



# **Resort Expansion MASTER PLAN**



***Brent Harley and Associates Inc.***  
***The Resort Planning Group***

February, 2005





**Resort Expansion**  
**Master Plan**

February, 2005

**Prepared for:**



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# Executive Summary

## Introduction

### BACKGROUND

On behalf of the Mount Baldy Ski Corporation (MBSC), *"The Resort Expansion Master Plan for the Mount Baldy Ski Area"* has been completed by Brent Harley and Associates Inc., *The Resort Planning Group* (BHA), as per the requirements of the Commercial Alpine Ski Policy.

### THE PLANNING PROCESS

In April 2004, Mountain Recreation, LLP (MRLP) completed the purchase of Mount Baldy Ski Area and associated private lands. In the Spring of 2004, BHA was retained to create the Resort Expansion Master Plan for Mount Baldy. A detailed terrain analysis of the Mt Baldy study area confirmed the technical viability for the expansion of the alpine ski resort. Anticipating a growing market demand for a mountain resort product, somewhat different than the "typical" ski area offering, a comprehensive vision for Mt. Baldy was created. The results of this process provided the foundation for the Master Plan.

### THE PROJECT VISION

Mt. Baldy is a "hidden gem" where skiing today can be compared to what it was twenty years ago: friendly, un-crowded and affordable. MBSC intends to protect these attributes, elevating the resort's infrastructure to support current skier expectations while transforming Mt. Baldy into a profitable enterprise capable of becoming a significant four-season tourism complement to the South Okanagan's regional economy.

To that end, the Vision is:

***To nurture Mt. Baldy as a special place where the outdoor environment is celebrated, where people are valued, and the timeless spirit of skiing and mountain-play thrive.***

Supporting this, the Primary Goal is:

***To develop a high-quality all-season mountain resort at Mt. Baldy that offers a unique blend of recreational and adventure opportunities including (but not restricted to) low density alpine skiing and snowboarding, Nordic skiing, backcountry touring, mountain biking, hiking, golfing, horseback riding, birding and a mountain spa/water park.***

### FIRST NATIONS RELATIONSHIP

The Osoyoos Indian Band (OIB) claims that the proposed expansion of Mt. Baldy lies within their traditional territory. A key project goal is to establish an unprecedented working relationship with the First Nations in the area where economic opportunities can be shared, heritage can be celebrated, and culturally sensitive areas will be respected. MBSC and the OIB are working diligently to achieve this goal. The common vision that the parties are taking into the negotiations is that certainty must be created for MBSC, OIB and potential investors; economic opportunities associated with the project must be shared; OIB must participate in the project in a meaningful way, and OIB's culture, rights and title must be protected.





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## Existing Resort

### LOCATION

Mt. Baldy is situated on the eastern boundary of the Southern Okanagan Valley approximately 40 km east of the communities of Oliver and Osoyoos and 30 km north of the U.S. border. Penticton, and the main population centre of Kelowna, are both situated to the north at distances of approximately 75 and 150 km respectively. The closest international airport is located in Kelowna, an approximate 2 hour drive.

### EXISTING FACILITIES

Mt. Baldy currently operates on two mountain faces, the southeast face of Mt. Baldy and the west face of Mt. McKinney. All of the ski terrain is located on Provincial Crown land and is subject to an operating lease providing the ski area with approximately 188 ha (465 acres) of licensed terrain. In addition to alpine skiing, Mt. Baldy offers limited cross-country skiing and snowshoeing.

The existing area has two ski lifts, the Eagle Chair (double) and the McKinney T-bar, servicing 389 metres and 94 metres of vertical respectively. They service the 22 existing ski trails; 18 in association with the Eagle Chair and 4 with the McKinney T-bar.

The existing Comfortable Carrying Capacity (CCC) of the skiing at Mt. Baldy is 799 skiers/day. The area is under-lifted with the ski lifts having less uphill capacity than the terrain's downhill capacity. Further, the developed terrain is not well balanced when compared to the accepted skier marketplace distribution. The first phases of expansion should focus on adding more beginner and low intermediate terrain.

Located at the base of the mountain the three-story 600 square metre Day Lodge houses the ski rental shop, ski ticket office, ski school office, the cafeteria and a fully serviced lounge. An analysis of this space identifies significant shortcomings in terms of space for washrooms, daycare, retail sales and convenience products, as well as public lockers.

Currently at Mt. Baldy there are approximately 100 privately owned single-family residences, two condominium complexes consisting of 20 units, and one managed bed and breakfast. The existing resort residential area can expand by another 30 single-family residences. As such, the current existing and committed bed units at the resort equates to 822.

## Site Analysis

### THE MOUNTAIN AND THE BASE

The study area was analysed in terms of slope, elevation, aspect and fall-line in order to gain an understanding of the alpine and Nordic skiing development potential and its capability to physically and environmentally support additional four-season recreation activities. It is clear that much of the land within the study area is well suited to additional alpine ski resort development. The mountain exhibits a strong consistency of terrain, a reliable snowpack, a variety of ski terrain orientations, and good fall-line skiing opportunities. Mt. Baldy has the physical potential to have about 645 metres (2,115 feet) of lift serviced skiing, comparing favourably with other ski areas throughout BC (Big White: 777 m; Silver Star: 760 m; Apex: 610m; Crystal Mountain: 232 m; Sun Peaks: 881 m). At buildout, the mountain could support as many as 7,000 skiers per day in a balanced and well integrated fashion. Supporting this, there are two base area focal



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points, the “Upper Base” (in close proximity to the existing Day Lodge) and the “Village” (below the existing resort residential subdivision area).

## **ENVIRONMENTAL CONDITIONS**

An environmental assessment was completed. Based on the known distribution of wildlife and fisheries values as well as actions that have been initiated or proposed by the MBSC to protect those values, indicating that the proposed development represents “*an exceptionally low risk of environmental harm*”.

## **Expansion Master Plan**

The Master Plan details the proposed build-out of Mt. Baldy on a phase by phase basis. It blends traditional lift serviced skiing with the envisioned backcountry adventure product all designed to reinforce and further build the area’s reputation as a mountain play oriented resort that celebrates the outdoor environment.

## **MOUNTAIN MASTER PLAN**

Low density, powder skiing oriented design criteria were applied in the creation of the resort layout and plans. Consistent with this, the Mountain Master Plan embraces a ‘slower’ recreation ambiance, while preserving snow conditions by utilizing fixed grip lift technology.

### **Lifts and Trails**

At buildout, Mt. Baldy will have 13 ski lifts servicing over 150 ski trails. The skiable terrain at buildout will total approximately 700 ha (1,725 acres) of developed trails and glades with a CCC of 6,744 skiers per day.

As planned, a limited number of select runs will include snowmaking to ensure that Mt Baldy is open for limited early season skiing and to reinforce snowpack on high-use circulation trails to the base areas and real estate. Likewise, a limited amount of terrain, connector and Nordic trails will be equipped with night skiing / pedestrian lighting.

The trail layout has been designed to carefully adhere to the perceived distribution of the skier marketplace. At buildout Mt. Baldy will be very close to a perfect match with the market distribution, with only a slight excess of Intermediate Terrain and a lack of Expert Terrain (a function of an absence of slopes with steeper gradients).

### **Backcountry Adventure**

Consistent with the desire to create a unique resort product, and to ensure that the experiences at Mt. Baldy revolve around ‘mountain play’ and an expanded sense of alpine recreation, additional infrastructure on backcountry and Nordic trail networks have been incorporated throughout the Alpine skiing area. Primary to this will be the pay-for-use “Sherpa” return rides. At select focal points, adventure oriented visitors will be able to explore the terrain beyond lift serviced access and be picked up by Sherpas (large capacity snowmobiles) and returned to the base of the resort. Complementing this, those on the adventure trails (backcountry alpine trails and Nordic networks) will be provided with opportunities to enjoy facilities at special gathering areas while in the backcountry environs. These areas will include small park-like facilities such as covered gazebos, picnic areas, viewpoints with seating for gathering and resting, as well as potential yurts and small cabins for warming up, relaxing, and possibly overnight stays.



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## **Resort Trail Network**

Also adventure oriented, the Resort Trail Network has been designed to accommodate a wide range of user groups in an all season capacity.

During the winter, it will enable Nordic and backcountry skiers to enjoy a very expandable 56 km of Nordic exclusive trails around the periphery of the mountain, while also accessing higher elevation terrain by utilizing the alpine ski lift infrastructure. From the top of any Nordic accessible lift, the Nordic skiers will always have a means of returning to the lower elevation cross-country trails via a shallow grade return trail (less than 12%). As planned, the Nordic trail system adds 561 skiers to the CCC of Mt. Baldy.

In the summer, these trails will be utilized in both an informal and formalized capacity for bird watching, natural history, wildlife, guided nature walks, hiking, biking and mountain biking. A hierarchy of trails will be designed to accommodate different needs and skill levels. In its most formal, it is anticipated that a portion of the trail network will be paved, connecting built areas within the resort. At the other end of the spectrum, trails will be rugged, narrow singletrack winding throughout the whole of the Controlled Recreation Area.

## **Other On-Mountain Attractions**

In addition to the skiing, the backcountry adventure facilities and the resort trail network, other on-mountain attractions include a Tube Park, the Mountain Spa/Park and the Golf Course.

The Tube Park will cater to non-skiing snowplay. Its high visibility location adjacent to the Village will help animate the winter play character of Mt. Baldy. This facility adds 120 guests to the resort's capacity.

Similarly, a "Mountain Spa/Park" has been planned for incorporation into the Village. This will be a water-based amenity for Mt. Baldy. It will include a water park providing indoor/outdoor all season swimming as well as specialized skills based water activities such as surfing, white water kayaking and boogie boarding. Directly tied to, and associated with this will be spa facilities for physiotherapy, massage, as well as a wellness centre and sports medicine clinic. This facility will act as a significant attraction in its own right, adding another 350 guests to Mt. Baldy's carrying capacity.

Plans for the eighteen-hole Mt. Baldy Golf Course have been incorporated in the overall Master Plan. It will stage from the Village core, winding through undulating terrain and ultimately returning to the Village. The intent is to create a high calibre resort course that will offer visitors and residents at Mount Baldy a satisfying and rewarding golf experience. The mountain setting and cooler summer temperatures will prove to be a complement to the high temperature 'arid' golf found in Oliver and Osoyoos. Collectively, the addition of the Mt. Baldy course will add a new dimension to the golf destination market of the Southern Okanagan. Rounding out the golf product, a driving range and teaching academy will be developed in the area of the tubing and beginner skiing slopes in front of the Village, thereby giving those winter oriented facilities a summer use.

## **Resort Capacity**

At buildout, the Comfortable Carrying Capacity of Mt. Baldy's attractions (the alpine skiing, the Nordic trails, the Tube Park and the Mountain Spa) will total 7,776 guests per day. The base area facilities and residential development have been planned to balance with and complement this number.





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## BASE AREA DEVELOPMENT

The Master Plan for the proposed base area development at Mt. Baldy has been planned to take on a 'retreat' and 'escape' ambiance, complementing the mountain's natural attributes, capacities and proposed facilities. The design and layout of the base area facilities are consistent with the overall vision for Mt. Baldy. An emphasis has been placed on creating a compact, pedestrian oriented development footprint. Direct linkages to and from the base areas and resort residential development areas will be incorporated with the establishment of the highly integrated Nordic trail network enabling ski to / ski from access throughout the resort.

The built space requirements are directly correlated to the carrying capacity of the resort's facilities. At buildout, the base area and on-mountain facilities at Mt. Baldy must provide for the needs of approximately 7,776 guests and residents. In total, approximately 14,500 square metres of built space will be in place at buildout.

Mt. Baldy will effectively have two base areas as focal points; the Upper Base and the Village. These two areas are linked by ski trails, the trail network and a 'people-mover' lift. Infilling the lands between the bases will be a variety of resort residential accommodations. Integrated within these subdivisions will be affordable resident and employee housing as a means of ensuring a sustained presence of a population base to both service and reinforce the character of Mt. Baldy.

### Upper Base

The Upper Base has its focus defined by the main ski trails serviced by the Eagle Chair and the Sugar Lump lifts and trails. It will be primarily day-use oriented and includes a core of buildings housing visitor services, intimate restaurants and lounges, and a small number of accommodation units all oriented to access, view and celebrate Mt. Baldy. The existing day lodge will be converted to include administration and employee facilities. The upper terminal of the people mover is located in close proximity to the Upper Base core. A low gradient trail (10% slope) will lead guests as pedestrians, Nordic skiers, bikers, skiers and snowboarders from the Upper Base back down to the Village. Day use parking lots have been designed to be within acceptable walking distance.

### Mt. Baldy Village

Mt. Baldy Village is located about one kilometre south of and approximately 100 vertical metres below the Upper Base. The focal point is located in close proximity to the base of the alpine skiing as serviced by Lift D, and directly connected to the Nordic skiing/mountain biking trail system. The core of the Village will include a variety of buildings housing hotels, condo-tels, retail outlets, convention seminar facilities, the mountain resort spa and resort services; all designed to meet the needs of destination and day use guests visiting Mt. Baldy. Additionally, the first and last holes of the eighteen-hole golf course begin and end, at the Village; the tube park and beginner teaching area (serviced by a magic carpet lift) is located immediately uphill from the Village core, and; the Mountain Spa/Park is located within the Village core. The people mover originates at the core area and is adjacent to the return trail coming down from the Upper Base.

### Resort Residential Areas

A series of resort residential areas incorporating a variety of public and private accommodation have been designed to infill between, and around, the Upper Base and Village areas. These developments are located to keep the development footprint compact, pedestrian-oriented and ski-to / ski-from capable. All of the development has been carefully placed to respect streams and associated riparian zones. The desired



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effect is to incorporate the buildings, to the greatest degree possible, into the landscape. The design guidelines will require development to be 'green-building' oriented.

At buildout, it is proposed that Mt. Baldy will have a total of 7,892 bed units of which 45% will be allocated for public use (available for any interested party to rent for short term use), and 55% for private use (not available for short term rental).

As planned, there will be approximately 3,590 public bed units equating to 379 hotel rooms 303 multi-family / condotel rooms, 52 bed and breakfast homes and 275 cabins. All public accommodation units will be developed with rental pool covenants, allowing owners to purchase the units, subject to restricted use. All design, development and construction of public accommodation must adhere to the Mt. Baldy Design Guidelines and associated conformance-oriented approval process.

Similarly, privately held accommodation will total 4,302 bed units. This equates to 428 single family units, 226 multi-family units and 30 recreation vehicle stalls. All private accommodation development will be subject to Design Guidelines and a conformance-oriented approval process.

## **Employee Accommodation**

To be successful Mt. Baldy will need a wide variety of full-time residents to attend to the operational and administrative aspects of enterprise at the resort. Just as a wide variety of employee types coincide with a wide variety of jobs, employee accommodation must consist of a wide range of housing types. Anticipating this, employee or resident-restricted housing has been integrated throughout the plan. It includes a spectrum of accommodation, ranging from rental units made available to the transient seasonal workers; to multi-family rental units; to employee restricted rental suites within individual homes; to resident/employee-restricted, fee simple, multi- and single-family units made available for purchase. Ten percent of the total bed units at Mount Baldy have been assigned for employee/resident use. At buildout, this translates to a total of 770 bed units. Employee and resident restricted housing will be organized administered, monitored and enforced by the MBSC.

## **Parking**

Based on the buildout resort capacity, parking must be available for approximately 7,775 guests and residents. Assuming that 85% of this capacity will arrive by car, and based on an average of 3 occupants per car, the parking areas must be capable of accommodating about 2,200 cars. The remaining 15% of guests would be expected to arrive by bus. Assuming 40 visitors per bus, approximately 29 buses would have to be accommodated on a busy day. The actual parking requirement will be a function of the establishment of an expanded shuttle system from Oliver and Osoyoos.

Day use parking has been planned and delineated to accommodate 670 cars in the Upper Base parking lots. Likewise, parking lot capacity in the Village totals 720 cars.

All parking requirements associated with the Village core commercial development and public accommodation are provided for in underground parking below the core for approximately 400 cars. The remaining car parking requirements are attached to the site of each of the residential developments.

The resort roads have been designed to be wide enough for two-way through traffic. This will minimize the cut and fill requirements to build the roads, reduce the paved road surface area, and reduce the amount of snow clearing and snow storage. This in turn, will minimize the environmental impact of the roads developed at Mount Baldy. As such, there will be no on street parking permitted.



# Executive Summary

## **Design Guidelines**

Design Guidelines will be developed to ensure consistency of character, construction quality and built form performance (e.g. Energy efficiency, product procurement and other green building standards) throughout the resort. These will be applied to all buildings in the base areas, including on-mountain facilities and the residential and commercial buildings throughout the resort. The guidelines will be created and put in place immediately so as to ensure that the tone, ambiance and character of the first phases of resort development are consistent with the envisioned result at buildout. Acknowledging that the Design Guidelines are critical to both the short and long-term success of the resort, Mt. Baldy Ski Corporation will ensure that the appropriate covenants are placed on all development at the resort, regardless of the who the ultimate developer may be. MBSC will maintain control of the administration and enforcement of the Design Guidelines.

## **Zoning**

The development lands at Mount Baldy will be zoned based on submissions and dialogue with the Regional District of Kootenay Boundary. To create the desired character, ambiance and quality, it is anticipated that a Comprehensive Development Zone will be created specifically for Mt. Baldy.

## **SUSTAINABILITY CHARACTERISTICS**

It is the intent of the Mount Baldy Ski Corporation to create a resort community and ski area product that is premised on the principles of stewardship and responsibility. These principles have informed the planning and design processes. Through the adoption of best management practices that, in many cases, exceed the relevant legislation, MBSC seeks to ensure that natural values are protected, that associated ecological integrity is respected and that the operations of the ski area product continually strive to improve their environmental performance through informed procurement and leading-edge technologies.

## **Implementation Strategy**

In order to achieve a balanced, well considered and coordinated development plan for achieving the planned end result at buildout, a detailed phasing strategy has been created. The Implementation Strategy anticipates four phases of development. Each phase takes into account all aspects of the mountain plan such that it will be a completed well balanced resort product at the end of each stage of the development process. This balance ensures that base area facilities are integrated and supportive of the mountain capacity at any given time, and that lift infrastructure is capable of servicing the skiers in a manner consistent with both their expectations as well as the goal of providing a unique and desirable mountain experience.

Each phase will be market driven. A phase could be as short as one to two years or as long as necessary for the market to create sufficient demand to move to the next phase. Ultimately, economic conditions, financial costs and/or emerging business opportunities will dictate the pace by which the phasing plan eventually unfolds. Typically, subsequent phases of development are not triggered until a given threshold of utilization is achieved with the existing infrastructure and trail opportunities (generally 35% utilization).





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As planned, Phase One will see the CCC of the resort grow from its existing 646 guests per day to 1,987. Subsequently Phase Two grows to 4,229 guests, Phase Three to 5,707 guests, and; Phase Four to 7,776 guests at buildout.

## **Servicing and Infrastructure**

The current water supply and sanitary sewer infrastructure at Mt. Baldy were designed for the existing development, which in total represents a buildout capacity of approximately 1,000 bed units. The phased development plan represents an 800% increase in the capacity requirements. Associated with the development plan, water supply and sanitary sewer infrastructure will be expanded. The infrastructure plan illustrates that the site is capable to accommodate the necessary expansion.

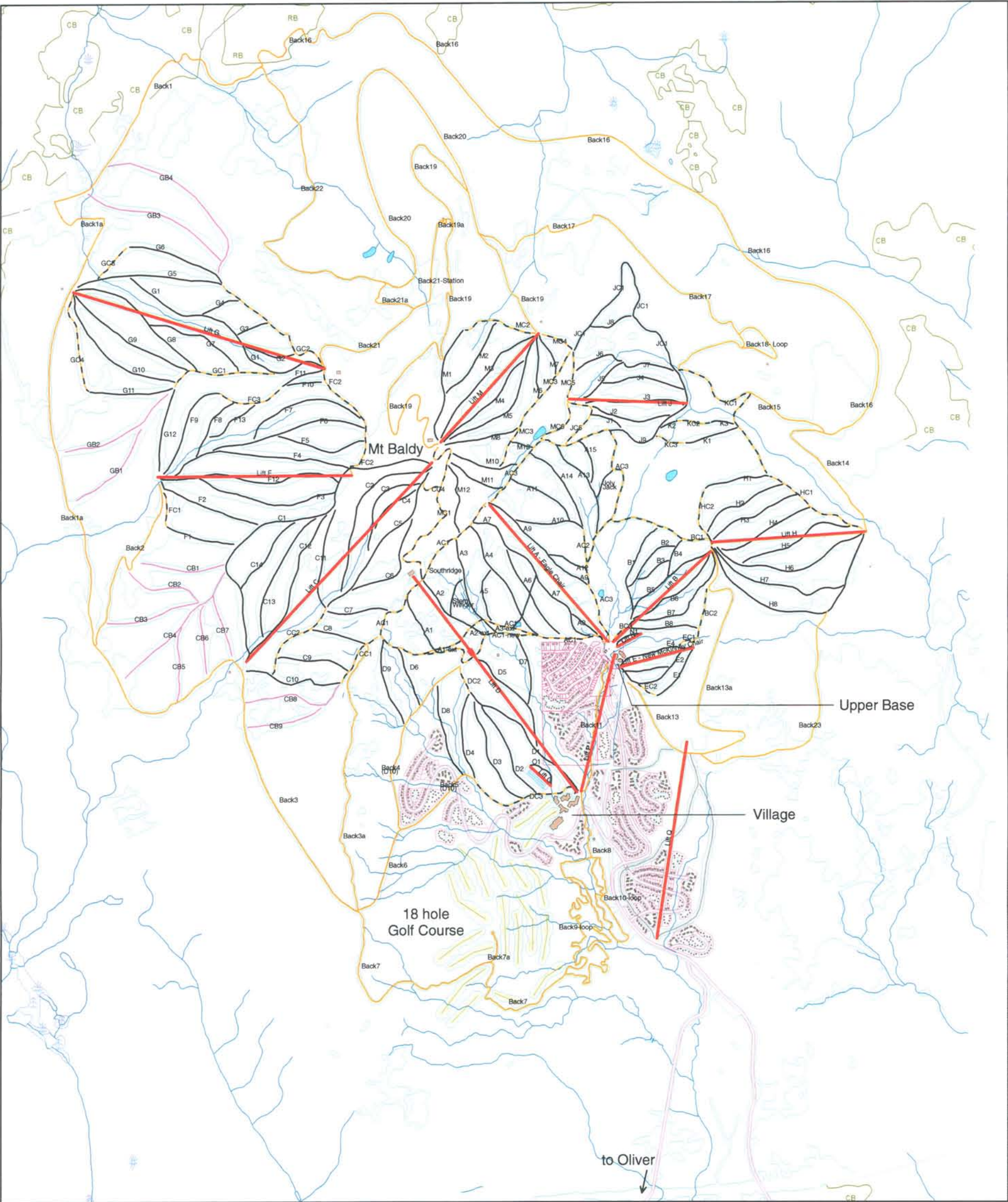
In the initial phases of the implementation of the Mt. Baldy development plan, additional assessment studies and detailed engineering will be completed to accommodate the planned development.

Further, in an effort to remain consistent to the values and vision of the Resort Expansion Plan, the MBSC has committed to undertaking a detailed 'alternative and renewable power systems capacity study' to explore the feasibility of integrating local renewable energy systems into the resort development.

## **Conclusions**

The Expansion Master Plan carefully outlines a comprehensive approach to ensure the long-term success of the Mt. Baldy Resort. The unique all-mountain product, the competitive positioning, the strong sense of environmental responsibility and the carefully constructed Implementation Plan provide the tools requisite to ensure that Mt. Baldy provides a successful complement to the Southern Okanagan's existing tourism products. This methodical expansion of Mt. Baldy should prove to be very positive for all involved, adding significant economic and social benefit to the South Okanagan Region, the Osoyoos Indian Band, and to the Province of British Columbia in general.





Mt Baldy Arc Projects/Plots & Mapset/Mt Master Plan/Illustrative Trail type(1:30000) 11x17.mxd

Mountain Master Plan

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- Mountain Trails  
Legend
- Alpine
  - Backcountry
  - Nordic
  - Cat-track
  - Tube-Park Lanes
  - Real-Estate Trails
  - Lifts

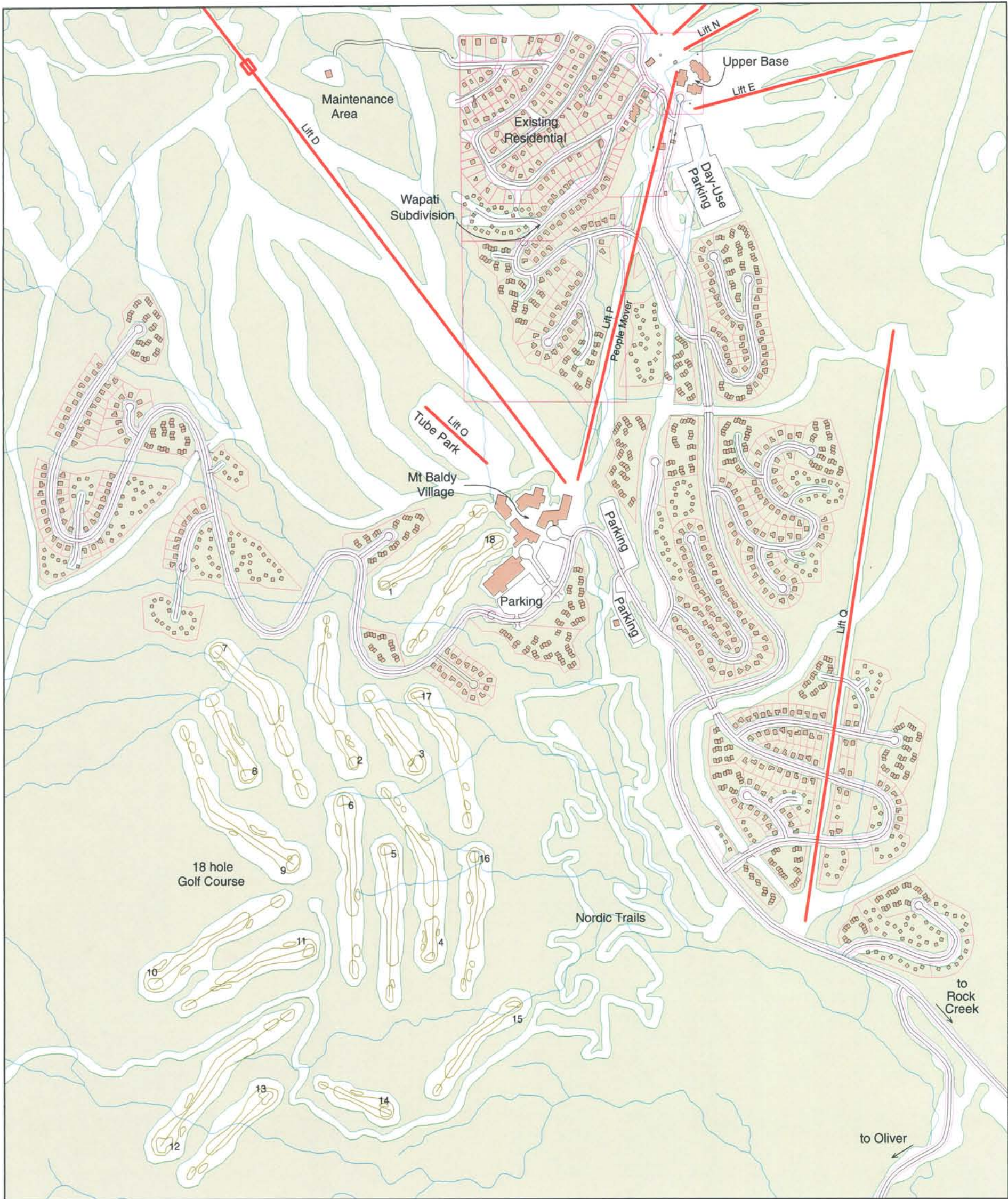


**Resort Expansion  
Master Plan**  
February 2005

0 250 500 1,000 Meters







Mt Baldy Arc Projects/Plots & Maps/Village Lower Base (1-3000)-11x17.mxd

# Village Master Plan

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## Resort Expansion Master Plan

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0 100 200 400 Meters







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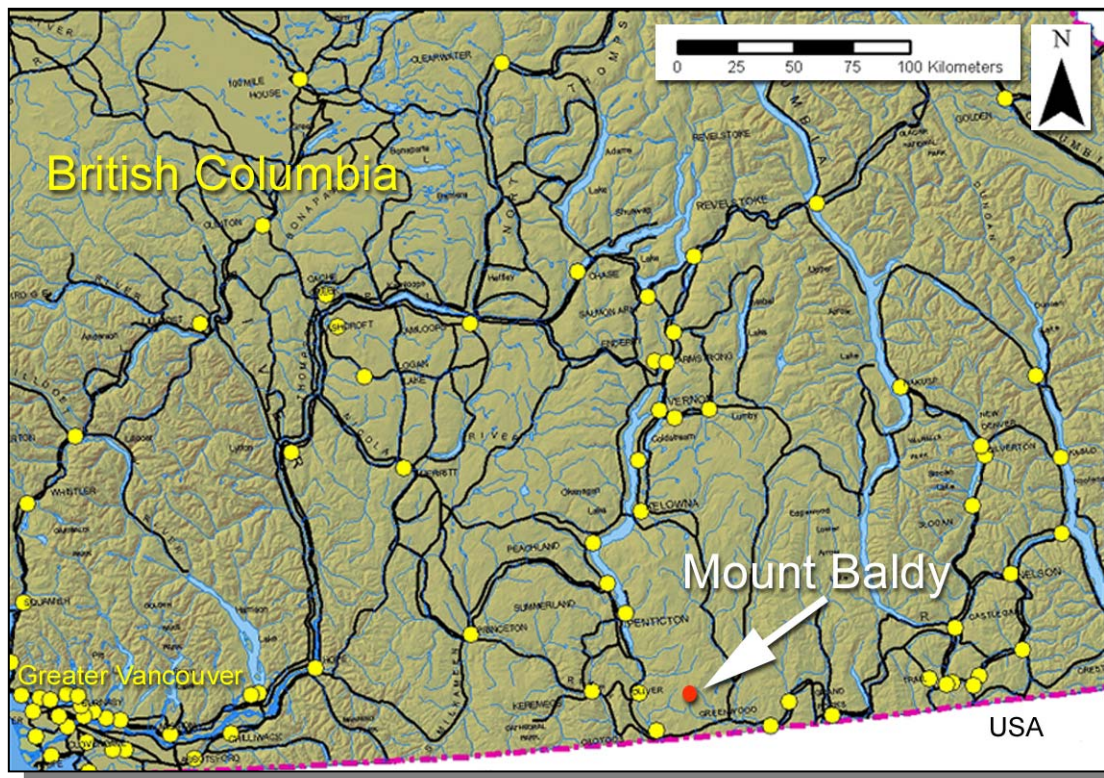
## 1.0 Introduction

### 1.1 PROJECT OVERVIEW

As per the Commercial Alpine Ski Policy, the following document presents the Resort Expansion Master Plan for the Mount Baldy Ski Area near the towns of Osoyoos and Oliver, British Columbia. The Plan has been prepared by the Brent Harley and Associates Inc. – *The Resort Planning Group*, on behalf of the Mount Baldy Ski Corporation (MBSC).

Mt Baldy is situated on the eastern boundary of the Southern Okanagan Valley approximately 40 km east of the communities of Oliver and Osoyoos and 25 km north of the U.S. border. This region is currently cultivating a growing tourism and service sector to complement its increasingly diversified economy of agriculture, viniculture, industrial operations and resource-based development.

Figure 1-1 Regional Context



Within the context of developing a viable four-season tourism sector, the goal of the Mount Baldy Ski Corporation is to create a signature product for the region's Winter tourism amenities, and to establish itself as a significant partner in the provision of Spring, Summer and Fall tourism initiatives. The South Okanagan region has an increasingly successful tourism and service industry during the summer months, but many within this sector acknowledge that it is in need of expanding its destination tourism product to include a key winter- season draw. It is therefore the intent of the MBSC to position Mount Baldy as a cornerstone of the South Okanagan's winter season economy, thereby working to complement rather than compete with the region's existing amenities. The unique natural attributes of the area, the growth of tourism infrastructure throughout the region, and the terrain character of Mount Baldy in particular, provide an exciting opportunity to make this goal a reality.





As per the Commercial Alpine Skiing Policy<sup>1</sup>, it is the intent of this document to define both in written and graphic form, all relevant and required aspects of this proposed mountain resort development. Working closely with MBSC, Brent Harley and Associates has prepared the following document to describe the planning process, demonstrate the technical analysis, detail the ski area plans, and to provide a specific implementation schedule for the proposed resort expansion.

## 1.2 THE PROPONENT

In the Fall of 2002, the three partners of the predecessor Mountain Recreation, LLP (an Idaho Limited Liability Partnership) ("MRLP") began a review of the possible acquisition of the Mount Baldy Ski Area from the Mount Baldy Strata Corporation KAS 1840. On May 2, 2003, MRLP and the Strata formally entered into a letter of intent to purchase the Mt. Baldy Ski Area. On May 21, 2003, MRLP and Slotman Enterprises, LTD, Inc. ("Slotman") formally entered into a binding offer to purchase the remaining privately held land (the "Wapiti Subdivision") immediately adjacent to the Ski Area. At their June 23, 2003 annual general meeting, the strata owners approved the letter of intent and agreed to enter into a binding purchase and sale agreement by a vote of 101 to 1. In January 2004, MRLP and its nominees completed the purchase of the Wapiti Subdivision and in April 2004, the purchase of the Mount Baldy Ski Area was completed.

Simultaneous to the acquisitions a new corporate structure was completed. All of MRLP's assets and purchase and sale agreements were transferred to Mountain Investments, Inc., an Idaho Corporation ("MII") and Winter Recreation, ULC, a Nova Scotia Unlimited Liability Corporation ("WRU"). MII is the US Holding Company, which has as its only asset an investment in WRU. The three founders, Brent Baker, Brett Sweezy and Robert Boyle are the majority shareholders and directors of MII. WRU is the Canadian Holding Company, which owns 100% of the two operating companies, Mount Baldy Ski Corporation, ("MBSC") a British Columbia Corporation which operates the ski resort and Mount Baldy Real Estate ULC, a Nova Scotia Unlimited Liability Corporation ("MBRU") which owns and manages all of the real estate at Mt. Baldy.

The three founders and initial Directors of all the Companies referenced above are:

**Robert Boyle, Director and V.P. of Finance:** Bob brings more than 30 years of accounting and financial experience to this project. Bob is currently the President of Robert Boyle, CPA, PA, a Director of Lifestream Technologies, Inc., and an active investor in real estate located in North Idaho (USA). Prior to this partnership, Bob served for 15 years as President of Boyle and Stoll, CPAs specializing in taxation and business acquisitions and sales on behalf of a wide variety of clients. Boyle's background also includes seven years with KPMG Peat Marwick in Southern California working as an auditor and tax manager.

**Brent Baker, Director and V.P. of Real Estate:** Brent brings over 20 years of construction, development and real estate investment to the corporation. Brent is currently President and CEO of Baker Construction and Development, Inc., licensed in Idaho, Montana and California. He is the general partner of the Brent and Laura Baker Family Limited Partnership, where he actively manages nearly USD \$5 million. Brent has recently been appointed by the Governor of Idaho to sit on a newly created commission to protect Lake Pend d'Oreille, the largest lake in Idaho.

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<sup>1</sup> BC Lands, 1995, "Commercial Alpine Skiing Policy"



**Brett Sweezy, Director and President:** Brett brings capital fund raising and formation, investor relations and over 15 years of financial experience to the corporation. Brett is a Certified Public Accountant and recently resigned as the Chief Financial Officer of Lifestream Technologies, Inc., a publicly traded medical device design and marketing company. At Lifestream, Brett was personally involved in securing nearly USD \$20 million of new financing, management of nearly 30 employees and Lifestream's growth from \$0 sales to over \$5 million annually. Prior to 1999, Brett served as CFO and Treasurer of Secured Interactive Technologies, Inc., and President of Brett R. Sweezy, CPA, PA, a public accounting firm.

### **1.3 PLANNING PROCESS**

In the Spring of 2004, Brent Harley and Associates Inc. were retained to create a Resort Expansion Master Plan for Mount Baldy. This work was initiated with a detailed terrain analysis of the proposed Study Area. Using preliminary large-scale topographic mapping (BC TRIM), an assessment of the study area's potential to support additional alpine ski resort development potential was determined. Subsequently, the range of resort expansion opportunity was compiled and presented to MBSC. As the results of this analysis proved the technical feasibility for expansion consistent with the proponent's anticipated plans for the area, a more detailed project visioning session was conducted, and more detailed mapping was obtained.

Building upon the opportunities inherent in the local terrain – and anticipating a growing market demand for a resort product, somewhat different than the “typical” ski area offering – a comprehensive vision for the new resort was created and detailed conceptual planning was undertaken. The results of this process provided the foundation for the Master Plan, and will guide the implementation of these plans, both on the mountain and in the base area well into the future.

### **1.4 THE PROJECT VISION**

Mt. Baldy currently is a “hidden gem” where skiing today can be compared to what it was twenty years ago: friendly, un-crowded and affordable. The MBSC intends to protect these attributes; to elevate the resort's infrastructure and ability to support current skier expectations; and to transform Baldy into a profitable enterprise capable of becoming a significant driver of the South Okanagan's regional economy.

#### **A Time For New Resort Development Principles**

The mountain resort product in British Columbia has evolved greatly over the last 20 years. Blessed with a vast network of lofty peaks and abundant snow, BC has transformed itself from relative obscurity to a primary tourism leader in less than a generation. Today resort communities like Whistler, Fernie, Big White and Silver Star are regularly cited as “Best In Class”. Tourism professionals come from all over the world to study how things are done in BC. Awards, citations, substantial media attention – international success has come rapidly.

Some feel that the once-wildly successful 1980's resort model is potentially reaching the end of its conceptual lifespan. Perhaps a new model should be devised to better address the changing social practices and new environmental constraints of 21<sup>st</sup> century life. The MBSC believes that Mt. Baldy provides exactly this type of opportunity.



In an effort to complement the existing regional ski-products, to provide the winter-resort marketplace with a greater diversity of product, and to remain true to the unique Baldy character, MBSC believes that there is an opportunity to progressively redefine their winter-resort product. They believe that it is time to get inspired by the sport's pioneering years as a means of stimulating a prosperous and self-sustaining future.

Mountain recreation is all about getting back in touch with nature. It's not about imposing urban values on a rural sector. Rather, mountain recreation should provide visitors with a respite from the all-too-hectic pace of modern urban life, to provide them with an, 'escape'. The intent is to inspire visitors and patrons to visit these mountain oases time and time again.

The intent is to create a successful 21st century mountain resort, a resort whose conceptual foundations are based on its own unique personality rather than on the dominant trends of the day.

#### **The Challenges of the Current Model**

- "How many customers are too many?" The convergence of high-speed technology and mass-market business practices has created a level of on-hill congestion that is increasingly becoming a liability for some big BC resorts.
- "Profit at all costs?" Mountain communities suffer greatly when the cost of owning a home becomes unbearable to all but the very wealthy. So what happens when no one can afford to live where they work and play?
- "What price haste?" The rapid changes in once-pristine mountain locales have created a growing conflict between mountain resort developers and environmentalists. It begs the question: when will we start developing the next generation of "green" resorts?
- "Business before culture?" Even the once ubiquitous day-lodge (traditionally the heart of any thriving ski area) has been jettisoned in favour of income-producing hillside properties. So how do people meet each other anymore?
- "Nature -- What nature?" Most resort managers today are so intent on finding corporate dollars to underwrite their on-hill programs that the slopes and lifts are becoming ugly billboards for consumer products. Where did the trees and the forests go?

Where is the re-creation in all this? Where is the simple joy of playing in the snow in the mountains with people of like mind? Where, finally, are the life-affirming values that once constituted the very backbone of the ski experience?

- Michel Beaudry, *Ski Area Critic and Journalist* -

Consider Mount Baldy's attributes:

- A high-elevation base area well above the winter freezing level;
- A physical environment that features accessible terrain suited to a wide range of users in a variety of mountain modes (cross-country skiing, snowshoeing, backcountry touring and classic lift serviced boarding and skiing);
- Proximity to a distinctive valley ecosystem (the 'pocket' desert);
- A relatively gentle winter climate with ample sun and snow;
- A rich and inspiring history of local use of the area
- Located in the extreme south of the Okanagan – closest resort to the US skier market
- Located in one of the fastest growing destination skier markets in BC – the Okanagan.

All these traits suggest that there is an opportunity to craft a gentler, kinder resort model at Baldy than what is currently considered the, "industry norm". A model where "intimate" still means something real; where "community" is a living, thriving concept, and where the open-space quality of the skier experience is preserved - a model that respects the unique character of the area's natural surroundings while acknowledging that there are real limits to development, and growth beyond a threshold point can slowly suffocate the very magic that drew people there in the first place.

While Mt. Baldy's physical attributes pale in comparison to the grandeur of Whistler/Blackcomb, its unique layout and user-friendly terrain provide a rare opportunity to create a more intimate



and inclusive resort model than has been seen in recent years. In fact, Mt. Baldy's ability to achieve a truly sustainable future for itself is entirely predicated on a planning process capable of creating a model that complements the existing mountain resort products in the region, while at the same time highlighting the area's inimitable qualities. Done correctly, Baldy could eventually become Canada's premiere 'boutique' resort.

Rather than trying to be all things to all people, the 'boutique' resort model sets out to create a well-defined niche product for a specific group of users. Like their retail-shop namesakes, boutique resorts are smaller, more intimate and very knowledgeable about their unique qualities, designed to absolutely complement the desires and expectations of their clientele.

While North America has been slow to embrace the "boutique resort" concept, the European Alps feature a rich tapestry of models catering to different markets and various demographics. True, the Alps' mega-resorts (like Les Trois Vallees, Verbier, or St. Anton) dwarf anything North America could ever produce, but there are also boutique resorts for the very rich (Gstaad or Lech for example), boutique resorts catering to the very hip and young (Val Thorens, Saas-Fe, Ischgl), as well as those designed with a more "familial" market in mind (Ste. Foy, La Rosiere, Zinal, Grimentz).

Each has built its market around its own special characteristics. Each lives or dies by how successfully it can attract a specific group of consumers. Interestingly, the so-called "family" resorts get relatively little press in North America (compared to their bigger – and sexier – Alpine mega-cousins), yet their success rate is enviable. For they clearly understand exactly what their visitors are looking for. And they don't have to compromise when delivering the goods!

Given the current socio-economic situation in Western Canada, it would appear that the market is ready for the introduction of an innovative, new mountain resort model. Moreover, with the changing demographics in the West, the influx of new residents who don't necessarily have any previous history of snow play, the rise in multi-sport participation among youth, as well as the growing clout of the environmental lobby, one could argue that a greener, gentler, more accommodating mountain resort – such as the one described below – could become the defining model for the next few decades.

To that end, the Resort Vision Statement is:

***To nurture Mt. Baldy as a special place where the outdoor environment is celebrated, where people are valued, and the timeless spirit of skiing and mountain-play still thrive!***

## **1.5 DEVELOPMENT GOALS AND OBJECTIVES**

Complementing the Vision Statement the Primary Goal is:

***To develop a high-quality all-season mountain resort at Mt. Baldy that offers a unique blend of recreational and adventure opportunities including (but not restricted to) low density alpine skiing, snowboarding, Nordic skiing, backcountry touring, mountain biking, hiking, golfing, horseback riding, birding and a mountain spa/water park.***

In support of the Vision and primary goal, the following objectives were established as guiding principles in the creation of Mt. Baldy's Resort Expansion Master Plan:





- To build upon BC's existing reputation for developing great ski resorts, and to provide a top-notch lift-serviced skiing and snowboarding area that is easily accessible to Southern Okanagan and Central Washington residents.
- To harness the envisioned unique themes and high quality resort development such that Mount Baldy will in turn promote the special nature of the Southern Okanagan region – thereby attracting tourists and tourism spending from all over the world.
- To develop associated and integrated resort residential real estate as a means of balancing and complementing the resort area development.
- To develop a unique base area village, incorporating a retail core, lodge, hotel, pensions, and overnight accommodations – all designed with an environmentally responsible pedestrian orientation.
- To complement and benefit from the existing tourism amenities found in the South Okanagan Valley region – principally around the cities of Osoyoos and Oliver.
- To establish an unprecedented working relationship and partnership with the Osoyoos Indian Band – one where economic opportunities can be shared, heritage can be celebrated, and culturally sensitive areas will be respected.
- To establish a resort that will be considered a leading example of environmentally sensitive and responsible development.
- To develop a comprehensive mountain resort that is economically and socially viable, serves as an important generator for the local and regional economies, and contributes important revenue to government taxation bases.
- To execute a carefully constructed phased Implementation Strategy that ensures that the development is responsive to changing market trends, and presents a complete and balanced product at all phases of its development.

## 1.6 FIRST NATIONS RELATIONSHIP

Excavations in Osoyoos show that the Okanagan Indians have been in the area for many centuries<sup>2</sup>.

The Osoyoos Indian Band (OIB) claims that the proposed project lies within their traditional territory. A project goal is to establish an unprecedented working relationship with First Nations in the area where economic opportunities can be shared, heritage can be celebrated, and culturally sensitive areas will be respected. The proponent is working diligently at giving meaning to this goal.

The relationship with the OIB is fundamental to the development of this Expansion Plan.

MBSC, OIB and the province of British Columbia are currently negotiating a comprehensive agreement which, if implemented, will allow the project to proceed through the new All Season Resort Strategy on a fast track basis with OIB's support.

The Osoyoos Indian Band, (**NK'MIP**), was formed on November 21, 1877. As part of the Okanagan Nation, these are a strong, independent and proud people with a rich heritage.

The Osoyoos Indian Band has always been progressive. From the early years of ranching, trading and small farms the people have continued to change with the times. Now, huge vineyards sprawl across these lands, businesses are being invited to call this home and the people have become business oriented. The Band manages businesses with annual budgets in excess of \$14 million dollars and administers its own health, social, educational and municipal services.

The Osoyoos Indian Band Membership is approximately 400, with the majority of the Band Members living on the Osoyoos Indian Reservation. Improvements and modernization are everywhere. During recent years new home construction on the reserve has been swift with growth matching the rest of the South Okanagan each year.

- Osoyoos Indian Band  
Development Corporation Website -

<sup>2</sup> Osoyoos Indian band Development Corporation. <http://www.oib.ca/past.htm>

The common vision that the parties are taking into the negotiations is that certainty must be created for MBSC, OIB and potential investors, economic opportunities associated with the project must be shared, OIB must participate in the project in a meaningful way and OIB's culture, rights and title must be protected.

Should an agreement be reached, MSBC, OIB and the provincial government will have set the foundation for future resort development with First Nations in the province of British Columbia.



### **Mission Statement**

The Osoyoos Indian Band is committed to achieving economic self-sufficiency within its businesses by the year 2005. This will be achieved through the training and education of our people which ensures that Pride of Heritage will guide us in developing our resources optimally both in socio-economic terms and for the benefit of future generations.

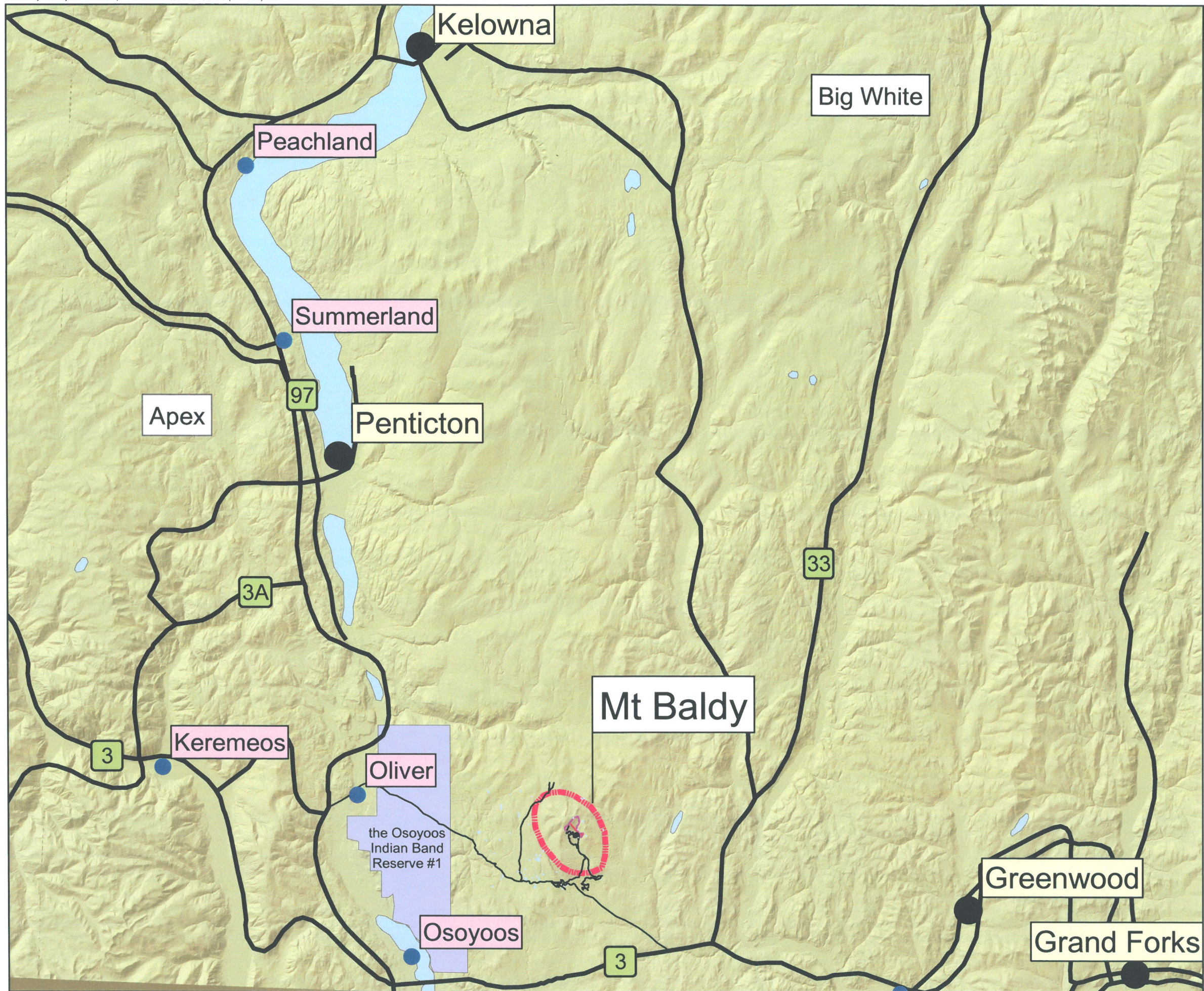
### **Our Goals**

- ...to increase the level of education in the following areas: academic, athletic, vocational and cultural - and that this responsibility will be shared by the Band, parents and students to be motivated to life long learning.
- ...to decrease the dependency on government funding through increased level of self generated income, joint ventures, leasing, land and resource development so that economically we can one day be self sufficient.
- ...to develop programs that reduce dependency and create community involvement that brings back the traditional Indian concepts of honour, caring, sharing and respect.
- ...to promote a well disciplined organization that will reduce the political influence within the Band and its agencies.
- ...to increase the standard of living opportunity for every Osoyoos Indian Band Member.

**"Working with Business to Preserve our Past by  
Strengthening our Future"**

- OIBDC Website -





## Resort Expansion Master Plan

February 2005

Showing  
the Osoyoos Indian Band  
Reserve #1



0 5,000 10,000 20,000 Meters

Prepared for:



**Mt Baldy Ski Corporation**  
PO Box 1499  
Oliver, B.C.,  
Canada V0H 1T0  
Phone: 250-498-4086  
[www.skibaldy.com](http://www.skibaldy.com)

Planning by:

**Brent Harley and Associates Inc.**  
**The Resort Planning Group**  
4 -1005 Alpha Lake Rd.  
Whistler, B.C., Canada  
V0N 1B1  
Phone: 604-932-7002  
email: [bha@brentharley.com](mailto:bha@brentharley.com)

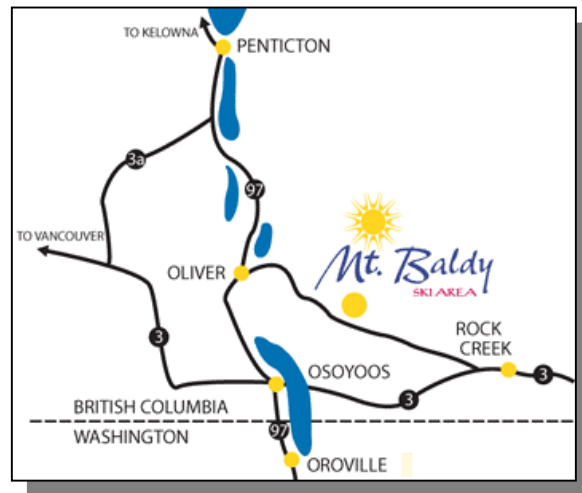


## 2.0 Existing Resort Context

### 2.1 LOCATION

Mt. Baldy is situated in the extreme southern Okanagan highlands, on the eastern boundary of the Southern Okanagan Valley approximately 40 km east of the communities of Oliver and Osoyoos and 30 km north of the U.S. border. Penticton, and the main population centre of Kelowna, are both situated to the north at distances of approximately 75 and 150 km respectively.

Driving from Oliver takes approximately 30 minutes, from Osoyoos 45 minutes, from the Kelowna airport two hours, and from Vancouver approximately five hours.



The proposed Expansion Area is situated on lands located in proximity to the traditional territories of the Osoyoos Indian Band, and are registered in the name of the Crown.

### 2.2 ACCESS

Mt. Baldy is accessed by two separate Provincially maintained all-weather roads, servicing two different geographic areas. This is a significant asset as most ski resorts have only one access road thereby limiting direct and convenient access to the resort. From the town of Oliver, B.C. the access road is approximately 36 kilometres, of which nearly one-half is presently paved. This is the main access road for visitors coming from points north of Oliver in the Okanagan Valley (via Hwy 97 South). Coming from Osoyoos, the USA and from points east, the 19-kilometre road is accessed from Hwy 3, the Crowsnest Highway.

The closest international airport is located in Kelowna, ample bus service is available to the town of Oliver, and during the high season, Mount Baldy runs a regular shuttle from Oliver up to the ski area.





## 2.3 CURRENT REGIONAL CONTEXT

Recently, the South Okanagan has been re-discovered by tourists. In 1996, nearly 5 million visitors were reported in the South Okanagan. Beginning in 2002, well over \$150 million (CND) has been invested in this valley for recreational and tourism purposes, primarily in resort accommodations (hotels, timeshares and condominium developments). Osoyoos alone grows to nearly 30,000 people during the peak summer months. In addition to enjoying some of Canada's best weather, the South Okanagan includes these highlights:

- Canada's Wine Capital.
- One of the fastest growing areas in Canada with a population base estimated at over 50,000.
- A booming real estate market with year to date sales in excess of \$272,000,000, up 25% over the previous year to date sales. The average price per unit is up 9%. Recently, over \$125 million (CND) has been invested in new residential and commercial development, with the majority invested within the resort and tourism sector.
- True four-season recreational opportunities
- Home to one of Canada's newest proposed National Parks (South Okanagan-Lower Similkameen National Park Reserve Feasibility Study)
- Fast becoming Canada's premier golf destination, with golfing offered year round (weather permitting). Four golf courses are within a 45-minute drive of Mt. Baldy.
- Canada's "Palm Springs" attracting winter tourism in addition to its already established summer season.
- A new multi-million dollar shared border-crossing facility just south of Osoyoos, B.C.
- Recently received funding to extend and improve the Osoyoos Airport with an overall goal to make the Osoyoos Airport the regional International Airport.

The following table summarizes the approximate current population that resides within drive times of Mt. Baldy:

*Table 1. Association with Regional Population Centres*

Drive Time From Mt. Baldy	Approximate Population	Includes the Cities of:
1 Hour	100,000	Osoyoos, Oliver and Penticton, B.C; Oroville and Okanagan, USA
2 Hours	250,000	Summerland, Peachland, Westbank, Grandforks and Kelowna, B.C.; Republic, USA
4 to 5 hours	3,000,000	Vancouver Metro Area, Vernon, Kamloops, Castlegar and Nelson, B.C.; Spokane, Colville and Wenatchee, USA

As previously noted, The South Okanagan region has an increasingly successful summer-season tourism industry, but currently lacks a cornerstone winter-season destination tourism draw. It is the intent of this submission to demonstrate that Mount Baldy has the potential to buttress the four-season nature of the regional tourism economy. MBSC feels that the increased capacity at Baldy will contribute significantly to the existing South Okanagan tourism corridor between Kelowna and Osoyoos. In a good position to capitalize on the substantial regional drive-by traffic, this resort will be well situated to capture a growing share of both the summer and winter highway traffic.

In summary, with the proposed expansion of the resort and ski area, Mount Baldy is well positioned to play an important role in the regional economy.



### **2.3.1 Regional Planning Policy**

It is the intent of the MBSC to ensure that all proposed developments within this Master Plan are consistent and supportive of the goals and objectives of the Regional District of Kootenay Boundary, the Oliver and District Chamber of Commerce, and the Okanagan Similkameen Tourism Association.

Additionally, the MBSC is committed to working co-operatively with the Osoyoos Indian Band and their associated Development Corporation; the Regional District planning staff, Land and Water BC, the Penticton and Boundary Forest District staff, and all associated Provincial Ministries. The objective is to bring about the necessary amendments to the Regional Plans required to permit the envisioned resort expansion development. Further, all efforts will be made to ensure that all developments associated with this project will coincide with the goals, objectives and development strategies of both the Okanagan-Shushwap, as well as the Kootenay-Boundary Land and Resource Management Plans (LRMPs).

Led by the Ministry of Small Business and Economic Development, the Fast Track Program is a government initiative designed to facilitate new capital investment in BC. Consistent with the goals and objectives of this program, the Mount Baldy Expansion has received formal designation as a 'Fast-Tracked' project. The 'Fast Track' designation means Mt. Baldy has been acknowledged as an economic development priority of the Province of BC and will have timelines and approvals monitored to ensure timely decision-making throughout the approval and permitting process.

## **2.4 HISTORIC CONTEXT**

The Mt. Baldy Ski area can trace its roots back to the 1940's when several ski clubs formed within the region. After establishing, and subsequently abandoning, several ski area locations, the clubs came together and formed the Borderline Ski Club in 1962. In 1965 a T-Bar was purchased and installed on Anarchist Mountain, a lower elevation hill located directly off Highway 3 between Rock Creek and Osoyoos. As skiing became more popular in the valley it soon became evident that the present ski area was not suitable for expansion. In 1968, Mt. Baldy Recreations Inc. purchased the T-Bar and moved the lift to its present location on McKinney Mountain, a site that offered abundant snow and expanded terrain. During this same period a lodge was built and the first cabin lots were offered at \$1,000.

In 1970 a used T-bar was installed on Mt. Baldy at the site of the present double chair lift. With the addition of the second lift onto Mt. Baldy and the associated ski area expansion, the ski area enjoyed steady growth until 1975, when a series of financial setbacks occurred from which Mt. Baldy Recreation, Inc. never fully recovered. At this time competition from other regional ski areas, notably Big White and Silver Star, increased, severely impacting the annual skier visits experienced at Mt. Baldy. During the 77/78 ski season, Mt. Baldy recorded its all time high annual ski visitation of nearly 45,000 skiers. Cabin development continued to increase with cabin lots appreciating to \$3,500.

The ski area continued to operate "as is" with no new improvements until the double chair was installed to replace the Baldy T-bar in 1999. At this point the ski area had changed ownership several times, eventually being acquired by the Mt. Baldy Strata Corporation in 1992. The Strata, a not-for-profit corporation, is made up of 102 lot owners of the Mt. Baldy Village (the Strata contains a total of 135 lots). In 2001, the Strata put the ski area up for sale, determining that their present ownership structure would not allow them to capitalize needed infrastructure changes. Finally, the ski area was acquired by MBSC in April, 2004.



## 2.5 EXISTING SKIING FACILITIES

Mt. Baldy currently operates five days a week, Thursday through Monday, except for Christmas week and spring vacation during which the Mt. Baldy ski area remains open for the entire week. The season usually begins around mid-December and continues through the end of March. With the existing operating schedule in place, Mt. Baldy is open approximately 95 days each season.

Annual skier visits have been steadily improving since the installation of the double chair in 1999. During the 2003/2004 season, when most Canadian ski resorts suffered due to lack of snow, Mt. Baldy recorded a 25% increase to 23,000 skier visits.

Mt. Baldy currently operates on two mountain faces, the southeast face of Mt. Baldy and the west face of Mt. McKinney. All of the ski terrain is located on Provincial Crown Land and is subject to an operating lease providing the ski area with approximately 188 ha (465 acres) of licensed terrain. The lease is renewed every sixty years with a lease rate at 2% of gross lift revenues. In addition to alpine skiing, Mt. Baldy offers limited cross-country skiing, snowshoeing and ice-skating.

The current mountain layout is illustrated on the following Mt. Baldy trail maps:

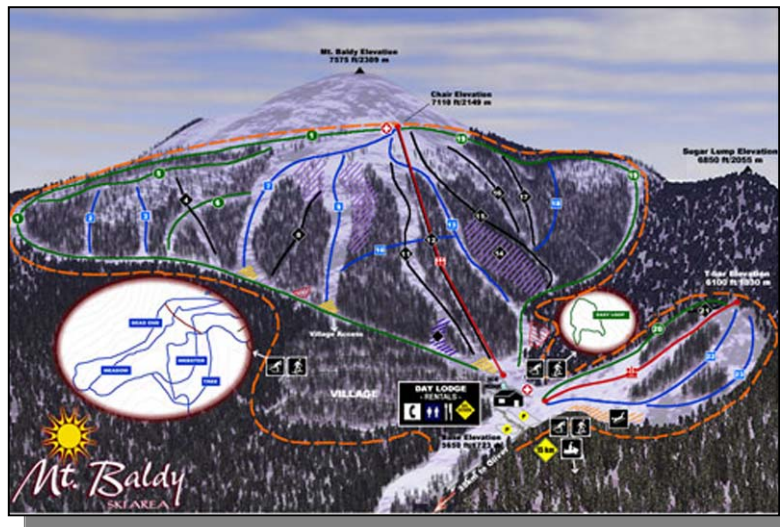
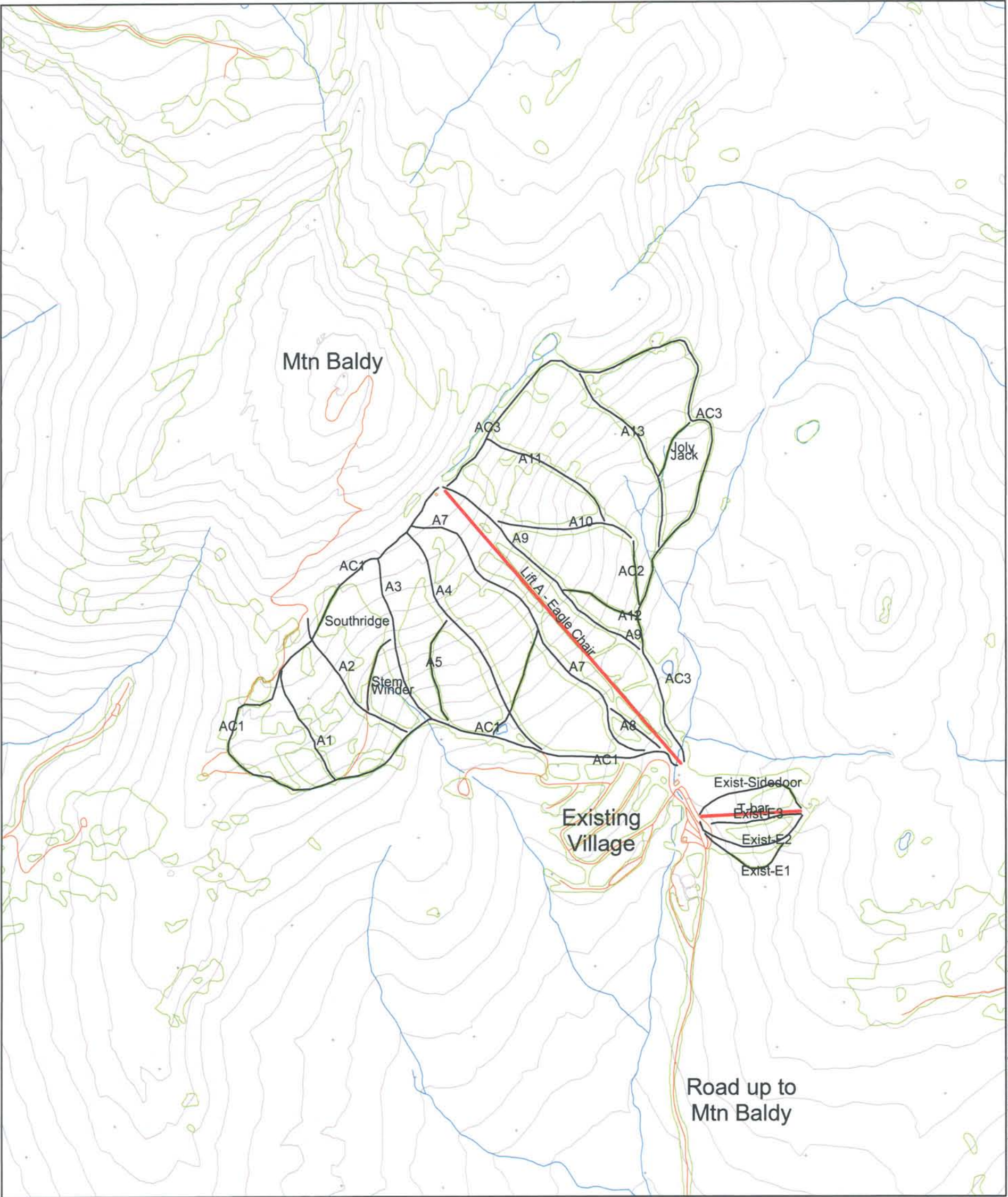


Figure 2-1 Existing Mount Baldy Trail Map – Artist Rendering





Mt Baldy\arc Projects\propos & Maps\Existing Mtn Trail Map\1-15000-11x17.mxd

Existing Mtn Trail Map 2-2

Prepared for:

  
**Mt Baldy Ski Corporation**  
PO Box 1499  
Oliver, B.C.,  
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Phone: 250-498-4086  
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4 -1005 Alpha Lake Rd.  
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email: bha@brentharley.com

- Legend
- Ski Trails
  - Lifts



**Resort Expansion  
Master Plan**  
February 2005

0 125 250 500 Meters





## 2.5.1 Existing Ski Lifts

The Existing Mountain Plan at Mount Baldy (Figure 2-1 & 2-2) includes two uphill conveyances, the details of these lifts are listed below for reference:

Table 2. Existing Mount Baldy Lifts

Lift Name	Lift Type	Top Elevation (m)	Bottom Elevation (m)	Vert. Rise (m)	Horiz. Dist. (m)	Slope Length (m)	Average Grade	Hourly Capacity (Theor.)	Approx. Ride Time (min.)	Rope Speed (m/s)
<b>Eagle</b>	2	2122.16	1733.00	389	1337	1392	29%	1,200	9.3	2.50
<b>McKinney</b>	T-bar	1816.24	1721.97	94	369	381	26%	745	2.3	2.80

## 2.5.2 Existing Ski Trails

Existing ski trails at Mount Baldy are limited to the specific terrain pods currently serviced by the aforementioned two lift systems. There are a total of 18 trail segments in the ski pod currently serviced by the Eagle Chair and 4 trails serviced by the McKinney T-bar. The following two tables detail the specifications of for each run currently in use at the ski area. Note that the designated ability level classification is based on the steepest 100m section of any given trail, and is subject to the Mount Baldy design criteria<sup>3</sup>.

Table 3. Existing Mount Baldy Eagle Chair Ski Runs

Run Number	Top Elev. (m)	Bottom Elev. (m)	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Average Area (Ha)	Ave. Grade (%)	Max. Grade (%)	Ability Level
<b>A1</b>	2062.46	1915.39	458.80	147	483.29	80.0	3.9	32	40.70%	Int
<b>A2</b>	2080.48	1878.53	587.90	202	624.94	65.0	4.1	34	42.9%	Int
<b>A3</b>	2096.22	1862.16	645.32	234	688.45	70.0	4.8	36	50.1%	Adv Int
<b>A4</b>	2107.53	1800.38	967.82	307	1020.18	70.0	7.1	32	56.5%	Adv Int
<b>A5</b>	1983.62	1853.79	397.95	130	419.83	50.0	2.1	33	38.1%	Int
<b>A7</b>	2109.47	1749.36	1303.16	360	1360.06	70.0	9.5	28	44.4%	Int
<b>A8</b>	1793.93	1742.01	232.84	52	239.69	30.0	0.7	22	30.4%	Low Int
<b>A9</b>	2122.16	1731.40	1482.59	391	1545.53	40.0	6.2	26	63.6%	Exp
<b>A10</b>	2030.58	1842.48	516.56	188	552.13	40.0	2.2	36	47.1%	Adv Int
<b>A11</b>	2103.67	1874.71	551.76	229	603.84	50.0	3.0	41	58.5%	Adv Int
<b>A12</b>	1907.71	1810.39	296.78	97	313.15	50.0	1.6	33	50.5%	Adv Int
<b>A13</b>	2043.86	1827.72	753.50	216	789.56	30.0	2.4	29	45.6%	Adv Int
<b>STEMWINDER</b>	1987.84	1947.51	285.70	40	289.23	20.0	0.6	14	50.0%	Adv Int
<b>CABIN TRAIL</b>	1896.53	1824.72	424.84	72	432.96	20.0	0.9	17	25.0%	Nov
<b>JOLY JACK</b>	1917.41	1877.63	231.76	40	235.86	10.0	0.2	17	25.0%	Nov
<b>AC1</b>	2121.98	1729.96	3255.74	392	3289.84	10.0	3.3	12	18.0%	Nov
<b>AC2</b>	1839.13	1813.68	237.34	25	238.84	10.0	0.2	11	10.8%	Beg
<b>AC3</b>	2119.22	1795.81	2433.21	323	2462.84	10.0	2.5	13	14.0%	Nov
<b>A1-a</b>	Gladed Areas						1.4	32	40.7%	Int GI

<sup>3</sup> As further defined in Section 3.1.3 these design criteria deviate slightly from past CASP skier class criteria. In our opinion these criteria better match the current reality of the ski marketplace, for reference:

ALPINE DESIGN CRITERIA	Beginner	Novice	Low Int.	Int	Adv Int	Exp
Maximum Grade	12%	25%	35%	45%	60%	above





A1-b		3.3	32	40.7%	Int GI
A1-c		0.3	32	40.7%	Int GI
A2-a		4.8	34	42.9%	Int GI
A2-b		1.3	34	42.9%	Int GI
A2-c		0.6	34	42.9%	Int GI
A2-d		0.6	34	42.9%	Int GI
A4-a		0.7	32	56.5%	Adv Int GI
A4-b		1.6	32	56.5%	Adv Int GI
A4-c		3.4	32	56.5%	Adv Int GI
A5-a		0.0	33	38.0%	Int GI
A7-a		1.1	28	44.0%	Int GI
A9-a		0.0	34	63.0%	Exp GI
A9-b		2.3	34	63.0%	Exp GI
A9-c		1.4	34	63.0%	Exp GI
A10-a		0.0	36	47.0%	Adv Int GI
A11-a		0.1	41	58.5%	Adv Int GI
A11-b		5.0	41	58.5%	Adv Int GI
A13-a		3.2	29	45.6%	Adv Int GI
A14-a		6.2	34	50.1%	Adv Int GI
A15-a		2.4	34	50.1%	Adv Int GI
A15-b		0.0	34	50.0%	Adv Int GI
AC1-a		0.5	12	18.0%	Int GI
AC1-b		4.1	12	18.0%	Int GI
AC3-a		0.8	13	14.0%	Int GI

Table 4. Existing Mount Baldy McKinney T-Bar Ski Runs

Run Number	Top Elev. (m)	Bottom Elev. (m)	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Average Area (Ha)	Ave. Grade (%)	Max. Grade (%)	Ability Level
E1 - EXISTING	1782.47	1719.42	382.31	63	389.41	40.0	1.6	16	30.2%	Low Int
E2 - EXISTING	1816.37	1721.05	461.80	95	475.08	50.0	2.4	21	31.5%	Low Int
SIDEDOOR	1820.42	1723.02	455.38	97	467.90	40.0	1.9	21	15.0%	Nov
E3	1816.24	1721.97	389.26	94	403.02	50.0	2.0	24	37.7%	Int

### 2.5.3 Existing Nordic Trails

Note that while the 1985 BC Games did construct a limited infrastructure of Nordic trails south of the existing base area at Mount Baldy, these trails are significantly overgrown, and have not been in use for more than a decade. As such, there is no Nordic trail capacity, nor are there any commercially offered Nordic skiing products, currently provided at the Mount Baldy ski area.





