted an application for rezoning (see Appendix 1). 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 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.

Staff may consider incorporating the proposed zoning amendment bylaw as part of the overall Electoral Area D Zoning Review. This could happen unless issues associated with the rezoning application would unnecessarily delay the adoption of the new Area D zoning bylaw, in which case it would proceed as a separate amendment to the new Area D zoning bylaw.

RELEVANT POLICIES:

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

BACKGROUND:

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. There is a new plan (2014) that has been developed and is currently under review by the Province and has not yet been approved. The proposed zoning will only focus on the uses in the approved management plan, as a local government would be unable to permit land uses outside an approved Provincial tenure agreement and management plan. There are a variety of new land uses in the unapproved plan that CWA would like to be able to incorporate into zoning, which could be dealt with by future rezoning applications once the updated management plan had been approved.

ANALYSIS

While no zoning bylaws have been drafted, staff have considered possible proposed uses and updated regulations for the site based on discussions with CWA. There will be issues to address regarding the OCP and Development Permit Areas, emergency services, along with zoning and provincially approved existing and undeveloped land uses. Under their approved management plan CWA is looking to continue to expand their existing commercial recreation operations to incorporate Provincially approved but undeveloped uses such as a backcountry lodge, a large number of rental cabins and tent camping sites, along with a maintenance shop, spa, accessory retail and food and beverage uses. A number of cabins for employee housing are also being proposed.

Official Community Plan Issues

There are a number of existing Development Permit Areas (DPA) that apply to building and land alteration in the Callaghan Valley including the Callaghan Valley DPA, RAR DPA, Wildfire DPA, and Conservation DPA. The Special Study Area designation applies to the Callaghan Valley as well. Any proposed tourist accommodation or camping uses may only be supported with a limited scope as the OCP refers to limited seasonal staff accommodation and limited tourist accommodation. There is mention of campsites and related outdoor recreation uses that could occur within the Callaghan Valley Special Study area provided rezoning and development permit approvals are in place.

The OCP primarily refers to permitted uses in the Special Study Area as ecosystem based forest management, extraction of minerals and aggregate resources, and outdoor recreation. In s. 5.14.6 of

the OCP the Whistler Olympic Park is referenced, however, based on other provisions set out in s. 5.14.7 it would imply that such campsite and accommodation related policies would apply to the Callaghan Valley as a whole versus just the Whistler Olympic Park. Section 5.14.6(a) and (b) states:

In the Whistler Olympic Park, the following policies apply:

- a. Residential use is not supported, however, limited seasonal staff accommodation may be considered by way of rezoning.*
- b. Limited tourist accommodation use in the form of a lodge or lodging, RV and tent campsite or overnight cabins may be supported by way of rezoning, and only where such use is directly associated with and necessary to the operation of an outdoor recreation use, sport training, or event.*

Section 5.14.7 states:

In the Callaghan Valley Special Study Area, all commercial activities such as campsites, or other land uses involving buildings and structures, or developments involving alteration of land, are required to obtain a Development Permit for regulation of the form and character of commercial development and protection of the natural environment, its ecosystems and biological diversity, and for the protection of development from hazardous conditions.

A text amendment to the OCP is proposed to address this inconsistency, and to include the whole Callaghan Valley as being covered off by Section 5.14.6 (a) and (b) and not just the Whistler Olympic Park. Given that there is an already-existing Callaghan Country Lodge, the Whistler Olympic Park, Canadian Wilderness Adventures, and to a lesser extent, Blackcomb Snowmobiles, operating as the commercial outdoor recreation tenure operators in the area, the exclusion of these operators appears to have been a drafting oversight from the original Area D Official Community Plan and should be corrected as part of this application.

In both the proposed (2016) and the approved (2007) provincial management plan there is a range of staff and guest accommodation that is contemplated (camping pads, cabins and a small lodge). Both the rezoning application and the OCP text amendment propose to address these uses.

Emergency Services Issues

Access to the main site is via Forest Service Road only. This may pose challenges for emergency services responding to any issues and will need to be addressed as part of this application.

Zoning Issues

Existing uses in the current zoning (Rural 1 zone) contain basic rural uses such as a single family dwelling, agriculture, aggregate extraction, homecraft and home occupation.

Proposed uses for the new Backcountry Commercial 4 (BC4) zone could include existing uses and facilities approved by the Province and undeveloped uses and facilities approved by the Province (from the 2007 management plan). The provincially approved 2007 management plan is attached as Appendix 2. The following uses and facilities listed below are taken from the 2007 management plan, and include

existing developed uses and facilities and those that are approved (by the Province) but not yet developed.

