



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

Meeting date: October 26, 2016

File No. 3360.20.91

To: SLRD Board of Directors

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

Applicant/Agent: Cascade Environmental

Location: Callaghan Valley, Electoral Area D

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

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

RECOMMENDATIONS:

1. THAT Bylaw No. 1478-2016, cited as "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1478-2016" be read a third time;
2. THAT Bylaw No. 1478-2016, cited as "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1478-2016" be adopted.
3. THAT prior to the issuance of Development Permits to Canadian Wilderness Adventures for development in the Callaghan Valley, the following conditions must be met:
 - a. Assessment report(s) from qualified professionals (Professional Engineer, Hydrogeologist and/or a Registered Onsite Wastewater Practitioner) must be completed and submitted to the Vancouver Coastal Health Authority (VCHA) and SLRD to address the following water-related issues:

- risk and mitigation issues for contamination and pollution from the existing and proposed development and activities on overlapping and/or adjacent drinking water systems and watersheds.
 - to determine how potable water services will be provided to the proposed development and future uses in accordance with the regulation.
 - details and specifications on the source and the system that outlines the required upgrades for achieving compliance with the BC Drinking Water Protection Act and Regulation. An application for a Construction Permit (if needed), and an Operating Permit for the water system must be submitted to the VCHA.
- b. Assessment report(s) by a Registered Onsite Waste Water Practitioner Inspector (ROWP) that is qualified to inspect must be completed and submitted to the Vancouver Coastal Health Authority (VCHA), Ministry of Environment (if necessary), and SLRD to address the following wastewater-related issues:
- evaluation of existing wastewater disposal systems for compliance with the BC Sewerage System Regulation.
 - identification of measures that are required to upgrade systems that are malfunctioning or contributing to a health hazard.
 - determination of how sewerage services will be provided to the proposed development and future uses in accordance with the regulation. Systems with flows exceeding 5,000 gallons/day, or discharging to water fall under the jurisdiction of the Ministry of Environment.

BACKGROUND:

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

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

KEY ISSUES/CONCEPTS:

Zoning Amendment Bylaw No. 1478-2016 associated with the Canadian Wilderness Adventures rezoning application is being presented for consideration of third reading and adoption. The CWA zoning

amendment bylaw received first reading at the June 22, 2016 Board meeting. The official referral process was initiated after that to local governments, First Nations, and provincial agencies. There was a minor change to the amendment bylaw citation due to the adoption of the new Area D Zoning Bylaw No. 1350-2016 at the August 24, 2016 Board meeting. The bylaw received second reading at the August 24, 2016 Board meeting. The public hearing was held on October 6, 2016 and the minutes and written submissions for that hearing are attached as Appendices 2 and 3 respectively.

RELEVANT POLICIES:

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

PUBLIC HEARING SUMMARY:

The public hearing for Zoning Amendment Bylaw No. 1478-2016 was held on Thursday October 6, 2016 at 7 pm in the Whistler Museum. Approximately 70 members of the public were in attendance and the meeting was chaired by Electoral Area D Director Tony Rainbow. A summary of the issues raised at the public hearing is outlined below along with issues raised by the written submissions. 47 written submissions were received prior to the 3 pm deadline on Thursday October 6, 2016.

Public Hearing Verbal and Written Comments

In general, most of the speakers were supportive of the rezoning application, and a number of CWA employees spoke or submitted written comments. The section below outlines the major concerns raised at the hearing.

Issue raised through public hearing submissions

- It was noted that CWA's proposed zoning should match only tenures that have already been granted by the Province.

Staff response to this issue post-public hearing

- Zoning Amendment Bylaw No. 1478-2016 only deals with those land uses and facilities included in the 2007 management plan. The Province has yet to approve CWA's proposed tenure expansion.
- CWA notes that the tenure expansion is for non-motorized uses only.

Issue raised through public hearing submissions

- It was noted that CWA uses municipal trails – trails funded and created by the RMOW and that this is not fair.

Staff response to this issue post-public hearing

- CWA has indicated that the RMOW built some trails within the CWA tenure area and CWA is allowed to run commercial tours through this tenure area. Members of the public also have use of CWA constructed and maintained trails.

Issue raised through public hearing submissions

- It was noted that CWA appears to be blocking a logging road above Northair mine that accesses municipal trails on Sproatt ridge.

Staff response to this issue post-public hearing

- According to CWA the roads are not blocked, they have been narrowed and obstacles installed to prevent full size motor vehicle access. The second phase of the trail was not in existence until CWA built it. Access by smaller motorized vehicles and hikers/bikers is still available. This action was taken by CWA with the knowledge of the provincial Ministry of Forests, Lands, and Natural Resource Operations (MFLRNO). CWA had taken over responsibility for the old logging road after the logging company had left and was deactivating the road system. Due to capacity constraints and safety issues, CWA made the changes to prevent accidents from vehicles accessing trails that are unsuitable for their size.

Issue raised through public hearing submissions

- It was noted that motorized uses are occurring in designated non-motorized areas such as Rainbow Lake, Rainbow Creek, 21 Mile Creek, and RMOW community watershed areas.

Staff response to this issue post-public hearing

- The SLRD has no proof that these violations are occurring and if they are, that there is involvement by CWA.
- The RMOW community watershed area is outside of SLRD Electoral Area D and within Area C and RMOW boundaries.
- Bylaw 1478-2016 only covers the tenure area in Area D.
- CWA has indicated it is not their operations, and they cannot impede public use of Crown land.
- CWA has, and the public can, submit complaints to the Compliance and Enforcement branch of MFLNRO.

Issue raised through public hearing submissions

- It was noted that Sproatt Mountain has steep slopes and difficult terrain, and CWA has a proposed tenure expansion in that area, and there are other concerns about snowmobile use in that area.

Staff response to this issue post-public hearing

- Snowmobile use by CWA around Sproatt Mountain is regulated by the CWA Management Plan and Licence of Occupation.
- Public motorized use of Sproatt Mountain predates CWA's operations.
- This is beyond the scope of the SLRD to address in the proposed bylaw. It would be a Provincial enforcement matter with MFLNRO.

Issue raised through public hearing submissions

- It was noted that grizzly bear populations are increasing in the Callaghan Valley, and there are sensitive ecosystems to protect as well. A focus on wildlife interaction and bear management is needed.

Staff response to this issue post-public hearing

- The SLRD will ensure that bear management and wildlife interaction issues are addressed in the development permit requirements. With respect to CWA's tenure in the Callaghan

Valley, the Electoral Area D Official Community Plan has three Development Permit Areas (DPA) that would apply to development including the Riparian Protection DPA, Wildfire Protection DPA, and Comprehensive DPA that includes architectural form and character, site design and landscaping, and solid waste guidelines.

- CWA has stated that they intend that it is their intention that their development be Bear Smart.

Issue raised through public hearing submissions

- It was noted that the proposed zip lining would increase the already significant competition for the existing zip lining operations in the Whistler area. It was also noted that the existing operations are struggling to be viable during certain months of the year, and adding an additional zip lining business would be deleterious. The issue of proximity of that use to the Alexander Falls recreation site was also raised as a concern.

Staff response to this issue post-public hearing

- The SLRD can confirm that the zip lining use is part of the 2007 management plan approved by the Province though it is one of the uses in that plan that has not been implemented. The 2007 management plan includes a number of land uses and facilities that are approved by the Province though they have not yet been established or constructed.
- The SLRD will address zip line development through a comprehensive development permit that will address form and character, siting, vegetation, etc.

Issue raised through public hearing submissions

- The question was raised regarding the capacity of the tents associated with the natural tent camping use.

Staff response to this issue post-public hearing

- The proposed BC4 zone includes a maximum number of 36 tent sites associated with that use.
- The SLRD will propose an additional provision in the bylaw to limit the natural tent camping use to a maximum gross floor area per tent site. Specifically, for each of the 36 tent sites there would be a maximum gross floor area of 23 m² as part of that permitted land use. This is a standard size for the “trapper’s tents” that CWA intends to utilize.

Issue raised through public hearing submissions

- The impact of commercial motorized recreation on non-commercial non-motorized recreation was raised as a concern.

Staff response to this issue post-public hearing

- CWA has a tenure for operating motorized and non-motorized tours through their tenure area.
- Concerns about motorized and non-motorized user interaction should be sent to MFLNRO.

ANALYSIS:

As noted in the presentation at the public hearing, staff are recommending that the two conditions (water and wastewater analysis) placed on the rezoning at the August 2016 Board meeting be changed from being required to be met prior to adoption of the amendment bylaw, to prior to the issuance of

Development Permits to Canadian Wilderness Adventures (i.e. the conditions themselves are not changing, merely the deadline by which they must be met). As a result of the public hearing verbal and written comments, there are no changes proposed to the bylaw that would alter use or density and thus necessitate a second public hearing. There is one change proposed to the bylaw to address an issue raised at the public hearing as mentioned above. This change is located at item 11.6.4.5 in the attached bylaw. To address the bear and wildlife management concerns, the SLRD can use guidelines in the Comprehensive Development Permit Area (DPA) in the Area D OCP as it includes site design, landscaping, and solid waste guidelines. The Comprehensive DPA guidelines cover site design and landscaping along with planting and vegetation management to address use of existing vegetation and natural grades, and protecting sensitive habitat and wildlife values. There are also solid waste guidelines to encompass garbage, recycling, and organics collection and disposal along with managing wildlife attractants.

Proposed change to Zoning Amendment Bylaw No. 1478-2016

- Add a maximum gross floor area of 23 m² per tent site for the natural tent camping use. The rationale for this is to provide a reasonable limit to the number of people and the impacts of tent camping use.

OPTIONS:

The zoning amendment bylaw associated with CWA's rezoning application is being presented for consideration of third reading and adoption.

OPTION 1 (PREFERRED OPTION) – Give the bylaw third reading, as amended, and adopt the bylaw.
Give Bylaw No. 1478-2016 third reading as proposed and adopt the bylaw.

OPTION 2 – Do not give the bylaw third reading, as amended, and refer back to staff for more information or alterations.
Do not give Bylaw No. 1478-2016 third reading.

OPTION 3—Other, as per Board's decision.

ATTACHMENTS:

Appendix 1: Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1478-2016
Appendix 2: Public Hearing Minutes – October 6, 2016
Appendix 3: Public Hearing Written Submissions

Prepared by: I. Holl, Planner

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

Approved by: L. Flynn, Chief Administrative Officer

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

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

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

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

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

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

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

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

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

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

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

.11 community forest management activity

READ A FIRST TIME this	22 nd day of	JUNE, 2016
READ A SECOND TIME this	24 th day of	AUGUST, 2016.
PUBLIC HEARING held on the	6 th day of	OCTOBER, 2016.
READ A THIRD TIME this	26 th day of	OCTOBER, 2016.
ADOPTED this	26 th day of	OCTOBER, 2016.

Jack Crompton
Chair

Kristen Clark
Secretary

SCHEDULE 1

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

Intent

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

Permitted Uses

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

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

SCHEDULE 1

Conditions of Use

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

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

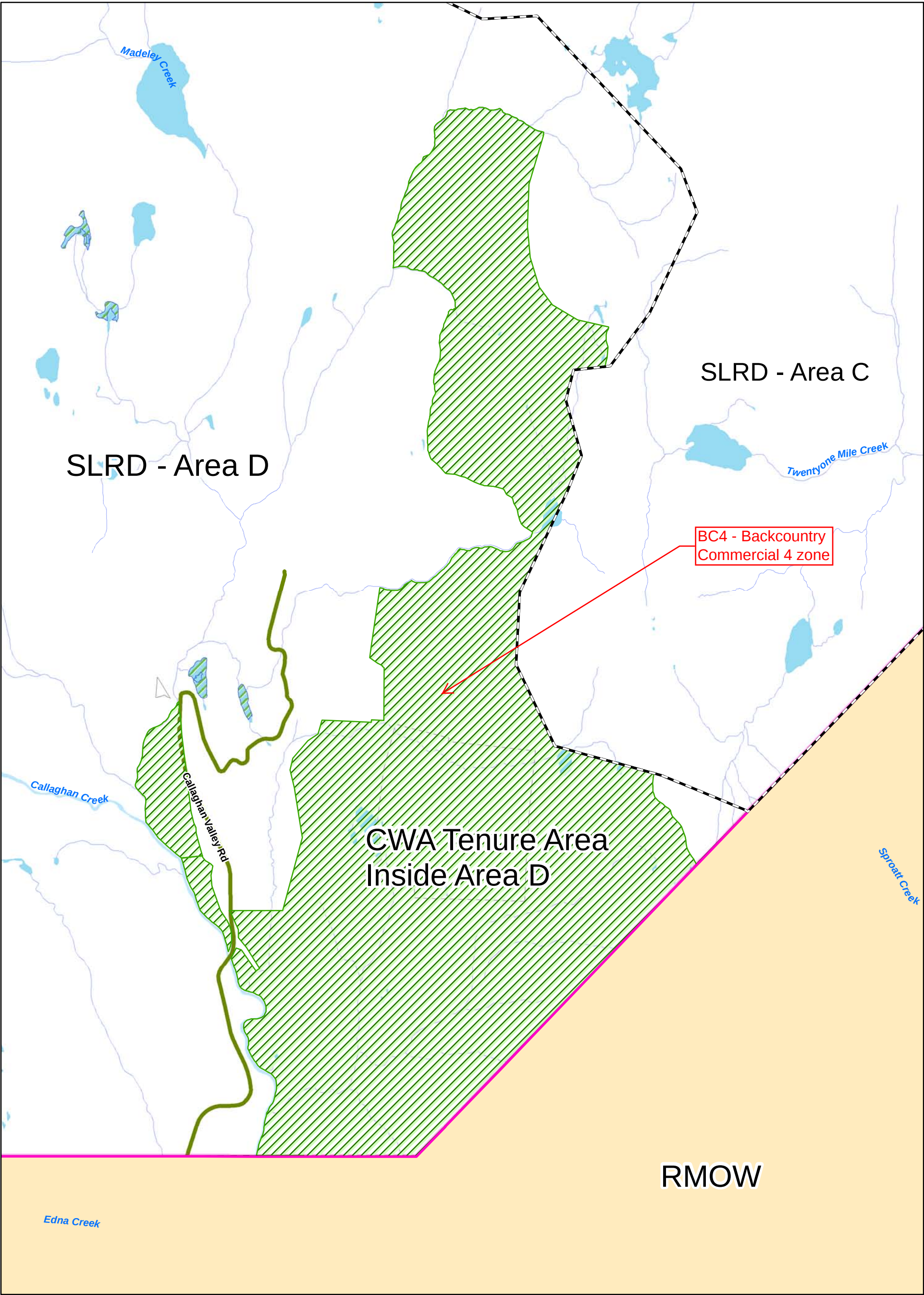
Regulations

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

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>Parcel Area</i> for New Subdivisions	4,000 ha
.2	Maximum <i>Gross Floor Area</i> for <i>permitted uses</i> • <i>Booking Centre</i> • <i>Celestial Observatory</i> • <i>Employee Housing</i> • Horse corrals • <i>Accessory buildings and uses</i>	• 380 m² • 100 m² • 300 m² and limited to a maximum of 25 m² per <i>dwelling unit</i> • 6,000 m² • 1,600 m²
.3	Maximum number of <i>employee housing dwelling units</i> • <i>dwelling units</i> may be combined in one or more <i>buildings</i>, subject to section 11.6.4.2	12
.4	Maximum number of <i>natural tent camping</i> sites for use only in association with site events and programs	36
.5	Maximum <i>gross floor area</i> of each tent site associated with the <i>natural tent camping use</i>	23 m ²
.6	Minimum <i>setback</i> from all <i>parcel lines</i>	7.5 m
.7	Maximum height of buildings and structures	12 m