## 2.5.4 Existing Comfortable Carrying Capacity

The Guidelines to Alpine Ski Area Development in British Columbia define Comfortable Carrying Capacity, "...as the optimum number of skiers than can utilize the resort per day, while being guaranteed a pleasant recreation experience without causing a decline in the quality of the physical and sociological environment."<sup>4</sup>

In an effort to protect the unique nature of the current Mount Baldy ski experience, and to ensure that the project goals and objectives of providing a low density powder-oriented ski experience are realized, adjusted design criteria were employed throughout the analysis and planning of this Expansion Plan. These criteria intentionally reduce the CASP accepted skier densities to levels that the design team feel are capable of remaining true to the aforementioned goals, and will provide a ski experience at Mount Baldy capable of distinguishing it from all neighbouring resorts. This will allow Mount Baldy to target a different market segment, position the resort with a unique competitive advantage, and remain true to the ski area's history.

In general, relative to CASP these criteria reduce alpine ski experience densities (indicated in all-resort densities rather than Skiers-at-one-time (SAOT)), and acknowledge that changing ski and snowboard industry technologies allow guests to ski more vertical distance per day, and ski slightly steeper slopes in any given skier class. For reference, both the typical CASP standards<sup>5</sup> and the Mount Baldy design Criteria are detailed below:

### Carrying Capacity of the Land

Environmental Carrying Capacity of the land is an ecological measure defining absolute limits to growth without adversely impacting on the health and quality of the natural environment. It should be noted that this is a different measurement than Comfortable Carrying Capacity, which refers to unacceptable upper limit of users that can be accommodated before the desired resort experience is unacceptably diminished. Monitoring and management with respect to the former is undertaken via the development of measurement indicators that reflect baseline conditions, ongoing ecological health, potential impacts and biological integrity. The resort's chosen Comfortable Carrying Capacity must set limits as defined within the Environmental Carrying Capacity of the land, but may choose limits significantly more rigorous in order to maintain a desired user experience within the resort. In both cases, the inference is to limits. Carrying Capacity refers to ecological limits, while Comfortable Carrying Capacity refers to a chosen experiential limit and may include quality of the experience, visual impact of development, preservation of views, visitor access to wildlife etc.

### Characteristics of Successful Destination Resort Communities,

Design Workshop, Inc.  
BBC Research and Consulting  
Brent Harley & Associates Inc.  
CH2M Hill

Table 5. Mount Baldy Design Criteria vs. CASP Standards

Alpine Design Criteria	Beginner	Novice	Low Int.	Int	Adv Int	Exp
<b>Skier Densities (skiers / Ha)</b>	<b>25.00</b>	<b>21.50</b>	<b>17.00</b>	<b>12.50</b>	<b>8.50</b>	<b>6.00</b>
<b>CASP Standards</b>	30-75	30-60	20-50	15-35	10-25	5-15
<b>Average Daily Vertical (m)</b>	<b>1,000</b>	<b>2,500</b>	<b>4,000</b>	<b>5,000</b>	<b>8,500</b>	<b>10,000</b>
<b>CASP Standards</b>	500-750	750-1,500	1,500-2,250	2,250-3,000	3,000-5,500	5,500-7,500
<b>Maximum Grade (%)</b>	<b>12%</b>	<b>25%</b>	<b>35%</b>	<b>45%</b>	<b>60%</b>	<b>Above</b>
<b>CASP Standards</b>	12%	25%	30%	40%	50%	above

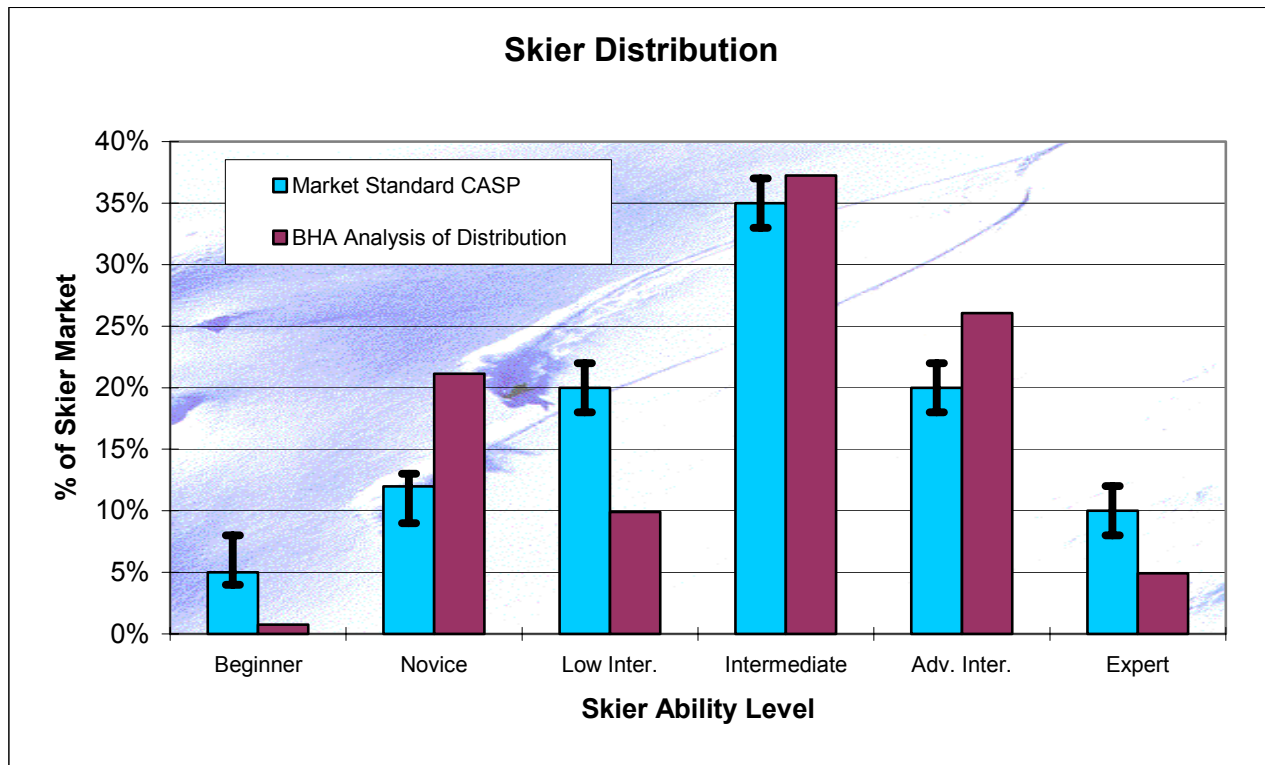
<sup>4</sup> Ministry of Environment, Lands and Parks, 1996. Guidelines to Alpine Ski Area Development in British Columbia, June, pg III-13.

<sup>5</sup> CASP Standards refer to those standards as defined within the, Guidelines to Alpine Ski Area Development in British Columbia, Ministry of Environment, Lands and Parks, 1996. These Guidelines are the generally accepted companion to the Commercial Alpine Ski Policy (CASP), BC Lands, 1995.

All analysis within this Expansion Plan is based on these criteria, both in terms of the assessment of the existing facilities as well as the planning and design of all proposed alpine facilities. Given this framework for analysis, the existing alpine resort capacity at Mount Baldy was found to be 799 skiers/day, with an uphill lift capacity of 646 skiers/day. In general, as the alpine capacity represents the overall capacity at the resort (inclusive of skiers-at-one time (SAOT), as well as those in lift lines, mazes, on chairs and in support facilities) the current lift to alpine capacity is out of balance. Currently, it appears that the ski area is under-lifted for the amount of developed terrain. This imbalance is addressed and re-balanced in the proposed Mountain Development Plans included in the Implementation Strategy (Section 5.0).

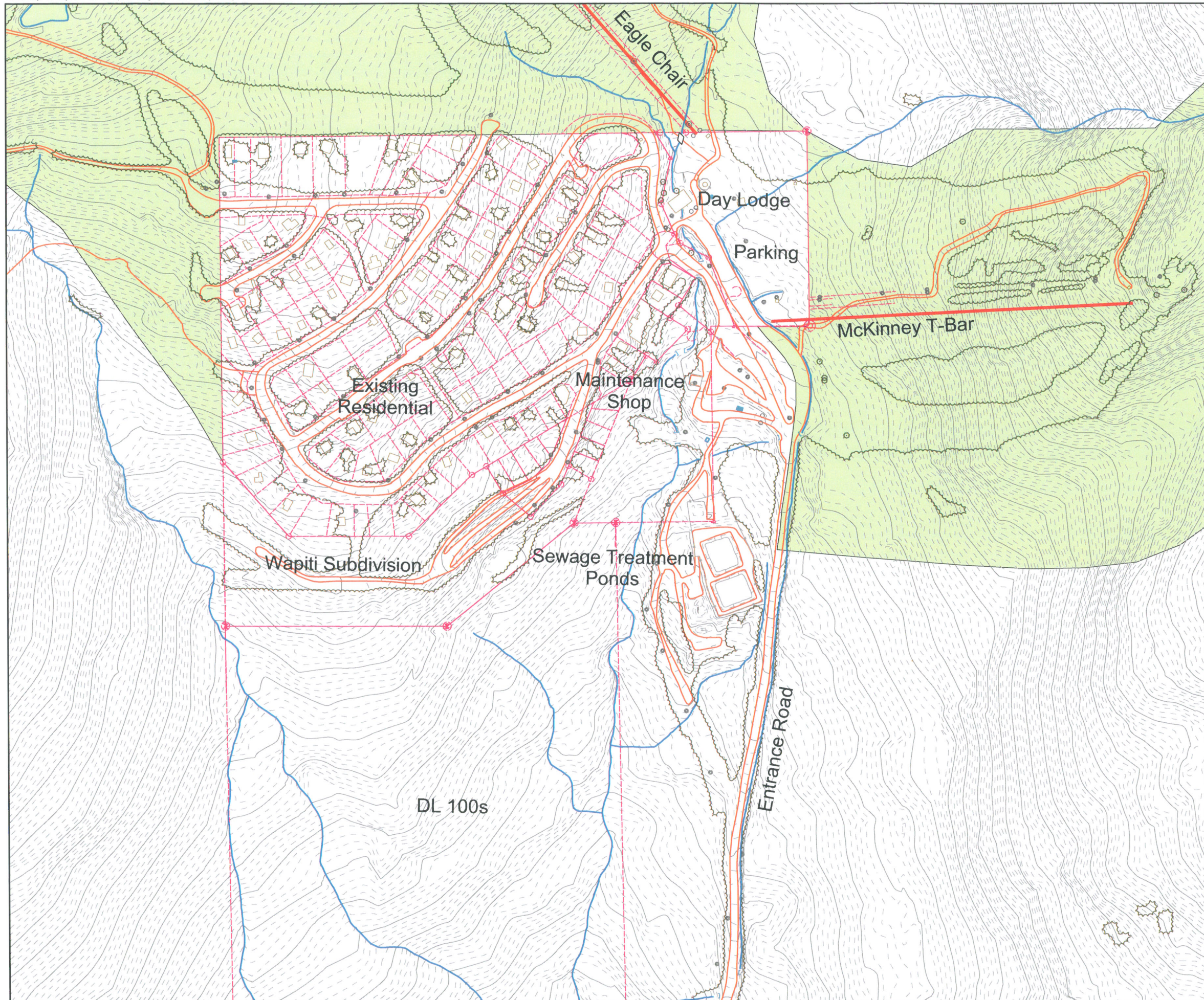
The existing mountain facilities were also assessed as to their degree of consistency with accepted distribution of the skier marketplace. The accepted skier marketplace distribution is provided within the *Guidelines to Alpine Ski Area Development in British Columbia*, and is used as the benchmark to compare existing and proposed skier terrain distribution within this plan. The chart below indicates the assessed market distribution of the existing Mount Baldy alpine terrain:

Chart 1. Existing Mount Baldy Alpine Terrain Skier Distribution vs. CASP Standards



This analysis indicates that the current Mount Baldy trail configuration does not match well to the accepted skier marketplace distribution. Obvious opportunities exist for adding additional beginner and low intermediate terrain, as well as reducing the relative amount of novice and advanced intermediate terrain. This Expansion Planning process acknowledged these deficits and, as designed, proposes a phased mountain plan that addresses these issues and rebalances the terrain opportunities to closely match the accepted market characteristics (See Sections 5.2 through 5.5).






## Resort Expansion Master Plan

February 2005



0 50 100 200 Meters

### Legend

 License #339380

Note:  
All Cadastral Information  
must be verified by Survey

Prepared for:



**Mt Baldy Ski Corporation**  
PO Box 1499  
Oliver, B.C.,  
Canada V0H 1T0  
Phone: 250-498-4086  
[www.skibaldy.com](http://www.skibaldy.com)

Planning by:

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Whistler, B.C., Canada  
V0N 1B1  
Phone: 604-932-7002  
email: [bha@brentharley.com](mailto:bha@brentharley.com)

Existing Base Area  
Conditions

2-3





## **2.6 EXISTING SKIER RELATED BUILT SPACE**

Located at the base of the ski area is a three-story multi-use Day Lodge housing the ski rental shop, ski ticket office, ski school office, cafeteria and a fully serviced lounge. The Day Lodge is a 600 square metre frame construction building on a post and pier foundation spanning McKinney Creek. In addition to the Day Lodge, a series of small structures provide skier services. In total, there are approximately 760 square metres of built space oriented to accommodating the needs of the Mt. Baldy visitors. An analysis of this space identifies significant shortcomings in terms of space for washrooms, daycare, retail sales and convenience products, as well as public lockers. Below these buildings are the gravel parking lot, the maintenance building and a small employee housing building. All buildings are generally clean and functional but are outdated. The buildings and parking lot are located on over 11 acres of deeded land, a rarity for B.C. Ski Resorts.

## **2.7 EXISTING OVERNIGHT ACCOMMODATIONS**

Currently, the Village of Mt. Baldy is a growing community of approximately 100 privately owned single-family residences, two condominium complexes consisting of 20 units, and one managed bed and breakfast. The existing village can expand by an additional 30 single-family residences. The current village is located adjacent to the existing base area and ski runs, with some residences enjoying the ability to ski-in and ski-out. The remaining residences are within an easy five-minute walk to the ski area.

In December 2004, an affiliated company of MBSC, Mt. Baldy Real Estate, ULC purchased an existing six-plex condominium immediately adjacent to the ski area base. All of the units within this condominium are available for nightly rental and are managed by MBSC. MBSC has also contracted to provide overnight rental management services to several homeowners at Mt. Baldy. In total, approximately 40 beds are available for overnight accommodations. MBSC will expand this service as more on-mountain accommodations become available for short-term rental.

## **2.8 EXISTING PARKING**

The existing gravel parking lot has a maximum capacity of 160 cars. Moreover, the location is well within an acceptable walking distance to the existing Day Lodge, as well as both the Eagle Chair and the McKinney T-Bar.

## **2.9 EXISTING STUDY AREA LAND USE**

Lands within the proposed Expansion Area are currently influenced by both the Okanagan-Shuswap Land and Resource Management Plan (LRMP) and the Kootenay-Boundary LRMP. Similarly, the proposed CRA is bisected by neighbouring Boundary and Penticton Forest Districts. Existing land use within the study area include:

- Licence No. 339380 dated June 30, 2002 in favour of Strata Corporation KAS 1840 and assigned unto the Mount Baldy Ski Corporation (Inc. No. 0681126) on April 30, 2004 issued for community alpine ski area purposes (including additional tenure area (188 Ha of District Lot 2708 Similkameen Division of Yale District more or less) granted on September 10, 2004).



- Right of Way No. 338704 dated January 17, 2002 in favour of Strata Corporation KAS 1840 and assigned unto the Mount Baldy Ski Corporation (Inc. No. 0681126) on April 30, 2004 issued for ski lift purposes.
- Licence No. 338702 dated September 15, 2002 in favour of Strata Corporation KAS 1840 issued for sewer-line purposes.
- Right of Way No 401992 dated January 28, 1993 in favour of British Columbia
- Hydro and Power Authority issued for power-line purposes
- License No. 402446 dated February 25, 1996 in favour of Terasen Gas. Inc. issued for communication site purposes.
- License No. 339187 dated March 1, 2003 in favour of VMR Communications Ltd. Issued for communications site purposes.
- License No. 338659 dated January 15, 2002 in favour of Frederic Moore issued for communication site purposes.
- License No. 402406 dated August 15, 1995 in favour of FortisBC BC Inc. for power-line purposes.
- TFL 15 – Weyerhaeuser Cam Leadbeater, Planner, (250) 497-1224
- Forest Licence A18970, Weyerhaeuser Company Ltd., Cam Leadbeater, Planner (250) 497-1224
- Timber Sale Licence A15116, C/O Al Barclay, Area Forester, Boundary Field Team, BC Timber Sales Phone: (250) 442-5429 Fax: (250) 442-4317 Site Address: 7290 2nd Street, Grand Forks Mailing Address: Box 850, Grand Forks, B.C. V0H 1H0
- Mount Baldy Road ROW, Ministry of Highways
- McKinney Community Watershed
- Trapline Licences TR0801T019, TR0801T018, TR0812T008
- One guide outfitter tenure registered to Jim Wiens and another to Melvin Kilback
- A Range Tenure registered in the name: Busmann
- Placer Tenure registered to: Olympic-04, 392069, P97023
- Mineral Tenures registered to: KB#1, 408130, 700356M; KB#5, 408132, 700360M; PAC-02, 392121, 704511M; PAC-04, 392123, 704509M; PAC-06, 392125, 704507M

Additionally, the proposed Expansion Area is situated on lands located in proximity to the traditional territories of the Osoyoos Indian Band, and are registered in the name of the Crown. As such, MBSC is prepared to actively engage First Nations/archaeological consultants to assist in determining the scale and scope of traditional and historic First Nations' land use in this area.

## 2.10 EXISTING DEVELOPMENT OPPORTUNITIES

MBSC is unique in that it presently owns the majority of the developable lands located at the base of the ski area. In fact, MBSC is one of few remaining ski areas in BC that owns the lands central to the ski area operations, including the lands that house the day lodge, ski lifts, maintenance facilities and the majority of the parking lot. The undeveloped deeded land (approximately eight hectares) located at Mt. Baldy is owned by the MBSC (with the exception of land located in the Strata KAS 1840).

Mt. Baldy Waterworks, Inc., a registered water utility, is owned by an affiliated company controlled by MBSC. Currently the water system is in need of expansion and cannot currently service additional connections beyond the needs of the Strata KAS 1840.

Mt. Baldy Waterworks, Inc. has \$345,000 in escrow specifically set aside to update and expand

Since MBSC's acquisition, the real estate market at Mt. Baldy has experienced renewed enthusiasm. To date, appreciation on single-family home lots has increased by over 400%. Real estate transactions in 2004 have surpassed all previous records and interest from prospective buyers continues to escalate.



the system in the summer of 2005. The sewer system has approximately 100 available connections, all of which are allocated exclusively to Mt. Baldy Real Estate ULC and is not currently owned by MBSC, however, MBSC owns the rights to expand and/ or replace the present sewer system.

Once the water system is expanded, the 3.6 hectares of land located immediately below the present village will be developed into a mix of single-family residences (cabin style development) and multi-family town homes. MBSC is currently in discussions with a number of developers who have expressed interest in purchasing this land to develop the property in the summer of 2005. It is expected that approximately 50 units will be developed on this land.

The remaining 4.4 hectares of private land are located at the base of the ski resort, and house the core infrastructure needed to operate the ski area. It is expected that this land will be traded to the Province in order to comply with the current CASP guidelines. Lands received in trade from the Province will be used for additional residential and commercial development, as outlined within this Master Plan.

## **3.0 Mountain Analysis**

### **3.1 INTRODUCTION**

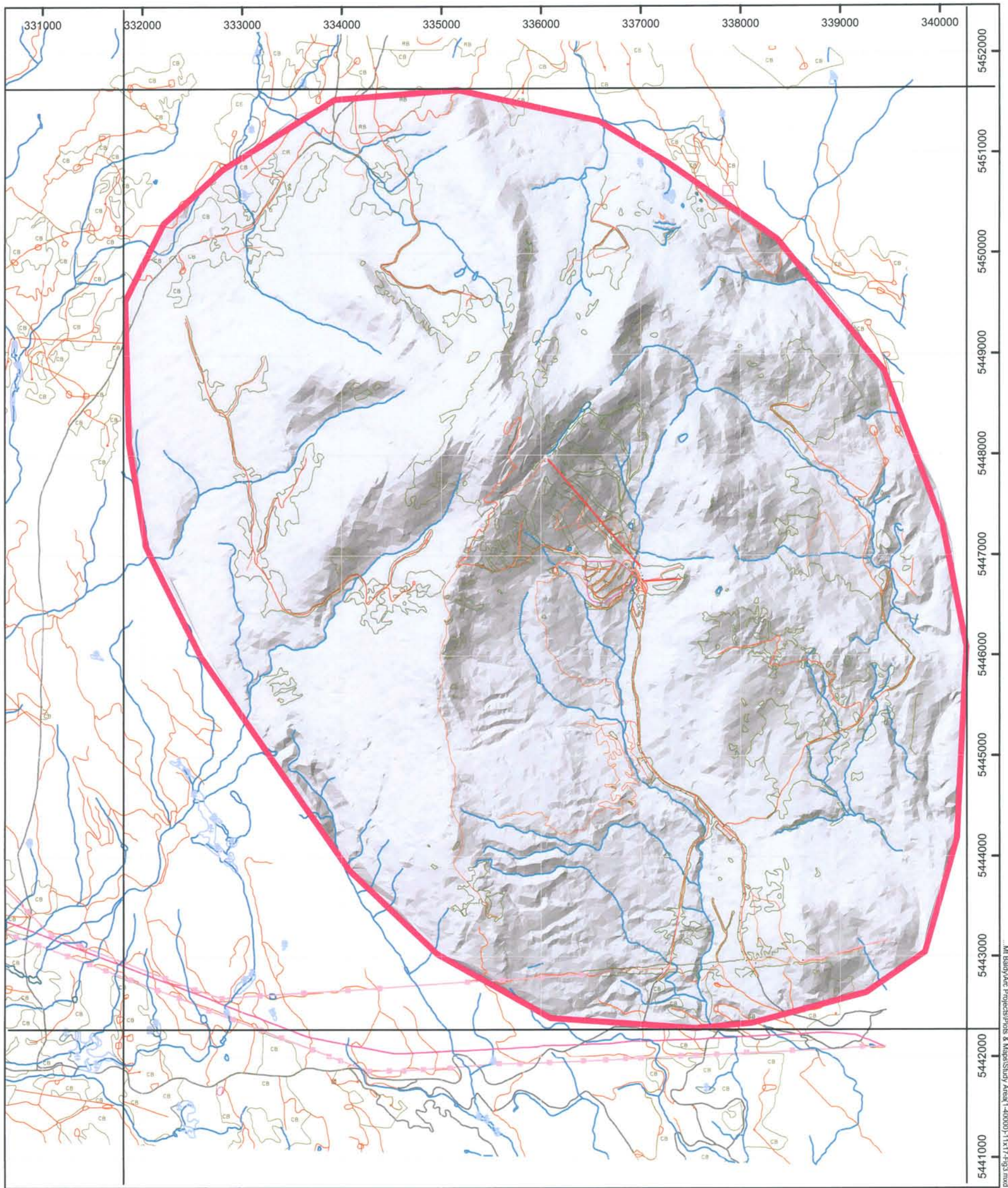
In the Spring of 2004, an analysis of the Mt. Baldy area was undertaken to assess the development potential for the expansion of the existing ski resort. Given the defined project goals and objectives, a suitable study area was identified (refer to Figure 3-1 to review the exact location of the identified study area). Working with 5m contour data, a detailed terrain analysis was undertaken to initiate and guide the mountain planning process.

The study area was analysed in terms of slope, elevation, aspect and fall-line in order to gain an understanding of the alpine and Nordic development potential of the physical plant. The map studies, combined with available weather data and site knowledge gained from a series of site visits, culminated in an understanding of the study area's capability to physically and environmentally support additional four-season recreation activities.

The initial assessments examined the terrain, assessed the slope configurations and identified preliminary fall-line patterns. At this stage multiple concepts were prepared, each defining preliminary pod identifications as well as potential lift orientations. The centrelines of the identified skiable pods were analysed to obtain a 'ball-park' figure for the terrain development potential. The results of this level of analysis indicated that the physical plant of the mountain could likely support between 6,000 and 7,000 skiers per day at buildout. Moreover, initial indications were that the mountain would naturally provide an improved skier distribution, one more capable of matching the accepted market distribution of skier classes.

Given the positive, and to some extent surprising capacity of the mountain to support substantial ski terrain expansion, the design team began the process of creating detailed trail orientations, lift configurations and gliding opportunities. The following Section highlights the results of the terrain analysis upon which these assessments were founded. The resultant detailed Mountain Plan is then fully described in Section 4 – *Expansion Master Plan*.





## Identified Study Area 3-1

Prepared for:



**Mt Baldy Ski Corporation**  
PO Box 1499  
Oliver, B.C.,  
Canada V0H 1T0  
Phone: 250-498-4086  
[www.skibaldy.com](http://www.skibaldy.com)

Planning by:

**Brent Harley and Associates Inc.**  
**The Resort Planning Group**

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Whistler, B.C., Canada  
V0N 1B1  
Phone: 604-932-7002  
email: [bha@brentharley.com](mailto:bha@brentharley.com)

### Study Area Description

An Oval/Elipse with its major axis  
leaning slightly anticlockwise  
off the Vertical.

Covering a total Area of 5939.1 Hectares  
with:

Max. Northing	5,451,634 (Northern extent)
Min. Northing	5,442,279 (Southern extent)
Max. Easting	340,266 (Eastern extent)
Min. Easting	331,831 (Western extent)

[expressed in UTM Coordinates  
NAD 83 Zone 11Nth]



## Resort Expansion Master Plan

February 2005

0 375 750 1,500 Meters







## 3.2 MOUNTAIN TERRAIN ASSESSMENT

### 3.2.1 Slope Analysis

The Slope Analysis (Figure 3-2) divides the topography of the study area into a range of skiable gradients as they relate to each of the primary skier/snowboarder skill classes. These are as follows:

Table 6. Ski Area Slope Analysis Criteria

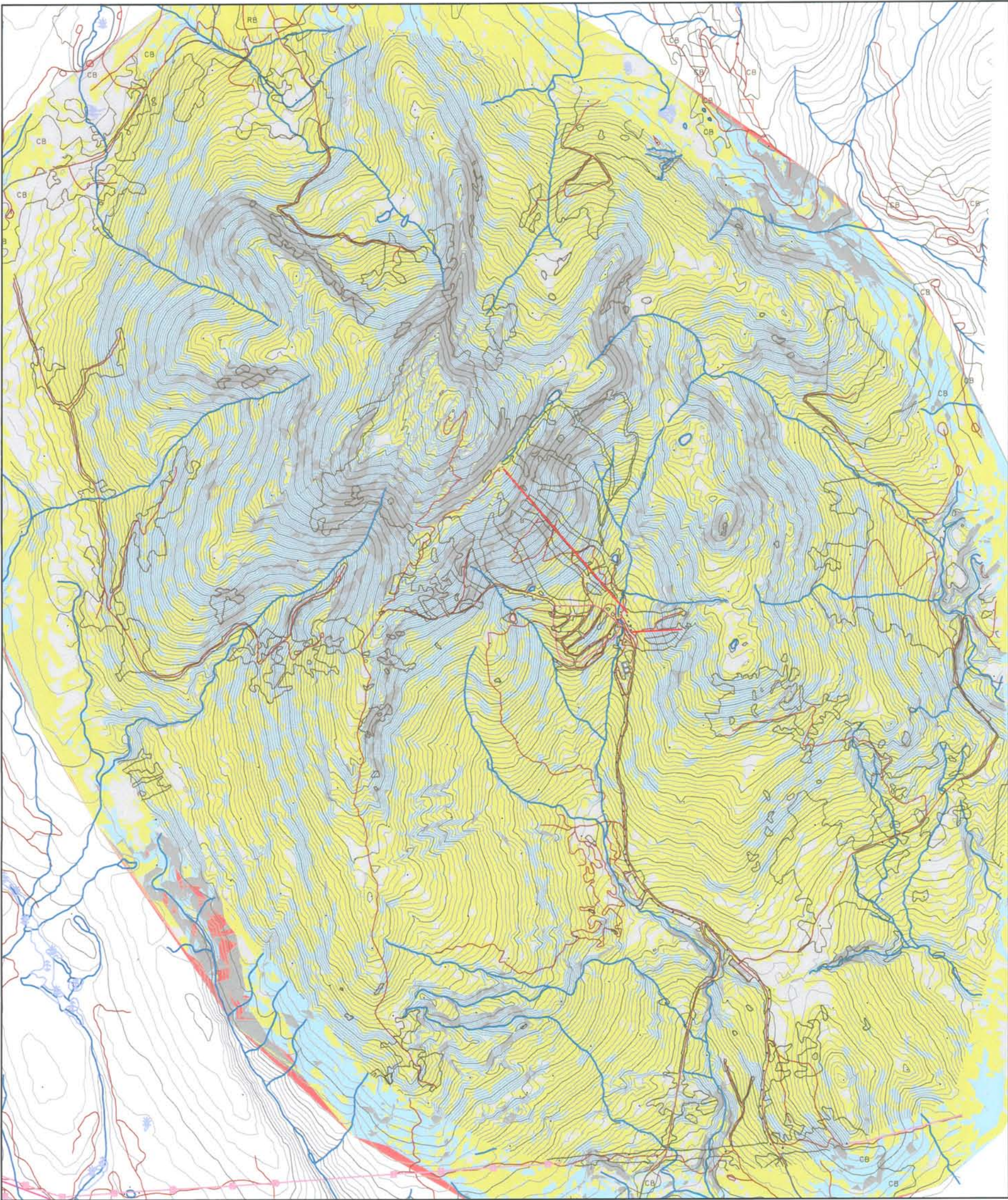
Colour	Gradient Criteria	Characteristics
White	0-8%	<ul style="list-style-type: none"><li>Too flat to ski/snowboard, ideal for base area development</li></ul>
Green	8-25%	<ul style="list-style-type: none"><li>Ideal for Beginner skiers/snowboarders</li></ul>
Blue	25-45%	<ul style="list-style-type: none"><li>Ideal for Intermediate skiers/snowboarders</li></ul>
Grey	45-80%	<ul style="list-style-type: none"><li>Ideal for Advanced and Expert skiers/snowboarders</li></ul>
Red	> 80%	<ul style="list-style-type: none"><li>Too steep for skiing/snowboarding trail development, increased avalanche hazard</li></ul>

The result delineates the general character of the land, illustrating that the study area has a good to excellent mix of terrain, predominated by intermediate oriented slopes. Further, it is important to note that almost none of the potential ski terrain lands are too steep for trail development. In sum, it is clear that there is significant potential for the establishment additional alpine skiing development on the lands in consideration.

It is equally apparent that there are significant base area development opportunities on lands that are relatively flat and conducive to establishing the required resort staging facilities. These facilities could include village areas, parking, and the associated residential development necessary to create a well-balanced attraction. These same relatively flat lands offer a wide range of opportunity for Nordic trail system development.

Refer to Figure 3-2 – *The Slope Analysis* on the following page for reference.





...Mt Baldy\ac Projects\Plots & Maps\Slope\1-30000-11x17-Fig4.mxd

Prepared for:



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#### Slope Analysis

##### Legend

- >80%
- 45 - 80
- 25 - 45
- 8 - 25
- 0 - 8%



#### Resort Expansion Master Plan

February 2005

0 250 500 1,000 Meters







### 3.2.2 Elevation Analysis

The Elevation Analysis (Figure 3-3) slices the topographic features of the study area into 100 metre increments. Effectively this analysis illustrates the height and "flow" of the land.

Mt Baldy is a solitary peak rising out of the valley floor from 1,350 metres to an elevation of approximately 1,700 metres at the current base area, and over 2,303 metres at the summit. The terrain forms a number of ridges radiating from the central peak area thereby creating a number of skiable bowls. The current base area is located in the largest of the south facing bowls, and is framed on the northeast by a lesser peak known as 'Sugar Lump' (1,950m).

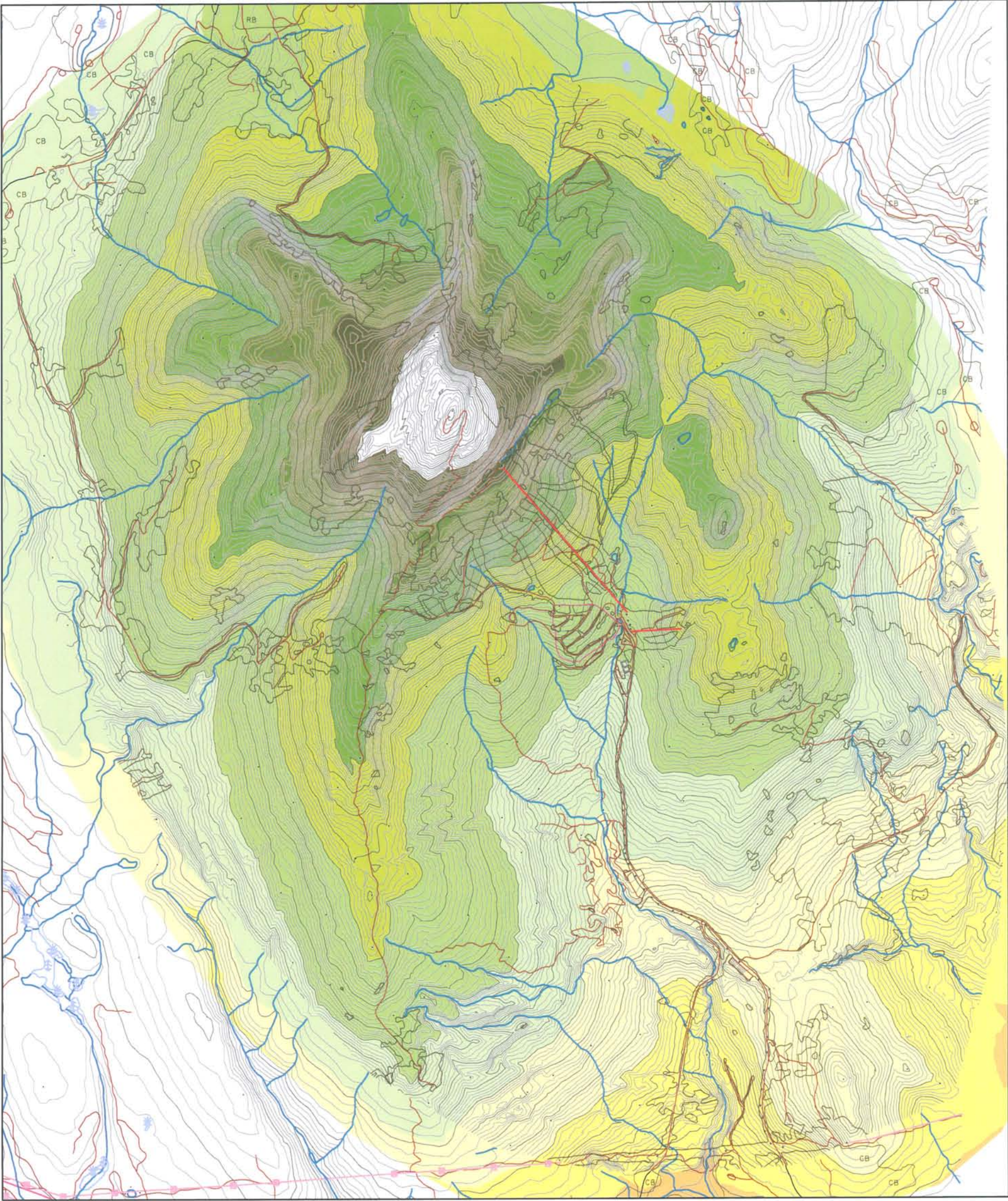
Mount Baldy summit elevation is higher than nearly all Interior ski resorts, and substantially higher than all coastal and lower mainland resorts. Further, the elevation of the base area (1,700m/5,575ft) provides a higher base elevation than all other BC resorts, a fact that may prove to be increasingly important given global trends in climate change and these changes potential impact on the world-wide ski industry.

Table 7. Resort Area Elevation and Skiable Vertical Analysis

Resort Mountain	Summit Elevation (m)	Skiable Vertical (m)
<b>Mount Baldy (proposed)</b>	<b>2,303</b>	<b>645</b>
Big White	2,319	777
Apex	2,191	610
Crystal Mountain	1,201	232
Silver Star	1,915	760
Sun Peaks	2,080	881
Mt. Seymour	1,260	340
Cypress Bowl	1,448	520
Grouse Mountain	1,250	369
Hemlock	1,372	366
Mt. Baker	1,539	457
Mt. Washington	1,588	505
Manning Park	1,789	434
Blackcomb Mountain	2,183	1,609
Whistler Mountain	2,284	1,530

Refer to Figure 3-3 – *The Elevation Analysis* on the following page for reference.





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Elevation Analysis 3-3

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Elevation Analysis

Legend

- 2200 - 2305
- 2100 - 2200
- 2000 - 2100
- 1900 - 2000
- 1800 - 1900
- 1700 - 1800
- 1600 - 1700
- 1500 - 1600
- 1400 - 1500
- 1300 - 1400



Resort Expansion  
Master Plan

February 2005

0 250 500 1,000 Meters







### **3.2.3 Aspect Analysis**

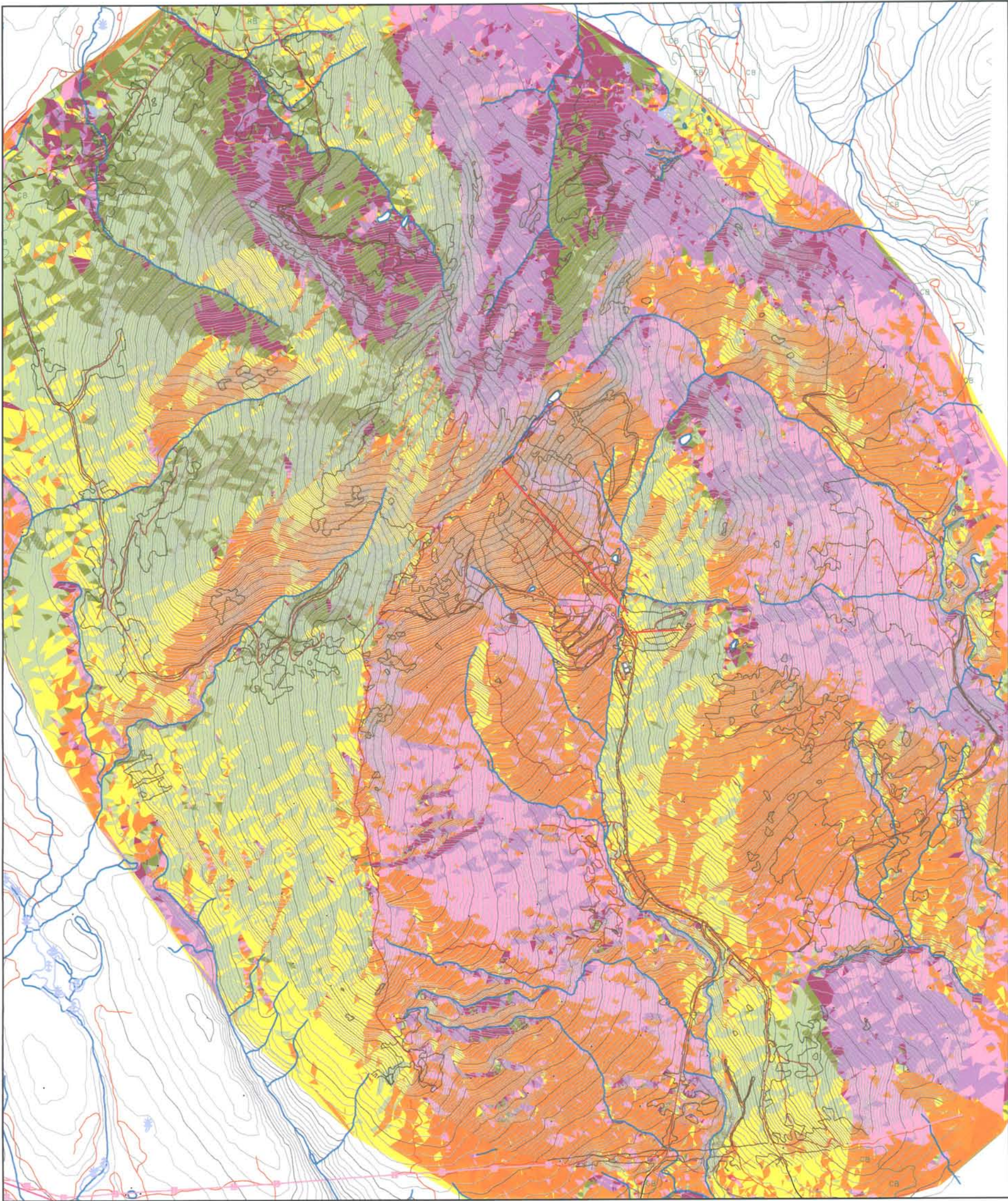
The Aspect Analysis (Figure 3-4) involves colour coding the topographic features of the study area to illustrate the orientation and geographical exposure with respect to the eight points of the compass. Receiving reduced direct sunlight, northern exposures are better suited for snow retention. These slopes are best for ski trail development, but are less desirable for base area or residential development. Southern exposures can prove to be problematic for skiing terrain due to reduced snow retention capabilities and a greater probability of solar burn out. Conversely, because these slopes receive partial or full sun exposure, they are more desirable for base area or residential development.

Ski trails that have a high degree of solar exposure can have the solar burn out minimised through careful design including detailed grading (angling trails away from direct exposure) reduced trail width (maximizing shade from edge vegetation) and erosion control (directing melt waters away for the trails).

The Mount Baldy area provides good opportunity to capitalize on varied aspect features, as well as to incorporate designs that build upon these strengths. Further, because of Mt. Baldy's elevation, trails with an orientation to the south will have less snow retention problems than similar aspects would experience at lower elevations. The existing base area lands are well located on south facing aspects and the associated mountain terrain provides ample opportunities for substantial ski trail development.

Refer to Figure 3-4 – *The Aspect Analysis* on the following page for reference.





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#### Aspect Analysis Legend

- North
- Northeast
- East
- Southeast
- South
- Southwest
- West
- Northwest
- North



#### Resort Expansion Master Plan

February 2005

0 250 500 1,000 Meters







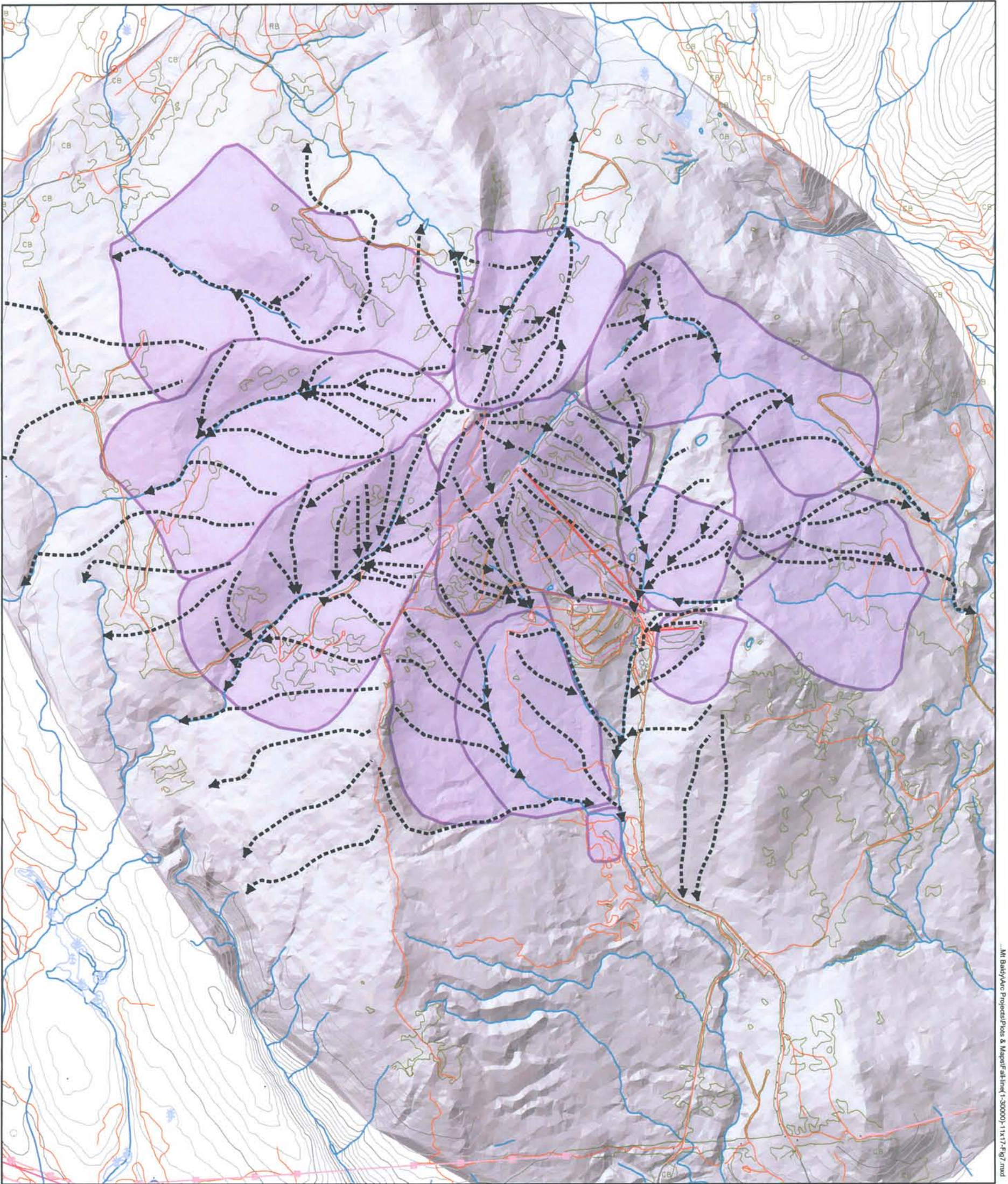
### **3.2.4 Fall-Line Analysis**

A Fall-Line Analysis was completed to assist in the identification of contiguous skiable areas (see Figure 3-5). Effectively, a fall line analysis identifies potential routes that will allow for the natural flow of skiers and snowboarders from the mountain heights of land to the valley bottoms in a consistent fashion. This consistency of fall line provides the best recreational skiing experience while causing the least amount of environmental disruption during trail construction. Based on this analysis, the development of defined planning units (terrain pods) were established, and specific run layouts incorporated into the mountain plan.

The fall line analysis, in conjunction with the elevation and slope analysis of Mt. Baldy illustrate the basic conical shape of the mountain. As such, the fall line pattern generally radiates out from the peak of the mountain, defining a series of bowls and ridges. These in turn define specific mountain terrain pods, each generally oriented to the various points of the compass. The single exception to the conical shape is the Sugar Lump sub-peak, which is joined along a southeasterly oriented ridge to the peak and separated by a saddle that defines the boundary between the McKinney and Wapiti Creek watersheds.

Refer to Figure 3-5 – *The Fall-Line Analysis* on the following page for reference.





..Mt Baldy\Arc Projects\Pods & Maps\FallLines\1:30000\11x17-Fig7.mxd

Fall-line and  
Preliminary Pod  
Development Analysis 3-5

Prepared for:



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Legend

- > Fall\_lines
- Ski Pods



**Resort Expansion  
Master Plan**  
February 2005

0 250 500 1,000 Meters







### 3.2.5 Climatological Analysis

Mt. Baldy has favourable weather and geographic qualities to support winter recreation. At a base elevation of nearly 1,723 metres (5,700 feet) above sea level, the ski resort is located above the valley fog. Mt. Baldy has the highest base elevation in BC, thereby ensuring consistent snow-pack; even during unusually warm seasons. Mt. Baldy averages approximately 650cm (21.5 ft) of snow per year, about mid-way between its closet competitors, Apex at 19 feet and Big White at 24.5 feet. Mt. Baldy averages nearly 9 feet (300cm) of snowpack by mid-season, with ample snowpack to ski well into May. For comparative purposes, the approximate base elevations of other ski areas are shown below:

*Table 8. Resort Base Area Comparison*

<b>Ski Resort</b>	<b>Base Elevation* (m/ft)</b>
<b>Mt. Baldy</b>	<b>1,723 m (5,665 ft)</b>
<b>Apex Mountain</b>	1,575 m (5,197 ft)
<b>Big White</b>	1,508 m (4,950 ft)
<b>Silver Star</b>	1,155 m (3,780 ft)
<b>Sun Peaks</b>	1,255 m (4,117 ft)
<b>Lake Louise</b>	1,622 m (5,450 ft)
<b>Blackcomb/Whistler</b>	675 m (2,214 ft)

*\*Lowest lift base elevation*

Unique to Mt. Baldy is its proximity to the South Okanagan, an area that is commonly acknowledged as both having Canada's only true desert and enjoying Canada's best weather.

Mt. Baldy's location and elevation combine to create the light dry powder skiing conditions sought after by ski aficionados. These conditions are not typically found in the coastal mountains and are one of the contributing factors to the success enjoyed by the resorts in the Okanagan. In the last decade, Sun Peaks, Big White and Silver Star, all resorts located in the Okanagan, have experienced significant growth propelling these resorts into the destination ski area category.

Mt. Baldy's base area temperature is rarely extreme, with an average January minimum of – 11°C (12.2°F). When one combines the mild temperatures, lack of high winds and over 2,000 hours of sunshine per year, the mountain is certainly an appealing location to enjoy winter pursuits. The current 2004/05 season provides a good illustration of the consistent snowpack and high elevation characteristics of this mountain – by December 26th the mountain was 100% open, a fact that few other resorts can claim.

*Table 9. Average Base Depth of Snow-pack (Mount Baldy In-House Data)*

<b>Ski Season</b>	<b>December</b>	<b>January</b>	<b>February</b>	<b>March</b>	<b>April</b>
<b>2002/03</b>	51.2in/128cm	61.1in/152	63.9in/160cm	72in/180cm	87.9/220cm
<b>2001/02</b>	51.9in/130cm	56.8in/142cm	61.2in/153cm	87.9/220cm	99.9in/250cm
<b>2000/01</b>	28.8in/72cm	43.5in/109cm	63.9in/160cm	60.1in/152cm	60in/150/cm
<b>1999/00</b>	56.6in/140cm	63.9in/160cm	72in/180cm	108in/270cm	108in/270cm

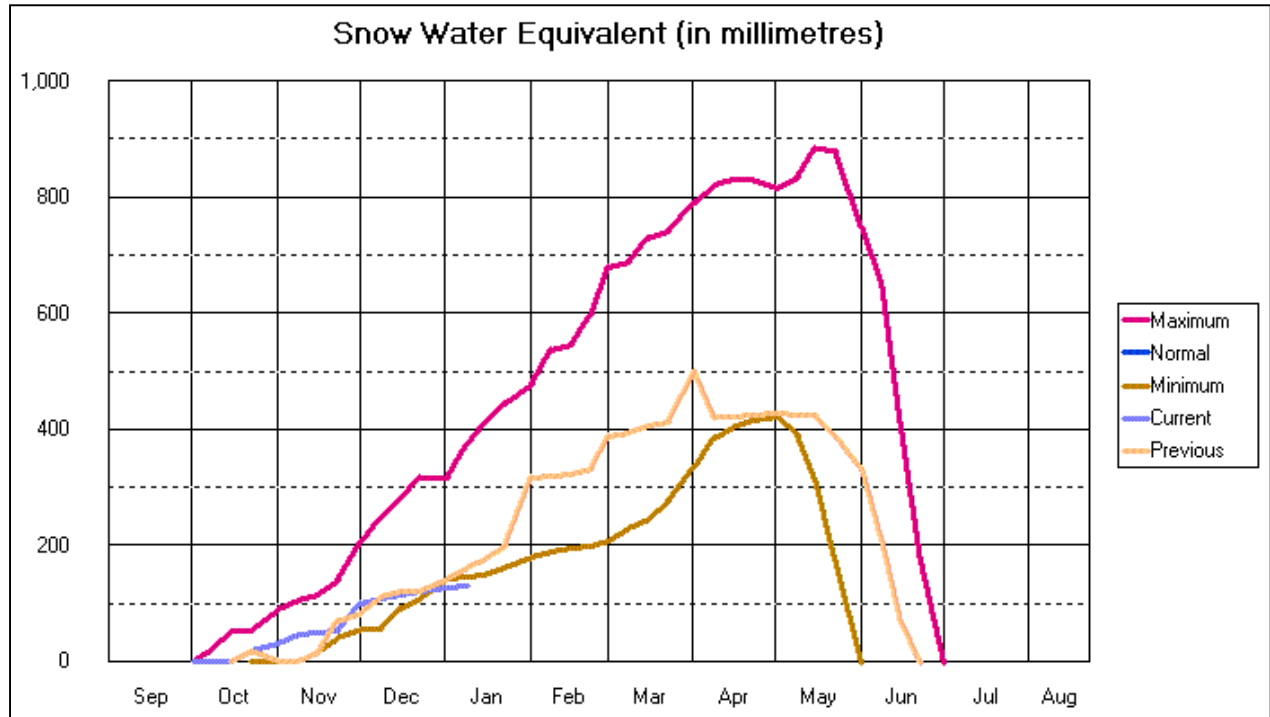
The closest snow pillow station to Mount Baldy with reliable and consistent snowpack data is Grano Creek in the Kettle drainage slightly north and east of the study area. Historic snow pillow data provided by the Ministry of Sustainable Resource Management for site is depicted below. Additional climatological data is included on the following pages



Table 10. Grano Creek Snow Pillow Data (2004-2005)

### Snow Pillow Data 2004-2005 Grano Creek – 2E07P

<b>Drainage:</b>	Kettle	<b>Years of Record:</b>	6	<b>Elevation:</b>	1,860 m
<b>Latitude:</b>	49° 33'	<b>Longitude:</b>	118°41'	<b>Type:</b>	Pillow



**NOTE:**

For Example: SWE = 800mm or 0.8m  
 Water density is approximately 30%  
 Therefore, snow depth = 0.8m/30% or 2.4m of snow depth.

In sum, the data suggests that there is more than an ample snowpack for the successful operation of an expanded alpine ski area. It also suggests that the season should have initiation consistent with other Lower Mainland Mountains, but that the increased elevation and increased distance from the ocean will ensure a skiing season that will last well into the Spring. Further, the substantial elevation of the base area provides excellent potential for Nordic ski trail development.

### 3.2.6 Avalanche Hazard and Control

Lands within the expansion Study Area have not historically been significantly influenced by avalanche occurrences. However, pending the approval of this Expansion Master Plan, further specific analysis will be undertaken and incorporated into the mountain planning on all potentially affected slopes. To this end, the Mt. Baldy Ski Corporation has recently increased their staff participation in now-mandatory avalanche safety programs; has retained the services of a qualified Level 2 CAA-certified snow stability consultant, hired a Level 1 CAA-certified lead patroller. Finally, MBSC has also initiated the purchase of three new weather monitoring stations for incorporation into the proposed CRA area.





While it is not anticipated that expanded ski area development will increase the avalanche hazard within the proposed study area, Mount Baldy will ensure that appropriate ski terrain closures and avalanche control measures are undertaken to minimise the risk to guests and staff alike. Moreover, as non lift-serviced backcountry areas are integrated into the mountain operations, appropriate controls, signage, closures and guest supervision protocols will be incorporated to ensure that all potential snow stability risks are appropriately managed throughout the operating area.

### **3.3 BASE AREA TERRAIN ASSESSMENT**

Based on the mountain terrain assessment, two base area development focal points became apparent. The first is the area around the existing Day Lodge (the Upper Base) and the second lies below the existing residential subdivision area (the Lower Base). Using this as the basic criteria to define the base lands study area, detailed mapping with one metre contour interval was assembled and analysed as to base area development potential.

#### **3.3.1 Base Area Slope Analysis**

The Slope Analysis of the base lands study area was completed as illustrated in Figure 3-6. As indicated, the slopes of the lands were categorized based on the physical capability to support specific types of development. The grey areas represent areas less than 5% slope. Generally, this land is ideal for all types of built development (base lodge / village development, high, medium and low density residential, parking lots, settlement ponds, golf course etc...). As can be seen, lands of this classification are in relatively short supply. Again however, the two focal points area clearly apparent.

Lands with slopes between 5% and 10% (yellow) that surround the 'flat' lands (less than 5%) have significant development potential. With some minimal grading these lands can all be tied together into a contiguous development opportunity. The analysis reinforces the potential in the two base area focal points. In addition, there are several large topographic benches that have development potential in areas climbing up the south facing slopes, east of the entrance road and the lands sloping below the lower base opportunity. Access will be the primary constraint to establishing development as it relates to these isolated areas. Equally, these lands have very real potential for "ski to/ski from" development, a highly desirable quality at a ski resort.

The green coloured slopes represent areas with terrain slopes greater than 10% but less than 20%. These lands may be utilized for built development subject to more difficult access issues. While they are generally too steep for base area staging capabilities and high-density development, they are still conducive to medium and low-density residential development as well as limited golf course considerations. As is illustrated, there are a variety of consolidated areas with this classification.

Slopes between 20% and 30% gradients (indicated by light blue) are lands where medium density development becomes more challenging. The key to entertaining such development is both vehicular access and the establishment of sufficient off street parking in an economically viable fashion. Low-density single family and duplex type development may be applied to these lands with greater ease than the multi-family, medium-density development. The benefits of development on these slopes usually include ski to/ski from capabilities, unrestricted views and good solar access.

The dark blue colour represents areas with slopes between 30% and 40%. This generally represents the maximum limit to low-density development without incurring access and



development expenses beyond economic viability. The challenges of developing on these slopes are often offset with the benefits of big views and excellent solar access.

Finally, pink coloured areas represent slopes greater than 40%. These area should be avoided due to the difficulties of access and the expense of development unless special circumstances prevail. As illustrated in the Base Area Slope Analysis, there are no contiguous areas with this classification.

In summary, based on slope classifications there appears to be significant large tracts of lands capable of supporting both identified base area focal points, a full spectrum of 'ski to/ski from' resort residential development, and areas of contiguous lands that, with some grading that will be able to support at least eighteen holes of golf. Based on this simple criteria there are approximately 5.4 hectares (13.3 acres) of developable base area lands in relative close proximity to the upper base, and 5.3 hectares (13.1 acres) associated with the Village Base.

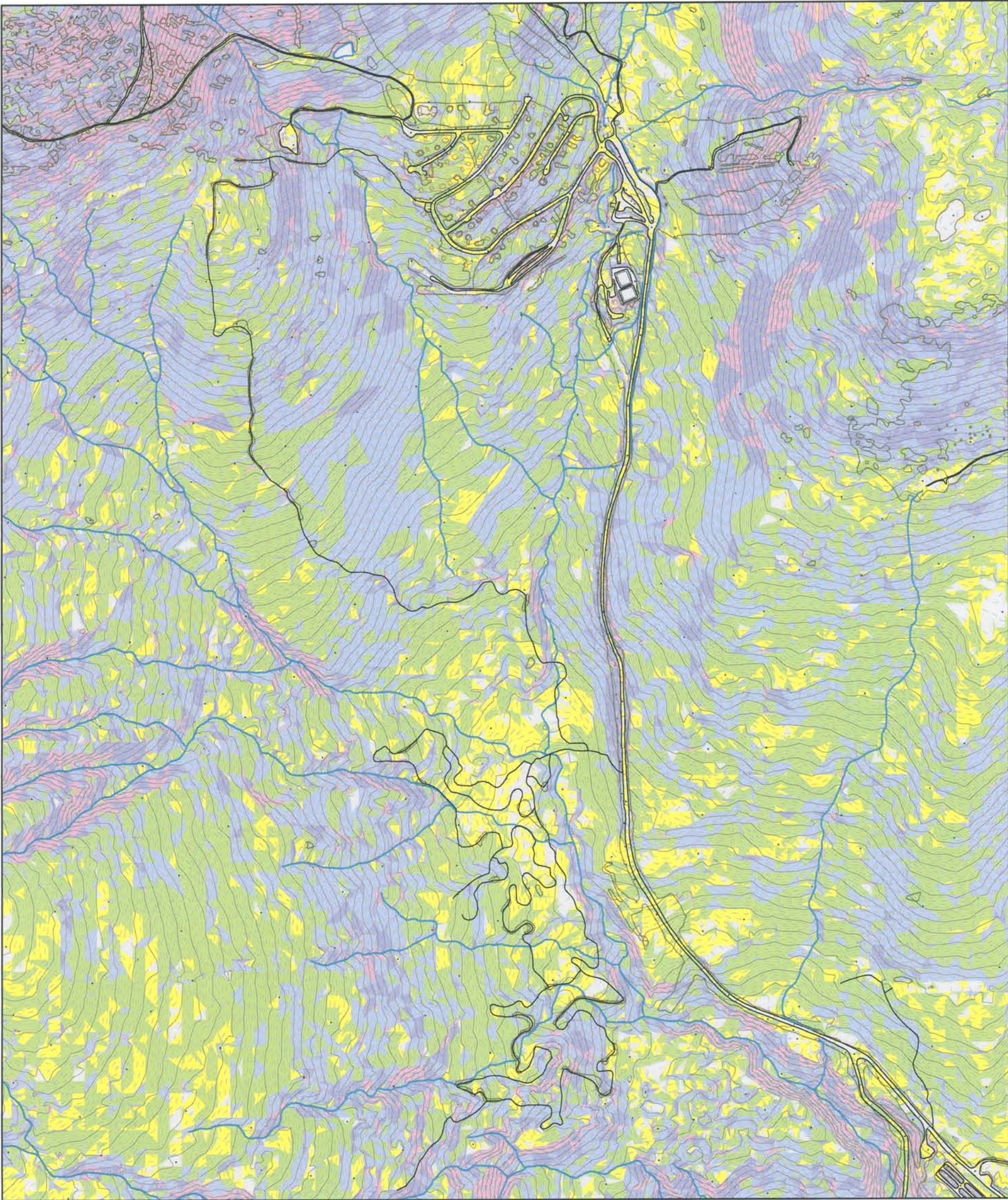
### **3.3.2 Base Area Elevation Analysis**

A base area elevation analysis has been completed as illustrated in Figure 3-7. The areas of equal elevation have been graphically delineated in order to identify the general 'flow' of the base lands. This is key in establishing an understanding of the pedestrian, biking, and skiing linkages between the upper and lower bases as well as the adjacent development areas as they relate to the mountain development potential. As is readily apparent, the two base areas are vertically separated by approximately 100 metres and horizontally separated by approximately 1000 metres. These differences suggest a need to mechanically connect the base areas at some point in the resort's development.

### **3.3.3 Base Area Aspect and Solar Access Analysis**

The orientations of the base area lands are primarily to the south. Lands with such an aspect invariably prove to be very desirable in terms of solar access. In addition, those potential development areas on the steepest slopes will afford excellent views of distant lands will play a significant role in the final placement and orientation of base area facilities and residential development.





\\Mt Baldy\arc Projects\Photo & Map\Bases\Slope1-10000-11x17.mxd

Prepared for:



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email: [bha@brentharley.com](mailto:bha@brentharley.com)

#### Base Slope Analysis Legend

	> 40%
	30 - 40
	20 - 30
	10 - 20
	5 - 10
	0 - 5%



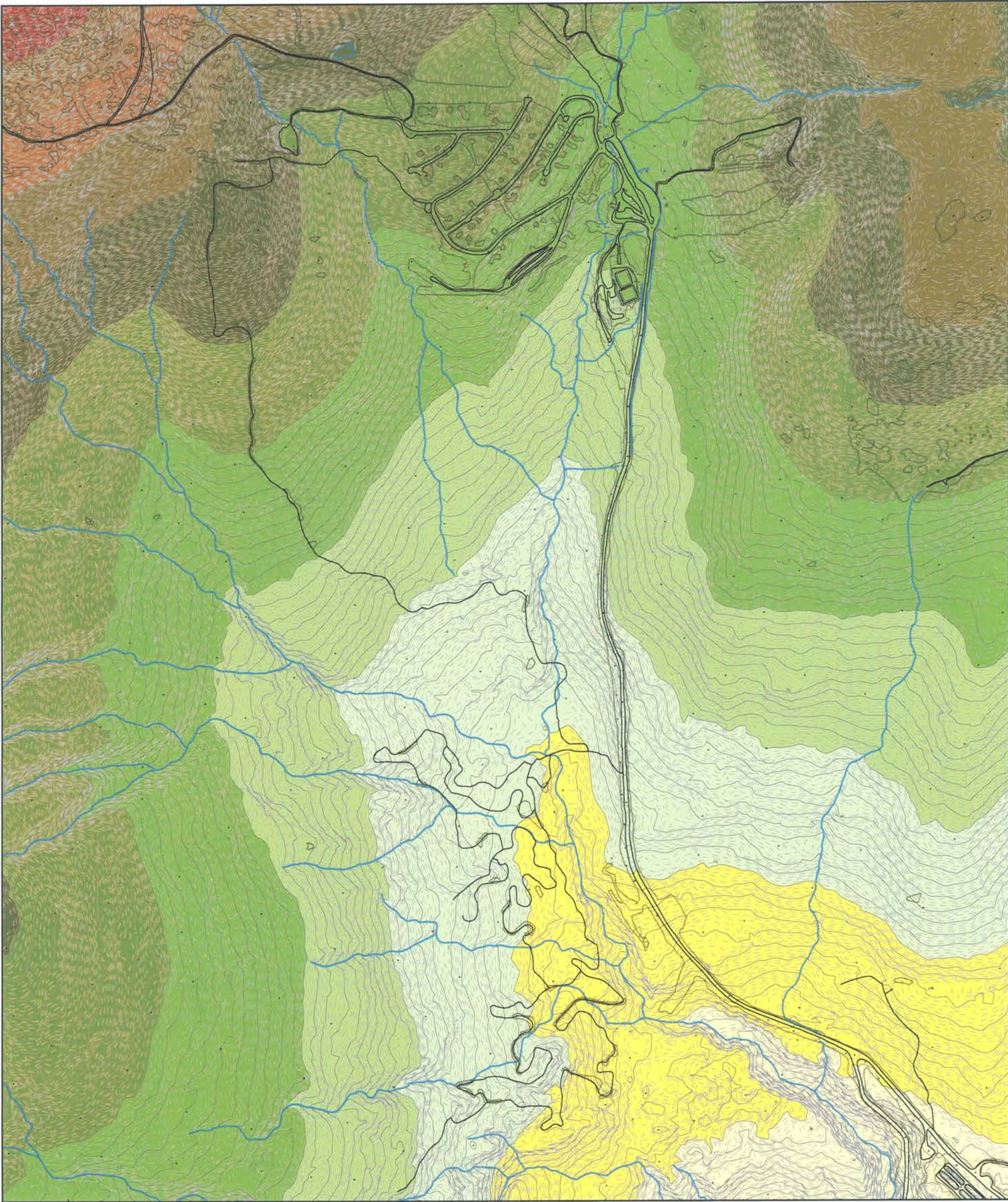
#### Resort Expansion Master Plan

February 2005

0 100 200 400 Meters







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Prepared for:

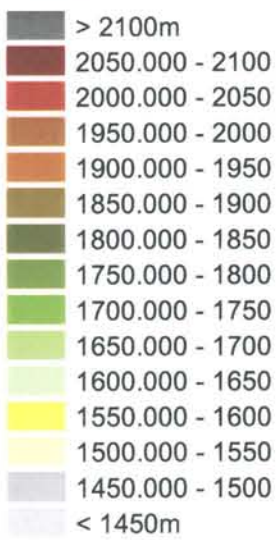


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### Base Elevation Analysis Legend



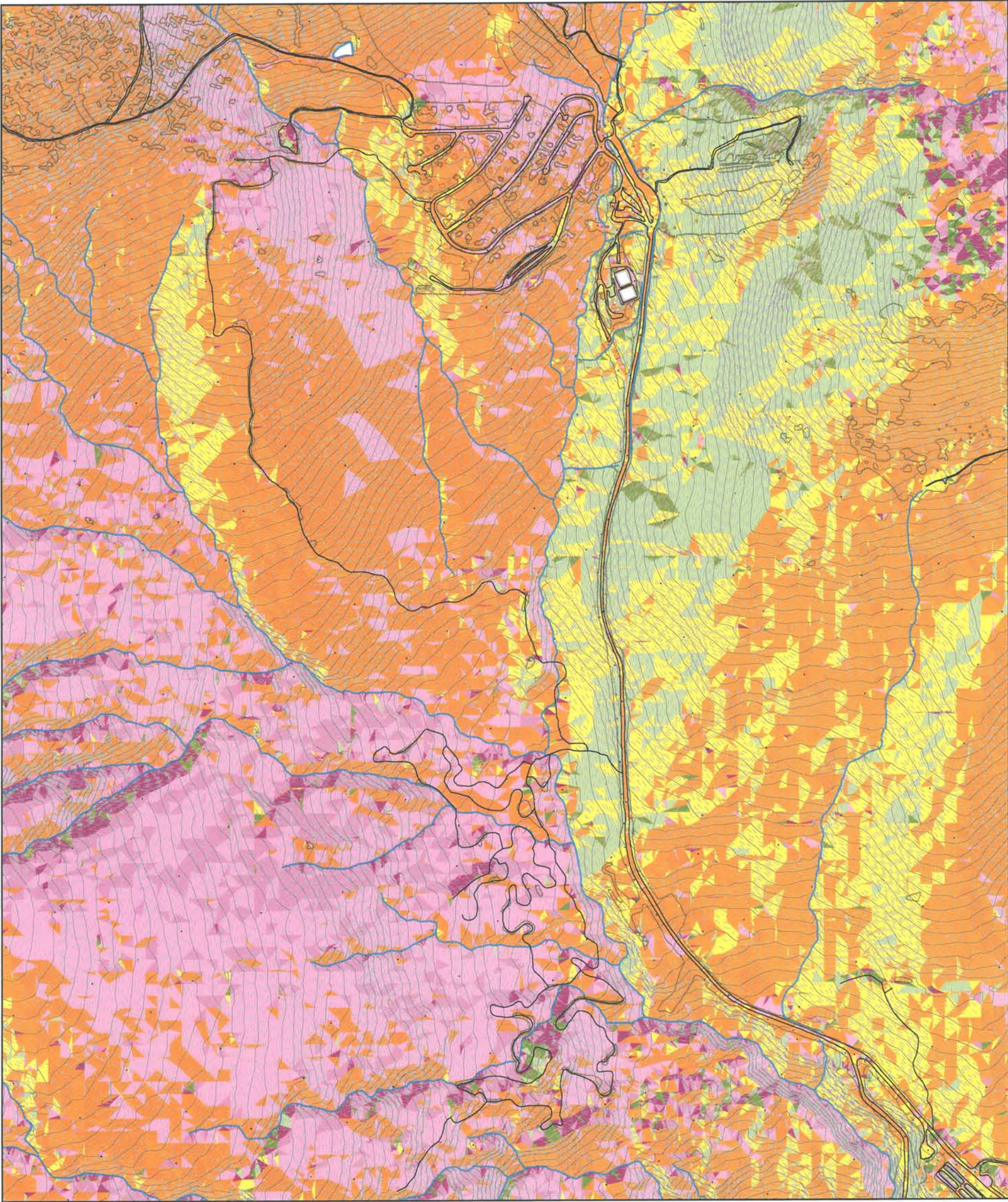
### Resort Expansion Master Plan

February 2005

0 100 200 400 Meters







Mt Baldy Arc Projects\Pics & Maps\BaseAspect-1-10000-1x17.mxd

## Base Area Aspect Analysis

3-8

Prepared for:



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### Base Aspect Analysis Legend

- North
- Northeast
- East
- Southeast
- South
- Southwest
- West
- Northwest
- North



### Resort Expansion Master Plan

February 2005

0 100 200 400 Meters







### 3.4 ENVIRONMENTAL CONDITIONS<sup>6</sup>

From initial concept to final design, the intent of the Mt. Baldy Ski Corporation has been to develop a base area plan and associated mountain infrastructure that reflects the type, quality, quantity and sensitivity of the local natural resource values. Prior to commencing the development of the plan, however, little information regarding fish and wildlife habitats was available to guide planning activities. As such, Snowy River Resources Ltd<sup>7</sup> of Summerland, BC was retained to undertake an Environmental Baseline Survey and Management Plan to assess wildlife, riparian, fish habitat and water quality values within the Mt. Baldy Ski Hill Proposed Expansion Area.