Existing uses and facilities (Appendix 2):

- Motorized/mechanized winter/summer outdoor recreation – snowmobiling, ATVing, 4x4 sightseeing tours
- Non-motorized/non-mechanized winter/summer outdoor recreation - dog sledding, snowshoeing, horseback riding
- Film production support services
- Cabins – approx. 5
- Client reception and changing facility, guide office, sales kiosk, security cabin, machinery shed, snowmobile storage compound, horse corral, sled dog kennels, storage buildings, accessory buildings

Undeveloped uses and facilities (Appendix 2):

- Lodge – 10,000 ft² with 18 guest rooms, restaurant/pub, theatre/events hall, retail
- Outdoor amphitheatre and stage
- Guest accommodation – 24 guest cabins & 36 tent sites
- Staff accommodation – 12 cabins
- Maintenance shop

Staff are supportive of moving forward with the rezoning application in order to address the commercial recreation activities and as permanent zoning must be pursued due to the expiry of the TUP. Further consideration will be required for the guest and staff accommodations proposed. The OCP will need a minor text amendment to clarify the intent of considering limited tourist and staff accommodation in the Callaghan Valley as a whole rather than restricted to the Whistler Olympic Park site.

CWA has proposed a number of uses outlined in their provincial management plan that have not been incorporated into their previous TUPs so the rezoning application will be considering potential staff and tourist accommodation (small lodge, camping and cabins) in addition to expanded outdoor recreation uses. While the Province may have approved uses and facilities in the Crown Land tenure and management plan, tenure holders must still comply with local government bylaws, including zoning. So in order for the land uses, buildings, and activities in an approved provincial tenure to occur, a local government must approve those uses, either through temporary use permits or permanent zoning. Building permits would also be required.

OPTIONS:

Option 1 (PREFERRED OPTION)

Direct SLRD Staff to draft zoning bylaw amendments for CWA's rezoning application.

Option 2

Refer the application back to staff for more information, or revision.

Option 3

Reject the application.

ATTACHMENTS:

Appendix 1: CWA application package

Appendix 2: CWA 2007 Management Plan (approved)

Prepared by: I. Holl, Planner

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

Approved by: L. Flynn, Chief Administrative Officer

Canadian Wilderness Adventures Callaghan Rezoning Application

Prepared for:

Canadian Wilderness Adventures Ltd.



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

November 20, 2015

Prepared by:



CASCADE ENVIRONMENTAL
RESOURCE GROUP LTD

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 # 056-04-02



CALLAGHAN REZONING APPLICATION



Box 219, 1350 Aster Street,
Pemberton, BC V0N 2L0
Ph. 604-894-6371, 800-298-7753
F: 604-894-6526
info@slrd.bc.ca www.slrd.bc.ca

FOR OFFICE USE ONLY	
Application Fee Paid:	Receipt Number:
Received By:	Date Received:
File Number:	

DEVELOPMENT APPLICATION FORM

Applicants are advised to consult with Planning Staff before submitting a development application. **This application will not be accepted unless it is complete and the required fee and plans are attached. Fees are non-refundable unless otherwise noted.**

Please note that Development Permit and or Temporary Use Permits may require a security in the form of an irrevocable letter of credit, as a condition of the permit.

Application Type (see attached schedule for fees)

- | | |
|---|---|
| ☐ Development Permit* | ☒ Zoning Amendment* |
| ☐ Development Variance Permit | ☐ Official Community Plan Amendment* |
| ☐ Temporary Use Permit* (specify 1-3 year term) | ☐ Land Use Contract Amendment* |
| ☐ Temporary Use Permit Renewal (specify 1-3 year term) | ☐ Board of Variance |
| ☐ Other (specify) _____ | ☐ Covenant Amendment |

***Sign Notification Requirements** Certain applications require that a sign be posted on the property to advise the community of the proposed development, and invite comments and questions. Staff will advise you if a sign is required as part of your application process, and will provide the sign, and advice as to where it should be posted.

Please note that as per the SLRD Procedure Bylaw 1260-2012 there is an opportunity for any party to speak as a delegation to the SLRD Board on land use and other matters. Delegations will not, however, be allowed once a bylaw has gone before a public hearing.

