



The Silver Tip Resort Corridor

A Clearinghouse Management Concept for a Controlled Access Agreement

Submitted by: Sunshine Valley Developments Ltd.

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Terry Pratt
Manager, Major Projects
Resort Development Branch
Ministry of Tourism, Culture and the Arts

For Distribution: Sunshine Valley Access Committee

Contact:
Arne Zabell
Email: arnezabell@gmail.com
604-786-1648
C/O Silvertip Developments Ltd
PO Box 88626 RPO Newton
Surrey, B.C. V3W 0X1
Phone/ Fax: 604-599-3861

The document seeks to encourage discussion for establishing a pilot project within the proposed Silvertip Controlled Recreation Area. The project would establish important intelligence regarding methods of management and development within community partnerships in the CRA.

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This document is a discussion paper that identifies questions and possible solutions related to the Silvertip Resort Corridor Forest Service Road network and the method by which the proposes Controlled Recreation Area (CRA)could be managed.

This document includes the following sections:

1. Introduction
2. Controlled Access Proposal
3. A Sketch for a Clearinghouse Management Framework
4. The Proposal and Pilot Management Process

Prepared by:

Arne Zabell

Email: arnezabell@gmail.com

604-786-1648

C/O Silvertip Developments Ltd

PO Box 88626 RPO Newton

Surrey, B.C. V3W 0X1

Phone/ Fax: 604-599-3861

Introduction

This discussion document proposes a management formula by which certain aspects of the *Silvertip Resort Corridor Expression of Interest* (EOI) can move into a pilot and testing phase of development and operations. The document contains a proposal that describes a means by which a *controlled access plan* can be developed and immediately implemented within the Expression of Interest proposed *Controlled Recreation Area* as well as a sketch by which the area can be managed. The document seeks to establish a starting point for discussing these subjects with the intention of establishing a pilot project that will support the establishment of community-based partnerships that will drive the ongoing management of the future CRA.

The Controlled Access Formula

Specific objectives have been identified in this document that will outline the need for managing controlled access for the Sumallo and Eleven Mile Creek Forest Service Road networks identified in the Silvertip Resort Corridor EOI.

Silvertip Recreation Clearinghouse Management Sketch

The *Silvertip Recreation Clearinghouse Management Sketch* outlines an opportunity whereby the Controlled Recreation Area (CRA) can serve as a vehicle to pilot a referral process, management and planning mechanism that can serve as a single information conduit so that the Provincial Resort Branch and to other provincial agencies can efficiently be informed of activities and issues taking place in the CRA. Using a similar model to *Front Counter BC*, a *Management Clearinghouse* acts as a single window for referrals and other forms of stakeholder information related to recreation, natural resource activity and potential applications to be explored within the CRA stakeholder group. The Clearinghouse framework can also serve as a vehicle to develop and manage tenure replacements, assignment referrals and Ministry of Environment water stewardship tenures. This framework may also serve as a vehicle for coaching and soliciting new opportunities and partnerships within and outside of the CRA mandate.

As a pilot project the Clearinghouse process would help to explore and define a controlled access framework. This process can then be tested and revised so that a more efficient, effective and responsive process can occur within the final CRA Management Plan.

Key Objectives

The key objectives sketched in this document are as follows:

1. Identify the importance of the corridor road network to the success of the Controlled Recreation Area (CRA) management effort.
2. Identify potential stakeholder participation and solutions that will maximize opportunities while protecting natural and cultural values.
3. Propose a *clearinghouse* framework that will develop, pilot and monitor a management process that links the community of Sunshine Valley with other user or stakeholder interests.
4. Serve as a first step for developing an overall management plan for the CRA.

Background

The Opportunity: The Silvertip Resort Corridor EOI

The Silvertip Resort Corridor represents an integrated approach to managing the recreation area between Manning Provincial Park and Skagit Valley Provincial Park that includes the development of a variety of small footprint eco-tourism and recreation business activities in the vicinity of Sunshine Valley east of Hope, British Columbia.

The proposed corridor contains a number of watersheds that link the unincorporated community of Sunshine Valley with the existing Silvertip Ski Area. The Silvertip Resort Corridor is proposing to manage a *Controlled Recreation Area* which spans an area historically used by snowmobile enthusiast and other forms of motorized recreation users and hikers. This proposal also includes the development of four primary all-season resort components within the management area which we describe as:

- Silvertip Adventure Village
- Silvertip Lodge & Spa
- The Cascades Hut to Hut Trail

Within a multi-phase development program the Controlled Recreation Area will cover one hundred and seventy four (174) sq. km and potentially develop into a model for ecotourism and small footprint resort development in British Columbia.

Each component site or primary landing area within the resort corridor is linked by Sumallo River Forest Service Road .This road joins the Silvertip Forest Service Road at the 5 km mark which further leads to additional decommissioned forest service roads and skidder trails.