Moreover, on June 25th, 2004, the MBSC and Brent Harley and Associates Inc. met with several government agencies including the Ministry of Water, Land and Air Protection, in part, to obtain guidance and advice on managing identified resource values within the study area.

Building on the recommendations and directions provided while at this meeting, and as a means of further assessing the potential natural resource values, as well as to develop appropriate recommendations for incorporation into the Master Plan, the MBSC sought additional guidance and advice of the Registered Professional Biologist team at Snowy River Resources. The scope of the services provided by the biologists included:

- an assessment of applicable legislation including the *Wildlife Act, Migratory Birds Regulations, Water Act, Fisheries Act, Species at Risk Act, as well as the Forest and Range Practices Act*;
- an assessment of relevant strategic plans, including the Okanagan-Shuswap and Kootenay Boundary LRMPs;
- an assessment and incorporation of other related legislative policy initiatives that may not legally apply to this LWBC application but have components that warrant further consideration and incorporation. This initiatives include Ungulate Winter Range, the Identified Wildlife Management Strategy and the Old Growth Management Strategy;
- an assessment of resource information databases maintained by government as well as local forest licencees;
- communication with MSRM Planners and Species Specialists (CDC), MWLAP Biologists, WLAP Ecosystems Officers and other independent biologists and species specialists;
- completion of a habitat suitability assessment, fish inventory assessment and bear management plan; and,
- consideration and incorporation of published and draft Best Management Practices authored by government and industry.

In general, the results of the assessment indicated that the proposed development represents **an exceptionally low risk of environmental harm**, based on the known distribution of wildlife

<sup>6</sup> Large Portions of Section 3.3 have been excerpted with permission from: Wahl, Doug, 2004. "Environmental Management Plan - Wildlife, Riparian, Fish Habitat and Water Quality Values within the Mt. Baldy Ski Hill Proposed Expansion Area", Snowy River Resources Ltd., Dec.

<sup>7</sup> Snowy River Resources Ltd. has experience working with a number of government and industry clients including the BC Forest Practices Board, MWLAP, MSRM, Canadian Pacific Railway, Ontario Ministry of Natural Resources, Weyerhaeuser Company Ltd., PriceWaterhouseCoopers LLC as well as the Ministry of Agriculture, Food and Fisheries. The firm principal, Doug Wahl, is a Registered Professional Biologist and a Certified Professional in Erosion and Sediment Control and has substantial experience in the Southern Interior Region working on projects ranging from developing caribou habitat protection recommendations for the forest industry to developing riparian area strategies for the protection of fish habitat and water quality.





and fisheries values, as well as actions that have been proposed by the MBSC to protect those values. The full report, including associated methodology, findings and recommendations is included as Appendix One, however highlights of the assessment are summarized in the following few sections.

### **3.4.1 Ecology**

The proposed study area is located within the North Okanagan Highland Ecosection (NOH) and the Englemann spruce – subalpine fir (ESSF) and Montane Spruce (MS) biogeoclimatic zones. Much of the proposed development is within the dry, cold Okanagan variant of the Englemann spruce - subalpine fir biogeoclimatic subzone (ESSF dc1). The remaining portion of the proposed development, within the ESSF, is comprised of the Okanagan dry cold Englemann spruce – subalpine fir upper elevation biogeoclimatic subzone (ESSFdcu); and higher elevation (approximately 2,000 m asl) parkland variant (ESSF dcp1) of the ESSF dc1 subzone. The lower portion of the development area (below 1,600 m asl) lies entirely within the Okanagan dry mild montane spruce biogeoclimatic subzone (MSdm1).

The study area encompasses the McKinney Community Watershed, which drains into Rock Creek and also includes portions of other drainages including Coteay Creek, Gregoire Creek, Underdown Creek, McIntyre Creek, Wapiti Creek and Rice Creek.

### **3.4.2 Strategic Land Use Plans**

The Okanagan-Shuswap and Kootenay-Boundary Land and Resource Management Plans (LRMPs) are strategic Crown land use plans that set objectives and specific targets for land use activities, such as resource extraction (forestry and mining), recreation and range use. The content of the Okanagan-Shuswap and Kootenay-Boundary LRMPs are not legally binding but are generally considered by forest licensees as part of the Forest Development Plan submission. Where practicable, efforts will be made by the MBSC to conform to the spirit and intent of the plan content. As part of this assessment, the content of the plans were reviewed to identify resource objectives, development constraints or considerations that may apply within the study area. Assistance with the interpretation of plan content was sought from the Ministry of Sustainable Resource Management (MSRM).

#### **3.4.2.1 OKANAGAN-SHUSWAP LRMP**

The proposed study area is located on the eastern edge of the OSLRMP boundary. The boundary follows the height of land of Mt. Baldy but excludes any part of the Rock Creek watershed. There are no specific objectives, Resource Management Zones or other biodiversity values identified in the OSLRMP that may have affect within the study area.

#### **3.4.2.2 KOOTENAY-BOUNDARY LRMP**

This LRMP boundary includes the entire proposed CRA including the base area with the exception of Mt. Baldy, which lies partially within the OSLRMP boundary. The proposed CRA is consistent with resource management direction specified within the Kootenay-Boundary Higher Level Order (2002) and the Kootenay-Boundary LRMP Implementation Strategy (1997)<sup>8</sup>.

<sup>8</sup> Source: <http://srmwwww.gov.bc.ca/kor/rmd/kblup/toc.htm>.



Table 11: Kootenay-Boundary LRMP Implementation Strategy objectives within the B-101 Kettle-Granby Resource Management Zone<sup>9</sup>.

LRMP Objective	LRMP Implementation Strategy	Actions required by the MBSC to meet the intent of the strategy
<b>General Biodiversity</b>	Retain forest and grassland ecological elements and processes, including species richness, distribution and diversity at a moderate to basic stewardship level.	Based on the results of this environmental assessment, it is the opinion of the undersigned that the proposed expansion of Mt. Baldy represents an overall low risk of impact to species richness, distribution and diversity.
	Maintain the regional connectivity corridors.	The proposed study area does not conflict with connectivity corridors established by the LRMP.
	Retain attributes for old growth dependent species and fur bearers.	With minor modification (approved by MSRM), the MBSC will maintain old growth values.
	Ensure habitat requirements for Red and Blue-listed and regionally significant species are achieved.	There are no known Red or Blue-listed fish or wildlife within the study area. However, Red and Blue-listed plant species have been identified. No regionally significant species or Wildlife Habitat Areas have been identified by WLAP as a concern within the study area.
<b>Ungulates</b>	Maintain the abundance of regionally significant mule and white-tailed deer, elk and moose within the sustainable carrying capacity of their habitat.  Maintain the priority summer habitat within this unit through application of the biodiversity emphasis under the FPC.	No part of the study area is located within ungulate winter range as established by government (Frank Wilmer <sup>10</sup> and Grant Furness <sup>11</sup> , pers. comm.). The ESSFdcp1 was mapped by the undersigned as providing high suitability elk foraging habitat (during the growing season). The proposed development will not likely affect elk habitat use or suitability (Brian Harris, pers. comm.). (Note: section 3.6.2.1 describes threshold-based management actions that will be adopted by the MBSC).
<b>Wide ranging Carnivores</b>	Maintain sufficient habitat in the northeast half of the unit (the area running from the Copper Kettle to the community of Grand Forks), to restore, maintain or enhance grizzly bear populations.	Not applicable - the LRMP does not show the study area as grizzly bear habitat.
	Ensure the existing marten populations are maintained or enhanced.	The proposed development will not likely affect marten populations.
<b>Fisheries</b>	Maintain wild fish stocks and habitat for Rainbow Trout, Mountain Whitefish and Brook Trout	As described in this document, the proposed expansion will not likely affect fish habitat values.

### 3.4.3 Wildlife

Under the *Forest and Range Practices Act* and regulations, Species at Risk and Regionally Important Wildlife can be declared by the Minister of MWLAP as Identified Wildlife. These

<sup>9</sup> The entire Mt. Baldy base area is located within the plan area of the Kootenay-Boundary LRMP. Therefore, the content of this plan, as opposed to the Okanagan-Shuswap LRMP, was used in this assessment.

<sup>10</sup> Frank Wilmer, Senior Planner, MSRM, Nelson.

<sup>11</sup> Grant Furness, Ecosystems Biologist, MWLAP, Penticton.





species can be managed through the establishment of wildlife habitat areas (WHA) as well as other measures.

Wildlife Habitat Areas (WHAs) are mapped areas that are necessary to meet the habitat requirements of an Identified Wildlife element. WHAs designate critical habitats in which activities are managed to limit their impact on the Identified Wildlife element for which the area was established<sup>12</sup>.

Within the Okanagan Region of MWLAP, which includes the entire study area boundary, many WHAs have been approved or are currently proposed. However, there are no WHAs either approved or proposed within the study area boundary (Grant Furness pers. comm.<sup>13</sup>).

#### **3.4.3.1 UNGULATE WINTER RANGE**

An Ungulate Winter Range (UWR) is legally established under the *Forest Practices Code of BC Act* or the *Forest and Range Practices Act*, and is defined as an area that contains habitat that is necessary to meet the winter habitat requirements of an ungulate species<sup>14</sup>. The area encompassed by the study area boundary is not currently designated or planned for designation as Ungulate Winter Range (Grant Furness and Frank Wilmer<sup>15</sup>, pers. comm.).

#### **3.4.3.2 RARE AND ENDANGERED SPECIES**

As part of this assessment, the British Columbia Conservation Data Center<sup>16</sup> (CDC) was consulted to identify information on animals, plants and plant communities at risk (Red<sup>17</sup> and Blue-listed<sup>18</sup>) within the study area.

The CDC indicated that there are no recorded observations for Red or Blue-listed wildlife species within or immediately adjacent to the study area.

#### **3.4.3.3 WILDLIFE HABITAT SUITABILITY**

The primary data source consulted to derive habitat suitability information for elk, mule deer, lynx, Williamson's sapsucker and white-headed woodpecker was Terrestrial Ecosystem Mapping (TEM) with Wildlife Habitat Suitability<sup>19</sup> Interpretations completed for Weyerhaeuser TFL 15, Okanagan Falls Division. The document used has three volumes: Volume I: Terrestrial Ecosystem & Bioterrain Mapping with Expanded Legends for Terrestrial Ecosystem Units; Volume II: Wildlife Species Profiles (Accounts<sup>20</sup>) and Habitat Models; and Volume III: Wildlife Habitat Ratings Tables (Geowest, 2000)<sup>21</sup>. Wildlife habitat evaluation was completed in TFL 15 for the white-headed woodpecker (*Picoides albolarvatus*), Williamson's sapsucker (*Sphyrapicus*

<sup>12</sup> MWLAP, 2004. Procedures for Managing Identified Wildlife. Available on-line at <http://wlapwww.gov.bc.ca/wld/documents/identified/IWMS%20Procedures.pdf>

<sup>13</sup> Grant Furness, Ecosystems Biologist, MWLAP, Penticton.

<sup>14</sup> <http://wlapwww.gov.bc.ca/wld/uwr>

<sup>15</sup> Frank Wilmer, Senior Planner, MSRM, Nelson

<sup>16</sup> <http://srmwww.gov.bc.ca/cdc/>

<sup>17</sup> The CDC defines a Red-listed species as being endangered; facing imminent extirpation or extinction.

<sup>18</sup> A Blue-listed species as being vulnerable; particularly sensitive to human activities or natural events.

<sup>19</sup> Habitat suitability is used to identify the current ability of an ecosystem unit to provide a given wildlife species with its life requisites, or the environmental conditions needed for cover, food, and space.

<sup>20</sup> Each species account (profiles) presents the ecology and life requisites for the species, along with assumptions used in assigning habitat suitability ratings. Preliminary habitat suitability ratings for each species were hypothesized ratings based on the habitat relationships described in the species profile.

<sup>21</sup> Available on-line at [ftp://ftp.env.gov.bc.ca/dist/wis/tem/warehouse/region\\_3/okanagan\\_falls](ftp://ftp.env.gov.bc.ca/dist/wis/tem/warehouse/region_3/okanagan_falls)



*thyroideus*), Canada lynx (*Lynx canadensis*), mule deer (*Odocoileus hemionus*), and elk (*Cervus elaphus*). Species accounts, habitat ratings and the accompanying maps depicting habitat suitability ratings for these five wildlife species were used to complete this assessment. Refer to Appendix One to review the complete methodology.

The following sections summarize the results of TEM Wildlife Interpretations prepared for TFL 15 as well as surrogate mapping completed for portions of the study area where TEM had not been completed.

#### **3.4.3.4 ELK**

Elk habitat suitability within and adjacent to the study area in the ESSFdc1 and ESSFdcu biogeoclimatic subzones, is generally rated as low for forage and security/thermal cover in the winter, and moderate for both forage and security thermal cover during the growing seasons (spring, summer and fall) (Table 12). The dry cold Engelmann Spruce Subalpine Fir (ESSFdc1) biogeoclimatic subzone, occurs at an elevation of 1,600-1,800 m. Dominant vegetation consists of mixed mature seral stands of lodgepole pine, Engelmann spruce and subalpine fir.

Understorey is dominated by grouseberry, Sitka valerian, five-leaved bramble and trapper's tea. These plant associations typically provide very limited elk foraging opportunities during the summer/fall and snow depths restrict winter use.

There is a small portion of alpine sedge, alpine fescue, and herbaceous meadow habitat found in the upper elevation parkland variant of the ESSFdc1 (Polygon # 1, Figure 3-9). These habitats are found at approximately 2,200m asl and have been rated high for elk foraging in all seasons (Geowest 2000). Alpine sedge, alpine fescue and herbaceous meadow habitat types provide excellent opportunities for elk feeding year round. However, it is unlikely that elk use this habitat in winter months due to the high elevation and the distance to other suitable winter habitat in the area. The species model for elk in TFL 15 (Geowest 2000) indicates that elk winter habitat is restricted to elevations less than 1,400m. For this reason we have not mapped these habitat associations as high for winter feeding suitability.

There are no known government records of elk use within the study area boundary (Orville Dyer and Brian Harris pers. comm.<sup>22</sup>) and no elk have been sighted on or near Mt. Baldy by ski hill staff (Tim Foster, pers. comm.<sup>23</sup>). The proposed development will not likely affect elk habitat use or suitability (Brian Harris, pers. comm.). Nonetheless, the MBSC supports MWLAPs recommendation (Brian Harris pers. comm.) that a Qualified Professional should assess elk habitat use in the ESSFdc1 once a threshold of >500 person-days/month of use is exceeded during June-October.

<sup>22</sup> Orville Dyer and Brian Harris, Wildlife Biologists, MWLAP, Penticton.

<sup>23</sup> Tim Foster, General Manager, Mt. Baldy Ski Corporation



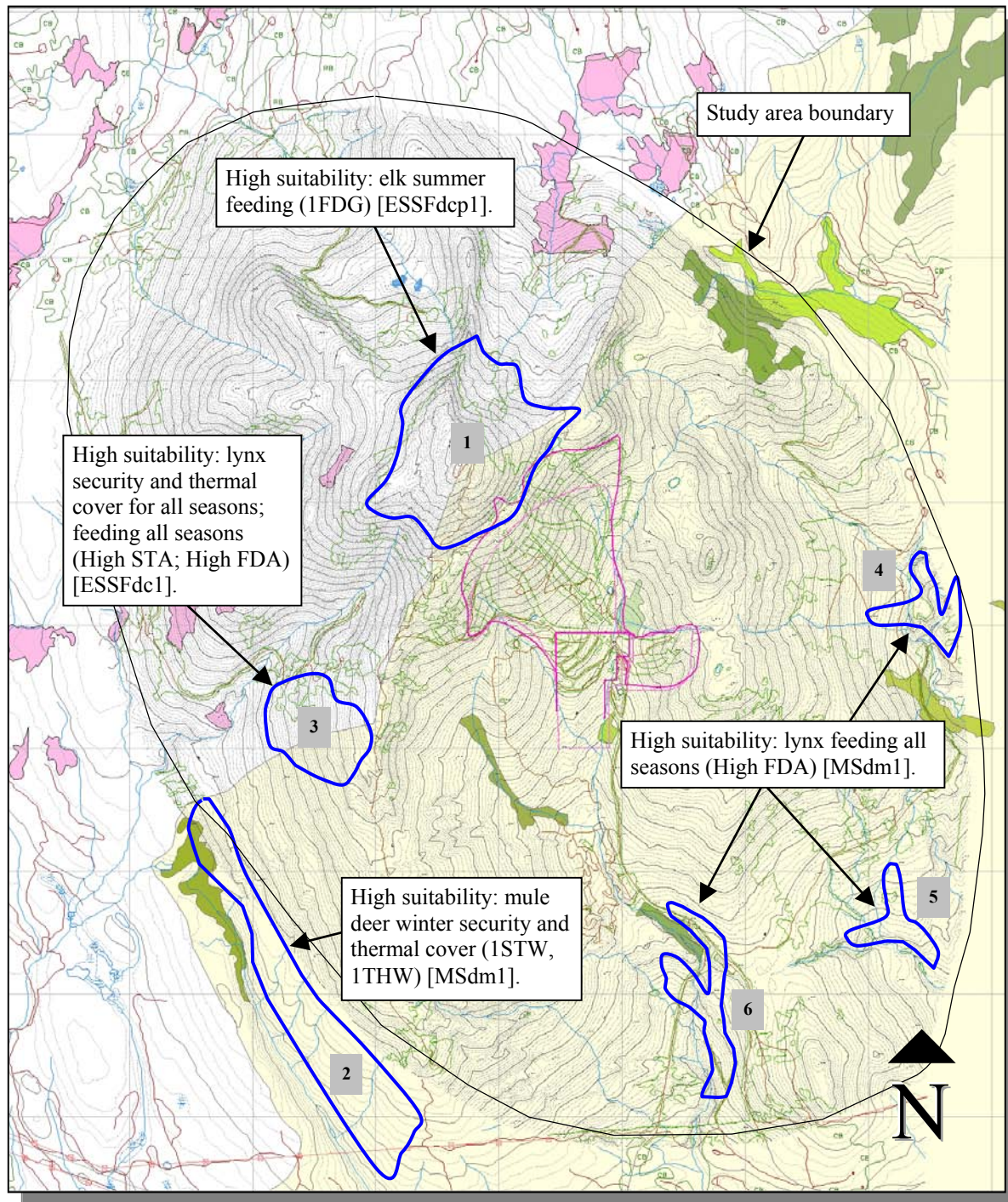


Table 12: Ecosystem units and structural stages rated at moderate, moderately high, and high habitat suitability for elk within the study area.

BEC	Ecosystem Unit	Structural Stage	Habitat Suitability Rating <sup>24</sup>
<b>ESSFdc1</b>	FH (BI – Horsetail – Glow Moss)	5, 7	3FDG, 3STG, 3THG
	SM (Sedge – Wet Meadow)	2b	3FDG
<b>ESSFdcu</b>	FH (BIPI – Juniper – Grouseberry)	5,6,7	3STG, 3THG
	FV (BI – Valerian)	5	3STG, 3THG, 3STW, 3THW
<b>ESSFdcp1</b>	FV (BI – Valerian – Pink Mountain Heather)	3	3FDG
	SF (Sedge – Alpine fescue)	2b	<b>1FDG, 1FDW</b> (downgraded to high suitability foraging for the growing season.
	SR (Black alpine sedge – Rush)	2b	2FDG, 3FDW
	VG (Valerian – Globeflower herbaceous meadow)	2b	2FDG, 3FDW
<b>MSdm1</b>	PP (PI – Pinegrass – kinnikinnick)	3	2FDG
		4	3FDG
		5	2FDG, 3STG, 3SHG
		6	2FDG, 3STG, 3SHG
		7	2FDG, 3STG, 3SHG
	SW (Sedge – wetlands)	2b	2FDG, 3STG, 3SHG

<sup>24</sup> FDG = Feeding in the growing seasons; FDW = Feeding in winter; STG = Security cover in the growing seasons; THG = thermal cover in the growing seasons; STW = Security cover in the winter; THW = Thermal cover in the winter .

Figure 3-9 Actual and extrapolated high habitat suitability polygons within the study area boundary.







### 3.4.3.5 MULE DEER

Mule deer habitat suitability within and adjacent to the proposed development in the ESSFdcu biogeoclimatic subzone and the ESSFdc1 variant of the ESSFdc1 biogeoclimatic subzone is rated as low to nil for forage and security/thermal cover in all seasons (Table 13). Within the ESSFdc1 biogeoclimatic subzone there is moderate and moderately high mule deer suitability for foraging in the growing seasons (spring, summer and fall). Hygric and subhygric soil moisture regimes in early successional shrub/herb and mature/old forest structural stages of the FG, FH, FT and SM ecosystem units provide the best mule deer foraging sites; while the mature/old forest types of the FH and FG are rated as moderate mule deer suitability for security and thermal cover in the growing seasons. The ecosystem units of the MSdm1 found within the study area provide moderate suitability for mule deer feeding a security/thermal cover in the growing seasons (Table 13). There is a very small portion of high suitability security/thermal winter cover found in the mature forest types of the southwest portion of the study area (Polygon #2, Figure 3-9). The planned development will not affect this high habitat suitability polygon.

Table 13: Ecosystem units and structural stages rated as moderate, moderately high, and high habitat suitability for mule deer within the study area.

BEC	Ecosystem Unit	Structural Stage	Habitat Suitability Rating <sup>25</sup>
ESSFdc1	FH (BI – Horsetail – Glow Moss)	3	2FDG
		5	3FDG
		6	2FDG, 3STG, 3THG
		7	2FDG, 3STG, 3THG
	FG (BI – Grouseberry – Cladonia)	3	3FDG
		6	3FDG, 3STG, 3THG
		7	3FDG, 3STG, 3THG
	FT (BI – Trapper's tea)	6	3FDG
		7	3FDG
	SM (Sedge wet meadow)	2b	3FDG
MSdm1	AB (Alder/Willow – Sedge – Bluejoint)	3b	3FDG
	PP (PI – Pinegrass – kinnikinnick)	5	3STG, 3THG
		6	2FDG, 3STG, 3THG
		7	2FDG, 3STG, 3THG
	SF (Sxw – Falsebox – Feathermoss)	4	3FDG
		5	3FDG, 3STG, 3THG
		6	2FDG, 2STG, 2THG
		7	2FDG, 2STG, 2THG
	ST (Sxw –Trapper's tea – Grouseberry)	4	3STG
		5	3STG, 3THG
		6	3STW, 3THG, 1STW, 1THW
		7	3STW, 3THG, 1STW, 1THW

<sup>25</sup> FDG = Feeding in the growing seasons; FDW = Feeding in winter; STG = Security cover in the growing seasons; THG = thermal cover in the growing seasons; STW = Security cover in the winter; THW = Thermal cover in the winter .



### 3.4.3.6 LYNX

Lynx habitat suitability within and adjacent to the proposed development in the ESSFdcu biogeoclimatic subzone and the ESSFdc1 variant of the ESSFdc1 biogeoclimatic subzone is rated as low to nil for forage and security/thermal cover in all seasons (Table 14).

Within the ESSFdc1 biogeoclimatic subzone there is moderate habitat suitability for foraging in hygric and subhygric soil moisture regimes in the mature, and old growth forest structural stages of the FH and FR, ecosystem units, and high suitability for security in the old growth FR units. Young forest successional stage provides high suitability for foraging in the FH units. These units are located in the northern portion of the proposed development area and are all at elevations of 1,750m to 1,900m asl. The model for lynx in TFL 15 (Geowest 2000) states that "lynx in the Okanagan valley vary their elevational use based upon season, utilizing higher elevations during the summer (up to 1,787 m) than during the winter (up to 1,738 m). This seasonal pattern of habitat use has been observed and was confirmed by other researchers as well". Based on the model, it is unlikely that these units rated as high suitability are being utilized, and have not been included on the suitability map provided.

High habitat suitability for lynx foraging was identified in the PP, SF and ST ecosystem units of the MSdm1. Early seral stages within these ecosystem units provide abundant prey species, and the mix of multi-storied forest canopy and diverse understory provides the forest structure suitable for security cover. Pole sapling and young forest types in these ecosystem units were identified in the riparian habitats in the southern portion of the study area (Polygons 3, 4, 5, & 6, Figure 3-9).

The planned activities will have a low impact on the availability of high suitability lynx habitat (Brian Harris, pers. comm.<sup>26</sup>). For polygon #3, the habitat will be transected by 2 nordic ski trails with a total net loss of habitat not exceeding 5%. Polygon #4 and 5 will not be affected by planned activities. The north end of polygon #6, which also overlaps a portion of a draft OGMA, will also not be affected by planned activities.

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<sup>26</sup> Brian Harris, Wildlife Biologist, MWLAP, Penticton.





Table 14: Ecosystem units and structural stages rated as moderate and high habitat suitability for lynx within the study area.

BEC	Ecosystem Unit	Structural Stage	Habitat Suitability Rating <sup>27</sup>
<b>ESSFdc1</b>	FH (BI – Horsetail – Glow Moss)	5	High FDA
		6	Moderate FDA
		7	Moderate FDA
	FR (BI – Rhododendron – Valerian)	5	Moderate FDA Moderate STA
		7	Moderate FD, <b>High STA</b>
<b>MSdm1</b>	PP (PI – Pinegrass – kinnikinnick)	4	High FDA
		5	High FDA
		6	Moderate FDA, Moderate STA
		7	Moderate FDA, Moderate STA
	SF (Sxw – Falsebox – Feathermoss)	4	High FDA
		5	<b>High FDA</b> , Moderate STA
	ST (Sxw –Trapper’s tea – Grouseberry)	4	<b>High FDA</b>
		5	<b>High FDA</b>
		6	Moderate FDA, Moderate STA
		7	Moderate FDA, Moderate STA

### 3.4.3.7 WHITE-HEADED WOODPECKER

The species model for white-headed woodpecker suggests that they are present in xeric conditions up to 900m in elevation in the NOH, and breed in the lower biogeoclimatic subzones (the upper limit would include the IDFdm1). Wandering individuals may stray as high as 1,300m in elevation in search of food.

### 3.4.3.8 WILLIAMSON’S SAPSUCKER

The species model for Williamson’s sapsucker states that they arrive to the NOH ecosection from mid-April through May and depart by the end of September. Habitat use is limited to the PPxh1, IDFxh1, IDFdm1, and lower elevations of some ecosystem units found in the MSdm1 biogeoclimatic subzones. None of the ecosystem units identified in the species account are present in the proposed development location.

### 3.4.3.9 BEAR MANAGEMENT PLAN<sup>28</sup>

The availability of human food and garbage to bears is recognized as a major source of human-bear conflicts within Yellowstone National Park (1996) and in BC (MELP undated). As a result, several communities that historically have had extensive problems with human-bear conflicts associated with attraction to non-natural food sources have implemented “Bear Aware Programs” (Robinson 1998). Since 1996, several communities, including the City of Revelstoke

<sup>27</sup> FDG = Feeding in the growing seasons; FDW = Feeding in winter; STG = Security cover in the growing seasons; THG = thermal cover in the growing seasons; STW = Security cover in the winter; THW = Thermal cover in the winter; STA = Security and thermal cover for all seasons; FDA = Feeding for all seasons.

<sup>28</sup> The bear management plan has been adopted, in part, from: 1) ENKON Environmental Ltd., 2003. Environmental Management Plans, Jumbo Glacier Resort. Prepared for Glacier Resorts Ltd.; and, 2) Vancouver Organizing Committee, 2004. Application for an Environmental Assessment Certificate, Whistler Nordic Centre. Volume 1: Section 7 - Environmental Management Program. Source:

<http://www.eao.gov.bc.ca/>.



and the Resort Municipality of Whistler have initiated a non-lethal bear management program, which uses the “Bear Aware Program”<sup>29</sup> approach to reduce the numbers of bear-human conflicts and also uses deterrents to correct “problem” bear behaviour without destroying the animals. While the program is still in its infancy, the number of bears destroyed or relocated has dropped dramatically.

Over the past 5 years, there have been no incidents of bear-human conflicts at the Mt. Baldy ski hill (Leslie Cook<sup>30</sup>, Bob Hamilton<sup>31</sup> & Tim Foster<sup>32</sup>, pers. comm.). Despite the absence of recorded bear-human conflicts, there is an ideal opportunity to initiate a “Bear Aware Program” to minimize the potential for bear-human conflicts to occur. As part of the expansion project, the Mt. Baldy Ski Corporation will seek the assistance and cooperation of the Regional District of Kootenay Boundary with the goal of adopting its own “Bear Aware Program”. The program will have the following objectives:

1. Reduce or eliminate bear deaths and relocations as a result of bears being attracted into the village by garbage, fruit, compost and other human-generated attractants. Ultimately the reduction/elimination of bear deaths would ensure that births exceed deaths;
2. Increase the public’s understanding of the negative implications to bears and humans when bears forage in urban areas;
3. Build public support for the objectives of these programs (Robinson 1998); and
4. The details of the program outlined below will form part of the long-term management plan and will be considered as bylaws by the Mt. Baldy Ski Corporation and, where in agreement, the Regional District of Kootenay Boundary. The “Bear Aware Program” for the Mt. Baldy Ski Hill may include the following mitigation measures:
5. All outdoor trash cans and dumpsters will be of a bear resistant design, and all trash cans will have plastic removable liners to contain odors as much as possible. Plastic can liners will be changed at every pickup to eliminate any odor. Maintenance personnel will ensure that the bear-proof trash cans are available where needed.
6. Public areas will be maintained as litter-free as possible within the limits of available staff and budgets.
7. Drive-through inspections for garbage will be performed on a regular basis to determine whether there are any open containers and/or garbage.
8. Garbage pick-up will be carefully scheduled (preferably later in the day) to assure leaving as little garbage as possible overnight to allow for odor to emanate. If possible, garbage pick-up will be centralized, meaning that single family residences will be required to drop garbage in local bear-proof containers.
9. All bear-proof containers will be picked up as quickly as possible to minimize the build up of any odors or spillage.
10. Landscaping and maintenance for the Mt. Baldy Ski Hill will avoid the use of fruit trees, compost and other bear attractants.
11. Facility personnel will identify and correct operational and maintenance deficiencies regularly on an on going basis. Inspections will be conducted all year round and comply with regional standards.
12. All long term commercial operators will be given food and garbage management guidelines.
13. Any garbage transfer or detainment areas will be fenced with bear-resistant fencing or electric fencing. These fences will be repaired and maintained as needed within the limits of available staff and budgets.

<sup>29</sup> Source: <http://www.bearaware.bc.ca/>.

<sup>30</sup> Enforcement Clerk, Conservation Officer Service, MWLAP, Penticton.

<sup>31</sup> Conservation Officer, MWLAP, Penticton.

<sup>32</sup> Site Manager, Mt. Baldy Ski Corporation





14. If garbage is to be burned on-site, all combustible garbage will be burned in enclosed incinerators. No garbage, including empty cans or other food containers, will be buried; and
15. Odor control from sewage facilities will require a demanding management approach. Sewage lagoons, if any, will be fenced with bear resistant fencing or electric fencing. These fences will be repaired and maintained as needed.

### 3.4.4 Fisheries and Aquatic Resources

The upper reaches of McKinney Creek are designated as a Community Watershed<sup>33</sup> (Figure 3-10). While there are currently no legal water quality objectives that apply to a Community Watershed, there are specific requirements related to the conduct of forest and range practices that apply to forest and range tenure holders<sup>34</sup> subject to the *Forest Practices Code of BC Act* or the *Forest and Range Practices Act*. With regard to the protection of fish habitat and water quality, these requirements and best practices are identified in the *Operational and Site Planning Regulation*, the *Forest Planning and Practices Regulation*<sup>35</sup> and the Community Watershed Guidebook<sup>36</sup>.

The MBSC fully intends on continuing it's contribution to the maintenance of water quality and downstream fish habitat by adopting minimum reserve and management zone widths for S2-S4 streams (Table 15) as prescribed in the *Operational and Site Planning Regulation*, the *Forest Planning and Practices Regulation*. This initiative will apply not only to areas within the McKinney Community Watershed, but to all streams<sup>37</sup> within the study area boundary. Similar to the aforementioned Regulations, the reserve and management zone widths do not preclude the removal of trees within the Riparian Management Area for the purposes of constructing roads, trails/runs or ski lifts.

Table 15: Reserve Zone and Management Zone widths for Streams within a Community Watershed.

Stream class <sup>38</sup>	Stream width (m)	Reserve Zone width (m)	Management Zone width (m)	Riparian Management Area width (m)
<b>S2</b>	5-20	30	20	50
<b>S3</b>	1.5-5	20	20	40
<b>S4</b>	<1.5	0	30	30

<sup>33</sup> Reference # 320.012. Source: <http://srmwww.gov.bc.ca/wat/cws/query/cws.htm>

<sup>34</sup> The Mt. Baldy Ski Corporation is not a forest or range tenure holder.

<sup>35</sup> <http://www.for.gov.bc.ca/tasb/legsregs/archive/fpc/fpcaregs/oplanreg/opr.htm>

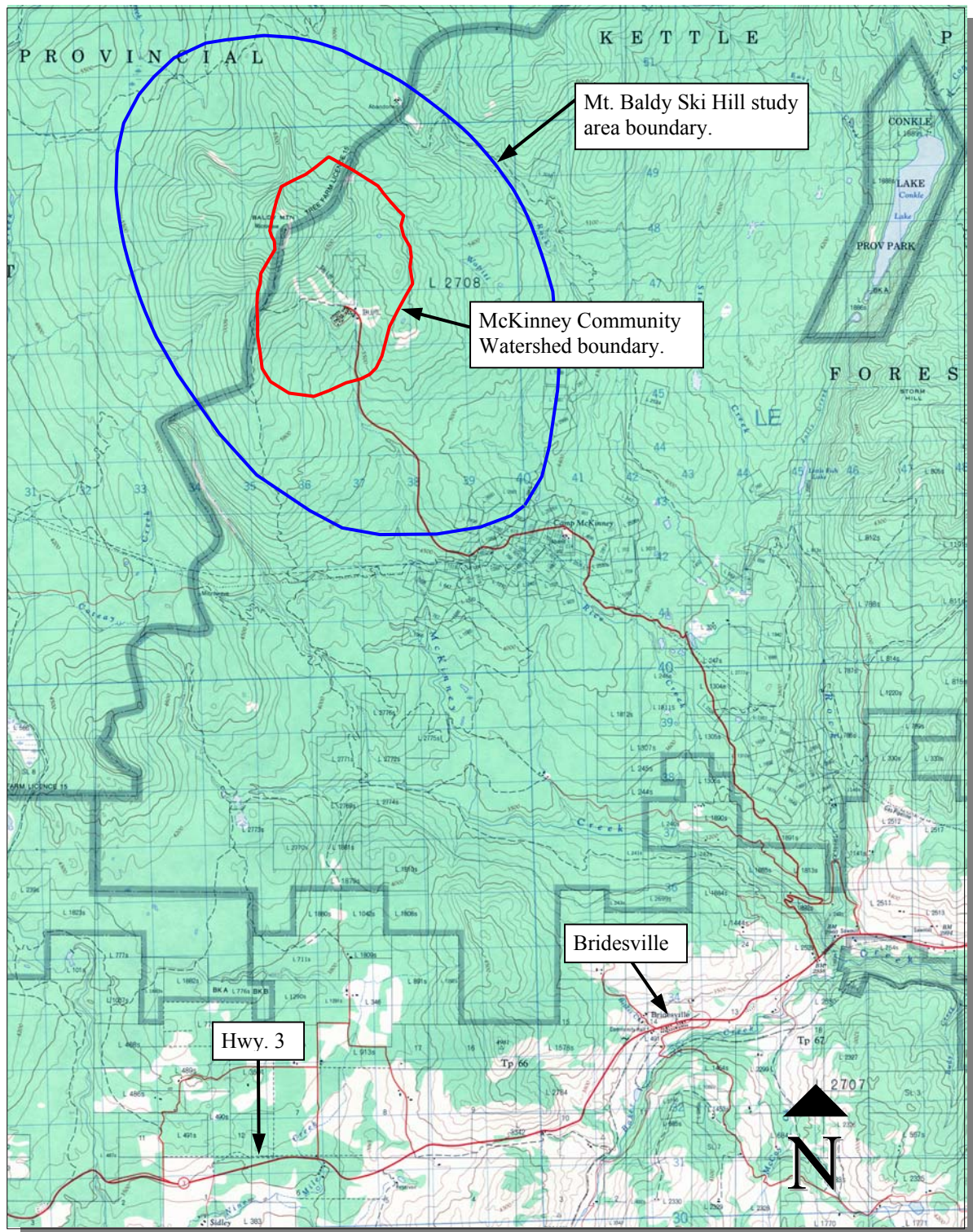
<sup>36</sup> <http://www.for.gov.bc.ca/tasb/legsregs/fpc/FPCGUIDE/WATRSBED/Watertoc.htm>.

<sup>37</sup> Applies to streams as defined by the *Operational and Site Planning Regulation* or the *Forest Planning and Practices Regulation*.

<sup>38</sup> There are no stream channels with a class of S1 (>20m) within the study area boundary.



Figure 3-10 McKinney Community Watershed boundary.







#### **3.4.4.1 EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES**

The MBSC accepts that the erosion of surface soils is a primary factor in the degradation of water quality and fish habitat. To this end, we propose to adopt standard industry best management practices for erosion and sediment control, focused on minimizing the area of exposed soils, and seeding soils exposed as part of infrastructure development.

Erosion and sediment control Best Management Practices will be utilized where appropriate. BMPs are available from a number of sources including the 'Fish-stream Crossing Guidebook'<sup>39</sup>, 'Best Management Practices Handbook: Hillslope Restoration in British Columbia'<sup>40</sup>, as well as resources available from the International Erosion Control Association website<sup>41</sup>.

#### **3.4.4.2 RIPARIAN AND FISH HABITAT**

The location, type and quality of fish habitat is an essential component of applying appropriate riparian management area strategies as well as providing fish passage at stream crossings.

As part of this assessment, a review of available fish and fish habitat information was undertaken and supplemented with field assessments where existing information was lacking or incomplete. The review of existing fish and fish habitat information included:

- 1) fish presence/absence surveys completed by the forest licensee (Weyerhaeuser Company Ltd.);
- 2) data available on the Fish Inventory Summary System; and
- 3) surveys completed as part of the environmental assessment for the Southern Crossing Project (BC Gas). Where data was lacking or incomplete, field assessments to assess fish and fish habitat were undertaken using methodology described in the Reconnaissance Fish and Fish Habitat Inventory Manual<sup>42</sup> and the Fish-stream Identification Guidebook<sup>43</sup>.

Figure 3-11 shows the known distribution of fish within the study area. Fish absence has been confirmed on all streams within the study area with the exception of two: 1) the upper reaches of McIntyre Creek; and 2) the upper reaches of Wapiti Creek. For the upper reaches of Wapiti Creek, however, the stream is shown as an assumed non fish-stream. Based on a previous fisheries assessment (SSS 2002) the poor quality of fish habitat is likely to be a limiting factor to fish distribution.

Prior to undertaking this assessment, there was no existing fish inventory information for McKinney Creek with the exception of a combined electrofishing and minnow trapping survey conducted by the Westland Resource Group (WRG) as part of the BC Gas Southern Crossing Project. The survey site was located just upstream of the 15m high falls located by Snowy River Resources Ltd. Although no fish were captured by WRG, the report does not provide a rationale for the non fish-bearing status that they recommended.

As part of this project, Snowy River Resources Ltd. undertook a fish inventory of McKinney Creek. As a result, a 15m high bedrock falls was identified as the upstream limit of fish. Rainbow trout and eastern brook trout were captured downstream of the falls. However, no fish were captured upstream of the falls during an electrofishing survey at 3 sites with a total of 600m of stream sampled (Figure 3-12). The 15m high falls, as well as the electrofishing survey

<sup>39</sup> <http://www.for.gov.bc.ca/tasb/legsregs/fpc/FPCGUIDE/FishStreamCrossing/FSCGdBk.pdf>

<sup>40</sup> <http://www.for.gov.bc.ca/hfd/pubs/Docs/Mr/Mr096.htm>

<sup>41</sup> <http://www.ieca.org>

<sup>42</sup> Source: <http://srmwww.gov.bc.ca/risc/pubs/aquatic/recon/index.htm>

<sup>43</sup> Source: <http://www.for.gov.bc.ca/tasb/legsregs/fpc/FPCGUIDE/FishStreamCrossing/FSCGdBk.pdf>



conducted upstream of the falls, provide sufficient rationale to confirm that all watercourses upstream of the falls are confirmed non fish-streams.

The previous Fisheries and Aquatic Resources Section describes the minimum Riparian Reserve Zone and Riparian Management Zone widths that will be applied to all streams within the study area. However, the MBSC will exceed these minimum requirements, where practicable, adopting best management practices contained in the Okanagan Shuswap LRMP<sup>44</sup>, Riparian Management Area Guidebook<sup>45</sup> and Community Watershed Guidebook<sup>46</sup> will be applied.

The following riparian retention strategies will be considered for all activities occurring within the applicable Riparian Management Area. Note that the recommended widths specified below may be exceeded if warranted to provide additional riparian protection.

Table 16: Riparian Management Area best management practices

Stream Class	Riparian Management Area Best Management Practices
<b>S2 &amp; S3</b>	<ul style="list-style-type: none"> <li>Minimize stream-crossing widths on all roads, trails and ski lifts.</li> <li>50% basal area retention in the Management Zone to be averaged over the length of the S2 stream on the Crown land base. Retain all understory vegetation.</li> </ul>
<b>S4</b>	<ul style="list-style-type: none"> <li>Minimize crossing widths on all roads, trails and ski lifts.</li> <li>Maintain a 10m Reserve Zone. In the Management Zone, target 50% basal area retention to be averaged over the length of the S4 stream on the Crown land base. Retain all understory vegetation.</li> </ul>
<b>Non classified drainages<sup>47</sup></b>	<ul style="list-style-type: none"> <li>Apply a 5m machine free zone during snow-free periods.</li> </ul>

<sup>44</sup> The study area lies within the plan area of the Okanagan-Shuswap and Kootenay-Boundary LRMPs. However, the latter plan does not contain specific best practices for riparian area management. Therefore, the content of the Okanagan-Shuswap LRMP will be consulted for best practices within the riparian area and applied to the entire study area.

<sup>45</sup> Source: <http://www.for.gov.bc.ca/tasb/legsregs/fpc/fpcguide/riparian/rip-toc.htm>

<sup>46</sup> Source: <http://www.for.gov.bc.ca/tasb/legsregs/fpc/FPCGUIDE/WATRSHED/Watertoc.htm>

<sup>47</sup> As defined by the Riparian Management Area Guidebook



Figure 3-11 Status of known fish distributions within the study area.

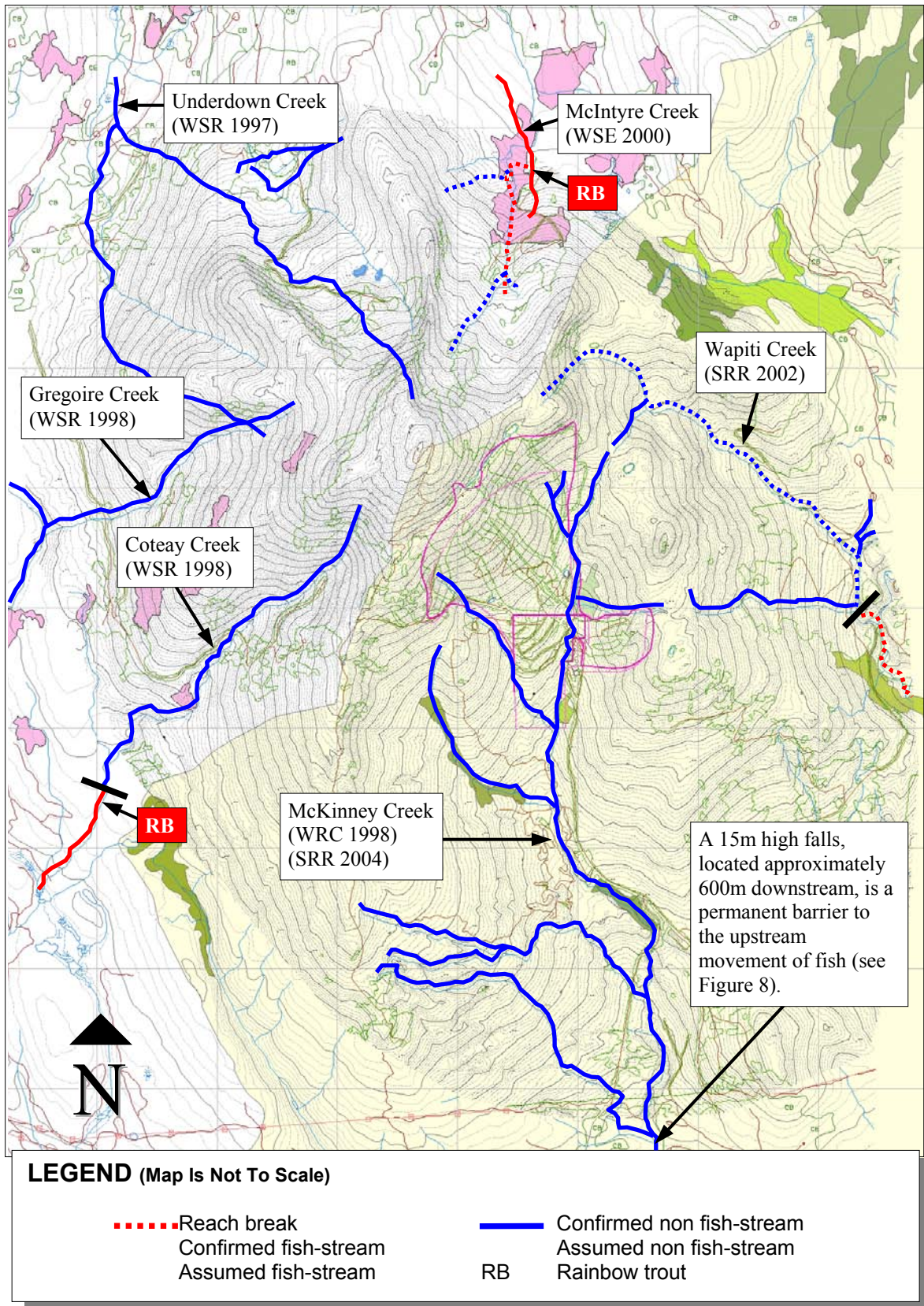
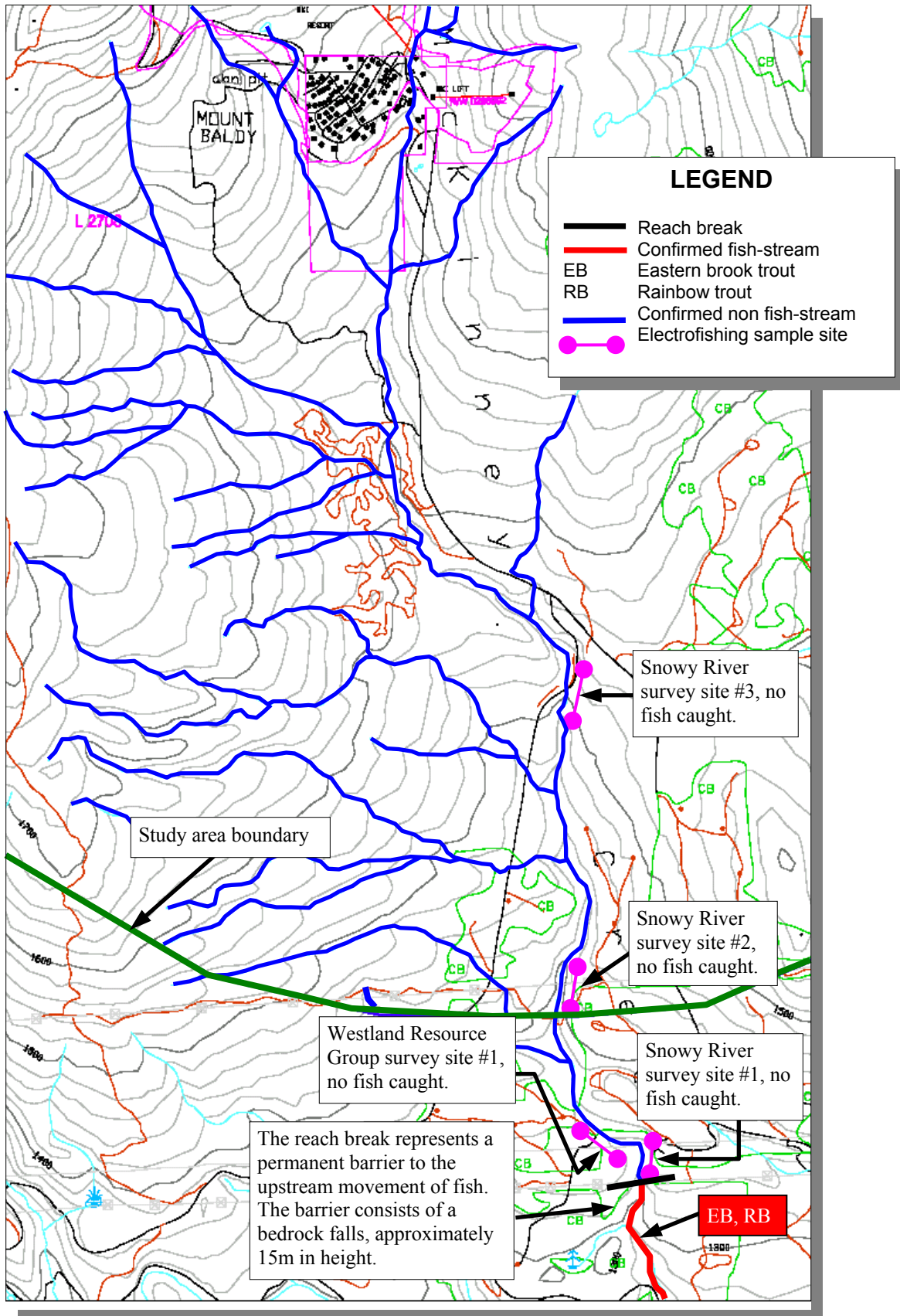


Figure 3-12 Fish distribution for McKinney Creek.







### 3.4.5 Vegetation

At the time of this investigation, there were records of one Red-listed vascular plant and two Blue-listed vascular plants. However, based on a detailed assessment on the accuracy of the record for the Red-listed vascular plant, Snowy River Resources requested, and the CDC subsequently agreed, that the record be removed entirely.

The report for the Red-listed vascular plant *Ipomopsis minutiflora* (Small-flowered Ipomopsis) simply indicates that it was “last observed in 1961 on a dry bank beside road”. The source for this record is a herbarium collection that simply reads “8 miles (12.8 km) east of Oliver”. This spatially large polygon flanks the west side of the study area (refer to CDC Element Occurrence Record 5658). BEC subzone/variant mapping indicates that the study area lies in the ESSFdc1 and MSdm1. However, in BC, this plant has only been observed at low to mid elevations in BG, IDF and PP biogeoclimatic zones at elevations up to 2,500 ft, but usually much lower. In 2002, MWLAP characterized *I. minutiflora* as a plant species that is dependent on Antelope-brush habitats, and Naturewatch<sup>48</sup> lists the species in its Rare Cordilleran Taxa as a dry interior, rare species occurring in the low elevation, arid parts of the Similkameen and Okanagan. Upon further discussion with the CDC (Jennifer Penny, pers. comm.<sup>49</sup>), the agency has concluded that *I. minutiflora* is not likely to occur within the study area and that the record will be modified accordingly.

One Blue listed vascular plant *Rumex paucifolius* (Alpine Sorrel) was last observed in 1998, mid-slope on the Ponderosa ski run at Mt. Baldy (refer to CDC Element Occurrence Record 8014) (Figure 3-13). The record was reported by Frank Lomer<sup>50</sup>, a botanist, during recreational exploration of the area. *R. paucifolius* is found from low, wet meadows to moist slopes above the tree line in the MS biogeoclimatic zone. Frank Lomer (pers. comm.) suggests that the removal of trees, shrubs and other vegetation has likely created habitat for this plant and it would not likely exist if the area were still forested. *R. paucifolius* can withstand minor disturbances and appears to be secure at this location. A management plan should be identified for *R. paucifolius* if permanent development is to occur at its location on the Ponderosa ski run (UTM 11/336415/5447203). As a best management practice, the MBSC will establish a 30m machine-free buffer around this feature during snow-free periods.

The second Blue-listed vascular plant species (*Carex scopulorum* var. *bracteosa*) (Holm's Rocky Mountain Sedge) is located just outside of the study area within the wetland headwaters of Rock Creek. The species was observed at this location in 1987. (refer to CDC Element Occurrence Record 6532). *C. scopulorum* is found at mid to upper elevations in wet meadows and on open slopes. The Mt Baldy expansion will not affect this plant as it is outside of the study area.

Upon further investigation, a second Red-listed plant was identified within the study area. Frank Lomer, a rare plant botanist, identified *Mimulus breweri* (Brewer's Monkeyflower) (Figure 3-13) on the east side of the lodge in a flat, seepage area. The seepage area is approximately 40m<sup>2</sup> and is located at the following co-ordinate UTM 11/336974/5446886. This plant exists in dry to moist areas on mid elevation, mountain slopes. Again, the removal of trees, shrubs and other vegetation has likely created habitat for this plant and it would not likely exist if the area were still forested (Frank Lomer pers. comm.). *M. breweri* prefers bare ground and will likely be eliminated by the encroachment of both native and non-native plant species over time (Frank

<sup>48</sup> [http://www.naturewatch.ca/eman/reports/publications/99\\_montane/plants/plants04.html](http://www.naturewatch.ca/eman/reports/publications/99_montane/plants/plants04.html)

<sup>49</sup> Jennifer Penny, Botanist, Conservation Data Centre, MSRM.

<sup>50</sup> Frank Lomer, Botanist, 711 Colborne St., New Westminster, BC V3L 5V6, (604) 525-3934.



Lomer pers. comm.). During an on-site assessment in September 2004, identification of the plant was not possible. However, the presence of livestock has resulted in extensive ground disturbance at the seepage area. Frank Lomer (pers. comm.) recommended that the 40m<sup>2</sup> area should not be disturbed, however, development close to the patch should not negatively affect the plant.

The MBSC will notify the Ministry of Forests regarding the observed effects of range use on the habitat of the Red-listed plant species at this location. In addition, the MBSC is committed to ensuring the species location is fully protected. During snow-free periods, a machine-free buffer will be established around the site.

Figure 3-13 *Rumex paucifolius* (Alpine Sorrel<sup>51</sup>) and *Mimulus breweri* (Brewer's Monkeyflower<sup>52</sup>).



#### 3.4.5.1 OLD GROWTH MANAGEMENT AREAS

On June 30, 2004, the Minister of Sustainable Resource Management (SRM) issued an Order<sup>53</sup>, pursuant to the *Forest Practices Code of BC Act*, legally establishing provincial non-spatial old growth objectives. The Order establishes the amount of old forest that will be maintained to address biodiversity values across the province and applies to any "licensee"<sup>54</sup>.

Although the Mt. Baldy Ski Hill expansion may not be directly subject to the Order, the MBSC has undertaken extensive consultations with the MSRM to determine the status of Old Growth Management Areas (OGMAs) within the study area. As a result, it was determined by MSRM that nine (9) draft OGMAs were located either partially or entirely within the study area. By

<sup>51</sup> Photo credit: [http://www.backcountryrangers.com/edibles/plants\\_soloframe.html?RUMEX.html](http://www.backcountryrangers.com/edibles/plants_soloframe.html?RUMEX.html)

<sup>52</sup> Photo credit: <http://royal.okanagan.bc.ca/cgi-bin/flow?f1=yes&c1=Brewer%27s+Monkeyflower>

<sup>53</sup> <http://srmwww.gov.bc.ca/rmd/oldgrowth/nonspatial-old-growth.htm>.

<sup>54</sup> The Order defines a licensee as "a party required to prepare a forest development plan under the *Forest Practices Code of British Columbia Act* or a forest stewardship plan under the *Forest and Range Practices Act*".





cross-referencing the location of the 9 draft OGMA's with planned ski lifts, ski runs and associated infrastructure, the MBSC determined that approximately 10.7% of the total area (17.22ha.) of draft OGMA's would require modification in the form of clearing.

By request of the MBSC, the MSRM have approved planned modification activities and have agreed to eliminate OGMA #39 entirely (Frank Wilmer, MSRM, in communication by e-mail with Doug Wahl. The MSRM Kamloops Region have agreed to review a similar request for three OGMA's in early January (Susan Omelchuk, MSRM, in communication with Doug Wahl).

The MBSC fully supports government's initiative to protect old growth and will make every effort to ensure the integrity of these features within the existing base area and planned expansion area. However, the MBSC will not assume legal responsibility in the event that approved clearing triggers windthrow within the OGMA. Prior to commencing forest clearing within an OGMA, the MBSC will review the Ministry of Forests e-learning web site on windthrow<sup>55</sup>. The MBSC will also report any significant amount of windthrow within an OGMA to MSRM.

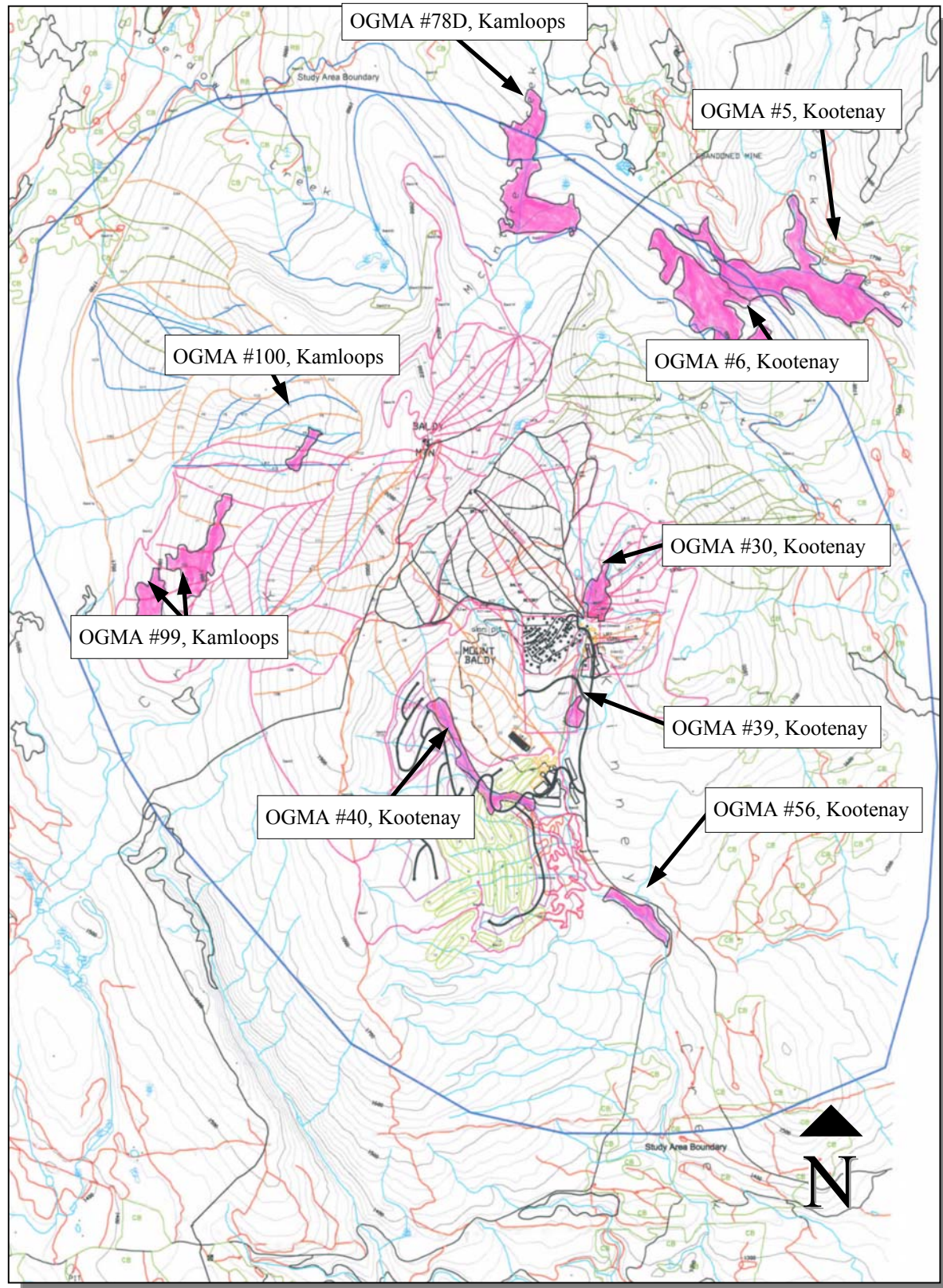
*Table 17: OGMA's located within the study area boundary and estimated clearing required to accommodate planned infrastructure.*

<b>Draft OGMA Reference #</b>	<b>MSRM Region</b>	<b>Area of Draft OGMA</b>	<b>Estimated area to be cleared</b>	<b>% of Draft OGMA to be cleared</b>
<b>5</b>	Kootenay	44.03ha.	2.20ha.	5%
<b>6</b>	Kootenay	33.5ha.	1.34ha.	4%
<b>30</b>	Kootenay	6.23ha.	1.56ha.	25%
<b>39</b>	Kootenay	2.37ha.	2.13ha.	90%
<b>56</b>	Kootenay	6.51ha.	0.33ha.	5%
<b>40</b>	Kootenay	11.1ha.	1.66ha.	15%
<b>99</b>	Kamloops	22.16ha.	5.53ha.	25%
<b>100</b>	Kamloops	3.08ha.	1.85ha.	60%
<b>78D</b>	Kamloops	31.24ha.	0.62ha.	2%
<b>Totals</b>		<b>160.4ha.</b>	<b>17.22ha.</b>	<b>10.7%</b>

<sup>55</sup> <http://www.for.gov.bc.ca/HFP/FORDEV/windthrow>



Figure 3-14 Location of draft OGMA's established within the Kootenay and Kamloops MSRM regions.





### 3.4.6 Summary and Recommendations

This report includes a detailed assessment and inventory of resource values within the Mt. Baldy Ski Hill study area as defined by the Ministry of Water, Land and Air Protection, the Ministry of Sustainable Resource Management and the undersigned. In concert with the type, extent and quality of fish and wildlife habitat values identified within the study area, a range of mitigation measures have been identified – all of which meet or exceed accepted best practices and legislated requirements governing Crown land activities, such as forest and range practices. The following tables provide a summary of identified resource values within the study area as well as actions proposed by the Mt. Baldy Ski Corporation to protect these values.

Table 18: Vegetation and wildlife habitat resource values within the study area.

Resource values/issues identified by the Mt. Baldy Ski Corporation (MBSC), MWLAP or MSRM	Summary of actions proposed by the MBSC to protect resource values
<ul style="list-style-type: none"> <li>The Conservation Data Centre (CDC) has site specific records for one Red-listed plant, Brewer's Monkeyflower, and one Blue-listed plant, Alpine Sorrel are known to occur within the study area.</li> </ul>	<ul style="list-style-type: none"> <li>Guidance on management strategies was obtained by Frank Lomer, a botanist, and the CDC.</li> <li>The known area (40m<sup>2</sup>) supporting Brewer's Monkeyflower (adjacent to the existing day lodge) will not be developed. If practicable, the area will be fenced during the summer months and a no machine buffer will be established.</li> <li>The known location of Alpine Sorrel will be protected by establishing a machine free buffer, to be applied during snow-free periods.</li> </ul>
<ul style="list-style-type: none"> <li>The CDC confirmed that there are <u>no</u> records of Red or Blue-listed mammals, birds, reptiles, amphibians, fish or invertebrates within or immediately adjacent to the study area.</li> </ul>	<ul style="list-style-type: none"> <li>The MBSC will consider developing an observation database of rare wildlife. This information would be provided to MWLAP. If any observations of Red or Blue listed species are made, this information will be reported to the CDC<sup>56</sup>.</li> </ul>
<ul style="list-style-type: none"> <li>The MSRM have completed draft Old Growth Management Area (OGMA) mapping for the study area. There are 9 OGMA's within the study area (6 within the Kootenay Region and 3 within the Kamloops Region) that may be affected by the proposed development.<sup>57</sup></li> </ul>	<ul style="list-style-type: none"> <li>The MSRM, Kootenay Region, have approved the planned activities within the 6 OGMA's.</li> <li>At the time of writing, the MSRM, Kamloops Region, had not yet reviewed the submission detailing the planned activities within the 3 OGMA's. This review is expected to commence within the first week of January. NB status?</li> <li>The MBSC supports the protection of old growth and will continue to work with the MSRM to ensure that the integrity and function of the old growth patches are maintained.</li> </ul>
<ul style="list-style-type: none"> <li>Prior to commencing this assessment, the availability of wildlife habitat mapping within the study area was limited to Terrestrial Ecosystem</li> </ul>	<ul style="list-style-type: none"> <li>The planned winter-use activities are not likely to affect habitat suitability for elk or lynx (Brian Harris, pers. comm.). Nonetheless, the MBSC will apply the Commercial Recreation Wildlife Guidelines<sup>60</sup> for lynx</li> </ul>

<sup>56</sup> Refer to <http://srmwww.gov.bc.ca/cdc/contribute.html> for instructions on contributing data to the CDC.