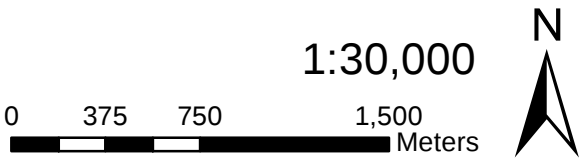
Parking and Loading

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



SCHEDULE 2: ZONING AMENDMENT BYLAW NO. 1478-2016

- SLRD Admin Bdry
- Jurisdiction**
- Municipalities
 - Electoral Areas
 - CWA_Clip
- Jurisdiction**
- Municipalities
 - Cadastral
 - Street Centreline



APPENDIX 2

PUBLIC HEARING Zoning Amendment Application: Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1478-2016

SQUAMISH-LILLOOET REGIONAL DISTRICT

Minutes of a Public Hearing convened by the Squamish-Lillooet Regional District (SLRD) Board, held in the Whistler Museum, Whistler, BC on October 6, 2016, at 7:00 p.m.

Present were: T. Rainbow, SLRD Electoral Area D Director; J. Crompton, SLRD Chair; K. Needham, Director of Planning & Development, I. Holl, Senior Planner, and C. Daniels, Planner (Recording Secretary); and approximately 70 members of the public.

CALL TO ORDER

Director Rainbow introduced and called the meeting to order at 7:00 PM.

CHAIR'S INTRODUCTORY COMMENTS

Good evening, my name is Tony Rainbow, and as the Electoral Area D Director for the Squamish-Lillooet Regional District Board, I will be chairing this public hearing. I would like to introduce Kim Needham, Director of Planning & Development, Ian Holl, Planner and C. Daniels, Planner who will be recording your comments.

I would like to note that we are on the traditional territory of the Squamish and Lil'wat Nations.

This public hearing is convened pursuant to Section 464 of the Local Government Act to allow the public to make representations to the Board respecting matters contained in the proposed bylaws:

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

Bylaw No. 1478-2016 is an amendment to the Area D Zoning Bylaw as part of a rezoning application from Canadian Wilderness Adventures (CWA) for their commercial recreation tenure in the Callaghan Valley in SLRD Electoral Area D.

This public hearing was advertised in the September 22nd and 29th issues of the Pique Newsmagazine. Every one of you present who believes that your interest in the property is affected by the proposed bylaws shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed bylaws.

When speaking please address myself as Chair and commence your remarks by clearly stating your name and address.

Members of the Regional Board or staff may ask or respond to questions following a presentation. However, the function of the Board representatives at this public hearing is to listen to your comments about the proposed bylaw. This is not meant to be a debate – rather, this is your opportunity to have your comments about the bylaw included in the public hearing minutes.

After this public hearing has concluded, the Regional Board may, without further notice or hearing, adopt or defeat the bylaws, or alter and then adopt the bylaws, provided that the alteration does not alter the use or density.

May I remind you that tonight is your opportunity for input on the bylaws and that after the conclusion of this hearing, no further public comments can be received.

To date, we have received 47 written submissions regarding the Zoning Amendment Bylaw No. 1478-2016.

I will now ask Ian Holl to introduce Zoning Amendment Bylaw No. 1478-2016.

Following that, the floor will be opened to allow the applicant to speak to the bylaw if they wish to, then members of the public will be given the opportunity to speak to the bylaw.

STAFF PRESENTATION

I. Holl, Planner, gave a power point presentation which described the proposed amendment bylaw.

VERBAL SUBMISSIONS

Allan Crawford
Owner of CWA
(applicant)

A. Crawford spoke about his vision and purpose for the company, and a brief history of the last two decades. He described CWA's role in the commercial recreation industry and in the local and global community. He spoke about the need for this rezoning to secure a future for the company and access the tools of the trade – mountains, staff. A. Crawford spoke about some of the intentions for the future for land use and building plans, and material reuse.

Dave Williamson
Cascade Environmental
(agent for applicant)
3132 Alta Vista Road in
Whistler

D. Williamson spoke about CWA as a local corporate entity, and its corporate culture with 50 staff raising families here. He described how CWA contributes to business diversity in the area and fits with the outdoor tourism brand. In his role as the applicant's agent, he described how CWA are stewards of the land, and work with different partners to manage the land. He also spoke about the need for the rezoning in order for CWA to be viable through securing their base facilities. He also spoke about their shift away from motorized uses. He described the need for staff housing, and that the rezoning does not represent a precedent as the Callaghan Valley Lodge and Whistler Olympic Park have both been zoned in the last 15 years. He supports the proposed bylaw.

Dave Buzzard
9295 Emerald Drive

D. Buzzard talked about how he has worked as a commercial and event photographer with CWA for many years. He described what the Callaghan Valley looked like 20 years ago after logging, and how since that time CWA has invested effort in stewarding the land within their tenure. He described CWA as a locally owned company that employs and supports a lot of local staff and their families. He noted that bringing in employee housing was a good thing and how housing is in great demand. He described the importance of economic diversity in the area, and what CWA contributes to the local economy. He supports the proposed bylaw.

Rupert Merer
2863 Clifftop lane

R. Merer questioned the process for tenure expansion, and local government rezoning. He noted that the Resort Municipality of Whistler has spent large sums developing new trails, and CWA is apparently getting to use them without paying some kind of rent. He also spoke about the steep slopes around Sproatt Mountain and how it was not good terrain for CWA to use; and their proposed expansion of tenure is not appropriate for that area. He noted that public lands and assets should not be controlled or restricted by commercial recreation tenures, and maintaining public trails and public access to the backcountry is important. He spoke about the perception that government and commercial businesses have apparently devised a plan that has not received public input. He believes that there are solutions to logging road access and motorized/non-motorized conflicts. He stated that there needs to be more communication in the planning process.

Lee-anne VanDongen
9364 Emerald Drive

She talked about how this rezoning for CWA could impact local families employed by CWA or in business with CWA. She noted that CWA has been a long-time supporter of local school and community groups. She supports the proposed bylaw.

Natalie Livermore
1421 Willow Drive

N. Livermore spoke about being affiliated with CWA through her husband as a CWA employee. She spoke about CWA's integrity and professionalism, and how it is a supportive member of the business community; the local community, and staff and guests. She supports the proposed bylaw.

Lee Leroux
2868 Clifftop Lane

L. Leroux stated that all the tenures have to coexist, and balance commercial and non-commercial interests. He talked about how public access needs to be protected and maintained, and encroachment or new uses need to be considered in consultation with existing uses. He noted the importance of ensuring that all interests and users: commercial, non-commercial, public, and private need to be accounted for, and not excluding certain segments.

K. Needham clarified that tonight the focus of the public hearing is not on the existing or proposed tenure or management plan. The focus is of the hearing is regarding the zoning amendment bylaw to address CWA's application for the Callaghan Valley and the transition from temporary use permits to permanent zoning.

Chris Ford
3327 Lakeside Road

He supports the proposed bylaw. C. Ford noted that maintaining public access and protection of land and resources for citizens is essential given the current global climate of transnational corporate interests acquiring Canadian resources. He stated that it was important to support non-extractive industries such as recreation and tourism.

Jamie Harviews
#5 – 1100 Millar Creek Road

She supports the proposed bylaw. She is the owner of the dogs residing in the Callaghan used by CWA. She spoke about the need for a permanent place for the sled dogs to call home.

Johnny Mikas
9571 Emerald Drive

J. Mikas noted his involvement in grizzly bear initiatives. He spoke about the grizzly bear population that is expanding in the Callaghan area. He stated that while there is a good focus by the government on sewage and portable water, there is an apparent lack of attention on bear management and wildlife needs. J. Mikas recommended that there should be requirements as part of plan such as landscaping, education, fencing with equal emphasis on bear management, particularly grizzly bears. He also noted that with the Cheakamus Community Forest, the various commercial recreation tenures, and public recreation there is a need for good access management planning that carefully considers wildlife and watershed interactions. J. Mikas spoke about that the issue of

Squamish Nation's opposition to the rezoning, and how it should be acknowledged and respected. He talked about what mechanism might be available to give proponents some security while the First Nations issues are resolved. He stated that the issue of apparent road access narrowing needs to be explored and that he is not opposed to staff accommodation. He is not in favour of zip-lining close to Alexander Falls.

Angie Nolan
6347 Easy Street

CWA has always supported community, including First Nations, and is an important part of Whistler. She supports the proposed bylaw.

Randy Phelan
620 Callaghan Valley Road

As one of the four current caretakers, R. Phelan has been involved with a number of services that CWA provides such as fire suppression, repairing of the forest service road when they are washed out and installing new culverts. He supports the proposed bylaw.

Chantelle Lemoge
8235 Rainbow Drive

C. Lemoge noted, as a CWA employee, that there is a broad product offering, and an evolution over time. CWA provides education to its employees, guests, and clients. She supports the proposed bylaw.

Paul Karius
1890 Sea to Sky Highway

P. Karius asked what happens if the SLRD does not approve the zoning amendment bylaw? What happens to CWA? He also raised the issue of how we put economic value on a piece of land that is no longer based on extraction, but on tourism and that the transition from extraction to tourism is a good thing.

Bryce Leigh
79 Garibaldi Drive

B. Leigh stated that he was pleased with CWA's shift away from motorized recreation. He noted that it should be away from any fossil fuel powered activities. B. Leigh spoke about the larger community and family in Whistler need to work together to address climate change. He noted concerns regarding access and competing commercial and public interests. He talked about how all groups, including non-motorized groups, need to be included in planning and working together in a collaborative fashion.

Bob Calladine
Deer Horn Place, Whistler

B Calladine spoke about the professionalism of CWA and supported the staff housing aspect. He noted that further discussions were needed regarding the narrowing of the road around Northair mine. He talked about how CWA was a purveyor of ecotourism and a good employer and community member. He supports the proposed bylaw.

Melissa Pachey
8733 Idyllwood

She noted that CWA is a company that looks outside the box, cares for its employees, and provides a special experience to guests. She spoke about CWA as a local business that has international recognition and brings attention to the Whistler region. She supports the proposed bylaw.

Meredith Hodder
8517 Rope Tow Way

She stated that CWA is important to many other local entrepreneurs and businesses. She noted that CWA has created a community within their business and supports other local businesses. She spoke about how they are good land stewards and the film and photography industries build off of the tourism industry. She supports the proposed bylaw.

Shannon Howard
8147 Matterhorn Drive

S. Howard stated that CWA supports the community and the industry. S. Howard noted that CWA is part of growing tourism in a respectful way, and establishing sustainable year round business operations. S. Howard supports the proposed bylaw.

Dean Harris
524 Creekside Road
Britannia Beach

D. Harris stated that CWA should have the opportunity to grow. He noted that he has seen the company work hard and struggle to give back to the community. He supports the proposed bylaw.

Martin Dahinden
2999 Blackwater Creek Road

M. Dahinden stated that he grew up in a logging community and would pick mushrooms rather than cut logs. He noted that there is a need to bring people into wilderness to experience nature and learn to appreciate it. He spoke about how having companies like CWA is part of that approach. He supports the proposed bylaw.

Charles Steele
7107 Nesters Way

C. Steele stated that he was the owner of Ziptrek Ecotours. He was concerned about the Province approving new zip line operations when there are already several existing businesses. He questioned how many zip lines can the Whistler valley hold and still have viable businesses. He does not support new zip line operations.

Claire Ruddy
4725 Spearhead Drive

C. Ruddy stated that she is representing AWARE. She talked about the need for a master planning process to take place for the Callaghan Valley to address trails, public access, and wildlife habitat and fragmentation. She noted that the Cheakamus Community Forest will be undertaking planning activities and

that other tenure holders, such as CWA, should be involved. She raised the issue of the proposed natural tent camping use in the bylaw and what the potential capacity of the tents would be. She noted that the zoning amendment bylaw should only provide for existing uses, and not new uses. C. Ruddy mentioned that the mapping was uploaded to the website one week ago, and she had some issues with the bylaw amendment process.

Brock Trojan
No address given

As a CWA employee, B. Trojan noted that the vision of the company is something that is inspiring and should be supported. He supports the proposed bylaw.

Felix Jordan
1543 Spring Creek Drive

F. Jordan noted that his father is a founding member of the company and CWA has established and maintained a sense of family, which is a unique thing to find in a company. He supports the proposed bylaw.

