4/16/2010

Troll Resort Development

Resort Master Plan

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Executive Summary

Project Vision

To operate Troll Ski Resort in a way that maximizes continued economic growth by exploring potential year round recreational opportunities.

General Overview of Business (Existing and Proposed)

- Troll Resort Ltd is located 42km East of Quesnel, BC.
- Operating as a day use ski area.
- Ski area is situated between 1,010 m to 1,700 m
- Primarily draws cliental from Quesnel, Prince George and Williams Lake

Troll Resort ski area has been in operation since 1971. It was started by Lars Fossberg and his family and it continues to be run by the Fossberg family. Troll Resort is an integral part of the Quesnel community providing winter recreation for the youth and the general public. We have a progressive terrain park, the Silver lift provides hundreds of acres of glade skiing.

Primarily operated as a day use alpine ski area, Troll Resort currently offers:

- 34 ski runs with terrain from beginner to advanced
- Two Freestyle terrain parks
- Beginner area
- 4 T-Bar Surface Ski Lifts
- 1700 vertical feet of skiable terrain
- 2 Snow Grooming machines
- Snow Removal Equipment
- Ski and Snowboard rental inventory
- Parking for 250 cars
- Camping facilities for groups and individuals

Current Buildings

Building	**Function**	**Space (Sq. Ft.)**
Main Day Lodge	Food Services	6,400
Overflow Day Lodge	Special Events	1,200
Ski Shop	Rentals and Ski School	960
Maintenance Shop	Equipment Repairs	1,200
Ski Patrol	First Aid	224
Campground Wash House	Laundry Facilities & 12 rooms	

Potential Expanded Winter Operations:

- Nordic Skiing
- Dog Sledding
- Backcountry Skiing
- Cabin Rentals
- Snowshoeing
- Ice Skating

Potential Summer Operations:

- Cabin Rentals
- Zip Line
- Campground
- Golf Course
- Horseback Trail riding
- Mountain Biking

Opportunities and Constraints

Troll Mountain offers many opportunities for resort development and expansion, including beginner and intermediate learning terrain and a large percentage of groomable terrain. An abundance of natural snow and sunshine with south facing orientation generates favourable conditions throughout the season. Troll Resort averages 400 cm of snow annually making snow making unnecessary. Within Troll Resorts land area a large number of trails exist, wilderness cabins can be built to facilitate a backcountry experience.

Summer opportunities would include utilization of existing trails in the form of horseback riding, hiking, and mountain biking with cabin rentals also available.

Existing constraints upon the resort would be limited to the economic downturn experienced by local population centres resulting in decreased skier visit numbers. The challenge for Troll Ski Resort lies in expanding while catering to limited population base.

Section 1: Description of Existing Operation

1.1 Description of Experience/Activities Being Offered

Troll Resort offers downhill skiing and boarding to the general public as well as school groups (all of the local schools in school district #28 participate in ski program). Also available are full equipment rentals, a freestyle terrain park offering features such as rails and jumps from beginner to intermediate, a smaller terrain area is available at the mountain's base and skiing and snowboarding freestyle youth camps are offered each year. For an overview of the current ski area, please see Existing Structure map in Appendix A, Figure 2. The ski hill typically operates between December and early April, open six days per week and seven days during holiday seasons.

Troll Resort is currently operating under a Licence of Occupation (File 5400222) for Alpine Skiing purposes. This licence will expire on July 13, 2010, and the intention is to replace the existing licence with a 30 year Operating Agreement. In 1983 Ecosign developed a Master Plan for Troll Mountain Resort, which was reviewed by agencies and approved in principle. The 1983 Master Plan outlines the potential for the resort, however development and expansion will be a slow, market driven process. This Master Plan serves an update to the 1983 Master Plan.

1.2 Base Operation and Improvements

The base operations consist of large day lodge, ski school, ski patrol, special events building, campground and camp facilities. The buildings are either handcrafted log buildings adding a unique feature for Troll, or timber frame.

1.3 Mountain Operation and Improvements

Existing improvements on hill include:

- 34 runs varying in difficulty from beginner to advanced
- 4 surface lifts
- Day lodge and Special Function Lodge
- Maintenance shop
- Managers residence
- Ski Patrol Hut
- Parking for 250 cars
- Freestyle area/Terrain Park
- Small Freestyle Area
- Employee Housing Unit
- Snowshoe Trails and Wilderness back country trails

1.4 Access

Troll Resort is accessed by vehicle from Quesnel through 42km along paved highway 26, see Location Map in Appendix A, Figure 1. Troll Resort is serviced by a ski specific shuttle bus throughout the season.

1.5 Servicing

Troll Resort Ltd. has three water licences as identified in Appendix C. Water for the resort operations is provided by water licence C058512 – Fossberg Spring, an underground aquifer. Sewer system is septic field. Single phase electrical service is provided by BC Hydro. Telephone communications provided by TELUS. High Speed internet service, publicly accessible, is provided by Xplornet.

1.6 Resort Capacity and Skier Visits

Troll has maintained a constant level of skier visits and it is expected that levels will not change as the skier visits are directly influenced by growth of local communities.

Year	Calculated Visits	Days Open	Average Daily
2004-05	9200	65	141
2005-06	8506	73	116
2006-07	11886	89	133
2007-08	12739	90	141
2008-09	10576	88	120

Section 2: Overview of Future Development

2.1 Description of Experience/Activities Proposed

Additional winter and summer recreational opportunities are being considered for the future; please see the Existing and Proposed Improvements Map in Appendix A, Figure 3.

Winter Activities (November – April)

Phase 1 (1-5 Years)

- Alpine Touring Route - Propose use of Pinegrove Mtn. area. See map for wilderness camping, ski touring, and snowshoeing.
- Wilderness Backcountry Cabins – To be built based on demand for existing cabins. Not serviced these cabins are log structures with beds and wood fireplace. These cabins would encourage eco-tourism opportunities with a safe introduction to backcountry skiing and snowshoeing.
- Dog Sledding Tours - possible use of ski trails within the CRA to create loop routes for dog sledding.

Phase 2 (5 - 10 Years)

- Wilderness Backcountry Cabins – More extensive network of cabins could be installed.
- Ice Skating – This could help diversify the activities of the users, located near the day lodge.

Summer Activities (May – October)

Phase 1 (1 - 5 Years)

- Campground – Upgrading and maintaining the current campground and campground facilities for possible year round use.

Phase 2 (5 - 10 Years)

- Cross-Country Mountain Biking – Possible use of the ski trails for mountain biking and the mountain facilities will be used as a base.
- Horseback Trail Rides – Potential for backcountry trails usage within the CRA, during the summer and fall for Horseback Trail Rides.
- Zip Line – Utilizing the Pinegrove Mtn. area this could offer service year round with enough demand.
- Kids Wilderness Camps – Adventure camps making use of zip line, horseback riding.

Proposed Golf Course

The 1983 Master Plan for Troll Resort includes a proposed golf course development on the south side of the highway, adjacent to Lightning Creek, please see the Existing and Proposed Improvements Map in Appendix A, Figure 3. At this stage, the proposed golf course and location are very conceptual, intended only to provide continuity from the 1983 Master Plan and provide an opportunity for future

planning in this regard. Troll Resort is currently a small community ski hill that is trying to look towards all season recreation to ensure that the business remains profitable in a changing climate.

The resort is aware of the sensitivity of Lightning Creek, and completely acknowledges that approval of this Master Plan does not imply or constitute approval of the golf course. It is understood, that such a development would require approvals under multiple regulations including the Land Act, Federal Fisheries Act and the Provincial Water Act. If there is an interest in exploring the possibilities of a golf course in the future, the resort will work closely with the Ministry of Environment and the Department of Fisheries and Oceans, and complete detailed assessments of important wetland and riparian habitat for fish and other wildlife species. Additionally, it is recognized that if the golf course is ever to be approved the resort will have to propose a development plan that will ensure important habitat values associated with Lightning Creek, and the wetland and riparian areas are adequately protected.

The resort also appreciates the need to be consistent with the Land Use Plan, and that the proposed golf course is currently within an area that has been identified as Critical Fish Habitat through the Quesnel Sustainable Resource Management Plan, please see the Land Interests map in Appendix A, Figure 5.

2.2 Base Improvements

A number of base area improvements, such as additional parking, maintenance areas, and servicing will be required as the ski area's needs increase; please see the Base Development Map in Appendix A, Figure 4. Current parking for 250 vehicles will be sufficient for the foreseeable future. Additional area for parking is available on the opposite side of the highway. Accommodation is planned for the base area but is contingent on demand.

2.3 Mountain Improvements

Phase 1 (1 – 5 Years)

- Ski runs are to be added as the needs of skiers increase, glade skiing area will grow due to greater interest in powder ski runs.
- Troll Resort has a large opportunity to create more skiable terrain within our current lift accessible area, just by carefully selectively logging certain designated areas. This does stimulate skier interest and allows us to maintain a healthy forest.

Phase 2 (5 – 10 Years)

- Installation of more ski lifts shown in the original master plan for the ski hill would be ideal for improving the capacity of the hill. This kind of expansion requires greater population in the draw areas.