<sup>57</sup> In accordance to the OGMA Implementation Policy, the retention of OGMA's may not be a legal requirement under this application. See <http://srmwww.gov.bc.ca/rmd/oldgrowth>



<p>Mapping (TEM) with wildlife habitat ratings for TFL 15<sup>58</sup>, with approximately 20% coverage of the study area.</p> <ul style="list-style-type: none"> <li>To assess habitat suitability within the remaining study area, wildlife habitat ratings were extrapolated (high suitability only) over the entire study area using accepted RISC<sup>59</sup> methodology. Several high habitat suitability habitats were identified within the study area including habitat for lynx and elk (summer only, located within the high elevation parkland of Mt. Baldy). However, there are no records of elk use of this area.</li> </ul>	<p>where appropriate.</p> <ul style="list-style-type: none"> <li>The MBSC supports MWLAPs recommendation (Brian Harris pers. comm.) that a Qualified Professional should assess elk habitat use in the ESSFdc1 once a threshold of &gt;500 person days/month of use is exceeded during June-October.</li> </ul>
<ul style="list-style-type: none"> <li>There are no known wildlife habitat features within the study area.</li> <li>There are no Wildlife Habitat Areas either approved or proposed within or immediately adjacent to the study area.</li> <li>No Sensitive Ecosystem Inventories<sup>61</sup> (Mapping) are available for areas within or adjacent to the study area.</li> </ul>	<ul style="list-style-type: none"> <li>Within areas under it's direct control, the MBSC will fully comply with provisions of the <i>Wildlife Act</i> (Section 34<sup>62</sup>) and the <i>Migratory Birds Regulations</i> (Section 6<sup>63</sup>) with regard to disturbing the active nest of a bird. Any trees with active nests as observed or reported to the MBSC staff will be protected. A 'no disturbance buffer, of up to 50m, may be applied around the nest tree.</li> <li>Where a species or its habitat is identified, the MBSC will utilize several published sources to implement targeted management strategies. These include: 1) Interim Commercial Recreation Wildlife Guidelines<sup>64</sup>; 2) The Identified Wildlife Management Strategy<sup>65</sup>; and, 3) the Habitat Atlas for Wildlife at Risk<sup>66</sup>. Once published, the MBSC will consider relevant components of the Wildlife Habitat Features Initiative for direction in determining appropriate management strategies where features such as a mineral lick or nest site are identified.</li> </ul>
<ul style="list-style-type: none"> <li>There are no known records of bear-human conflicts within the study area.</li> </ul>	<ul style="list-style-type: none"> <li>The MBSC has prepared a draft bear management plan with the intent of working cooperatively with the Regional District of Kootenay Boundary to ensure it's full implementation (see section 3.7).</li> </ul>
<ul style="list-style-type: none"> <li>The study area or adjacent areas are not mapped by MWLAP as Ungulate Winter Range.</li> </ul>	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>

<sup>58</sup> [http://ftp.env.gov.bc.ca/dist/wis/tem/warehouse/region\\_3/okanagan\\_falls](http://ftp.env.gov.bc.ca/dist/wis/tem/warehouse/region_3/okanagan_falls)

<sup>59</sup> <http://srmwww.gov.bc.ca/risc/about.htm>

<sup>60</sup> <http://wlapwww.gov.bc.ca/wld/comrec/crecintro.html>

<sup>61</sup> <http://srmwww.gov.bc.ca/sei/index.html>

<sup>62</sup> [http://www.qp.gov.bc.ca/statreg/stat/W/96488\\_01.htm](http://www.qp.gov.bc.ca/statreg/stat/W/96488_01.htm)

<sup>63</sup> <http://laws.justice.gc.ca/en/M-7.01/C.R.C.-c.1035/147324.html>

<sup>64</sup> Source: <http://wlapwww.gov.bc.ca/wld/comrec/crecintro.html>

<sup>65</sup> Source: <http://wlapwww.gov.bc.ca/wld/identified/iwms2004.html>

<sup>66</sup> Source: [http://wlapwww.gov.bc.ca/sir/fwh/wld/atlas/introduction/intro\\_index.html](http://wlapwww.gov.bc.ca/sir/fwh/wld/atlas/introduction/intro_index.html)





Table 19: Water Quality, Riparian and Fish Habitat Values within the Study Area

Resource values/issues identified by the Mt. Baldy Ski Corporation (MBSC), MWLAP or MSRM	Summary of actions proposed by the MBSC to protect resource values
<ul style="list-style-type: none"> <li>The base area infrastructure, including the ski hill, lodging and recreational facilities are located within the McKinney Creek watershed.</li> </ul>	<ul style="list-style-type: none"> <li>The protection of riparian habitat, downstream fish habitat and water quality, is a key component of the base area design as well as other planned developments within the study area.</li> </ul>
<ul style="list-style-type: none"> <li>The upper reaches of McKinney Creek are located within the McKinney Community Watershed<sup>67</sup>. There are no legally established objectives or other requirements within this designated watershed.</li> </ul>	<ul style="list-style-type: none"> <li>All non fish-streams within the study area, including those outside of the McKinney Community Watershed, will, at a minimum, be provided the same level of protection as fish-streams except that works in or about a stream are not restricted to the instream operating window and fish passage at stream crossing structures is not required.</li> </ul>
<ul style="list-style-type: none"> <li>The portion of McKinney Creek within the study area is non fish bearing. A 15m high bedrock falls, located several kilometers downstream of the study area, prevents all fish movement upstream.</li> <li>It is the opinion of the Professional Biologist, Doug Wahl, RPBio, that the development will in no way result in a HADD under Section 35(1) of the Fisheries Act, therefore, the CEAA should not be triggered</li> </ul>	<ul style="list-style-type: none"> <li>Where activities are planned adjacent to a riparian area, the stream, lake or wetland will be classified in accordance to the <i>Operational &amp; Site Planning Regulation</i><sup>68</sup> and/or the <i>Forest Planning and Practices Regulation</i><sup>69</sup> and the Riparian Management Area Guidebook<sup>70</sup>.</li> <li>In accordance to the guidelines contained in the Okanagan-Shuswap LRMP<sup>71</sup>, where practicable, all S4 (&lt;1.5m wide) streams will have a minimum 10m reserve zone and all watercourses will have a 5m machine free zone.</li> <li>All works in or about a stream will be undertaken in a manner consistent with the 2004 MWLAP publication 'Standards and Practices for Instream Works'<sup>72</sup>.</li> <li>Erosion and sediment control Best Management Practices will be utilized where appropriate. BMPs will be sourced from the 'Fish-stream Crossing Guidebook'<sup>73</sup>, 'Best Management Practices Handbook: Hillslope Restoration in British Columbia'<sup>74</sup>, as well as resources available from the International Erosion Control Association website<sup>75</sup>.</li> </ul>

<sup>67</sup> Source: <http://srmwww.gov.bc.ca/wat/cws/query/cws.htm>

<sup>68</sup> <http://www.for.gov.bc.ca/tasb/legsregs/fpc/fpcaregs/oplanreg/opr.htm>

<sup>69</sup> <http://www.for.gov.bc.ca/tasb/legsregs/frpa/frparegs/forplanprac/fppr.htm>

<sup>70</sup> <http://www.for.gov.bc.ca/tasb/legsregs/fpc/fpcguide/riparian/rip-toc.htm>

<sup>71</sup> <http://srmwww.gov.bc.ca/sir/lrmp/okan/>

<sup>72</sup> <http://wlapwww.gov.bc.ca/wld/documents/bmp/iswstdsbpsmarch2004.pdf>

<sup>73</sup> <http://www.for.gov.bc.ca/tasb/legsregs/fpc/FPCGUIDE/FishStreamCrossing/FSCGdBk.pdf>

<sup>74</sup> <http://www.for.gov.bc.ca/hfd/pubs/Docs/Mr/Mr096.htm>

<sup>75</sup> <http://www.ieca.org>



### 3.5 GEOTECHNICAL CONSIDERATIONS

The Okanagan Highlands Ecosection is characterised by long, rounded ridges and deep wide valleys. The area provides transitional terrain from the Thompson Plateau in the west and the Columbia Mountains to the east. In general, the mountain ranges within this area are composed of folded and metamorphosed sedimentary and volcanic rocks. Peaks and ridges show the effects of intense alpine glaciation and cirque basins are particularly noticeable on north and northeastern aspects<sup>76</sup>.

The geological history of the Okanagan Valley includes at least three significant glaciation periods, and this in part has resulted in the existence of seven different surficial deposits within the Mount Baldy area. These deposits include: moraine, glaciofluvial, colluvial, fluvial, organic, glaciolacustine and eolin parent materials<sup>77</sup>.

Other research in the area indicates that the soils structures in the area include Brunisols, Regosols, Podzols, Luvisols, Gleysols, as well as Organics in the higher elevations<sup>78</sup>.

Although the Mt. Baldy area is not known to possess significant geotechnical instabilities, where appropriate, detailed geotechnical assessments will be undertaken prior to any proposed development. These assessments will draw from the terrain stability assessments previously undertaken as part of the Okanagan Terrain Stability Project, and will be conducted, analysed and compiled by a professional engineer experienced in the field of geotechnical sciences.

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<sup>76</sup> Campbell, R.W., N.K. Dawe, I. McTaggart-Cowan, J.M. Cooper, G.W. Kaiser and C.E. McNall, eds. 1990a. The Birds of British Columbia. Vol. I. Nonpasserines; Introduction, Loons through Waterfowl. Royal B.C. Mus. Victoria, BC. 514 pp.

<sup>77</sup> Geowest Environmental Consultants Ltd., 2000, "Terrestrial Ecosystem Mapping with Wildlife Interpretations for Weyerhaeuser TFL 15 – Volume 1: Terrestrial Ecosystem Mapping with Expanded Legends for Terrestrial Ecosystem Units".

<sup>78</sup> *ibid*





## **4.0 Expansion Master Plan**

This section presents the proposed Master Plans for the expansion of both the mountain facilities and base area developments. Each is detailed in its proposed mountain build-out condition, however it is important to note that the integrated phasing plan, as presented in Section 5, demonstrates the fact that all phases are internally balanced and coordinated. This is a key factor in ensuring that the development of Mount Baldy will continue to be successful at each stage of its development. Further, while this section details the build-out capacities, it must be noted that movement from one phase to the next is only initiated when market conditions, ongoing resort capacities and resort area trends all indicate that there is a business case for doing so. As such, the Plan for each phase has been fully balanced, integrated and coordinated so as to be a finished resort product in its own right, without having to rely on a subsequent phase to complete the offering.

Consistent with Mount Baldy's adventure and backcountry orientation, the lift and trail system has been designed such that Nordic and backcountry skiers will be able to circulate throughout the whole of the Controlled Recreation Area. As planned, low gradient trails are available for descent from the top of each ski lift. Conversely, the same trails will enable uphill access for backcountry and Nordic skiers, as well as snowshoers and mountain bikers. This design objective has been applied to, and achieved in each of the phases of mountain development.

Section 4.1 details the Mountain Master Plan, while 4.2 is dedicated to specifying the scale and scope of the associated Base Area Development Plan.

### **4.1 MOUNTAIN MASTER PLAN**

In terms of terrain and physical capability, it is clear that much of the land within the study area is well suited to additional alpine ski resort development. The mountain exhibits a strong consistency of terrain, a reliable snowpack, a variety of ski terrain orientations, and good fall-line skiing opportunities.

Of equal importance, the terrain in the proposed ski area is capable of supporting a sufficient Comfortable Carrying Capacity to achieve the project goals and objectives as outlined in Sections 1.4 & 1.5.

This section details the extent of ski area development that is proposed for the Mount Baldy Expansion. It also illustrates the exact configuration of all proposed lifts, trails and glading areas at buildout, as well as demonstrating the associated capacities, and market distribution of ski terrain. Detailed phasing of the proposed Mountain Master Plan is further expanded within Section 5.0 – *Implementation Strategy*.

#### **4.1.1 Mountain Development Goals**

Building upon the identified goals and objectives of the Mount Baldy Ski Corporation, we believe that there is a significant opportunity to expand the existing mountain facilities in a manner that will provide a unique and special mountain resort experience, one different than what is typically found in the North American marketplace at the present time. By not offering "more-of-the-same", Mt. Baldy will act as a complement to the existing resorts in the Okanagan Valley. It is the intent of the mountain development plans to provide the blueprint to define, describe and develop an alpine environment that anticipates and capitalizes on evolving market trends,



establishes a unique and distinctive character, and ultimately is fundamentally about ‘mountain play’ on a year-round basis.

Facilities will not be constrained to typical lift-serviced downhill skiing and boarding opportunities. Rather, distinct lines between alpine and Nordic opportunities will be avoided, and increased opportunity for non lift-serviced backcountry adventure will be encouraged. Four-season opportunities will be anticipated, and the careful coordination of seasonal amenities will ensure that the resort is well positioned to offer complementary summer amenities in concert with shifting market trends, expectations and opportunities. The alpine experience will provide an accessible and accommodating atmosphere to encourage a family-friendly character, and maintain the comfortable neighbourhood aesthetic that distinguishes the Mt. Baldy experience from others ski resorts in the region.

As previously mentioned (Section 2.5.4), when coupled with the focused vision of the development team, these opportunities led to the creation of design criteria that deviate from the standard CASP and Ski Area Guidelines figures that generally define ‘Low Density’ ski areas. The most important of these deviations is that the employed design criteria used throughout this Plan employ alpine densities considerably lower than CASP. The impact of this change is that the derived alpine (all-resort) comfortable carrying capacity will be lower than a strict adherence to CASP would otherwise suggest. It is our contention that the Baldy design criteria are more consistent with the low-density, powder skiing, unique experience vision of the resort owners, and moreover, it is more consistent with the market demands of the 21<sup>st</sup> Century mountain enthusiast.

For reference:

*Table 20. Skier Density Criteria vs. CASP Standards*

<b>Alpine Design Criteria</b>	<b>Beginner</b>	<b>Novice</b>	<b>Low Int.</b>	<b>Int</b>	<b>Adv Int</b>	<b>Exp</b>
<b>Skier Densities (skiers / Ha)</b>	<b>25.00</b>	<b>21.50</b>	<b>17.00</b>	<b>12.50</b>	<b>8.50</b>	<b>6.00</b>
<b>CASP Standards</b>	30-75	30-60	20-50	15-35	10-25	5-15

Consistent with this envisioned resort experience of catering to a low-density oriented (powder-friendly), backcountry ethic, the Mountain Master Plan utilizes fixed grip lift technology. The intent is to embrace and reinforce a ‘slower’ recreation ambiance, while preserving snow conditions due to reduced levels of skier traffic.

The capital cost of fixed grip lifts is significantly less than high-speed detachable lifts. By restricting the lift development to the fixed grip technology, this will allow MBSC to become profitable with fewer skier visits. Equally, this avoids the cycle of dependency engendered by expensive lift infrastructure and the consequent need to crowd the ski experience in order to sustain economic viability.

#### **4.1.2 Preliminary Terrain Capacity Analysis**

After synthesising the results of the various analyses, several conceptual alternatives for ski trail lift development were explored. Well-integrated skiing potential was identified within a number of “pods”, as illustrated on the Mountain Development Potential Plan. Potential ski trail centre lines were delineated within each of these pods – with each radiating out from an upper elevation and returning naturally to a lower focal point (also indicating potential lift terminal locations). The gradients of the trails are generally consistent within a given pod, matching a basic





skier/snowboarder skill class. This terrain analysis illustrates that Mt Baldy has a fairly significant capacity for developing a highly marketable ski area development.

The total area of potential skiable terrain within the Mt. Baldy study area is approximately 1,800 hectares (4,447 acres). In order to take into account unskiable areas, slopes over 80% and under 8%, were removed. Typically, the actual skiable terrain ranges between 25-50% of the total area of the ski pods. According to these preliminary analyses, the Mt Baldy site, including the existing lift and trail facilities had the potential to develop approximately 630 hectares (1,557 acres) of ski terrain (using 35% trail development per unit of potentially skiable terrain).

The upper and lower points of a mountain development pod are used to determine the total vertical rise and average slope. This in turn is used to determine a basic skier/snowboarder skill class for each pod. Applying the corresponding low-density standards defined in the *Guidelines to Alpine Ski Area Development in British Columbia* to each pod, the Mt. Baldy area would be capable of supporting an area carrying capacity of more than 10,000 skiers/day as a 'low density' ski area. Although the results were preliminary, however they clearly indicate that there is a substantial potential on the mountain, leading to the recommendation to complete a more detailed analysis of the opportunities inherent within the study area.

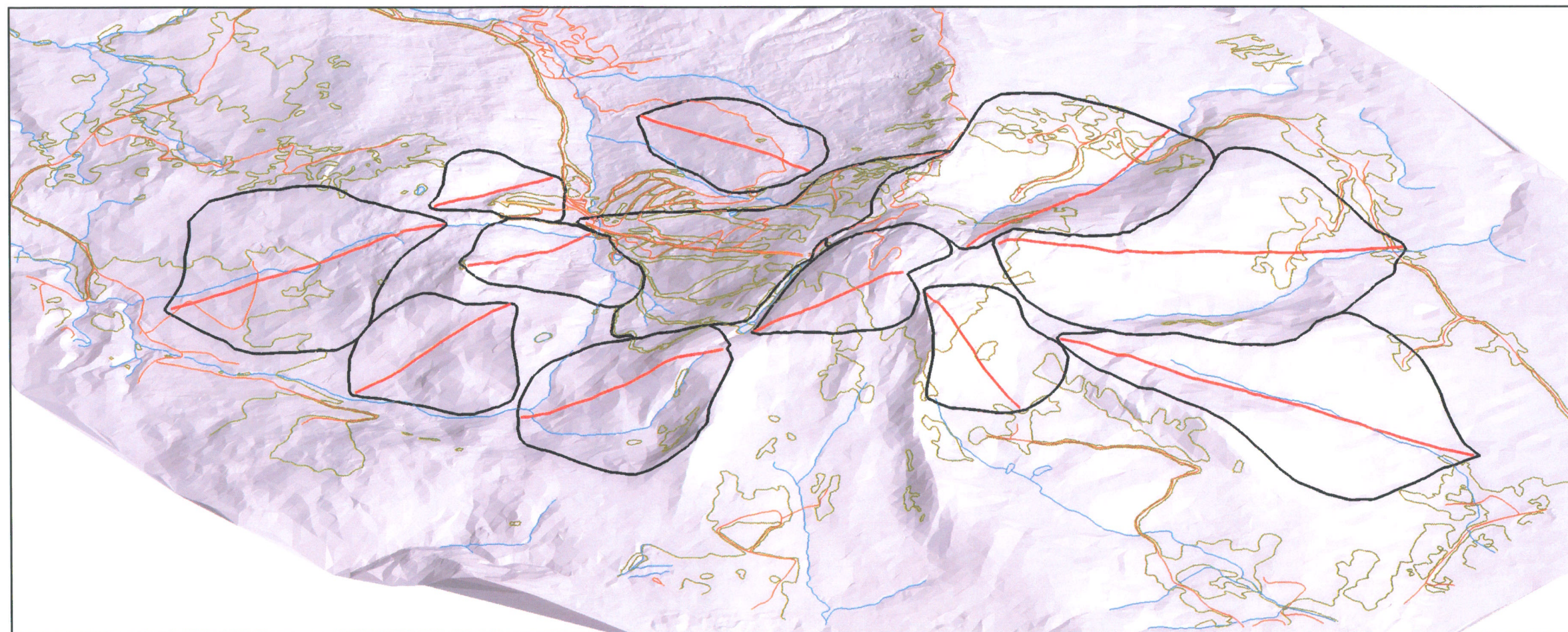
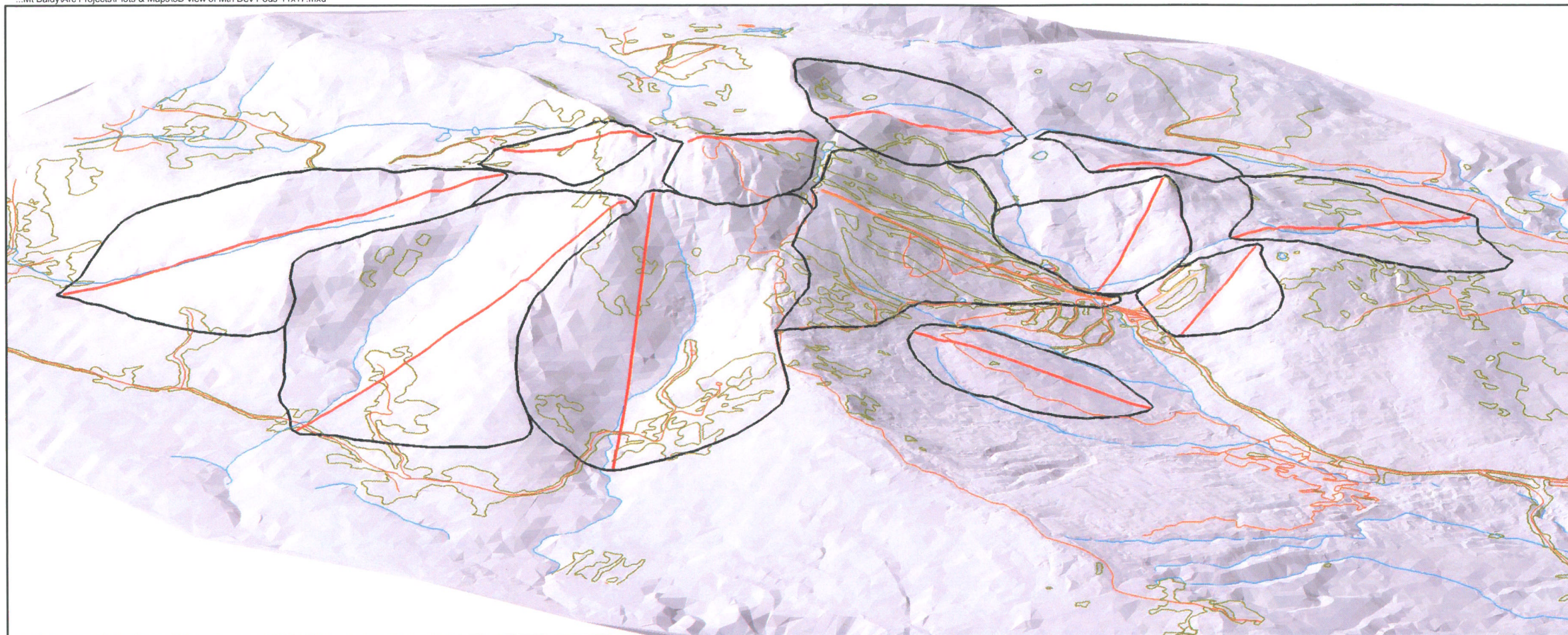
As an additional point of reference, note that while Mount Baldy is currently a very modest ski area in terms of both its scope and scale it has the physical potential to compare favourably with other Okanagan and lower mainland ski areas, as illustrated in the following comparison. Refer to the following table to compare the potential lift serviced vertical of Mount Baldy relative to other well-known ski areas.

Table 21. Lift Serviced Vertical of Lower Mainland Ski Areas

Resort Mountain	Lift Serviced Vertical	
	Meters (m)	Feet (ft)
<b>Mount Baldy (proposed)</b>	<b>645</b>	<b>2,116</b>
Big White	777	2,550
Apex	610	2,001
Crystal Mountain	232	761
Silver Star	760	2,497
Sun Peaks	881	2,890
Mt. Seymour	340	1,115
Cypress Bowl	520	1,706
Grouse Mountain	369	1,211
Hemlock	366	1,201
Mt. Baker	457	1,499
Mt. Washington	505	1,657
Manning Park	434	1,424
Blackcomb Mountain	1,609	5,279
Whistler Mountain	1,530	5,019

Note: The Mount Baldy vertical is the potential without dropping below 1700 metres (5200ft), which is well above the reliable snowline.





## Resort Expansion Master Plan

February 2005

Prepared for:



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3D Views  
of Preliminary Mtn.  
Development Pods

4-1





### 4.1.3 Proposed Ski Trails

Utilizing the preliminary analyses as a foundation, more comprehensive detailed technical analyses were then undertaken. These analyses took the form of multiple concepts until such time as the design team settled upon the preferred concept. This preferred concept evolved through more detailed planning and design to become the included Mountain Master Plan. The following few sections detail the specific nature and technical characteristics of this mountain plan in its potential buildout form.

The mountain plan defines a total of thirteen ski pod areas. These pods contain anywhere from one to nearly fifty trail segments each. Each trail or trail segment is identified by an alphanumeric code, which identifies the trail on all associated mapping as well as within the geospatial and statistical databases. The figure on the following page as well as Sections 4.1.3.1 and 4.1.3.2 detail the proposed alpine runs and Nordic trail network as defined within the Expansion Plan.

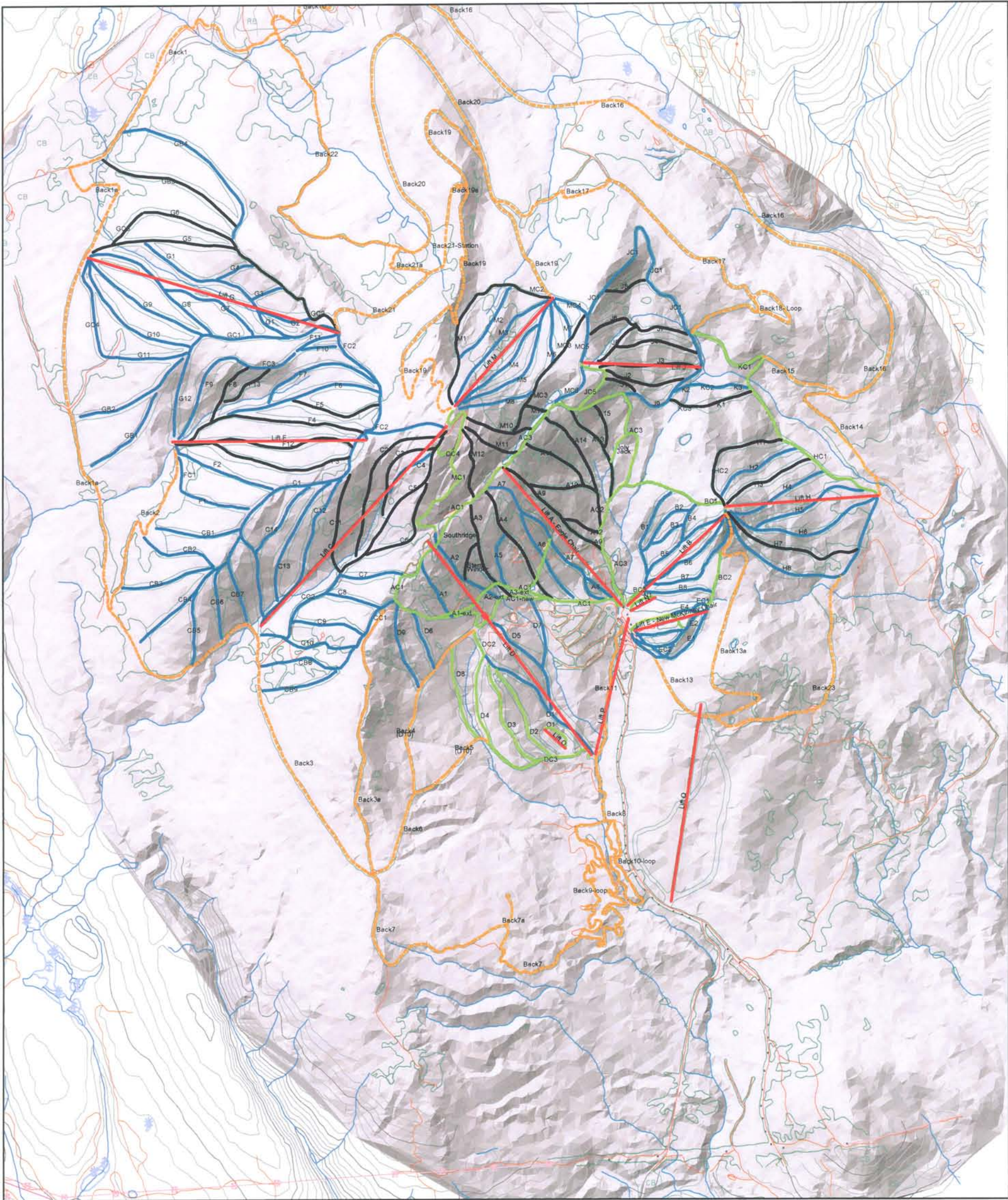
The following table details the cumulative extent of developed ski terrain associated with each phase of the proposed Expansion Master Plan:

*Table 22. Summary of Developed Ski Terrain by Phase and Ability Level (ha)*

Ability Level	Phase				
	Existing	One	Two	Three	Four
<b>Beginner</b>	0.2	1.8	11.4	11.4	12.6
<b>Novice</b>	7.9	13.2	24.8	33.6	33.0
<b>Low Inter.</b>	4.7	20.5	43.8	51.3	83.2
<b>Intermediate</b>	40.2	98.3	171.2	221.1	283.4
<b>Adv. Inter.</b>	44.3	74.5	117.9	154.3	212.4
<b>Expert</b>	9.8	24.8	34.7	70.1	73.3
<b>total (ha)</b>	<b>107.1</b>	<b>233.2</b>	<b>403.7</b>	<b>541.8</b>	<b>698.1</b>
<b>total (acre)</b>	<b>264.6</b>	<b>576.2</b>	<b>997.7</b>	<b>1,338.8</b>	<b>1,724.9</b>

(Refer to Section 5.0 for more detail regarding the overall Phasing and Implementation Strategy)





Mt Baldy Arc Projects/Pros & Maps/Map Plan by Skier Class1-30000-11x17.mxd

Mountain Plan Summary  
by Skier Class  
4-2

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**Ski Trails Centrelines**

**Legend**

- Tube-Park Lanes
- Cross-Country
- Beginner
- Novice
- Low Intermediate
- Intermediate
- Advance Intermediate
- Expert



**Resort Expansion  
Master Plan**

February 2005

0 250 500 1,000 Meters







### 4.1.3.1 ALPINE TRAILS

Table 23. Alpine Trail Inventory – Build Out Condition

## POD A

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
A1	2062.46	1915.39	458.80	147	483.29	80.0	3.9	32	40.70%	Int
A1 - EXT	1913.72	1905.36	30.06	8	31.27	10.0	0.0	28	40.70%	Int
A2	2080.48	1878.53	587.90	202	624.94	65.0	4.1	34	42.9%	Int
A2 - EXT	1872.66	1835.30	107.19	37	113.58	65.0	0.7	35	42.9%	Int
A3	2096.22	1862.16	645.32	234	688.45	70.0	4.8	36	50.1%	Adv Int
A3 - EXT	1857.78	1829.40	120.21	28	123.75	50.0	0.6	24	50.1%	Adv Int
A4	2107.53	1800.38	967.82	307	1020.18	70.0	7.1	32	56.5%	Adv Int
A5	1983.62	1853.79	397.95	130	419.83	50.0	2.1	33	38.1%	Int
A6	2009.77	1783.83	738.43	226	775.66	50.0	3.9	31	40.9%	Int
A7	2109.47	1749.36	1303.16	360	1360.06	70.0	9.5	28	44.4%	Int
A8	1793.93	1742.01	232.84	52	239.69	30.0	0.7	22	30.4%	Low Int
A9	2122.16	1800.00	935.00	322	988.94	40.0	4.0	34	63.6%	Exp
A10	2030.58	1842.48	516.56	188	552.13	40.0	2.2	36	47.1%	Adv Int
A11	2103.67	1874.71	551.76	229	603.84	50.0	3.0	41	58.5%	Adv Int
A12	1907.71	1810.39	296.78	97	313.15	50.0	1.6	33	50.5%	Adv Int
A13	2043.86	1827.72	753.50	216	789.56	30.0	2.4	29	45.6%	Adv Int
A14	2079.98	1845.39	681.02	235	725.43	60.0	4.4	34	50.1%	Adv Int
A15	2016.94	1905.17	331.12	112	351.67	50.0	1.8	34	50.1%	Adv Int
STEMWINDER	1987.84	1947.51	285.70	40	289.23	20.0	0.6	14	50.0%	Adv Int
JOLY JACK	1917.41	1877.63	231.76	40	235.86	10.0	0.2	17	25.0%	Nov
AC1	2121.98	1729.96	3255.74	392	3289.84	10.0	3.3	12	18.0%	Nov
AC1 - NEW	1922.27	1802.19	1063.01	120	1073.02	20.0	2.1	11	15.0%	Nov
AC2	1839.13	1813.68	237.34	25	238.84	10.0	0.2	11	10.8%	adv Int
AC3	2119.22	1729.00	2910.00	390	2936.05	10.0	2.9	13	14.0%	Nov
A1-a	Gladed Areas						1.4	32	40.7%	Int Gl
A1-b							3.3	32	40.7%	Int Gl
A1-c							0.3	32	40.7%	Int Gl
A2-a							4.8	34	42.9%	Int Gl
A2-b							1.3	34	42.9%	Int Gl
A2-c							0.6	34	42.9%	Int Gl
A2-d							0.6	34	42.9%	Int Gl
A4-a							0.7	32	56.5%	Adv Int Gl
A4-b							1.6	32	56.5%	Adv Int Gl
A4-c							3.4	32	56.5%	Adv Int Gl
A5-a							1.1	33	38.0%	Int Gl
A7-a							1.1	28	44.0%	Int Gl
A9-a							2.7	34	63.0%	Exp Gl
A9-b							2.3	34	63.0%	Exp Gl
A9-c							1.4	34	63.0%	Exp Gl
A10-a							1.2	36	47.0%	Adv Int Gl
A11-a							0.1	41	58.5%	Adv Int Gl
A11-b							5.0	41	58.5%	Adv Int Gl
A13-a							3.2	29	45.6%	Adv Int Gl
A14-a							6.2	34	50.1%	Adv Int Gl
A15-a							2.4	34	50.1%	Adv Int Gl
A15-b							2.4	34	50.0%	Adv Int Gl
AC1-a							0.5	12	18.0%	Int Gl



AC1-b		4.1	12	18.0%	Int Gl
AC3-a		0.8	13	14.0%	Int Gl

## POD B

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
B1	1887.96	1756.15	682.97	132	700.57	40.0	2.8	19	31.0%	Low Int
B2	1897.22	1774.42	487.23	123	503.05	40.0	2.0	25	28.5%	Low Int
B3	1879.29	1796.27	271.23	83	284.10	50.0	1.4	31	36.5%	Int
B4	1908.89	1850.62	288.67	58	295.27	30.0	0.9	20	25.8%	Low Int
B5	1952.09	1751.11	797.27	201	828.18	50.0	4.1	25	37.5%	Int
B6	1957.02	1753.04	761.19	204	792.52	50.0	4.0	27	41.3%	Int
B7	1952.87	1748.36	951.62	205	978.89	35.0	3.4	21	35.9%	Int
B8	1860.04	1746.51	493.13	114	509.51	50.0	2.5	23	36.8%	Int
BC1	1950.82	1843.57	864.47	107	875.94	10.0	0.9	12	15.0%	Nov
BC2	1890.94	1851.95	413.20	39	419.80	10.0	0.4	9	15.0%	Nov
BC3	1747.10	1733.00	172.00	14	173.00	30.0	0.4	6	8.0%	beg

## POD C

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
C1	2288.32	1745.74	2637.85	543	2716.17	30.0	8.1	21	39.5%	Int
C2	2289.67	1895.47	1308.01	394	1382.63	100.0	13.8	30	54.6%	Adv Int
C3	2258.27	2026.83	732.50	231	773.98	100.0	7.7	32	45.1%	Adv Int
C4	2249.51	2102.08	422.67	147	450.14	100.0	4.5	35	44.0%	Int
C5	2284.03	1867.16	1279.24	417	1354.38	100.0	13.5	33	49.4%	Adv Int
C6	2193.70	1919.87	788.30	274	838.53	70.0	5.9	35	49.4%	Adv Int
C7	2027.92	1867.89	452.28	160	480.85	70.0	3.4	35	41.4%	Int
C8	1986.03	1842.72	399.46	143	425.79	60.0	2.6	36	43.9%	Int
C9	1958.42	1817.31	540.48	141	562.20	70.0	3.9	26	44.7%	Int
C10	1949.05	1752.22	744.33	197	771.95	60.0	4.6	26	37.8%	Int
C11	2166.81	1861.51	749.88	305	818.17	100.0	8.2	41	61.0%	Exp
C12	2134.92	1750.41	1205.93	385	1273.96	60.0	7.6	32	44.9%	Int
C13	2105.78	1766.12	1000.85	340	1059.53	70.0	7.4	34	41.7%	Int
C14	2052.13	1888.24	639.96	164	664.85	50.0	3.3	26	37.4%	Int
CC1	1993.80	1950.69	453.71	43	456.92	20.0	0.9	10	12.8%	Low Int
CC2	1863.72	1808.67	671.26	55	676.04	40.0	2.7	8	20.6%	int
CC4	2263.14	2242.36	161.63	21	165.27	10.0	0.2	13	12.0%	beg
CB1	1928.10	1776.21	628.19	152	649.64	50.0	3.2	24	37.0%	Int
CB2	1900.18	1759.57	610.67	141	629.22	50.0	3.1	23	37.0%	Int
CB3	1899.69	1711.89	702.77	188	728.24	40.0	2.9	27	37.0%	Int
CB4	1918.25	1719.24	1090.77	199	1113.43	50.0	5.6	18	32.0%	Low Int
CB5	1846.51	1718.08	551.77	128	567.93	40.0	2.3	23	28.0%	Low Int
CB6	1898.84	1742.07	511.75	157	537.09	70.0	3.8	31	42.0%	Int
CB7	1896.79	1744.04	465.98	153	492.80	70.0	3.4	33	44.0%	Int
CB8	1946.57	1774.17	796.46	172	816.40	60.0	4.9	22	35.0%	Low Int
CB9	1906.63	1778.14	570.53	128	585.92	50.0	2.9	23	33.0%	Low Int
C2-a	Gladed Areas						0.8	30	54.6%	Adv Int Gl
C2-b							0.9	30	54.6%	Adv Int Gl
C2-c							1.3	30	54.6%	Adv Int Gl





C12-a		1.2	32	45.0%	Int Gl
C13-a		2.4	34	41.7%	Int Gl
C14-a		1.9	26	37.4%	Int Gl

## POD D

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
D1	1832.91	1637.58	1108.99	195	1128.62	70.0	7.9	18	25.1%	Low Int
D2	1818.60	1675.00	817.73	144	834.19	40.0	3.3	18	24.2%	Nov
D3	1823.69	1683.05	842.44	141	855.28	45.0	3.8	17	22.7%	Nov
D4	1828.87	1726.69	642.43	102	651.62	50.0	3.3	16	24.3%	Nov
D5	1842.58	1705.31	837.55	137	852.40	65.0	5.5	16	24.3%	Low Int
D6	1957.17	1840.14	440.89	117	456.61	60.0	2.7	27	35.0%	Low Int
D7	1812.06	1743.81	525.08	68	531.67	50.0	2.7	13	30.0%	Low Int
D8	1845.10	1731.83	692.93	113	703.29	50.0	3.5	16	25.0%	Nov
D10	1842.00	1637.00	3010.00	205	3016.97	25.0	7.5	7	11.0%	beg
DC2	1855.31	1832.42	193.89	23	196.12	20.0	0.4	12	16.4%	Nov
DC3	1724.29	1637.52	909.06	87	915.28	20.0	1.8	10	13.5%	Nov
D9	1983.47	1829.86	653.65	154	675.10	70.0	4.7	24	42.0%	Int
D6-a	Gladed Areas						1.5	27	35.0%	Int Gl
D9-a							1.6	24	42.0%	Int Gl
D9-b							2.0	24	42.0%	Int Gl

## POD E

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
E1	1850.63	1753.56	437.68	97	449.22	50.0	2.2	22	30.2%	Low Int
E2	1839.68	1728.28	614.60	111	630.86	50.0	3.2	18	31.5%	Low Int
E3	1816.24	1721.97	389.26	94	403.02	50.0	2.0	24	37.7%	Int
E4	1851.16	1729.77	548.35	121	564.64	50.0	2.8	22	27.2%	Low Int
EC1	1852.50	1833.45	140.89	19	142.77	20.0	0.3	14	15.2%	Low Int
EC2	1753.68	1736.43	152.05	17	154.12	40.0	0.6	11	12.2%	Low Int

## POD F

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
F1	1955.51	1816.41	515.86	139	535.17	60.0	3.2	27	36.2%	Int
F2	1988.66	1769.43	801.11	219	834.24	70.0	5.8	27	43.3%	Int
F3	2175.54	1828.48	1060.59	347	1123.32	70.0	7.9	33	45.4%	Adv Int
F4	2193.62	1788.01	1362.23	406	1430.75	60.0	8.6	30	47.4%	Adv Int
F5	2171.07	1979.77	670.38	191	702.35	60.0	4.2	29	46.7%	Adv Int
F6	2161.91	1853.14	1164.53	309	1209.11	45.0	5.4	27	38.4%	Int
F7	2145.61	1934.46	938.91	211	966.13	50.0	4.8	22	35.0%	Low Int
F8	1992.17	1825.14	495.24	167	526.46	100.0	5.3	34	60.1%	Exp
F9	1983.38	1773.97	774.82	209	807.14	50.0	4.0	27	43.9%	Int
F10	2091.39	2035.88	253.23	56	259.82	40.0	1.0	22	28.9%	Low Int
F11	2102.90	2030.94	320.85	72	330.45	50.0	1.7	22	35.3%	Int



<b>F12</b>	2178.30	1770.74	1357.07	408	1423.63	70.0	10.0	30	45.4%	Adv Int
<b>F13</b>	2000.00	1870.00	395.00	130	415.84	50.0	2.1	33	60.1%	Exp
<b>FC1</b>	1813.50	1777.39	256.95	36	260.18	20.0	0.5	14	17.5%	Low Int
<b>FC2</b>	2205.67	2105.40	958.71	100	970.40	20.0	1.9	10	19.0%	int
<b>FC3</b>	2029.76	1986.58	496.39	43	500.93	20.0	1.0	9	12.5%	Low Int

## POD G

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
<b>G1</b>	2105.34	1763.41	1741.36	342	1781.29	60.0	10.7	20	30.4%	Low Int
<b>G2</b>	2063.08	1956.69	375.42	106	391.35	70.0	2.7	28	34.4%	Low Int
<b>G3</b>	2031.42	1952.80	233.89	79	246.99	40.0	1.0	34	34.7%	Low Int
<b>G4</b>	2006.17	1905.24	283.92	101	301.75	50.0	1.5	36	39.8%	Int
<b>G5</b>	1993.81	1691.05	1085.02	303	1135.33	60.0	6.8	28	49.8%	Adv Int
<b>G6</b>	1995.41	1745.91	754.84	250	799.69	60.0	4.8	33	48.8%	Adv Int
<b>G7</b>	1992.98	1832.28	781.15	161	800.09	50.0	4.0	21	28.6%	Low Int
<b>G8</b>	1970.08	1685.68	1133.80	284	1172.45	70.0	8.2	25	37.1%	Int
<b>G9</b>	1963.35	1682.67	1005.51	281	1046.05	60.0	6.3	28	36.7%	Int
<b>G10</b>	1952.03	1681.91	1083.31	270	1120.11	60.0	6.7	25	34.7%	Low Int
<b>G11</b>	1947.65	1764.66	616.50	183	644.67	50.0	3.2	30	36.8%	Int
<b>G12</b>	1946.68	1776.06	612.14	171	637.39	70.0	4.5	28	41.1%	Int
<b>GC1</b>	2025.59	1950.72	804.30	75	809.53	20.0	1.6	12	14.3%	int
<b>GC2</b>	2102.38	1998.17	1034.34	104	1044.78	20.0	2.1	10	16.0%	Adv Int
<b>GC3</b>	1742.04	1706.76	315.31	35	317.48	20.0	0.6	11	14.0%	Adv Int
<b>GC4</b>	1762.30	1682.66	743.51	80	748.20	20.0	1.5	11	12.3%	int
<b>GB1</b>	1849.16	1697.81	741.86	151	758.25	40.0	3.0	20	36.0%	Int
<b>GB2</b>	1936.23	1703.89	906.50	232	938.68	50.0	4.7	26	36.0%	Int
<b>GB3</b>	1962.23	1663.39	1140.32	299	1186.14	50.0	5.9	26	52.0%	Adv Int
<b>GB4</b>	1978.15	1661.55	1375.81	317	1417.83	50.0	7.1	23	42.0%	Int
<b>G3-a</b>	Gladed Areas						0.7	34	34.7%	Int Gl
<b>G3-b</b>							1.8	34	34.7%	Int Gl
<b>G4-a</b>							1.0	36	39.8%	Int Gl
<b>G5-a</b>							6.9	28	49.8%	Adv Int Gl
<b>G6-a</b>							4.8	33	48.8%	Adv Int Gl
<b>G6-b</b>							3.8	33	48.8%	Adv Int Gl
<b>G8-a</b>							1.6	25	37.1%	Int Gl
<b>G9-a</b>							5.4	28	36.7%	Int Gl
<b>G10-a</b>							3.9	25	34.7%	Int Gl





## POD H

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
H1	1884.76	1715.53	483.00	169	514.90	50.0	2.6	35	49.7%	Adv Int
H2	1921.10	1705.13	687.13	216	723.08	60.0	4.3	31	43.3%	Int
H3	1944.15	1694.63	742.07	250	786.75	50.0	3.9	34	61.0%	Exp
H4	1930.98	1683.74	736.25	247	779.24	70.0	5.5	34	41.0%	Int
H5	1861.29	1646.84	885.00	214	912.44	50.0	4.6	24	30.5%	Low Int
H6	1942.72	1631.90	1208.08	311	1255.15	50.0	6.3	26	44.4%	Int
H7	1947.86	1671.76	1092.11	276	1135.90	50.0	5.7	25	45.2%	Adv Int
H8	1947.03	1630.02	1719.27	317	1759.56	60.0	10.6	18	40.6%	Int
HC1	1713.68	1631.43	817.58	82	822.48	20.0	1.6	10	17.3%	Nov
HC2	1935.44	1888.35	417.08	47	421.06	20.0	0.8	11	12.5%	Adv Int
H1-a	Gladed Areas						2.1	35	49.7%	Adv Int Gl
H2-a							4.6	31	43.3%	Int Gl
H3-a							3.5	34	61.0%	Exp Gl
H4-a							0.1	34	41.0%	Int Gl
H4-b							4.0	34	41.0%	Int Gl
H4-c							1.2	34	41.0%	Int Gl
H5-a							1.8	24	30.5%	Int Gl
H6-a							3.2	26	44.4%	Int Gl
H7-a							2.8	25	45.2%	Adv Int Gl
H8-a							2.5	18	40.6%	Adv Int Gl
H8-b							3.3	18	40.6%	Adv Int Gl

Note: There is no "i" Pod – this is a simple mapping convenience to avoid misinterpreting the letter "i" with the number one.

## POD J

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
J1	2065.94	1965.00	240.00	101	260.36	50.0	1.3	42	61.0%	Exp
J2	2074.09	1848.29	597.06	226	642.78	70.0	4.5	38	60.1%	Exp
J3	2079.63	1808.54	735.57	271	790.92	80.0	6.3	37	60.1%	Exp
J4	1995.52	1822.97	613.74	173	640.47	50.0	3.2	28	42.5%	Adv Int
J5	2077.59	1921.83	397.21	156	429.69	100.0	4.3	39	57.3%	Adv Int
J6	2064.50	1926.39	382.46	138	415.20	70.0	2.9	36	61.0%	Exp
J7	1918.15	1842.76	398.34	75	407.00	50.0	2.0	19	25.5%	Adv Int
J8	2029.98	1920.00	340.00	110	357.35	70.0	2.5	32	69.0%	Exp
J9	1980.00	1805.00	650.00	175	673.15	55.0	3.7	27	38.3%	Int
J10	1902.09	1850.44	328.88	52	333.66	0.0	0.0	16	19.3%	Nov
JC1	2055.99	1806.00	2050.00	250	2065.19	20.0	4.1	12	14.9%	int
JC5	2090.65	2037.54	542.50	53	546.51	20.0	1.1	10	16.1%	Nov
J2-a	Gladed Areas						2.8	38	60.1%	Exp Gl
J4-a							4.8	28	42.5%	Int Gl
J5-a							3.1	39	57.3%	Adv Int Gl
J6-a							4.3	36	61.0%	Exp Gl
J7-a							2.0	19	25.5%	Int Gl
J8-a							3.0	32	69.0%	Exp Gl
J8-b							0.3	32	69.0%	Exp Gl
J9-a							0.4	27	38.3%	Int Gl



## POD K

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
K1	1876.57	1761.44	395.88	115	416.67	60.0	2.5	29	45.8%	Adv Int
K2	1881.27	1838.74	113.99	43	122.56	50.0	0.6	37	38.8%	Int
K3	1804.46	1767.13	165.83	37	170.89	40.0	0.7	23	28.5%	Low Int
KC1	1836.61	1718.02	1365.91	119	1377.58	20.0	2.8	9	19.0%	Nov
KC2	1833.66	1805.69	252.80	28	255.36	20.0	0.5	11	15.8%	int
KC3	1893.04	1877.24	216.57	16	218.70	20.0	0.4	7	12.4%	Adv Int

Note: There is no "L" Pod – this is a simple mapping convenience to avoid misinterpreting the letter "I" with the number one.

## POD M

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
M1	2291.15	2050.62	871.70	241	912.28	80.0	7.3	28	49.0%	Adv Int
M2	2165.70	2026.66	643.24	139	659.48	50.0	3.3	22	44.0%	Int
M3	2290.81	1997.64	1042.38	293	1090.97	70.0	7.6	28	36.0%	Int
M4	2292.28	2028.64	850.81	264	896.90	60.0	5.4	31	43.0%	Int
M5	2277.43	2004.86	1041.94	273	1083.11	50.0	5.4	26	35.0%	Low Int
M6	2096.57	1998.04	447.17	99	461.13	50.0	2.3	22	35.0%	Low Int
M7	2075.74	1994.29	313.28	81	324.87	50.0	1.6	26	32.0%	Low Int
M8	2289.23	2128.07	554.18	161	579.13	60.0	3.5	29	44.0%	Int
M10	2269.11	2093.54	501.75	176	536.58	100.0	5.4	35	61.0%	Exp
M11	2270.60	2111.51	436.74	159	474.09	100.0	4.7	36	62.0%	Exp
M12	2265.18	2106.86	534.87	158	564.83	100.0	5.6	30	52.0%	Adv Int
M13	2133.33	2073.65	156.87	60	169.62	50.0	0.8	38	50.0%	Adv Int
MC1	2302.45	2080.49	1437.84	222	1464.78	10.0	1.5	15	15.0%	Nov
MC2	2047.78	1991.48	572.63	56	576.37	20.0	1.2	10	15.0%	Adv Int
MC3	2144.44	2058.51	1011.12	86	1017.14	20.0	2.0	8	15.0%	exp
MC4	2057.23	1994.34	261.91	63	270.46	30.0	0.8	24	15.0%	int
MC5	2091.58	2058.63	342.59	33	344.86	20.0	0.7	10	15.0%	int
MC6	2090.30	2063.81	381.16	26	382.72	20.0	0.8	7	15.0%	int
M1-a	Gladed Areas						1.6	28	49.0%	Adv Int Gl
M2-a							1.8	22	44.0%	Int Gl
M2-b							0.9	22	44.0%	Int Gl
M3-a							0.4	28	36.0%	Int Gl
M3-b							1.8	28	36.0%	Int Gl
M4-a							0.2	31	43.0%	Int Gl
M4-b							0.8	31	43.0%	Int Gl
M4-c							3.0	31	43.0%	Int Gl
M5-a							2.3	26	35.0%	Int Gl
M8-a							2.7	29	44.0%	Int Gl
MC2-a							0.9	10	15.0%	Adv Int Gl

## POD N

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
N1	1753.00	1734.00	206.00	19	207.00	60.0	2.5	8	11.0%	beg





## POD O

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
<b>O1</b>	1695.00	1660.00	250.00	35	252.44	75.0	1.9	14	11.0%	beg

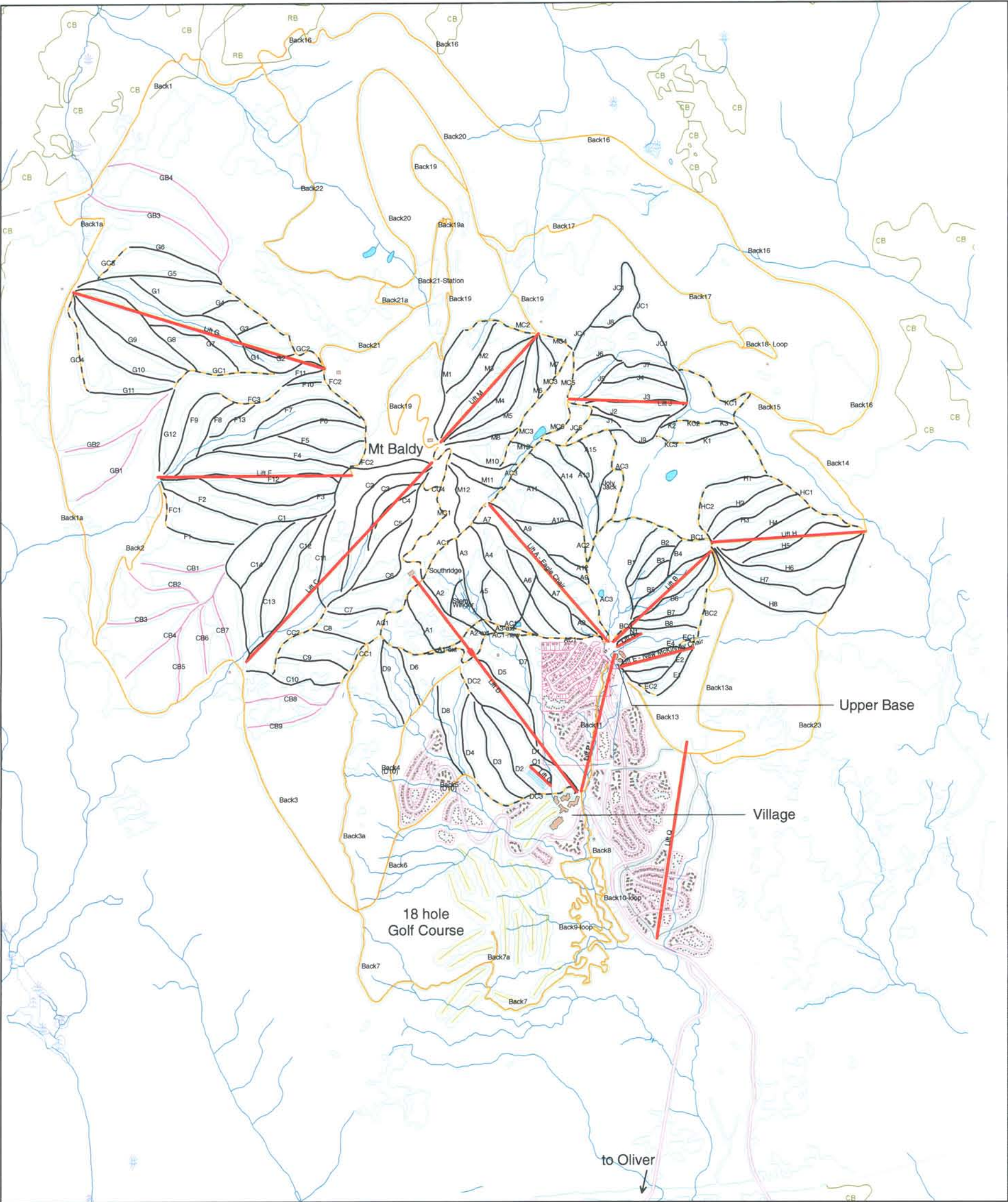
**Notes for reference:**  
Second Letter in code

**C** indicates Cat-track type trail.

**B** indicates a backcountry trail. These trails' area is scaled to 5% of their total area as a reflection of the fact that they cannot access lift services from their terminus, and will be used substantially less intensely than lift serviced trails.

Third Letter in code

**-alpha** indicates a gladed area in association with the main run.



Mt Baldy Arc Projects/Plots & Mapset/Mt Master Plan/Illustrative Trail type/1:30000/11x17.mxd

Mountain Master Plan 4-3

Prepared for:

  
**Mt Baldy Ski Corporation**  
PO Box 1499  
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Canada V0H 1T0  
Phone: 250-498-4086  
www.skibaldy.com

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- Mountain Trails  
Legend
- Alpine
  - Backcountry
  - Nordic
  - Cat-track
  - Tube-Park Lanes
  - Real-Estate Trails
  - Lifts



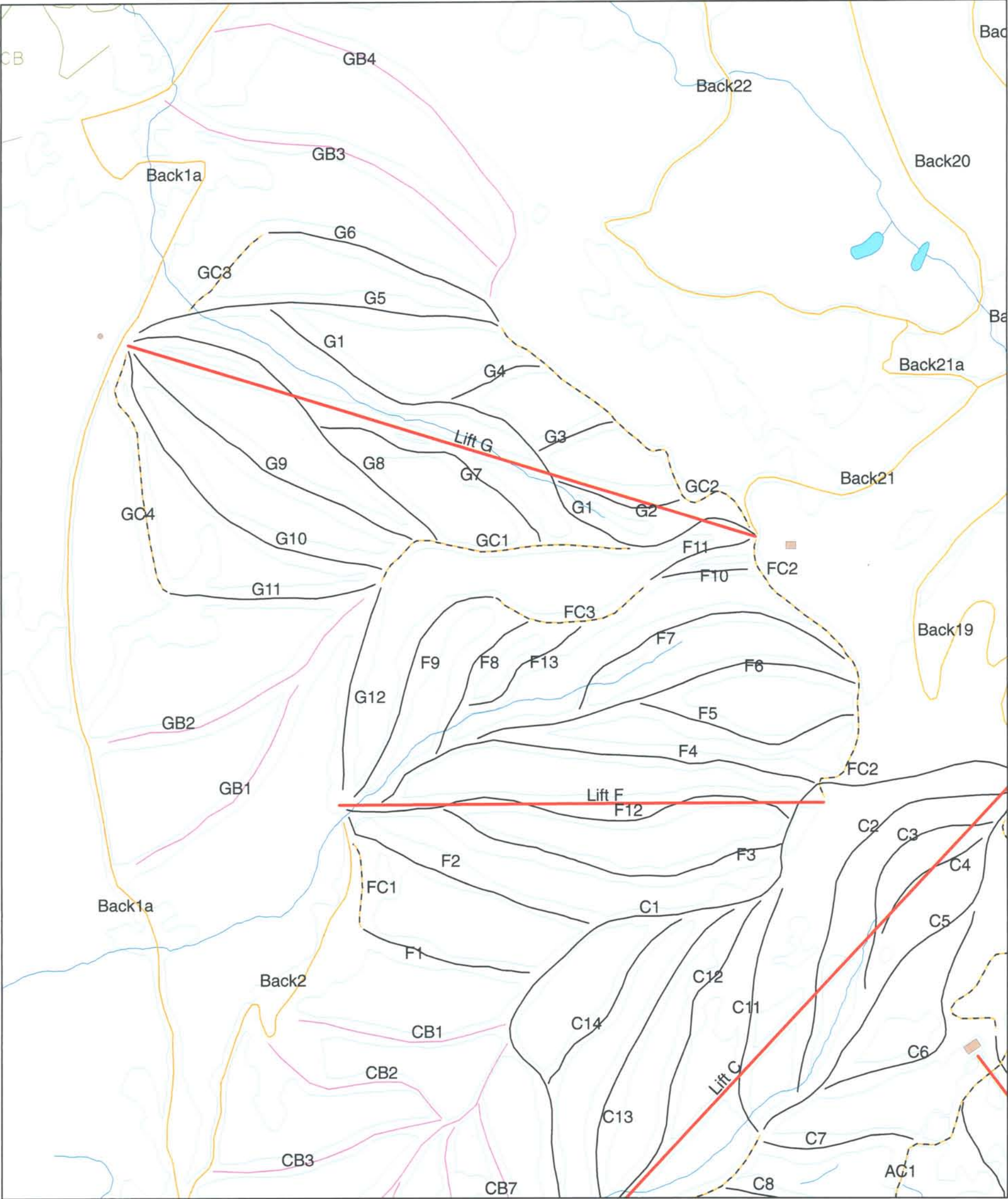
**Resort Expansion  
Master Plan**

February 2005

0 250 500 1,000 Meters








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Mountain Trails

Legend

 Alpine

 Backcountry

 Nordic

 Cat-track

 Tube-Park Lanes

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 Lifts



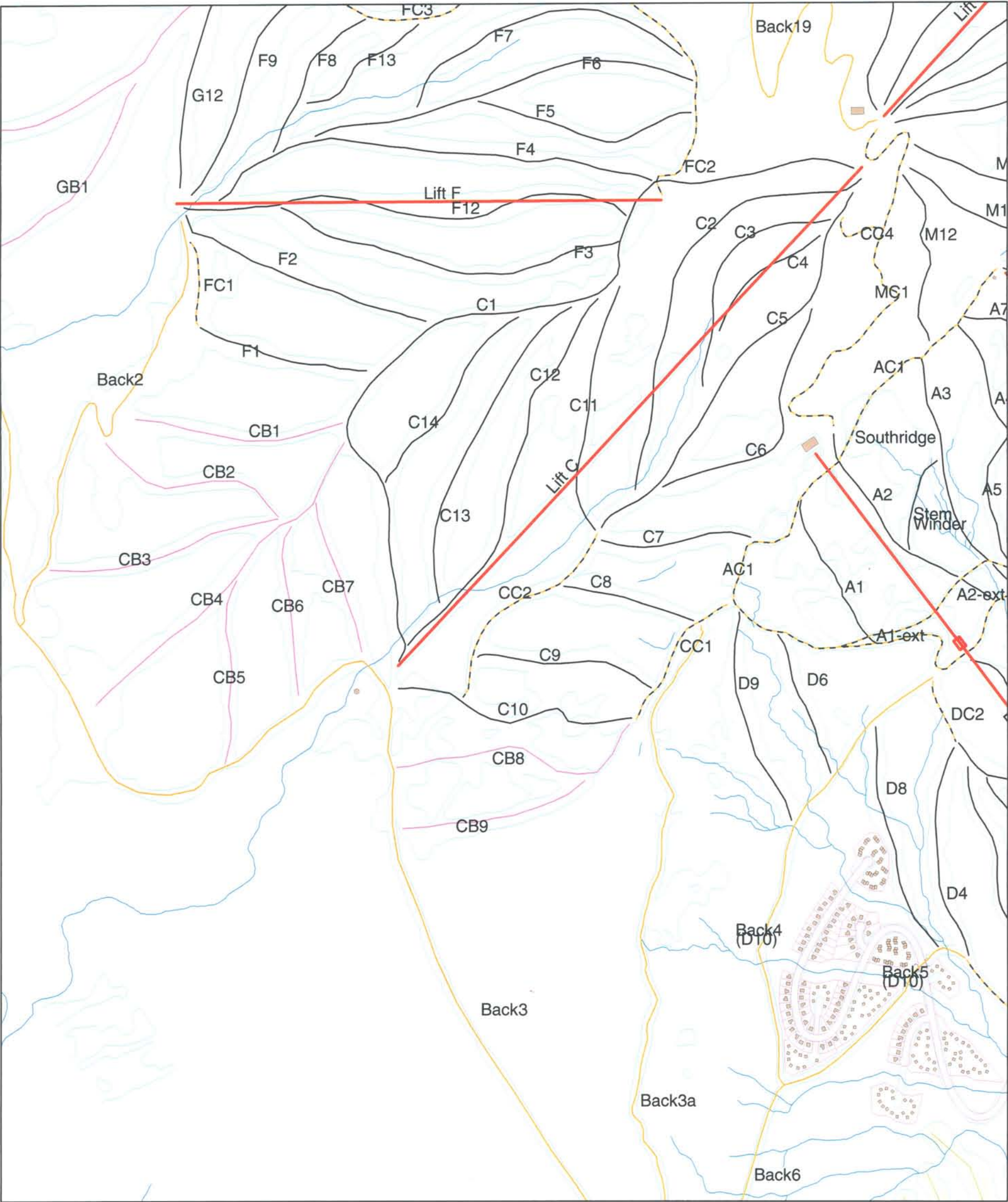
**Resort Expansion  
Master Plan**  
February 2005



0 100 200 400 Meters







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### Mountain Trails

#### Legend

- Alpine
- Backcountry
- Nordic
- Cat-track
- Tube-Park Lanes
- Real-Estate Trails
- Lifts



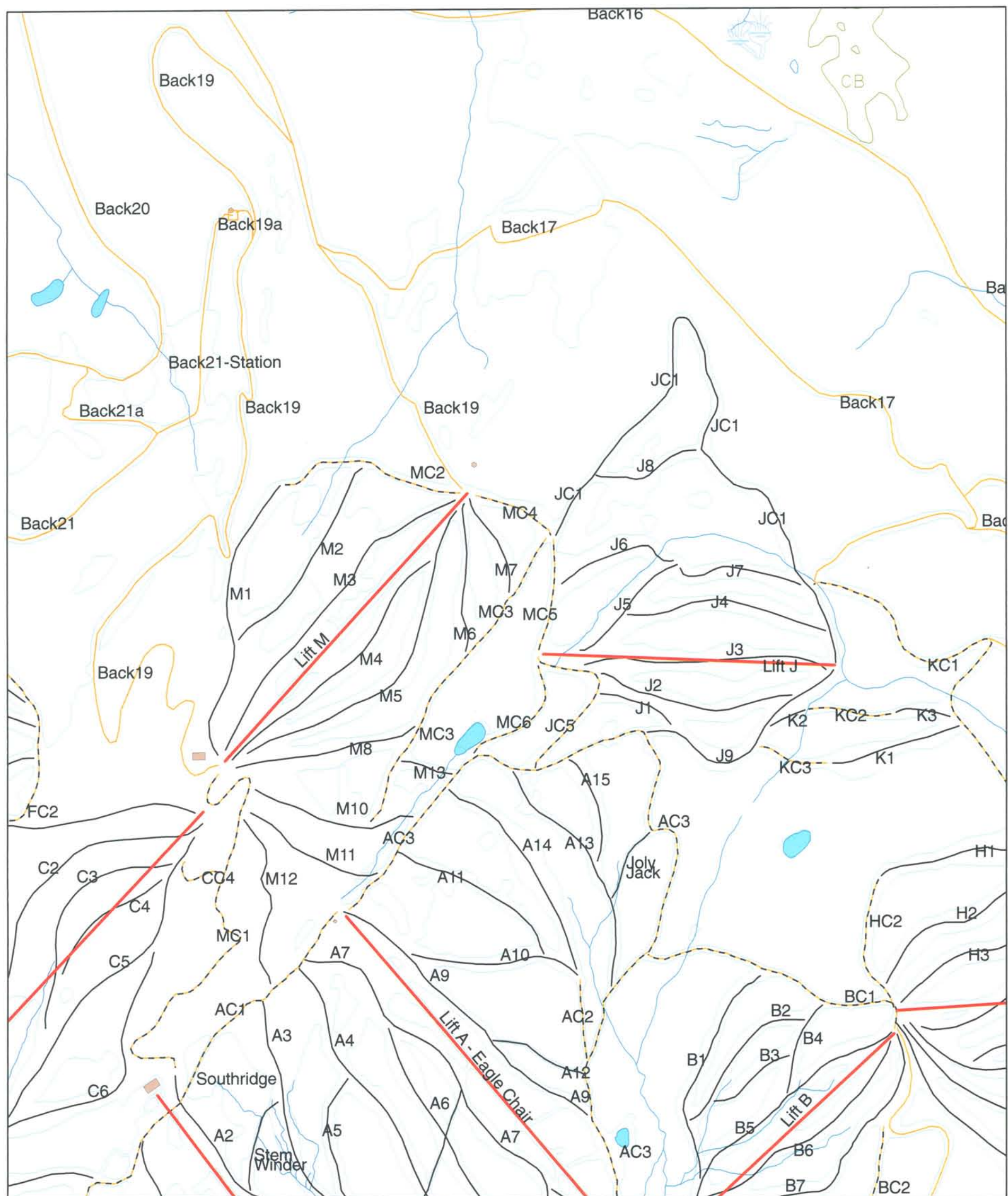
## Resort Expansion Master Plan

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0 100 200 400 Meters







# Mountain Master Plan

## Lifts J & M

### 4-3-3

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## Mountain Trails

### Legend

- Alpine
- Backcountry
- Nordic
- Cat-track
- Tube-Park Lanes
- Real-Estate Trails
- Lifts



# Resort Expansion Master Plan

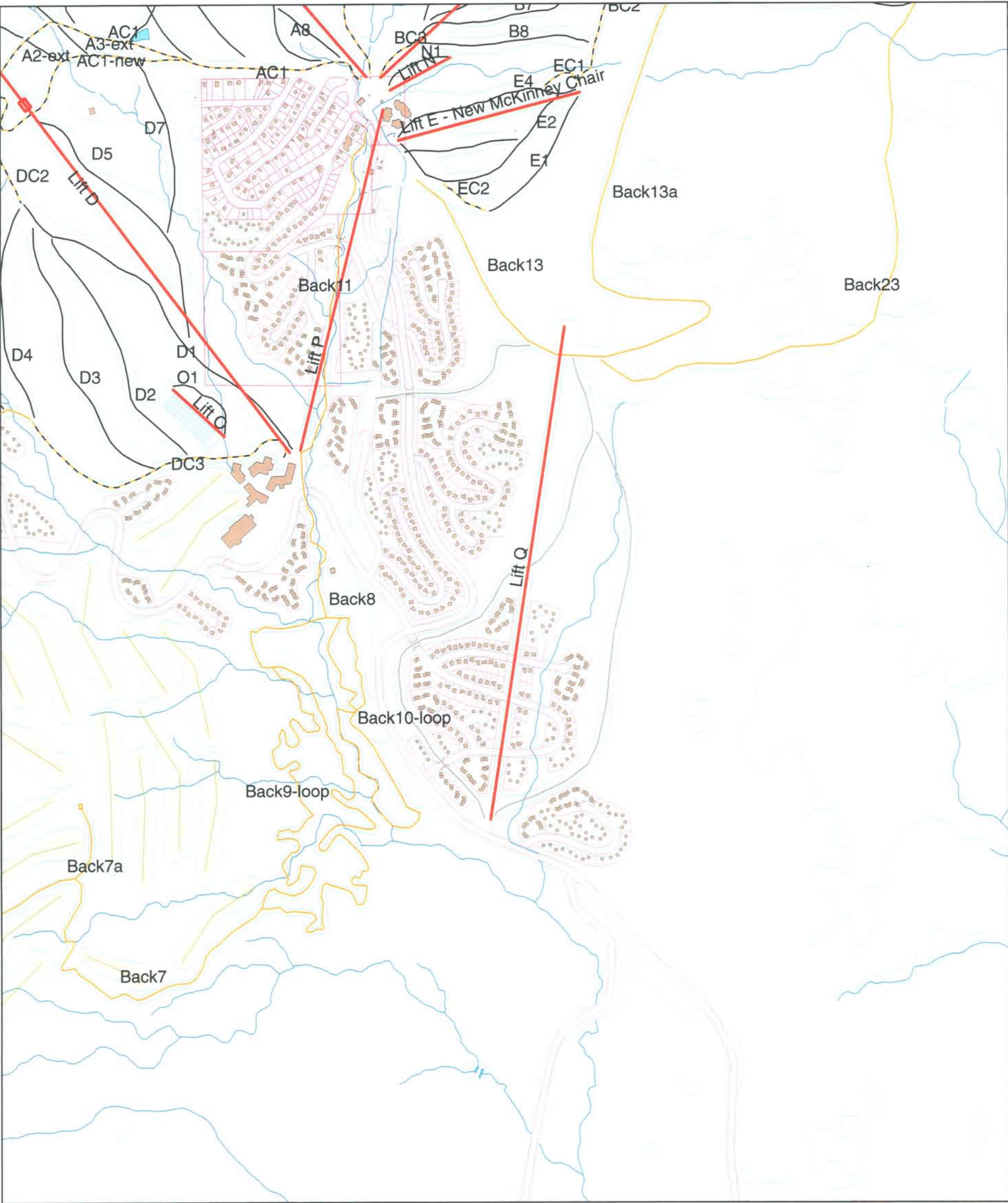
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...Mt Baldy\Ac Projects\Pos & Maps\Main Master Plan Illustrative-Lift Q Trail Map(1-12000)-11x17.mxd

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Mountain Trails


Legend


 Alpine


 Backcountry


 Nordic

 Cat-track

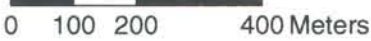
 Tube-Park Lanes

 Real-Estate Trails


 Lifts



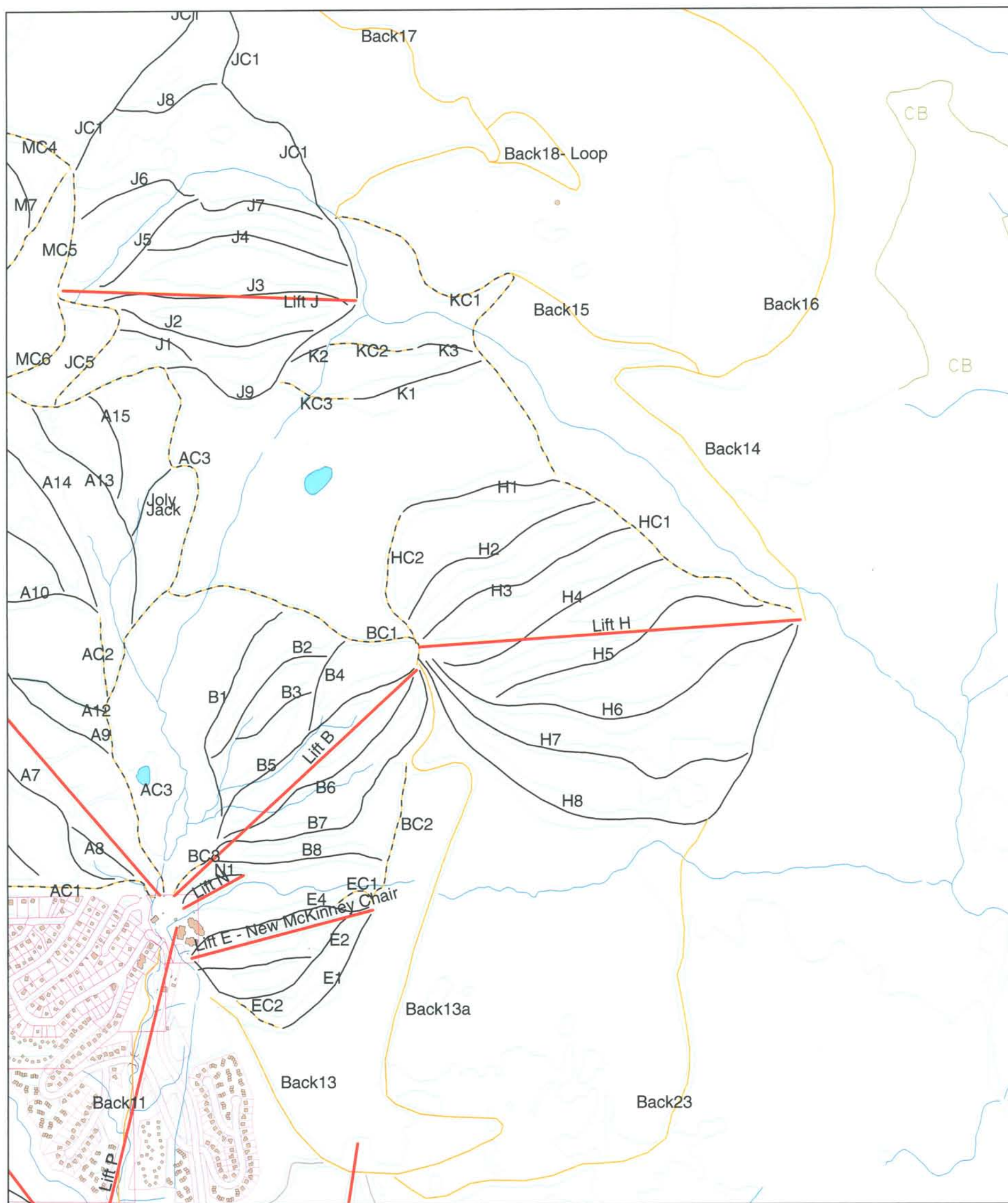
**Resort Expansion  
Master Plan**  
February 2005



0 100 200 400 Meters







# Mountain Master Plan Lift H

4-3-6

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## Mountain Trails

Legend

- Alpine
- Backcountry
- Nordic
- Cat-track
- Tube-Park Lanes
- Real-Estate Trails
- Lifts



# Resort Expansion Master Plan

February 2005







### Legend

- Alpine
- Back-Country
- Cross-Country
- Cat-Track
- Tube Park Lanes
- Real-Estate Return Trails

Prepared for:

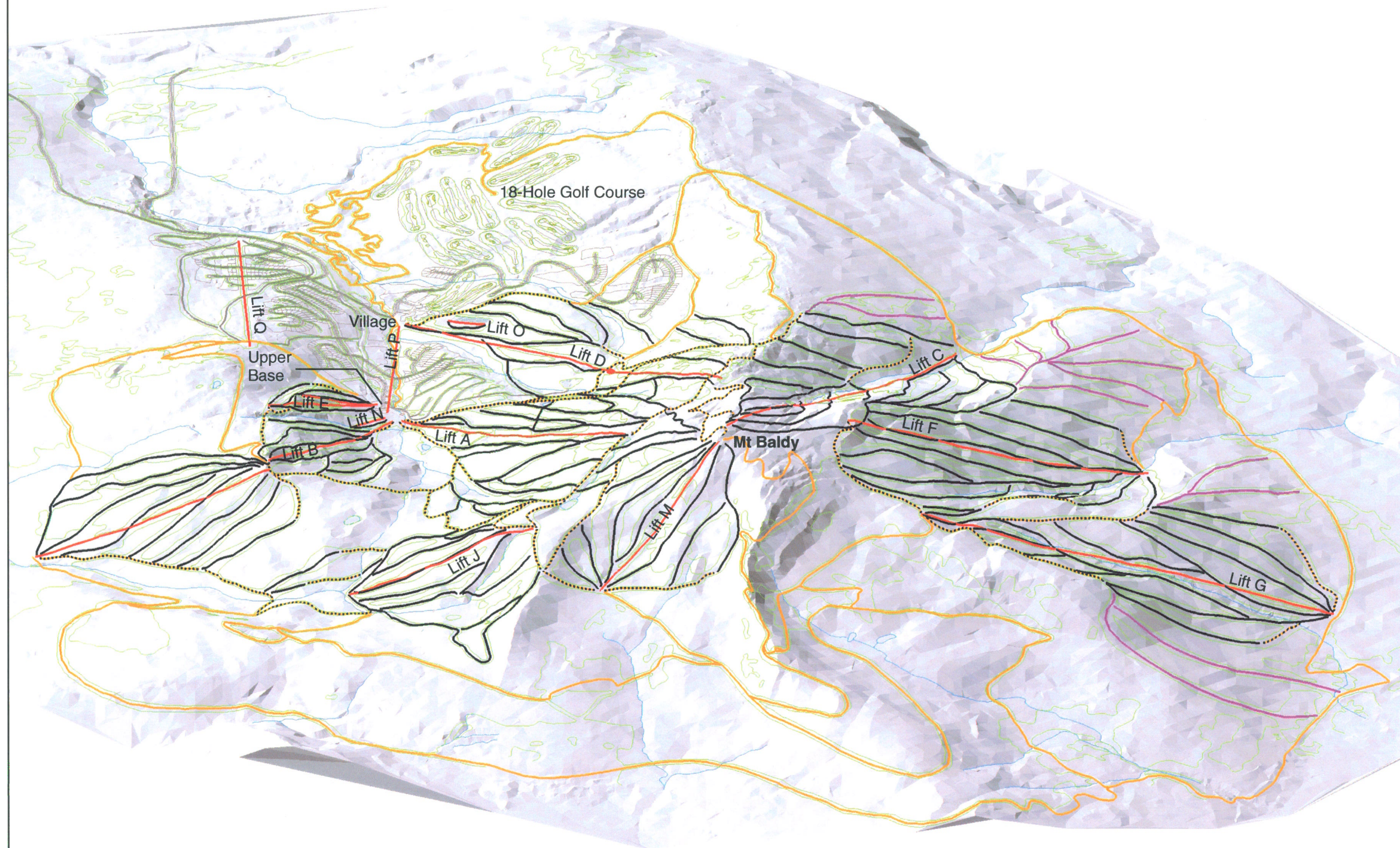


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## Resort Expansion Master Plan

February 2005

### Mountain Trails

#### Legend

- Alpine
- Back-Country
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#### **4.1.3.2 NORDIC TRAILS**

Central to the Mountain Plan's unique character is the fact that Nordic trails have been included, not only within the study area, but rather throughout the Alpine skiing area. In fact, it is the intent of this plan to have Nordic skiers accessing the same heights of land as the alpine skiers, with both skier types using the ski lifts. The phased Nordic trail development plan has been designed so that Nordic skiers will enjoy the freedom of Nordic exclusive trails around the periphery of the mountain, however they will also be able to access higher elevation terrain by boarding the alpine lift infrastructure. From the top of any Nordic accessible lift, the Nordic skiers will always have a means of returning to the lower elevation cross-country trails via a shallow grade return trail (less than 12%). This attribute of the trail plan is totally unique, and is only made possible due to the particularly opportune nature of the mountain terrain – specifically the accessibility of shallow terrain, and the near complete lack of high angle mountain features.