Applicant

Owner (if different from applicant)

Name(s): Canadian Wilderness
Adventures

Name(s): Allan Crawford

Mailing
Address: PO Box 701
Whistler, BC
V0N 1B0

Mailing
Address: PO Box 701
Whistler, BC
V0N 1B0

Phone: (Home) 604-938-1616
(Cell)
(Fax)

Phone: (Home)
(Cell) 604-932-8809
(Fax)

e-mail:

e-mail: allan@canadianol.com

Property Information

Legal Description of land under application:

Unsurveyed Crown Land in the vicinity of Callaghan Main FSR

Civic Address (House No. , Street Name, Community):

Size of Property (Ha): Crown Land Tenure 4670 Ha, Base Area 4 Ha

Current Zoning: R1

Proposed Zoning:

Backcountry Commercial

Current OCP designation:

Proposed OCP Designation:

Existing Land Use:

Base area for Canadian Wilderness Adventures - authorized under TUP

Proposed Use / Description of Proposed Development (please attach separate pages if necessary):

See attached report

Agent's Authorization

If the applicant is not the registered owner, the owner(s) must complete the owner information and attach a letter of authorization, or complete and sign the following:

As the owner of the land described in this application, I/we hereby authorize _____
to act as applicant in regard to this land development application.

Owner Signature

Date

Owner Signature

Date

Declaration Pursuant to the *Environmental Management Act*

The following declaration should be completed only after the applicant has reviewed the attached Contaminated Sites Regulation Schedule 2 and determined that the subject property has not been used for industrial or commercial activities as described therein. If the subject property has been used for any activities listed on Schedule 2 a Site Profile form must be completed and submitted to the SLRD with the completed application and appropriate fees.

I, _____, hereby acknowledge that the *Environmental Management Act*, 2003, is effective as of March 31st, 2005.

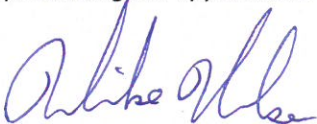
Based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in Schedule 2 (attached) of the regulations. Accordingly, I elect not to complete and submit a 'site profile', as outlined in Section 40(1) of the Act.

I further acknowledge that this election does not remove any liability, which may otherwise be applicable under the legislation.

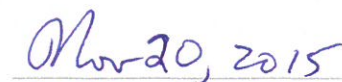
Signature

Date

I, the undersigned, hereby certify that the attached information, provided with respect to this application is full and complete and a true statement of facts, and hereby agree to submit further information as may be deemed necessary for processing the application.



Signature



Date

Required Information (Please complete checklist)

All applications should be accompanied by the following information:

- ☐ **Application fee(s)** – see attached fee schedule
- ☐ **State of Title Certificate** – issued not more than 30 days prior to the application date.
- ☐ **Signed “Declaration Pursuant to the Environmental Management Act” (above) OR Site Profile Schedule 1**
- ☐ **Site Plan (s) (2 copies, drawn to scale and showing the following):**
 - Civic address and full legal description of property
 - Lot dimensions
 - Easements and rights of way on the property
 - Names of roads adjacent to the property
 - Locations and dimensions of **all** existing and proposed buildings and structures
 - Locations of existing wells and septic systems
 - Locations of watercourses, steep banks, and slopes on or adjacent to the property
- ☐ **Development Plans - depending on the specific application, required information may include the following (see s.5.34 & s.5.35 of Development Approval Information, Fees and Notification Procedures Bylaw 1301-2014, as amended for full application requirements):**
 - **DEVELOPMENT VARIANCE PERMITS (DVP)** - detailed drawings showing the proposed development and showing the requested variance. This includes building elevations, floor plans, site elevations, etc. that will be attached to the permit.
 - **DEVELOPMENT PERMITS (DP)**
 - **WILDFIRE DP** – completed checklist indicating which measures are to be undertaken, and including a site plan and or construction detail to demonstrate how the measures are being taken.
 - **RIPARIAN AREA REGULATION DP** – completion of a Riparian Area Assessment by a Qualified Environmental Professional, and confirmation from the Ministry of Environment that the required report has been completed and registered, as per the Provincial Riparian Areas Regulation.
 - **OTHER** – other DPs include Form and Character in intensive residential developments, or in commercial developments. These DPS typically require detail as to the materials and appearance of the buildings and/or landscaping.
 - **OCP/ZONING/LAND USE CONTRACT or COVENANT AMENDMENTS** – details with respect to the proposal, including proposed density (number of lots and or dwellings), proposed permitted uses, and any necessary background reports/studies/or additional information to describe the proposal.
 - **TEMPORARY USE PERMITS** – details with respect to the specific proposed use, the specific duration, and what measures are in place to restore the land following the cessation of the temporary use.