2.4 Access Upgrades

Troll Resort is accessed directly by Hwy 26, which is a provincially maintained primary highway, therefore, access upgrades will not be required.

2.5 Projected Capacity and Skier Visits

Troll has maintained growth over 35 years of operation and expects the same growth to continue with support from Quesnel and area.

2.6 Economic Benefits

Troll Resort currently employs 35 seasonal employees. Other economic benefits include: construction and trade jobs, benefit to local tourism, B&B's, restaurants, sporting goods retail, rental and supply, gas stations, motels, etc. Troll Resort also plays an integral part in encouraging outdoor activity in the local population and school district.

Section 3: Environmental & Cultural Values

3.1 Fish Values

Lightning Creek is a salmon bearing creek, located along the southern boundary of the ski area, just on the opposite side of the highway from the resort development. Pinegrove Creek and Troll Creek, as well as other tributaries within the resort CRA, flow into Lightning Creek; therefore it is very important that the resort continue to ensure that operations, such as trail building and logging, do not impact the creek or fish habitat. Note that the Cariboo Chilcotin Land Use Plan identifies the south-eastern section of the CRA as being within Critical Habitat for Fish, see the Land Interests map in Appendix A, Figure 5.

3.2 Wildlife Values

Although bear, deer, coyotes, moose, lynx, and rabbits frequent the area during winter, our operations do not impact wildlife. Provincial datasets have been reviewed and there is no legally designated ungulate winter range, wildlife habitat areas, or species at risk that would require specific actions. There is a non-legal Old Growth Management Area (OGMA) that dips into the north western corner CRA. This OGMA is outside of the area for proposed development. The area is considered to have a viable grizzly bear population and the Cariboo Chilcotin Land Use Plan identifies the majority of the CRA to have Moderate and High grizzly bear capability, with the south eastern most part of the CRA, along Lightning Creek, falling within the Very High Capability zone (see Wildlife Interests map in Appendix A, Figure 6). To date, use of the area has not resulted in any bear-human encounters, or safety concerns; however the resort is primarily operated in the winter season. As use of the area increases in the summer months the resort will ensure that appropriate mitigation measures, such as bear-proof garbage bins, signage and public education programs, such as Bear Aware, are in place and effective.

3.3 Water Values

Troll Resort holds three conditional water licences, these are attached in Appendix C, and a map showing the Water Interests is available in Appendix A, Figure 7.

- C058512, Fossberg Spring – services Troll Resort base area
- C058855, Troll Creek – Cinderella Ski Village water reservoir that services the subdivision.
- C035446, Pinegrove Creek – for future development

3.4 Environmental Values

Troll Ski Resort has implemented the following environmentally-friendly practices:

- Garbage Reduction – Recycling. Examining further green alternatives for food containers.
- Waste Food – kitchen scraps are composted
- The day lodge is heated by three wood stoves, utilizing an abundant and renewable resource.
- Controlling Insect Damage – to area forests through environmentally sound logging practices

3.5 First Nations

Troll Resort is within the areas of interest for the Tsilhqot'in National Government and its member band, the Tl'etinqox-t'in Government Office (formerly known as Anaham Indian Band), as well as the Lhtako Dene Nation (also known as the Red Bluff Band) and the Toosey Indian Band, both of which are affiliated with the Carrier Chilcotin Tribal Council.

To date, Troll Resort has not had any interaction with any of these First Nations.

Section 4: Overlap with Existing Use

4.1 Mineral Tenure

There are existing mineral tenures on the mountain, please see table below and Mineral Interests map in Appendix A, Figure 8.

Mineral Tenures Summary:

TYPE OF INTEREST	DESCRIPTION	TENURE HOLDER
MINERAL CLAIM	TENURE # 595817	PONTIUS, DAVID EUGENE
MINERAL CLAIM	TENURE # 595818	PONTIUS, DAVID EUGENE
MINERAL CLAIM	TENURE # 596022	FUNK, KELLY BRENT
PLACER CLAIM	TENURE # 393756	LOESCHER, NADINE CLAIRE
PLACER CLAIM	TENURE # 512159	LOESCHER, NADINE CLAIRE
PLACER CLAIM	TENURE # 579200	0845445 BC LTD
PLACER CLAIM	TENURE # 579203	0845445 BC LTD
PLACER CLAIM	TENURE # 579206	0845445 BC LTD
PLACER CLAIM	TENURE # 579207	0845445 BC LTD
PLACER CLAIM	TENURE # 600943	0845445 BC LTD
PLACER CLAIM	TENURE # 600944	0845445 BC LTD
CONDITIONAL STAKING RESERVE	TENURE # 1003067	MINISTRY OF TOURISM, CULTURE AND THE ARTS

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

Signed: _____

4.2 Timber Tenure & Forest Use

The Troll Resort Controlled Recreation Area (CRA) is within the Quesnel Forest District and the Cottonwood Provincial Forest. The CRA has been designated under the Resort Timber Administration Act (RTAA), which provides the Ministry of Tourism, Culture and the Arts (MTCA), with the authority to administer timber within the Troll Resort CRA.

The intent of transferring the timber administration to MTCA from the Ministry of Forest and Range was to provide a "one window" approach for resort developments within CRAs, in order to streamline and integrate provincial review and application processes. Also, the transfer recognized that any land use decision that may be made in relation to the CRA is for long term all season resort development purposes. To finalize government's direction and intent of the RTAA, MTCA is currently in the process of removing the Troll CRA from the Provincial Forest.

Troll Resort's CRA includes 160 acres of private land in addition to just over 1200 hectares of Crown Land. In this area Troll holds a license to cut L43-043 which is active, please see Forestry Interests Map in Appendix A, Figure 9. This license is important in allowing us to log to maintain forest health in the area through controlling insect infestations, and logging it in such a manner that it creates more useable skiable terrain. Glade skiing and Ski touring are growing in popularity. Currently and in the foreseeable future Troll will continue to need to log for forest health, the Spruce Beetle is a newer insect invading our area, and removal of dead and dying Pine trees is a constant concern. Selective logging does enhance our skiable area and leaves the area green looking, which is extremely important. During the 2009 summer/fall season the Terrain Park will be widened to provide a safer freestyle area.

There are no range tenures that overlap in our CRA.

4.3 Land Use Planning, Local or Regional Zoning Requirements

Troll Resort is within the area that is covered by the Cariboo-Chilcotin Land Use Plan (CCLUP) http://ilmbwww.gov.bc.ca/slrp/lrmp/williamslake/cariboo_chilcotin/index.html. The CCLUP was approved in 1994, and followed by a number of Sustainable Resource Management Plans (SRMPs) intended to address CCLUP strategies and targets on an area-specific basis, and provide detailed objectives and strategies for the management of the Cariboo's resources and the maintenance of environmental values. The Quesnel SRMP (http://ilmbwww.gov.bc.ca/slrp/srmp/north/quesnel/index.html) stems from the CCLUP. This plan was approved in February of 2007 and includes the Troll Resort area. The ski hill is within the Lightning Landscape Unit and the E4 Resource Management Zone. These higher level plans have designated the Troll Resort area as an Enhanced Resource Development Zone. There is a large overlap of the CRA with a Partial Retention Visual Resource Management Area, and the southeaster portion of the CRA that is adjacent to Lightning Creek is within a Retention Scenic Area (see Land Interests map in Appendix A, Figure 5). As mentioned in previous sections, the higher level plan has also identified the majority of the CRA to have Moderate and High grizzly bear capability, with the south eastern most part of the CRA, along Lightning Creek, falling within the Very High Capability zone (see Wildlife Interests map in Appendix A, Figure 6). In addition, there is a non-legal Old Growth Management Area (OGMA) that dips into the north western corner CRA.

The existing and proposed CRA boundaries fall within Tourist Commercial (c2) zoning requirements of the Cariboo Regional District and all current and proposed facilities comply with regulations as outlined. (See zoning information in Appendix D).

4.4 Commercial Recreation Tenure & Guide Outfitter Territories

There are no commercial recreation tenures in the area. The majority of the CRA falls within Guide Outfitter Area #701144 registered to Albert Fillion, and the south-eastern portion of the CRA is covered by Guide Outfitter Area #500938 registered to Brad Bowden. In addition, the area is shared by two trapline owners, Sylvia Leroy (TR0515T018) to the east, and Gary Toop and Michael Young (TR515T019) to the west. Please see Wildlife Interests map in Appendix A, Figure 6, to view the Guide Outfitter and Trapline boundaries. Historically, there have not been conflicts with hunting or trapping as these activities always occur outside the area and not during operating season.

4.5 Land Act Tenures

Aside from Troll Resort's existing Licence of Occupation for Alpine Skiing purposes on File 5400222, there are no other Land Act tenures within the CRA.

4.6 Public Recreational Use

Access to the recreation area of Troll Mountain and area by the public is restricted through the private land at the base of the mountain. Public usage of the area outside of alpine skiing and approved activities does not occur.