In North America, Royal Gorge is the only other Nordic Resort that utilizes ski lifts for cross-country skiing

As with all aspects of the Plan, the phased nature of the development process is key to the long-term success of the facility. The Nordic trail network is ambitious in scope and character, but has also been designed to ensure that it provides a balanced and complete product at all phases defined within the evolution of the Master Plan.

The following table details the specific length and associated capacity of the dedicated Nordic trail network illustrated on Figure 4-2.



Table 24. Proposed Nordic Trail Specifications

Phase	Trail ID	Length (m)	Associated Capacity	Total Length (m)	Total Capacity
One	back2	1,539	15	25,360	254
	back3	3,576	36		
	Back5	711	7		
	back6	735	7		
	back7	2,822	28		
	back7a	235	2		
	back8	494	5		
	back9 loop	3,759	38		
	back10 loop	1,702	17		
	back11	1,271	13		
	back13	826	8		
	back13a	2,242	22		
	back19	5,448	54		
Two	back1a	4,376	44	6,465	65
	back 3a	2,089	21		
Three	back21	966	10	4,046	40
	back21a	471	5		
	back21 station	758	8		
	back23	1,851	19		
Four	back1	1,706	17	20,274	203
	back14	1,207	12		
	back15	662	7		
	back16	6,998	70		
	back17	3,234	32		
	back18 loop	704	7		
	back20	3,129	31		
	back22	2,634	26		
Grand Totals				56,145	561

It is important to note that the incorporation of the Nordic trail network into the mountain planning process provides a key link to the ultimate all-season nature of the proposed Expansion. All Nordic trails proposed within this Plan are intended to be constructed in a manner that will enable them to provide the backbone for a mountain bike trail network, which will be included as a central Spring through Fall amenity.

#### 4.1.3.3 ADDITIONAL ADVENTURE TRAIL INFRASTRUCTURE

Consistent with the desire to create a unique resort product, and to ensure that the experiences at Mt. Baldy revolve around ‘mountain play’ and an expanded sense of alpine recreation, additional infrastructure on backcountry and Nordic trail networks will be developed. The intent is to provide those on the adventure trails (backcountry alpine trails and Nordic networks) with opportunity to enjoy unique gathering areas while in the backcountry environs. These areas will include small park-like facilities such as covered gazebos, picnic areas, viewpoints with seating for gathering and resting, as well as potential yurts and small cabins for warming up, relaxing, and possibly overnight stays, as well as staging for Sherpa-return rides (for more information of





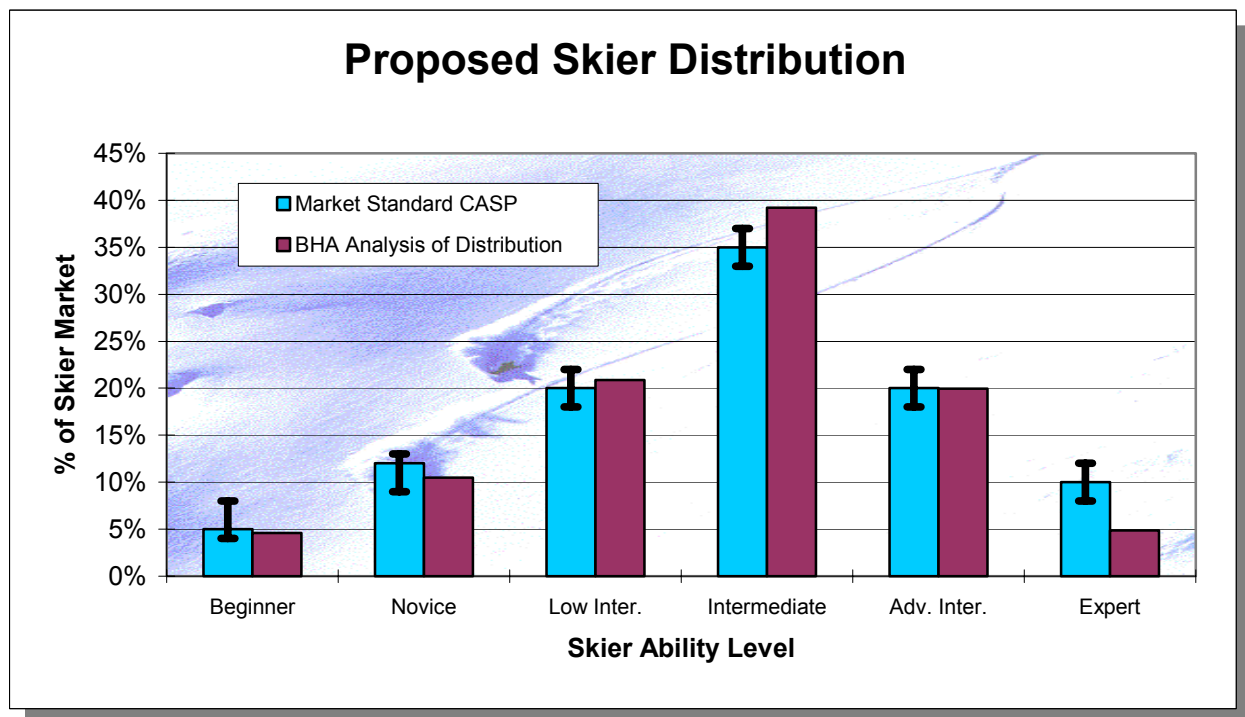
proposed Sherpa operations see Section 4.1.6.1). Further, to review the potential location of the proposed adventure trail infrastructure refer to Figure 4-7.

In the summer, the trails will be utilized in both an informal and formalized capacity for bird watching, natural history, wildlife, guided nature walks, hiking, biking and mountain biking. A hierarchy of trails will be designed to accommodate different needs and skill levels. In its most formal, it is anticipated that a portion of the trail network will be paved, connecting built areas within the resort. At the other end of the spectrum, trails will be rugged, narrow single-track winding throughout the whole of the Controlled Recreation Area.

#### 4.1.4 Alpine Terrain Distribution Analysis

The proposed mountain design was carefully planned to ensure that overall market consistency is ensured at each phase of its expansion development. Terrain distribution assessments are an important tool to ensure that currently accepted market segmentation is represented in the ski trail offerings. While phase-by-phase terrain distribution analyses are detailed in Section 5, the following chart presents the overall distribution assessment as it relates to the proposed buildout condition included within this Plan. As is illustrated, the Skier Distribution at buildout is very close to a perfect match with the perceived Market Distribution. The excess of Intermediate Terrain will be widely utilized by intermediate, advanced and expert skiers alike. The noticeable lack of developed Expert Terrain is a function of an absence of slopes with steeper gradients.

Chart 2. Alpine Terrain Distribution Analysis – Buildout Condition



Note: the 'error bars' on the above graphic denote the accepted CASP range of distribution in each identified skier ability level.

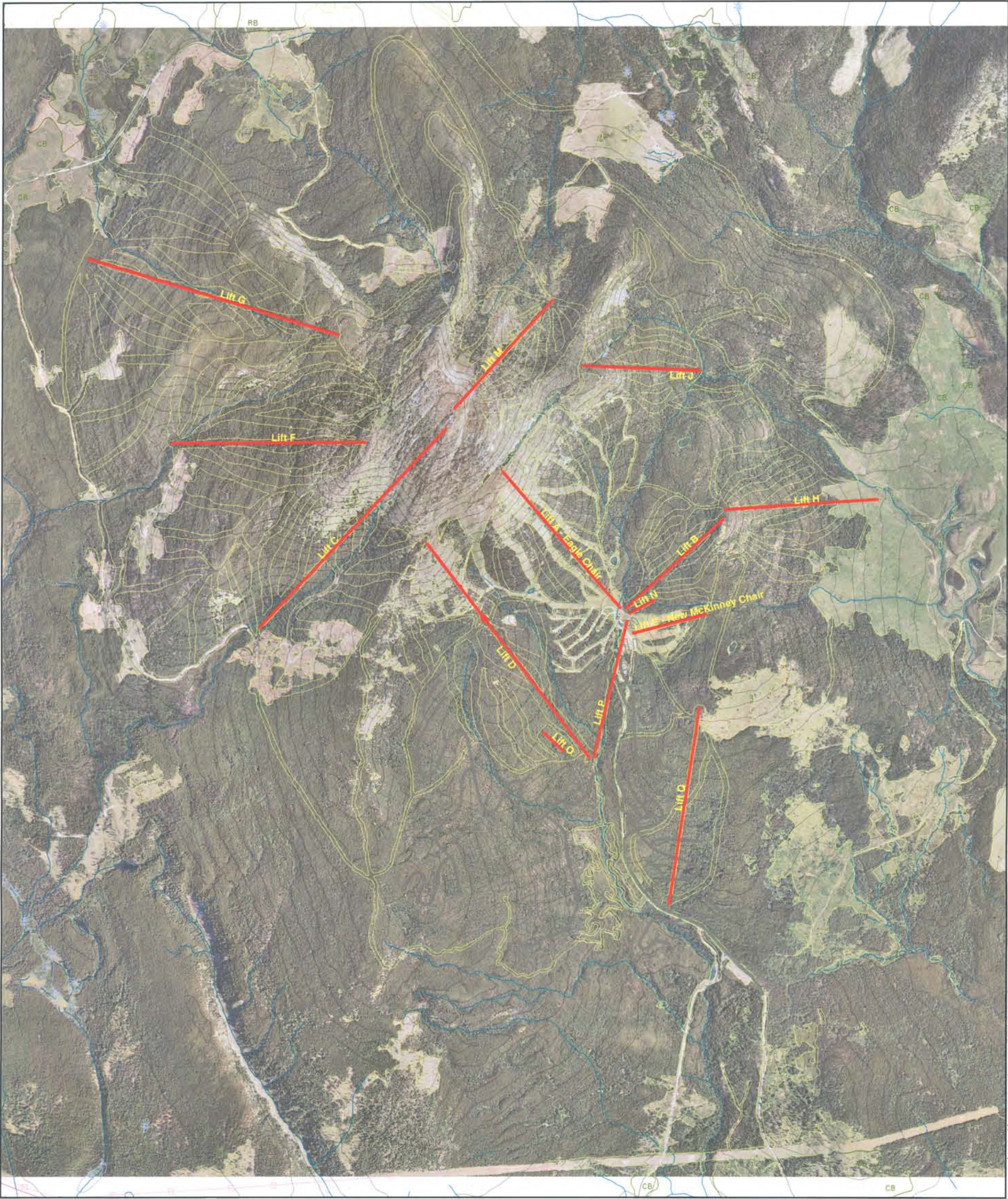


#### ***4.1.5 Alpine Lift Inventory and Analysis***

Not only does the skier class distribution need to be balanced with market distribution, but also the mountain plan must anticipate skier movement and circulation patterns such that bottlenecks, pinch points, and congestion zones are avoided. To this end, detailed disbursement modeling was undertaken to ensure that skiers on slopes, on lifts, in lift lines, and in support facilities are balanced, and that appropriate capacity of uphill infrastructure is designed consistent with the project vision and objectives.

Designed in concert with the aforementioned trail infrastructure, the proposed lift system was planned to balance and support the alpine trail network. Capacity was also calculated to take into account the Nordic skiers lift use that is associated with this Expansion Plan. Consistent with the goal of providing a unique, low density, powder skiing opportunities, all lifts proposed within this plan employ fixed-grip technology. Refer the following tables to review the specific characteristics, capacities, and design parameters for each of the proposed lifts.





Mt Baldy Arc Projects/Plots & Maps/Lift Summary/1-30000-11x17.mxd

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**Resort Expansion  
Master Plan**

February 2005

0 250 500 1,000 Meters







Table 25. Proposed Lift Specifications

Lift - Pod Area	Lift Name	Lift Type (skiers per chair)	Top Elevation (m)	Bottom Elevation (m)	Vert. Rise (m)	Horiz. Dist. (m)	Slope Length (m)	Average Grade	Hourly Capacity (Theor.)	Approx. Ride Time (min.)	Rope Speed (m/s)
<b>A</b>	Eagle	4	2122.16	1733.00	389	1337	1392	29%	2,200	9.3	2.50
<b>B</b>	Sugar Lump	3	1952.09	1733.00	219	986	1010	22%	1,400	6.7	2.50
<b>C</b>	c Lift	3	2288.32	1745.74	543	2015	2087	27%	1,800	13.9	2.50
<b>D</b>	d Lift	4	1855.00	1637.58	217	1280	1298	17%	2,200	9.4	2.30
<b>D-ext</b>	d - ext Lift	4	2075.00	1855.00	220	719	752	31%	2,200	5.4	2.30
<b>E</b>	e Lift	2	1851.16	1725	121	561	540	23%	1,200	3.6	2.50
<b>F</b>	f Lift	3	2205.67	1770.74	435	1441	1505	30%	1,800	10.0	2.50
<b>G</b>	g Lift	3	2105.34	1691.05	414	1950	1994	21%	1,800	13.3	2.50
<b>H</b>	h Lift	3	1947.03	1630.02	317	1138	1181	28%	1,800	7.9	2.50
<b>J</b>	J Lift	2	2090.65	1806.00	285	873	918	33%	1,200	6.1	2.50
<b>K</b>											
<b>M</b>	m Lift	3	2292.28	1991.48	301	1047	1089	29%	1,600	7.3	2.50
<b>N</b>	n Lift	1	1753.00	1734.00	19	208	209	9%	500	4.4	0.80
<b>O</b>	o Lift	1	1695.00	1660.00	35	250	252	14%	500	5.3	0.80
<b>P</b>	p Lift	2	1730.00	1638.00	92	1040	1044	9%	550	5.8	3.00
<b>Q</b>	q Lift	2	1775.00	1565.00	210	1440	1455	15%	1,200	10.5	2.30

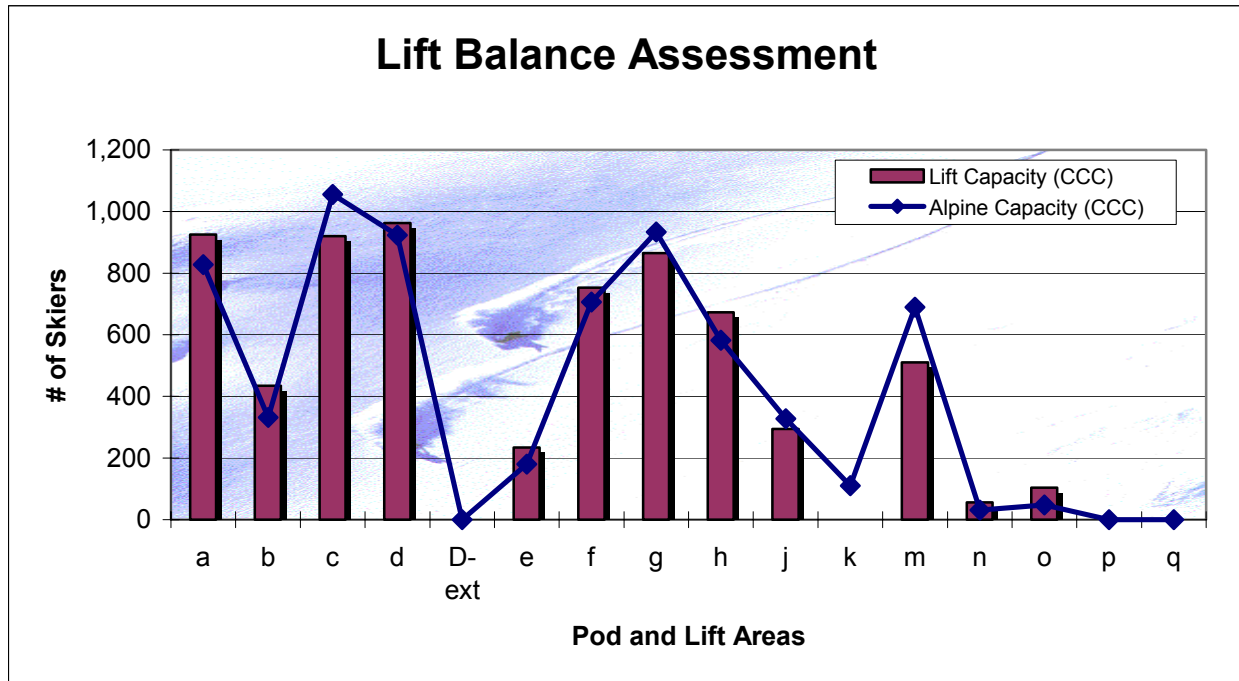
Table 26. Uphill Capacity Assessment

Lift - Pod Area	Lift Name	Lift Type	Vertical Rise (m)	Slope Length (m)	Hourly Capacity	Loading Efficiency (%)	VTM/Hr (000)	Vertical Demand (m/day)	Hours of Operation	Access Reduction (%)	Actual CCC (skiers)
<b>a</b>	Eagle	4	389	1,392	2,200	95%	856	5,438	7.0	12%	926
<b>b</b>	Sugar Lump	3	219	1,010	1,400	95%	307	4,341	7.0	7%	435
<b>c</b>	c Lift	3	543	2,087	1,800	95%	977	6,317	6.5	4%	920
<b>d</b>	d Lift	4	217	1,298	2,200	85%	478	2,870	7.0	3%	962
<b>D-ext</b>	d - ext Lift	4	220	752	2,200	85%	484	2,870	7.0	100%	0
<b>e</b>	e Lift	2	126	575	1,200	95%	151	4,140	7.0	0%	243
<b>f</b>	f Lift	3	435	1,505	1,800	95%	783	6,424	6.5	0%	753
<b>g</b>	g Lift	3	414	1,994	1,800	95%	746	4,913	6.0	0%	865
<b>h</b>	h Lift	3	317	1,181	1,800	95%	571	5,236	6.5	0%	673
<b>j</b>	J Lift	2	285	918	1,200	95%	342	7,156	6.5	0%	295
<b>k</b>	o	0	0	0	0	95%	0	4,342	7.0	0%	0
<b>m</b>	m Lift	3	301	1,089	1,600	95%	481	5,733	7.0	8%	511
<b>n</b>	n Lift	1	19	209	500	85%	10	1,000	7.0	0%	57
<b>o</b>	o Lift	1	35	252	500	85%	18	1,000	7.0	0%	104
<b>p</b>	p Lift	2	92	1,044	550	85%	51	1,000	7.0	100%	0
<b>q</b>	q Lift	2	210	1,455	1,200	85%	252	0	7.0	100%	0
<b>Totals</b>				<b>16,728</b>	<b>21,950</b>			<b>62,778</b>			<b>6,744</b>

In order to demonstrate the balance between the proposed capacity of the lift infrastructure and the resort capacity associated with each ski pod, the following two summaries are presented (refer to Chart 3, and Table 27):



Chart 3. Lift Balance Assessment – Build Out



Note that the alpine capacity refers to whole resort capacities, not skiers-at-one-time (SAOT)

Finally, the following table presents a balanced distribution of skiers as calculated in the full build-out condition of the proposed Expansion Plan:

Table 27. Skier Disbursement Assessment – Build Out

Lift/Pod Area	Uphill Capacity (CCC)	Skier Disbursement				Alpine CCC
		Support Facilities	Lift Lines	On Lift	On Trails	
a	926	231	40	162	414	828
b	435	109	19	75	166	331
c	920	230	50	198	528	1,055
d	962	241	37	147	462	924
D-ext	0	0	21	85	0	0
e	243	61	9	36	90	180
f	753	188	36	143	353	707
g	865	216	47	189	467	934
h	673	168	28	112	291	582
j	295	74	15	58	164	328
k	0	0	0	0	55	110
m	511	128	23	92	345	689
n	57	14	4	15	31	63
o	104	26	5	19	24	47
p	0	0	6	23	0	0
<b>Total</b>	<b>6,744</b>	<b>1,686</b>	<b>338</b>	<b>1,354</b>	<b>3,389</b>	<b>6,778</b>
		<b>6,767</b>				



#### **4.1.6 Mountain Operations Facilities**

There are a variety of facilities key to the successful operation any mountain resort. The degree of impact and influence each has on the resort offering is tied directly to the envisioned type of product. Specific to Mt Baldy, the backcountry orientation of the area dictates primary operational considerations including: Sherpa operations; ski patrol/search and rescue; mountain access roads; snowmaking; night skiing; grooming; and maintenance.

##### **4.1.6.1 SHERPA-BASED BACKCOUNTRY RETURN OPERATIONS**

A unique aspect of the proposed Mt. Baldy offering is the inclusion and incorporation of Sherpa based return travel from backcountry areas. A Sherpa is a large utility-oriented dual-track snowmobile capable of towing large payloads. The machines are made by Alpina and are equipped with a low-emission engine (1360 cc, four cylinder EFI with exhaust converter) and relative to other snowmobiles are both more fuel efficient and quieter than industry standards. The sled has the capacity to seat three guests in addition to the operator on the sled platform, and tows a passenger trailer capable of accommodating six additional guests.

MBSC plans to purchase one Sherpa and accessories by the beginning of the 2005/2006 ski season. MBSC will evaluate the Sherpa's capabilities during this period to determine our plan for operation, including number of Sherpa's required for efficient transport, return route design and cross country grooming abilities. Ultimately, MBSC will purchase up to three additional Sherpa's to provide service to the Backcountry and Nordic skiers.

Product research from other resort areas employing a similar system (Schweitzer - Sandpoint, Idaho) indicates that when fully loaded (6-9) guests it is capable of traveling on existing trails and logging roads with grades of approximately 4% (short straight inclines of 10-12% for no longer than 60-80m) at a maximum speed

of approximately 15-20km/h (turning radius of 10-12m). Given these parameters, a Sherpa access route was defined concurrent with select backcountry Nordic trails primarily along the western boundary of the CRA. Refer to Figure 4-7 to review the exact location and orientation of the proposed Sherpa routes. Note that proposed Sherpa routes will mirror, though remain physically separated from, the proposed Nordic trails.

The use of the Sherpa sleds will provide additional safety within the backcountry terrain areas and will enable more guests to enjoy the



**Sherpa Sled - with platform seating**



**Sherpa Sled - with Six passenger trailer**





unique adventure that the backcountry product has to offer. Rather than demanding that all backcountry users employ climbing-skis to re-access the lift-serviced terrain to return to the base areas, the Sherpas will provide an alternative return-trip opportunity. The Sherpas will operate according to a pre-defined schedule, picking up guests at the backcountry pick-up points (see Figure 4-7) and returning them to the base area via the designated Nordic/Sherpa access routes at a cost substantially less than traditional Catskiing operations.

The backcountry trails will be equipped with directional signage to ensure easy navigation to the pick-up staging areas. The phase one pick-up point will be located approximately 500 metres southwest of the proposed base of Lift C and will include a temporary yurt structure and composting toilet. This yurt will function as a day-use only facility until Phase Three, at which point it may be expanded to offer overnight backcountry accommodation.

Pickup Point Two will be located approximately 300-500m west of the proposed base of lift G. This pick up point will service all liftless skiing opportunities in the northwest corner of the proposed CRA. Pickup Point Two will also be equipped with a day-use yurt and composting toilet. Unlike Pickup Point One, there are no plans to upgrade Pickup Point Two to offer overnight accommodation.

Assuming an average speed of 15 km/h, the preliminary Sherpa capacity assessments are defined below:

*Table 28. Preliminary Sherpa Capacity Assessment*

Route	Associated Phase(s)	One Way		Return			Potential Trips/Day/Sherpa (7 hrs)	Maximum Daily Capacity per Sherpa
		Distance (km)	Approx. Time (min)	Distance (km)	Time Spent at Pick Up Point (min)	Total time (min)		
<b>Pick Up Point One to Base Area</b>	<b>One</b>	4.8	19	9.7	15	53.7	7.8	70
<b>Pick Up Point Two to Lift C</b>	<b>Two onward</b>	4.4	18	8.8	15	50.0	8.4	76

*Refer to Figure 4-7 to review location of Primary Pick Points and Proposed Sherpa routing patterns*

Guests will pay for Sherpa rides in one of two ways:

- While paying for the lift-serviced terrain in the morning, reserve a spot on a specific sled according to the daily schedule.
- Non-reserved spots will be made available, and will be subject to a first-come first-served system at the backcountry pick-up points.

The costs and/or frequency of the Sherpa product and schedule will be dependant on the realized market demand for this service, and will therefore be scaled consistent with market realities. However, current plans indicate that once Phase Two is initiated, a second Sherpa would be incorporated into the operation and daily volume would increase to approximately 130-150 guests per day.

Note that Sherpa return trips will be equally available to both Alpine and Nordic skiers.



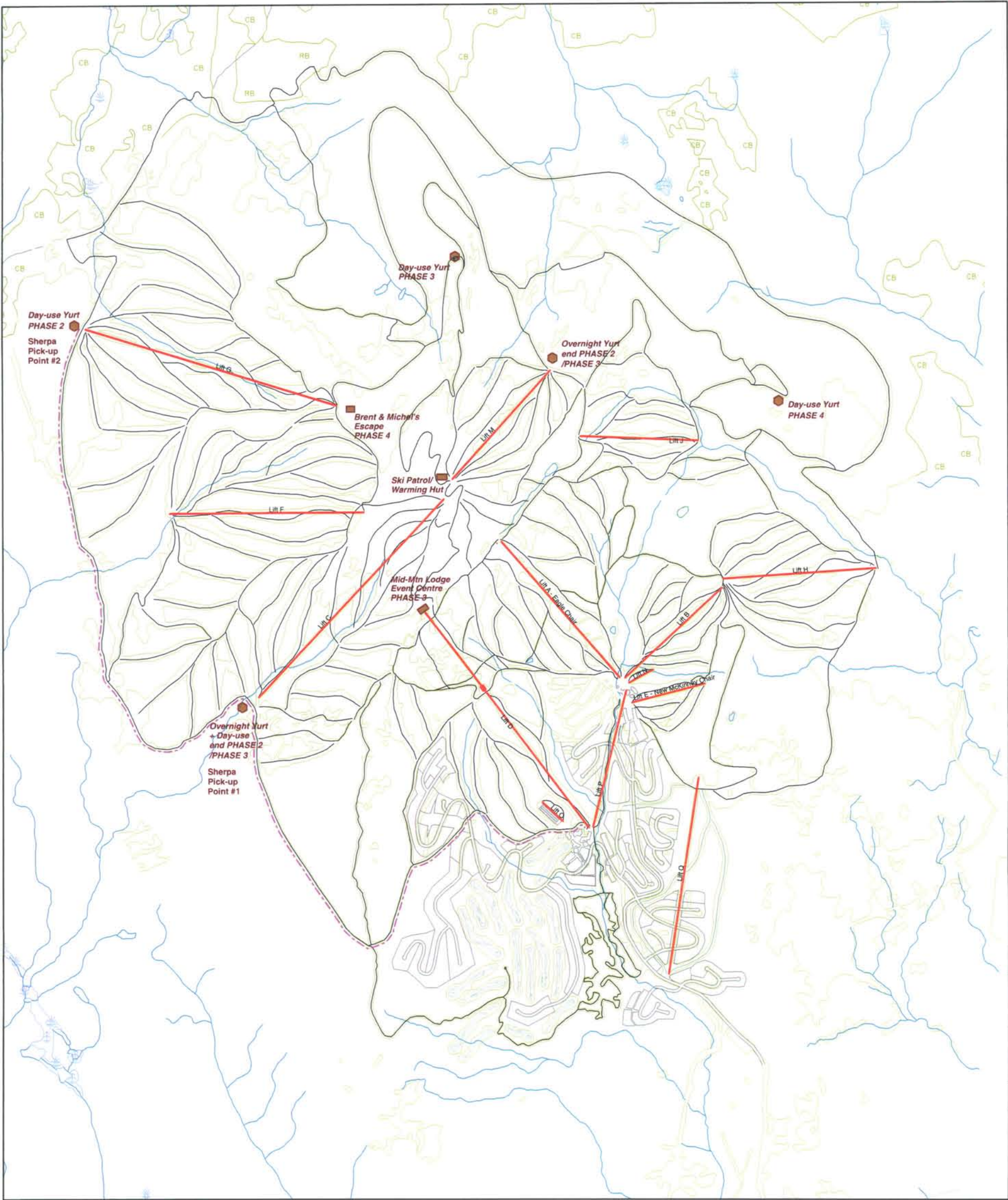
Consistent with the goals of providing a unique, family-oriented atmosphere of 'mountain play', the Sherpa sleds allow new backcountry enthusiasts the opportunity to explore backcountry terrain in a controlled, safe atmosphere with a guaranteed access back to the comforts of the base area at the end of the day. Moreover, the diversity of product that the backcountry-Sherpa operations create will make it easier for the whole family to vacation at Mt. Baldy – some members of the family or group can ski traditional lift-serviced terrain at the same time and at the same resort, as others in the group take on the adventure-oriented terrain of the backcountry.

The Sherpa operations also ease the transition into new ski areas and afford flexibility in the phasing program over time. Opening an area to Sherpa operations is a low-cost (relative to lift-servicing) endeavour and it allows for preliminary run and glade development to precede higher density lift-serviced use in later phases.

Finally, the flexibility inherent in the Sherpa design is well suited to afford additional usage patterns and/or roles within the mountain operations plan, some of these uses may include:

- Nordic trail grooming responsibilities
- Transport of Nordic and snowshoeing guests to remote staging areas and/or backcountry events
- Transport of employees around the proposed CRA
- Evacuation of injured skiers and/or riders
- Flexibility to potentially offer an early or late season uphill conveyance product (similar to typical snowcat operation)





Mt BaldyAvc Projections & Maps\Mtn Facilities1-30000-11x17.mxd

# Mountain Operations Facilities

4-7

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## Legend

- Mtn-Facilities
- Sherpa Pickup Route
- Lifts



## Resort Expansion Master Plan

February 2005

0 250 500 1,000 Meters







#### **4.1.6.2 SKI PATROL FACILITIES**

The phased development of ski patrol facilities is a key component of a well planned, and effectively managed mountain operation – this is especially true when the plan includes in-bounds backcountry products. Design considerations include the need to be able to provide on-snow, toboggan access to medical facilities as well as vehicular and ambulance access to injured or sick guests. The current development progression of patrol facilities is defined as follows:

**Phase 1** – Patrol Hut to move to existing day lodge and rebuild current patrol hut at top of the Eagle Chair. After operations open in the north bowl (Pod M) MBSC would build a hut at the summit saddle, thereby effectively servicing both the M Pod and the backcountry terrain of southwest bowl (Pod C). Hire a certified level two patroller with blasting license and install permanent fencing and signage at summit to direct skiers around saddle and into the frontcountry terrain (A Pod) All access into backcountry areas (C and F Pods) will be via a gated entry with signage explaining terrain, return options and safety regulations. When conditions warrant, all backcountry skiing in these Pods will be closed.

**Phase 2** – A new main patrol hut will be incorporated into one of the new lodges being built in the upper village. This facility will function as the main patrol/first aid station. An additional remote patrol hut will be built at the bottom of the C Pod near the yurt pickup point and a secondary Patrol room will be incorporated into the emerging built form in the Village Base.

**Phase 3** – After Pod H opens on the backside of Sugar Lump (Pod B), MBSC will add a remote patrol hut at the top of Lift B.

**Phase 4** – Once lift infrastructure is incorporated into the F and G Pods, an additional remote Patrol Hut will be added in the G Pod.

#### **Backcountry Safety**

All inbounds backcountry terrain will be patrolled and avalanche controlled. MBSC will provide free mandatory avalanche training to all critical staff and will subsidize training for all other employees. Recreational Avalanche Classes will be offered to the public for a fee, and MBSC will post daily avalanche forecasts on the Internet as well as in a central location at the base areas. Additionally, MBSC will monitor predefined radio channels and provide radios for a nominal rental fee to backcountry users. GPS coordinates will be placed on maps and GPS units will be available at a nominal fee.

#### **4.1.6.3 MOUNTAIN ACCESS ROADS**

Building on the existing infrastructure of mountain access roads, an additional mountain access road infrastructure has been planned. Mountain access roads provide service access, safety, access to future development areas/trails, and are a critical component of a well functioning ski area. Mountain road development will also provide additional summer infrastructure for summer-season products such as bird-watching, mountain-biking and hiking.





#### **4.1.6.4 SNOWMAKING**

Proposed snowmaking is limited to a variety of select runs. The objective will be to ensure that Mt Baldy is able to open for limited early season skiing within the B, E and N Pods. Likewise, snowmaking capabilities will be on trails to reinforce snowpack on high-use circulation trails down to the Upper Base, the Village and to the real estate at the base of Lift O. Existing reservoirs will be expanded and used to provide the requisite water resources, and appropriate snow-gun infrastructure will be incorporated into the mountain development plan during the beginning of phase two and will be developed concurrently with lighting standards. The specific details for the proposed snowmaking will be confirmed at the time of development, and will reflect leading technologies and products available at that time.

Refer to Figure 4-8 to review the location and orientation of proposed snowmaking infrastructure.

#### **4.1.6.5 LIGHTING**

Lighting for night skiing will be limited to terrain in the B and E Pods. In addition, the return or connector trail between the Upper Base and the Village will be lighted for night-time circulation. Finally, in the later phases of the resorts' development, a series of Nordic trail loops staged from the Village may also have lighting.



#### 4.1.6.6 GROOMING

Ski trail grooming is required to provide a balanced product capable of meeting the needs of multiple skill classes. The following table details the proposed extent of snow grooming on a phase-by-phase basis.

Table 29. Daily Grooming Volumes by Phase and by Skier Class

Phase	Skier Class	Extent of Grooming (%)	Total Area of Developed Skiable Terrain (ha)	Approx. Area of Groomed Terrain (ha)	No. of Required Grooming Machines
One	Beginner	100%	1.8	1.8	
	Novice	80%	13.2	10.6	
	Low Int.	60%	20.5	12.3	
	Int.	40%	64.5	25.8	
	Int. Glade	0%	33.8	0.0	
	Adv Int.	20%	45.9	9.2	
	Adv Int. Glade	0%	28.6	0.0	
	Expert	0%	18.5	0.0	
	Expert Glade	0%	6.4	0.0	
<b>Totals</b>			<b>233.2</b>	<b>59.7</b>	<b>2.4</b>
Two	Beginner	100%	11.4	11.4	
	Novice	80%	24.8	19.8	
	Low Int.	60%	43.8	26.3	
	Int.	40%	127.0	50.8	
	Int. Glade	0%	44.2	0.0	
	Adv Int.	20%	86.3	17.3	
	Adv Int. Glade	0%	31.6	0.0	
	Expert	0%	28.4	0.0	
	Expert Glade	0%	6.4	0.0	
<b>Totals</b>			<b>403.7</b>	<b>125.5</b>	<b>5.0</b>
Three	Beginner	100%	11.4	11.4	
	Novice	80%	33.6	26.9	
	Low Int.	60%	51.3	30.8	
	Int.	40%	154.9	62.0	
	Int. Glade	0%	66.2	0.0	
	Adv Int.	20%	108.4	21.7	
	Adv Int. Glade	0%	45.9	0.0	
	Expert	0%	49.8	0.0	
	Expert Glade	0%	20.2	0.0	
<b>Totals</b>			<b>541.8</b>	<b>152.7</b>	<b>6.1</b>
Four	Beginner	100%	12.6	12.6	
	Novice	80%	33.0	26.4	
	Low Int.	60%	83.2	49.9	
	Int.	40%	202.8	81.1	
	Int. Glade	0%	80.7	0.0	
	Adv Int.	20%	151.4	30.3	
	Adv Int. Glade	0%	61.0	0.0	
	Expert	0%	53.1	0.0	
	Expert Glade	0%	20.2	0.0	
<b>Totals</b>			<b>698.1</b>	<b>200.4</b>	<b>8.0</b>






Mt Baldy Arc Projects/Plots & Maps/Grooming, lighting, snowmaking (1-10000-11x17.mxd


Proposed Lighting  
& Snowmaking


4-8


Prepared for:  
  
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**Legend**


 Alpine


 Backcountry


 Nordic


 Cat-track


 Tube-Park Lanes


 Real-Estate Trails

 Lighting

 Snowmaking

 Lifts

  
**Resort Expansion  
Master Plan**  
February 2005

  
0 100 200 400 Meters





#### **4.1.7 Public Snowmobile Access Plan**

Mount Baldy ski area has traditionally enjoyed positive relationships with the snowmobile community. Many past and present cabin owners at Mt. Baldy own and use snowmobiles on a regular basis. In accordance with the historical snowmobile policy, MBSC has enforced a complete restriction on any recreational snowmobile use within the present operating lease. This policy will apply to the CRA, with the possible exception of a public access easement to the village core.

As the Mount Baldy area has been used by a small but dedicated snowmobile community, a public snowmobile access plan has been developed to formalize snowmobile access opportunities throughout the phasing of both the mountain and base area developments. Economic, aesthetics and safety concerns will be addressed at each phase of mountain development and those impacts will be weighed against the level of snowmobile use permitted within the CRA.

Snowmobile use within the Strata KAS 1840 is not managed by MBSC. The Strata enacted snowmobile restrictions within its boundaries during the 2004/2005 ski season. In order to provide some continued access into the Strata, MBSC cleared and identified access trails to and from the village over lands either owned or controlled by MBSC. As each phase of mountain and base area development occurs, a formalized snowmobile access route, if available, will be established.

Plans to accommodate snowmobile interests are designed to maintain access opportunities for the snowmobile community, but will certainly impact current snowmobile use patterns on areas of shared interest (southwest bowl (Pod C), northwest bowl (Pod G), and the north bowl (Pod M)).

It is the belief of the MBSC that motorized recreational use within its proposed CRA is ultimately incompatible with the vision of Mt. Baldy and this Master Plan. As such, MBSC will construct and maintain a staging area that will serve as a base point for all snowmobile use outside of the proposed CRA. Further, it is the intent of MBSC is to develop a unique partnership with an organized snowmobile club to lend assistance in the following areas:

- Design and development of proposed staging areas
- Trail construction, grooming and maintenance,
- Snowmobile safety education programs, as well as
- Avalanche Forecasting.





## **4.2 BASE AREA DEVELOPMENT**

The Master Plan for the proposed base area development at Mt. Baldy has been designed to complement the mountain's natural attributes and proposed facilities (See Figures 4-9 through 4-13). The natural setting and the opportunity to engage in mountain play, retreat and recreation is the primary reason guests, visitors and residents are attracted to the resort. Acknowledging this, the following section describes the various elements contained within the base areas; their relationships with the mountain facilities; and the means by which the base area facilities are designed to meet the needs and expectations of the MT. Baldy resort community.

### **4.2.1 Base Area Development Goals**

The following are the defined primary base area development goals. Each is consistent with the overall vision and each was employed to guide and inform the proposed design.

- Establish facilities that are consistent with, and complement the Mt Baldy vision as a special place where the outdoor environment is celebrated, where people are valued, and the timeless spirit of skiing and mountain play still thrive.
- Ensure that the base area development takes on a 'retreat' and 'escape' ambiance
- Establish a pedestrian oriented and self propelled character to all built development by creating a compact, Smart Growth oriented development footprint that is directly tied to the resort's mountain and backcountry orientation and associated staging facilities.
- Incorporate direct linkages to and from the base areas and resort residential development areas by ensuring the establishment of ski to / ski from trail development as well as the creation of a highly integrated trail network.
- Establish all of the base area facilities and residential development in balance with the capacities of the resort's attractions – recognizing that there are absolute limits to growth.
- Ensure that all development is completed in a highly proactive environmentally sensitive fashion
- Incorporate of a variety of resort residential forms and tenure
- Incorporate affordable resident and employee housing

### **4.2.2 Development Areas**

At buildout, Mt. Baldy will effectively have two base areas – the Upper Base and the Village. These two areas will be linked by ski trails, a multi-season trail network and a 'people-mover' lift. Infilling the lands between the bases will be a variety of ski to/ski from residential accommodations.

#### **Upper Base**

The Upper Base has its focus defined by the main ski trails serviced by the Eagle Chair and the Sugar Lump lifts and trails. It will include a core of buildings housing visitor services, intimate restaurants and lounges, and a small number of accommodation units all oriented to access, view and celebrate being at Mt. Baldy. The existing day lodge will be converted to include



administration and employee facilities. The upper terminal of the people mover is located in close proximity to the Upper Base core. A low gradient trail (10% slope) will lead guests as pedestrians, Nordic skiers, bikers, skiers and snowboarders from the Upper Base back down to the Village.

The Upper Base will be primarily day-use oriented. Parking lots for these visitors have been placed to be within acceptable skier walking distance (Refer to Figure 4-11).

### **The Village**

The Mt. Baldy Village is located about one kilometre south of the Upper Base at an elevation approximately 100 vertical metres lower. The focal point is located in close proximity to the base of the alpine skiing as serviced by Lift D, and directly connected to the Nordic skiing/mountain biking trail system. In addition, the first and last holes of the eighteen-hole golf course begin and end, at the Village. Additionally, the tube park and beginner teaching area (serviced by a magic carpet lift) is located immediately uphill from the Village core. The people mover originates at the core area and is in direct association with the return trail coming down from the Upper Base.

The core of the Village will include a variety of buildings, all designed to meet the needs of guests visiting Mt. Baldy. Integral to the core will be the mountain resort spa, of which the therapeutic, massage and specialized water park facilities will prove to be a perfect complement and attraction to the resort (Refer to Figure 4-12).

### **Resort Residential Areas**

A series of resort residential areas incorporating a variety of public and private accommodation have been designed to infill between, and around, the Upper Base and Village areas. These developments are located to keep the development footprint compact, pedestrian-oriented and ski to/ski from capable. All of the development has been carefully placed to respect streams and associated riparian zones. The desired effect is to incorporate the buildings, to the greatest degree possible, into the landscape. The design guidelines will require development to be 'green-building' oriented. The vast majority of resort residential is alpine ski to/ski from capable. Further, all development will be linked by a resort trail system designed to enable all guests direct self-propelled access to the adjacent developments, the two base areas, and the backcountry (Refer to Figure 4-10).

#### **4.2.3 Built Space Requirements**

Built space requirements are driven by the described carrying capacity of the resort's facilities. At buildout, the Upper Base and the Village at Mt. Baldy must have the ability to provide for the needs of approximately 7,775 guests and residents. The types of built space necessary to provide for the needs and expectations of the guests range from restaurants, lounges, commercial and retail outlets, rental and repair shops, guest services, ski school, patrol/first aid, day care, lockers as well as resort administration and employee facilities. In total, approximately 9,900 square metres (106,500 sq ft) of skier-related built space will be in place at buildout. Additional specialized, destination oriented space for restaurants, retail outlets, convention/seminars, retreat facilities, spas and recreation facilities all have to be taken into account. With the establishment of the proposed mix of private and public accommodation, approximately 4,600 sq metres (49,500 sq ft) of additional built space will be established. As a general breakdown, about 1,600 sq m would be for restaurants; 1,150 sq m for entertainment; 1,375 sq m for retail, and; 450 sq m for convention/seminar space.





Table 30. Buildout Space Use Allocation

Buildout Condition				
		Phase One Alpine Skiing Capacity: 6,744		
		Additional Capacity: 1,031		
		Total CCC: 7,775		
Service/Function	Existing (m <sup>2</sup> )	Required (m <sup>2</sup> )	Upper Village Additional (m <sup>2</sup> )	Village Additional (m <sup>2</sup> )
<b>Skier Related Space Use Requirements</b>				
Restaurant	1,712	2,333	0	620
Kitchen/Scramble	685	933	0	248
Bar/Lounge	171	233	0	62
Rest Rooms	913	1,244	0	331
Ski School	285	389	0	103
Equip Rental/Repair	491	669	0	178
Retail Sales	399	544	0	145
Ski Patrol/First Aid	188	257	0	68
Public Lockers	285	389	0	103
Day Care/Nursery	611	832	0	221
Ticket Sales	57	78	0	21
Administration	320	435	0	116
Employee Lockers	86	117	0	31
Subtotal	6,204	8,451	0	2,248
Storage/Mechanical	434	592	0	157
Circ./Wall/Waste	620	845	0	225
Total Ski Related Space	7,258	9,888	0	2,630
Space/Skier	0.93	1.27	0.00	0.34
<b>Destination Guest Related Space Use Requirements</b>				
Restaurant	1,125	1,607	0	482
Entertainment	804	1,148	0	344
Retail	964	1,377	0	413
Convention/Seminar	321	459	0	138
Total Destination Space	3,214	4,591	0	1,377
<b>Buildout Totals</b>	<b>10,472</b>	<b>14,479</b>	<b>0</b>	<b>4,007</b>

The location of this space is spread through the two bases areas, incorporated in an incremental fashion, so as to provide a balanced offering on a phase-by-phase basis.

#### 4.2.4 Overnight Accommodation

At Buildout, it is proposed that Mt. Baldy will have a total of 7,892 bed units as outlined in Table 31. This is an increase of 7,070 bed units from the current 822 existing and committed bed units at the resort. The existing ratio of bed units to Comfortable Carrying Capacity is 1:1.27. By buildout, this ratio will be adjusted to a 1:1 relationship in an effort to ensure a well-balanced offering that doesn't overwhelm the quality of skiing experience at Mt Baldy. Currently, 95% of the bed units at Mt. Baldy are private. By significantly increasing the amount of public beds, the objective is to increase the occupancy of the accommodation at the resort and in turn improve the overall financial viability.



In terms of the breakdown of types of accommodation units, the goal at buildout is to have 45% of the bed units cater to public use (available for any interested party to rent for short term use), and 55% for private use (not available for short term rental). The layout of the resort accommodation and resort residential areas are illustrated in Figures 4-9 through 4-13.

### Public Accommodation

In total, there will be approximately 3,590 public bed units at buildout. This equates to 379 hotel rooms (758 bed units), 303 multi-family / condotel rooms (1,212 bed units), 52 bed and breakfast homes (520 bed units), and 275 cabins (1,100 bed units).

All public accommodation units will be developed with rental pool covenants, allowing owners to purchase the units, subject to restricted use. All design, development and construction of public accommodation must adhere to the Mt. Baldy Design Guidelines and associated conformance-oriented approval process.

### Private Accommodation

At buildout, privately held accommodation will total 4,302 bed units. This equates to 428 single families (units (2,568 bed units), 226 multi-family units (904 bed units) and 30 recreation vehicle stalls (60 bed units).

As with public accommodation, all private accommodation development will be subject to Design Guidelines and a conformance-oriented approval process.

Table 31. Buildout Bed Unit Summary

Buildout																							
Private Beds																							
Single Family Units				Multi-family Units				RV Park Units				Employee Housing Units				Total Private	Bed Units		Uphill	Alpine	Total	Tot/Built	
Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Bed Units	Ratio	Added	CCC	CCC	CCC	Ratio	
358	70	428	2568	176	50	226	904	30	0	30	60	285	100	385	770	4302	55%	820					
Public Beds																							
B&B Units				Multi-family Units				Cabin Units				Hotel Rooms				Total Public							
Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Bed Units							
37	15	52	520	198	105	303	1212	175	100	275	1100	244	135	379	758	3590	45%	1240					
Total Buildout Bed Units																	7892		2060	6744	6778	7776	1.01

### 4.2.5 Employee Accommodation

To be successful Mt. Baldy will need a wide variety of full-time residents to attend to the operational and administrative aspects of enterprise at the resort. Just as a wide variety of employee types coincide with a wide variety of jobs, employee accommodation must consist of a wide range of housing types. Anticipating this, employee or resident-restricted housing has been integrated throughout the plan. It includes a spectrum of accommodation, ranging from rental units made available to the transient seasonal workers; to multi-family rental units; to employee restricted rental suites within individual homes; to resident/employee-restricted, fee simple, multi- and single-family units made available for purchase. Ten percent of the total bed units at Mount Baldy have been assigned for employee/resident use. At Buildout, this translates in a total of 770 bed units. Employee and resident restricted housing will be organized administered, monitored and enforced by the MBSC.





#### **4.2.6 Golf Facilities**

An opportunity to develop an eighteen-hole golf course has been incorporated in the Master Plan. The illustrated routing plan has the golf course staging from the Village core, winding through undulating terrain and ultimately returning to the Village. The intent is to create a high calibre resort course that will offer visitors and residents at Mount Baldy a satisfying and rewarding golf experience. The mountain setting and cooler summer temperatures will prove to be a complement to the high temperature 'arid' golf found in Oliver and Osoyoos. Collectively, the addition of the Mt. Baldy course will add a new dimension to the golf destination market of the Southern Okanagan. Rounding out the golf product, a driving range and teaching academy will be developed in the area of the tubing and beginner skiing slopes in front of the Village, thereby giving those winter oriented facilities a summer use.

#### **4.2.7 Mountain Spa/Park Facilities**

A mountain retreat/spa will be developed as a water-based amenity to Mt. Baldy. This will include a water park providing indoor/outdoor all season swimming as well as specialized skills based water activities such as surfing, white water kayaking and boogie boarding. Directly tied to, and associated with this will be spa facilities for physiotherapy, massage, as well as a wellness centre and sports medicine clinic.

#### **4.2.8 Parking**

Based on the Buildout resort capacity, parking must be available for approximately 7,775 guests and residents. Assuming that 85% of this capacity will arrive by car, and based on an average of 3 occupants per car, the parking areas must be capable of accommodating about 2,200 cars. The remaining 15% of guests would be expected to arrive by bus. Assuming 40 visitors per bus, approximately 29 buses would have to be accommodated on a busy day. The actual parking requirement will be a function of the establishment of an expanded shuttle system from Oliver and Osoyoos.

Day use parking has been planned and delineated to accommodate 670 cars in the Upper Base parking lots. Likewise, parking lot capacity in the Village totals 720 cars.

All parking requirements associated with the Village core commercial development and public accommodation are provided for in underground parking below the core for approximately 400 cars. The remaining car parking requirements are attached to the site of each of the residential developments.

The resort roads have been designed to be wide enough for two-way through traffic. This will minimize the cut and fill requirements to build the roads; reduce the paved road surface area, and; reduce the amount of snow clearing and snow storage. This in turn, will minimize the environmental impact of the roads developed at Mount Baldy. As such, there will be no on street parking permitted.



#### **4.2.9 Design Guidelines**

Design Guidelines will be developed to ensure consistency of character, construction quality and built form performance (e.g. Energy efficiency, product procurement and other green building standards) throughout the resort. These will be applied to all buildings in the base areas, including on-mountain facilities and the residential and commercial buildings throughout the resort. The guidelines will be created and put in place immediately so as to ensure that the tone, ambiance and character of the first phases resort development are consistent with the envisioned result at buildout. Acknowledging that the Design Guidelines are critical to both the short and long term success of the resort, the Mt. Baldy Ski Corporation will ensure that the appropriate covenants are placed on all development at the resort, regardless of who the ultimate developer may be. MBSC will maintain control of the administration, implementation and enforcement of the Design Guidelines.

### **4.3 ZONING**

The development lands at Mount Baldy will be zoned based on submissions and dialogue with the Regional District of Kootenay Boundary. To create the desired character, ambiance and quality, it is anticipated that a Comprehensive Development Zone will be created specifically for Mt. Baldy.

### **4.4 SUSTAINABILITY CHARACTERISTICS**

As discussed in the Project Vision, it is the intent of the Mount Baldy Ski Corporation to create a resort community and ski area product that is premised on the principles of stewardship and responsibility. These principles have informed the planning and design processes through the adoption of best management practices that, in many cases, exceed the relevant legislation and seek to ensure that natural values are protected, that associated ecological integrity is respected and that the operations of the ski area product continually strive to improve their environmental performance through informed procurement and leading-edge technologies.

Examples of on-the-ground improvements related to this commitment are included below:

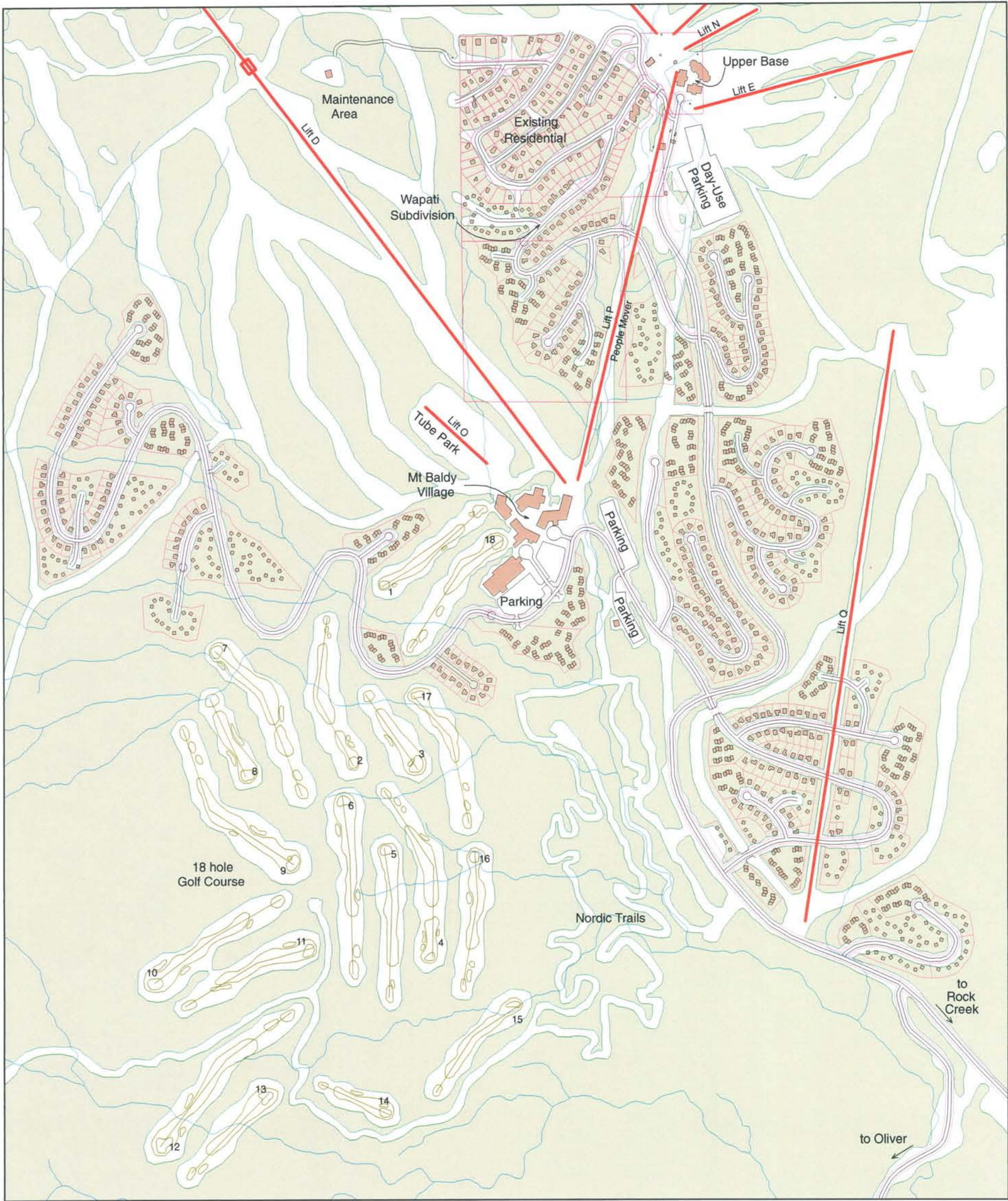
- The incorporation of design guidelines that include green building objectives, criteria, and minimum standards,
- The incorporation of MBSC company-wide sustainable procurement strategies,
- The pre-emptive incorporation of a bear-management strategy,
- The incorporation of a comprehensive recycling centre to be established at the maintenance area,
- The use of riparian habitat protection best practices, including a full 30m standard setback on all watercourses,
- Restoration of damaged riparian habitat along McKinney Creek,
- Incorporation of a trail development plan to avoid the removal of large and old growth trees, and enabling appropriate on-the-ground trail alignment adjustments,
- Incorporation of soil erosion best practices to minimize the loss of valuable topsoils and associated vegetation,
- Planning and designs that minimize requisite grading,
- The inclusion of low-impact backcountry-only access areas within the CRA,
- The choice to employ low-emission, fuel efficient Sherpa snowmobile technologies in backcountry areas,
- Application for Audubon Sanctuary Certification for the proposed golf course development,





- Alternative power systems (solar, geothermal) will be explored through a renewable energy capacity study and implemented when feasible,
- The design of compact, walkable neighbourhoods that encourage car-free travel within the resort community,
- As a commitment to reducing air pollution and greenhouse gas emissions of convenient Shuttle system from both Oliver and Osooyos,
- A commitment to a financial strategy based on managing capital investment that utilized fixed-grip ski lift technologies to ensure financial sustainability over the long-term,
- The use and purchase of local and regional goods and services wherever possible.





Mt Baldy Arc Projects/Plots & Maps/Village Lower Base (1-3000)-11x17.mxd

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## Resort Expansion Master Plan

February 2005

0 100 200 400 Meters







Mt Baldy Arc Projects/Plans & Maps/Village Zoning Plan Illustrative (1-10000)-11x17.rxd

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### Residential Types

#### Legend

- Existing
- Single-family
- Cabins
- Multi-family
- Base Areas
- RV-area



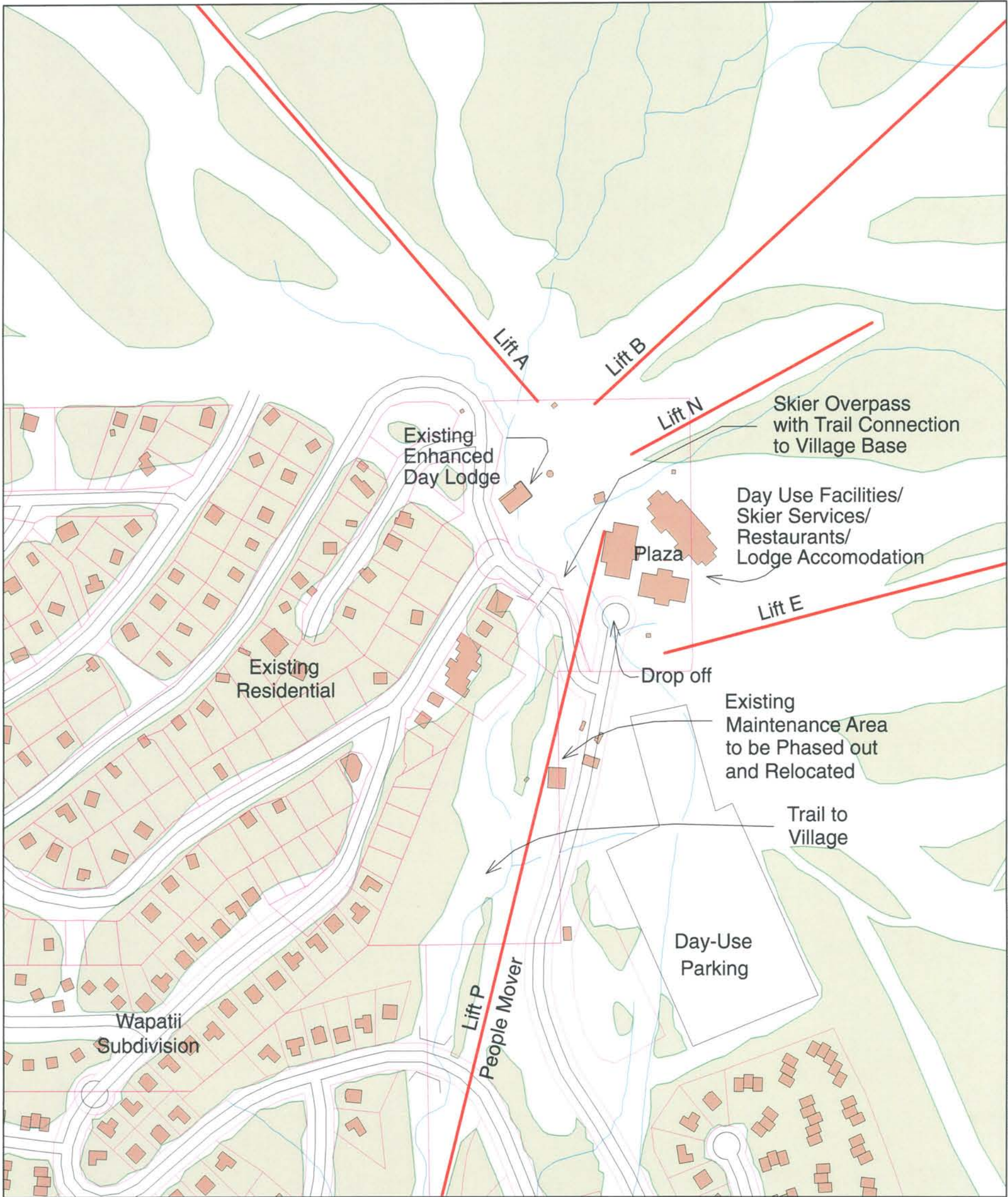
### Resort Expansion Master Plan

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Mt Baldy Arc Projects/Plots & Maps/Village Upper Base (1-3000)-11x17.mxd

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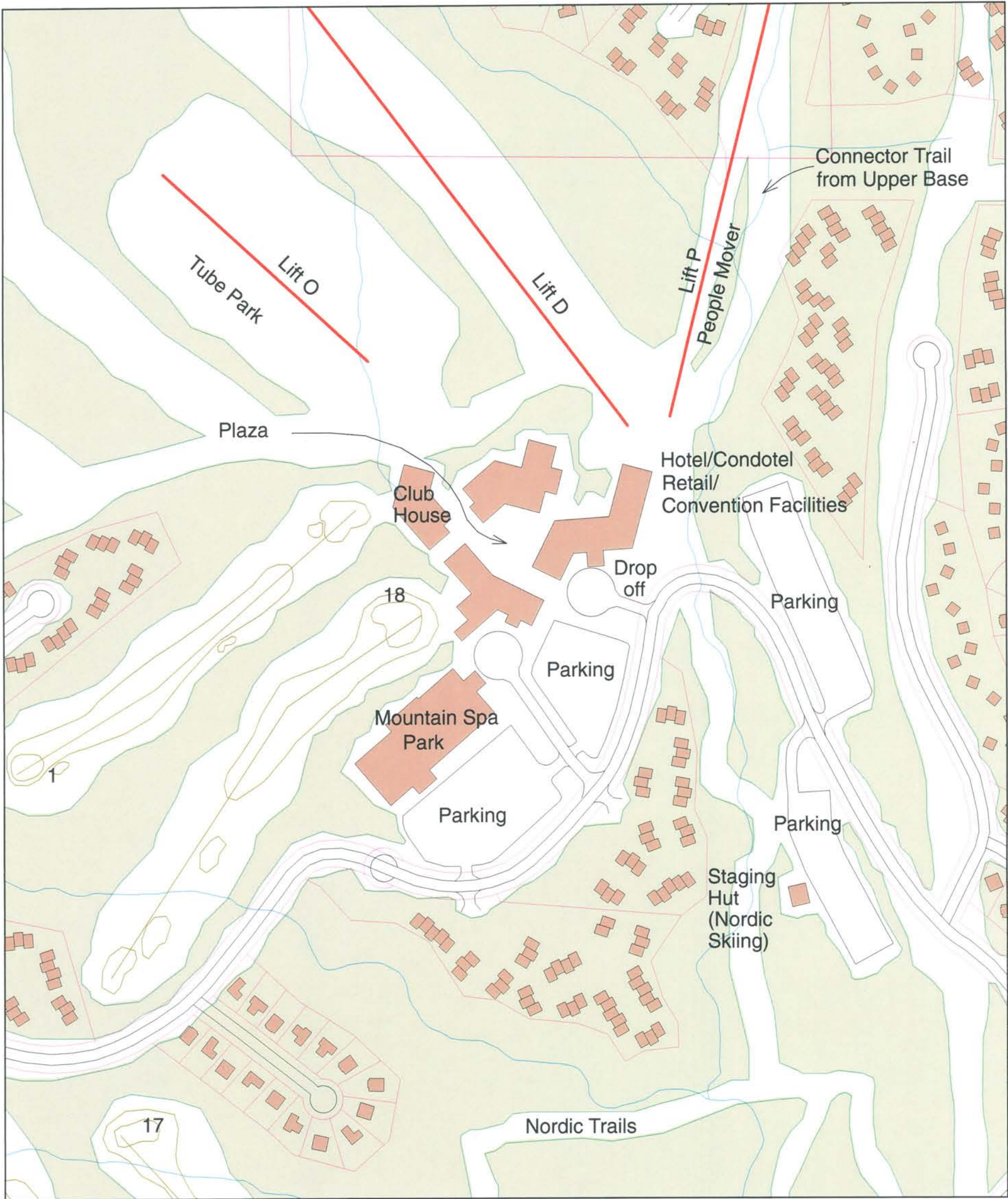
## Resort Expansion Master Plan

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0 25 50 100 Meters







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## Resort Expansion Master Plan

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0 25 50 100 Meters







## Resort Expansion Master Plan

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## 5.0 Implementation Strategy

### 5.1 EXPANSION PLAN PHASING

In order to achieve a balanced, considered and coordinated development plan for achieving the buildout condition described in Section 4.0 a detailed phasing strategy has been developed. The following phasing plan takes into account all aspects of the mountain plan such that it will be internally coherent at each stage of the development process. This balance ensures that base area facilities are integrated and supportive of the mountain capacity at any given time, and that lift infrastructure is capable of servicing the skiers in a manner consistent with both their expectations as well as the goal of providing a unique and desirable mountain experience.