Craig Beattie
7441 Aspen Blvd.
Pemberton

As a CWA employee for 17 years, C. Beattie stated that the company continues to be strong and committed to positive change and development. CWA has evolved over time, and changed the way they have operated and continually works to reduce their impact on the environment. He stated that CWA started as a snowmobile company and over time has expanded to non-motorized uses as part of a shift to an ecotourism company. He supports the proposed bylaw.

Shannon Hearn
1814 Willow Cres.
Squamish, BC

S. Hearn noted that CWA was born from Whistler, and is respected in the community. He noted that CWA facilitates learning and mentorship, and works to be sensitive to all concerns. S. Hearn talked about CWA's high standards in safety and quality of their products and services. He supports the proposed bylaw.

Pete Bailey
203 Marketplace Lodge

He supports the proposed bylaw.

Melanie Tardiff
6450 Toad Hollow Place

M. Tardiff stated that we have a responsibility to be leaders, and companies like CWA can pursue alternative options such as electric snowmobiles, and measures to offset carbon. She supports the proposed bylaw.

Susan Krieger
73-204 Cheakamus Way

S. Krieger noted that CWA had previously donated money to McGill University to research electric snowmobiles. She stated

that CWA cares about people and how and where they live.
She supports the proposed bylaw.

TERMINATION

Zoning Amendment Bylaw No.
1478-2016

Director Rainbow called three times for further comment. No additional written submissions were received at the meeting. There being no further comments, he terminated the public hearing for Squamish-Lillooet Regional District Electoral Area D Zoning Amendment Bylaw 1478-2016 at 9:06 PM.

T. Rainbow, Chair

A handwritten signature in dark ink, appearing to read 'C. Daniels', with a long horizontal flourish extending to the right.

C. Daniels, Recording Secretary

From: Planning
Sent: Tuesday, September 27, 2016 2:51 PM
To: Ian Holl
Subject: FW: CWA Rezoning Application

For you.

From: Ben {VIP Mountain Holidays}
Sent: September 27, 2016 1:41 PM
To: Planning <planning@slrd.bc.ca>
Subject: CWA Rezoning Application

To Whom It May Concern,

My name is Ben Thomas and I run a concierge company in Whistler called VIP Mountain Holidays.

We have been booking tours with Canadian Wilderness Adventures for 18 years now. They are our activity provider of choice and we fully support their re-zoning application in the Callaghan Valley.

Of note, VIP has run many customized events with at their facilities in the Callaghan which have all been very well received. We are continually trying to push the envelope with new quality activities and any improvements to any backcountry facilities are very well received from our standpoint. A major issue with running world class backcountry adventures is having proper infrastructure in place where we can offer comforts of running water, heat and proper bathroom facilities while making the guests still feel as though they are in the great outdoors. This is a key element to driving more high end business to Whistler as we have many clients who are looking for that elusive comfortable, yet rustic experience. Improving on CWA's existing facilities in a responsible and well thought out manner would be a major asset to Whistler as a destination.

It is also worth noting that CWA has always been the choice of many locals as their owners Alan and Uli and GM Craig are all very active and supportive in the local community and do a lot to sponsor various activities and are always active in Tourism Whistler promotions etc.

We are very excited about the future possibilities and are looking forward to a positive result.

Sincerely,

Ben Thomas
VIP Mountain Holidays

Follow us on **twitter:** www.twitter.com/theVIP

Join our conversation on **Facebook:** www.facebook.com/vipmountainholidays

Ian Holl

To: Planning
Subject: RE: Public Hearing: Canadian Wilderness Adventures Rezoning

From: Lloyd Daser [REDACTED]
Sent: September 28, 2016 1:39 PM
To: Planning <planning@slrd.bc.ca>
Subject: Public Hearing: Canadian Wilderness Adventures Rezoning

To Whom it May Concern,

I am writing in regards to the application by Canadian Wilderness Adventures to rezone their Crown Land tenure in Electoral Area D.

First of all, I and our Pan Pacific Mountainside, Pan Pacific Village Centre and the Dubh Linn Gate Irish Pub have had a very long standing business relationship with Canadian Wilderness Adventures. Their tourism offerings provide a very professional variety of services and activities for our guests and all visitors to Whistler. I have personally had the good fortune of experiencing first hand many of these activities and they fulfill a unique market niche in Whistler and I would certainly support anything that they can do to enhance this further. They have always presented themselves as good community ambassadors and like most people in Whistler, put the best interests of our community, nature and habitat ahead of their own.

Without touching on issues of precedence, or zoning bylaws, I think it is also safe to say that anyone in the community would in general support any initiative, large or small, that would help alleviate the housing shortage for our employees that we all face.

With the above in mind, I am hopeful that their application is viewed in a most favourable light.

Best Regards

Lloyd Daser | General Manager,
[REDACTED]
[REDACTED]



Global Hotel Alliance (GHA) is today the world's largest alliance of independent hotel brands. GHA offers a multi-brand loyalty programme, DISCOVERY, and currently includes member brands such as Alila, Anantara, Art Series, AVANI, Corinthia, Doyle Collection, First, GLO, Individual Collection, Kempinski, Leela, Lungarno Collection, Marco Polo, Meritage Collection, Meydan, Mokara, Niccolo, NUO, Omni, Pan Pacific, PARKROYAL, Per AQUUM, QT, Rydges, Rixos, Shaza, Tangram, Thon, Tivoli, Ultratravel Collection and Viceroy encompassing over 550 upscale and luxury hotels with over 110,000 rooms in 76 different countries. To book or for further information, please visit discoveryloyalty.com

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Subject: RE: Clarification on Callaghan Valley Special Planning Area

From: Brad Sills [REDACTED]
Sent: September 30, 2016 11:37 AM
To: Planning <planning@slrd.bc.ca>
Subject: Clarification on Callaghan Valley Special Planning Area

SLRD Planning

In reviewing the material pertaining to the upcoming Zoning Amendment Bylaw# 1478-2016 (CWA) I am somewhat confused by the SLRD's position regarding previously approved planning guidelines including the Callaghan Valley Special Planning Area and subsequent Regional Growth Strategy. The following is an excerpt from the proposed Bylaw Amendment package as viewed on-line at SLRD.com

Regional Growth Strategy

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

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

A small portion of the Crown tenure (around the CWA base area) falls within the Subregional Planning Area designation as shown on the maps in Appendix 2. The amount of CWA tenure within the Subregional Planning Area is approx. 293 ha. This includes land primarily within the SLRD and partly within the RMOW, and is about 6% of the total CWA tenure area. As per previous direction from the SLRD Board in 2012 and 2013 meeting, there was no interest in a subregional planning study for the Callaghan Valley, nor was FLNRO interested in doing any further studies of this area. As a result and as part of discussions associated with the RGS Five Year Review process, the RGS steering committee has considered redesignating this area to something other than Special Planning Area. Any redesignation process would be subject to SLRD Board approval.

At the previous public hearing regarding changes to the OCP for Area D ,I had asked if it was the intent of the proposed OCP changes to supersede or nullify the earlier designation of the Callaghan Valley as being that of a Special Zoning Area. It was confirmed to the public that any new zoning in the Callaghan Valley would adhere to the existing guidelines.

I now read that the Steering Committee has considered resignation of the area but that, that would require SLRD Board approval.

It seems to me that in considering any new uses (zoning amendments) without first changing the terms of reference is putting the horse before the cart.

I believe that the proponent deserves a fair hearing and that by not addressing the bigger issues in the proper context, the outcome is piecemeal development which serves no one properly.

Regards

Brad Sills, President
Callaghan Country Wilderness Adventures Ltd.





Good times from Whistler

In regards to proposed zoning application bylaw no.1478-2016
Canadian Wilderness Adventures (CWA)

As an independent entrepreneur residing in Whistler for the previous 26 years I am hoping that my support and opinion can have a positive impact on this hearing.

As part of my obligations to the Canadian Government over 30 years ago I had to increase and ensure Canadian growth and employment, obviously I was successful and obtained residency and citizenship. This was obtained by successfully operating two businesses in Toronto.

I have owned and operated Restaurants in Whistler, Developed Marketing strategies, I have also been heavily involved in all travel arrivals, planning and activities. I have seen the long time development of Whistler from the concerns of the roof height of the conference center, The move of the original Myrtle Phillips school grounds for development into hotels, The expansion of the Fairmont, all the additions to the upper village hotel capacity. I remember the original small post office on the stroll, Stables and Camp ground where Spruce Grove now resides. All of this is part of sustainability, what would we do without the vision, the passion and wisdom of so many that were the forefront of making Whistler not only sustainable, but a world wide renowned destination with a large enough stage to host the 2010 Olympics.

I support this development, I believe it is our responsibility to give back and provide a True
"Canadian Wilderness Memory"

that has without a doubt been subsiding from our village and this is a gift to all of us to put back the roots. Whistlers original development was a fishing lodge in the wilderness, this would bring many to the roots of the true Canadian experience. I have represented and still do many activity providers in Whistler, throughout that time CWA has always provided a guest's experience that is consistently above and beyond their expectations.

I believe the Allan Crawford and CWA has the wisdom, passion and utmost respect for the environment. I experienced the medicine trail with CWA that not only shares the spirit of the land, belief of the land but the importance to respect the land. CWA has the ability to protect and provide this window of wilderness. To share this with so many that would actually have a chance to carry that memory home would without a doubt make all members of the aboriginal nation and all Canadians proud.

As we all know the availability to actually stay in the Whistler area wilderness is at full capacity, I have unfortunately had to consistently inform many visitors that all camping and lodges are full. We need this developed to accommodate those visitors that end up traveling out of the Whistler area. Obviously there is a demand in this area when Alice Lake, Brandywine falls, Whistler Camp ground, Riverside, Nairin Falls, Birkenhead Lake are all full.

With best regards for the future
Iona Lake

Ian Holl

From: Planning
Sent: Monday, October 3, 2016 12:08 PM
To: Tony Rainbow; Jack Crompton
Cc: Ian Holl
Subject: FW: Canadian Wilderness > letter of support

-----Original Message-----

From: Andy Dittrich [REDACTED]
Sent: October 3, 2016 1:08 AM
To: SLRD Info <info@slrd.bc.ca>
Cc: Planning <planning@slrd.bc.ca>; [REDACTED]
Subject: Canadian Wilderness > letter of support

Attn.
Jack Crompton
Tony Rainbow

Andy Dittrich
[REDACTED]

Letter of support for Rezoning application 03-10-2016
Canadian Wilderness Adventures

Dear Jack and Tony,
I'm a photographer for Discovery Channel and National Geographic Wild and I know the company Canadian Wilderness Adventures for almost two decades. CWA provides fantastic opportunities for Cameramen and Film Productions to capture and showcase the beauty of Whistler and its surroundings and therefor is a key company for the marketing and advertisement of this area worldwide.
This company is the true steward of the land, using a 'small footprint' approach in the Callaghan Valley.
I fully support a permanent zoning for their tenure.

Best regards,

Andy Dittrich
Photographer

Carl Whiteside
Executive Producer/Partner- Waterproof Studios Inc.

[REDACTED]
[REDACTED]
[REDACTED]

Oct 1st, 2016

Kristen Clark
Director, Administrative Services
Squamish- Lillooet Regional District
Box 219, 1350 Aster Street,
Pemberton, BC
V0N 2L0

Re: Canadian Wilderness Adventures application for permanent residency

Dear Kristen:

I am writing this letter in support of Canadian Wilderness Adventure's application for a permanent residency for their operations. I feel it is very important to support and maintain an operation such as CWA for the surrounding communities and residents. It allows easy access to the mountains for people who don't have the necessary expertise or access to the equipment required.

I have been coming to Whistler for the majority of the last 25 odd years learning to ski, snowboard, snowmobile, atv, hike and enjoy the mountains. As I work in the film & animation industry the hours can be long and tiring. I consider myself and my family and friends "weekend warriors" where we take off to the mountains to burn off a that little bit of the stress and build up the inspiration required for my work in the industry. We draw inspiration and energy from the time away from our computers so we can come back to the city refreshed and ready to take on our projects.

As a long time customer of Canadian Wilderness Adventures, we rely on the safe access they provide to the backcountry for our weekend getaways. As I am not in the position to outfit myself with multiple sleds, atvs or related equipment to fully take on this hobby we would otherwise not have the ability to engage in some of the activities that we have come to love over the years. Similarly, we would not have the comfort and safety of trained professionals accompanying us into these areas.

And as I got older I came to recognize the growing community of tour companies operating in and around Whistler/Blackcomb. CWA stands out as a pillar and institution of sorts in the community. I whole-heartedly support their application as I feel it is important to allow them to have a stable base of operations to offer their services to the community for many more years to come.

Feel free to contact me with any questions or thoughts regarding my support.

Sincerely,

Carl Whiteside

[REDACTED]
[REDACTED]

Ian Holl

From: Planning
Sent: Monday, October 3, 2016 3:14 PM
To: Rupert Merer
Subject: RE: CWA tenure extension

Thank you for sending in your concerns regarding the tenure for The Canadian Wilderness Adventures.

I will forward your email to the Planning department for review.

Regards,
Trish Mitchell

From: Rupert Merer [REDACTED]
Sent: October 3, 2016 3:06 PM
To: Planning <planning@slrd.bc.ca>
Subject: CWA tenure extension

I am a hiker; a director of the Alpine Club Whistler section, a member of Whistler's Trails Planning Working group and a member of the Federation of Mountain clubs Rec and Con committee.

I object to the extension of CWA's tenure for 4 reasons, which are detailed below; I am submitting this letter as a Whistler resident, and not as a representative of one of the above bodies.

1. Issues with existing CWA tenure

CWA has blocked the logging road above Northair mine that accesses the Municipal trails on Sproatt ridge, without notifying hiking groups, (or it appears the Municipality). For hikers, this unilateral action largely strands the several hundred thousand dollar investment made by the Municipality on the Sproatt ridge trail system.