Table of Contents

Table of Contents	iii
1.0 Proposal Overview.....	1
1.1 Canadian Wilderness Adventures Background.....	1
General Overview of Business	1
Description of Operator	1
History of Operations	2
2.0 Existing and Proposed Land Use and Zoning	3
2.1 Project Proposal Summary	3
2.2 Existing and Proposed Operations in the Callaghan	3
2.2.1 General Area	3
2.2.2. Base Operation	3
2.2.3 Proposed Structures	3
2.3 Community and Economic Benefits.....	5
3.0 Site Plan	5
3.1 Description.....	Error! Bookmark not defined.
4.0 Environment and Sustainability Initiatives	6
5.0 Roads and Parking	6
6.0 Potable Water Servicing	6
7.0 Wastewater Collection	6
8.0 Stormwater Management	6
9.0 Other Utilities and Services	6

1.0 Proposal Overview

1.1 Canadian Wilderness Adventures Background

Canadian Wilderness Adventures Ltd. (CWA) submits this Rezoning Application for consideration by the Squamish Lillooet Regional District (SLRD). This Rezoning Application is intended to respond to the changes in land use following the 2010 Olympic and Paralympic Winter Games and the establishment of Whistler Olympic Park.

This Rezoning Application deals specifically with the application area referred to as the Lower Callaghan / Sproatt Mountain area. Although this document occasionally references the operational activities of Canadian Wilderness Adventures on Whistler and Blackcomb Mountains, those activity offerings fall outside the terms of reference of this document.

In the interests of providing a comprehensive Rezoning Application, the entire scope of proposed activities and extents of tenure requested from the British Columbia Ministry of Forests, Lands and Natural Resource Operations (FLNRO) are provided. CWA will begin development of, and operation within, extensive and intensive use areas as market conditions and regulatory approvals allow.

CWA is currently operating under a Temporary Use Permit (TUP), with an application for renewal currently pending.

General Overview of Business

Starting operations in 1993, Canadian Wilderness Adventures Ltd. (CWA) is a Whistler-based outdoor recreation company specializing in adventure based recreation. CWA offers a range of year round motorized and non-motorized activities for visitors to the Sea-to-Sky corridor.

The CWA operations base is located in the Callaghan Valley, approximately 20 km from the village of Whistler. CWA's current Callaghan Valley TUP area encompasses approximately 4670 ha on the slopes of Sproatt Mountain. The base area is approximately 4 ha in size and includes cabins, dog kennels, equipment storage, registration centre and ancillary facilities.

Description of Operator

Canadian Wilderness Adventures Ltd. was incorporated in the Province of British Columbia in November 1993. Canadian Wilderness Adventures Ltd. conducts business as Canadian Wilderness Adventures, Canadian Snowmobile Adventures, Canadian All Terrain Adventures, Canadian Water Adventures, Canadian Dogsled Adventures, Canadian Snowshoe Adventures and Canadian Mountain Productions / Services and is duly incorporated pursuant to the laws of the Province of British Columbia.

Incorporation Number: BC0457680

The records office of CWA
Law office of Nick Davies
201A – 4230 Gateway Drive
Whistler, B.C. V0N 1B0

The business address of CWA
PO Box 701
Whistler, B.C. V0N 1B0

Contact:

CALLAGHAN REZONING APPLICATION

Reception 604-938-1616
Allan Crawford 604-932-8809

History of Operations

CWA began operations in 1993 from a rented premises located in the Kids Camp facility at the base of Blackcomb Mountain in Whistler, BC. Initially, the company's fleet consisted of six snowmobiles, and operations were restricted to the evening hours of the winter months. Operations consisted of guided snowmobile tours on Blackcomb Mountain through a negotiated arrangement with Blackcomb Skiing Enterprises Ltd, to which a fee was paid based on a percentage of gross revenues.

A snowcat was purchased, re-designed and equipped as a snow coach to take customers for rides and social activities during the evening hours and used to groom the trails by day. The snow coach also allowed the company to solicit and obtain additional clients in the film and multimedia industry because it had the equipment and crew necessary to transport both people and supplies to remote wilderness locations.