There is a public recreation trail that travels along the highway, from our private property towards Barkerville, REC2880-5 (see Forestry Interests map in Appendix A, Figure 9). This trail was used many years ago for the Gold Rush Trail Sled Dog Mail Run that goes from Quesnel to Barkerville - http://www.dogsledmailrun.ca/. While this portion of the trail hasn't been used in over 20 years and is now overgrown, the Main Run still occurs annually, however the sledders and dogs come into the resort on an existing trail and then have to be transported by truck to Stanley, where the run continues onto Barkerville. The old REC trail could certainly be a viable trail in the future. Clearing and opening up this old recreation trail would be an asset to the resort and community.

Appendix A – Mapping

Figure 1 – Location Map

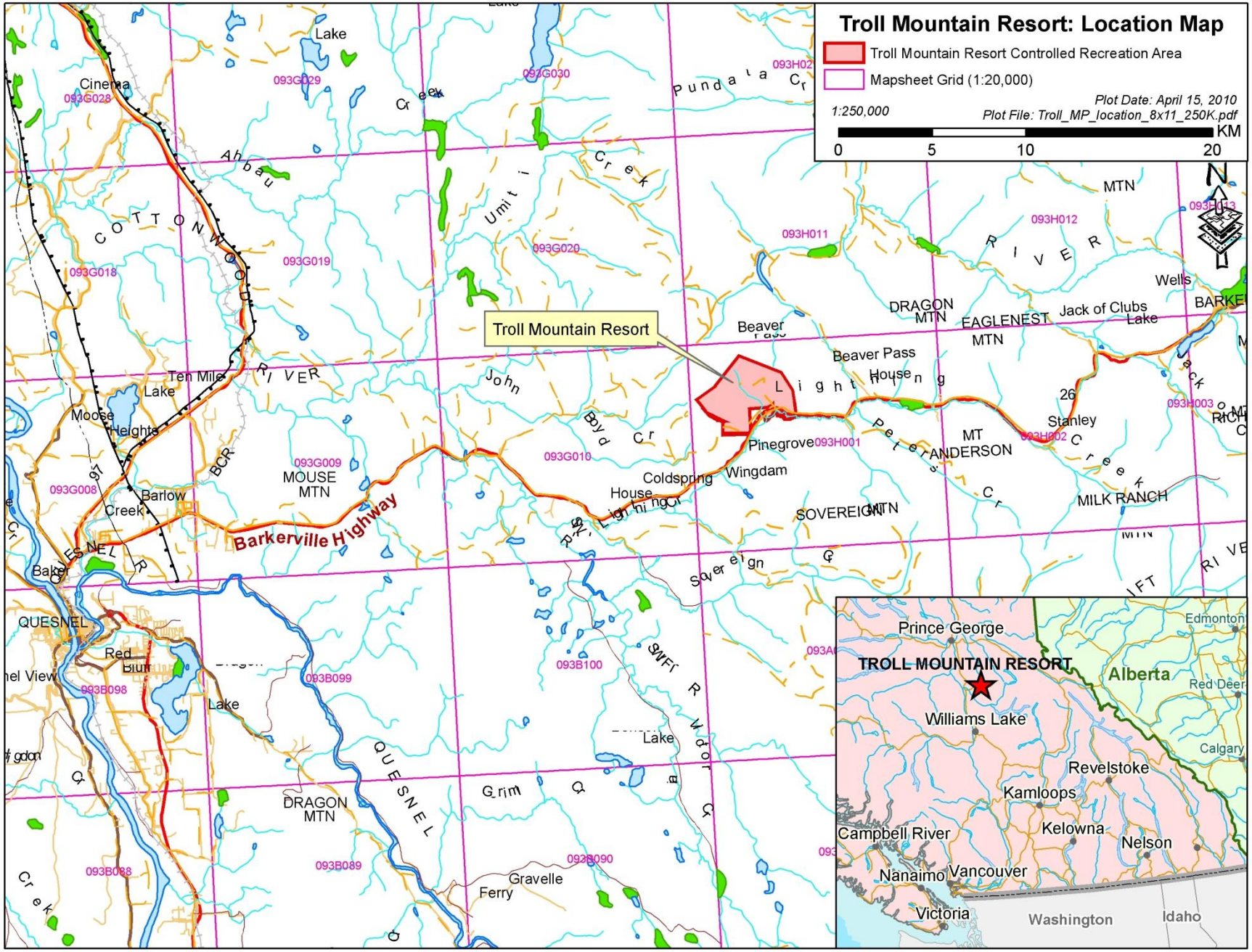


Figure 2 – Existing Structure Map

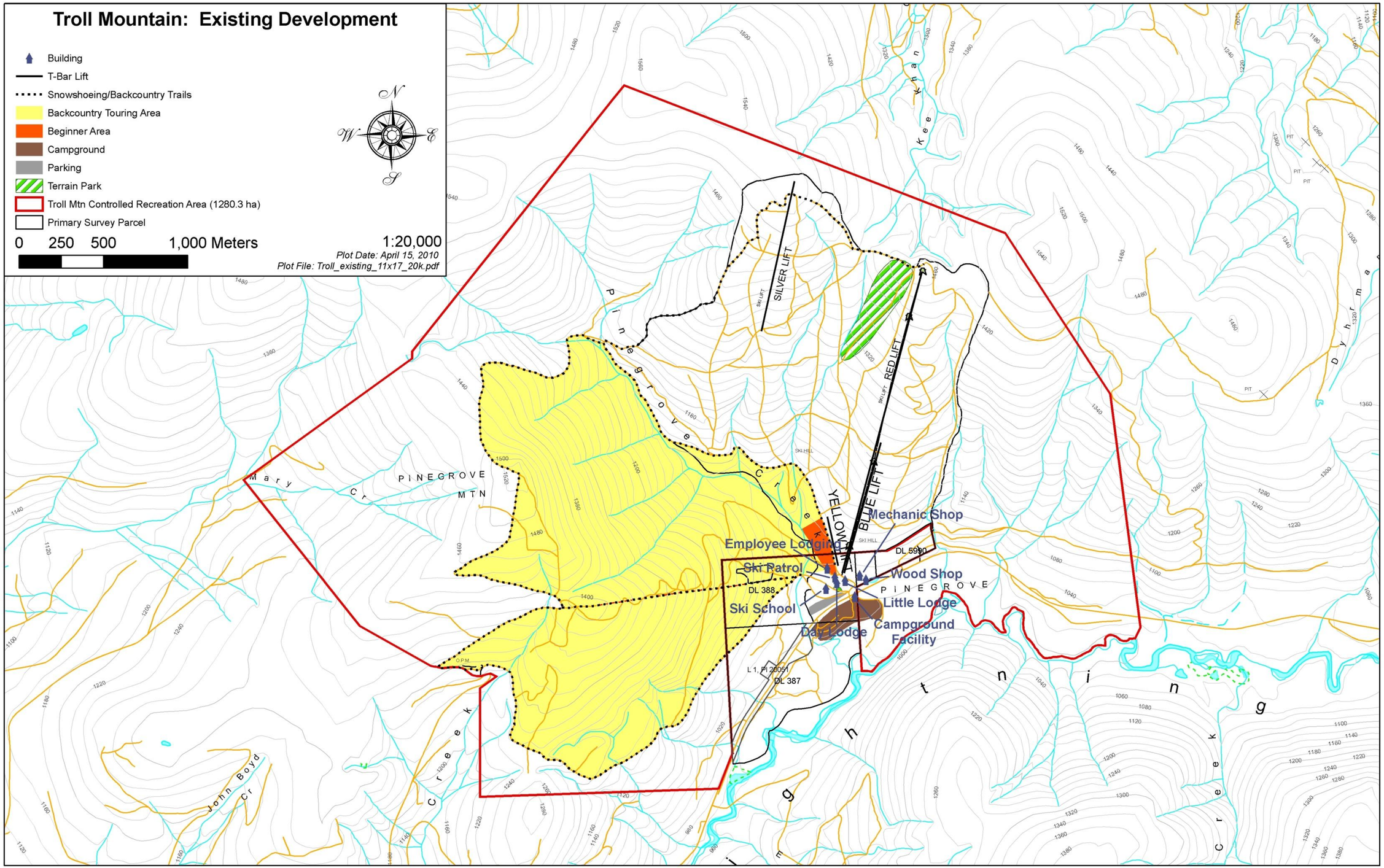


Figure 3 – Existing and Proposed Improvements Map

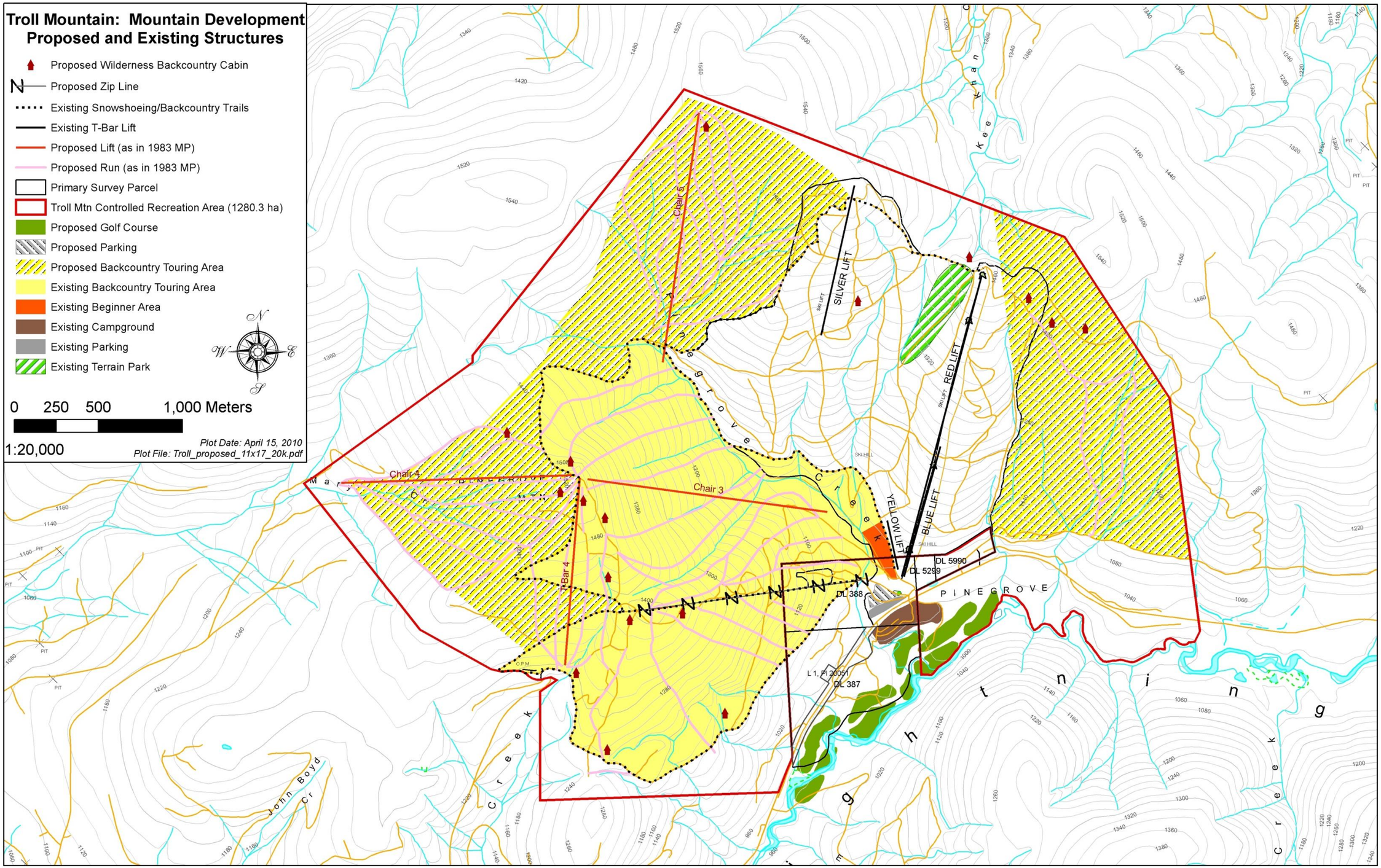


Figure 4 – Base Development Map

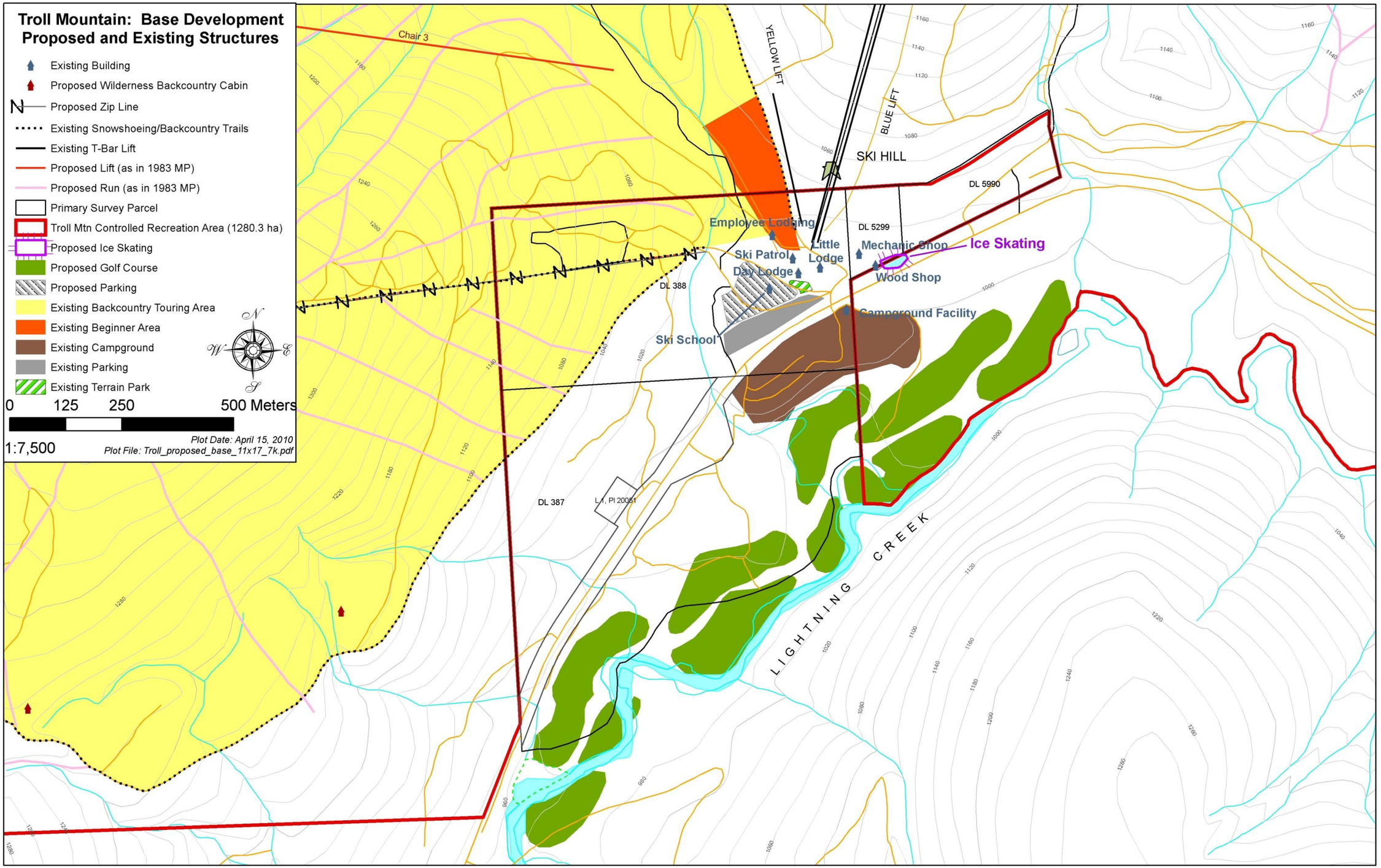


Figure 5 – Land Interests Map

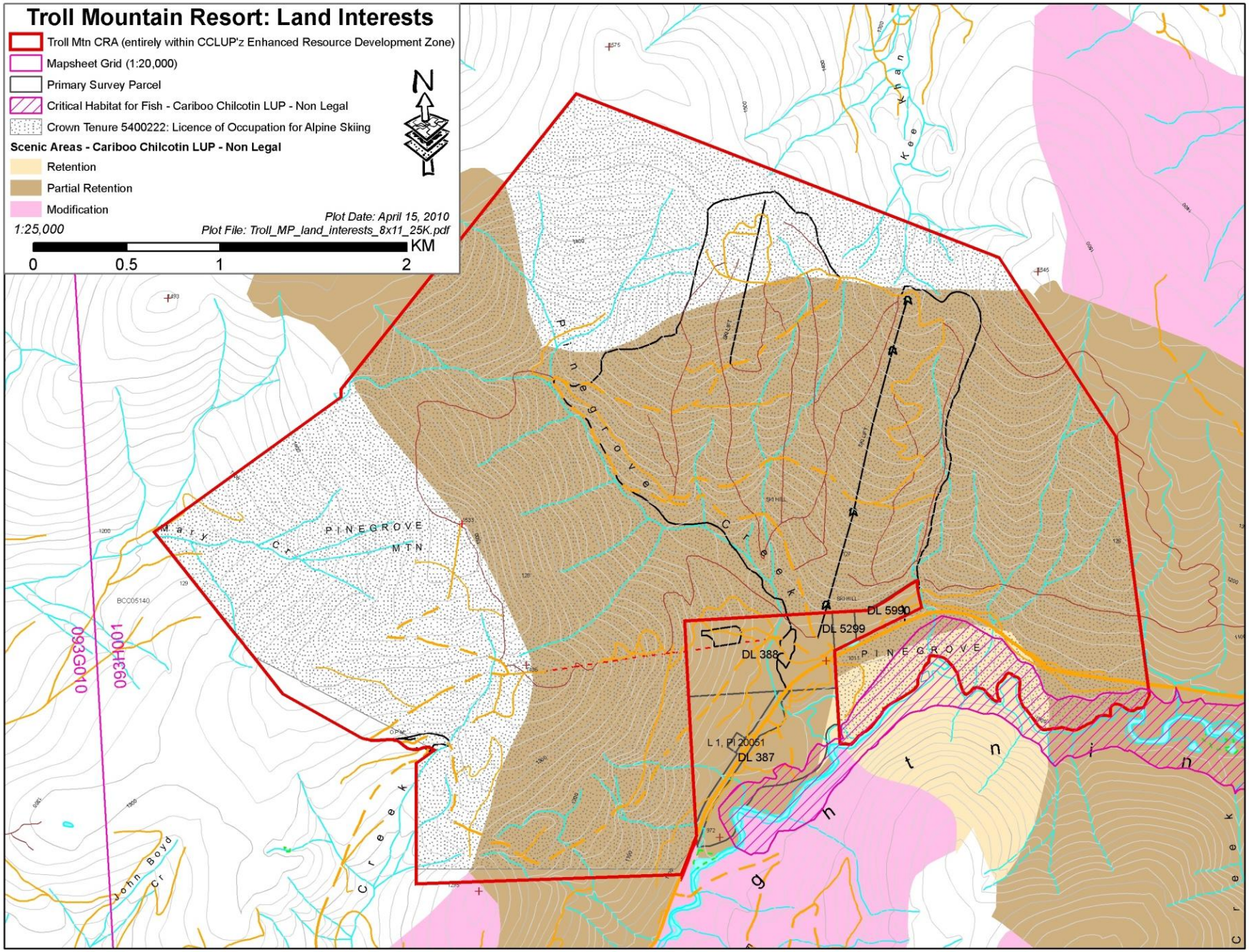


Figure 6 – Wildlife Interests Map

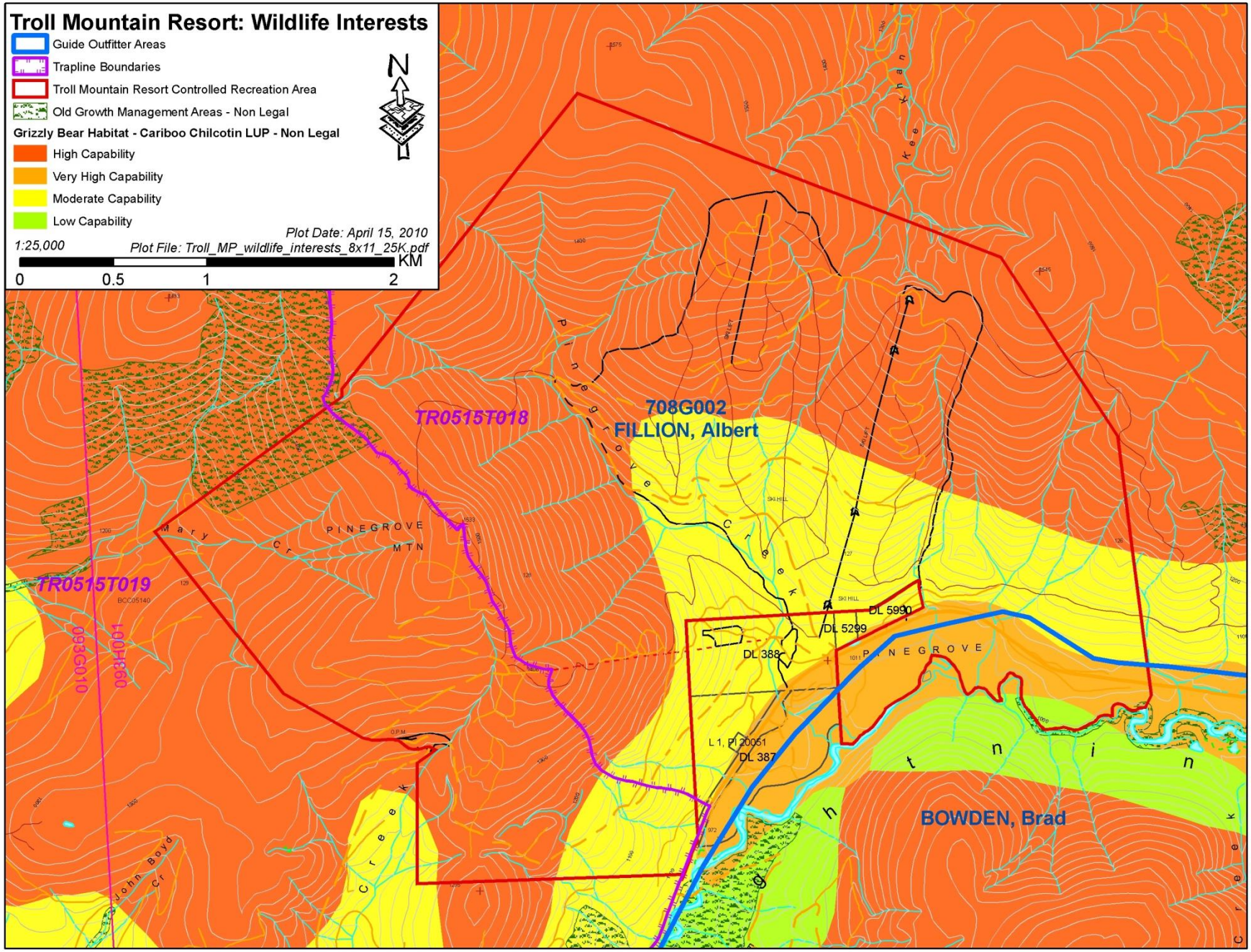


Figure 7 – Water Interests Map

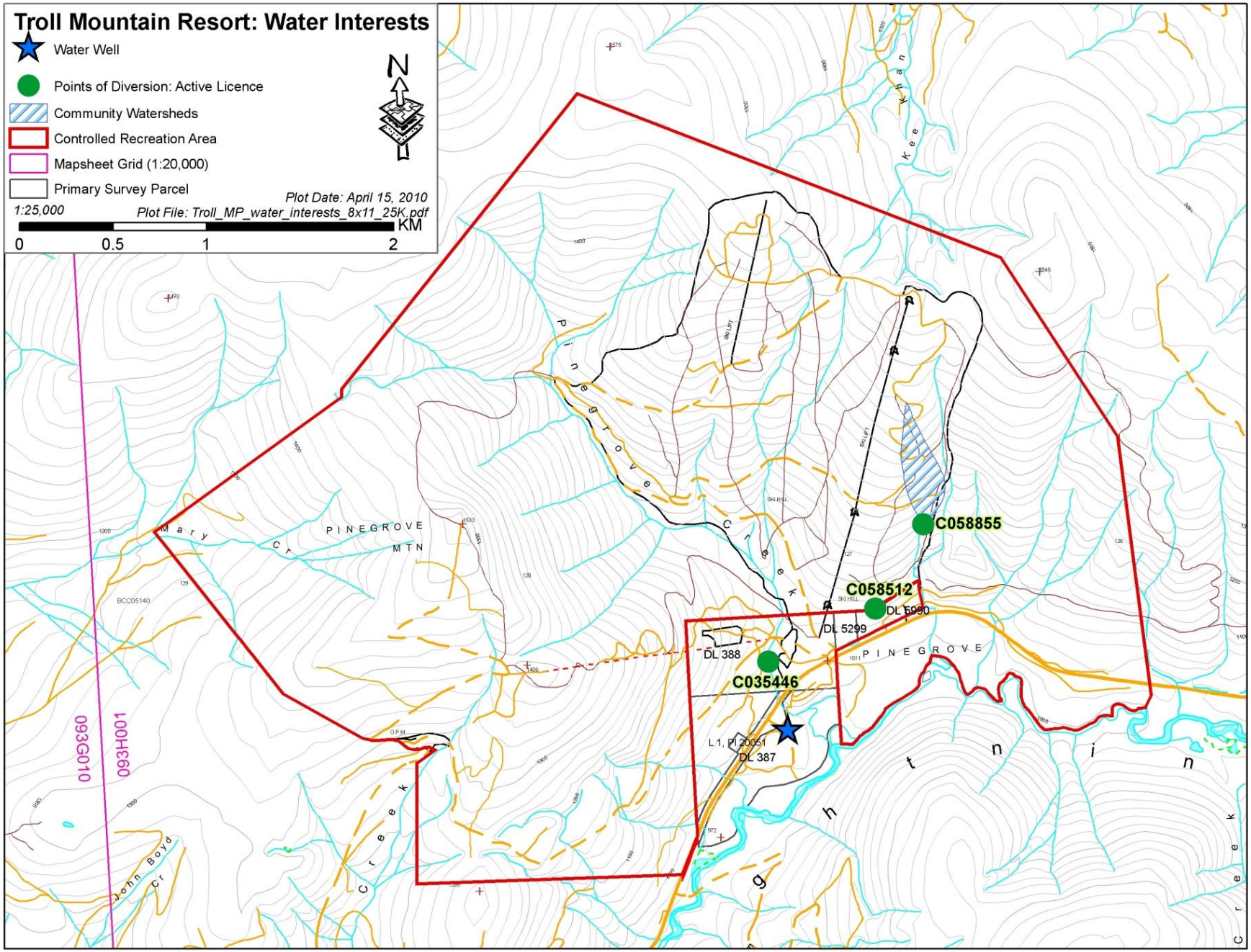


Figure 8 – Mineral Interests Map

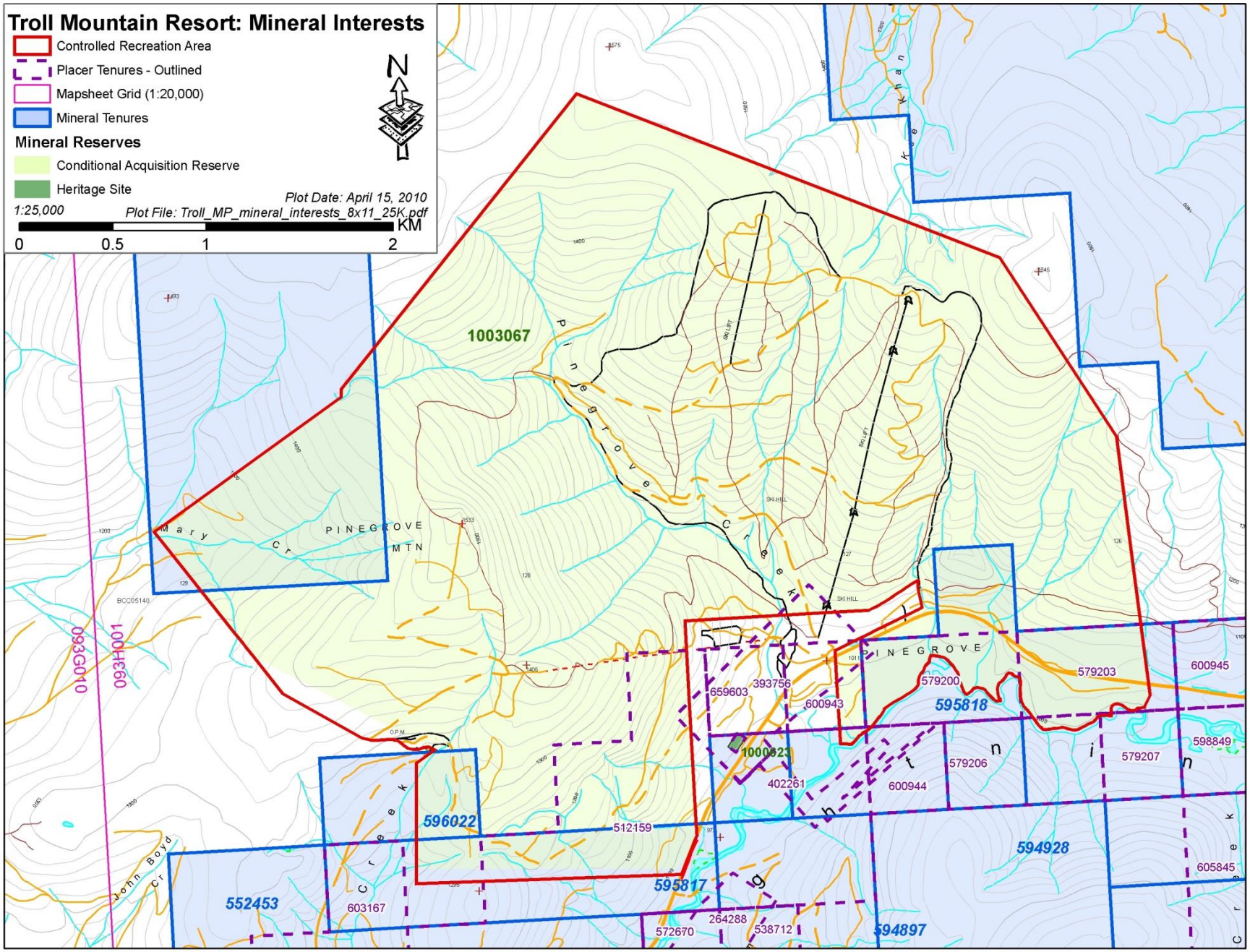
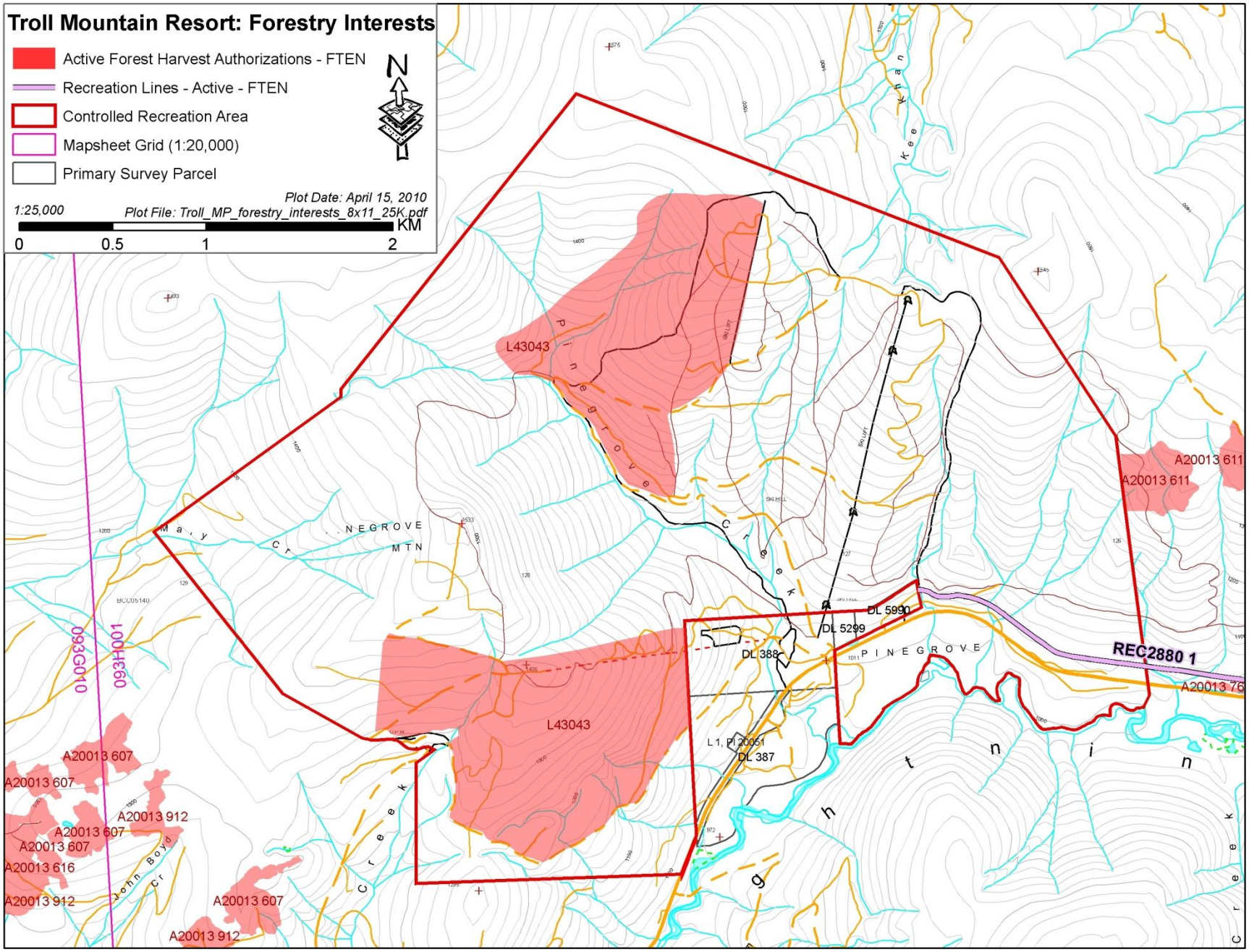


Figure 9 – Forestry Interests Map



Appendix B – Hazards and Safety Plan

SAFETY MANAGEMENT PLAN For TROLL RESORT

Scope of Responsibility:

- Troll Resort has the following 4 surface lifts all Doppelmayr T-bars
    1. Blue registration # 90-001
    2. Red registration # 90-002
    3. Yellow registration # 90-003
    4. Silver registration #90-004
- Lift Maintenance Structure
    1. All maintenance is performed by Management (Hildur Fossberg) and Lift Maintenance person (Bill Eisma). Both of which have the Lift Mechanics 1: Surface Lifts, certification.
    2. All Operations are done according to *CAN/CSA* - Z98 regulations.

Safety Policy

The Guides and references used to establish a minimum requirement for safety policies are as follows:

CAN/CSA Z98
Work safe B.C.
Manufactures manuals
In house Operating procedures for
Lockout
Snowmobile training

Training and Supervision

- All training is to be done by Train the Trainer qualified personal, i.e. Hildur Fossberg and Bill Eisma.
- CWSAA, Best Practices Manual used.
- All lift operators start season with start-up meeting and Lift Exams,
- Lift operators are supervised by the above mentioned persons.
- Weekly 'tailgate meetings', done at least once a week, to cover any new information. Minutes of meetings kept.

External Contractors and Authorities:

All External Contractors, must have WCB, and meet with Management prior to commencing any work. For lift work, only the following companies are utilized, Doppelmayr-CTEC, and for testing Inter-Mtn.Enterprises.

Scheduled Maintenance, Testing and Inspection:

All scheduled maintenance, testing and inspections conform to the manufactures manuals and CAN/CSA Z-98 code book, and B.C. Safety Authority regulations.