Access from Northair to CWA's snowmobile hut was discussed several times during meetings of Whistler's Trails Planning Working Group (TPWG) at which CWA, Recreation sites and trails BC (RST), the Alpine club (ACC) and WORCA were present. CWA were concerned about conflicts between their ATV tours and vehicles driven by hikers and bikers. ACC agreed that the new road built by CWA from the top of the logging road system to their snowmobile hut should be gated. Alternatively RST proposed to build a trail from a parking lot above Northair mine to the alpine close the Sproatt Lake, and gate the logging road at the trailhead. At a later meeting RST reported that it would be illegal to gate the logging road. Without a gate the only way, in which CWA could reduce vehicle conflicts was to improve the logging road from Northair to the start of their own road to their hut. They could clear a few passing places on the 2.5 km road, something that a small team could do in a couple of days or clear and widen it in sections with poor visibility. However they responded by unilaterally blocking the road so that it is only accessible to ATVs, without any discussion with the other parties.

Access to the spacious parking area on the logging road above Northair mine, at just over 1200 metres elevation, offers hikers the only trailhead close to Whistler which allows the average hiker to access the alpine without a very long hike. The elevation change from the Whistler valley to the alpine is about 900 metres, but the trailhead above Northair reduces this to less than 400 metres and allowed hikers to

reach the Municipal trail system within an hour and the alpine soon after. (The Brandywine access road is an exception but more remote from Whistler and it doesn't offer multiple circular hiking routes).

Before their tenure is extended, CWA need to show that they can be a reliable partner cooperating and negotiating with bodies such as ACC, WORCA, Whistler Municipality, Federation of Mountain clubs and other groups and not taking unilateral actions.

2. Whistler Municipality investment

The expanded tenure will include many trails built by Whistler Municipality with taxpayers money. The tenure holder plans to charge visitors for the use of these trails. It follows that they should pay rent to the Municipality for the use of the trails. Why would Municipal taxpayers subsidize CWA?

3. Scope of tenure

The proposed tenure stretches across the steep South and East slopes of Sproatt. This terrain doesn't match the stated objectives of CWA. It is not the type of terrain that commercial hiking or biking tours will seek. The east flank of Sproatt Mountain has a fairly continuous escarpment which stretches around to the NE corner of the mountain. This area is comprised mainly of cliffs and rock fields. It lends itself to easy rock climbing and scrambling, not to tourist hiking or biking tours.

This is municipal land and includes the flank trail, the new Whistler Muni 'up' bike trail, WORCA's new 'Lord of the Squirrels' down trail, the 'Up- up and away' trail and trails built by trials bikers. It also includes the ACC hiking trail to the summit of Sproatt, which require chains in 2 places to assist hikers. This isn't the kind of hiking experience that CWA plan to offer, and it is hard to understand why CWA would want to include this part of the mountain in their application or what benefit would accrue to the Municipality, the public or even the provincial coffers in granting it. The application also includes the attractive rock spur on the E ridge ('Turret rock') of Sproatt, which has a superb view of the valley and village. This unique feature should not be part of a commercial tenure. It will be a popular hike and camping spot for Whistler residents when the access trail is complete.

4. Motorized activity in a quiet ski and snowshoe area

Allowing snowmobiles along the ridge to Sproatt summit will introduce noise and disturbance to a quiet area used by snowshoers and skiers. This is a rare unspoilt part of the Municipality which should remain quiet and open only to non-motorized recreation. Whistler has an increasingly noisy environment, and in this context compares very badly to most other mountain resorts, especially those in Europe. The CWA proposal to operate snowmobiles to the summit of Sproatt Mountain will add to the overall noise environment of the valley.

Ian Holl

To: Planning; Graham Young
Subject: RE: Canadian Wilderness Adventures rezoning application

From: Graham Young [REDACTED]
Sent: October 3, 2016 5:45 PM
To: Planning <planning@slrd.bc.ca>
Subject: Canadian Wilderness Adventures rezoning application

To whom it may concern,

I am writing in support of the rezoning application for CWA. From my first years in the community CWA was a respected and valued component of Whistlers tourism industry and has become an icon for many visitors.

While I was working and saving to become the owner of my own company I ended up guiding with them and was always impressed with their commitment to being leaders in both safety and environmental impact in their industry. Now as a business owner myself I have collaborated with them on the odd project and they have always been able to deliver a quality experience for our mutual guests.

At this point I do believe it is the best interest of all parties to move forward and provide a long term commitment to them and their business so they can continue to deliver quality experiences to Whistler's valued guests.

Regards,

Graham Young

Owner

Canadian Outback Rafting Company

[REDACTED]

Connecting rivers, mountains and adventurers since 1992.

Squamish Chamber of Commerce Excellence in Service Award 2015

SLRD Office
Box 219
1350 Aster St
Pemberton BC, V0N 2L0

Subject: CWA Public Hearing Submission

To Whom It May Concern,

My name is Josh Livermore and I am the Operations Manager at Canadian Wilderness Adventures (CWA). I have been living and working in the Whistler and Pemberton area since 1998 and working for CWA since 2004. I am writing so show my support for the permanent rezoning application currently in front of the SLRD board.

CWA, in my opinion, is an important part of the tourism landscape in Whistler. CWA provides amazing activities and experiences that are unavailable anywhere in Whistler Village, allowing guests, who may not have access to the wilderness, to get out and experience the beauty of the backcountry with relative ease. We have been told time and again that our trips have been the highlight of a trip to Whistler and a big reason for people returning.

Permanent rezoning would allow CWA to upgrade our current guest facilities, therefore providing an even better experience for our guests and helping to elevate the entire Whistler “brand” experience. The Chamber of Commerce has recognized the importance of elevating service levels of all businesses in town through the Whistler Experience Program, recognizing that the impression of one business can affect the impression of the whole resort. CWA shares in this and seeks to provide the best customer service and client experience possible, permanent, upgraded facilities can only help us move towards that goal.

CWA and Allan Crawford have been a leader in environmental policy among mechanized tour operators. We pushed the industry locally towards more environmentally friendly 4-stroke technology, being the first to adopt and heavily market the machines. Allan has been quite vocally, and successfully, opposed to any and all old growth logging in the Community Forest, at times even to the detriment of his business relationships. Trail building, facilities and future plans have always been designed to have the least impact on the land, using mostly existing trails and roads and leaving untouched areas as untouched as possible.

On site staff housing units have reduced vehicle emissions since their construction as they do not require staff to drive out to the base area and return home every day. Staff instead can start and finish their day by walking to work; additional units will only multiply this emission reduction. Additionally adding to our own staff housing stock will help to remove some pressure from the already overfull housing stock, allowing other employers to more fully house their staff locally and possibly remove more vehicles from the daily Squamish/Pemberton-Whistler commute, not to mention alleviate some of the pressure on the already over full housing in Whistler.

I conclude by restating my support for the application for rezoning put forward by CWA with over 50 full time employees who contribute to the local economy, some who have been with the company for 19+ years. Thanks you for your time and please feel free to contact me with any questions.

Sincerely,

Josh Livermore
Operations Manager

[REDACTED]

[REDACTED]



October 4, 2016

Squamish Lillooet Regional District
Planning and Building
PO Box 219
1350 Aster Street
Pemberton, BC
V0N 2L0

Re: Canadian Wilderness Adventures Rezoning

To Whom it may concern,

Coast Mountain Photography has worked with Canadian Wilderness Adventure for many many years over the past two decades. While we no longer have a business relationship, we hold Canadian Wilderness Adventure in great esteem based on their excellence as a local business community, their treatment of staff and above all their continued innovation in bringing an exceptional guest experience to visitors.

In an environment where employee accommodation is a key concern, CWA appears to have created solutions to this complex problem.

Based on the past successes of CWA with employee relations, community relations and delivering an incredible and authentic guest experience we fully support CWA in their rezoning application.

Please feel free to contact me if you have any further questions.

Kind Regards,

Mike Mills
Partner
Coast Mountain Photography

Ian Holl

From: SLRD Info
Sent: Tuesday, October 4, 2016 3:00 PM
To: Ian Holl
Subject: FW: Canadian Wilderness Adventures Rezoning application



SLRD Info.
Information
info@slrd.bc.ca
P: 604-894-6371
F: 604-894-6526
1-800-298-7753
www.slrd.bc.ca

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From: [REDACTED] **On Behalf Of** Betsy Waddington
Sent: Tuesday, October 4, 2016 2:53 PM
To: SLRD Info
Subject: Canadian Wilderness Adventures Rezoning application

Hello,

I would like to make the following comments to the permit review process:

The Callaghan valley area contains areas designated for non-motorized winter use. For years snowmobiles have consistently ignored the non-motorized designation and can be found almost every weekend at Rainbow Lake and other designated non-motorized areas. Expanding Canadian Wilderness Adventures area is unlikely to improve this situation. In fact as snowmobile users have consistently shown that they are unwilling to respect non-motorized areas I believe that this entire area should be designated non-motorized, and that CWA's permit application should be denied.

Sincerely,
Betsy Waddington

2150 MacDonald Street
[REDACTED]

Ian Holl

From: SLRD Info
Sent: Tuesday, October 4, 2016 3:00 PM
To: Ian Holl
Subject: FW: Canadian Wilderness Adventures Rezoning Application



SLRD Info.
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info@slrd.bc.ca
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From: Steve Grant [REDACTED]
Sent: Tuesday, October 4, 2016 2:11 PM
To: SLRD Info
Subject: Canadian Wilderness Adventures Rezoning Application

Hello,

I wish to make the following submission to the permit review process:

CWA's rezoning application does not provide a clear "before and after" picture. It describes the expansion in piecemeal terms. If the proposal provided a clear overview, it would show the proposal's effect would be to transform a relatively small motorized backcountry recreation business into a substantial complex of operations. The proposal has not addressed how this large and almost entirely motorized operation would affect other uses and businesses in the Sea to Sky corridor. It amounts to adding a new commercial zone, but avoids saying so.

Though I haven't read all the documents provided, many of which appear to be duplicates of each other, I have seen no mention of current non-commercial, non-motorized recreation in the area in question. There is also current motorized recreation in the area, and I see no mention of that either.

To address the latter first, the main non-commercial motorized recreation in the permit area is snowmobiling. Much of this private snowmobiling includes using snowmobiles as a lift system for snowboarding and skiing. Much of that activity involves allowing snowmobiles to make their way downhill without operators while their operators snowboard and ski nearby.

There are strict zoning boundaries separating motorized and non-motorized areas. The principal concern is that snowmobiles are prohibited in the Rainbow Creek drainage, which is Whistler's fresh water supply. Violations of this zoning are so prolific that the degree of violations can be seen on

Google satellite views of the area. I have thoroughly documented this problem, here:
<http://forums.clubtread.com/8-british-columbia-mainland/44401-snowmobilers-not-controlled-whistler-watershed.html>

Supporting documentation can be found at:

<http://bivouac.com//SAbxLister.asp?rq=ProcessForm&SAbxField1=&SrchTerm=&Format=Region&Mode=Edit&VehicleType=snowmobile>

As one examines the matter on the ClubTread site, it becomes very difficult to deny that CWA snowmobiles were in the prohibited zone. Non-CWA snowmobilers in the area bring their machines on trucks, and park on the forestry road just west of Highway 99. The number of trucks used to transport non-CWA snowmobiles, parked near Highway 99, did not add up to the number of snowmobiles in the prohibited zone. Thus, the math says some of the snowmobiles in the prohibited zone must have been CWA machines.

Someone offered a comment that this conclusion was dubious because snowmobilers not associated with CWA could park their tow vehicles across Highway 99 from the FSR. However, on the day the satellite photos were taken, no vehicles were parked on the east side of the highway or on the adjacent forestry road. I believe this Google imagery is still on display.

The issue of snowmobiles entering the Whistler watershed has been contentious for years. CWA has bemoaned this situation, while claiming, possibly falsely, that they stay out of the prohibited zone. There is no question that the non-CWA snowmobiles are using CWA facilities to access the area, and that CWA has been utterly ineffective in bringing the violations under control.

Because the proposal being put forward does not even mention this significant issue, I have no confidence that the problem will get any better with expanded CWA use and control of the area.

In fact my position is that since motorized users have proven they cannot behave themselves in this area, the response to the expiry of the TUP should be that the zone be changed to non-motorized recreation only. The second reason for downzoning the area is that a casual overview of the recreation zoning in the corridor, such as in one of the appended maps (Commercial Rec.pdf), reveals there is precious little area set aside for non-motorized recreation. Garibaldi Park is an exception, but it is continually compromised by heli-skiing permits, expansion of Whistler-Blackcomb, boundary alterations for logging and limited access. Now a commercial-level backcountry lodge development is pushing into Singing Pass and the Spearhead Range. CWA's proposal would further alter the already unbalanced proportioning of backcountry zoning between motorized and non-motorized interests.

While motorized recreationists have little objection to "sharing" with non-motorized users, the fact is that motorized users by the very nature of their presence, extirpate non-motorized users from wherever they go. People don't sit down for a picnic beside a busy highway. Yet this is an era of new emphasis on personal fitness and environmental concern. Despite being decorated with many phrases and claims about environmental awareness and measures, this proposal still is one of greatly expanded motorized commercial recreation. It includes several accommodation and food service buildings in the alpine, one of which is cleverly depicted as an observatory.

Eventually snowmobiling and ATV use of the permit area will be prohibited. It's only a matter of time, and elevating the permit status will only delay that time. Therefore, rather than raising the intensity of motorized use of the permit area, the trend should be in the opposite direction.

Though the issue of access control is not explicitly addressed anywhere in the proposal, it would seem that an elevated level of occupancy permit would also give CWA increased power to control access to the permit area. CWA has already sought to limit public access beyond the Northair Mine site up the road toward the alpine meadows, by partially blocking the forestry road. This was done by placing large boulders on the sides of the road to block highway vehicles but allow ATV's to pass through.

Funded largely by public organizations, attractive new hiking trails are being built above treeline on the west, south and east sides of Sproatt Mountain. In addition, winter use of the area by backcountry skiers has been growing since WOP was built, despite WOP's seemingly reluctant acceptance of the activity. Increased use of the area by a mainly motorized and commercial operation would impact non-commercial and non-motorized use of the area and its tax-funded trails. In effect, this amounts to handing a public asset to a profit-driven private enterprise.