As clients requested more product options, and with a "moratorium" in place preventing issuance of Commercial Recreation tenures in the Sea to Sky Corridor, CWA obtained a road use permit to operate in the backcountry, providing the opportunity to offer daytime adventure activities to their clientele. On August 1, 1993 CWA applied for a Road Use Permit (RUP) with the BC Ministry of Forests (MOF) to operate on the upper Lillooet/Meager Creek Forest Service Roads (FSR). The permit was granted on January 4, 1994. CWA also began assessing the Lower Callaghan/Madely Lake area late 1993. On October 3, 1994, CWA submitted its first application to the MOF for road use in Lower Callaghan/Madely Lake area. At the request of BC Lands (Ministry of Environment, Lands and Parks), CWA filed a statement of interest on November 24, 1996 under the Commercial Backcountry Recreation Policy.

In the spring of 1994 CWA began working with film crews, providing snowmobiles for activities on Blackcomb Mountain. There were additional film shoots in the Lower Callaghan Valley/Madely Lake area in 1994.

In the summer of 1994, CWA began assessment of commercial recreation development potential in the Lower Callaghan Valley/Madely Lake area.

By the beginning of the 1996 fiscal year, the company expanded its fleet of snowmobiles from six to seventeen to meet growing demands for business. During that year, CWA also added All Terrain Vehicles (ATV's) to its fleet in order to provide a year round product for guests and year round employment for the staff. In June of 1996, CWA commenced operation of ATV tours. Use of ATV's also extended the snowmobiling season well into the summer, because it became possible for customers to ride an ATV from the company's base to the snow line.

In the summer of 1997 CWA investigated 4x4 assisted mountain bike descents the Lower Callaghan Valley/Madely Lake area. CWA also operated ATV tours on Blackcomb Mountain during this time.

In 2001, CWA was issued a short term (5 years) License of Occupation for the purpose of conducting a wide range of Commercial Recreation (CR) activities in the Callaghan Valley. In 2007, with the 2010 Olympic and Paralympic Winter Games pending, and in response to the formation of the Whistler Olympic Park (WOP) Nordic venue and public ski area, CWA voluntarily relinquished a portion of its tenure in exchange for its currently delineated tenure area and a long term (30 year) License of Occupation.

In the fall of 2011, CWA purchased river raft equipment with the intent of developing a commercial guiding product and testing the viability of the river for tour operations in the Cal-Check area of Callaghan Creek.

2.0 Existing and Proposed Land Use and Zoning

2.1 Project Proposal Summary

CWA's operations area is located in a Special Study Area under SLRD Electoral Area D Official Community Plan Bylaw 1135 (OCP). The OCP states that "In the Callaghan Valley Special Study Area, all commercial activities such as campsites, or other land uses involving buildings and structures, or developments involving alteration of land, are required to obtain a Development Permit for regulation of the form and character of commercial development and protection of the natural environment, its ecosystems and biological diversity, and for the protection of development from hazardous conditions" (SLRD, 2013, p. 37). However, for the purposes of this application the current zoning designations will remain: Rural One (R1) for the Area D portion of CWA's tenure and Resource Management (R1) for the small portion in Area C.

This application seeks to demonstrate CWA's commitment to the SLRD's form and character guidelines, including maintaining a mountain look and feel to all structures; as well as its commitment to environmental stewardship. CWA requests appropriate zoning for the activities and facilities listed below.

2.2 Existing and Proposed Operations in the Callaghan

2.2.1 General Area

The CWA 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 current tenure area occupies approximately 3903.7 ha and extends 7 km up the east side of Callaghan Creek where it veers northeast and follows the WOP boundary into the Beverley / Madely Lakes drainage. The tenure area also extends east to the southerly aspect of Sproatt Mountain, skirting the watershed boundary of 21-Mile Creek (RMOW water supply). See Appendix for General Location Map of the tenure renewal area.

2.2.2. Base Operation

CWA currently stages all tours out of the Carleton Lodge (Whistler Village) and transports clients to the Callaghan Operations Base located 12 km down the Sea to Sky Highway from Whistler Village, 8 km up the West Callaghan Road and 0.5 km down the East Callaghan FSR. In the future as the base facility is developed, CWA will bring traffic in from the highway to the base. This current base of operations is established under a Temporary Use Permit on Crown Land with the Squamish-Lillooet Regional District and includes storage sheds, maintenance buildings, dog kennels and offices. Through this Management Plan, CWA proposes that a permanent base of operations be zoned and established in the Callaghan Valley at this location. A plan of the base facility is provided in Appendix 3a of this Management Plan.