Maintenance Records:

- All records are kept in accordance to the CAN/CSA Z98 code book as requested by clause 11.24.
- Records are kept in working areas.
- Records are filled in by persons doing the work, i.e. Hildur Fossberg, and or Bill Eisma.

Compliance:

All work and training done will be carried out in accordance to the CAN/CSA Z98 code book, and Safety Standards act. Annual inspections are done by the B.C. Safety Authority

Appendix C – Water Licences

Licence CL35446

THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

WATER RIGHTS BRANCH
DEPARTMENT OF LANDS, FORESTS, AND WATER RESOURCES

ORDER

WATER ACT

Section 15

File No. 0285669

The provisions of the B. C. Water Act having been complied with and being satisfied that no person's rights will be affected, I hereby extend the time for the completion of the works and for making beneficial use of the water authorized under Conditional Water Licence No. 35446 , **Pinegrove Creek,**

to the 31st day of December, 1976

A K Sutherland

A. K. Sutherland,
Deputy Comptroller of Water Rights.

DATED at Victoria, B. C.,
this 5th day of **September** , 1974.

W.R.B. 42

WATER RESOURCES SERVICE
WATER RIGHTS BRANCH

DEPARTMENT OF LANDS, FORESTS, AND WATER RESOURCES

THE PROVINCE OF BRITISH COLUMBIA—WATER ACT

CONDITIONAL WATER LICENCE

Lars Fossberg of Box 2076, Quesnel, B.C.

is/are hereby authorized to divert and use water as follows:—

(*a*) The source(s) of the water-supply is/are Pinegrove Creek.

(*b*) The point(s) of diversion is/are located as shown on the attached plan.

(*c*) The date from which this licence shall have precedence is 29th May, 1969.

(*d*) The purpose for which the water is to be used is domestic.

(*e*) The maximum quantity of water which may be diverted is 500 gallons a day, and such additional quantity as the Engineer may from time to time determine should be allowed for losses.

(*f*) The period of the year during which the water may be used is the whole year.

(*g*) The land upon which the water is to be used and to which this licence is appurtenant is Lot 388, Cariboo District.

(*h*) The works authorized to be constructed are diversion structure, pump and pipe, which shall be located approximately as shown on the attached plan.

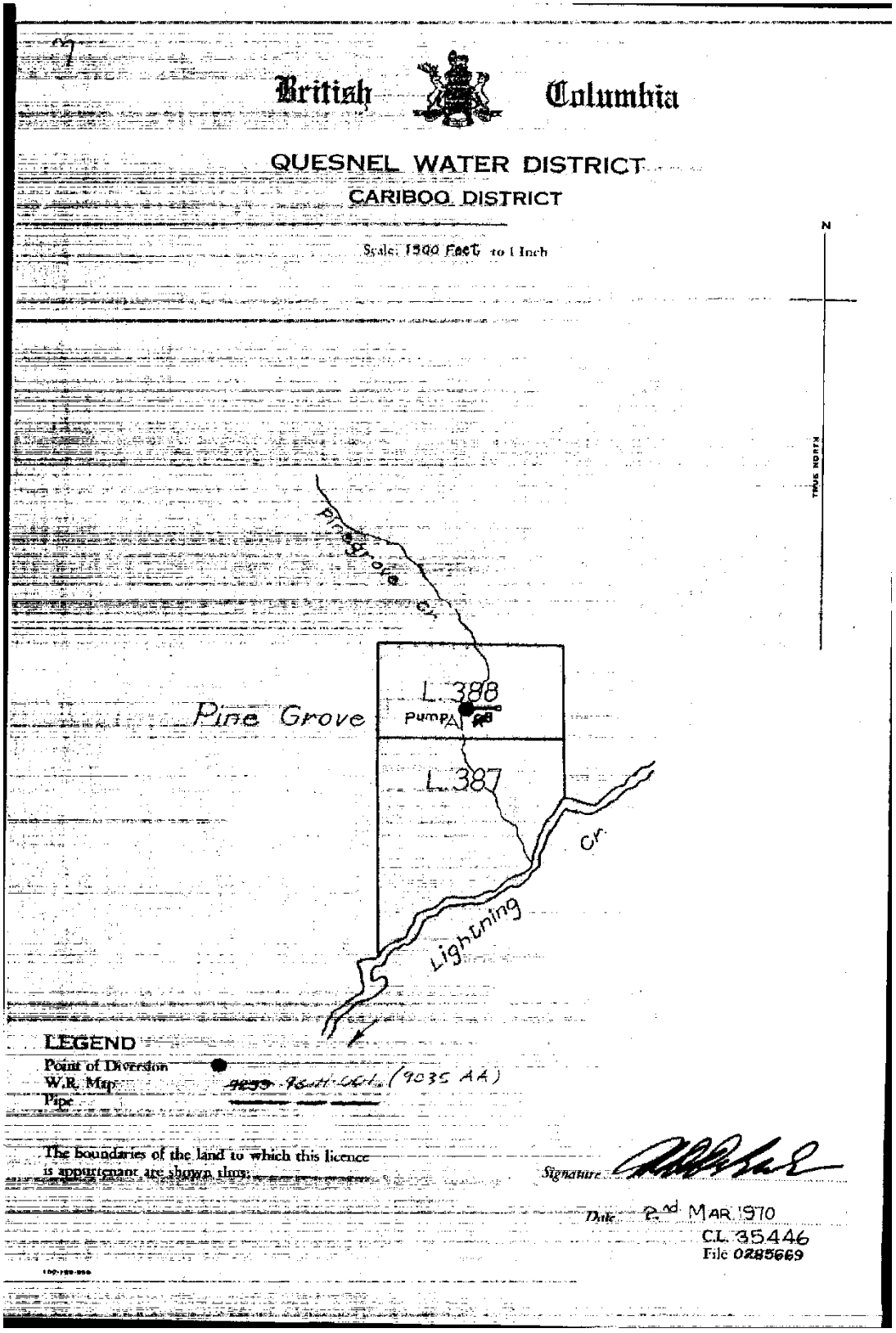
(*i*) The construction of the said works shall be commenced on or before the 31st day of August, 1970, and shall be completed and the water beneficially used on or before the 31st day of December, 1973.

(j) This licence authorizes the use of water for domestic purpose in one dwelling located approximately as shown on the attached plan.

ENTERED ON
Map No.
By

H. D. DeBeck,
Comptroller of Water Rights.

File No. 0285669 Date issued: 2 March 1970 Conditional Licence No. 35446


British Columbia
QUESNEL WATER DISTRICT
CARIBOO DISTRICT
Scale: 1500 Feet to 1 Inch
N
TRUE NORTH
Pine Grove Cr.
L 388
PumpA
Pine Grove
L 387
Cr.
Lightning
LEGEND
Point of Diversion
W.R. Map
Pipe
(9035 AA)
The boundaries of the land to which this licence is appurtenant are shown thus:
Signature
Date 2nd MAR 1970
C.L. 35446
File 0285669

Licence CL58512

WATER MANAGEMENT BRANCH

MINISTRY OF ENVIRONMENT

THE PROVINCE OF BRITISH COLUMBIA—WATER ACT

CONDITIONAL WATER LICENCE

Lars Fossberg, Troll Resort Ltd., of Quesnel, B. C. V2J 3J1

is hereby authorized to divert and use water as follows:

(a) The source of the water-supply is Fossberg Spring.

(b) The point of diversion is located as shown on the attached plan.

(c) The date from which this licence shall have precedence is 11th February, 1980.

(d) The purpose for which the water is to be used is industrial (resort).

(e) The maximum quantity of water which may be diverted is 6,000 gallons a day, and such additional quantity as the Engineer may from time to time determine should be allowed for losses.

(f) The period of the year during which the water may be used is the whole year.

(g) The land upon which the water is to be used and to which this licence is appurtenant is Lot 388, 5299 and 387, except Plan 20051 and 20045 all within Cariboo District.

(h) The works authorized to be constructed are diversion structure and pipe, which shall be located approximately as shown on the attached plan.

(i) The construction of the said works has been commenced and shall be completed and the water beneficially used on or before the 31st day of December, 1985.