My concerns are not helped by the fact that the proposal completely ignores the use of the permit area by both summer and winter non-CWA users. Nor does it mention the new public-funded trails. And my concern extends to include the likelihood that CWA, with more control of the area, will take measures that further restrict access by anyone other than their customers.

To sum up, I oppose CWA's proposal and I propose that the area zoning be changed to non-motorized use only. Operating on the basis of temporary use permits, the public has no obligation to CWA to allow them to continue or expand their tenure.

Sincerely,
Steve Grant
3130 Ivanhoe Street



To: Planning; Meredith Hodder
Subject: RE: Canadian Wilderness Rezoning Application

From: Meredith Hodder [REDACTED]
Sent: October 4, 2016 7:52 PM
To: Planning <planning@slrd.bc.ca>
Subject: Canadian Wilderness Rezoning Application

To Whom It May Concern,

Please accept this letter of support for Canadian Wilderness Adventures' application for zoning amendment bylaw No. 1478-2016 for the rezoning of the crown land tenure in Electoral Area D.

There are several reasons that I am in support of rezoning as it applies to Canadian Wilderness Adventures I have listed them below. I own a small production services company in Whistler - assisting TV, Film, Commercials and photo shoots who are filming in the area. I help them find locations, transportation, hotel and catering. Canadian Wilderness is integral to the operations of my company not only for the tenure in which they operate, but the transportation services they provide. The film industry is a billion dollar business in BC, so I am not the only production company to utilize their services.

- Canadian Wilderness Adventures is an integral part of the Whistler Tourism Activity Market. They provide daily activities to visiting tourists and locals. Whistler is seeing tourist visits increase, so we need more opportunities for existing business to expand allowing them to offer a wider range of products and services.
- As a local Whistler business owner, I rely heavily on Canadian Wilderness, it would cripple my business if I could not utilize them for their tenure property and/or their other services. Last year alone I had 5 separate projects where we worked directly with Canadian Wilderness Adventures.
- If the rezoning application is approved it could potentially enhance my business and allow us to grow and continue to use the tenure as a location for upcoming projects.
- In addition Canadian Wilderness Adventures is a responsible and well respected business not only in Whistler, but in the film industry. They are respectful to the environment and surrounding neighbours in their tenure.

Please take these points into consideration when reviewing the application as I am sure I am not the only business that would benefit from a positive decision on the rezoning of Crown Land Tenure in Electoral Area D.

Thank you for your time and please let me know if you have any questions.

Meredith Hodder
Whistler Peak Productions



Ian Holl

Subject: RE: Zoning Amendment Bylaw no 1478-2016

From: Sally Collins [REDACTED]
Sent: October 5, 2016 4:39 AM
To: Kristen Clark <KClark@slrd.bc.ca>
Subject: Zoning Amendment Bylaw no 1478-2016

Attention: Kristen Clark, Director of Administrative Services

To the members of the Squamish-Lillooet Regional District:

I am writing to support Canadian Wilderness Adventures in its request to have its Temporary Use Permit replaced with permanent zoning of its Crown land tenure in electoral area D. This request is vital to the survival of the company, and I support the company because of its stewardship of the land, its ability to attract tourists, and its treatment of employees. In all of these ways, it embodies what every Whistler business should be.

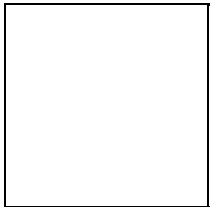
Canadian Wilderness Adventures (CWA) defies the stereotype of snowmobilers by doing enormous good for the environment. To begin with, CWA was the first company in the Sea to Sky corridor to switch from 2-stroke snowmobiles to 4-stroke, which use one quarter of the gas and do not produce unburned hydrocarbons. CWA also uses only Best Available Technology (BAT) certified snowmobiles, BAT being one of the most stringent standards for air and noise emissions in the world. As well, CWA offers non-mechanized adventures, such as horseback riding, dog sled tours, and log cabin building.

CWA believes so much in protecting the environment that it has invested in the future of greener snowmobile technology. The business donated \$20,000 to the McGill University Electric Snowmobile Team to support the development of a prototype electric snowmobile. It will be very excited to switch to an electric fleet when that becomes a possibility some day in the future!

As well, CWA was one of the first companies in Whistler to construct its operating facilities using almost entirely reclaimed and refurbished materials. Most recently, it has started building with used shipping containers. This is particularly eco-friendly because of the Asian-trade imbalance (many more full containers arrive on our shores than depart). By making good use of the containers, they create buildings out of what were essentially huge pieces of industrial detritus.

On a more practical level, please consider the fact that Canadian Wilderness Adventures has been listed as one of BC's top ten adventures by the Vancouver Sun, and it has a four and a half star rating with Trip Advisor. This business is bringing tourists to Whistler, and keeping them happy!

Finally, consider how CWA treats its employees. In the past, it has been rated one of the top five employers in BC (for small businesses) because of the family environment that it creates. If other Whistler businesses see and imitate this model, everyone will benefit. For all of these reasons, I am a strong supporter of Canadian Wilderness Adventures and I hope that it is allowed to continue to exist in Whistler.



Thank you for your consideration in this matter,

Sally Collins

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Attn: SLRD co/Kristen Clark,

This letter is indented to support the Canadian Wilderness Adventure (CWA) zoning amendment bylaw No. 1478-2016. I would like to offer my support of CWA's application for permanent zoning of the crown land being occupied and used for tourism in the Callaghan Valley.

I have worked with CWA for the last 5 years providing them with marketing and design services as well as media production. I also work with other clients in conjunction with CWA's business. The infrastructure that has been built along with the plans for expansion by CWA provides an important addition to what Whistler has to offer various user groups via the the Callaghan Valley. CWA's great efforts to maximize the accessibility and experience in this region while always respecting the preservation of the natural environment is essential for the continued growth of our community.

Whistler is experiencing a higher capacity of visitors then ever, effecting staff housing, traffic, land use, accessibility and management. CWA's conscientious and energetic efforts to enhance the Callaghan zone for local and tourist use is an essential part of forward growth for the community. Allowing for homes for staff, day use for events and groups, day use for experiencing Whistler's backcountry safely and always providing bigger and better authentic Canadian natural and cultural experiences are important mandates of CWA that benefit locals and visitors greatly.

Permanent zoning would allow CWA to not only continue to be the experienced and responsible management group they have been of this area, but also to allow for symbiotic growth with Whistler village and mountains. The Callaghan zone is a key part of the Whistler extended experience providing an opportunity to access the sub-alpine, alpine, old growth forest, meadows and lakes safely and respectfully through CWA's buildings, services and programs. These opportunities are important for both local users and visitors. As Whistler continues to offer world class terrain and experiences at a growing rate the infrastructure and management that CWA provides user groups in the Callaghan zone will become more essential than ever.

CWA has provided employment, infrastructure, and valued experiences to locals and visitors in union with the community and nature for more than 20 years. The permanent zoning will not only allow them to continue the amazing work in that zone they have started but also to work in partnership with the community to improve it.

Please feel free to contact me for any reason regarding this matter.

Sincerely,

Holly Fraser
Director - Execution Media Management



Sept 30th, 2016

RE: Canadian Wilderness Adventures Callaghan Rezoning

To Whom It May Concern;

Please consider this letter as one of support of CWA's proposed plans for the Callaghan Valley.

I own a Production Service Company based in Vancouver, BC and have for the past 20+ years have been involved in various types of film and photo production in BC, with an emphasis on remote location production, a large portion of which has been in the Sea to Sky corridor and backcountry therein.

My first call is always to CWA. In my experience, they have always clearly made stewardship of the natural environment the first concern for every project. They have always been prepared with safe, modern equipment as well as properly trained staff, of which both are able to navigate the challenges of on mountain, all season film & photo production teams in a safe and effective manner.

In my experience working with the team of ownership and management at CWA, I would without question support any of their respective requests for new infrastructure in the Callaghan Valley. I am fully confident they would plan into this project in an intelligent and environmentally conscious manner.

In my professional opinion, infrastructure upgrades in the Callaghan would allow the booming film and media industry a much needed alternate to the on mountain structures on Whistler Blackcomb Mountain, who in the past two decades have at times had a very difficult time accommodating all of the film requests without putting their primary business of skier visits out.

Thank you for taking the time to consider this opinion in support of these plans.

Sincerely,

A handwritten signature in black ink, appearing to read "Shaun Veltkamp". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Shaun Veltkamp,
Owner, The Hive Mediaworks



Ian Holl

From: Vince Shuley [REDACTED]
Sent: Wednesday, October 5, 2016 10:00 AM
To: Planning
Subject: Letter of support for Canadian Wilderness Adventures Rezoning

To whom it may concern

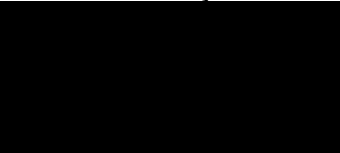
This is a letter of support in lieu of the upcoming public hearing for Canadian Wilderness Adventures' (CWA) rezoning application for their Crown land tenure in Squamish Lillooet Regional District Electoral Area D. I was employed by CWA for a period of three years between 2009 and 2012 and can attest to the environmental and social responsibility by the company's owners Allan Crawford and Ulrich Jordan. As a long time local, Mr. Crawford has always directed his business to mesh with the needs of the community and the local environment. His plan to build a set of cabins in the Callaghan will also help alleviate some of the critical housing shortage currently facing Whistler and the entire Sea to Sky Corridor. Mr. Crawford also has a policy on reusing and repurposing as much building material as possible with his various projects. CWA also puts an extremely high value on maintaining its relationships with local First Nations and this is reflected in the tour products that it offers year-round.

If approved for rezoning, I have every confidence that CWA will proceed with their master plan in a responsible manner that respects the community, the environment and other stakeholders. I urge you to consider the benefits this rezoning will bring to Whistler and the SLRD as a whole. Please do not hesitate to contact me for further comment on this issue.

Regards,

--

Vince Shuley
Writer, Photojournalist, Content Creator



Mark Fleischhaker, P.Eng.
Structural Engineer



October 5, 2016

Kristen Clark
Director of Administrative Services
Squamish-Lillooet Regional District

**Re: CANADIAN WILDERNESS ADVENTURES
ZONING AMENDMENT BYLAW NO. 1478-2016
LETTER OF SUPPORT**

Dear SLRD Regional Board:

I am a structural engineer that has been supporting construction projects that result in positive outcomes for people, nature and spirit. As a Professional Engineer, I owe a duty of care to protect the public and nature and have therefore chosen to be selective with the projects I contribute to. Unfortunately, many construction developments fail to authentically benefit people and nature by creating spaces that negatively impact social and environmental relationships. Recognizing that modern construction practices are not adequate, even the Association of Professional Engineers and Geoscientists of British Columbia is actively implementing initiatives to specifically address issues like climate change. Unlike most developments, Canadian Wilderness Adventures (CWA) has taken the initiative, made genuine measurable steps, and intends to continue, to develop and operate responsibly.

I have been professionally serving Canadian Wilderness Adventures as a Structural Engineer because they have been offering positive, low impact wilderness experiences. Their passion to incorporate diverted waste materials for reuse, decentralize their infrastructure, design for adaptability, design for deconstruction and celebrate the environment and spirit of their current land tenure goes beyond most modern 'green' developments. CWA considers their operational systems and ecosystems as a whole whereas most modern 'green' developments implement immeasurable, disconnected 'green' building strategies that unfortunately often place financial and marketing motives ahead of people and nature. I believe that CWA is genuinely sympathetic to the ecosystems in which they operate because they recognize that their operations thrive on the success and vibrancy of these ecosystems. The whole premise of their operation depends on sharing wilderness experiences with their visitors. Their development plans will serve as an educational experience for their visitors by demonstrating that adventure tourism can truly operate in harmony with, and as a benefit to, people, nature and spirit.

I support CWA in their proposal to replace their current Temporary Use Permit to permanent zoning of their Crown land tenure in Electoral Area D because I believe that the region's, and my, interest in the property is affected by the proposed bylaws. I fear that this land, like the majority of construction developments around the globe, would otherwise not be developed in good faith and would damage environmental and social systems. I strongly believe that use of the land is in good faith with CWA.

Thank you,

A handwritten signature in black ink, appearing to read 'Mark Fleischhaker'.

Mark Fleischhaker, P.Eng.
Structural Engineer

October 4, 2016

SLRD OFFICE
Box 219
Pemberton BC V0N 2L0

Attention: I. Hall

I SUPPORT THE CWA APPLICATION BECAUSE:

1. Having spent two decades in senior management roles for international environment and science companies I have witnessed firsthand “best practices” and “worst practices” by various sized companies as they develop business.
2. Canadian Wilderness Adventure Group is a stand-bearer for “best practices” in the Callaghan Valley. Their attention to government protocols, fire safety, client safety, respect for indigenous lands and culture and stewardship of their tenured lands is a “model” for other companies to aspire to duplicate.
3. Their daily and consistent protocols of respect of sacred places, non-disturbance, and minimal footprint in all operational activities is a good indicator of management mindset for all activities both current and proposed.
4. As a contractor, operating within the current tenure to supply wilderness horse experiences to guests from around the world, under the Canadian Wilderness Adventure Group banner, my views are reinforced when international guests express positive comments on their wilderness experiences in the Callaghan Valley.

Larry E. Veilleux
President/Owner-Whistler Wilderness Horse Tours Ltd.

[REDACTED]
[REDACTED]

Ian Holl

From: Planning
Sent: Thursday, October 6, 2016 9:39 AM
To: susan
Subject: RE: Canadian Wilderness rezoning

Thank you for contacting the SLRD with your comments on Canadian Wilderness Adventures. I have forwarded your email to the Planning Department for review.

Regards,
Trish Mitchell

From: susan [REDACTED]
Sent: October 5, 2016 5:43 PM
To: Planning <planning@slrd.bc.ca>
Subject: Canadian Wilderness rezoning

I am writing in support of Canadian Wilderness Adventures rezoning application.

I have been associated with Canadian Wilderness since 1998. I was hired as their bookkeeper at the time before leaving to obtain my CGA experience requirements elsewhere. I am now their external accountant and handle the higher level accounting functions for them.

It is really hard to find a company as good as this one is. It is very much a family as can be seen by the number of employees that come back over and over again through the years.