CWA anticipates that this new location will complement the WOP with respect to offering a range of activities for visitors to the WOP area. These activities would include a range of summer and winter recreational opportunities, both motorized and non-motorized. On May 1, 2012, CWA entered an agreement with WOP to offer 4x4 sightseeing visits in summer of 2012.

2.2.3 Proposed Structures

1. Mohabi Lodge / Pub / Restaurant

- Approximately 10,000 ft²
- Water obtained from well

CALLAGHAN REZONING APPLICATION

- Wastes treated through septic field
- 2. Hemloft Pavilion Cafe**
 - Included in Mohabi Lodge Site
 - Pavilion approximately 6120 ft²
 - Hemloft will be attached
 - 3. Non-mechanized Base: Kennels, stables and caretaker huts**
 - Dog Sled Base Area
 - Sled dogs housed in kennels approximately 1500 ft²
 - Horse Base Area
 - Horses housed in stables approximately 1600ft²
 - Snowshoe Base Area
 - Main Barn (2600 ft²), Caboose, Washrooms and storage buildings (existing)
 - 2 rustic caretaker huts approximately 400 ft²
 - Equipment Shed
 - 600 ft² shed located next to Main Barn
 - Gear/clothing change room
 - Approximately 1700 ft²
 - 4. Mechanized Base**
 - Client reception building and change facility (Atco trailer, see Plate 2)
 - Guide office/sales kiosk (100ft²)
 - Woodshed (100ft²)
 - Security cabin (250 ft²)
 - Machinery shed (100 ft²)
 - Port-a-potty(s) and pit toilet (see Plate 1)
 - Locking compound for snowmobiles (0.05 ha)
 - Horse corral with shelter and tack and hay shed (0.1 ha)
 - 5. Camping / Staff Accommodation**
 - Staff accommodations additional staff accommodation construction anticipated in 2015)
 - 12 cabins, approximately 250 ft² each
 - Spa Area (re-located from the Sproatt Lake Cabin in 2007 Management Plan to the Cabin/Campsite Area)
 - Change Rooms/Showers (approximately 250 ft²)
 - Spa Treatment Hut (approximately 500 ft² plus pools)
 - 2 log saunas (approximately 250 ft² each)
 - 36 tent sites and 24 guest cabins (approximately 350 ft² each)
 - 6. Maintenance shop and equipment storage facility**
 - Approximately 5000 ft²
 - Five structures:
 - Wood shop with security guard living area
 - Snowcat/Machine/repair shop
 - Recycle yard shedStorage shed
 - Small wood shed
 - 7. Sproatt Lake Cabin/multipurpose facility**
 - Approximately 600 ft²
 - Accommodation for 20 people in 6-8 - 100 ft² guest cabins

8. Northair Lodge

- Approximately 720 ft² log cabin
- Approximately 300 ft² caretaker/chef hut
- Approximately 220 ft² firewood/gear shed
- Dock/Boathouse

9. Trapper's Cabin and Dock, Totem Lake

- Approximately 80 ft²

10. Harry Hut

- Approximately 400 ft²
- Storage shed for hay and gear (100 ft²)
- Wood Shed (100 ft²)

11. Gold Mine Site

- 225 ft² Rustic miner's cabin for gold panning tour equipment
- 100 ft² Storage Shed

12. Celestial observatory

- Facility with telescope and educational workshop space (1000ft²)
- Full-service food and beverage kitchen/dining room (1000ft²)
- Guest and caretaker rooms (1000ft²)

12. Storage Barn (Rafting)

- 280 ft² hut for raft and safety gear storage

2.3 Community and Economic Benefits

CWA is a well-established and reputable company in the Sea to Sky corridor. CWA employs 50-60 local residents, depending on the season, and provides visitor experiences that contribute valuable income to the area and enhance its reputation as a tourist destination. CWA's proposed Callaghan operations will provide a combination of activities and experiences unique in the region. Activities like horseback and rafting tours will require specialized staff and bring skilled workers to the area.

CWA is an excellent corporate citizen, contributing to a wide range of causes including campaigning to raise money for sustainable fuel sources, and local organizations including Whistler Search & Rescue, Pemberton Search & Rescue, Canadian Avalanche Foundation, Whistler Adaptive Sports, Whistler Library, Howe Sound Secondary School, the Kelty Patrick Dennehy Foundation, Whistler Dance Academy, Whistler Women's Hockey League, WAG, Whistler Fire Department, Rotary Club of Whistler, Alta Lake School, Whistler Care Foundation, Whistler Blackcomb Foundation, Pemberton Community Centre, JJ Whistler Bear Society, and Sea to Sky Food Relief. In addition to these worthy local initiatives, CWA donates time and volunteer hours to a number of national and international organizations.