J. E. Farrell,
Deputy Comptroller of Water Rights.

File No. 0366043 Date issued: 2nd May, 1983 Conditional Licence 58512

W-183

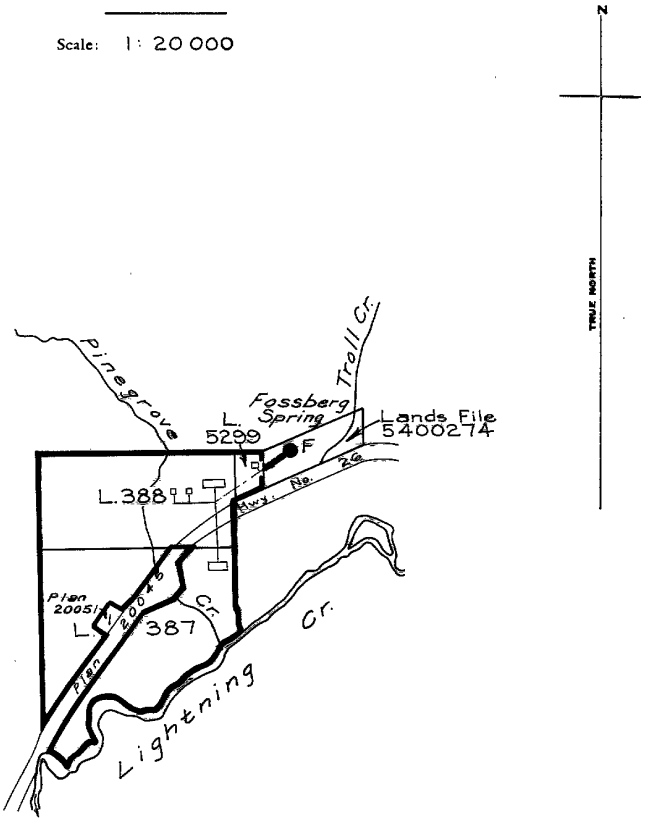
ENTERED ON
Map No. 93.H.001
By

British Columbia

QUESNEL WATER DISTRICT

CARIBOO DISTRICT

Scale: 1 : 20 000



LEGEND

Point of Diversion ●

W.R. Map 93·H·001

Pipe ——-——

Permit over Crown Land [redacted]

The boundaries of the land to which this licence is appurtenant are shown thus: ▬▬▬

Signature [illegible]

Date 2nd May 1983

C.L. 58512

File 0366043

P.C.L. 13512

Cottonwood Precinct.

Licence CL58855

WATER MANAGEMENT BRANCH

MINISTRY OF ENVIRONMENT

THE PROVINCE OF BRITISH COLUMBIA—WATER ACT

CONDITIONAL WATER LICENCE

Cinderella Ski Village Ltd., Quesnel, B. C. V2J 3H8

is hereby authorized to divert and use water as follows:

(a) The source of the water-supply is Troll Creek.

(b) The point of diversion is located as shown on the attached plan.

(c) The date from which this licence shall have precedence is 6th August, 1980.

(d) The purpose for which the water is to be used is waterworks.

(e) The maximum quantity of water which may be diverted is 4,000 gallons a day, and such additional quantity as the Engineer may from time to time determine should be allowed for losses.

(f) The period of the year during which the water may be used is the whole year.

(g) This licence is appurtenant to the undertaking of the licensee as set out in Certificate of Public Convenience and Necessity No. 500/1983 and any substitution thereof or amendment thereto.

(h) The works authorized to be constructed are diversion structure, pipes, tank and distribution system, which shall be located approximately as shown on the attached plan.

(i) The construction of the said works shall be commenced on or before the 31st day of December, 1983, and shall be completed and the water beneficially used on or before the 31st day of December, 1986.

(j) The construction of the works authorized under clause (h) hereof shall not be commenced until plans of same have been submitted to and approved by the Engineer for the Quesnel Water District.

J. E. Farrell,
Deputy Comptroller of Water Rights.

File No. 0367031 Date issued: 15th June, 1983 Conditional Licence 58855

W-183

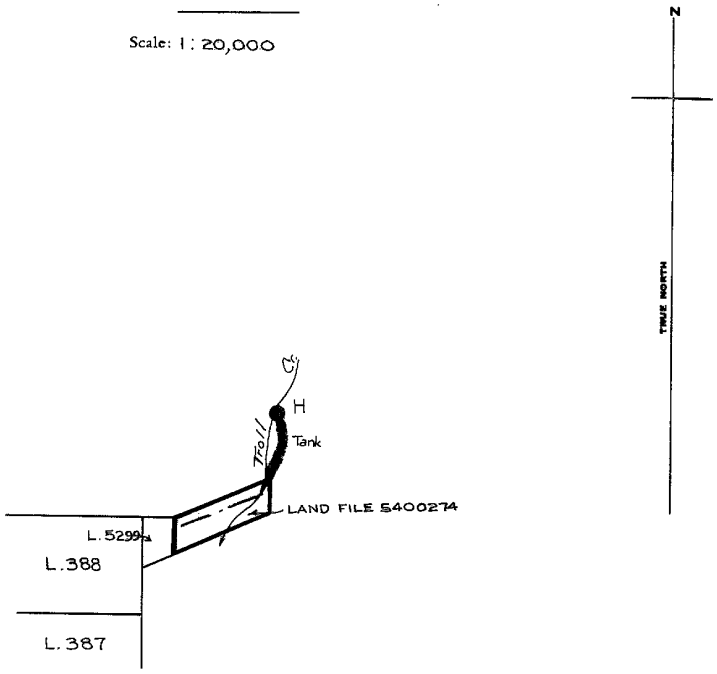
ENTERED ON
Map No. 93-H-001
By CW

British Columbia

QUESNEL WATER DISTRICT

CARIBOO DISTRICT

Scale: 1 : 20,000



LEGEND

Point of Diversion ●

W.R. Map 93H·001

Pipe

Permit over Crown Land [redacted]

The boundaries of the land to which this licence is appurtenant are shown thus: [redacted]

Signature

Date 15th June 1983.

C.L. 58855

File 0367031

P.C.L. No. 13657

Cottonwood Precinct.

Appendix D – Cariboo Regional District Tourist Commercial Zoning Requirements

5.2 TOURIST COMMERCIAL (C 2) ZONE

5.2.1 USES PERMITTED No person shall, within any C 2 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following C 2 uses, namely:

(a) RESIDENTIAL USES:

i) an accessory dwelling unit.

(b) NON-RESIDENTIAL USES:

i) lodge, seasonal resort, guest ranch, health spa;

ii) hotel, motel;

iii) campground, recreational vehicle park;

iv) recreation facility including a golf course, a curling rink, racquet courts, bowling alleys, ice or roller skating rink, etc.;

v) trail riding, guide / outfitting operation;

vi) restaurant;

vii) laundromat, concession stand, coffee shop, convenience store, confectionary or curio shop, on-site sale of liquor, as ancillary uses;

viii) rental and sales of boats and sporting equipment as ancillary uses;

ix) fuel service for auto, marine or aviation purposes;

x) marina and float plane base;

xi) airplane landing strip and helicopter pad;

xii) ancillary buildings.

5.2.2 ZONE PROVISIONS No person shall within any C 2 zone, use any lot, or erect or use any building or structure except in accordance with the following provisions:

(a) LOT AREA (minimum): The following table identifies the minimum lot area requirements for permitted residential and non-residential uses, excluding campgrounds and recreational vehicle parks. The first column identifies the class of use, the second column identifies the minimum lot area requirements where the lot is served by both community water and community sewer, the third column identifies the minimum lot area requirements where the lot is served by either community water or community sewer, and the fourth column identifies the minimum lot area requirements where community water and community sewer services are unavailable. (South Cariboo Area Zoning Bylaw page 45)

USE	**SERVED BY COMMUNITY WATER AND COMMUNITY SEWER**	**SERVED BY COMMUNITY WATER OR BY COMMUNITY SEWER**	**UNSERVICED LOT**
Non-Residential Use	557 square metres (5,996 square feet)	1,600 square metres (17,223 square feet)	4,000 square metres (43,057 square feet)
Combined Residential and Non-Residential Use	649 square metres (6,986 square feet)	1,600 square metres (17,223 square feet)	4,000 square metres (43,057 square feet)

(b) REQUIRED YARDS (minimum):

i) Front Yard - Setback = 7.6 metres (24.9 feet)

ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)

iii) Interior Side Yard - Setback = 1.5 metres (4.9 feet) Notwithstanding the above, where abutting another permitted non-residential use as part of a multi-tenant complex in the C 2 zone or an adjacent commercial or industrial zone, an interior side yard setback of zero metres may be permitted.

iv) Rear Yard - Setback = 1.5 metres (4.92 feet)

(c) LOT COVERAGE (maximum): = 40%

(d) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet) B/L 4180

(e) “WATER FRONTAGE (minimum): = 150 metres (492 feet)

(f) LODGE, RESORT, GUEST RANCH AND HEALTH SPA:

i) Number of Sleeping or Housekeeping Units (maximum) = 8 per 0.4 hectare

ii) Percentage of Building Area for Ancillary Uses, i.e. 5.2.1(b)(vii) and (viii)(maximum) = 25%

(g) CAMPGROUND OR RECREATIONAL VEHICLE PARK:

i) Lot Area (minimum) = 0.8 hectare (1.98 acres)

ii) Buffer area adjacent to a residential or rural zone = 7.6 metres

iii) Number of Campsites or Recreational Vehicle Sites (maximum) = 15 per 0.4 hectare

iv) Vehicle Space per Campsite or Recreational Vehicle Site South Cariboo Area Zoning Bylaw 46 (minimum) = 4.5 by 12 metres

v) Amenity Area per Campsite or Recreational Vehicle Site (minimum) = 4.5 by 12 metres B/L 4180

(h) OPEN STORAGE: No open storage of goods or materials shall be permitted except where in full compliance with the required yard setbacks and unless fully enclosed behind a screened and fenced area a minimum height of 2 metres (6.56 feet), uniformly painted, constructed of durable materials and maintained in good condition free of advertising materials, displays or notices.

(i) ANCILLARY USES, PARKING, LOADING, ETC.: In accordance with the provisions of Section 4.0 hereof.