This is because the owners, past and present really care about their staff, their guests and the work that they do. They are responsible stewards of the environment because they want this place to exist in the future. They have always worked openly and fairly with all of the stakeholders involved with their operating tenure, including Whistler Blackcomb, the SLRD, VANOC or other because they want to continue to be in business.

I think much of the fear surrounding Canadian has to do with the fact that they operate motorized vehicles in the back country, a place we like to think of as our pristine wilderness. What people don't see is how Canadian has attempted to minimize their environmental impact.

Changing their name from Canadian Snowmobile to Canadian Wilderness years ago reflected the growth of their non-motorized operations, including dog-sledding, horse, canoe and snowshoe tours. They have changed their entire fleet of snowmobiles to 4 stroke engines to reduce their emissions. They are masters of repurposing old equipment and structures and recycling in general. They even donated money to McGill University in the pursuit of an electrical snowmobile back in 2007, when electrical cars were still fairly conceptual.

What they really do and do it well is to bring thousands of people into our wilderness to see its incredible beauty and majesty. Many of these people would never otherwise have the opportunity to experience such a thing. And they do it respectfully.

I sincerely hope that the SLRD will support this application.

Susan Krieger

Sent from my Samsung Galaxy smartphone.

October 6, 2016

To Whom it may concern,

I am writing this letter in support of the Zoning Amendment Bylaw No. 1478-2016 associated with Canadian Wilderness Adventures.

I have had the privilege of watching the growth of this company since its inception as Canadian Snowmobile Adventures in the early 90's. I have known the owner, Al Crawford for just as long. As the company grew, so did their awareness and appreciation of the need to be "better than good" stewards of the environment they operate in. This dedication is not limited of the boundaries of their tenure. I have walked proposed logging areas, outside his tenure, with Al. He literally walks the talk.

I have great confidence in his, and through that, his company's commitment to not only care for the environment they operate in, but to educate their guests on the importance of doing so.

Approval of this rezoning will ensure the financial viability of the company in the future, something they have earned with their record of stewardship. It will also ensure that the environmental standards they commit to will be met, if not exceeded, far into the future.

Respectfully

Christopher Quinlan
[REDACTED] 4815 Glacier Lane
[REDACTED]

Ian Holl

To: Planning; Sheila Snow
Subject: RE: Support for CWA

From: Sheila Snow [REDACTED]
Sent: October 6, 2016 9:03 AM
To: Planning <planning@slrd.bc.ca>
Subject: Support for CWA

Dear Planning Committee,

As a returned and long-term resident of Whistler, I am writing in support of continued operations in the Callaghan Valley for Canadian Wilderness Adventures.

A leading edge company with consciousness and long-term sustainable vision for the valley. Canadian Wilderness is leading edge and they should be extended rights to continue doing what they do.

Sincerely,

Sheila Snow

2243 Brandywine Way

[REDACTED]

Sent from my iPhone

Brittia Thompson
6460 Toad Hollow

October 6, 2016

Squamish Lillooet Regional District
PO Box 219
1350 Aster Street
Pemberton BC V0N 2L0

Attn: SLRD Planning Committee,

I am writing this letter in support of Canadian Wilderness Adventures (CWA) zoning amendment bylaw No.1478-2016. I, Brittia Thompson, have been an employee of CWA for four years. Within those four years I have witnessed firsthand and been involved in the process in which Allan Crawford and Canadian Wilderness Adventures have expanded their tour offerings, and their base in the Callaghan Valley.

Allan Crawford has always thought environment first when making decisions for Canadian Wilderness Adventures. When I first started I thought that the planning process was a bit unusual, but I have witnessed the energy, thought, and research that has gone into the design of the facilities in the Callaghan, whether it be a larger structure such as the barn, or a trail. Nothing is laid without careful thought, execution and consideration of the surrounding environment.

The base itself is truly unique as it is constructed mostly out of recycled and refurbished materials. What the average person may see as waste, Allan sees as opportunity, which is truly a rare quality in today's present world. For example, when the Longhorn Saloon's patio was being redone Allan gathered his staff and as a team we salvaged the cobblestones and now they are the floor of our barn. Each structure in the Callaghan has a story and represents love and passion from all members of the CWA family, as it is our family that has helped deconstruct and reconstruct the buildings together.

When I share the stories of the various buildings, and get to tell firsthand how I was involved in it I speak with genuine passion that is inspiring to all the guests who walk through our structures. Most people gasp when I tell them where certain things came from, such as the furniture in the barn coming from The Old Elephant and Castle when it closed down, or the cabooses that were left lonely and decrepit on the side of the highway, which is now a beautiful building that people seek out to host unique events. One story that I am most passionate about is The HemLoft. It was my proposal that granted CWA the winning bid. With 30 volunteers,

that CWA rallied together, and in a snowstorm we deconstructed the HemLoft. It now lies in pieces in a storage container in the Callaghan waiting to tell its story.

CWA has also extensively spent hours and resources educating our guides about the history of Whistler and the surrounding environment. Many of the guides come from an Environmental Studies background and CWA has provided a safe forum where guides can propose their ideas, and create training programs for other members of the team. In turn, our guides educate the guests that join us on adventures. These guests in turn spread the knowledge they have gained.

I have also had the pleasure of planning and executing numerous fundraisers that we have hosted out at the Callaghan base. Such as the fundraiser for RYOT that purchased four fishing boats for Philippine fisherman so that they could rebuild their lives after Typhoon Haiyan and now the fundraiser for Anastasia Chomlack and her family as she fights against Cancer.

It is these stories, efforts and processes that landed CWA in the top 3 for the Whistler Excellence in Sustainability award for 2014 and 2015. CWA has provided employment, infrastructure, and venues for over 20 years. I urge you to let CWA build upon and share their unique story so that others can create theirs.

Sincerely,

A handwritten signature in black ink that reads "Britt Thompson". The signature is written in a cursive, flowing style.

Brittina Thompson

Thursday, October 6, 2016

SLRD
1350 Aster Street
Pemberton, BC
V0N 2L0

Re: The rezoning application for Canadian Wilderness Adventures lease sites in the Callaghan

To Whom It May Concern:

I am writing to express my support in the rezoning application for Canadian Wilderness Adventures lease sites in the Callaghan.

I have been living in Whistler for many years. I presently work at the Whistler Chamber and have a contract with Star Limousine Services in Vancouver. In my recently past, I was a partner with the largest sightseeing company in Vancouver - Landsea Tours & Adventures.

As a tourism professional, I have partnered with Canadian Wilderness Adventures for many years to create unique, memorable, outdoor adventures for those visiting our region. Here are the many reasons I chose CWA:

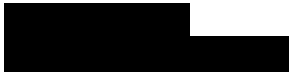
- Unique location – The Callaghan
- Diversity in products and services in the Callaghan:
 - o The cabin near the lake
 - o The terrain
 - o The staff
 - o The ability to offer products during all 4 seasons
 - o Globally recognized throughout the tourism industry
 - o The barn area – guests love this spot!
 - o All the different adventures in one area

Although Whistler has many established outdoor adventure companies, I truly believe that Canadian Wilderness Adventures' uniqueness in location sets them apart. Over the year, they have successfully created incredible, globally recognized experiences that not only leave a lasting impression on our Guests, but continues to drive business to our community. Al Crawford is extremely passionate about the Callaghan and has only the best intentions for its use.

I hope that this letter helps in renewing the lease for years to come! Please feel free to contact me directly for any further clarification.

Kindly,

Melissa Pace



Ian Holl

To: Planning; Nina Van Driel
Subject: RE: Canadian Wilderness Adventures

-----Original Message-----

From: Nina Van Driel [REDACTED]
Sent: October 6, 2016 9:46 AM
To: Planning <planning@slrd.bc.ca>
Subject: Canadian Wilderness Adventures

To whom it may concern,

I am writing to support Canadian Wilderness Adventures in their tenure application.

My husband Jeff and I have worked with Canadian for many years. We were both once full time guides and although have since moved on to other areas of work, we are still part of the Canadian Family.

Canadian takes guests into amazingly beautiful areas, and provides education as well as adrenaline. With Canadian, people get to experience wild places in a safe and respectful manner.

Canadian manages the area in a thoughtful and economical way reusing and recycling materials for base area construction and maintenance. This ethos comes from the top down – Allan and Craig ensure that all staff respect the environment, understand it's sensitivity, and in the off-season work together to maintain trails and base areas as a team.

Both Jeff and I learned so much through Canadian, had some of the best times in our lives, and fully support their tenure application to ensure future guests and staff get to share the same experiences, and pass valuable local knowledge and respect onto others.

Many thanks.

Nina and Jeff Van Driel.

[REDACTED]

[REDACTED]



To Whom It May Concern,

Gibbons Festivals & Events (GF&E) would like to express their support for the rezoning application put forth by Canadian Wilderness Adventures (CWA).

There have been several events put on at the Callaghan site which have all been very well received by all of those in attendance. GF&E is always honoured to work at such a gorgeous venue with very accommodating staff. In addition, our travel concierge program has always had wonderful service in organizing amazing outdoor recreation activities to guests coming from outside Whistler.

We support CWA in their love for the community, and possess a shared interest of good business and supporting locally owned & operated ventures. We look forward to working with them again in the future.

Sincerely,

ANN MARIE LAUER
GENERAL MANAGER | FESTIVALS & EVENTS

[REDACTED]
[REDACTED]
[REDACTED]

Ian Holl

To: Planning
Subject: RE: Canadian Wilderness Adventures Rezoning

From: Mike Skiba [REDACTED]
Sent: October 6, 2016 10:24 AM
To: Planning <planning@slrd.bc.ca>
Subject: Canadian Wilderness Adventures Rezoning

To Whom it may concern,

I have had the privilege of supplying CWA with their tour machinery since 1997. From a small snowmobile and ATV tour company Al, Ulrich, Craig, Dennis and the rest of the staff have grown to be a multiple adventure company that is providing Whistler visitors with high quality entertainment. They have introduced thousands of people to the sport of snowmobiling and Atving which has helped mine and many other recreation dealers in the region. They run the latest and greatest machines with the technology to make them a leader in environmental protection and safety. The Callaghan operation is a great location to showcase Whistler backcountry's beauty in a convenient safe location. The tours receive great reviews and I feel that CWA with their Callaghan product is a huge asset to Whistler. I approve the rezoning for CWA and look forward to them making it even better in the future.

Thanks

Mike Skiba



Ian Holl

To: SLRD Info
Subject: RE: Support for Canadian Wilderness Adventures rezoning application

-----Original Message-----

From: Nicole Fitzgerald [REDACTED]
Sent: Thursday, October 6, 2016 11:03 AM
To: SLRD Info
Subject: Support for Canadian Wilderness Adventures rezoning application

Hello,

Could you please add my note as support for Canadian Wilderness Adventures' rezoning application in the Callaghan Valley.

I have experienced many trips with Canadian Wilderness Adventures, ranging from snowmobile and dogsled to ATV and fondues. I believe the services they provide are an invaluable asset to Whistler and its tourism industry. The company sets high standards and has responsible practices. Staff are extremely well trained and educated and the sled dogs well cared for. They offer a very unique look into nature in a variety of ways. Canadian Wilderness Adventures also reinvests its success into the community, supporting many charities and charitable events. Just another reason to support this amazing locally-owned business.

Please feel free to contact me at anytime should you have any other questions.

All the best,

Nicole Fitzgerald
[REDACTED]

Ian Holl

To: SLRD Info
Subject: RE: proposed Zoning Amendment Bylaw No. 1478-2016

From: Adam Protter [REDACTED]
Sent: Thursday, October 6, 2016 10:54 AM
To: SLRD Info
Subject: re: proposed Zoning Amendment Bylaw No. 1478-2016

To Whom It May Concern

re: Canadian Wilderness Adventures and the proposed Zoning Amendment Bylaw No. 1478-2016

I wish to add my name to the list of people who strongly SUPPORT Canadian Wilderness Adventures application for a perminant rezoning application to cover their commercial recreation tenure on Crown land in the Callaghan Valley.

Canadian Wilderness Adventures is an ethical company with a long history of good management, care and preservation of the lands they occupy and use for business.

They are well integrated into the Whistler Community, provide jobs, resources and responsibly add value to the Whistler Resort experience.

Please approve the application.

Thank you

Adam Protter

Adam Protter
1144 Whitewater Drive
[REDACTED]

Ian Holl

To: Planning
Subject: RE: Support for CWA rezoning

From: Kim Eijdenberg [REDACTED]
Sent: October 6, 2016 9:53 AM
To: Planning <planning@slrd.bc.ca>
Subject: Support for CWA rezoning

Hi

My name is Kim Eijdenberg and I am the head chef for Canadian wilderness adventures since 2010.

CWA has been my employer in whistler long term and I would like to show my support for rezoning in the Callaghan.

Regards, Kim Eijdenberg.

Kim Eijdenberg - Head Chef | [Canadian Wilderness Adventures](#)
[REDACTED]
[REDACTED]



HANA LYNN
CONCIERGE

October 5, 2016

SLRD office
PO Box 219, 1350
Aster Street, Pemberton,
BC, V0N 2L0

I am writing this letter in support of Canadian Wilderness Adventures in their application for rezoning as it will be discussed in the hearing on October 6th 2016..

Canadian Wilderness Adventures is a company that has been serving our guests and the Whistler community since Four Seasons Resort opened its doors in 2004. We have the best experience with their offered products, level of service and attention to detail; our guests return from their excursions with the best feedback. CWA always try to improve their offering and come up with new ideas which contributes to Whistler being immensely attractive to even returning travelers.

Canadian Wilderness Adventures is a company that focusses not only on the quality of their activities, but they do it with sensitivity for the environment and local community. Any changes that they are planning to make will only improve the operation, facilities for both guests and their staff and for Whistler Tourism industry overall. I am confident that they will act responsibly as all executives of the company are local residents with love for what Whistler has to offer and intention to preserve what is so important to all of us who live here.

From my professional point of view I can confirm that the company consistently provides superior and reliable service. CWA's flexibility and willingness to assist is remarkable and the staff has always shown the professionalism and attention to a great customer service required by our hotel.