3.0 Site Plan

The proposed layout of CWA's base area is shown in the attached map.

4.0 Environment and Sustainability Initiatives

CWA recognizes that the foundation for the continued health of our economy is shifting. We must increasingly take into account environmental quality and sustainability for future generations. As such, the following five commitments show CWA's ongoing support of recycled building materials and alternative motorized technologies:

1. Continued support of hydrogen fuel cell technology for snowmobiles
2. Switching to four-stroke snowmobiles
3. Continued support of the McGill Electric Snowmobile Team
4. Facility construction using shipping containers and other refurbished or reclaimed materials
5. Using recycled paper for 100% of printed content

5.0 Roads and Parking

Roads and parking were built and engineered during the establishment of the military base constructed on the current CWA base area for the 2010 Olympic and Paralympic Winter Games. Roads and parking areas, including ditching and culverting, were designed by the Forestry engineer under contract to the Canadian Armed Forces. Necessary environmental reviews and permitting were completed by the Canadian Armed Forces.

6.0 Potable Water Servicing

CWA's base operation is serviced by well water.

7.0 Wastewater Collection

CWA currently uses portable toilets, serviced by Carney's. Permanent developments will include septic fields, which are currently being designed. Additional septic fields will be designed for the lodge and cabin areas once building design is completed.

8.0 Stormwater Management

Stormwater management for the CWA base area is existing and was designed by the Canadian Armed Forces.

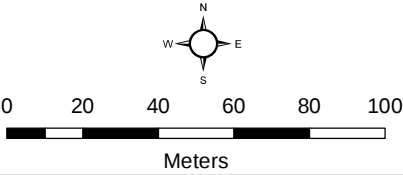
9.0 Other Utilities and Services

Utilities are existing, constructed by the Canadian Armed Forces.



Canadian Snowmobile
Adventures Tenure

Intensive Use Sites - Callaghan Base
Canadian Snowmobile and All Terrain Adventures
Callaghan Valley, British Columbia



GIS Cartographer: Todd Hellinga
Date: September 22, 2011
CERG File#: 056-09-01
Projection: UTM 10N, NAD83
Orthophoto: Bing Maps



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: _____



Table of Contents

Statement of Limitations.....	iii
Executive summary	v
INTRODUCTION	1
Section 1: Description of The Operation and Activities Offered	1
1.1 General Description of Operation	1
1.1.1 General Area	1
1.1.2 Base Operation.....	1
1.1.3 Improvements	2
1.1.4 Access	3
1.1.5 Staff	3
1.2 Commercial Recreation Activities Offered on Crown Land	5
1.2.1 Description of Current Experiences Offered in the Callaghan Valley.....	5
1.2.2 Description of Future Experiences	6
1.2.3 Improvements.....	13
1.3 Intensive Use Sites	13
Section 2: Overlap with Environmental and Cultural Values	19
2.1 First Nations.....	19
2.2 Fish Values	20
2.3 Wildlife Values	20
2.4 Water Values	26
Section 3: Overlap with Existing use	26
3.1 Mineral Tenure.....	26
3.2 Timber Tenure and Forest Use	27
3.3 Land Use Planning, Local or Regional Zoning Requirements	27
3.4 Commercial Recreation Tenure and Guide Outfitter Territories.....	27
References	29
APPENDICES	I
Appendix 1 – Hazards and Safety Plan.....	I
Appendix 2 – Tenure Area Map.....	III
Appendix 3a – Intensive Use Sites – Base Operations Map	V
Appendix 3b – Intensive Use Sites – Observatory and Radio Tower Map	VII
Appendix 3c – Intensive Use Sites – Warming Hut and Dock Map	IX
Appendix 3d – Intensive Use Sites – Emergency Hut Map	XI
Appendix 3e – Intensive Use Sites – Stables and Kennels Map	XIII
Appendix 4 – Modular Staff Housing Design.....	XV
Appendix 5 – Mountain Goat Habitat.....	XVII
Appendix 6a – LRMP Frontcountry Land Use Mapping.....	XIX
Appendix 6b – LRMP Commercial Recreation Land Use Mapping	XXI
Appendix 7 – General Location and Adjacent Tenures Mapping.....	XXIII
Appendix 8 – Tree Top Tours Zipline and Alexander Falls Recreation Site Map	XXV





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.