The following phasing schedule is designed to be well positioned to take advantage of emerging market trends, while at the same time providing ski terrain opportunities consistent with the known distribution of the market's skier abilities. Further, this phasing plan enables the ski area to develop at a rate consistent with the market reality within the sector – each phase is complete unto itself, and does not need to expand additionally to rebalance its offerings. Each phase is market driven, it could be as short as one to two years or as long as necessary for the market to create sufficient demand to move to the next phase. The phasing strategy is designed such that it is also capable of supporting growth patterns that are much slower, abbreviated, or at irregular intervals.

Ultimately, economic conditions, financial costs and/or emerging business opportunities will dictate the pace by which the phasing plan eventually unfolds. Typically, subsequent phases of development are not triggered until a given threshold of utilization is achieved with the existing infrastructure and trail opportunities (generally 35% utilization).

The following table summarizes the overall growth sequencing on a phase-by-phase basis. Sections 5.2 through 5.5 present the detailed development patterns of each individual phase for additional review.

Table 32. Summary of Phase-by-Phase Capacities

Phase	Alpine CCC	Uphill CCC	Nordic CCC	Tubing CCC	Aqua Spa Park	Total CCC
<b>Existing</b>	799	646	0	0	0	<b>646</b>
<b>One</b>	2,069	1,733	254	0	0	<b>1,987</b>
<b>Two</b>	4,155	3,791	318	120	0	<b>4,229</b>
<b>Three</b>	5,196	5,228	359	120	0	<b>5,707</b>
<b>Four</b>	6,778	6,744	561	120	350	<b>7,776</b>

\*Note: CCC refers to Comfortable Carrying Capacity





...Mt Baldy\Arc Projects\Plots & Maps\Main Phasing Summary\1-30000-11x17.mxd

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Phasing  
Legend

- Existing
- One
- Two
- Three
- Four



**Resort Expansion  
Master Plan**  
February 2005

0 250 500 1,000 Meters







Mt Baldy Arc Projects/Plots & Map/Basic Area Phasing/1-10000/11x17.mxd

Base Area  
Phasing Summary 5-2

Prepared for:



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**Phasing**

Legend

- Existing
- Phase 1
- Phase 2
- Phase 3
- Phase 4

**Lifts**

- Existing
- Phase 1
- Phase 2
- Phase 3
- Phase 4



**Resort Expansion  
Master Plan**

February 2005

0 100 200 400 Meters







## **5.2 PHASE ONE**

### **5.2.1 Mountain Development Plan – Phase One**

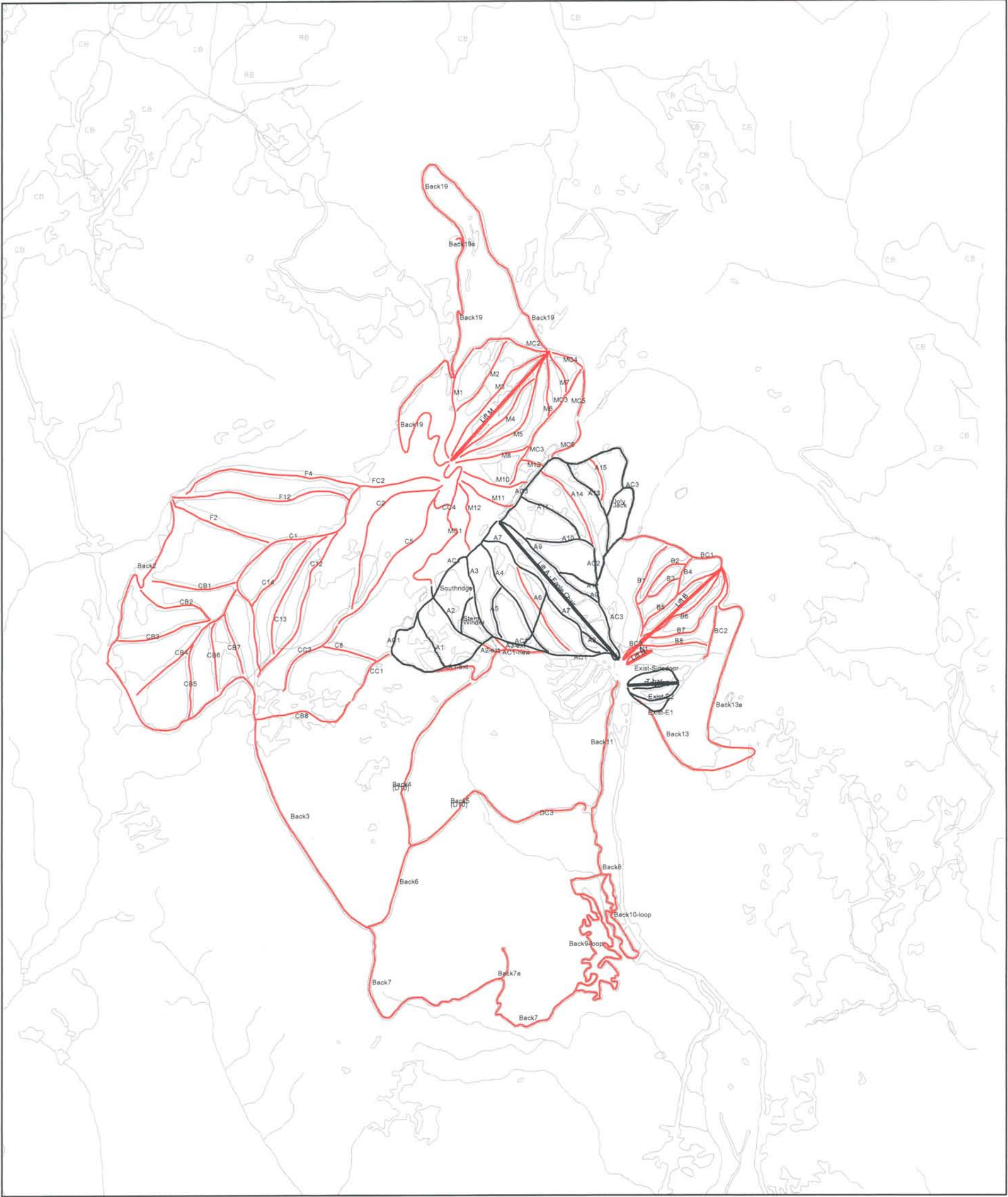
The expansion of mountain facilities in Phase One will see an increase in the comfortable carrying capacity of the resort by approximately 200%. This significant increase in uphill capacity will be added through the addition of two fixed-grip chairs – one to the summit of ‘Sugar Lump’ (Pod B), and one to the peak of Mount Baldy from the northeastern aspect (Pod M). To balance this additional uphill capacity, over 100 hectares of new trail development has been proposed, primarily located in the M and B pods, though some additional terrain will also be added to the existing A Pod.

In addition to the expansion of lift-serviced alpine terrain, Phase One also includes the development of seventeen backcountry-accessed adventure trails in the C Pod. As the trail development in this area precedes the eventual inclusion of Lift C, these trails will provide a safe backcountry-only access area in close association with the front side ski area; will provide a unique product opportunity for the resort; and will ensure that substantial terrain is already in place when Lift C is developed in Phase Two.

Also significant within this stage is the addition of a substantial network of Nordic trails. The proposed Phase One Nordic trails will total more than twenty-four kilometres of new and/or rehabilitated trails on the southern boundary of the existing resort area.

For reference, Figure 5-3 illustrates the proposed Phase One mountain expansion plans. Specific details of the expanded trail and lift plans are included in the following two sections, while the associated Phase One base area details are included in Section 5.2.2.





Mt. Baldy Project/Photos & Maps/Development Plan Phase 1(1-30000)-1x17.mxd

Phase 1 Mountain  
Development Plan 5-3

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**Phasing**  
Legend

- Current Phase Trails
- Current Phase Lifts
- Existing Trails
- Existing Lifts



**Resort Expansion  
Master Plan**  
February 2005

0 250 500 1,000 Meters





### 5.2.1.1 PHASE ONE TRAIL DEVELOPMENT

The following tables detail the trail configuration and specifics at the completion of Phase One. Note within the table that the trails indicated in the darker shade of orange indicate changes proposed within this phase, while the lighter colour indicates trails currently in existence at Mount Baldy.

Table 33. Alpine Trail Inventory – Phase One

#### POD A

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
A1	2062.46	1915.39	458.80	147	483.29	80.0	3.9	32	40.70%	Int
A1 - EXT	1913.72	1905.36	30.06	8	31.27	10.0	0.0	28	40.70%	Int
A2	2080.48	1878.53	587.90	202	624.94	65.0	4.1	34	42.9%	Int
A2 - EXT	1872.66	1835.30	107.19	37	113.58	65.0	0.7	35	42.9%	Int
A3	2096.22	1862.16	645.32	234	688.45	70.0	4.8	36	50.1%	Adv Int
A3 - EXT	1857.78	1829.40	120.21	28	123.75	50.0	0.6	24	50.1%	Adv Int
A4	2107.53	1800.38	967.82	307	1020.18	70.0	7.1	32	56.5%	Adv Int
A5	1983.62	1853.79	397.95	130	419.83	50.0	2.1	33	38.1%	Int
A6	2009.77	1783.83	738.43	226	775.66	50.0	3.9	31	40.9%	Int
A7	2109.47	1749.36	1303.16	360	1360.06	70.0	9.5	28	44.4%	Int
A8	1793.93	1742.01	232.84	52	239.69	30.0	0.7	22	30.4%	Low Int
A9	2122.16	1800.00	935.00	322	988.94	40.0	4.0	34	63.6%	Exp
A10	2030.58	1842.48	516.56	188	552.13	40.0	2.2	36	47.1%	Adv Int
A11	2103.67	1874.71	551.76	229	603.84	50.0	3.0	41	58.5%	Adv Int
A12	1907.71	1810.39	296.78	97	313.15	50.0	1.6	33	50.5%	Adv Int
A13	2043.86	1827.72	753.50	216	789.56	30.0	2.4	29	45.6%	Adv Int
A14	2079.98	1845.39	681.02	235	725.43	60.0	4.4	34	50.1%	Adv Int
A15	2016.94	1905.17	331.12	112	351.67	50.0	1.8	34	50.1%	Adv Int
STEMWINDER	1987.84	1947.51	285.70	40	289.23	20.0	0.6	14	50.0%	Adv Int
CABIN TRAIL	1896.53	1824.72	424.84	72	432.96	0.0	0.0	17	25.0%	Nov
JOLY JACK	1917.41	1877.63	231.76	40	235.86	10.0	0.2	17	25.0%	Nov
AC1	2121.98	1729.96	3255.74	392	3289.84	10.0	3.3	12	18.0%	Nov
AC1 - NEW	1922.27	1802.19	1063.01	120	1073.02	20.0	2.1	11	15.0%	Nov
AC2	1839.13	1813.68	237.34	25	238.84	10.0	0.2	11	10.8%	adv Int
AC3	2119.22	1729.00	2910.00	390	2936.05	10.0	2.9	13	14.0%	Nov
A1-a	Gladed Areas						1.4	32	40.7%	Int Gl
A1-b							3.3	32	40.7%	Int Gl
A1-c							0.3	32	40.7%	Int Gl
A2-a							4.8	34	42.9%	Int Gl
A2-b							1.3	34	42.9%	Int Gl
A2-c							0.6	34	42.9%	Int Gl
A2-d							0.6	34	42.9%	Int Gl
A4-a							0.7	32	56.5%	Adv Int Gl
A4-b							1.6	32	56.5%	Adv Int Gl
A4-c							3.4	32	56.5%	Adv Int Gl
A5-a							1.1	33	38.0%	Int Gl
A7-a							1.1	28	44.0%	Int Gl
A9-a							2.7	34	63.0%	Exp Gl
A9-b							2.3	34	63.0%	Exp Gl
A9-c							1.4	34	63.0%	Exp Gl
A10-a							1.2	36	47.0%	Adv Int Gl
A11-a							0.1	41	58.5%	Adv Int Gl





A11-b		5.0	41	58.5%	Adv Int Gl
A13-a		3.2	29	45.6%	Adv Int Gl
A14-a		6.2	34	50.1%	Adv Int Gl
A15-a		2.4	34	50.1%	Adv Int Gl
A15-b		2.4	34	50.0%	Adv Int Gl
AC1-a		0.5	12	18.0%	Int Gl
AC1-b		4.1	12	18.0%	Int Gl
AC3-a		0.8	13	14.0%	Int Gl

\*Note that the change of Cabin Trail is not an addition in this phase, but rather the closure of that trail (Avg width is changed to zero)

## POD B

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
B1	1887.96	1756.15	682.97	132	700.57	40.0	2.8	19	31.0%	Low Int
B2	1897.22	1774.42	487.23	123	503.05	40.0	2.0	25	28.5%	Low Int
B3	1879.29	1796.27	271.23	83	284.10	50.0	1.4	31	36.5%	Int
B4	1908.89	1850.62	288.67	58	295.27	30.0	0.9	20	25.8%	Low Int
B5	1952.09	1751.11	797.27	201	828.18	50.0	4.1	25	37.5%	Int
B6	1957.02	1753.04	761.19	204	792.52	50.0	4.0	27	41.3%	Int
B7	1952.87	1748.36	951.62	205	978.89	35.0	3.4	21	35.9%	Int
B8	1860.04	1746.51	493.13	114	509.51	50.0	2.5	23	36.8%	Int
BC1	1950.82	1843.57	864.47	107	875.94	10.0	0.9	12	15.0%	Nov
BC2	1890.94	1851.95	413.20	39	419.80	10.0	0.4	9	15.0%	Nov
BC3	1747.10	1733.00	172.00	14	173.00	30.0	0.4	6	8.0%	beg

## POD C

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
C1	2288.32	1745.74	2637.85	543	2716.17	30.0	8.1	21	39.5%	Int
C2	2289.67	1895.47	1308.01	394	1382.63	100.0	13.8	30	54.6%	Adv Int
C5	2284.03	1867.16	1279.24	417	1354.38	100.0	13.5	33	49.4%	Adv Int
C8	1986.03	1842.72	399.46	143	425.79	60.0	2.6	36	43.9%	Int
C12	2134.92	1750.41	1205.93	385	1273.96	60.0	7.6	32	44.9%	Int
CC1	1993.80	1950.69	453.71	43	456.92	20.0	0.9	10	12.8%	Low Int
CC2	1863.72	1808.67	671.26	55	676.04	40.0	2.7	8	20.6%	int
CC4	2263.14	2242.36	161.63	21	165.27	10.0	0.2	13	12.0%	beg
CB1	1928.10	1776.21	628.19	152	649.64	50.0	3.2	24	37.0%	Int
CB2	1900.18	1759.57	610.67	141	629.22	50.0	3.1	23	37.0%	Int
CB3	1899.69	1711.89	702.77	188	728.24	40.0	2.9	27	37.0%	Int
CB4	1918.25	1719.24	1090.77	199	1113.43	50.0	5.6	18	32.0%	Low Int
CB5	1846.51	1718.08	551.77	128	567.93	40.0	2.3	23	28.0%	Low Int
CB6	1898.84	1742.07	511.75	157	537.09	70.0	3.8	31	42.0%	Int
CB7	1896.79	1744.04	465.98	153	492.80	70.0	3.4	33	44.0%	Int
CB8	1946.57	1774.17	796.46	172	816.40	60.0	4.9	22	35.0%	Low Int
CB9	1906.63	1778.14	570.53	128	585.92	50.0	2.9	23	33.0%	Low Int
C12-a	Gladed Areas						1.2	32	45.0%	Int Gl
C13-a							2.4	34	41.7%	Int Gl
C14-a							1.9	26	37.4%	Int Gl

Note that all noted P1 - Pod C trails are not lift-serviced until Phase Two. As such, during this phase these trails operate as Backcountry Adventure Trails and are scaled to 5% of lift-serviced volumes (acreage multiplier).



Note that trails that are identified by trail numbers that include a 'B' as the second letter (eg. CB7) are designated as backcountry trails throughout all phases and are scaled to 5% of lift serviced volumes.

## POD F

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
F2	1988.66	1769.43	801.11	219	834.24	70.0	5.8	27	43.3%	Int
F4	2193.62	1788.01	1362.23	406	1430.75	60.0	8.6	30	47.4%	Adv Int
F12	2178.30	1770.74	1357.07	408	1423.63	70.0	10.0	30	45.4%	Adv Int

Non-lift-serviced backcountry until Phase Four.

## POD M

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
M1	2291.15	2050.62	871.70	241	912.28	80.0	7.3	28	49.0%	Adv Int
M2	2165.70	2026.66	643.24	139	659.48	50.0	3.3	22	44.0%	Int
M3	2290.81	1997.64	1042.38	293	1090.97	70.0	7.6	28	36.0%	Int
M4	2292.28	2028.64	850.81	264	896.90	60.0	5.4	31	43.0%	Int
M5	2277.43	2004.86	1041.94	273	1083.11	50.0	5.4	26	35.0%	Low Int
M6	2096.57	1998.04	447.17	99	461.13	50.0	2.3	22	35.0%	Low Int
M7	2075.74	1994.29	313.28	81	324.87	50.0	1.6	26	32.0%	Low Int
M8	2289.23	2128.07	554.18	161	579.13	60.0	3.5	29	44.0%	Int
M10	2269.11	2093.54	501.75	176	536.58	100.0	5.4	35	61.0%	Exp
M11	2270.60	2111.51	436.74	159	474.09	100.0	4.7	36	62.0%	Exp
M12	2265.18	2106.86	534.87	158	564.83	100.0	5.6	30	52.0%	Adv Int
M13	2133.33	2073.65	156.87	60	169.62	50.0	0.8	38	50.0%	Adv Int
MC1	2302.45	2080.49	1437.84	222	1464.78	10.0	1.5	15	15.0%	Nov
MC2	2047.78	1991.48	572.63	56	576.37	20.0	1.2	10	15.0%	Adv Int
MC3	2144.44	2058.51	1011.12	86	1017.14	20.0	2.0	8	15.0%	exp
MC4	2057.23	1994.34	261.91	63	270.46	30.0	0.8	24	15.0%	int
MC5	2091.58	2058.63	342.59	33	344.86	20.0	0.7	10	15.0%	int
MC6	2090.30	2063.81	381.16	26	382.72	20.0	0.8	7	15.0%	int
M1-a	Gladed Areas						1.6	28	49.0%	Adv Int Gl
M2-a							1.8	22	44.0%	Int Gl
M2-b							0.9	22	44.0%	Int Gl
M3-a							0.4	28	36.0%	Int Gl
M3-b							1.8	28	36.0%	Int Gl
M4-a							0.2	31	43.0%	Int Gl
M4-b							0.8	31	43.0%	Int Gl
M4-c							3.0	31	43.0%	Int Gl
M5-a							2.3	26	35.0%	Int Gl
M8-a							2.7	29	44.0%	Int Gl
MC2-a							0.9	10	15.0%	Adv Int Gl

## POD N

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
N1	1753.00	1734.00	206.00	19	207.00	60.0	2.5	8	11.0%	beg





## NORDIC

Phase	Trail ID	Length (m)	Associated Capacity	Total Length (m)	Total Capacity
One	back2	1,539	15	24,649	246
	back3	3,576	36		
	back6	735	7		
	back7	2,822	28		
	back7a	235	2		
	back8	494	5		
	back9 loop	3,759	38		
	back10 loop	1,702	17		
	back11	1,271	13		
	back13	826	8		
	back13a	2,242	22		
	back19	5,448	54		

### 5.2.1.2 PHASE ONE LIFT SPECIFICATIONS, BALANCE, CCC AND MARKET DISTRIBUTION

The following table details the Lift Specifications for Phase One, noting again that dark orange indicates changes within this phase, and the lighter orange colour indicate existing lift infrastructure. The subsequent table demonstrates the Uphill Carrying Capacity Calculations, and the final two charts illustrate the Lift Balance Assessment and the resultant Market Distribution Study.

Table 34. Proposed Lift Specifications – Phase One

Lift - Pod Area	Lift Name	Lift Type (skiers per chair)	Top Elevation (m)	Bottom Elevation (m)	Vert. Rise (m)	Horiz. Dist. (m)	Slope Length (m)	Average Grade	Hourly Capacity (Theor.)	Approx. Ride Time (min.)	Rope Speed (m/s)
A	Eagle	2	2122.16	1733.00	389	1337	1392	29%	1,200	9.3	2.50
B	Sugar Lump	3	1952.09	1733.00	219	986	1010	22%	1,400	6.7	2.50
E	Mckinney	T-bar	1816.24	1721.97	94	369	381	26%	745	2.3	2.80
M	m Lift	3	2292.28	1991.48	301	1047	1089	29%	1,600	7.3	2.50
N	n Lift	1	1753.00	1734.00	19	208	209	9%	500	4.4	0.80

Table 35. Uphill Capacity Assessment

Lift - Pod Area	Lift Name	Lift Type	Vertical Rise (m)	Slope Length (m)	Hourly Capacity	Loading Efficiency (%)	VTM/Hr (000)	Vertical Demand (m/day)	Hours of Operation	Access Reduction (%)	Actual CCC (skiers)
a	Eagle	2	389	1,392	1,200	95%	467	5,438	7.0	7%	534
b	Sugar Lump	3	219	1,010	1,400	95%	307	4,341	7.0	0%	470
e	Mckinney	T-bar	94	381	745	95%	70	3,734	7.0	0%	125
m	m Lift	3	301	1,089	1,600	95%	481	5,841	7.0	0%	548
n	n Lift	1	19	209	500	85%	10	1,000	7.0	0%	57
Totals				4,082	5,445			33,240			1,733

Chart 4. Lift Balance Assessment – Phase One

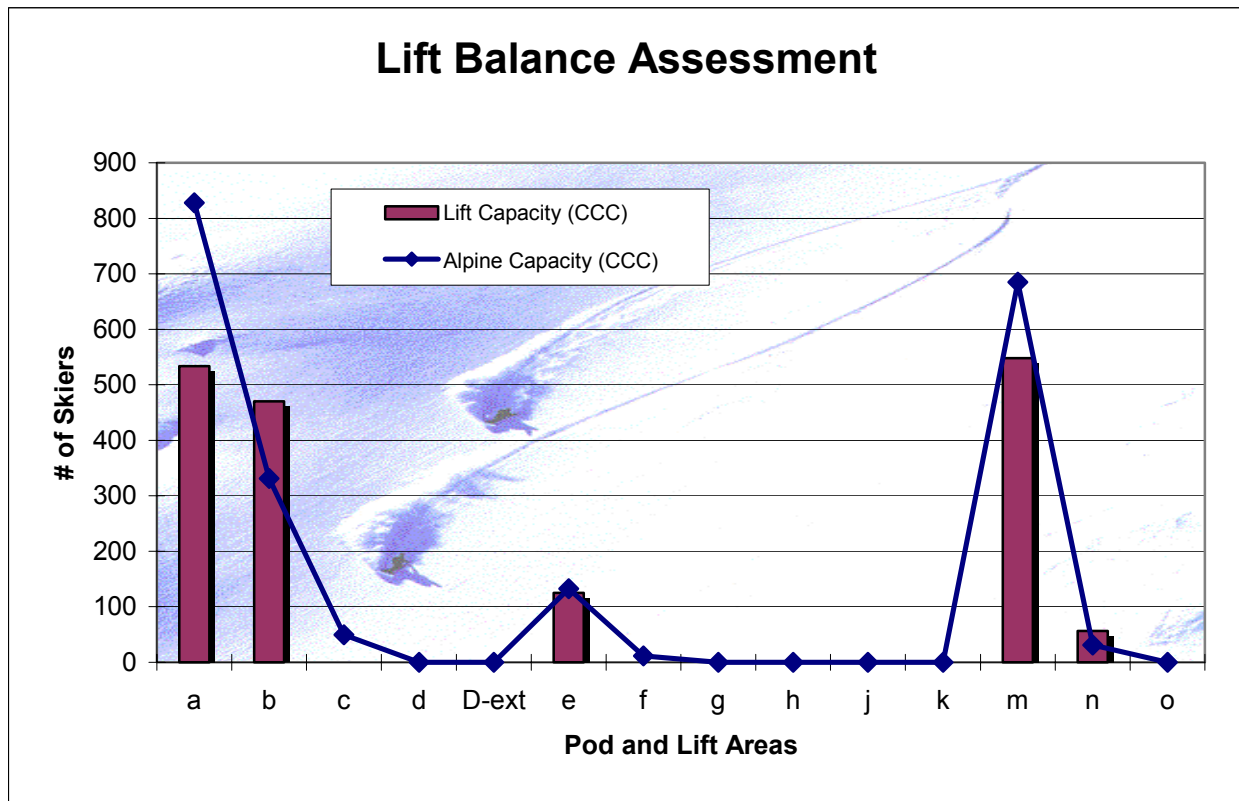
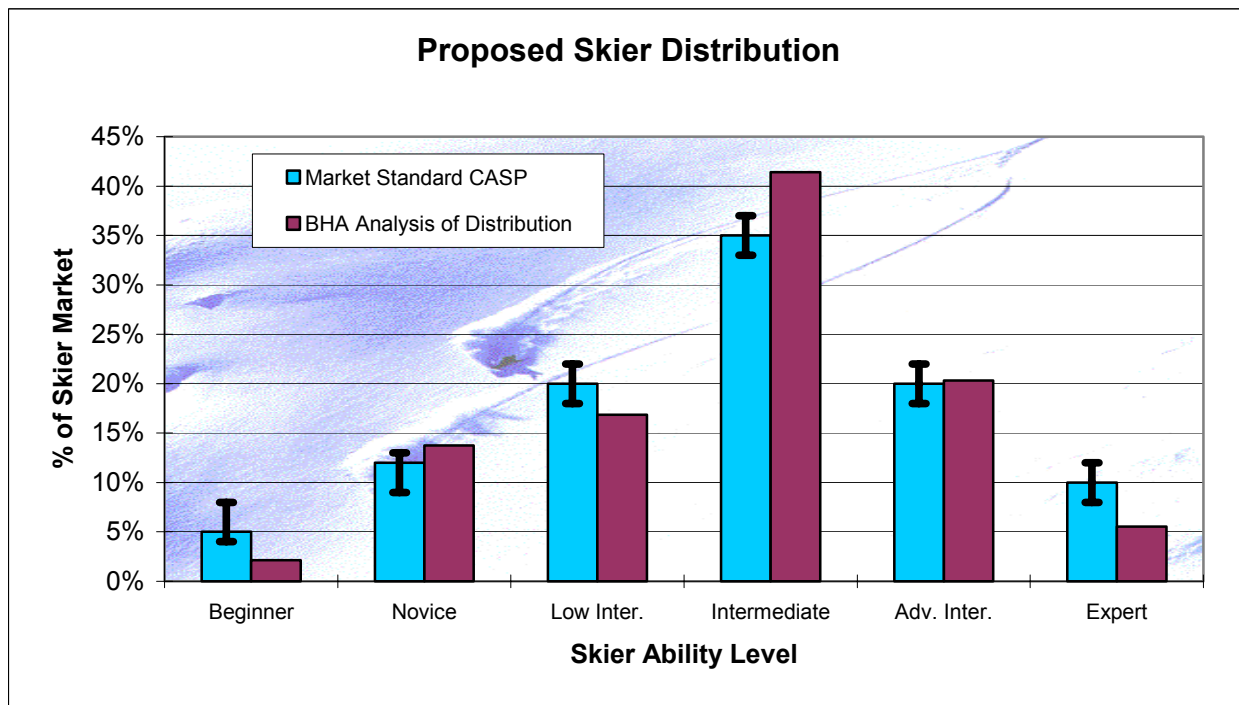


Chart 5. Alpine Terrain Distribution Analysis – Phase One



*Note: the 'error bars' on the above graphic denote the accepted CASP range of distribution in each identified skier ability level.*

With the completion of the Phase One development, the offering at Mt. Baldy is more closely matching the perceived market distribution, than with the existing conditions.





### **5.2.2 Base Area Development Plan – Phase One**

The first phase of base area development sees the refocusing and reorientation of the existing Upper Base as the establishment of a variety of complementary resort residential accommodation. The total amount of built space and the total number of bed units added will be in balance with the designed resort facilities' comfortable capacity of 1,987 guests per day.

#### **Upper Base**

Over the course of the Phase One development period, two new base lodge buildings will be added to the Upper Base. In an incremental fashion, the shortcomings of the existing day lodge will be addressed and will provide both enough built space to accommodate the needs and expectations of Mt. Baldy's visitors and residents, but also maintain a careful balance with the expanded capacity of the mountain's facilities. Currently, the first new lodge is being designed for construction during the summer of 2005. The intent is to expand and improve the day use offering at the resort. Specific attention is being paid to establishing new space for active social gathering. This will focus on new restaurant, cafeteria and lounge spaces along with some multi-use/flex space as well as upgraded washrooms. Attention will further be paid to ensuring that the new space establishes and reinforces the envisioned ambiance of authentic mountain retreat values.

Subsequently, a second day lodge building will be developed. The amount of space created will be consistent and balanced with the capacity requirements as determined by the expansion of the mountain facilities. Specifically, approximately 3,800 square metres of space will be in place within the Upper Base area by the end of Phase One (refer to Table 36). Directly associated with the Upper Base development, the parking lots will be formalized within a comfortable walking distance of the Upper Base core area. A total capacity of 670 cars will be provided for day use skiers.



Table 36. Phase One Space Use Requirements

Phase One Condition				
		Phase One Alpine Skiing Capacity:		1,733
		Additional Capacity:		254
		Total CCC:		1,987
Service/Function	Existing (m <sup>2</sup> )	Required (m <sup>2</sup> )	Upper Village Additional (m <sup>2</sup> )	Village Additional (m <sup>2</sup> )
<b>Skier Related Space Use Requirements</b>				
Restaurant	177	596	420	0
Kitchen/Scramble	74	238	164	0
Bar/Lounge	93	60	0	0
Rest Rooms	37	318	281	0
Ski School	28	99	71	0
Equip Rental/Repair	74	171	97	0
Retail Sales	0	139	139	0
Ski Patrol/First Aid	93	66	0	0
Public Lockers	0	99	99	0
Day Care/Nursery	0	213	213	0
Ticket Sales	0	20	20	0
Administration	56	111	56	0
Employee Lockers	37	30	0	0
Subtotal	669	2,160	1,559	0
Storage/Mechanical	47	151	109	0
Circ./Wall/Waste	67	216	156	0
Total Ski Related Space	783	2,527	1,824	0
Space/Skier	0.39	1.27	0.92	0.00
<b>Destination Guest Related Space Use Requirements</b>				
Restaurant	0	440	440	0
Entertainment	0	314	314	0
Retail	0	377	377	0
Convention/Seminar	0	126	126	0
Total Destination Space	0	1,256	1,256	0
<b>Phase One Totals</b>	<b>783</b>	<b>3,783</b>	<b>3,080</b>	<b>0</b>

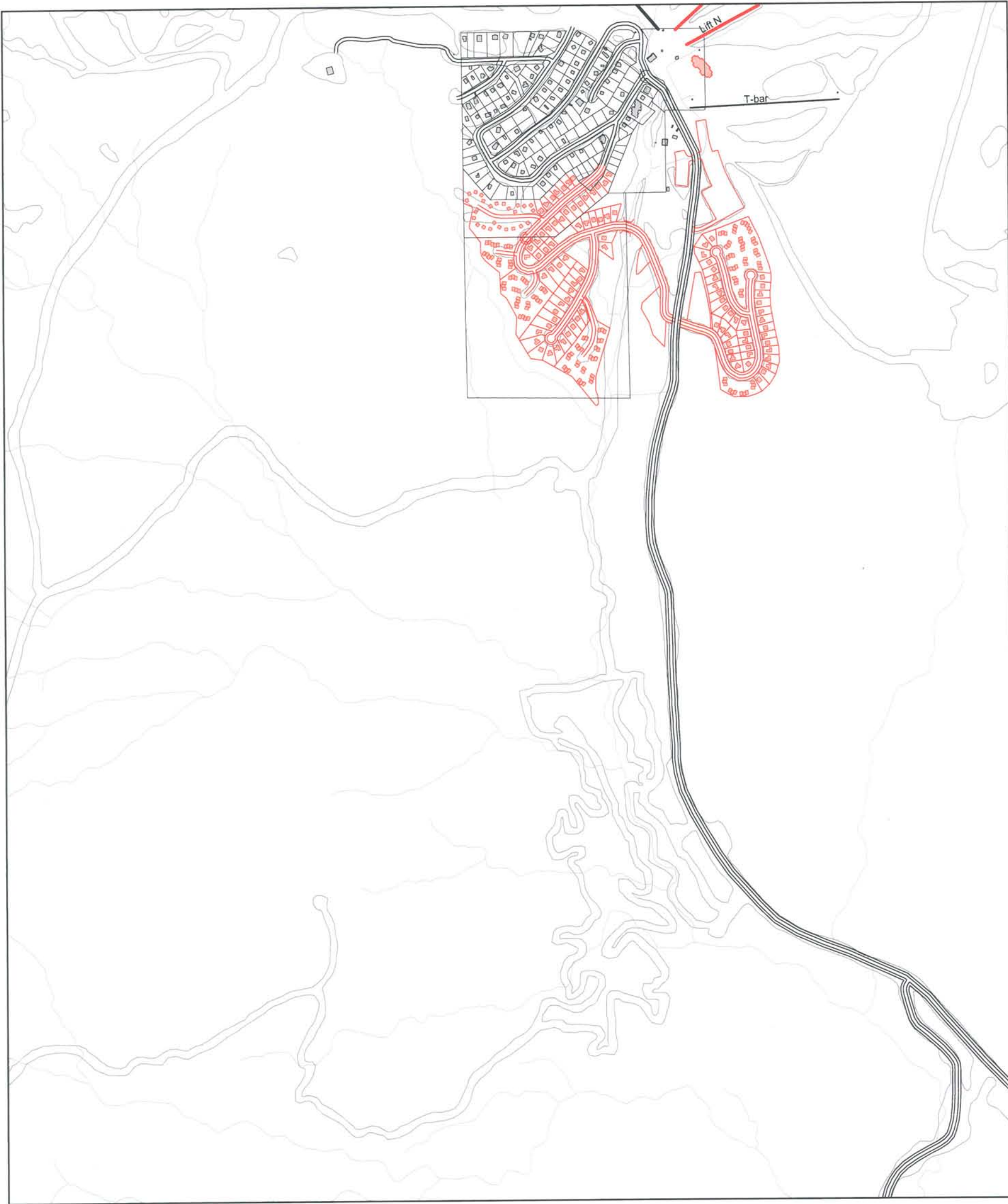
### Resort Residential Accommodation

Phase One will see an increase in the amount of overnight accommodation available at Mt. Baldy. While certainly adding more private beds, an emphasis will be placed on introducing additional publicly available bed units and employee accommodation units. As such, by the end of Phase One the following accommodation totals will be in place (Refer Table 37).

Table 37. Phase One Bed Unit Summary

Phase One																			
Private Beds																Bed Units		Uphill CCC	Alpine CCC
Single Family Units				Multi-family Units				RV Park Units				Employee Housing Units				Total Private	Ratio	Added	Total CCC
Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Bed Units			
123	80	203	1218	11	50	61	244	0	30	30	60	0	100	100	200	1722	75%	940	
Public Beds																Total Public	Ratio	Added	
B&B Units				Multi-family Units				Cabin Units				Hotel Rooms				Bed Units			
Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Bed Units			
2	10	12	120	3	55	58	232	0	25	25	100	4	50	54	108	560	25%	520	
Total Phase One Bed Units																2282		1460	1733
																		2069	1987
																			1.15





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### Phasing

#### Legend

- Existing T-bar
- Existing
- Phase 1



## Resort Expansion Master Plan

February 2005

0 100 200 400 Meters





## **5.3 PHASE TWO**

### **5.3.1 Mountain Development Plan – Phase Two**

Phase Two results in an increase to the overall resort carrying capacity by approximately 100%, increasing from a daily capacity of 1,987 to 4,229 guests per day. The primary changes within this phase include the addition of a fixed grip quad chair with a mid-unload in the D Pod; another fixed grip quad chair in the C Pod (largest Pod in the Plan); a magic carpet to access the tube park feature at the bottom of the D Pod; as well as the upgrade of the McKinney T-Bar in the E Pod to a fixed grip double chair.

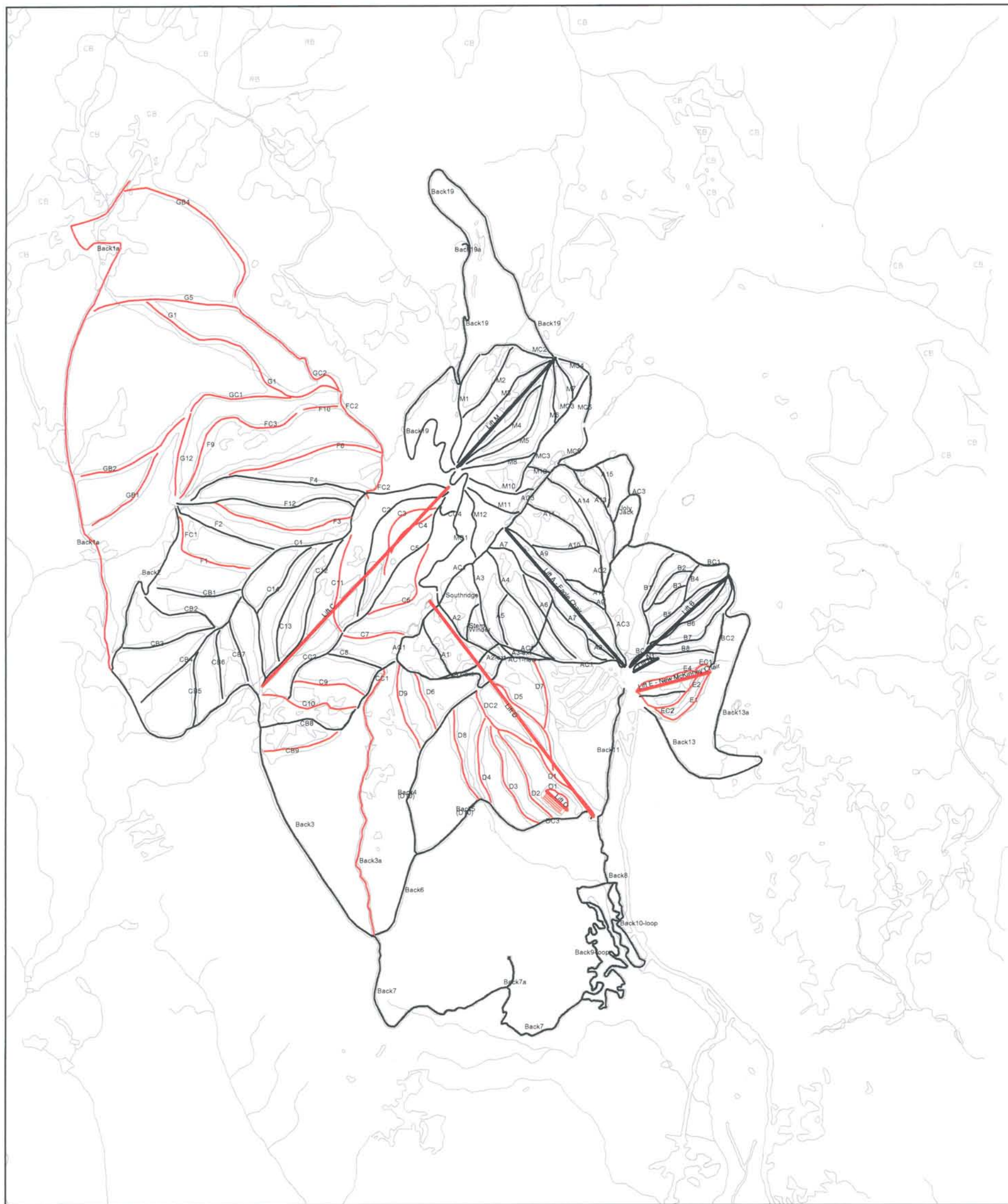
Significant increases in lift service terrain are incorporated into each the C, D and E Pods. Lift C now provides lift service to the previously developed backcountry terrain of Phase One, significantly increasing the Capacity associated with that area. The development of the twelve new runs in the D Pod provide a substantial increase in beginner terrain opportunities, and also provides the primary access to the planned lower base area and tube park area. Lastly, the lift and terrain improvements in the E Pod will provide a dedicated terrain park area, and will form the basis of any potential inclusion of night skiing opportunities.

In order to continue to provide the backcountry adventure terrain previously available in the C Pod, additional backcountry-only accessible terrain will be further developed in the F and G Pods (14 new runs in total).

Finally, the additional development of the Nordic network brings the total volume of Nordic trails to over 30 km, stretching along the entire eastern border of the proposed Controlled Recreation Area (CRA).

For reference, Figure 5-5 illustrates the proposed Phase Two mountain expansion plans. Specific details of the expanded trail and lift plans are included in the following two sections, while the associated Phase Two base area details are included in Section 5.3.2.





## Phase 2 Mountain Development Plan 5-5

Prepared for:



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## Phasing ✓

### Legend

- Current Phase Trails
- Current Phase Lifts
- Existing Trails
- Existing Lifts



# Resort Expansion Master Plan

February 2005





### 5.3.1.1 PHASE TWO TRAIL DEVELOPMENT

The following tables detail the total trail configuration and specifics at the end of Phase Two. Note that trails indicated in the darker shade of orange indicate changes within this phase (additional trail development), while the lighter colour indicates trails already in existence from previous phases or existing conditions.

Table 38. Alpine Trail Inventory – Phase Two

#### POD A

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
A1	2062.46	1915.39	458.80	147	483.29	80.0	3.9	32	40.70%	Int
A1 - EXT	1913.72	1905.36	30.06	8	31.27	10.0	0.0	28	40.70%	Int
A2	2080.48	1878.53	587.90	202	624.94	65.0	4.1	34	42.9%	Int
A2 - EXT	1872.66	1835.30	107.19	37	113.58	65.0	0.7	35	42.9%	Int
A3	2096.22	1862.16	645.32	234	688.45	70.0	4.8	36	50.1%	Adv Int
A3 - EXT	1857.78	1829.40	120.21	28	123.75	50.0	0.6	24	50.1%	Adv Int
A4	2107.53	1800.38	967.82	307	1020.18	70.0	7.1	32	56.5%	Adv Int
A5	1983.62	1853.79	397.95	130	419.83	50.0	2.1	33	38.1%	Int
A6	2009.77	1783.83	738.43	226	775.66	50.0	3.9	31	40.9%	Int
A7	2109.47	1749.36	1303.16	360	1360.06	70.0	9.5	28	44.4%	Int
A8	1793.93	1742.01	232.84	52	239.69	30.0	0.7	22	30.4%	Low Int
A9	2122.16	1800.00	935.00	322	988.94	40.0	4.0	34	63.6%	Exp
A10	2030.58	1842.48	516.56	188	552.13	40.0	2.2	36	47.1%	Adv Int
A11	2103.67	1874.71	551.76	229	603.84	50.0	3.0	41	58.5%	Adv Int
A12	1907.71	1810.39	296.78	97	313.15	50.0	1.6	33	50.5%	Adv Int
A13	2043.86	1827.72	753.50	216	789.56	30.0	2.4	29	45.6%	Adv Int
A14	2079.98	1845.39	681.02	235	725.43	60.0	4.4	34	50.1%	Adv Int
A15	2016.94	1905.17	331.12	112	351.67	50.0	1.8	34	50.1%	Adv Int
STEMWINDER	1987.84	1947.51	285.70	40	289.23	20.0	0.6	14	50.0%	Adv Int
JOLY JACK	1917.41	1877.63	231.76	40	235.86	10.0	0.2	17	25.0%	Nov
AC1	2121.98	1729.96	3255.74	392	3289.84	10.0	3.3	12	18.0%	Nov
AC1 - NEW	1922.27	1802.19	1063.01	120	1073.02	20.0	2.1	11	15.0%	Nov
AC2	1839.13	1813.68	237.34	25	238.84	10.0	0.2	11	10.8%	adv Int
AC3	2119.22	1729.00	2910.00	390	2936.05	10.0	2.9	13	14.0%	Nov
A1-a	Gladed Areas						1.4	32	40.7%	Int Gl
A1-b							3.3	32	40.7%	Int Gl
A1-c							0.3	32	40.7%	Int Gl
A2-a							4.8	34	42.9%	Int Gl
A2-b							1.3	34	42.9%	Int Gl
A2-c							0.6	34	42.9%	Int Gl
A2-d							0.6	34	42.9%	Int Gl
A4-a							0.7	32	56.5%	Adv Int Gl
A4-b							1.6	32	56.5%	Adv Int Gl
A4-c							3.4	32	56.5%	Adv Int Gl
A5-a							1.1	33	38.0%	Int Gl
A7-a							1.1	28	44.0%	Int Gl
A9-a							2.7	34	63.0%	Exp Gl
A9-b							2.3	34	63.0%	Exp Gl
A9-c							1.4	34	63.0%	Exp Gl
A10-a							1.2	36	47.0%	Adv Int Gl
A11-a							0.1	41	58.5%	Adv Int Gl
A11-b							5.0	41	58.5%	Adv Int Gl





A13-a		3.2	29	45.6%	Adv Int Gl
A14-a		6.2	34	50.1%	Adv Int Gl
A15-a		2.4	34	50.1%	Adv Int Gl
A15-b		2.4	34	50.0%	Adv Int Gl
AC1-a		0.5	12	18.0%	Int Gl
AC1-b		4.1	12	18.0%	Int Gl
AC3-a		0.8	13	14.0%	Int Gl

## POD B

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
B1	1887.96	1756.15	682.97	132	700.57	40.0	2.8	19	31.0%	Low Int
B2	1897.22	1774.42	487.23	123	503.05	40.0	2.0	25	28.5%	Low Int
B3	1879.29	1796.27	271.23	83	284.10	50.0	1.4	31	36.5%	Int
B4	1908.89	1850.62	288.67	58	295.27	30.0	0.9	20	25.8%	Low Int
B5	1952.09	1751.11	797.27	201	828.18	50.0	4.1	25	37.5%	Int
B6	1957.02	1753.04	761.19	204	792.52	50.0	4.0	27	41.3%	Int
B7	1952.87	1748.36	951.62	205	978.89	35.0	3.4	21	35.9%	Int
B8	1860.04	1746.51	493.13	114	509.51	50.0	2.5	23	36.8%	Int
BC1	1950.82	1843.57	864.47	107	875.94	10.0	0.9	12	15.0%	Nov
BC2	1890.94	1851.95	413.20	39	419.80	10.0	0.4	9	15.0%	Nov
BC3	1747.10	1733.00	172.00	14	173.00	30.0	0.4	6	8.0%	beg

## POD C

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
C1	2288.32	1745.74	2637.85	543	2716.17	30.0	8.1	21	39.5%	Int
C2	2289.67	1895.47	1308.01	394	1382.63	100.0	13.8	30	54.6%	Adv Int
C3	2258.27	2026.83	732.50	231	773.98	100.0	7.7	32	45.1%	Adv Int
C4	2249.51	2102.08	422.67	147	450.14	100.0	4.5	35	44.0%	Int
C5	2284.03	1867.16	1279.24	417	1354.38	100.0	13.5	33	49.4%	Adv Int
C6	2193.70	1919.87	788.30	274	838.53	70.0	5.9	35	49.4%	Adv Int
C7	2027.92	1867.89	452.28	160	480.85	70.0	3.4	35	41.4%	Int
C8	1986.03	1842.72	399.46	143	425.79	60.0	2.6	36	43.9%	Int
C9	1958.42	1817.31	540.48	141	562.20	70.0	3.9	26	44.7%	Int
C10	1949.05	1752.22	744.33	197	771.95	60.0	4.6	26	37.8%	Int
C11	2166.81	1861.51	749.88	305	818.17	100.0	8.2	41	61.0%	Exp
C12	2134.92	1750.41	1205.93	385	1273.96	60.0	7.6	32	44.9%	Int
C13	2105.78	1766.12	1000.85	340	1059.53	70.0	7.4	34	41.7%	Int
C14	2052.13	1888.24	639.96	164	664.85	50.0	3.3	26	37.4%	Int
CC1	1993.80	1950.69	453.71	43	456.92	20.0	0.9	10	12.8%	Low Int
CC2	1863.72	1808.67	671.26	55	676.04	40.0	2.7	8	20.6%	int
CC4	2263.14	2242.36	161.63	21	165.27	10.0	0.2	13	12.0%	beg
CB1	1928.10	1776.21	628.19	152	649.64	50.0	3.2	24	37.0%	Int
CB2	1900.18	1759.57	610.67	141	629.22	50.0	3.1	23	37.0%	Int
CB3	1899.69	1711.89	702.77	188	728.24	40.0	2.9	27	37.0%	Int
CB4	1918.25	1719.24	1090.77	199	1113.43	50.0	5.6	18	32.0%	Low Int
CB5	1846.51	1718.08	551.77	128	567.93	40.0	2.3	23	28.0%	Low Int
CB6	1898.84	1742.07	511.75	157	537.09	70.0	3.8	31	42.0%	Int
CB7	1896.79	1744.04	465.98	153	492.80	70.0	3.4	33	44.0%	Int



<b>CB8</b>	1946.57	1774.17	796.46	172	816.40	60.0	4.9	22	35.0%	Low Int
<b>CB9</b>	1906.63	1778.14	570.53	128	585.92	50.0	2.9	23	33.0%	Low Int
<b>C2-a</b>	<b>Gladed Areas</b>						0.8	30	54.6%	Adv Int Gl
<b>C2-b</b>							0.9	30	54.6%	Adv Int Gl
<b>C2-c</b>							1.3	30	54.6%	Adv Int Gl
<b>C12-a</b>							1.2	32	45.0%	Int Gl
<b>C13-a</b>							2.4	34	41.7%	Int Gl
<b>C14-a</b>							1.9	26	37.4%	Int Gl

## POD D

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
<b>D1</b>	1832.91	1637.58	1108.99	195	1128.62	70.0	7.9	18	25.1%	Low Int
<b>D2</b>	1818.60	1675.00	817.73	144	834.19	40.0	3.3	18	24.2%	Nov
<b>D3</b>	1823.69	1683.05	842.44	141	855.28	45.0	3.8	17	22.7%	Nov
<b>D4</b>	1828.87	1726.69	642.43	102	651.62	50.0	3.3	16	24.3%	Nov
<b>D5</b>	1842.58	1705.31	837.55	137	852.40	65.0	5.5	16	24.3%	Low Int
<b>D6</b>	1957.17	1840.14	440.89	117	456.61	60.0	2.7	27	35.0%	Low Int
<b>D7</b>	1812.06	1743.81	525.08	68	531.67	50.0	2.7	13	30.0%	Low Int
<b>D8</b>	1845.10	1731.83	692.93	113	703.29	50.0	3.5	16	25.0%	Nov
<b>D10</b>	1842.00	1637.00	3010.00	205	3016.97	25.0	7.5	7	11.0%	beg
<b>DC2</b>	1855.31	1832.42	193.89	23	196.12	20.0	0.4	12	16.4%	Nov
<b>DC3</b>	1724.29	1637.52	909.06	87	915.28	20.0	1.8	10	13.5%	Nov
<b>D9</b>	1983.47	1829.86	653.65	154	675.10	70.0	4.7	24	42.0%	Int
<b>D6-a</b>	<b>Gladed Areas</b>						1.5	27	35.0%	Int Gl
<b>D9-a</b>							1.6	24	42.0%	Int Gl
<b>D9-b</b>							2.0	24	42.0%	Int Gl

## POD E

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
<b>E1</b>	1850.63	1753.56	437.68	97	449.22	50.0	2.2	22	30.2%	Low Int
<b>E2</b>	1839.68	1728.28	614.60	111	630.86	50.0	3.2	18	31.5%	Low Int
<b>E3</b>	1816.24	1721.97	389.26	94	403.02	50.0	2.0	24	37.7%	Int
<b>E4</b>	1851.16	1729.77	548.35	121	564.64	50.0	2.8	22	27.2%	Low Int
<b>EC1</b>	1852.50	1833.45	140.89	19	142.77	20.0	0.3	14	15.2%	Low Int
<b>EC2</b>	1753.68	1736.43	152.05	17	154.12	40.0	0.6	11	12.2%	Low Int

Note that within this phase the currently existing trails, Sidedoor, E1-Existing, E2-Existing are all closed in favour of the trails noted above. Trail E3 is the only existing trail alignment that remains after the completion of Phase One.

## POD F

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
<b>F1</b>	1955.51	1816.41	515.86	139	535.17	60.0	3.2	27	36.2%	Int
<b>F2</b>	1988.66	1769.43	801.11	219	834.24	70.0	5.8	27	43.3%	Int
<b>F3</b>	2175.54	1828.48	1060.59	347	1123.32	70.0	7.9	33	45.4%	Adv Int
<b>F4</b>	2193.62	1788.01	1362.23	406	1430.75	60.0	8.6	30	47.4%	Adv Int
<b>F6</b>	2161.91	1853.14	1164.53	309	1209.11	45.0	5.4	27	38.4%	Int





<b>F9</b>	1983.38	1773.97	774.82	209	807.14	50.0	4.0	27	43.9%	Int
<b>F10</b>	2091.39	2035.88	253.23	56	259.82	40.0	1.0	22	28.9%	Low Int
<b>F12</b>	2178.30	1770.74	1357.07	408	1423.63	70.0	10.0	30	45.4%	Adv Int
<b>FC1</b>	1813.50	1777.39	256.95	36	260.18	20.0	0.5	14	17.5%	Low Int
<b>FC2</b>	2205.67	2105.40	958.71	100	970.40	20.0	1.9	10	19.0%	int
<b>FC3</b>	2029.76	1986.58	496.39	43	500.93	20.0	1.0	9	12.5%	Low Int

Note that all trails are designated backcountry (5%) until Phase Four

## POD G

Run Number	Top Elev. (m)	Bottom Elev. (m)	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Average Area (Ha)	Ave. Grade (%)	Max. Grade (%)	Ability Level
<b>G1</b>	2105.34	1763.41	1741.36	342	1781.29	60.0	10.7	20	30.4%	Low Int
<b>G5</b>	1993.81	1691.05	1085.02	303	1135.33	60.0	6.8	28	49.8%	Adv Int
<b>G12</b>	1946.68	1776.06	612.14	171	637.39	70.0	4.5	28	41.1%	Int
<b>GB1</b>	1849.16	1697.81	741.86	151	758.25	40.0	3.0	20	36.0%	Int
<b>GB2</b>	1936.23	1703.89	906.50	232	938.68	50.0	4.7	26	36.0%	Int
<b>GB4</b>	1978.15	1661.55	1375.81	317	1417.83	50.0	7.1	23	42.0%	Int

Note that all trails are designated backcountry (5%) until Phase Four

## POD M

Run Number	Top Elev. (m)	Bottom Elev. (m)	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Average Area (Ha)	Ave. Grade (%)	Max. Grade (%)	Ability Level
<b>M1</b>	2291.15	2050.62	871.70	241	912.28	80.0	7.3	28	49.0%	Adv Int
<b>M2</b>	2165.70	2026.66	643.24	139	659.48	50.0	3.3	22	44.0%	Int
<b>M3</b>	2290.81	1997.64	1042.38	293	1090.97	70.0	7.6	28	36.0%	Int
<b>M4</b>	2292.28	2028.64	850.81	264	896.90	60.0	5.4	31	43.0%	Int
<b>M5</b>	2277.43	2004.86	1041.94	273	1083.11	50.0	5.4	26	35.0%	Low Int
<b>M6</b>	2096.57	1998.04	447.17	99	461.13	50.0	2.3	22	35.0%	Low Int
<b>M7</b>	2075.74	1994.29	313.28	81	324.87	50.0	1.6	26	32.0%	Low Int
<b>M8</b>	2289.23	2128.07	554.18	161	579.13	60.0	3.5	29	44.0%	Int
<b>M10</b>	2269.11	2093.54	501.75	176	536.58	100.0	5.4	35	61.0%	Exp
<b>M11</b>	2270.60	2111.51	436.74	159	474.09	100.0	4.7	36	62.0%	Exp
<b>M12</b>	2265.18	2106.86	534.87	158	564.83	100.0	5.6	30	52.0%	Adv Int
<b>M13</b>	2133.33	2073.65	156.87	60	169.62	50.0	0.8	38	50.0%	Adv Int
<b>MC1</b>	2302.45	2080.49	1437.84	222	1464.78	10.0	1.5	15	15.0%	Nov
<b>MC2</b>	2047.78	1991.48	572.63	56	576.37	20.0	1.2	10	15.0%	Adv Int
<b>MC3</b>	2144.44	2058.51	1011.12	86	1017.14	20.0	2.0	8	15.0%	exp
<b>MC4</b>	2057.23	1994.34	261.91	63	270.46	30.0	0.8	24	15.0%	int
<b>MC5</b>	2091.58	2058.63	342.59	33	344.86	20.0	0.7	10	15.0%	int
<b>MC6</b>	2090.30	2063.81	381.16	26	382.72	20.0	0.8	7	15.0%	int
<b>M1-a</b>	Gladed Areas						1.6	28	49.0%	Adv Int Gl
<b>M2-a</b>							1.8	22	44.0%	Int Gl
<b>M2-b</b>							0.9	22	44.0%	Int Gl
<b>M3-a</b>							0.4	28	36.0%	Int Gl
<b>M3-b</b>							1.8	28	36.0%	Int Gl
<b>M4-a</b>							0.2	31	43.0%	Int Gl
<b>M4-b</b>							0.8	31	43.0%	Int Gl
<b>M4-c</b>							3.0	31	43.0%	Int Gl
<b>M5-a</b>							2.3	26	35.0%	Int Gl
<b>M8-a</b>							2.7	29	44.0%	Int Gl
<b>MC2-a</b>							0.9	10	15.0%	Adv Int Gl



## POD N

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
N1	1753.00	1734.00	206.00	19	207.00	60.0	2.5	8	11.0%	beg

## POD O

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
O1	1695.00	1660.00	250.00	35	252.44	75.0	1.9	14	11.0%	beg

## NORDIC

Phase	Trail ID	Length (m)	Associated Capacity	Total Length (m)	Total Additional Capacity
Two	back1a	4,376	44	6,465	65
	back 3a	2,089	21		

## TUBE PARK

Trail ID	Length (m)	Width (m)	Total Length (m)	Total Capacity
Tube1	160	9.5	480	120
Tube 2	160	9.5		
Tube 3	160	9.5		





### 5.3.1.2 PHASE TWO LIFT SPECIFICATIONS, BALANCE, CCC AND MARKET DISTRIBUTION

The following table details the Lift Specifications for Phase Two; the subsequent table demonstrates the Uphill Carrying Capacity Calculations; and the final two charts illustrate the Lift Balance Assessment and the resultant Market Distribution Study.

Table 39. Proposed Lift Specifications – Phase Two

Lift - Pod Area	Lift Name	Lift Type (skiers per chair)	Top Elevation (m)	Bottom Elevation (m)	Vert. Rise (m)	Horiz. Dist. (m)	Slope Length (m)	Average Grade	Hourly Capacity (Theor.)	Approx. Ride Time (min.)	Rope Speed (m/s)
<b>A</b>	Eagle	2	2122.16	1733.00	389	1337	1392	29%	1,200	9.3	2.50
<b>B</b>	Sugar Lump	3	1952.09	1733.00	219	986	1010	22%	1,400	6.7	2.50
<b>C</b>	c Lift	3	2288.32	1745.74	543	2015	2087	27%	1,800	13.9	2.50
<b>D</b>	d Lift	4	1855.00	1637.58	217	1280	1298	17%	2,200	9.4	2.30
<b>D-ext</b>	d - ext Lift	4	2075.00	1855.00	220	719	752	31%	2,200	5.4	2.30
<b>E</b>	e Lift	2	1851.16	1725	126	575	540	23%	1,200	3.6	2.50
<b>M</b>	m Lift	3	2292.28	1991.48	301	1047	1089	29%	1,600	7.3	2.50
<b>N</b>	n Lift	1	1753.00	1734.00	19	208	209	9%	500	4.4	0.80
<b>O</b>	o Lift	1	1695.00	1660.00	35	250	252	14%	500	5.3	0.80

Table 40. Uphill Capacity Assessment – Phase Two

Lift - Pod Area	Lift Name	Lift Type	Vertical Rise (m)	Slope Length (m)	Hourly Capacity	Loading Efficiency (%)	VTM/Hr (000)	Vertical Demand (m/day)	Hours of Operation	Access Reduction (%)	Actual CCC (skiers)
<b>A</b>	Eagle	2	389	1,392	1,200	95%	467	5,438	7.0	12%	500
<b>B</b>	Sugar Lump	3	212	955	1,400	95%	297	4,379	7.0	7%	418
<b>C</b>	c Lift	3	543	2,087	1,800	95%	977	6,317	6.5	4%	920
<b>D</b>	d Lift	4	217	1,298	2,200	85%	478	2,870	7.0	3%	962
<b>D-ext</b>	d - ext Lift	4	220	752	2,200	85%	484	2,870	7.0	100%	0
<b>e</b>	e Lift	2	126	575	1,200	95%	151	4,140	7.0	0%	243
<b>M</b>	m Lift	3	301	1,089	1,600	95%	481	5,733	7.0	8%	511
<b>N</b>	n Lift	1	30	252	500	85%	15	1,000	7.0	0%	89
<b>O</b>	o Lift	1	35	252	500	85%	18	1,000	7.0	0%	104
<b>Totals</b>				<b>8,630</b>	<b>12,600</b>			<b>43,814</b>			<b>3,791</b>

Chart 6. Lift Balance Assessment – Phase Two

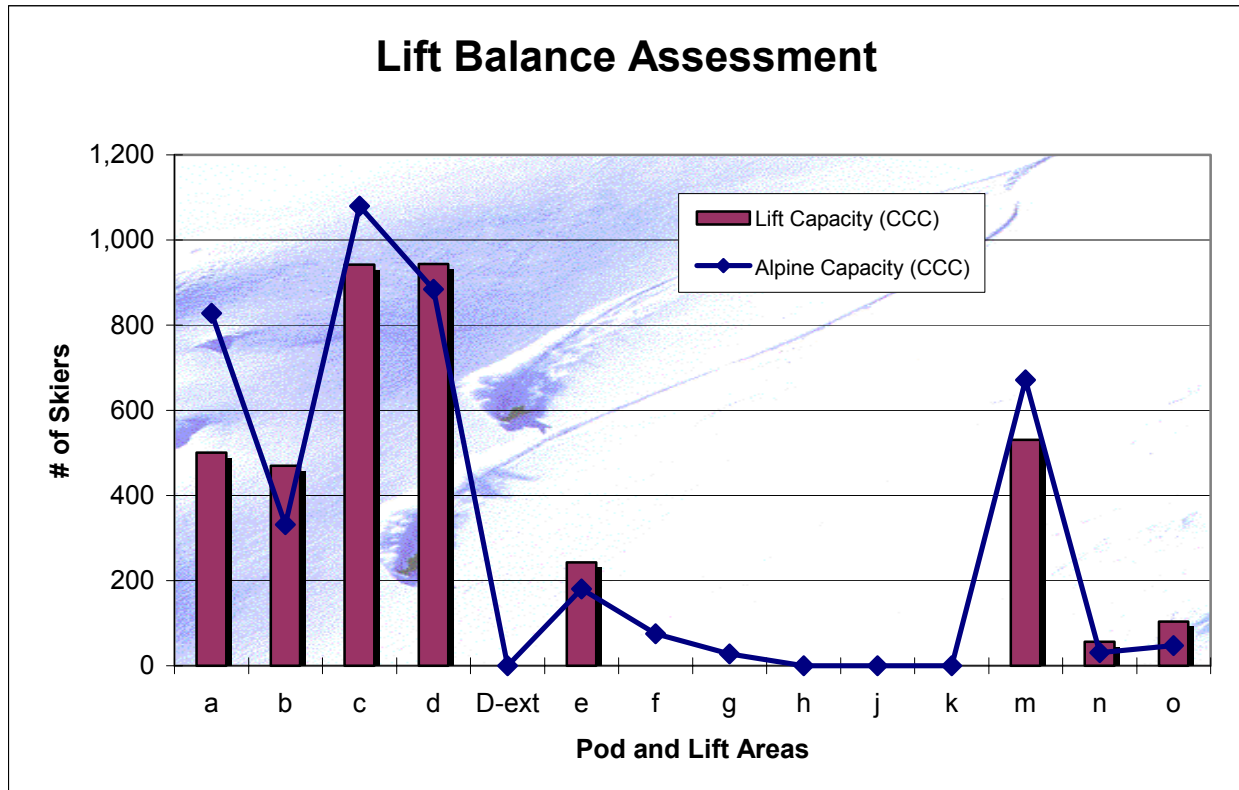
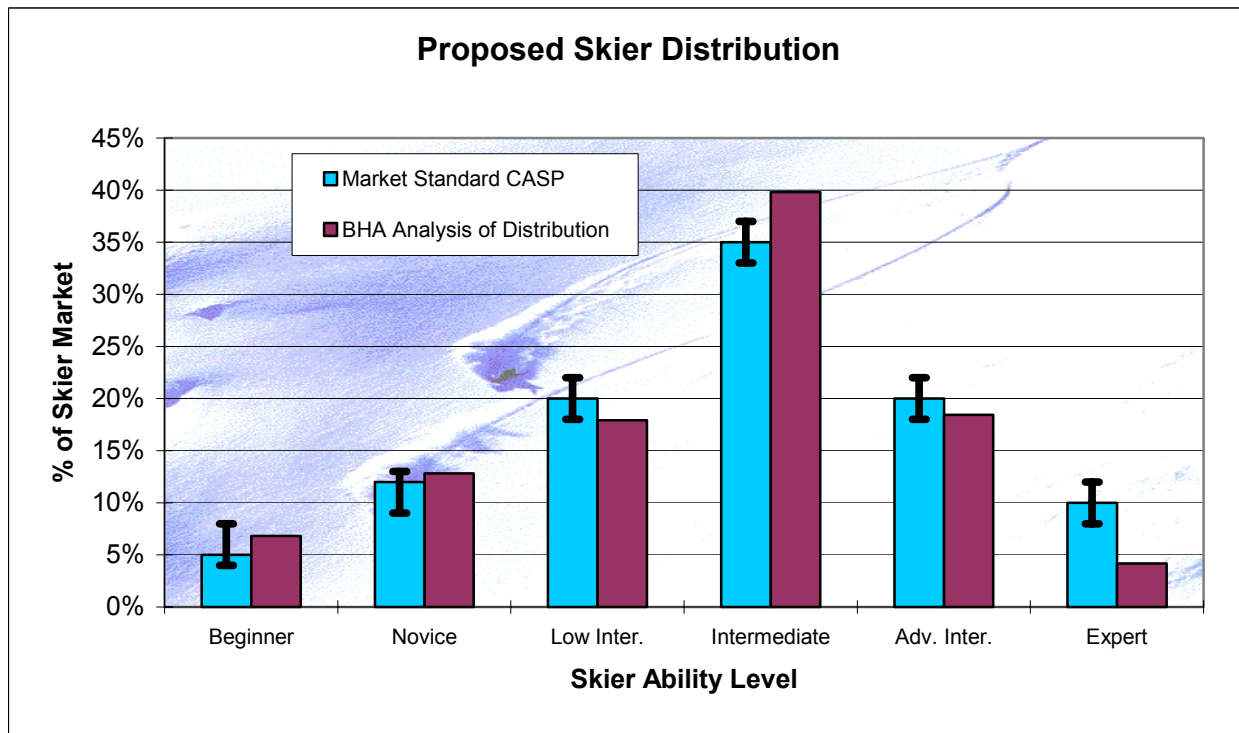


Chart 7. Alpine Terrain Distribution Analysis – Phase Two



Note: the 'error bars' on the above graphic denote the accepted CASP range of distribution in each identified skier ability level.





The distribution at the end of Phase Two again closely approximates a perfect balance, with the amount of expert terrain being the only true shortcoming.

### **5.3.2 Base Area Development Plan – Phase Two**

The second phase of base area development at Mt. Baldy will see the beginning of the Village being established. It will see the completion of the Upper Base and the first buildings in the Village as well as the maintenance area being relocated from its current location to a less prominent area. There will also be a significant addition of overnight accommodation. To balance with Phase Two's increase in resort capacity of 2,242 guests/day, this phase's development plan adds 2,150 bed units to the resort – 1,140 private and 1,010 public.

#### **Upper Base**

The Second Phase will see the addition of the third and final building in the Upper Village. Approximately 1,950 square metres of space will added. (See Table 41)

#### **The Village**

With the establishment of Lift D, a new base focal point will be created. This will expand the day-use capability of Mt. Baldy while enabling the development of the resort's first true hotel accommodation. In total approximately 1,920 square metres of skier-related and desitination guest oriented space will be in this phase (Refer to Table 41).