If you have any questions in regards to Canadian Wilderness Adventures and their operations please do not hesitate to contact me.

Sincerely,

Hana Lynn
Concierge

[Redacted signature line]

[Redacted contact information]



To Whom It May Concern,

I am writing this letter in full support of Allan Crawford and Canadian Wilderness Adventures' rezoning application. Mr. Crawford has been a major force in Whistler's tourism economy for as long as I can remember. Not only has he supported *our* business since day one, he has been a steadfast supporter of other local business and charities time and time again, season after season, through thick and thin. He, and the many staff members who make up a truly great team at CWA care about the community and the visitors who choose Whistler as a destination.

You see, Allan cares about authenticity, and if you've ever had a chance to walk around his operations base in the Callaghan Valley, that is immediately evident. In an increasingly cookie-cutter world, CWA has managed to serve up a very healthy dose of proper, truly-Canadian authenticity. They make memories, they create job opportunities and they always strive for the unique.

For those seeking a different experience of Whistler, one that includes a day or two outside of the village hustle and bustle and the crowds of Whistler Blackcomb, they have brought this in spades. In my personal opinion, we need to keep providing these unique, authentic experiences to our valued guests to keep them coming back again and again — and a spectacular setting like the Callaghan is definitely needed, and warranted.

As an example of the aforementioned community and business support, Allan and the CWA have generously donated their amazing venue to the business community this very evening, so we can host a Whistler Chamber of Commerce event, which promotes good business relationships for the entire town.

Thank you very much for your time,

Todd Lawson

Publisher/Co-Owner, Mountain Life Media

Squamish-Lillooet Regional District
Box 219, 1350 Aster Street
Pemberton, BC, V0N 2L0

To Whom it may concern,

This is a letter of support for Canadian Wilderness Adventures rezoning application in the Callaghan Valley. Over the years I have worked with CWA on many film projects and have always had a great experience dealing with their team. My clients have always left happy and enjoyed their working experience on their tenure. With improved facilities it will attract more production companies to consider the Whistler area for lucrative film projects. Whistler SAR has had a good working relationship with CWA as well by allowing avalanche practices on their tenure using snowmobiles to access avalanche prone terrain on their trail system. The Callaghan Valley seems like an easy solution to the expanding tourist needs Whistler will be facing now and in the future.

Your Truly,

Wayne Flann
Peak to Peak Adventures
Whistler, B.C.

Ian Holl

To: SLRD Info
Subject: RE: Canadian Wilderness Rezoning Support - October 6 2016

From: Shanna Albert [REDACTED]
Sent: Thursday, October 6, 2016 1:43 PM
To: SLRD Info
Subject: Canadian Wilderness Rezoning Support - October 6 2016

Dear Sir / Madam

Reference: Canadian Wilderness Rezoning

Good afternoon,

I write to you today in support of Canadian Wilderness Rezoning because hands down they are the best at what they do.

My name is Shanna Albert, I am a Gemini and Leo Award Winning Producer. I have over 5000 hours of TV under my belt, shown in over 120 countries, have had 14 + paid broadcast network deals have produced over 200 commercials and have been filming in Whistler for the last 20 years. Many of the projects I work on in Whistler have elements of backcountry filming. Projects that have involved such outside clients / sponsors as Telus, Air Canada, History Network, Transworld Snowboarding, Burton, Oakley and for the past 2 winters Bravo USA, with the added broadcast window of Slice Canada last season and the international sales that will follow for the series Apres Ski and now Timber Creek Lodge.

This series alone, ultimately will be seen by millions of Americans in the upcoming months. Undeniably, there is a percentage of viewers who come to Whistler and are looking to enjoy Canadian Wilderness products as a result.

Canadian Wilderness provides huge support and marketing value to the corridor. As well as their level of professionalism, generosity of resources and safety is unparalleled. They have always been clear, if it's good for the community as a whole then they will help however they can.

They are my top choice when other producers and networks in Canada and the States ask me who I recommend for filming in Whistler.

Thank you for taking the time to read my letter of support for Canadian Wilderness Rezoning.

Sincerely,

S. Albert

Shanna Albert
[REDACTED]

Ian Holl

To: Kristen Clark
Subject: RE: Canadian Wilderness Adventures rezoning application

From: Lola Polnik [REDACTED]
Sent: October 6, 2016 12:28 PM
To: Kristen Clark <KClark@slrd.bc.ca>
Subject: Canadian Wilderness Adventures rezoning application

Hello

I am writing this letter in support of Canadian Wilderness Adventures rezoning application. I believe that Canadian Wilderness Adventures provides something one of a kind to Whistler that is integral to keeping the community and the economy alive. The Canadian Wilderness Adventures experience is a unique one, not just because of the Adventure aspect but also because of the essence of the whole place. All of the buildings on their site are custom built by locals often using recycled materials or even whole structures (Like their caboose!) Other buildings are constructed using old world methods, employing craftsman and teaching another generation these beautiful construction techniques. In addition to adding vibrancy to the community by employing craftsman and artisans this company is good for tourism as a whole. One of the major movements motivating popular culture at this time is the “Maker” Movement, or the “Artisan” Movement. You see it all over, makerlabs, DIY conventions, Artisan furnishing, Artisan Everything. Often this is accompanied by a throw back to old world crafts or recycled goods. People have a desire for handmade, potentially recycled or traditionally crafted goods. Canadian Wilderness Adventures meets that esthetic desire and adds a Canadiana twist that will draw in the crowds. By granting this application you will be supporting both our locals and our visitors.

Thank you for your time

Laura Polnik

Ian Holl

To: Planning
Subject: RE: permanent zoning

From: Zoë Lomoro [REDACTED]
Sent: October 6, 2016 1:12 PM
To: Planning <planning@slrd.bc.ca>
Subject: permanent zoning

Hello,
To whom it may concern, I'd like to show my support for the Canadian Wilderness Adventures Rezoning application.

I support their future goal to create a sustainable backcountry adventure operation built using reclaimed materials, proudly showcasing green building strategies and technologies to create a uniquely Canadian experience with a lower environmental footprint.

I think this is a great company with initiative, and value their involvement in Whistler and their commitment to keeping it green.

I will attend tonight if possible, but thought I would write a letter just in case I cannot!

Thanks
Zoë

To: Planning
Subject: RE: CWA Application for Rezoning

From: Matt King [REDACTED]
Sent: October 6, 2016 1:17 PM
To: Planning <planning@slrd.bc.ca>
Subject: CWA Application for Rezoning

To whom it may concern,

My name is Matthew King, I have been a resident of the Sea to Sky Corridor since 2001 and currently own a home and business in Pemberton. I am writing this letter in support of Canadian Wilderness Adventures' application for rezoning in the Callaghan Valley.

My experience with Canadian Wilderness Adventures has made an incredible impact on my life, and I am proud to have been a part of this company over the last 14 years. I started my guiding career with CWA on an internship program at the tail end of college in 2002, worked my way through the ranks as a guide and lead-hand, and had the opportunity to serve as the Operations Manager from 2006 to 2008. Since then I have started my own business, but continue to work with the company in various part time capacities, primarily the film and production division.

It was the most inspiring work environment and team that I have ever been a part of; full of pride, knowledge, and respect for this amazing place we call home. I have personally had the opportunity to foster thousands of incredible experiences through CWA's vision, passion, and commitment to stewardship. During my time at the company we experienced drastic change throughout our tenures, including the construction of the Olympic facilities in the Callaghan and on Blackcomb. Despite losing a significant amount of our operating area, CWA has adapted and persevered in creating world class facilities championing environment friendly building initiatives and management practices throughout. These efforts, alongside CWA's continued commitment to low impact mechanized and non-mechanized guiding have created a guest experience in the Callaghan Valley which is second to none.

The company's fabric is made up of a family of incredible individuals. Family is the only way to describe it. From day one, my life and the lives of many others have been supported and bettered by the company. The ownership and management team have always been committed to employee experience; and in turn CWA's staff have been motivated and inspired to become outstanding ambassadors of Whistler. As the company has grown, it has created jobs for hundreds of Whistlerites. From guides, front line staff, administration, maintenance staff, trades people, groomers, trail builders, food and beverage staff, musicians, artists, first nations, truckers, builders, dancers, dj's, and dreamers... CWA continues to be a staple of this community. Helping people to live life to the fullest, by allowing them to thrive in our incredible backyard. I have had the great privilege of having both professional and personal friendships with the owners and management team of CWA. I have the utmost admiration and respect for Allan Crawford, Uli Jordan, and Craig Beattie. Their vision, passion, and commitment to excellence as business owners in Whistler is something that we should all aspire to.

The approval to move forward with this zoning application would allow for the installation of additional facilities for staff accommodation. It's initiatives like this, from companies like CWA that are the catalyst for change in this valley. Proactive actions towards the housing crisis that we are experiencing are exactly what is needed, and I commend Allan and Uli for bringing this to the table. It creates jobs, re-purposes materials which would otherwise become waste, and will create a home for the type of people that Whistler needs... passionate outdoor leaders.

CWA has operated in the Callaghan for many years, my sincere hope is that the SLRD can make this a reality for years to come through approval for permanent zoning. As someone who has worked in the tourism and hospitality sector for many years, I can confidently say CWA's operational and environmental strategies are at the forefront of adventure tourism. They are leaders, visionaries, and honest hard working people. As a community we need to champion companies like this, and continue to foster their contributions to Whistler, it's residents, and our guests.

Sincerely,

Matthew King



To Whom It May Concern,

I would like to offer this as my letter of support for the recent application by Canadian Wilderness Adventures to construct 8 additional units within the Callaghan Valley.

We have worked with Canadian Wilderness Adventures for 6 years and we are extremely pleased with all our guests experiences. They are a key supplier of adventure tours for our guests and really are a driving factor for the number of visitors we send to Whistler each year.

We work very closely with the team; Kristal Taylor and Craig Beattie are forward thinkers and we will always support them and their staff.

One key to any successful tourism operation is to have well trained and supportive staff. Rental housing is an issue in Whistler so to have a company take control of the their own problems by adding more staffing units makes sense. As an owner of a company their is nothing more frustrating than having to turn away business because you do not have enough staff.

Please do not hesitate to contact me if you have any further questions.

Regards,



Kevin Pearce
President & Co-Owner
Landsea Tours & Adventures
Landsea Charters & Services



PO Box 701, Whistler BC V0N 1B1

Attn: SLRD co/Kristen Clark,

This letter is intended to support the Canadian Wilderness Adventures (CWA) zoning amendment bylaw No. 1478-2016. I would like to extend my support of CWA's application for the rezoning of the crown land being occupied and utilized for hospitality and tourism in the Callaghan Valley.

I have worked for CWA as the Sales & Marketing Manager for 8 years now, and in Whistler for 16 years. This is my career, and CWA is not only my employer, they are my extended family. In my role I promote and sell Whistler to various local, regional, national and international user groups. The demand for authentic outdoor experiences (activities and events) has steadily increased in the 8 years that I have been with CWA. Whistler is experiencing a higher capacity of visitors than ever before, affecting housing, traffic, land use, accessibility and management. The relationship that CWA has with its partners and guests is based on a mutual respect and appreciation for CWA's principles & values including using recycled and refurbished materials to provide authentic experiences. CWA is a company that has been built, one activity and structure at a time rather than purchased or acquired as a whole entity. CWA has evolved to continually meet the demand and needs of Whistler's visitors.

The change in zoning for CWA to not only continue to be the experience and responsible management group that they have been in this area, but also allow for symbiotic growth with Whistler, the resort. The Callaghan zone is a key part of the Whistler extended experience providing an opportunity to access the sub alpine, alpine, old growth forest, meadows and lakes safely and respectfully through CWA's buildings, activities and programs.

CWA has provided employment, infrastructure, and valued experiences to locals and visitors in unison with the resort community and nature for over 20 years. The revised zoning will not only allow them to continue the amazing work that they have started in the Callaghan but also work in partnership with the Whistler community to improve and evolve it.

Sincerely,

Kristal Taylor
Sales & Marketing Manager - Canadian Wilderness Adventures

Craig Beattie
7441 Aspen Blvd, [REDACTED]
[REDACTED]
[REDACTED]

I came to Whistler in August 1995 (CSA was going into their 4th winter), I worked for Whistler Resort Association (now TW) in central reservations – first fam tour I went on was with Canadian Snowmobile Adventures on the Blackcomb Mountain Safari with Allan Crawford out of the Blackcomb Kids camp. My girlfriend at the time (now wife and mother to my two wonderful children) started working at CSA in 1997 at the front desk as a reservations agent. We switched companies in 1999 – she left Canadian for the WRA and I left the WRA to become an ATV guide.

I knew I had found my home – spending Millennium with some of my closest friends at the Crystal Hut watching fireworks across from the Roundhouse lodge and Whistler Village. Over the next few years I moved into a Lead Hand role, then the Operations Manager role where I began to understand what an incredible company Canadian really was.

As I tried to move forward as the General Manager, I found there was really no more growth at this time so I decided to leave Canadian and became a Paramedic for BC Ambulance – April 2005. I was volunteering with Pemberton Search and Rescue, working as a Paramedic and finding that I missed the family environment at Canadian and the interaction with the guests.

Allan introduced me to his new business partner – Uli Jordan a year into working for BCAS - offering me the GM role, I declined so I could see how they would do together and feel out the business side of it; and when I realized there was a great opportunity I was fortunate that they did not hire so we struck a deal and I started as the General Manager May 2007.

So as you can see there has been a long standing relationship with Canadian Wilderness Adventures and my family.

One of my first projects that I was involved with was a walk in the forest with Al, Dave Williamson and a few other Cascade Environmental staff who were GPS'ing locations for base camps and other locations for new facilities. I distinctly remember asking Dave on the side – “is Al dreaming or what” and he laughed and said he wouldn't be out here paying us to do this if he was! I knew then that this was a great opportunity to grow personally and that CWA was going to do great things.