Neither all nor part of the contents of this report should be used by any party, other than the client, without the express written consent of Cascade Environmental Resource Group Ltd. This report was prepared for the client for the client's own information and for presentation to the approving government agencies. The report may not be used or relied upon by any other person unless that person is specifically named by Cascade Environmental Resource Group Ltd. as a beneficiary of the report, in which case the report may be used by the additional beneficiary Cascade Environmental Resource Group Ltd. has named. If such consent is granted, a surcharge may be rendered. The client agrees to maintain the confidentiality of the report and reasonably protect the report from distribution to any other person. If the client directly or indirectly causes the report to be distributed to any other person, the client shall indemnify, defend and hold Cascade Environmental Resource Group Ltd. harmless if any third party brings a claim against Cascade Environmental Resource Group Ltd. relating to the report.

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

Activity Report										Client Days			
Extensive Area Map Reference	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 submarine 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

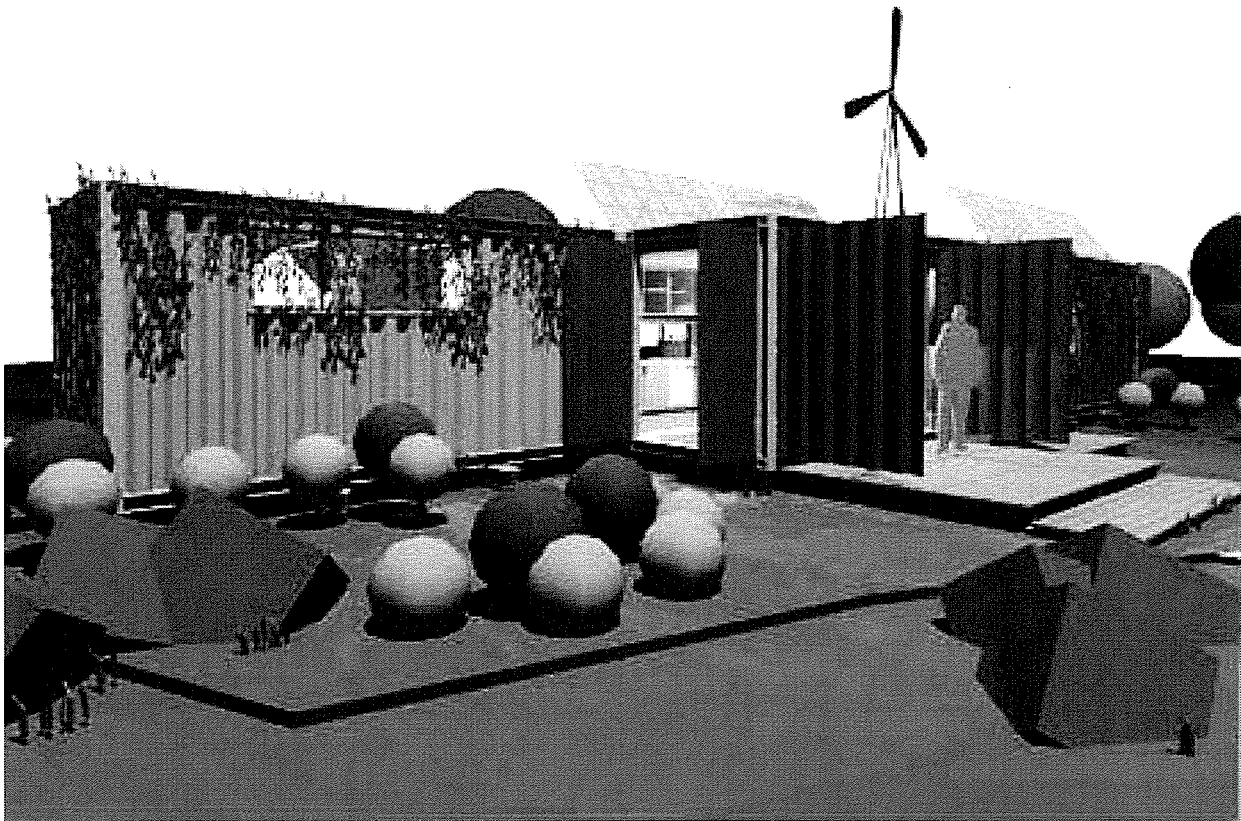


Appendix 3d – Intensive Use Sites – Emergency Hut Map



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