Table 41. Phase Two Space Use Allocation

Phase Two Condition				
		Phase One Alpine Skiing Capacity:		3,791
		Additional Capacity:		438
		Total CCC:		4,229
Service/Function	Existing (m <sup>2</sup> )	Required (m <sup>2</sup> )	Upper Village Additional (m <sup>2</sup> )	Village Additional (m <sup>2</sup> )
<b>Skier Related Space Use Requirements</b>				
Restaurant	596	1,269	336	336
Kitchen/Scramble	238	507	135	135
Bar/Lounge	93	127	34	0
Rest Rooms	318	677	179	179
Ski School	99	211	56	56
Equip Rental/Repair	171	364	96	96
Retail Sales	139	296	157	0
Ski Patrol/First Aid	93	140	23	23
Public Lockers	99	211	56	56
Day Care/Nursery	213	453	120	120
Ticket Sales	20	42	0	22
Administration	111	237	0	126
Employee Lockers	37	63	0	26
Subtotal	2,228	4,597	1,193	1,176
Storage/Mechanical	156	322	84	82
Circ./Wall/Waste	223	460	119	118
Total Ski Related Space	2,607	5,378	1,396	1,376
Space/Skier	0.62	1.27	0.33	0.33
<b>Destination Guest Related Space Use Requirements</b>				
Restaurant	440	820	190	190
Entertainment	314	586	136	136
Retail	377	703	163	163
Convention/Seminar	126	234	54	54
Total Destination Space	1,256	2,342	543	543
<b>Phase Two Totals</b>	<b>3,863</b>	<b>7,720</b>	<b>1,939</b>	<b>1,919</b>

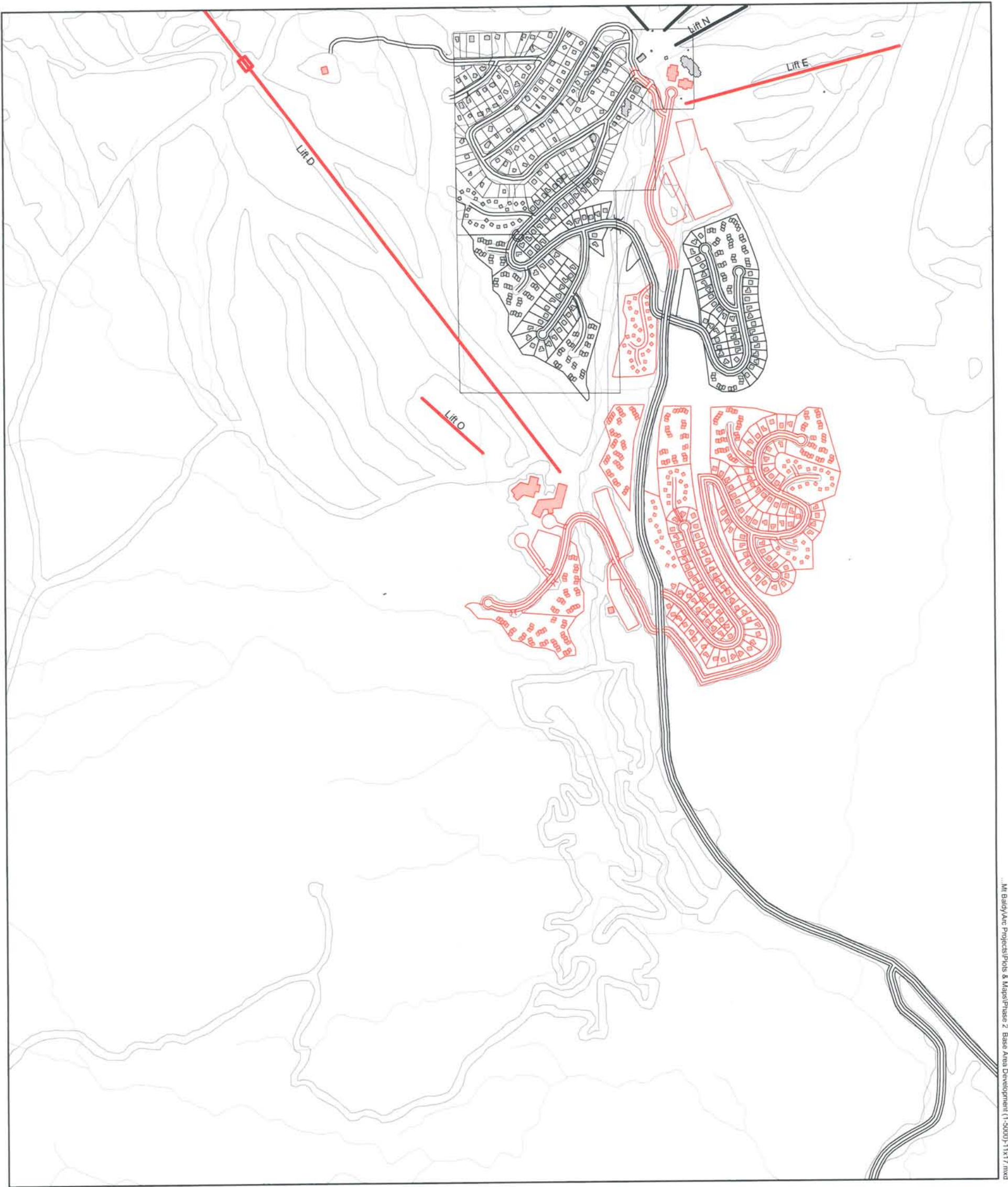
### Resort Residential Accommodation

More ski to/ski from accommodation will be developed in balance with the expanded mountain capacity, now expanded to 4,229 guests per day. Table 42 and Figure 5-6 illustrate and describe the proposed additional development.

Table 42. Phase Two Bed Unit Summary

Phase Two																	
Private Beds																Bed Units	
Single Family Units				Multi-family Units				RV Park Units				Employee Housing Units				Bed Units	Ratio
Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	2862	65%
203	100	303	1818	61	75	136	544	30	0	30	60	100	120	220	440		1140
Public Beds																Bed Units	
B&B Units				Multi-family Units				Cabin Units				Hotel Rooms				Bed Units	Ratio
Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	1570	35%
12	15	27	270	58	100	158	632	25	75	100	400	54	80	134	268		1010
Total Phase Two Bed Units																4432	2150
																3791	4155
																4229	1.05





Mt Baldy Arc Projects/Plots & Maps/Phase 2 Base Area Development (1-5000) 11x17.mxd

Phase 2 Base Area  
Development Plan 5-6

Prepared for:



**Mt Baldy Ski Corporation**  
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Planning by:

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**Phasing**

**Legend**

- Existing
- Phase 1
- Phase 2



**Resort Expansion  
Master Plan**

February 2005

0 100 200 400 Meters





## **5.4 PHASE THREE**

### **5.4.1 Mountain Development Plan – Phase Three**

The additional development in Phase Three is primarily oriented to development on the eastern aspects of the CRA. The increased mountain capacity associated with this phase is more modest than in previous phases, increasing from 4,229 skiers/day to 5,707 (an increase of approximately 35%). This phase involves the addition of two new chairs – a fixed grip triple or quad serving the H Pod on the backside of ‘Sugar Lump’, and a double to serve to additional terrain in both the J and K Pods.

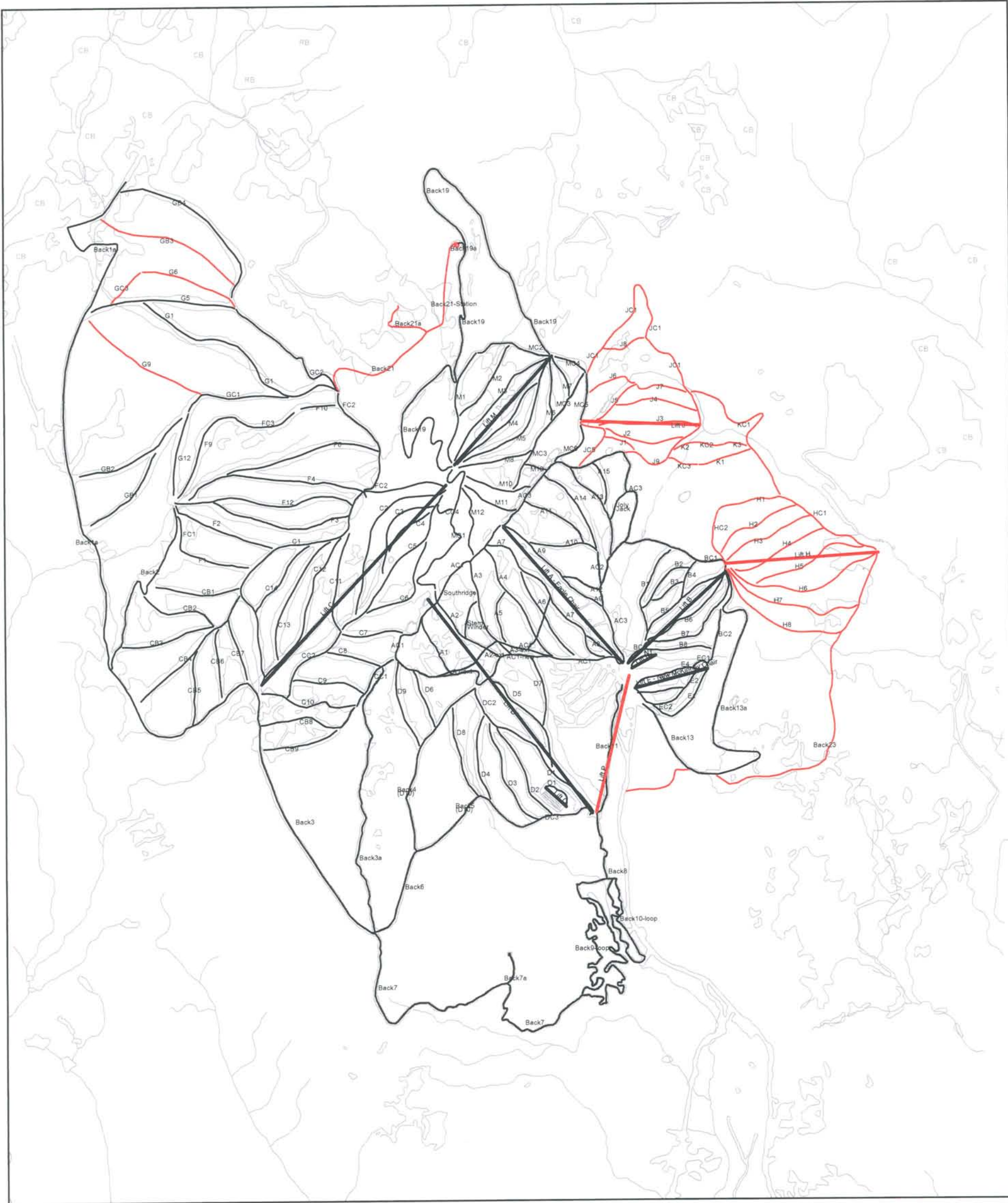
The additional lift-serviced terrain totals more than 135 hectares of open trail and gladed skiing opportunities. Building on the backcountry product of previous phases, four additional open, and two additional gladed trails are incorporated into the G Pod.

The emerging change in the base area programming, whereby the primary destination resort core becomes formalized in the Village, leads to the development of a people-mover lift to connect the lower core to the day-use oriented upper base area.

Additional development of the Nordic network increases the total volume of Nordic trails to approximately 35 km, and now completes a dedicated ‘around-the-world’ circumnavigation of the entire alpine area.

For reference, Figure 5-7 illustrates the proposed Phase Three mountain expansion plans. Specific details of the expanded trail and lift plans are included in the following two sections, while the associated Phase Three base area details are included in Section 5.4.2.





.. Mt Baldy\Arc Projects\Plans & Maps\Development Plan Phase 3 (1:30000)-11x17.mxd

## Phase 3 Mountain Development Plan 5-7

Prepared for:



**Mt Baldy Ski Corporation**  
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### Phasing

Legend

- Current Phase Trails
- Current Phase Lifts
- Existing Trails
- Existing Lifts



## Resort Expansion Master Plan

February 2005

0 250 500 1,000 Meters





### 5.4.1.1 PHASE THREE TRAIL DEVELOPMENT

The following tables detail the total trail configuration and specifics at the end of Phase Three. Note that trails indicated in the darker shade of orange indicate changes within this phase, while the lighter colour indicates trails in existence from an earlier phase's trail development.

Table 43. Alpine Trail Inventory – Phase Three

#### POD A

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
A1	2062.46	1915.39	458.80	147	483.29	80.0	3.9	32	40.70%	Int
A1 - EXT	1913.72	1905.36	30.06	8	31.27	10.0	0.0	28	40.70%	Int
A2	2080.48	1878.53	587.90	202	624.94	65.0	4.1	34	42.9%	Int
A2 - EXT	1872.66	1835.30	107.19	37	113.58	65.0	0.7	35	42.9%	Int
A3	2096.22	1862.16	645.32	234	688.45	70.0	4.8	36	50.1%	Adv Int
A3 - EXT	1857.78	1829.40	120.21	28	123.75	50.0	0.6	24	50.1%	Adv Int
A4	2107.53	1800.38	967.82	307	1020.18	70.0	7.1	32	56.5%	Adv Int
A5	1983.62	1853.79	397.95	130	419.83	50.0	2.1	33	38.1%	Int
A6	2009.77	1783.83	738.43	226	775.66	50.0	3.9	31	40.9%	Int
A7	2109.47	1749.36	1303.16	360	1360.06	70.0	9.5	28	44.4%	Int
A8	1793.93	1742.01	232.84	52	239.69	30.0	0.7	22	30.4%	Low Int
A9	2122.16	1800.00	935.00	322	988.94	40.0	4.0	34	63.6%	Exp
A10	2030.58	1842.48	516.56	188	552.13	40.0	2.2	36	47.1%	Adv Int
A11	2103.67	1874.71	551.76	229	603.84	50.0	3.0	41	58.5%	Adv Int
A12	1907.71	1810.39	296.78	97	313.15	50.0	1.6	33	50.5%	Adv Int
A13	2043.86	1827.72	753.50	216	789.56	30.0	2.4	29	45.6%	Adv Int
A14	2079.98	1845.39	681.02	235	725.43	60.0	4.4	34	50.1%	Adv Int
A15	2016.94	1905.17	331.12	112	351.67	50.0	1.8	34	50.1%	Adv Int
STEMWINDER	1987.84	1947.51	285.70	40	289.23	20.0	0.6	14	50.0%	Adv Int
JOLY JACK	1917.41	1877.63	231.76	40	235.86	10.0	0.2	17	25.0%	Nov
AC1	2121.98	1729.96	3255.74	392	3289.84	10.0	3.3	12	18.0%	Nov
AC1 - NEW	1922.27	1802.19	1063.01	120	1073.02	20.0	2.1	11	15.0%	Nov
AC2	1839.13	1813.68	237.34	25	238.84	10.0	0.2	11	10.8%	adv Int
AC3	2119.22	1729.00	2910.00	390	2936.05	10.0	2.9	13	14.0%	Nov
A1-a	Gladed Areas						1.4	32	40.7%	Int Gl
A1-b							3.3	32	40.7%	Int Gl
A1-c							0.3	32	40.7%	Int Gl
A2-a							4.8	34	42.9%	Int Gl
A2-b							1.3	34	42.9%	Int Gl
A2-c							0.6	34	42.9%	Int Gl
A2-d							0.6	34	42.9%	Int Gl
A4-a							0.7	32	56.5%	Adv Int Gl
A4-b							1.6	32	56.5%	Adv Int Gl
A4-c							3.4	32	56.5%	Adv Int Gl
A5-a							1.1	33	38.0%	Int Gl
A7-a							1.1	28	44.0%	Int Gl
A9-a							2.7	34	63.0%	Exp Gl
A9-b							2.3	34	63.0%	Exp Gl
A9-c							1.4	34	63.0%	Exp Gl
A10-a							1.2	36	47.0%	Adv Int Gl
A11-a							0.1	41	58.5%	Adv Int Gl
A11-b							5.0	41	58.5%	Adv Int Gl
A13-a							3.2	29	45.6%	Adv Int Gl





A14-a		6.2	34	50.1%	Adv Int Gl
A15-a		2.4	34	50.1%	Adv Int Gl
A15-b		2.4	34	50.0%	Adv Int Gl
AC1-a		0.5	12	18.0%	Int Gl
AC1-b		4.1	12	18.0%	Int Gl
AC3-a		0.8	13	14.0%	Int Gl

## POD B

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
B1	1887.96	1756.15	682.97	132	700.57	40.0	2.8	19	31.0%	Low Int
B2	1897.22	1774.42	487.23	123	503.05	40.0	2.0	25	28.5%	Low Int
B3	1879.29	1796.27	271.23	83	284.10	50.0	1.4	31	36.5%	Int
B4	1908.89	1850.62	288.67	58	295.27	30.0	0.9	20	25.8%	Low Int
B5	1952.09	1751.11	797.27	201	828.18	50.0	4.1	25	37.5%	Int
B6	1957.02	1753.04	761.19	204	792.52	50.0	4.0	27	41.3%	Int
B7	1952.87	1748.36	951.62	205	978.89	35.0	3.4	21	35.9%	Int
B8	1860.04	1746.51	493.13	114	509.51	50.0	2.5	23	36.8%	Int
BC1	1950.82	1843.57	864.47	107	875.94	10.0	0.9	12	15.0%	Nov
BC2	1890.94	1851.95	413.20	39	419.80	10.0	0.4	9	15.0%	Nov
BC3	1747.10	1733.00	172.00	14	173.00	30.0	0.4	6	8.0%	beg

## POD C

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
C1	2288.32	1745.74	2637.85	543	2716.17	30.0	8.1	21	39.5%	Int
C2	2289.67	1895.47	1308.01	394	1382.63	100.0	13.8	30	54.6%	Adv Int
C3	2258.27	2026.83	732.50	231	773.98	100.0	7.7	32	45.1%	Adv Int
C4	2249.51	2102.08	422.67	147	450.14	100.0	4.5	35	44.0%	Int
C5	2284.03	1867.16	1279.24	417	1354.38	100.0	13.5	33	49.4%	Adv Int
C6	2193.70	1919.87	788.30	274	838.53	70.0	5.9	35	49.4%	Adv Int
C7	2027.92	1867.89	452.28	160	480.85	70.0	3.4	35	41.4%	Int
C8	1986.03	1842.72	399.46	143	425.79	60.0	2.6	36	43.9%	Int
C9	1958.42	1817.31	540.48	141	562.20	70.0	3.9	26	44.7%	Int
C10	1949.05	1752.22	744.33	197	771.95	60.0	4.6	26	37.8%	Int
C11	2166.81	1861.51	749.88	305	818.17	100.0	8.2	41	61.0%	Exp
C12	2134.92	1750.41	1205.93	385	1273.96	60.0	7.6	32	44.9%	Int
C13	2105.78	1766.12	1000.85	340	1059.53	70.0	7.4	34	41.7%	Int
C14	2052.13	1888.24	639.96	164	664.85	50.0	3.3	26	37.4%	Int
CC1	1993.80	1950.69	453.71	43	456.92	20.0	0.9	10	12.8%	Low Int
CC2	1863.72	1808.67	671.26	55	676.04	40.0	2.7	8	20.6%	int
CC4	2263.14	2242.36	161.63	21	165.27	10.0	0.2	13	12.0%	beg
CB1	1928.10	1776.21	628.19	152	649.64	50.0	3.2	24	37.0%	Int
CB2	1900.18	1759.57	610.67	141	629.22	50.0	3.1	23	37.0%	Int
CB3	1899.69	1711.89	702.77	188	728.24	40.0	2.9	27	37.0%	Int
CB4	1918.25	1719.24	1090.77	199	1113.43	50.0	5.6	18	32.0%	Low Int
CB5	1846.51	1718.08	551.77	128	567.93	40.0	2.3	23	28.0%	Low Int
CB6	1898.84	1742.07	511.75	157	537.09	70.0	3.8	31	42.0%	Int
CB7	1896.79	1744.04	465.98	153	492.80	70.0	3.4	33	44.0%	Int
CB8	1946.57	1774.17	796.46	172	816.40	60.0	4.9	22	35.0%	Low Int



<b>CB9</b>	1906.63	1778.14	570.53	128	585.92	50.0	2.9	23	33.0%	Low Int
<b>C2-a</b>	<b>Gladed Areas</b>						0.8	30	54.6%	Adv Int Gl
<b>C2-b</b>							0.9	30	54.6%	Adv Int Gl
<b>C2-c</b>							1.3	30	54.6%	Adv Int Gl
<b>C12-a</b>							1.2	32	45.0%	Int Gl
<b>C13-a</b>							2.4	34	41.7%	Int Gl
<b>C14-a</b>							1.9	26	37.4%	Int Gl

## POD D

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
<b>D1</b>	1832.91	1637.58	1108.99	195	1128.62	70.0	7.9	18	25.1%	Low Int
<b>D2</b>	1818.60	1675.00	817.73	144	834.19	40.0	3.3	18	24.2%	Nov
<b>D3</b>	1823.69	1683.05	842.44	141	855.28	45.0	3.8	17	22.7%	Nov
<b>D4</b>	1828.87	1726.69	642.43	102	651.62	50.0	3.3	16	24.3%	Nov
<b>D5</b>	1842.58	1705.31	837.55	137	852.40	65.0	5.5	16	24.3%	Low Int
<b>D6</b>	1957.17	1840.14	440.89	117	456.61	60.0	2.7	27	35.0%	Low Int
<b>D7</b>	1812.06	1743.81	525.08	68	531.67	50.0	2.7	13	30.0%	Low Int
<b>D8</b>	1845.10	1731.83	692.93	113	703.29	50.0	3.5	16	25.0%	Nov
<b>D10</b>	1842.00	1637.00	3010.00	205	3016.97	25.0	7.5	7	11.0%	beg
<b>DC2</b>	1855.31	1832.42	193.89	23	196.12	20.0	0.4	12	16.4%	Nov
<b>DC3</b>	1724.29	1637.52	909.06	87	915.28	20.0	1.8	10	13.5%	Nov
<b>D9</b>	1983.47	1829.86	653.65	154	675.10	70.0	4.7	24	42.0%	Int
<b>D6-a</b>	<b>Gladed Areas</b>						1.5	27	35.0%	Int Gl
<b>D9-a</b>							1.6	24	42.0%	Int Gl
<b>D9-b</b>							2.0	24	42.0%	Int Gl

## POD E

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
<b>E1</b>	1850.63	1753.56	437.68	97	449.22	50.0	2.2	22	30.2%	Low Int
<b>E2</b>	1839.68	1728.28	614.60	111	630.86	50.0	3.2	18	31.5%	Low Int
<b>E3</b>	1816.24	1721.97	389.26	94	403.02	50.0	2.0	24	37.7%	Int
<b>E4</b>	1851.16	1729.77	548.35	121	564.64	50.0	2.8	22	27.2%	Low Int
<b>EC1</b>	1852.50	1833.45	140.89	19	142.77	20.0	0.3	14	15.2%	Low Int
<b>EC2</b>	1753.68	1736.43	152.05	17	154.12	40.0	0.6	11	12.2%	Low Int

## POD F

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
<b>F1</b>	1955.51	1816.41	515.86	139	535.17	60.0	3.2	27	36.2%	Int
<b>F2</b>	1988.66	1769.43	801.11	219	834.24	70.0	5.8	27	43.3%	Int
<b>F3</b>	2175.54	1828.48	1060.59	347	1123.32	70.0	7.9	33	45.4%	Adv Int
<b>F4</b>	2193.62	1788.01	1362.23	406	1430.75	60.0	8.6	30	47.4%	Adv Int
<b>F6</b>	2161.91	1853.14	1164.53	309	1209.11	45.0	5.4	27	38.4%	Int
<b>F9</b>	1983.38	1773.97	774.82	209	807.14	50.0	4.0	27	43.9%	Int
<b>F10</b>	2091.39	2035.88	253.23	56	259.82	40.0	1.0	22	28.9%	Low Int





<b>F12</b>	2178.30	1770.74	1357.07	408	1423.63	70.0	10.0	30	45.4%	Adv Int
<b>FC1</b>	1813.50	1777.39	256.95	36	260.18	20.0	0.5	14	17.5%	Low Int
<b>FC2</b>	2205.67	2105.40	958.71	100	970.40	20.0	1.9	10	19.0%	int
<b>FC3</b>	2029.76	1986.58	496.39	43	500.93	20.0	1.0	9	12.5%	Low Int

Note that all trails are designated backcountry (5%) until Phase Four

## POD G

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
<b>G1</b>	2105.34	1763.41	1741.36	342	1781.29	60.0	10.7	20	30.4%	Low Int
<b>G5</b>	1993.81	1691.05	1085.02	303	1135.33	60.0	6.8	28	49.8%	Adv Int
<b>G6</b>	1995.41	1745.91	754.84	250	799.69	60.0	4.8	33	48.8%	Adv Int
<b>G9</b>	1963.35	1682.67	1005.51	281	1046.05	60.0	6.3	28	36.7%	Int
<b>G12</b>	1946.68	1776.06	612.14	171	637.39	70.0	4.5	28	41.1%	Int
<b>GC2</b>	2102.38	1998.17	1034.34	104	1044.78	20.0	2.1	10	16.0%	Adv Int
<b>GB1</b>	1849.16	1697.81	741.86	151	758.25	40.0	3.0	20	36.0%	Int
<b>GB2</b>	1936.23	1703.89	906.50	232	938.68	50.0	4.7	26	36.0%	Int
<b>GB3</b>	1962.23	1663.39	1140.32	299	1186.14	50.0	5.9	26	52.0%	Adv Int
<b>GB4</b>	1978.15	1661.55	1375.81	317	1417.83	50.0	7.1	23	42.0%	Int
<b>G6-a</b>	Gladed Areas						4.8	33	48.8%	Adv Int Gl
<b>G6-b</b>							3.8	33	48.8%	Adv Int Gl

Note that all trails are designated backcountry (5%) until Phase Four

## POD H

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
<b>H1</b>	1884.76	1715.53	483.00	169	514.90	50.0	2.6	35	49.7%	Adv Int
<b>H2</b>	1921.10	1705.13	687.13	216	723.08	60.0	4.3	31	43.3%	Int
<b>H3</b>	1944.15	1694.63	742.07	250	786.75	50.0	3.9	34	61.0%	Exp
<b>H4</b>	1930.98	1683.74	736.25	247	779.24	70.0	5.5	34	41.0%	Int
<b>H5</b>	1861.29	1646.84	885.00	214	912.44	50.0	4.6	24	30.5%	Low Int
<b>H6</b>	1942.72	1631.90	1208.08	311	1255.15	50.0	6.3	26	44.4%	Int
<b>H7</b>	1947.86	1671.76	1092.11	276	1135.90	50.0	5.7	25	45.2%	Adv Int
<b>H8</b>	1947.03	1630.02	1719.27	317	1759.56	60.0	10.6	18	40.6%	Int
<b>HC1</b>	1713.68	1631.43	817.58	82	822.48	20.0	1.6	10	17.3%	Nov
<b>HC2</b>	1935.44	1888.35	417.08	47	421.06	20.0	0.8	11	12.5%	Adv Int
<b>H1-a</b>	Gladed Areas						2.1	35	49.7%	Adv Int Gl
<b>H2-a</b>							4.6	31	43.3%	Int Gl
<b>H3-a</b>							3.5	34	61.0%	Exp Gl
<b>H4-a</b>							0.1	34	41.0%	Int Gl
<b>H4-b</b>							4.0	34	41.0%	Int Gl
<b>H4-c</b>							1.2	34	41.0%	Int Gl
<b>H5-a</b>							1.8	24	30.5%	Int Gl
<b>H6-a</b>							3.2	26	44.4%	Int Gl
<b>H7-a</b>							2.8	25	45.2%	Adv Int Gl
<b>H8-a</b>							2.5	18	40.6%	Adv Int Gl
<b>H8-b</b>							3.3	18	40.6%	Adv Int Gl



## POD J

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
J1	2065.94	1965.00	240.00	101	260.36	50.0	1.3	42	61.0%	Exp
J2	2074.09	1848.29	597.06	226	642.78	70.0	4.5	38	60.1%	Exp
J3	2079.63	1808.54	735.57	271	790.92	80.0	6.3	37	60.1%	Exp
J4	1995.52	1822.97	613.74	173	640.47	50.0	3.2	28	42.5%	Adv Int
J5	2077.59	1921.83	397.21	156	429.69	100.0	4.3	39	57.3%	Adv Int
J6	2064.50	1926.39	382.46	138	415.20	70.0	2.9	36	61.0%	Exp
J7	1918.15	1842.76	398.34	75	407.00	50.0	2.0	19	25.5%	Adv Int
J8	2029.98	1920.00	340.00	110	357.35	70.0	2.5	32	69.0%	Exp
J9	1980.00	1805.00	650.00	175	673.15	55.0	3.7	27	38.3%	Int
JC1	2055.99	1806.00	2050.00	250	2065.19	20.0	4.1	12	14.9%	int
JC5	2090.65	2037.54	542.50	53	546.51	20.0	1.1	10	16.1%	Nov
J2-a	Gladed Areas						2.8	38	60.1%	Exp GI
J4-a							4.8	28	42.5%	Int GI
J5-a							3.1	39	57.3%	Adv Int GI
J6-a							4.3	36	61.0%	Exp GI
J7-a							2.0	19	25.5%	Int GI
J8-a							3.0	32	69.0%	Exp GI
J8-b							0.3	32	69.0%	Exp GI
J9-a							0.4	27	38.3%	Int GI

## POD K

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
K1	1876.57	1761.44	395.88	115	416.67	60.0	2.5	29	45.8%	Adv Int
K2	1881.27	1838.74	113.99	43	122.56	50.0	0.6	37	38.8%	Int
K3	1804.46	1767.13	165.83	37	170.89	40.0	0.7	23	28.5%	Low Int
KC1	1836.61	1718.02	1365.91	119	1377.58	20.0	2.8	9	19.0%	Nov
KC2	1833.66	1805.69	252.80	28	255.36	20.0	0.5	11	15.8%	int
KC3	1893.04	1877.24	216.57	16	218.70	20.0	0.4	7	12.4%	Adv Int

## POD M

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
M1	2291.15	2050.62	871.70	241	912.28	80.0	7.3	28	49.0%	Adv Int
M2	2165.70	2026.66	643.24	139	659.48	50.0	3.3	22	44.0%	Int
M3	2290.81	1997.64	1042.38	293	1090.97	70.0	7.6	28	36.0%	Int
M4	2292.28	2028.64	850.81	264	896.90	60.0	5.4	31	43.0%	Int
M5	2277.43	2004.86	1041.94	273	1083.11	50.0	5.4	26	35.0%	Low Int
M6	2096.57	1998.04	447.17	99	461.13	50.0	2.3	22	35.0%	Low Int
M7	2075.74	1994.29	313.28	81	324.87	50.0	1.6	26	32.0%	Low Int
M8	2289.23	2128.07	554.18	161	579.13	60.0	3.5	29	44.0%	Int
M10	2269.11	2093.54	501.75	176	536.58	100.0	5.4	35	61.0%	Exp
M11	2270.60	2111.51	436.74	159	474.09	100.0	4.7	36	62.0%	Exp
M12	2265.18	2106.86	534.87	158	564.83	100.0	5.6	30	52.0%	Adv Int





<b>M13</b>	2133.33	2073.65	156.87	60	169.62	50.0	0.8	38	50.0%	Adv Int
<b>MC1</b>	2302.45	2080.49	1437.84	222	1464.78	10.0	1.5	15	15.0%	Nov
<b>MC2</b>	2047.78	1991.48	572.63	56	576.37	20.0	1.2	10	15.0%	Adv Int
<b>MC3</b>	2144.44	2058.51	1011.12	86	1017.14	20.0	2.0	8	15.0%	exp
<b>MC4</b>	2057.23	1994.34	261.91	63	270.46	30.0	0.8	24	15.0%	int
<b>MC5</b>	2091.58	2058.63	342.59	33	344.86	20.0	0.7	10	15.0%	int
<b>MC6</b>	2090.30	2063.81	381.16	26	382.72	20.0	0.8	7	15.0%	int
<b>M1-a</b>	<b>Gladed Areas</b>						1.6	28	49.0%	Adv Int Gl
<b>M2-a</b>							1.8	22	44.0%	Int Gl
<b>M2-b</b>							0.9	22	44.0%	Int Gl
<b>M3-a</b>							0.4	28	36.0%	Int Gl
<b>M3-b</b>							1.8	28	36.0%	Int Gl
<b>M4-a</b>							0.2	31	43.0%	Int Gl
<b>M4-b</b>							0.8	31	43.0%	Int Gl
<b>M4-c</b>							3.0	31	43.0%	Int Gl
<b>M5-a</b>							2.3	26	35.0%	Int Gl
<b>M8-a</b>							2.7	29	44.0%	Int Gl
<b>MC2-a</b>							0.9	10	15.0%	Adv Int Gl

## POD N

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
<b>N1</b>	1753.00	1734.00	206.00	19	207.00	60.0	2.5	8	11.0%	beg

## POD O

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
<b>O1</b>	1695.00	1660.00	250.00	35	252.44	75.0	1.9	14	11.0%	beg

## NORDIC

Phase	Trail ID	Length (m)	Associated Capacity	Total Length (m)	Total Additional Capacity
<b>Three</b>	back21	966	10	<b>4,046</b>	<b>40</b>
	back21a	471	5		
	back21 station	758	8		
	back23	1,851	19		



### 5.4.1.2 PHASE THREE LIFT SPECIFICATIONS, BALANCE, CCC AND MARKET DISTRIBUTION

The following table details the Lift Specifications for Phase Three; the subsequent table demonstrates the Uphill Carrying Capacity Calculations; and the final two charts illustrate the Lift Balance Assessment and the resultant Market Distribution Study.

Table 44. Proposed Lift Specifications – Phase Three

Lift - Pod Area	Lift Name	Lift Type (skiers per chair)	Top Elevation (m)	Bottom Elevation (m)	Vert. Rise (m)	Horiz. Dist. (m)	Slope Length (m)	Average Grade	Hourly Capacity (Theor.)	Approx. Ride Time (min.)	Rope Speed (m/s)
<b>A</b>	Eagle	4	2122.16	1733.00	389	1337	1392	29%	2,200	9.3	2.50
<b>B</b>	Sugar Lump	3	1952.09	1733.00	219	986	1010	22%	1,400	6.7	2.50
<b>C</b>	c Lift	3	2288.32	1745.74	543	2015	2087	27%	1,800	13.9	2.50
<b>D</b>	d Lift	4	1855.00	1637.58	217	1280	1298	17%	2,200	9.4	2.30
<b>D-ext</b>	d - ext Lift	4	2075.00	1855.00	220	719	752	31%	2,200	5.4	2.30
<b>E</b>	e Lift	2	1851.16	1725	126	575	540	23%	1,200	3.6	2.50
<b>H</b>	h Lift	3	1947.03	1630.02	317	1138	1181	28%	1,800	7.9	2.50
<b>J</b>	J Lift	2	2090.65	1806.00	285	873	918	33%	1,200	6.1	2.50
<b>M</b>	m Lift	3	2292.28	1991.48	301	1047	1089	29%	1,600	7.3	2.50
<b>N</b>	n Lift	1	1753.00	1734.00	19	208	209	9%	500	4.4	0.80
<b>O</b>	o Lift	1	1695.00	1660.00	35	250	252	14%	500	5.3	0.80
<b>P</b>	p Lift	2	1730.00	1638.00	92	1040	1044	9%	550	5.8	3.00

Table 45. Uphill Capacity Assessment – Phase Three

Lift - Pod Area	Lift Name	Lift Type	Vertical Rise (m)	Slope Length (m)	Hourly Capacity	Loading Efficiency (%)	VTM/Hr (000)	Vertical Demand (m/day)	Hours of Operation	Access Reduction (%)	Actual CCC (skiers)
<b>A</b>	Eagle	4	393	1,461	2,200	95%	865	5,438	7.0	12%	936
<b>B</b>	Sugar Lump	3	212	955	1,400	95%	297	4,379	7.0	7%	418
<b>C</b>	c Lift	3	543	2,087	1,800	95%	977	6,317	6.5	4%	920
<b>D</b>	d Lift	4	217	1,298	2,200	85%	478	2,870	7.0	3%	962
<b>D-ext</b>	d - ext Lift	4	220	752	2,200	85%	484	2,870	7.0	100%	0
<b>e</b>	e Lift	2	126	575	1,200	95%	151	4,140	7.0	0%	243
<b>F</b>	f Lift	3	435	1,505	1,800	95%	783	6,424	6.5	0%	753
<b>G</b>	g Lift	3	414	1,994	1,800	95%	746	4,913	6.0	0%	865
<b>H</b>	h Lift	3	317	1,181	1,800	95%	571	5,236	6.5	0%	673
<b>J</b>	J Lift	2	285	918	1,200	95%	342	7,156	6.5	0%	295
<b>M</b>	m Lift	3	301	1,089	1,600	95%	481	5,733	7.0	8%	511
<b>N</b>	n Lift	1	30	252	500	85%	15	1,000	7.0	0%	89
<b>O</b>	o Lift	1	35	252	500	85%	18	1,000	7.0	0%	104
<b>P</b>	p Lift	2	90	1,044	550	85%	108	1,000	7.0	100%	0
<b>Totals</b>				<b>11,774</b>	<b>17,150</b>			<b>62,444</b>			<b>5,228</b>





Chart 8. Lift Balance Assessment – Phase Three

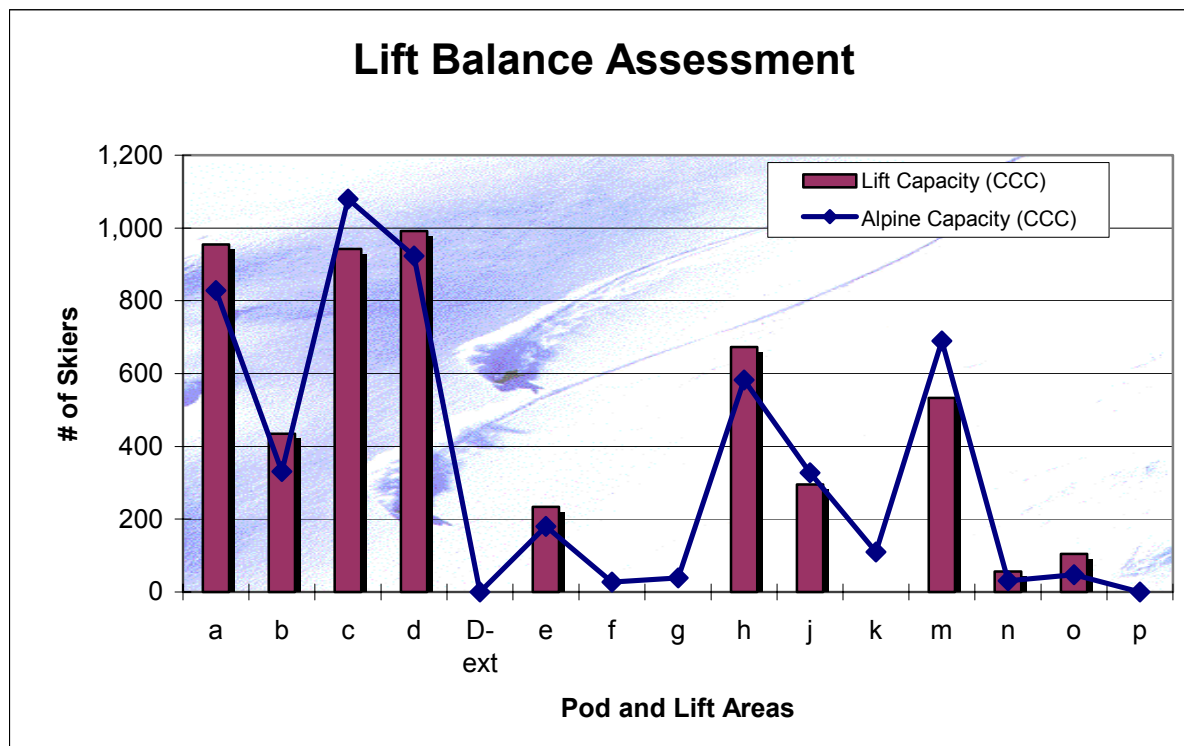
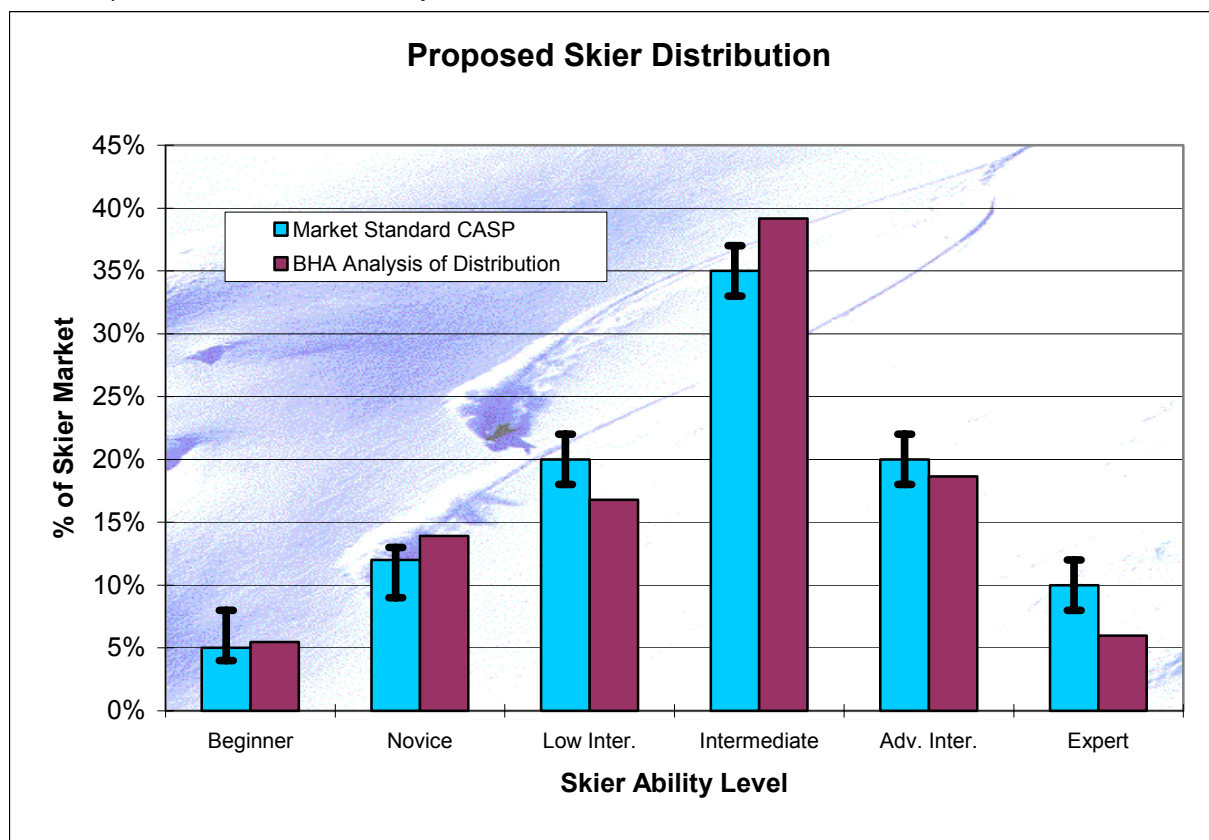


Chart 9. Alpine Terrain Distribution Analysis – Phase Three



Note: the 'error bars' on the above graphic denote the accepted CASP range of distribution in each identified skier ability level.



### **5.4.2 Base Area Development Plan – Phase Three**

The most prominent change in Phase Three is the introduction of the golf course, the expansion of the Village Core and the development of associated resort residential real estate west of the Village area. Also substantial is the completion of the realignment of the access road and the creation a more substantial gateway experience to both enhance the resort's unique sense of arrival, and to establish additional high quality infill real estate on the lands between the two base areas. To balance the additional increase of resort carrying capacity of 1,478 guests/day, this Phase proposes an increase of 620 private bed units, and 780 public bed units.

#### **The Upper Base**

As the Upper Base has reached buildout, any development activity will be oriented to making refinements and upgrades to the existing structures and surrounding landscape.

#### **The Village**

Phase Three continues to add development to the Village core, further establishing the area as the destination guest focal area. Moreover, Phase Three expands to include both the golf course facility as well as the associated club house and related service buildings. Additional skier related service space will be developed to serve the increasing concentration of destination guests staying in the Village area. Associated underground parking will continue to be developed within this phase and the pedestrian orientation of the Village core will be increasingly established as an amenity in itself. In total, approximately 2,752 square metres of skier-related and destination guest oriented space will be developed in Phase Three.





Table 46. Phase Three Space Use Allocation

Phase Three Condition				
		Phase One Alpine Skiing Capacity:		5,228
		Additional Capacity:		479
		Total CCC:		5,707
Service/Function	Existing (m <sup>2</sup> )	Required (m <sup>2</sup> )	Upper Village Additional (m <sup>2</sup> )	Village Additional (m <sup>2</sup> )
<b>Skier Related Space Use Requirements</b>				
Restaurant	1,269	1,712	0	443
Kitchen/Scramble	507	685	0	177
Bar/Lounge	127	171	0	44
Rest Rooms	677	913	0	236
Ski School	211	285	0	74
Equip Rental/Repair	364	491	0	127
Retail Sales	296	399	0	103
Ski Patrol/First Aid	140	188	0	49
Public Lockers	211	285	0	74
Day Care/Nursery	453	611	0	158
Ticket Sales	42	57	0	15
Administration	237	320	0	83
Employee Lockers	63	86	0	22
Subtotal	4,597	6,204	0	1,607
Storage/Mechanical	322	434	0	112
Circ./Wall/Waste	460	620	0	161
Total Ski Related Space	5,378	7,258	0	1,880
<b>Space/Skier</b>	0.94	1.27	0.00	0.33
<b>Destination Guest Related Space Use Requirements</b>				
Restaurant	820	1,125	0	305
Entertainment	586	804	0	218
Retail	703	964	0	262
Convention/Seminar	234	321	0	87
Total Destination Space	2,342	3,214	0	872
<b>Phase Three Totals</b>	<b>7,720</b>	<b>10,472</b>	<b>0</b>	<b>2,752</b>

### Resort Residential Accommodation

Resort residential development in this phase is concentrated on the area west of the Village core and is designed to relate to both the new golf course as well as ski to/ski from associations with Pod D. Residential volumes are illustrated on Figure 5-8 and further detailed in Table 47.

Table 47. Phase Three Bed Unit Summary

Phase Three																			
Private Beds																Bed Units		Uphill	Alpine
Single Family Units				Multi-family Units				RV Park Units				Employee Housing Units				Total Private	Ratio	Added	CCC
Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Bed Units			
303	55	358	2148	136	40	176	704	30	0	30	60	220	65	285	570	3482	60%	620	
Public Beds																Bed Units			
B&B Units				Multi-family Units				Cabin Units				Hotel Rooms				Total Public			
Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Exist	Com.	Total	BU's	Bed Units			
27	10	37	370	158	40	198	792	100	75	175	700	134	110	244	488	2350	40%	780	
<b>Total Phase Three Bed Units</b>																<b>5832</b>		<b>1400</b>	<b>5228</b>
																		<b>5196</b>	<b>5707</b>
																			<b>1.02</b>



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Phase 3 Base Area  
Development Plan 5-8

Prepared for:



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**Phasing**

Legend

- Existing
- Phase 1
- Phase 2
- Phase 3



**Resort Expansion  
Master Plan**

February 2005

0 100 200 400 Meters







## **5.5 PHASE FOUR**

### ***5.5.1 Mountain Development Plan – Phase Four***

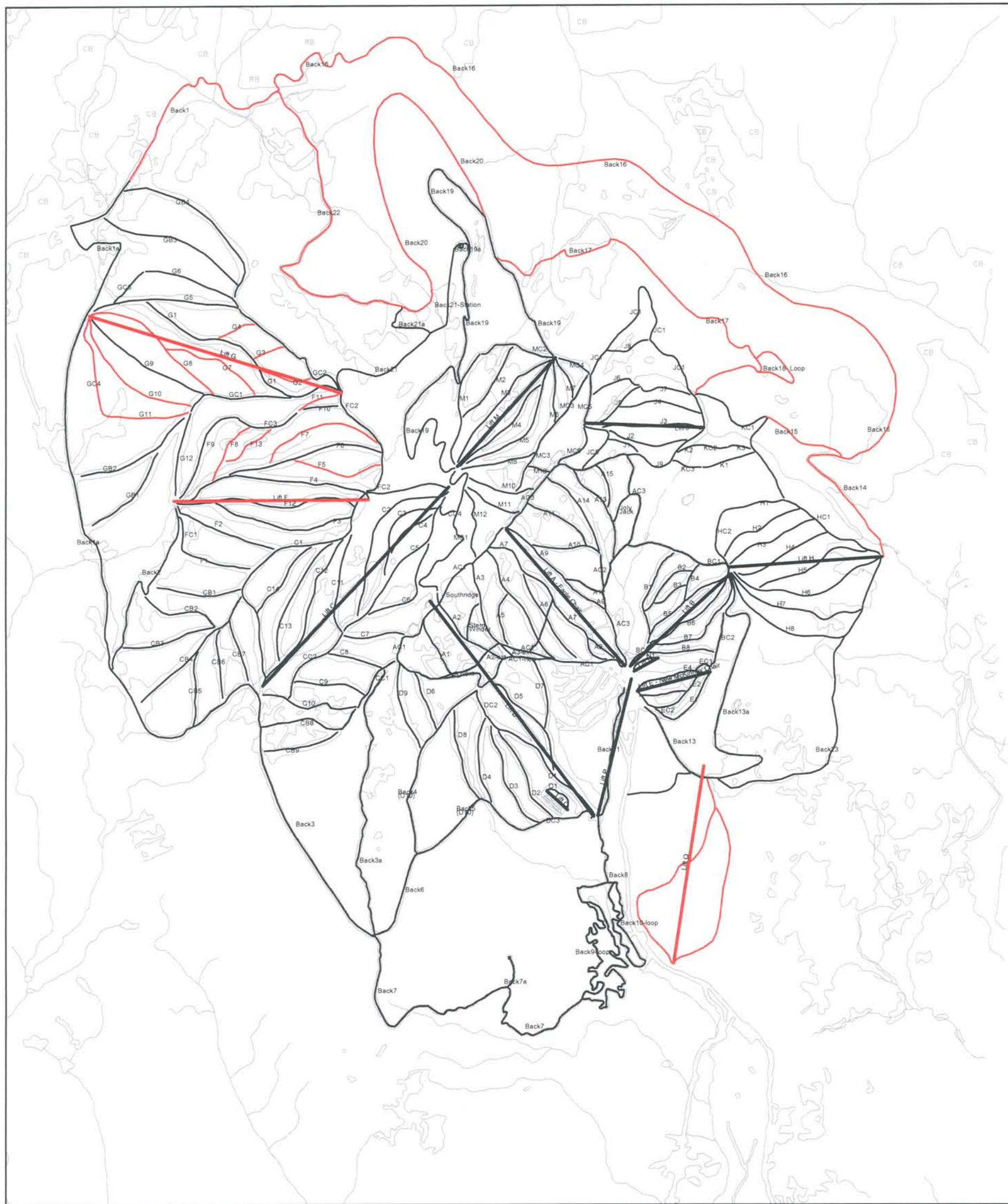
The final additions to the mountain plan are dominated by the addition of two fixed grip triple or quad chairs on the northwestern periphery of the mountain (Pods F and G). Importantly, the addition of these two chairs involves the conversion of some of the previously designated backcountry adventure trails to lift-serviced status. The conversion of these trails will be acutely dependant on changing market trends, future economic constraints, and emerging business opportunities as these lifts substantially alter the relative balance between backcountry and lift-serviced terrain. The inclusion of these two lifts increases the resort capacity from 5,707 to 7,776 skiers/day.

In addition to the increased capacity associated with the development of these two chairs, increases to the length of the Nordic network total more than 20 kilometres, and will result in an associated capacity increase of over 200 skiers/day. Moreover, the additional Nordic terrain finalizes a number of creative linkages between the alpine and Nordic networks and thereby provides substantial opportunity for marketing a truly unique Nordic experience.

In sum, this phase proposes more than 20 km of Nordic trail development, 15 new lift-serviced trails, additional gladed terrain, and the conversion of 16 backcountry-only trails to lift-serviced status (leaving a total of 13 dedicated backcountry adventure trails and associated gladed areas)

Finally, in addition to the lifts associated with the trail development in the F and G Pods, an additional residential access lift is proposed to service the base area development described in Section 5.2.4.

For reference, Figure 5-9 illustrates the proposed Phase Four mountain expansion plans. Specific details of the expanded trail and lift plans are included in the following two sections, while the associated Phase Four base area details are included in Section 5.5.2.



## Phase 4 Mountain Development Plan 5-9

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## Phasing

- Current Phase Trails
- Current Phase Lifts
- Existing Trails
- Existing Lifts



# Resort Expansion Master Plan

February 2005







### 5.5.1.1 PHASE FOUR TRAIL DEVELOPMENT

The following tables detail the total trail configuration and specifics at the end of Phase Four (build out condition). Note that trails indicated in the darker shade of orange indicate changes within this phase, while the lighter colour indicates trails in existence from an earlier phase's trail development.

Table 48. Alpine Trail Inventory – Phase Four

#### POD A

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
A1	2062.46	1915.39	458.80	147	483.29	80.0	3.9	32	40.70%	Int
A1 - EXT	1913.72	1905.36	30.06	8	31.27	10.0	0.0	28	40.70%	Int
A2	2080.48	1878.53	587.90	202	624.94	65.0	4.1	34	42.9%	Int
A2 - EXT	1872.66	1835.30	107.19	37	113.58	65.0	0.7	35	42.9%	Int
A3	2096.22	1862.16	645.32	234	688.45	70.0	4.8	36	50.1%	Adv Int
A3 - EXT	1857.78	1829.40	120.21	28	123.75	50.0	0.6	24	50.1%	Adv Int
A4	2107.53	1800.38	967.82	307	1020.18	70.0	7.1	32	56.5%	Adv Int
A5	1983.62	1853.79	397.95	130	419.83	50.0	2.1	33	38.1%	Int
A6	2009.77	1783.83	738.43	226	775.66	50.0	3.9	31	40.9%	Int
A7	2109.47	1749.36	1303.16	360	1360.06	70.0	9.5	28	44.4%	Int
A8	1793.93	1742.01	232.84	52	239.69	30.0	0.7	22	30.4%	Low Int
A9	2122.16	1800.00	935.00	322	988.94	40.0	4.0	34	63.6%	Exp
A10	2030.58	1842.48	516.56	188	552.13	40.0	2.2	36	47.1%	Adv Int
A11	2103.67	1874.71	551.76	229	603.84	50.0	3.0	41	58.5%	Adv Int
A12	1907.71	1810.39	296.78	97	313.15	50.0	1.6	33	50.5%	Adv Int
A13	2043.86	1827.72	753.50	216	789.56	30.0	2.4	29	45.6%	Adv Int
A14	2079.98	1845.39	681.02	235	725.43	60.0	4.4	34	50.1%	Adv Int
A15	2016.94	1905.17	331.12	112	351.67	50.0	1.8	34	50.1%	Adv Int
STEMWINDER	1987.84	1947.51	285.70	40	289.23	20.0	0.6	14	50.0%	Adv Int
JOLY JACK	1917.41	1877.63	231.76	40	235.86	10.0	0.2	17	25.0%	Nov
AC1	2121.98	1729.96	3255.74	392	3289.84	10.0	3.3	12	18.0%	Nov
AC1 - NEW	1922.27	1802.19	1063.01	120	1073.02	20.0	2.1	11	15.0%	Nov
AC2	1839.13	1813.68	237.34	25	238.84	10.0	0.2	11	10.8%	adv Int
AC3	2119.22	1729.00	2910.00	390	2936.05	10.0	2.9	13	14.0%	Nov
A1-a	Gladed Areas						1.4	32	40.7%	Int Gl
A1-b							3.3	32	40.7%	Int Gl
A1-c							0.3	32	40.7%	Int Gl
A2-a							4.8	34	42.9%	Int Gl
A2-b							1.3	34	42.9%	Int Gl
A2-c							0.6	34	42.9%	Int Gl
A2-d							0.6	34	42.9%	Int Gl
A4-a							0.7	32	56.5%	Adv Int Gl
A4-b							1.6	32	56.5%	Adv Int Gl
A4-c							3.4	32	56.5%	Adv Int Gl
A5-a							1.1	33	38.0%	Int Gl
A7-a							1.1	28	44.0%	Int Gl
A9-a							2.7	34	63.0%	Exp Gl
A9-b							2.3	34	63.0%	Exp Gl
A9-c							1.4	34	63.0%	Exp Gl
A10-a							1.2	36	47.0%	Adv Int Gl
A11-a							0.1	41	58.5%	Adv Int Gl
A11-b							5.0	41	58.5%	Adv Int Gl



A13-a		3.2	29	45.6%	Adv Int Gl
A14-a		6.2	34	50.1%	Adv Int Gl
A15-a		2.4	34	50.1%	Adv Int Gl
A15-b		2.4	34	50.0%	Adv Int Gl
AC1-a		0.5	12	18.0%	Int Gl
AC1-b		4.1	12	18.0%	Int Gl
AC3-a		0.8	13	14.0%	Int Gl

## POD B

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
B1	1887.96	1756.15	682.97	132	700.57	40.0	2.8	19	31.0%	Low Int
B2	1897.22	1774.42	487.23	123	503.05	40.0	2.0	25	28.5%	Low Int
B3	1879.29	1796.27	271.23	83	284.10	50.0	1.4	31	36.5%	Int
B4	1908.89	1850.62	288.67	58	295.27	30.0	0.9	20	25.8%	Low Int
B5	1952.09	1751.11	797.27	201	828.18	50.0	4.1	25	37.5%	Int
B6	1957.02	1753.04	761.19	204	792.52	50.0	4.0	27	41.3%	Int
B7	1952.87	1748.36	951.62	205	978.89	35.0	3.4	21	35.9%	Int
B8	1860.04	1746.51	493.13	114	509.51	50.0	2.5	23	36.8%	Int
BC1	1950.82	1843.57	864.47	107	875.94	10.0	0.9	12	15.0%	Nov
BC2	1890.94	1851.95	413.20	39	419.80	10.0	0.4	9	15.0%	Nov
BC3	1747.10	1733.00	172.00	14	173.00	30.0	0.4	6	8.0%	beg

## POD C

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
C1	2288.32	1745.74	2637.85	543	2716.17	30.0	8.1	21	39.5%	Int
C2	2289.67	1895.47	1308.01	394	1382.63	100.0	13.8	30	54.6%	Adv Int
C3	2258.27	2026.83	732.50	231	773.98	100.0	7.7	32	45.1%	Adv Int
C4	2249.51	2102.08	422.67	147	450.14	100.0	4.5	35	44.0%	Int
C5	2284.03	1867.16	1279.24	417	1354.38	100.0	13.5	33	49.4%	Adv Int
C6	2193.70	1919.87	788.30	274	838.53	70.0	5.9	35	49.4%	Adv Int
C7	2027.92	1867.89	452.28	160	480.85	70.0	3.4	35	41.4%	Int
C8	1986.03	1842.72	399.46	143	425.79	60.0	2.6	36	43.9%	Int
C9	1958.42	1817.31	540.48	141	562.20	70.0	3.9	26	44.7%	Int
C10	1949.05	1752.22	744.33	197	771.95	60.0	4.6	26	37.8%	Int
C11	2166.81	1861.51	749.88	305	818.17	100.0	8.2	41	61.0%	Exp
C12	2134.92	1750.41	1205.93	385	1273.96	60.0	7.6	32	44.9%	Int
C13	2105.78	1766.12	1000.85	340	1059.53	70.0	7.4	34	41.7%	Int
C14	2052.13	1888.24	639.96	164	664.85	50.0	3.3	26	37.4%	Int
CC1	1993.80	1950.69	453.71	43	456.92	20.0	0.9	10	12.8%	Low Int
CC2	1863.72	1808.67	671.26	55	676.04	40.0	2.7	8	20.6%	int
CC4	2263.14	2242.36	161.63	21	165.27	10.0	0.2	13	12.0%	beg
CB1	1928.10	1776.21	628.19	152	649.64	50.0	3.2	24	37.0%	Int
CB2	1900.18	1759.57	610.67	141	629.22	50.0	3.1	23	37.0%	Int
CB3	1899.69	1711.89	702.77	188	728.24	40.0	2.9	27	37.0%	Int
CB4	1918.25	1719.24	1090.77	199	1113.43	50.0	5.6	18	32.0%	Low Int
CB5	1846.51	1718.08	551.77	128	567.93	40.0	2.3	23	28.0%	Low Int
CB6	1898.84	1742.07	511.75	157	537.09	70.0	3.8	31	42.0%	Int
CB7	1896.79	1744.04	465.98	153	492.80	70.0	3.4	33	44.0%	Int





<b>CB8</b>	1946.57	1774.17	796.46	172	816.40	60.0	4.9	22	35.0%	Low Int
<b>CB9</b>	1906.63	1778.14	570.53	128	585.92	50.0	2.9	23	33.0%	Low Int
<b>C2-a</b>	<b>Gladed Areas</b>						0.8	30	54.6%	Adv Int Gl
<b>C2-b</b>							0.9	30	54.6%	Adv Int Gl
<b>C2-c</b>							1.3	30	54.6%	Adv Int Gl
<b>C12-a</b>							1.2	32	45.0%	Int Gl
<b>C13-a</b>							2.4	34	41.7%	Int Gl
<b>C14-a</b>							1.9	26	37.4%	Int Gl

## POD D

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
<b>D1</b>	1832.91	1637.58	1108.99	195	1128.62	70.0	7.9	18	25.1%	Low Int
<b>D2</b>	1818.60	1675.00	817.73	144	834.19	40.0	3.3	18	24.2%	Nov
<b>D3</b>	1823.69	1683.05	842.44	141	855.28	45.0	3.8	17	22.7%	Nov
<b>D4</b>	1828.87	1726.69	642.43	102	651.62	50.0	3.3	16	24.3%	Nov
<b>D5</b>	1842.58	1705.31	837.55	137	852.40	65.0	5.5	16	24.3%	Low Int
<b>D6</b>	1957.17	1840.14	440.89	117	456.61	60.0	2.7	27	35.0%	Low Int
<b>D7</b>	1812.06	1743.81	525.08	68	531.67	50.0	2.7	13	30.0%	Low Int
<b>D8</b>	1845.10	1731.83	692.93	113	703.29	50.0	3.5	16	25.0%	Nov
<b>D10</b>	1842.00	1637.00	3010.00	205	3016.97	25.0	7.5	7	11.0%	beg
<b>DC2</b>	1855.31	1832.42	193.89	23	196.12	20.0	0.4	12	16.4%	Nov
<b>DC3</b>	1724.29	1637.52	909.06	87	915.28	20.0	1.8	10	13.5%	Nov
<b>D9</b>	1983.47	1829.86	653.65	154	675.10	70.0	4.7	24	42.0%	Int
<b>D6-a</b>	<b>Gladed Areas</b>						1.5	27	35.0%	Int Gl
<b>D9-a</b>							1.6	24	42.0%	Int Gl
<b>D9-b</b>							2.0	24	42.0%	Int Gl

## POD E

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
<b>E1</b>	1850.63	1753.56	437.68	97	449.22	50.0	2.2	22	30.2%	Low Int
<b>E2</b>	1839.68	1728.28	614.60	111	630.86	50.0	3.2	18	31.5%	Low Int
<b>E3</b>	1816.24	1721.97	389.26	94	403.02	50.0	2.0	24	37.7%	Int
<b>E4</b>	1851.16	1729.77	548.35	121	564.64	50.0	2.8	22	27.2%	Low Int
<b>EC1</b>	1852.50	1833.45	140.89	19	142.77	20.0	0.3	14	15.2%	Low Int
<b>EC2</b>	1753.68	1736.43	152.05	17	154.12	40.0	0.6	11	12.2%	Low Int

## POD F

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
<b>F1</b>	1955.51	1816.41	515.86	139	535.17	60.0	3.2	27	36.2%	Int
<b>F2</b>	1988.66	1769.43	801.11	219	834.24	70.0	5.8	27	43.3%	Int
<b>F3</b>	2175.54	1828.48	1060.59	347	1123.32	70.0	7.9	33	45.4%	Adv Int
<b>F4</b>	2193.62	1788.01	1362.23	406	1430.75	60.0	8.6	30	47.4%	Adv Int
<b>F5</b>	2171.07	1979.77	670.38	191	702.35	60.0	4.2	29	46.7%	Adv Int
<b>F6</b>	2161.91	1853.14	1164.53	309	1209.11	45.0	5.4	27	38.4%	Int



F7	2145.61	1934.46	938.91	211	966.13	50.0	4.8	22	35.0%	Low Int
F8	1992.17	1825.14	495.24	167	526.46	100.0	5.3	34	60.1%	Exp
F9	1983.38	1773.97	774.82	209	807.14	50.0	4.0	27	43.9%	Int
F10	2091.39	2035.88	253.23	56	259.82	40.0	1.0	22	28.9%	Low Int
F11	2102.90	2030.94	320.85	72	330.45	50.0	1.7	22	35.3%	Int
F12	2178.30	1770.74	1357.07	408	1423.63	70.0	10.0	30	45.4%	Adv Int
F13	2000.00	1870.00	395.00	130	415.84	50.0	2.1	33	60.1%	Exp
FC1	1813.50	1777.39	256.95	36	260.18	20.0	0.5	14	17.5%	Low Int
FC2	2205.67	2105.40	958.71	100	970.40	20.0	1.9	10	19.0%	int
FC3	2029.76	1986.58	496.39	43	500.93	20.0	1.0	9	12.5%	Low Int

## POD G

Run Number	Top Elev. (m)	Bottom Elev. (m)	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Average Area (Ha)	Ave. Grade (%)	Max. Grade (%)	Ability Level
G1	2105.34	1763.41	1741.36	342	1781.29	60.0	10.7	20	30.4%	Low Int
G2	2063.08	1956.69	375.42	106	391.35	70.0	2.7	28	34.4%	Low Int
G3	2031.42	1952.80	233.89	79	246.99	40.0	1.0	34	34.7%	Low Int
G4	2006.17	1905.24	283.92	101	301.75	50.0	1.5	36	39.8%	Int
G5	1993.81	1691.05	1085.02	303	1135.33	60.0	6.8	28	49.8%	Adv Int
G6	1995.41	1745.91	754.84	250	799.69	60.0	4.8	33	48.8%	Adv Int
G7	1992.98	1832.28	781.15	161	800.09	50.0	4.0	21	28.6%	Low Int
G8	1970.08	1685.68	1133.80	284	1172.45	70.0	8.2	25	37.1%	Int
G9	1963.35	1682.67	1005.51	281	1046.05	60.0	6.3	28	36.7%	Int
G10	1952.03	1681.91	1083.31	270	1120.11	60.0	6.7	25	34.7%	Low Int
G11	1947.65	1764.66	616.50	183	644.67	50.0	3.2	30	36.8%	Int
G12	1946.68	1776.06	612.14	171	637.39	70.0	4.5	28	41.1%	Int
GC1	2025.59	1950.72	804.30	75	809.53	20.0	1.6	12	14.3%	int
GC2	2102.38	1998.17	1034.34	104	1044.78	20.0	2.1	10	16.0%	Adv Int
GC3	1742.04	1706.76	315.31	35	317.48	20.0	0.6	11	14.0%	Adv Int
GC4	1762.30	1682.66	743.51	80	748.20	20.0	1.5	11	12.3%	int
GB1	1849.16	1697.81	741.86	151	758.25	40.0	3.0	20	36.0%	Int
GB2	1936.23	1703.89	906.50	232	938.68	50.0	4.7	26	36.0%	Int
GB3	1962.23	1663.39	1140.32	299	1186.14	50.0	5.9	26	52.0%	Adv Int
GB4	1978.15	1661.55	1375.81	317	1417.83	50.0	7.1	23	42.0%	Int
G3-a	Gladed Areas						0.7	34	34.7%	Int GI
G3-b							1.8	34	34.7%	Int GI
G4-a							1.0	36	39.8%	Int GI
G5-a							6.9	28	49.8%	Adv Int GI
G6-a							4.8	33	48.8%	Adv Int GI
G6-b							3.8	33	48.8%	Adv Int GI
G8-a							1.6	25	37.1%	Int GI
G9-a							5.4	28	36.7%	Int GI
G10-a							3.9	25	34.7%	Int GI

## POD H

Run Number	Top Elev. (m)	Bottom Elev. (m)	Horiz. Length (m)	Vertical Drop (m)	Slope Length (m)	Average Width (m)	Average Area (Ha)	Ave. Grade (%)	Max. Grade (%)	Ability Level
H1	1884.76	1715.53	483.00	169	514.90	50.0	2.6	35	49.7%	Adv Int
H2	1921.10	1705.13	687.13	216	723.08	60.0	4.3	31	43.3%	Int
H3	1944.15	1694.63	742.07	250	786.75	50.0	3.9	34	61.0%	Exp





<b>H4</b>	1930.98	1683.74	736.25	247	779.24	70.0	5.5	34	41.0%	Int
<b>H5</b>	1861.29	1646.84	885.00	214	912.44	50.0	4.6	24	30.5%	Low Int
<b>H6</b>	1942.72	1631.90	1208.08	311	1255.15	50.0	6.3	26	44.4%	Int
<b>H7</b>	1947.86	1671.76	1092.11	276	1135.90	50.0	5.7	25	45.2%	Adv Int
<b>H8</b>	1947.03	1630.02	1719.27	317	1759.56	60.0	10.6	18	40.6%	Int
<b>HC1</b>	1713.68	1631.43	817.58	82	822.48	20.0	1.6	10	17.3%	Nov
<b>HC2</b>	1935.44	1888.35	417.08	47	421.06	20.0	0.8	11	12.5%	Adv Int
<b>H1-a</b>	<b>Gladed Areas</b>						2.1	35	49.7%	Adv Int Gl
<b>H2-a</b>							4.6	31	43.3%	Int Gl
<b>H3-a</b>							3.5	34	61.0%	Exp Gl
<b>H4-a</b>							0.1	34	41.0%	Int Gl
<b>H4-b</b>							4.0	34	41.0%	Int Gl
<b>H4-c</b>							1.2	34	41.0%	Int Gl
<b>H5-a</b>							1.8	24	30.5%	Int Gl
<b>H6-a</b>							3.2	26	44.4%	Int Gl
<b>H7-a</b>							2.8	25	45.2%	Adv Int Gl
<b>H8-a</b>							2.5	18	40.6%	Adv Int Gl
<b>H8-b</b>							3.3	18	40.6%	Adv Int Gl

Note: There is no "i" Pod – this is a simple mapping convenience to avoid misinterpreting the letter "i" with the number one.