A few key points to follow:

- Stewards for the environment – first company to dive into all four stroke engines on all machinery – and there was a premium for this in 2005 – there was no concern it was happening
- 2007-2009 worked with Vancouver 2010/VANOC to help with site selections and transporting the IOC to winter accessed locations and events

- 2008 – invested a substantial amount of money to McGill University to help fund the build of an electric snowmobile – with hopes that someday we could operate a viable product on Blackcomb with electric or possibly hybrid snowmobiles
- 2009 we worked with Climate Smart to analyze the company and see if we actually were improving our overall impact – after the study we found out that our GHG calculations were considerably smaller than other business' our size
- 2009 worked with the Department of National Defence to build a winter camp for 180 military for security around Whistler Olympic Park
- 2010 trained over 360 military in snowmobile and avalanche training programs
- Since then we have worked with DND on many other winter training and now summer training initiatives
- Canadian has worked in conjunction with WB around many amazing programs, big air, film, Olympics, construction of the Fitzsimmons IPP as well as the P2P gondola – always with a smile and positive attitude as we are a guest on their mountain
- This philosophy came with us when we started working in the Callaghan valley, as we relinquished over 60% of our tenured area to the Olympics, through the Sea To Sky LRMP and as we have worked with the SLRD for TUP's and now rezoning
- We have worked hard to diversify into many activities both mechanized and non-mechanized as well as building venues – we were not looking to build a barn – however when Cantrav called us on behalf of Keen Footwear to see what we can do – they wanted a barn dance and we said yes!
- Over the years we have seen amazing growth not only in the company and product but in the staff
 1. Dennis – head mechanic and Leanne Vandongen – 2 kids
 2. Chris and Heather (old front desk, sales manager) Fudge – 2 kids
 3. My wife and I – 2 kids
 4. Kristal Taylor (sales and marketing manager) – 1 kid
 5. Josh – Operations Manger and Natalie Livermore – 2 kids

The list goes on with the number of ex-staff – well we do not call them ex-staff as once you are Canadian you will always be Canadian – have so many great stories of families and careers and many will state they learned a lot of incredible things while working for CWA – sets you up for great success wherever you end up!

This is a great attribute to Allan Crawford and Uli Jordan for considering us in ever decision they make for the long term aspect of their employees. In 2014 CWA was nominated and voted as one of the top 5 Employers in BC for Small Business.

CWA is known to many DMC's, Film crews and key concierge in Whistler as the YES company – if you can dream it we can do it, or will find a way to do it.

Canadian has worked been involved with many Callaghan planning meetings – Sea to Sky Land Resource Management Plan, VANOC, WORCA and the RMOW with the Sproatt Trails and continue to be a steward of the amazing valley next door to Whistler.

Whistler Blackcomb was named number one ski resort in NA for the third year in a row – one of the key categories was Off Hill Activities which Canadian falls into – it was #1 for the category; which is why Vail has purchased WB based on the overall experiences in Whistler – year round!

I support the rezoning for Canadian Wilderness, both for my family and the staff of Canadian as well as security for the company and our clients to experience amazing activities in the Callaghan Valley!

Sincerely,

Craig Beattie
General Manager
Canadian Wilderness Adventures Ltd

SLRD Po Box 219
1350 Aster St.
Pemberton
V0N 2L0

To Whom It May Concern,

I am writing to show my support for the rezoning application for Canadian Wilderness Adventures. I was new to Whistler in May of 2015 and a good friend of mine was an employee of Canadian. He always talked about what a great company they were to work for and recommended I apply for a job. I have been an employee since and have nothing but great things to say. Coming to Whistler I knew very few people and thought it was going to be hard to make friends. Since joining the Canadian team I have not just made friendships but have found my Whistler family. I have outlined below why I feel that Canadian is an important part of the Whistler community and deserves to have the rezoning application approved.

Tourism and Education

CWA is a leader in the adventure tourism industry in Whistler and brings a unique experience to guests and locals alike. Operating 365 days of the year, CWA proves to be a valuable partner of Whistlers tourism industry.

CWA takes time to train their guides extensively in order to support the expectations of being ambassadors of Whistler. They are passionate about what they do and where they live and share this with countless visitors from all over the world every day. We do not just lead tours; we provide an experience that creates memories, that educates our guest about our environmental values, and makes them want to come back time and again.

Community Support

CWA has always been dedicated supporting our community in any way they can. Coming from a large corporate environment it has been refreshing for me to see how much a small company can make such a big impact in their community. Since I have been employed with CWA here are some examples of community support I have seen:

CWA Support Search and Rescue (SAR). When I worked at our sales desk this past winter I took a number of phone calls requesting assistance of our guides in responding to people lost in the backcountry. We are always available to respond to these important calls with whatever machines, equipment and level of experience needed.

CWA also supports many charities and events throughout the Sea to Sky Corridor. Some examples of organizations that CWA supports are:

- Search and Rescue Fundraiser
- Whistler Adaptive Sports

- AWARE
- WAG
- Squamish SPCA
- Whistler Community Services Society
- Terry Fox Run
- RYOT Foundation
- Whistler Film Festival

Employee Housing

Whistler is currently in a housing crisis that is affecting the community at large. I consider myself lucky to have moved here into a home with a landlord who supports locals. This is not near the case for most people who want to make Whistler their home. Housing is unaffordable and practically non-existent. CWA values their employees and prides themselves in employee development and retention. By providing affordable housing facilities for CWA employees we are supporting our employees and the Whistler community as a whole. Building cabins to house employees will:

- Provide affordable, long term accommodation for CWA employees.
- Open up space in Whistler for other locals to reside.
- Reduce carbon emissions by eliminating the need to commute to work.

Environment

Whistler as a resort and a community prides itself on their dedication to sustainability. CWA shares and supports this value in many ways:

- CWA was the first snowmobile tour operator to change to cleaner burning four-stroke snowmobiles and prides itself in having the cleanest snowmobile fleet in Whistler.
- CWA is committed to using salvaged and repurposed building materials whenever possible. Our dogsled cabin is made of shipping containers. Our caboose venue is a deserted old train caboose that was found on the side of a highway. The floor in our barn is made from the old flooring from Longhorn Saloon.
- All of CWA's stationary, business cards and marketing material is made using recycled materials.
- CWA has a recycling program at their bases making it easy for employees and guests to dispose of their recyclable materials properly.

Approving Canadian Wilderness Adventures rezoning application is an integral part of the successful future of Whistler. I truly hope that you will support their application.

Sincerely,

Jessica Prince

Ian Holl

To: Planning
Subject: RE: Canadian Wilderness Adventures Public Hearing

From: Glenn [REDACTED]
Sent: October 6, 2016 2:14 PM
To: Planning <planning@slrd.bc.ca>
Subject: Canadian Wilderness Adventures Public Hearing

To whom it may concern,

I am writing in support of Canadian Wilderness Adventures and it's application for the rezoning of their Crown Land Tenure in Electoral Area D.

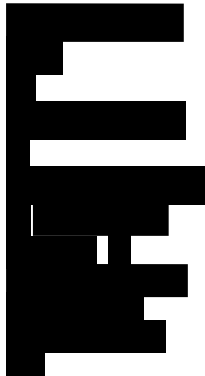
I have known Al Crawford (partner) and Craig Beattie (General Manager) for more than 20 years, as a contracted employee and a longtime friend. From CWA's first snowmobile trip (when it was Canadian Snowmobiling) to countless mountain top fondues and BBQ's to memorable staff appreciation events. They operate a vibrant, locally owned and sustainable business that continues to exceed the expectations of the thousands of guests they have served since the early 90's. They possess a proven track record in their environmental efforts. Al goes to painstaking efforts to re-use, re-build and re-purpose whatever he can get his hands on, to be able to offer that 'extra special' experience for his guests. This is evident wherever they set up offices, staging areas, cabins and back country venues. You will often find Craig participating in community events and donating CWA trips for silent auctions. They have also recently started a program called Canadian Cares which has just purchased commercial fishing boats for the Philippines.

Please be sure to carefully review what Canadian Wilderness Adventures brings to the table here in Whistler and around the world, when considering their application.

Kind regards,



Glenn Mishaw
Strata Property
Agent, WRM
Strata
Management &
Real Estate
Services Ltd.



Ian Holl

To: Planning
Subject: RE: Comment regarding rezoning of CWA

-----Original Message-----

From: Eric Clements [REDACTED]
Sent: October 6, 2016 2:20 PM
To: Planning <planning@slrd.bc.ca>
Cc: [REDACTED]
Subject: Comment regarding rezoning of CWA

Hi!

I am a 24 year old male who grew up in Ottawa, Ontario. I have worked for Canadian Wilderness Adventures since January of this year. I have had guests from all over the world who absolutely fall in love with the experience we are able to offer in the Coast Mountains. It is great teaching knowledge, environmental stewardship and terrain evaluation while having the most fun possible. It is my hope to work for this company for many more years and I am most excited at the possible addition of the Hemloft. I think this particular building has a great history and a lovely positive vibe. Guests and locals would benefit from permanent zoning with the addition of washrooms, new venues, and staff housing. It would be great to take advantage of staffing out in the Callaghan to help alleviate the pressure that every other local business is suffering from: trying to get employees who have housing. The team at Canadian is full of great values and morales, and there is not one person on the team who is not an environmental steward. We always try to give the best experience possible with the resources we have. If granted more resources I would expect the experience to only become better and better! I plan on working for this company and staying in the Whistler community indefinitely as I have absolutely fallen in love with lighting people's lives up with a sample of my own. I have spent many days hiking and travelling the Callaghan Valley, there is not better place in the nation to see people fall in love with their earth and blessings we have in the old growth naturally. I unfortunately cannot make the meeting due to travel and I appreciate those who did and the time reviewing my comment. Please consider all the positives of the rezoning and help me read a book in the hemloft one day!

Cheers!

Eric Clements

Ian Holl

To: Planning
Subject: RE: In support of CWA's rezoning application

From: Jenn Swift [REDACTED]
Sent: October 6, 2016 2:34 PM
To: Planning <planning@slrd.bc.ca>
Subject: In support of CWA's rezoning application

Hello,

I am writing to voice my support for Canadian Wilderness Adventures rezoning. CWA is an incredible local company that offers much to Whistler locals and visitors alike. Not only does it bring many jobs to the community and exciting life changes experience for tourists it is a pillar of creativity and vision. We need more local companies like this in our community.

I have had the pleasure of going on snowmobiling, and Jeep tours with CWA as well as just enjoying their beautiful space out in the Callaghan valley. It is an incredible spot and Allan's vision for the company and a sustainable backcountry experience is something I very much support and want to see grow and flourish. In particular, the staff accommodation CWA would like to build is very much needed with our current housing crises. We want to attract incredible staff to this company and our community and the offer of staff housing is an absolute necessity in this current housing market.

Please consider what Canadian Wilderness Adventures offers to the Sea to Sky community and beyond and grant them their permanent zoning.

Warmest regards,

Jennifer Swift
Whistler Local

Ian Holl

To: Planning
Subject: RE: CWA Rezoning Application

From: georgie S [REDACTED]
Sent: October 6, 2016 2:53 PM
To: Planning <planning@slrd.bc.ca>
Subject: CWA Rezoning Application

To whom it may concern,

I write to support the rezoning proposal by Canadian Wilderness Adventures.

Full disclosure, I am an employee of CWA and have been for the past 6 years of my residency in Whistler. Having extensive internal experience with CWA's internal operations I believe they are a valuable part of the Whistler Resort experience and contribute to the community well-being, look after their employees and enable many visitors to better appreciate the spectacular natural environment around Whistler. The company employs guides from the local area, greater BC and across Canada as well as international new arrivals who often stay and become residents/citizens - all these employees greatly benefit from a greater appreciation for the environment and wildlife in the area, sparking a passion for learning more and passing their knowledge on to our guests.

CWA's facilities in the Callaghan are an integral part of the company's tours offering shelter from the weather and essential equipment to operate tours with the general public (changing facilities, safety equipment storage and space to relax and absorb the natural environment).

I would be happy to answer any questions on my submission, and will continue to support the proposal through the process.

Kind regards,

Georgina Stuart.

Ian Holl

To: Planning
Subject: RE: Letter in Support of C.W.A. construction plans in the Callaghan Valley

From: Chris MacLeay [REDACTED]
Sent: October 6, 2016 2:58 PM
To: Planning <planning@slrd.bc.ca>
Subject: Letter in Support of C.W.A. construction plans in the Callaghan Valley

I am writing to express my support for Canadian Wilderness Adventures plans to build a permanent base in the Callaghan Valley. I have worked with Canadian Wilderness Adventures for more than 10 years and have always been impressed by there support for the local community and honest commitment to sustainability and advocacy for our remaining old growth forests .

There plan to construct there new base facility from reclaimed materials is laudable and once completed will serve as an incredible example of what an environmentally sustainable closed loop approach to building can achieve.

Christopher MacLeay
White Room Creative
Whistler, B.C.

Whistler Veterinary Clinic
1100 Millar Creek Road
[REDACTED]

To Whom it May Concern,

I, **Dr Loridawn Gordon** of **Whistler Veterinary Clinic**, inspected and examined the facility, housing and animals at **Canadian Wilderness Adventures Dog Sledding** situated at the Callaghan Valley, on **Tuesday, 16th of February, 2016**.

Each healthy animal received a Distemper/Parvo Virus/Adenovirus vaccine (DA2PP). This is a 3 year vaccine and needs to be repeated on **16th of February, 2019**. Please see attached list of animals for those few who did and did not receive the vaccination.

The housing for the dogs are in good condition with individual dog houses and wire mesh fencing. The base is made up of slate material for easy cleaning. Clean drinking water readily available for each dog, and diet consists of a healthy balance of kibble and raw food.

The dogs are featured on short lines as they are prepped for work. They are well socialized and very minimal opportunity for conflict.

Upon examination of the dogs, it is obvious that each of them is well muscled, well hydrated and their coats are in excellent condition.

Jaime Hargreaves of **Trappers Run** has exceptional skills and training in the management of **Canadian Wilderness Adventures Dog Sledding**. The conditions of the facility and animals under her care are, in my professional veterinary opinion, up to standard.

 DVM #01734

DVM Dr. Loridawn Gordon,
Whistler Veterinary Clinic