## POD J

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
<b>J1</b>	2065.94	1965.00	240.00	101	260.36	50.0	1.3	42	61.0%	Exp
<b>J2</b>	2074.09	1848.29	597.06	226	642.78	70.0	4.5	38	60.1%	Exp
<b>J3</b>	2079.63	1808.54	735.57	271	790.92	80.0	6.3	37	60.1%	Exp
<b>J4</b>	1995.52	1822.97	613.74	173	640.47	50.0	3.2	28	42.5%	Adv Int
<b>J5</b>	2077.59	1921.83	397.21	156	429.69	100.0	4.3	39	57.3%	Adv Int
<b>J6</b>	2064.50	1926.39	382.46	138	415.20	70.0	2.9	36	61.0%	Exp
<b>J7</b>	1918.15	1842.76	398.34	75	407.00	50.0	2.0	19	25.5%	Adv Int
<b>J8</b>	2029.98	1920.00	340.00	110	357.35	70.0	2.5	32	69.0%	Exp
<b>J9</b>	1980.00	1805.00	650.00	175	673.15	55.0	3.7	27	38.3%	Int
<b>J10</b>	1902.09	1850.44	328.88	52	333.66	0.0	0.0	16	19.3%	Nov
<b>JC1</b>	2055.99	1806.00	2050.00	250	2065.19	20.0	4.1	12	14.9%	int
<b>JC5</b>	2090.65	2037.54	542.50	53	546.51	20.0	1.1	10	16.1%	Nov
<b>J2-a</b>	<b>Gladed Areas</b>						2.8	38	60.1%	Exp Gl
<b>J4-a</b>							4.8	28	42.5%	Int Gl
<b>J5-a</b>							3.1	39	57.3%	Adv Int Gl
<b>J6-a</b>							4.3	36	61.0%	Exp Gl
<b>J7-a</b>							2.0	19	25.5%	Int Gl
<b>J8-a</b>							3.0	32	69.0%	Exp Gl
<b>J8-b</b>							0.3	32	69.0%	Exp Gl
<b>J9-a</b>							0.4	27	38.3%	Int Gl

## POD K

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
<b>K1</b>	1876.57	1761.44	395.88	115	416.67	60.0	2.5	29	45.8%	Adv Int
<b>K2</b>	1881.27	1838.74	113.99	43	122.56	50.0	0.6	37	38.8%	Int
<b>K3</b>	1804.46	1767.13	165.83	37	170.89	40.0	0.7	23	28.5%	Low Int
<b>KC1</b>	1836.61	1718.02	1365.91	119	1377.58	20.0	2.8	9	19.0%	Nov



<b>KC2</b>	1833.66	1805.69	252.80	28	255.36	20.0	0.5	11	15.8%	int
<b>KC3</b>	1893.04	1877.24	216.57	16	218.70	20.0	0.4	7	12.4%	Adv Int

Note: There is no "L" Pod – this is a simple mapping convenience to avoid misinterpreting the letter "I" with the number one.

## POD M

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
<b>M1</b>	2291.15	2050.62	871.70	241	912.28	80.0	7.3	28	49.0%	Adv Int
<b>M2</b>	2165.70	2026.66	643.24	139	659.48	50.0	3.3	22	44.0%	Int
<b>M3</b>	2290.81	1997.64	1042.38	293	1090.97	70.0	7.6	28	36.0%	Int
<b>M4</b>	2292.28	2028.64	850.81	264	896.90	60.0	5.4	31	43.0%	Int
<b>M5</b>	2277.43	2004.86	1041.94	273	1083.11	50.0	5.4	26	35.0%	Low Int
<b>M6</b>	2096.57	1998.04	447.17	99	461.13	50.0	2.3	22	35.0%	Low Int
<b>M7</b>	2075.74	1994.29	313.28	81	324.87	50.0	1.6	26	32.0%	Low Int
<b>M8</b>	2289.23	2128.07	554.18	161	579.13	60.0	3.5	29	44.0%	Int
<b>M10</b>	2269.11	2093.54	501.75	176	536.58	100.0	5.4	35	61.0%	Exp
<b>M11</b>	2270.60	2111.51	436.74	159	474.09	100.0	4.7	36	62.0%	Exp
<b>M12</b>	2265.18	2106.86	534.87	158	564.83	100.0	5.6	30	52.0%	Adv Int
<b>M13</b>	2133.33	2073.65	156.87	60	169.62	50.0	0.8	38	50.0%	Adv Int
<b>MC1</b>	2302.45	2080.49	1437.84	222	1464.78	10.0	1.5	15	15.0%	Nov
<b>MC2</b>	2047.78	1991.48	572.63	56	576.37	20.0	1.2	10	15.0%	Adv Int
<b>MC3</b>	2144.44	2058.51	1011.12	86	1017.14	20.0	2.0	8	15.0%	exp
<b>MC4</b>	2057.23	1994.34	261.91	63	270.46	30.0	0.8	24	15.0%	int
<b>MC5</b>	2091.58	2058.63	342.59	33	344.86	20.0	0.7	10	15.0%	int
<b>MC6</b>	2090.30	2063.81	381.16	26	382.72	20.0	0.8	7	15.0%	int
<b>M1-a</b>	Gladed Areas						1.6	28	49.0%	Adv Int Gl
<b>M2-a</b>							1.8	22	44.0%	Int Gl
<b>M2-b</b>							0.9	22	44.0%	Int Gl
<b>M3-a</b>							0.4	28	36.0%	Int Gl
<b>M3-b</b>							1.8	28	36.0%	Int Gl
<b>M4-a</b>							0.2	31	43.0%	Int Gl
<b>M4-b</b>							0.8	31	43.0%	Int Gl
<b>M4-c</b>							3.0	31	43.0%	Int Gl
<b>M5-a</b>							2.3	26	35.0%	Int Gl
<b>M8-a</b>							2.7	29	44.0%	Int Gl
<b>MC2-a</b>							0.9	10	15.0%	Adv Int Gl

## POD N

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
<b>N1</b>	1753.00	1734.00	206.00	19	207.00	60.0	2.5	8	11.0%	beg

## POD O

Run	Top	Bottom	Horiz.	Vertical	Slope	Average		Ave.	Max.	Ability
Number	Elev.	Elev.	Length	Drop	Length	Width	Area	Grade	Grade	Level
	(m)	(m)	(m)	(m)	(m)	(m)	(Ha)	(%)	(%)	
<b>O1</b>	1695.00	1660.00	250.00	35	252.44	75.0	1.9	14	11.0%	beg





## NORDIC

Phase	Trail ID	Length (m)	Associated Capacity	Total Length (m)	Total Additional Capacity
Four	back1	1,706	17	20,274	203
	back14	1,207	12		
	back15	662	7		
	back16	6,998	70		
	back17	3,234	32		
	back18 loop	704	7		
	back20	3,129	31		
	back22	2,634	26		

### 5.5.1.2 PHASE FOUR LIFT SPECIFICATIONS, BALANCE, CCC AND MARKET DISTRIBUTION

The following table details the Lift Specifications for Phase Four; the subsequent table demonstrates the Uphill Carrying Capacity Calculations; and the final two charts illustrate the Lift Balance Assessment and the resultant Market Distribution Study.

Table 49. Proposed Lift Specifications – Phase Four

Lift - Pod Area	Lift Name	Lift Type (skiers per chair)	Top Elevation (m)	Bottom Elevation (m)	Vert. Rise (m)	Horiz. Dist. (m)	Slope Length (m)	Average Grade	Hourly Capacity (Theor.)	Approx. Ride Time (min.)	Rope Speed (m/s)
A	Eagle	4	2122.16	1733.00	389	1337	1392	29%	2,200	9.3	2.50
B	Sugar Lump	3	1952.09	1733.00	219	986	1010	22%	1,400	6.7	2.50
C	c Lift	3	2288.32	1745.74	543	2015	2087	27%	1,800	13.9	2.50
D	d Lift	4	1855.00	1637.58	217	1280	1298	17%	2,200	9.4	2.30
D-ext	d - ext Lift	4	2075.00	1855.00	220	719	752	31%	2,200	5.4	2.30
E	e Lift	2	1851.16	1725	126	575	540	23%	1,200	3.6	2.50
F	f Lift	3	2205.67	1770.74	435	1441	1505	30%	1,800	10.0	2.50
G	g Lift	3	2105.34	1691.05	414	1950	1994	21%	1,800	13.3	2.50
H	h Lift	3	1947.03	1630.02	317	1138	1181	28%	1,800	7.9	2.50
J	J Lift	2	2090.65	1806.00	285	873	918	33%	1,200	6.1	2.50
K											
M	m Lift	3	2292.28	1991.48	301	1047	1089	29%	1,600	7.3	2.50
N	n Lift	1	1753.00	1734.00	19	208	209	9%	500	4.4	0.80
O	o Lift	1	1695.00	1660.00	35	250	252	14%	500	5.3	0.80
P	p Lift	2	1730.00	1638.00	92	1040	1044	9%	550	5.8	3.00
Q	q Lift	2	1775.00	1565.00	210	1440	1455	15%	1,200	10.5	2.30



Table 50. Uphill Capacity Assessment

Lift - Pod Area	Lift Name	Lift Type	Vertical Rise (m)	Slope Length (m)	Hourly Capacity	Loading Efficiency (%)	VTM/Hr (000)	Vertical Demand (m/day)	Hours of Operation	Access Reduction (%)	Actual CCC (skiers)
A	Eagle	4	393	1,461	2,200	95%	865	5,438	7.0	12%	936
B	Sugar Lump	3	212	955	1,400	95%	297	4,379	7.0	7%	418
C	c Lift	3	543	2,087	1,800	95%	977	6,317	6.5	4%	920
D	d Lift	4	217	1,298	2,200	85%	478	2,870	7.0	3%	962
D-ext	d - ext Lift	4	220	752	2,200	85%	484	2,870	7.0	100%	0
e	e Lift	2	126	575	1,200	95%	151	4,140	7.0	0%	243
F	f Lift	3	435	1,505	1,800	95%	783	6,424	6.5	0%	753
G	g Lift	3	414	1,994	1,800	95%	746	4,913	6.0	0%	865
H	h Lift	3	317	1,181	1,800	95%	571	5,236	6.5	0%	673
J	J Lift	2	285	918	1,200	95%	342	7,156	6.5	0%	295
K	-	-	-	-	-	-	-	4,342	-	-	-
M	m Lift	3	301	1,089	1,600	95%	481	5,733	7.0	8%	511
N	n Lift	1	30	252	500	85%	15	1,000	7.0	0%	89
O	o Lift	1	35	252	500	85%	18	1,000	7.0	0%	104
P	p Lift	2	90	1,044	550	85%	108	1,000	7.0	100%	0
Q	q Lift	2	210	1,455	1,200	85%	252	0	7.0	100%	0
<b>Totals</b>				<b>16,728</b>	<b>21,950</b>			<b>62,778</b>			<b>6,744</b>

Chart 10. Lift Balance Assessment – Phase Four

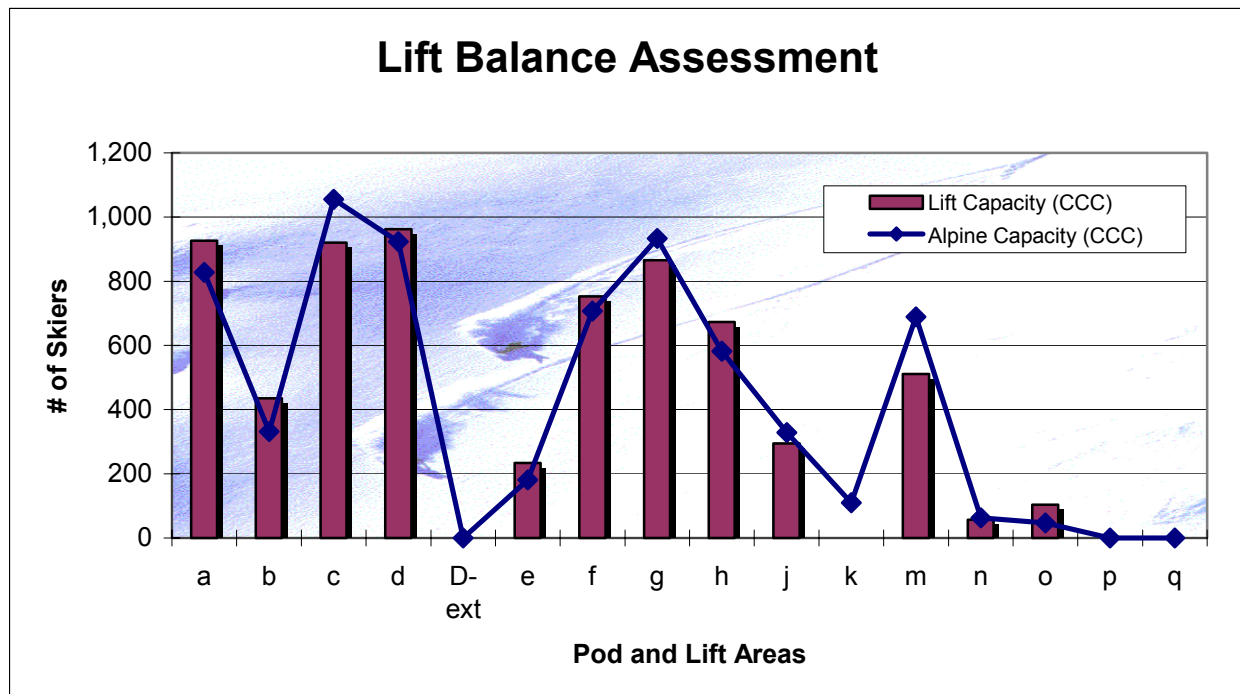
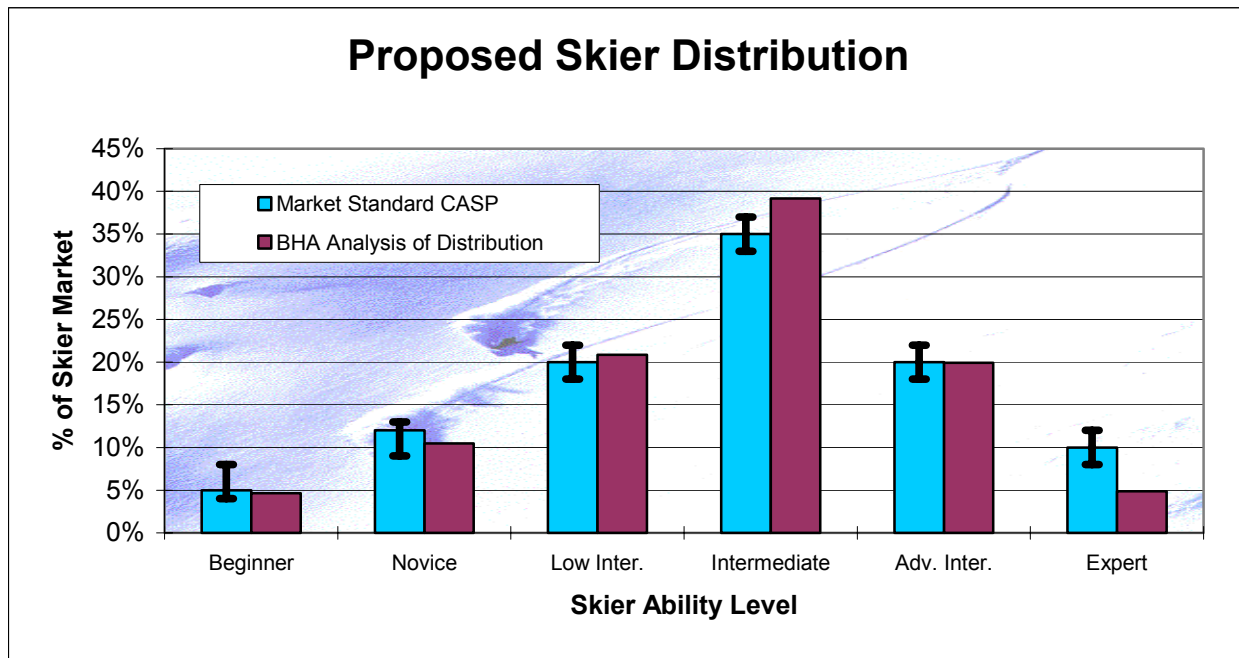




Chart 11. Alpine Terrain Distribution Analysis – Phase Four



*Note: the 'error bars' on the above graphic denote the accepted CASP range of distribution in each identified skier ability level.*

As demonstrated by the above chart, the final offering very closely approximates the understood market distribution of skier abilities.

### 5.5.2 Base Area Development Plan – Phase Four

Phase Four base area development introduces the proposed Water Park/Spa into the Village core area, extends real estate to the base of Lift Q, and infills the final proposed development within the residential neighbourhood west of McKinney Creek and the Village. Phase Four developments increase the total number of private Bed Units by 820, and public Bed Units by 1,240. This represents a nearly perfect balance between the additional resort carrying capacity of 2069 guests/day and the associated base area development (2,060 bed units).

#### The Upper Base

As the Upper Base has reached buildout, any development activity will be oriented to making refinements and upgrades to the existing structures and surrounding landscape.

#### Village

Changes within the Village area include the incorporation of the final buildings, including the water park/spa (refer to Section 4.2.7) and associated surface parking additions. The spa/water park complex will add a new dimension to the offering at Mt. Baldy. As planned, upwards of 700 guests per day are anticipated to use this facility. Further business will be drawn to Mt. Baldy with formalized and expanded convention and seminar facilities attached to the final Village buildings. At the completion of Phase Four, 4,000 square metres of new space will have been added to the Village (See Table 51).



Table 51 Phase Four Space Use Allocation

Phase Four Condition				
		Phase One Alpine Skiing Capacity: 6,744		
		Additional Capacity: 1,031		
		Total CCC: 7,775		
Service/Function	Existing (m <sup>2</sup> )	Required (m <sup>2</sup> )	Upper Village Additional (m <sup>2</sup> )	Village Additional (m <sup>2</sup> )
<b>Skier Related Space Use Requirements</b>				
Restaurant	1,712	2,333	0	620
Kitchen/Scramble	685	933	0	248
Bar/Lounge	171	233	0	62
Rest Rooms	913	1,244	0	331
Ski School	285	389	0	103
Equip Rental/Repair	491	669	0	178
Retail Sales	399	544	0	145
Ski Patrol/First Aid	188	257	0	68
Public Lockers	285	389	0	103
Day Care/Nursery	611	832	0	221
Ticket Sales	57	78	0	21
Administration	320	435	0	116
Employee Lockers	86	117	0	31
Subtotal	6,204	8,451	0	2,248
Storage/Mechanical	434	592	0	157
Circ./Wall/Waste	620	845	0	225
Total Ski Related Space	7,258	9,888	0	2,630
Space/Skier	0.93	1.27	0.00	0.34
<b>Destination Guest Related Space Use Requirements</b>				
Restaurant	1,125	1,607	0	482
Entertainment	804	1,148	0	344
Retail	964	1,377	0	413
Convention/Seminar	321	459	0	138
Total Destination Space	3,214	4,591	0	1,377
<b>Phase Four Totals</b>	<b>10,472</b>	<b>14,479</b>	<b>0</b>	<b>4,007</b>

### Resort Residential

The additional residential development includes multi-family and single-family development, both in association with the proposed real estate lift (Lift Q) at the southern extent of the proposed base area. This area enjoys particularly good solar access and views due to its southern exposure on the shoulder of the ridge.

Refer to Figure 5-10 and Table 52 to review the proposed Phase Four Base Area development.





Table 52. Phase Four Bed Unit Summary

Phase Four																						
Private Beds																						
Single Family Units				Multi-family Units				RV Park Units				Employee Housing Units				Total Private	Bed Units		Uphill	Alpine	Total	Tot/Built
Exist	Com.	Total	BU	Exist	Com.	Total	BU	Exist	Com.	Total	BU	Exist	Com.	Total	BU	Bed Units	Ratio	Added	CCC	CCC	CCC	Ratio
358	70	428	2568	176	50	226	904	30	0	30	60	285	100	385	770	4302	55%	820				
Public Beds																						
B&B Units				Multi-family Units				Cabin Units				Hotel Rooms				Total Public						
Exist	Com.	Total	BU	Exist	Com.	Total	BU	Exist	Com.	Total	BU	Exist	Com.	Total	BU	Bed Units						
37	15	52	520	198	105	303	1212	175	100	275	1100	244	135	379	758	3590	45%	1240				
Total Phase Four Bed Units																7892		2060	6744	6778	7776	1.01



...Mt BaldyArc Projects\Plots & Maps\Phase 4 Base Area Development (1-5000)-1x17.mxd

Phase 4 Base Area  
Development Plan 5-10

Prepared for:



**Mt Baldy Ski Corporation**  
PO Box 1499  
Oliver, B.C.,  
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Phone: 250-498-4086  
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Planning by:

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Phasing

Legend

- Existing
- Phase 1
- Phase 2
- Phase 3
- Phase 4



Resort Expansion  
Master Plan

February 2005

0 100 200 400 Meters





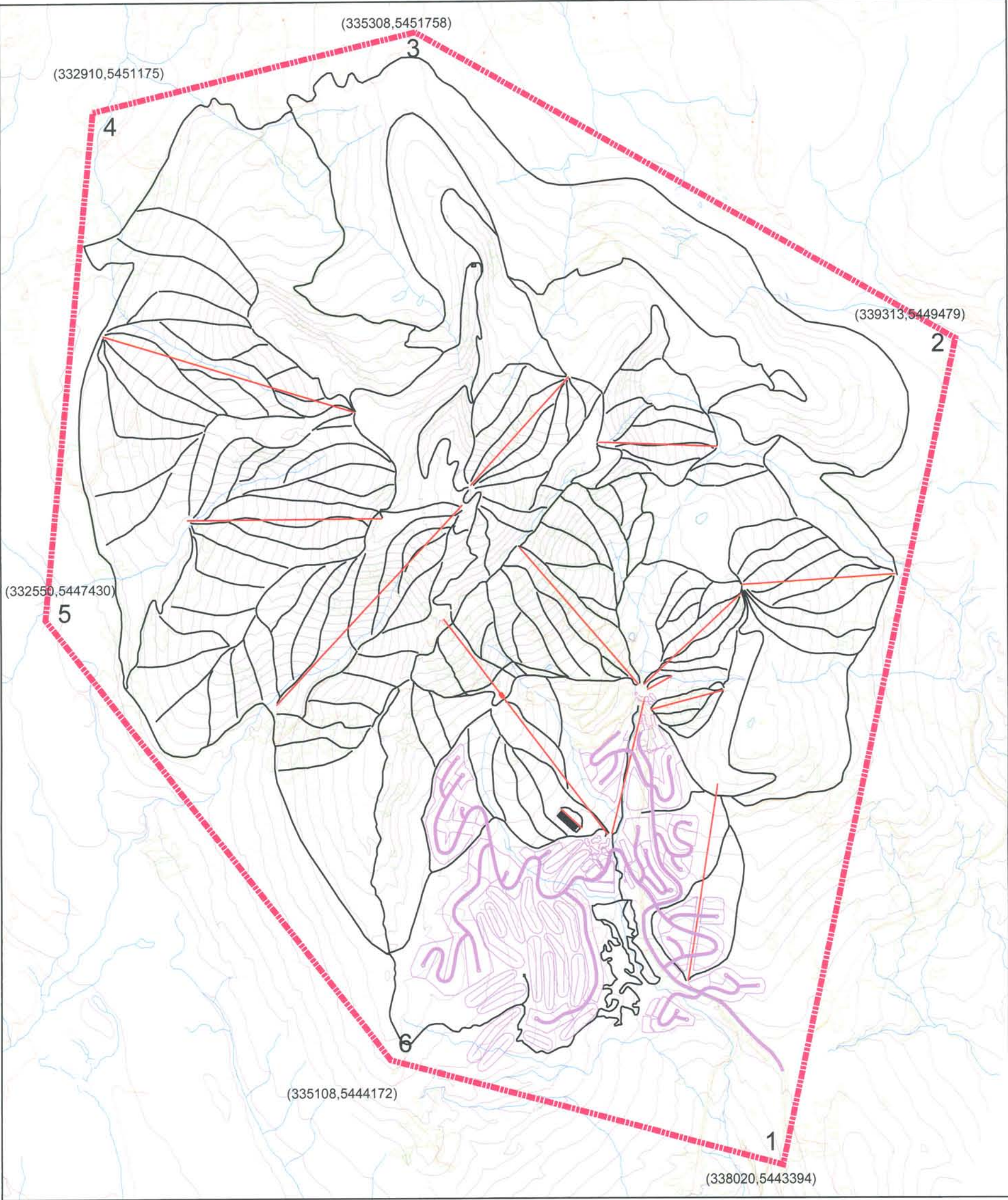


## **5.6 CONTROLLED RECREATION AREA BOUNDARY**

Given the scale and scope of the Expansion Plan, a proposed Controlled Recreation Area (CRA) boundary has been delineated. This boundary includes the extent of the entire four phase development plan, ranging from the waste water infrastructure in the south to the furthest northern reaches of the proposed Nordic trail network. Similarly, it extends from the banks of Rock Creek in the east to encompass the Sherpa return trail and Nordic loop on the lower slopes of the west bowl. The size of the proposed CRA is approximately 3,920 ha (9,700 acres) and a detailed metes and bounds plan is included as Figure 5-11.

It is the intent of the CRA is to ensure land development rights to MBSC over all of the lands requisite to ensure the successful execution of the Implementation Strategy described within this Plan. The CRA will be formally established within the Master Development Agreement and will enable the MBSC to fully initiate the agreed upon and approved Master Plan.





..Mt Baldy Arc Projects/Plots & Maps/Proposed Control Rec Area1-30000-11x17.mxd

Proposed Controlled  
Recreation Area 5-11

Prepared for:



**Mt Baldy Ski Corporation**  
PO Box 1499  
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Phone: 250-498-4086  
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Planning by:

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Whistler, B.C., Canada  
V0N 1B1  
Phone: 604-932-7002  
email: bha@brentharley.com

From Pt	@	to Pt	@	a Distance	in Direction
1	(338020,5443394)	2	(339313,5449479)	6221.3m	N 12d0'4" E
2	(339313,5449479)	3	(335308,5451758)	4607.8m	N 60d22'2" W
3	(335308,5451758)	4	(332910,5451175)	2468.2m	S 76d20'18" W
4	(332910,5451175)	5	(332550,5447430)	3762.1m	S 5d29'12" W
5	(332550,5447430)	6	(335108,5444172)	4142.3m	S 38d7'52" E
Then back to start at Pt 1				3013.9m	S 75d3'2" E



Resort Expansion  
Master Plan

February 2005

0 250 500 1,000 Meters







## **6.0 Servicing and Infrastructure**

TRUE Consulting Group has been involved with infrastructure (water supply and sanitary sewer) at Mt. Baldy since the mid 1980's. On the basis of their background knowledge of infrastructure at Mt. Baldy and their participation in the upgrading plans for this infrastructure, TRUE is in the position to describe, in conceptual detail, the servicing requirements for the proposed expansion plan.

The current water supply and sanitary sewer infrastructure at Mt. Baldy were designed for the existing development, which in total represents a buildout capacity of approximately 1,000 bed units. The four-phase development plan for Mt. Baldy as described herein would, at buildout, represent a capacity to accommodate approximately 8,000 bed units, an 800% increase as compared to existing. Associated with the development plan, water supply and sanitary sewer infrastructure at Mt. Baldy will therefore have to be substantially expanded. The following Sections provide, in conceptual detail, a description of water and sanitary sewer infrastructure necessary for the proposed development plan.

### **6.1 WATER**

Water supply is presently provided to the Mt. Baldy Ski Area from two impoundment reservoirs designated as the, "upper and lower reservoirs". Water is conveyed to these two open reservoirs from diversions on the west and east forks of McKinney Creek. From these two reservoirs, water is supplied by gravity to the resort with ultraviolet disinfection (UV) being the only treatment provided. The adequacy of the existing surface water supplies to service the resort has been a historical concern of regulatory agencies. While the adequacy of the existing surface water sources has been a longstanding concern of regulatory agencies, at no time in the period from mid 1980's to date has there been a situation of inadequate supply.

The Province of British Columbia passed the Drinking Water Protection Act in 2003 and guidelines for domestic water supplies established by the Interior Health Authority pursuant to the Drinking Water Protection Act require treatment (filtration) and disinfection of all surface water supplies or groundwater under the influence of surface water. Associated with the Mt. Baldy development plan as presented herein, water supply quantity and treatment fully complying with Interior Health Authority guidelines represent the principal design issues for the water supply system.

To provide adequate water supply to the development plan as presented herein, an 800% increase in water supply capacity as compared to existing will be required. Recognizing the historical capacity concerns with the existing surface water sources, groundwater is suggested for the water source for the proposed development. Groundwater sources have the possible advantage of requiring less treatment requirements in order to fully comply with Interior Health Authority design guidelines for community water supply systems.

Conceptually, water supply infrastructure for the Mt. Baldy development plan as described herein is illustrated on Figure 6-1 and would comprise the following:

- groundwater (wells) supply sources conceptually shown within the McKinney Creek drainage course south of the existing developed area of the resort. For the development build out of approximately 8,000 bed units, water supply requirements are estimated to be in the range of 30 to 40 L/sec. It is anticipated that this supply capacity will likely require a minimum of 3 groundwater sources. Extensive test drilling in the vicinity of the



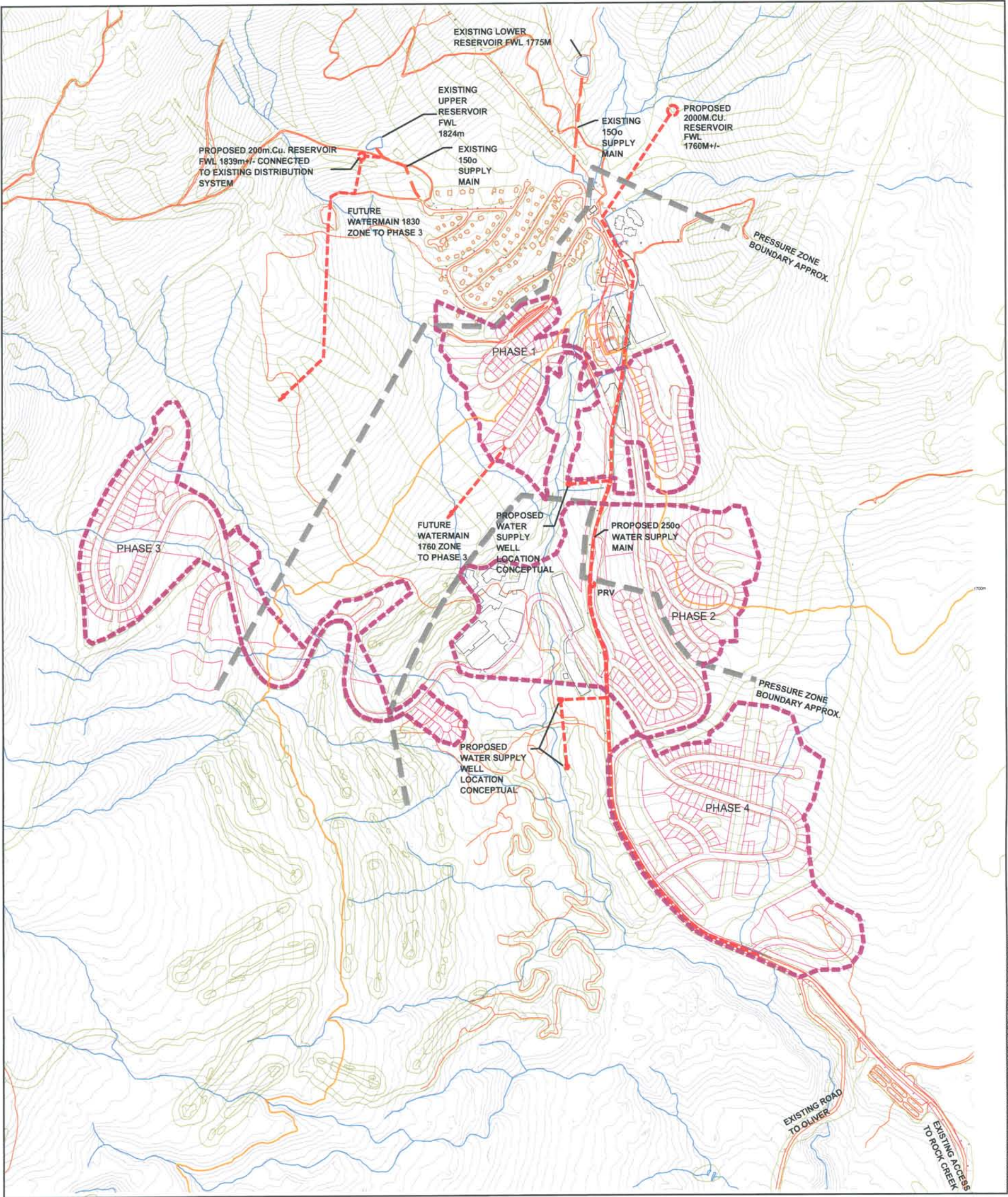
existing development has not resulted in the identification of significant groundwater resources hence the conceptual illustration of groundwater sources south of the existing resort area.

- a 2000m<sup>3</sup> reservoir with a design full water elevation of 1760m approximately. At this elevation, the development plan can be serviced by two pressure zones and at the same time maintaining the ability of proposed well sources to pump directly to the reservoir.
- a primary water supply main following the alignment of the resort access road. Preliminary calculations suggest that a 250mm main would be adequate for fire flow supply purposes to all phases of the development plan.
- a separate reservoir having a full water elevation of about 1830m and a capacity of 200m<sup>3</sup> to supply the existing development and higher elevation areas of Phase Three. This reservoir would in the final analysis be supplied by a booster station from the 1760 reservoir and pressure zone.

In the initial phases of the implementation of the Mount Baldy development plan, it is essential that assessment studies be undertaken to confirm the availability of adequate groundwater. It is envisioned that this phase of assessment would include test drilling. Assuming that adequate groundwater resources are identified, the existing upper and lower reservoirs and supply mains would be abandoned as domestic supply systems. These works do however represent the potential for an irrigation water source for the proposed golf course.

Phasing of the water system concept plan as presented herein has not been assessed in detail. Phasing will in the final analysis be dependent on the capacity and location of groundwater wells. Initial construction may involve the proposed 1830m reservoir and improvements to the existing supply system. These works would address existing system deficiencies and would represent the opportunity of service to portions of Phase One.





Mt. Baldy Project: Plans & Maps: Water Engineering: 1-30000-11x17.mxd

Preliminary Water  
Supply Infrastructure 6-1

Prepared for:



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**Resort Expansion  
Master Plan**

February 2005

0 125 250 500 Meters







## **6.2 SANITARY SEWER SYSTEM**

Existing development at Mt. Baldy is serviced by a conventional gravity sewage collection system to a treatment system located adjacent to the Mt. Baldy access road in the area designated as Phase One of the development plan. Treatment at this location is provided by a rotating biological contactor (RBC) treatment plant, constructed in the early 1980's, and a two cell aerated lagoon system, constructed in the mid 1990's. The RBC and aerated lagoons are intended to be operated in series however actual flows to 2004 have been significantly less than design flows with the result that the RBC components have not been operated since the aerated lagoons were constructed.

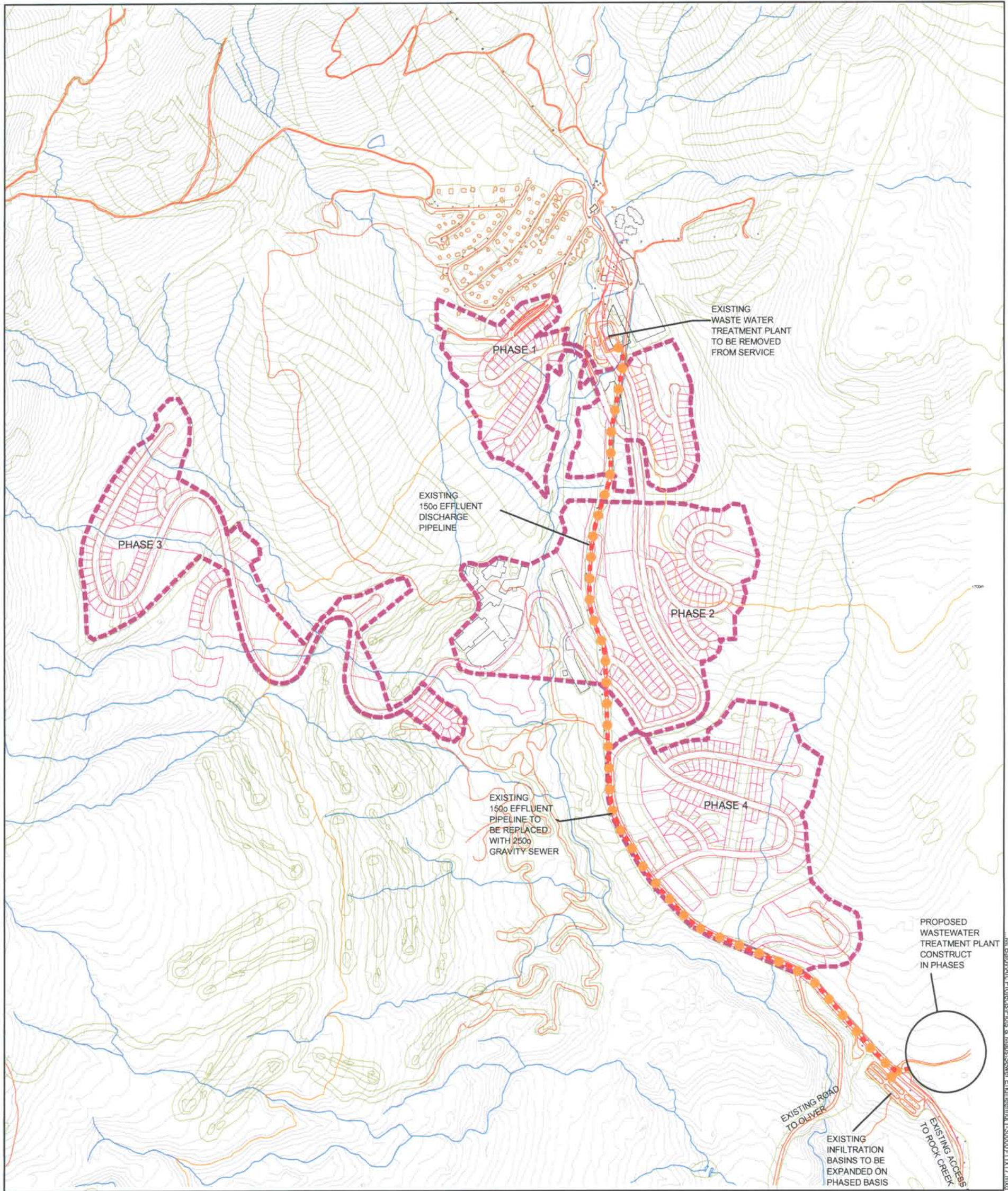
Wastewater effluent from the treatment plant is disposed to ground utilizing an infiltration basin system located southeast of the junction of the Oliver and Rock Creek Access Roads. This infiltration basin system was constructed in the mid 1990's with wastewater conveyed from the treatment plant by a 150mm pipeline located adjacent to the access road to the resort.

Conceptually, sanitary sewer service for the Mt. Baldy development plan as described herein is illustrated on Figure 6-2 and would comprise the following.

- abandonment of the existing treatment plant (RBC and aerated lagoons) and construction of a new treatment facility at a location in the vicinity of the existing infiltration basins. This treatment facility would be constructed in phases as the resort development proceeds and would be well separated from all areas where development is proposed. There are operation and maintenance advantages associated with the treatment system being located in the immediate vicinity of the disposal system.
- expansion of the existing infiltration basin system concurrent with the implementation of the development plan. Hydrogeological assessments of the existing infiltration system undertaken in 1995 suggest infiltrative capacities equivalent to 2,000 to 3,000 bed units. Concurrent with the implementation of the development plan, additional assessments of the infiltration system will be necessary to confirm capacity for the four phase development plan.
- a gravity trunk sewer generally following the alignment of the existing Mt. Baldy Access Road from the existing treatment plant to the proposed treatment plant site to be located adjacent to the infiltration basin system. This trunk sewer will likely be 250mm diameter and would collect wastewater by gravity from all four development phases. No sewage pumping stations are envisioned as being necessary to service the proposed development.

Concurrent with Phase One of the development plan, relocation plans for the wastewater treatment plant should be assessed. Subject to a review of actual flows and treatment system performance, it is anticipated that some portion of development Phase One could be serviced by existing treatment works. Concurrent with Phase One however, it is important that a detailed plan including site requirements be developed for the wastewater treatment plant relocation and phased construction.





Mt Baldy Project/Plans & Maps/Sewer Engineering/1-30000-11x17.mxd

Prepared for:



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## Resort Expansion Master Plan

February 2005

0 125 250 500 Meters







## **6.3 SOLID WASTE DISPOSAL**

The MBSC understands its need for an efficient procurement of a material supply stream. However, MBSC is highly committed to developing a procurement strategy that employs upstream solutions to minimize, and whenever possible avoid the use of inappropriate products and/or excessive packaging.

Acknowledging that material flows are an essential component of community and resort community systems, MBSC will incorporate detailed recycling systems throughout its operations, and will undertake a feasibility assessment for diverting organic wastes to a community composting system.

Finally, the MBSC will continue to work with the Regional District to ensure that both effective solid waste disposal systems and associated landfill space is available throughout Mt. Baldy's phased growth. Further it will design its resort-wide waste protocols and procedures to limit all potential negative environmental impacts associated with landfill content; operate all solid waste disposal systems consistent with their Bear Management Plan; and through their environmental management plan incorporate a long-term strategy for becoming the first 'zero-waste' resort in North America.

## **6.4 POWER**

Due to both a history of neighbourhood brown outs, and the impending expansion plans, the MBSC and FortisBC have met for a series of meetings over the last 18 months. During these meetings, FortisBC was advised as to the general scope and scale of planned future development at Mount Baldy. Representatives from FortisBC have indicated that these plans do not present any critical obstacles to the ongoing provision of reliable power. Further, FortisBC indicated that general upgrades to the area are already planned as part of a larger area-wide upgrade.

To date, FortisBC has already improved the primary transformer at the base of the resort through upgrades to the existing amperage protection system. Other identified upgrades to the local power infrastructure includes:

- Relocation of the existing substation to the Rock Creek area (potentially during the summer of 2005)
- Further upgrades to both the base area and mountain top transformers (phased to be concurrent with the phased development of the resort area)

In summary, to ensure that the resort's power needs are met reliably and consistently throughout all phases of the resort's growth, MBSC is committed to maintaining the ongoing discussions and open communication with FortisBC (Cory Sinclair).

In an effort to remain consistent to the values and vision of the Resort Expansion Plan, the MBSC has committed to undertaking a detailed 'alternative and renewable power systems capacity study' to explore the feasibility of integrating local renewable energy systems into the resort development. Examples of key opportunities for the development of renewable energy at Mount Baldy include: geothermal and geo-exchange systems, solar and photovoltaic and combined heat and power district heating systems.





Finally, it is the intent of MBSC to ensure that reducing the total throughput of energy within the system is also pursued through demand-side management of power consumption. This will be part of both the environmental management plan as well as through the green building requirements of the Mt Baldy Design Guidelines. Examples of demand-side management may include: passive solar orientation, high efficiency heating systems, insulation requirements, and other design parameters incorporated to reduce requisite energy consumption of all built form at the resort.

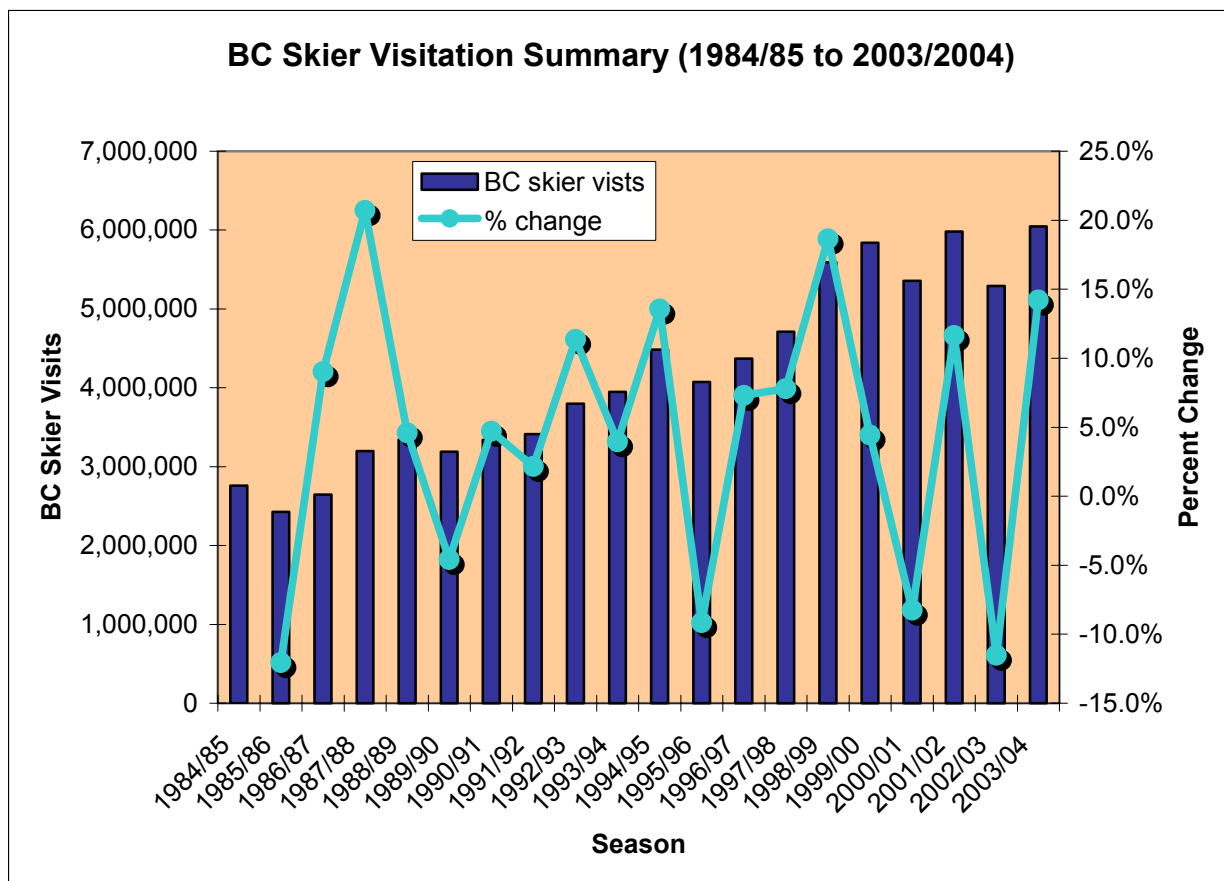
## 7.0 Competitive Resorts Assessment

### 7.1 MARKET TRENDS

BC ski area visitation continues to be strong. Further, the Provincial government is increasingly committed to its continued development and success. BC Ski resorts continue to realize strong visitation, and overall growth, even in the face of challenging international economic climates.

Specifically, the Canada West Ski Areas Association (CWSAA) reports that growth in skier visits is strong throughout the region – Alberta total skier visits increased by 2.3%, and British Columbia grew by 14.2% during the 2003/2004 season<sup>79</sup>.

Chart 12. Growth in British Columbia Skier Visitation



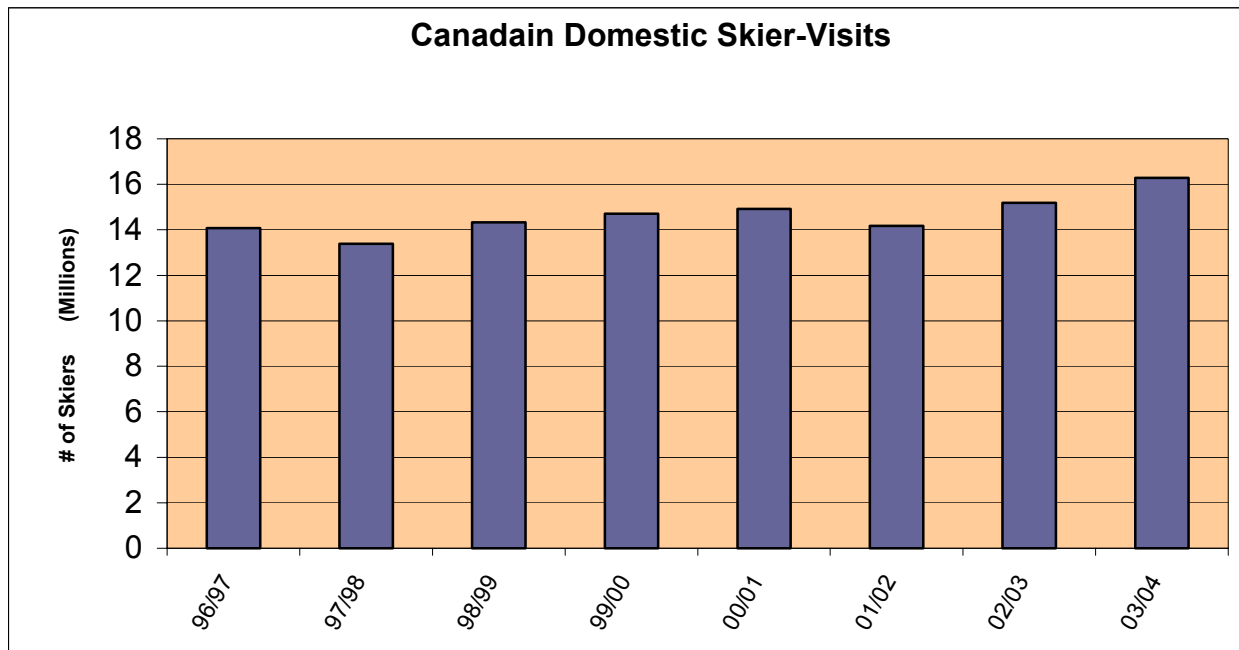
<sup>79</sup> Canada West Ski Area Association, 2004, "Canada West Ski Areas Association Economic Analysis 2003/2004 Season", ecosign Mountain Resort Planners Ltd.



Furthermore, this growth is not confined to British Columbia. The Canadian Ski Council reports that the overall number of Canadians participating in all forms of skiing increased by more than 600,000 participants in 2004 (an increase from 3,935,000 to 4,162,000 or 5.8%)<sup>80</sup>. Not surprisingly, the growth in the size of the domestic skier market is being reflected in increased total skier visitations across the country. The Canadian Ski Council reports domestic increases in Canadian skier-visits of over 7% for each of the last two seasons (refer to Chart 13 below).

Closer to home, growth in the BC domestic skier market has outpaced the Canadian average, increasing from 3,243,000 skier visits to 3,917,000 – an increase of over 20% from the 2002/03 season.

Chart 13. Growth in the Canadian Domestic Skier Market



Another positive indicator in the market is the fact that BC continues to enjoy the greatest percentage of alpine ski sales in the Canadian marketplace. During the 2003/04 season approximately \$8.5 million was spent in BC on alpine skis with an additional \$375,000 being spent on Nordic skis. In both cases, this represents the greatest Provincial sales volumes in Canada.

### Additional Positive Trends

Growth in the number of BC Nordic ski clubs has also increased. In 2002 there were 316 Nordic clubs with over 38,000 members, by the end of 2003 these numbers had increased to 342 clubs (+8%) with over 44,000 members (+15%)<sup>81</sup>.

CWSAA reported 2003/04 trends for nine tubing park areas throughout their membership. The results of this analysis indicates that average visitation per park was 16,134 visits (24.5% increase over 2202/03). Total tubing visitation for these nine areas was 145,207 visits, with total revenue of \$1.2 million, and total profits of \$629,300 (an average margin of 51.9%)<sup>82</sup>.

<sup>80</sup> Canadian Ski Council – Facts and Stats 2004, October 2004, Profile of Canadian Alpine Skiers 2003.

<sup>81</sup> Canadian Ski Council – Facts and Stats 2004, October 2004, Profile of Canadian Alpine Skiers 2003.

<sup>82</sup> Canada West Ski Area Association, 2004, "Canada West Ski Areas Association Economic Analysis 2003/2004 Season", ecosign Mountain Resort Planners Ltd.





## 7.2 MARKET POSITION

Today, British Columbia is home to some of the most sought after snow-sport destinations in the world. Names like Whistler, Wiecele, Rossland and the Bugaboos now carry near-mythical weight with mountain enthusiasts from Melbourne to Munich. And that's not about to change soon. Over the years BC entrepreneurs have been bold enough, on the most part, to create innovative new mountain models inspired by the unique geography of this vast region. BC's status as one of the centres of the snow-sports universe is sure to be burnished by Vancouver's Olympic venture. As official host to the international sports community for the 2010 Winter Games, the provincial government is committing millions of dollars to promoting and marketing its image worldwide.

As BC's infrastructure improves – and transportation across the Interior becomes less problematic – visitors (both foreign and domestic) will be drawn to explore further and further afield. The result: an even greater potential of destinations and experiences – and a much more complete story.

Finally, an important emerging trend needs to be identified here. While much of the entrepreneurial energy over the last 20 years was focused on establishing a viable winter-based mountain tourism business in BC, recent summer initiatives at leading resorts like Whistler have shown tremendous returns (Whistler now hosts more visitors in the summer than in the winter). Whether mountain biking, climbing, fishing, rafting, exploring – or simply fleeing the urban summer heat for the cool clean air of the highlands – visitors are increasingly viewing BC's mountain resorts as potential summer destinations as well.

It is worth noting that studies have shown that US "ski tourists" are very active participants in other activities. Summer pastimes include wildlife viewing (51%), hiking/backpacking (41%), cycling (37%), fresh water fishing (31%), motor boating (30%), whitewater rafting (22%), and rock climbing (10%). Given their interests (and the high level of commitment they show to their favoured sports), it would seem a reasonable assumption that once they'd "discovered" BC as a welcoming winter destination with a full palette of recreational activities, they would be much more likely to return here on summer trips.

Like all industries, the mountain tourism business needs to remain flexible and creative in the face of new opportunities and challenges. And while BC is still basking in the success of its original groundbreaking resort models (places like Whistler/Blackcomb, Mike Wiecele Helicopter Skiing and Fernie Snow Valley), the socio-economic conditions that sustained the growth of these enterprises are quickly changing. Consider the following trends:

- The fast-changing demographics in western North America – featuring an influx of new Pacific Rim residents who don't necessarily have a cultural attachment to snow play
- The dramatic rise in number of active seniors – particularly in the Okanagan region -- and how various businesses will need to tailor some of their traditional offerings to better suit the needs of this group
- The rise in multi-sport participation among families – and the need for mountain resorts to provide a broader and more diverse panoply of activities suited to a wide range of tastes.
- The powerful voice and far-reaching economic clout of the environmental lobby as it pertains to global tourism and mountain resort businesses – and how the growing market influence of this group will impact the development of future resorts.



- The growing homogeneity of the modern “mountain resort village” model – and the loss of authenticity and sense of place at some of the bigger resorts.

All of these trends point to an opportunity for the creation of a new, “greener” and “friendlier” mountain resort model. A model that is inspired by the past, but responsible to the future – this is how the MBSC intends to position Mt. Baldy.

At first glance, Mt Baldy’s physical attributes might be dismissed as insubstantial when compared to the world’s great mountain resorts. This is not necessarily the case, as it’s unique geography, 360° access and user-friendly terrain provides a rare opportunity to create a more intimate, more inclusive mountain experience than has been typical over the last few decades. In fact, Mt Baldy’s ability to achieve a truly sustainable future depends entirely on its ability to act outside the bounds of conventional thinking and re-invent itself in 21<sup>st</sup> century terms.

In other words, rather than merely following in others’ footsteps, Mt Baldy’s ultimate survival rests in being able to devise a new mountain model that complements – rather than competes with – the existing product in the region, while highlighting the area’s inimitable qualities. The incorporation of an integrated high elevation Nordic experience as intimately related to, rather than separate from, an alpine experience; the accessible nature of abundant liftless backcountry terrain; and the incorporation of innovative pricing strategies are all approaches that MBSC believes are capable of making this a reality. By providing a unique product, Mt Baldy’s influence on the regional ski and resort market should be a positive one. As Mt. Baldy begins to phase in its Expansion Plan, and expand from its current benchmark of approximately 25,000 skier visits per year, it intends grow the South Okanagan resort market numbers by providing unique products designed to attract and retain mountain resort guests new to BC resort market.

Through this Plan MBSC envisions a mountain village that celebrates mountain play of all sorts; an all-season resort that features a network of on-mountain activities suitable to the whole family – no matter what their previous mountain experience might be. The vision is to design an experience where dad can take off on his Nordic skis in the morning and hook up for an on-mountain meal with his snowboarding kids at lunchtime – a place where mom and dad can lounge in the spa before dinner while the kids are playing outside on the fully-lit tubing hill. Further, this Plan will give Mount Baldy the ability to provide a summer playground where a skein of maintained mountain trails lead to a cornucopia of backcountry experiences – whether mountain-biking or bird-watching, hiking or picnicking.





## 8.0 Potential Socio-Economic Impacts

Preliminary projections have been generated to indicate the scale and scope of employment creation and capital expenditure that will be associated with each phase of the planned development. The following tables detail the socio-economic impacts that will be associated with both the construction phase as well as the long-term operations phase. Note that total employment generation associated with the construction of the buildout condition is approximately 1,250 person-years of full-time employment. Moreover, long-term ongoing employment generation associated with the operation of the resort is projected to total more than 430 Fulltime Equivalents.

Detailed projections are provided below:

Table 53. Preliminary Socio-Economic Impact Projections – Construction Phase

Item	Phase One			Phase Two			Phase Three			Phase Four		
	Cost	Direct	Indirect	Cost	Direct	Indirect	Cost	Direct	Indirect	Cost	Direct	Indirect
<b>Ski Lifts</b>												
B Lift	\$1,800,000	16.9	7.7									
N Lift	\$199,000	1.9	0.9									
M Lift	\$2,070,000	19.5	8.9									
C Lift				\$2,980,000	28.0	12.8						
D Lift				\$2,350,000	22.1	10.1						
O Lift				\$235,000	2.2	1.0						
E Lift				\$1,400,000	13.2	6.0						
J Lift							\$1,740,000	16.4	7.5			
H Lift							\$2,270,000	21.3	9.8			
P Lift							\$1,690,000	15.9	7.3			
A Lift							\$2,600,000	24.4	11.2			
F Lift												
G Lift										\$2,600,000	24.4	11.2
Q Lift										\$3,000,000	28.2	12.9
										\$2,160,000	20.3	9.3
<b>Mtn. Development</b>												
Run Development	\$517,010	4.9	2.2	\$699,050	6.6	3.0	\$566,210	5.3	2.4	\$640,830	6.0	2.8
<b>Base Area Development</b>												
Skier-Related Space	\$3,926,800	36.9	16.9	\$5,967,600	56.1	25.7	\$4,047,400	38.0	17.4	\$5,662,000	53.2	24.3
Destination Guest Related Space	\$2,703,800			\$2,338,000			\$1,877,200			\$2,964,400		
Public Accommodation	\$19,500,000	183.3	83.9	\$42,750,000	401.9	183.8	\$29,250,000	275.0	125.8	\$46,500,000	437.1	200.0
Private Accommodation	\$35,250,000	331.4	151.6	\$37,875,000	356.0	162.9	\$23,250,000	218.6	100.0	\$30,750,000	289.1	132.2
<b>Totals</b>	<b>\$65,966,610</b>	<b>594.7</b>	<b>272.0</b>	<b>\$96,594,650</b>	<b>886.0</b>	<b>405.3</b>	<b>\$67,290,810</b>	<b>614.9</b>	<b>281.3</b>	<b>\$94,277,230</b>	<b>858.3</b>	<b>392.6</b>
		<b>866.7</b>			<b>1,291.3</b>			<b>896.2</b>			<b>1,251.0</b>	

Table 54. Preliminary Employment Generation Projections – Operations Phase

Phase	Approximate Projected Yearly Skier Vistis*	Direct (FTE)	Indirect (FTE)	Total (FTE)
<b>One</b>	51,104	41.9	2.3	<b>44.2</b>
<b>Two</b>	108,785	89.2	4.9	<b>94.1</b>
<b>Three</b>	146,793	120.4	6.6	<b>127.0</b>
<b>Four</b>	200,000	164.0	9.0	<b>173.0</b>
		<b>415.5</b>	<b>22.8</b>	<b>438.3</b>

\* at end of proposed Phase

Given the results of this analysis, the MBSC is confident that the impact of this development will prove to be positive – adding significant economic and social benefit to the South Okanagan Region in particular, and to the Province of British Columbia in general.



## 9.0 Management and Ownership Structure

In the Fall of 2002, the three partners of the predecessor Mountain Recreation, LLP (an Idaho Limited Liability Partnership) ("MRLP") began a review of the possible acquisition of the Mount Baldy Ski Area from the Mount Baldy Strata Corporation KAS 1840. On May 2, 2003, MRLP and the Strata formally entered into a letter of intent to purchase the Mt. Baldy Ski Area. On May 21, 2003, MRLP and Slotman Enterprises, LTD, Inc. ("Slotman") formally entered into a binding offer to purchase the remaining privately held land (the "Wapiti Subdivision") immediately adjacent to the Ski Area. At their June 23, 2003 annual general meeting, the strata owners approved the letter of intent and agreed to enter into a binding purchase and sale agreement by a vote of 101 to 1. In January 2004, MRLP and its nominees completed the purchase of the Wapiti Subdivision and in April 2004, the purchase of the Mount Baldy Ski Area was completed.

Simultaneous to the acquisitions a new corporate structure was completed. All of MRLP's assets and purchase and sale agreements were transferred to Mountain Investments, Inc., an Idaho Corporation ("MII") and Winter Recreation, ULC, a Nova Scotia Unlimited Liability Corporation ("WRU"). MII is the US Holding Company, which has as its only asset an investment in WRU. The three founders, Brent Baker, Brett Sweezy and Robert Boyle are the majority shareholders and directors of MII. WRU is the Canadian Holding Company, which owns 100% of the two operating companies, Mount Baldy Ski Corporation, ("MBSC") a British Columbia Corporation which operates the ski resort and Mount Baldy Real Estate, ULC, a Nova Scotia Unlimited Liability Corporation ("MBRU") which owns and manages all of the real estate at Mt. Baldy.

The three founders and initial Directors of all the Companies referenced above are:

**Robert Boyle, Director and V.P. of Finance:** Bob brings more than 30 years of accounting and financial experience to this project. Bob is currently the President of Robert Boyle, CPA, PA, a Director of Lifestream Technologies, Inc., and an active investor in real estate located in North Idaho (USA). Prior to this partnership, Bob served for 15 years as President of Boyle and Stoll, CPAs specializing in taxation and business acquisitions and sales on behalf of a wide variety of clients. Boyle's background also includes seven years with KPMG Peat Marwick in Southern California working as an auditor and tax manager.

**Brent Baker, Director and V.P. of Real Estate:** Brent brings over 20 years of construction, development and real estate investment to the corporation. Brent is currently President and CEO of Baker Construction and Development, Inc., licensed in Idaho, Montana and California. He is the general partner of the Brent and Laura Baker Family Limited Partnership, where he actively manages nearly USD \$5 million. Brent has recently been appointed by the Governor of Idaho to sit on a newly created commission to protect Lake Pend d'Oreille, the largest lake in Idaho.

**Brett Sweezy, Director and President:** Brett brings capital fund raising and formation, investor relations and over 15 years of financial experience to the corporation. Brett is a Certified Public Accountant and recently resigned as the Chief Financial Officer of Lifestream Technologies, Inc., a publicly traded medical device design and marketing company. At Lifestream, Brett was personally involved in securing nearly USD \$20 million of new financing, management of nearly 30 employees and Lifestream's growth from \$0 sales to over \$5 million annually. Prior to 1999, Brett served as CFO and Treasurer of Secured Interactive Technologies, Inc., and President of Brett R. Sweezy, CPA, PA, a public accounting firm.





The present Mt. Baldy management team consists of Tim Foster, Russell Karp and Matt Koenig. Collectively they possess nearly 40 years of ski resort related experience.

**Tim Foster:** General Manager. Tim brings over 18 years of ski area related experience to his position. Tim has worked in this position for 4 years. Prior to his position with Mt. Baldy, Tim served for 3 years as the Sport Director for Grouse Mountain Resorts, 1 year with Hidden Valley Ski Area as Snow School & Marketing Director, and 6 years with Shames Mountain Ski Area as Guest Services Manager. Tim entered the ski industry teaching skiing and snowboarding at the age of 16. Tim has completed the 2-year Ski Resort Operations & Management (SROAM) diploma program at Selkirk College, and holds a diploma in Hotel and Restaurant Administration from the Southern Alberta Institute of Technology. In addition Tim is a Canadian Ski Instructors Alliance (CSIA) Level III ski instructor, and a Canadian Ski Coaches Federation (CSCF) Level II ski coach. Tim is a level 1 trainer for the (CSIA), and is a past representative for British Columbia on the (CSIA) national technical committee. Currently Tim is on the industry advisory committee for the (SROAM) program, and represents the small ski area committee for the Canada West Ski Areas Association.

**Russell Karp:** Operations & Maintenance Manager. Russell brings over 11 years of ski area related experience to his position. Russell has worked in this position for 6 years. Prior to his position with Mt. Baldy, Russell served for 5 years in the maintenance, grooming and lift operations departments at Apex Mountain Resort. Russell was responsible for the refit/construction of the Mt. Baldy chairlift, and has worked on several other lift installations including the new gondola at Sunshine Village. Russell holds a Journeyman Automotive Mechanic designation, and has completed several Ski Resort Operations courses through Selkirk College. In addition Russell has completed numerous operations related training courses, including the Train the Trainer program recognized by the Province of British Columbia for training lift operations personnel.

**Matt Koenig:** Patrol/Risk Management & Lift Operations Supervisor. Matt brings 9 years of ski area related experience to his position. Matt has worked in this position for 5 years. In addition Matt works with the British Columbia Ambulance Service as a Paramedic. Prior to his position with Mt. Baldy, Matt served for 4 years in the patrol & lift operations departments at Manning Park Resort. Matt has completed the 2-year Ski Resort Operations and Management diploma program (SROAM) at Selkirk College. In addition Matt holds numerous first aid related designations, and is a trainer for National Ski Patrol (NSP) first aid program. Matt has completed the Train the Trainer program recognized by the Province of British Columbia for training lift operations personnel. Matt holds certification in the Canadian Association of Snowboard Instructors (CASI) as a level 1 snowboard instructor. He is an avid snowboarder who loves to ride, and has a passion for sailing in the off-season.

Other professionals that have been involved with this project include:

- Colliers International Real Estate Agents
- Oliver District Community Economic and Development Society
- Mott, Rutherford, Welch & Greig, an Association of Legal Professionals.
- Snowy River Resources Ltd.
- Brent Harley and Associates Inc. The Resort Planning Group
- Osoyoos Indian Band Development Corporation
- Arcas Consulting Archaeologists Ltd.
- Destination Osoyoos
- True Consulting Ltd.



The skills and expertise of all of these organizations, as well as other leading professional firms will continue to contribute to the quality, diligence and professionalism of this project.

## **9.1 FINANCIAL CAPABILITIES**

The climate for ski resort development in BC is currently very positive. Government initiatives, cumulating with the recent release of the British Columbia Resort Strategy and Action Plan, strongly support and encourage resort development in the Province. The resort real estate marketplace continues to rapidly appreciate with demand for new resort properties. Finally, the continued success of BC's signature resorts, particularly those located in the Okanagan, demonstrates that BC is a worldwide destination with the ability to support new resort development.

As envisioned, MBSC believes that their unique resort concept will effectively mitigate the financial risk and preserves long-term economic sustainability. The development philosophy of MBSC rotates around the creation of well-balanced and integrated resort development in an economically viable fashion on a phase-by-phase basis. Each phase of development will be market driven, with the beginning of the next phase only being initiated as market demand dictates. While most resorts developed today project hundreds of thousands of annual skier visits, sometimes requiring a 10-fold increase, MBSC is projecting at full buildout at approximately 150,000 to 200,000 annual skier visits. Internal analyses have led MBSC to the conclusion that these projections are financially attainable and that this goal is attainable.

MBSC's vision for the resort is focused on skier quality and mountain experience, and as such will use traditional fixed grip chair technology to provide lift access. These lifts are, on average, less than fifty percent the capital cost of high-speed detachable lifts. The annual costs to maintain and operate these lifts are considerably less as well. These attributes, along with the Sherpa-assisted backcountry concept, will allow MBSC to open significant new terrain affordably, without having to project unattainable new skier visits.

Aside from their financially responsible development program, MBSC possesses the following fundamentals as indications of their financial capacity to complete this resort development project:

- MBSC currently owns approximately eight hectares of developable land located immediately adjacent to the existing ski area base. The development of this land will be used to fund the Phase One infrastructure and once complete, will effectively double the size of the existing village. This growth will establish the critical mass of on-mountain accommodations required to catalyze the future development plans.
- MBSC founders have collectively over 45 years of collective financial and business-related experience. Specifically, two founders, Robert Boyle and Brett Sweezy are Certified Public Accountants who have advised business clients on a regular basis. Brett Sweezy has extensive experience in fundraising, having assisted his previous employer acquire over \$20 million in debt and equity. The third primary partner – Brent Baker – is currently the president of a successful construction and development company.
- The founders of MBSC have a combined net worth in excess of \$7.5 million and have already demonstrated their ability to finance the initial acquisition of the ski resort and associated real estate.
- MBSC is currently in discussions with numerous qualified investors and developers who have expressed interest in financing up to \$5 million for the development of Phase One infrastructure development.





- Following the completion of the acquisition, and before the announcement of the Master Plan Vision, real estate prices at Mt. Baldy appreciated over 400%, to over \$80,000 per single-family home lot.
- MBSC has recently completed a \$1.4 million debt financing package with Vernon Credit Union to support the completion of the Master Plan, fund operations and purchase the six unit condominium located directly adjacent to the ski area base.
- MBSC has received preliminary commitments from several lending institutions indicating their desire to loan up to \$7.5 million for ski area improvements.
- The Osoyoos Indian Band, a recognized, progressive and business-minded First Nation Band is a 2.5% owner of MBSC.



## **10.0 Conclusions**

With the intent of contributing to the ongoing development of a successful four-season tourism sector in the South Okanagan, the goal of the Mount Baldy Ski Corporation is to create a signature product to anchor the region's winter tourism amenities. The Mount Baldy Ski Corporation believes that unique natural attributes of the Mt. Baldy area, the growth of tourism infrastructure throughout the Southern Okanagan region, combined with the unique plan and partnership structure described within this document provide an unprecedented opportunity to make this goal a reality.

To that end:

***Mt. Baldy will be nurtured as a special place, where the outdoor environment is celebrated, where people are valued, and the timeless spirit of skiing and mountain-play still thrive!***

MBSC believes that this Expansion Plan carefully outlines a comprehensive approach to ensuring the long-term success of the Mt. Baldy Resort. The unique all-mountain product, the competitive positioning, the strong sense of environmental responsibility and the carefully constructed Implementation Plan provide the tools requisite to ensure Mt. Baldy provides a successful compliment to the area's existing tourism products, as well as positive social and economic impacts on the regional economy.

The Mount Baldy Ski Corporation is excited about all the possibilities inherent in this Plan, and looks forward to achieving the Provincial support required to bring the visions and goals described within this document to fruition. Any advice, commentary or suggestions for improving or supporting the efforts of MBSC in this respect are both welcomed and appreciated.





## **11.0 Appendices**

<b>Appendix 1</b>	Snowy River Resources Ltd. Report
<b>Appendix 2</b>	Environmental Assessment Office – Letter re: non-reviewable status
<b>Appendix 3</b>	Detailed Terrain and Carrying Capacity Assessments – Phase 4 (Buildout) Condition