The proposed Silvertip Resort Corridor is contained within a proposed Phase 1 Controlled Management Area covering one hundred and twenty (120) sq. km. or twenty nine thousand six hundred and fifty one (29,651) acres. The approximate size of Phase 2 is about fifty four (54) sq. km. or thirteen thousand and three hundred and forty three (13,343) acres.

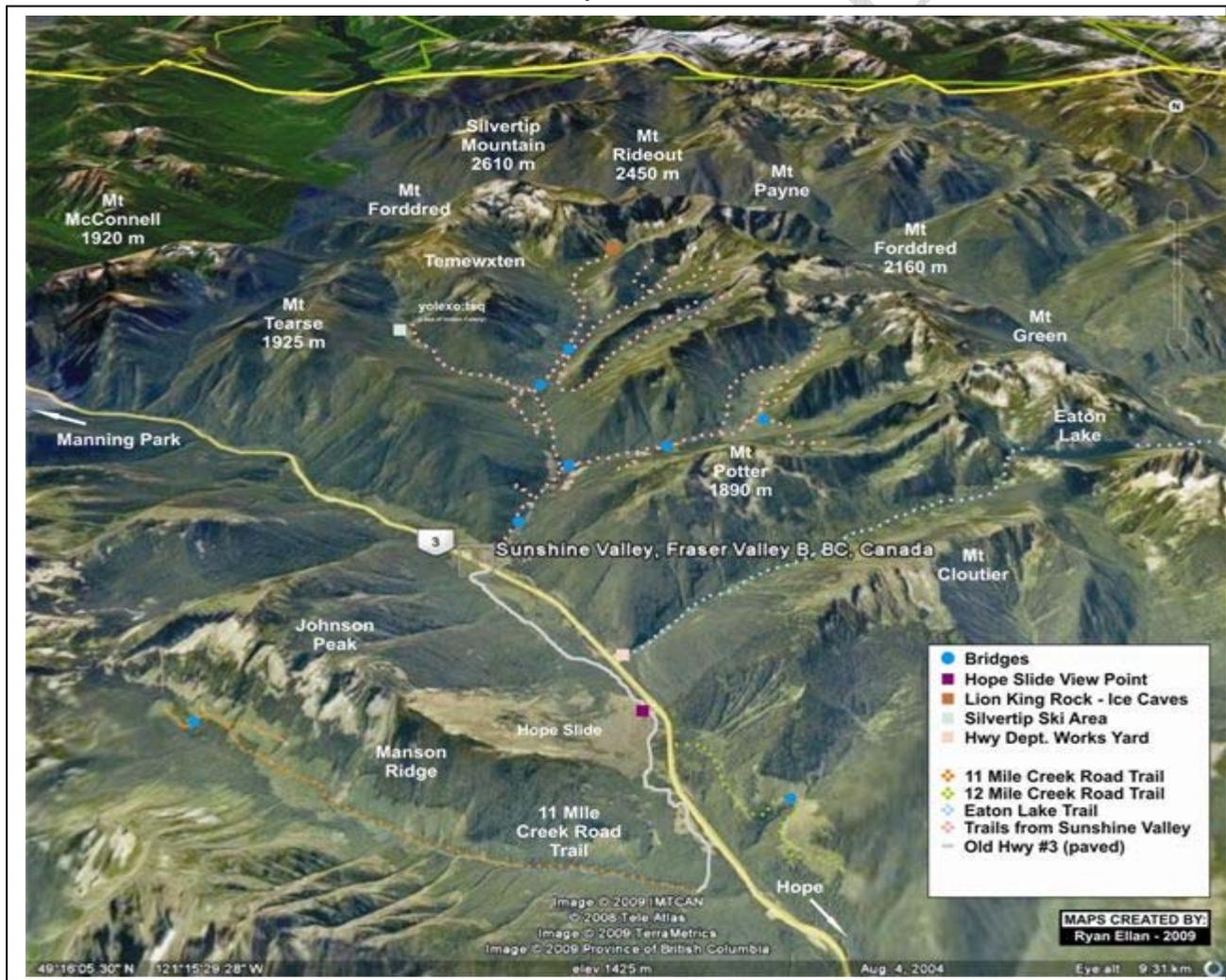
Derived from the *Expression of Interest* document, this document represents the proposed methodology outline by which the Silvertip Resort Corridor can act as a clearinghouse for recreation and stakeholder access in the CRA.

Describing the Silvertip Resort Corridor

The Silvertip Resort Corridor represents the main travel routes and activity areas within the proposed Controlled Recreation Area. Central to the corridor is the community of Sunshine Valley from which the Sumallo River Forest Service Road serves as the main access route to the south while Eleven Mile Creek Forest Service Road is the main access route to the north.

The Forest Service Roads and Wilderness Roads described in this Controlled Access proposal are as follows:

- **Sumallo River Forest Service Road** - Public Use Forest Service Road - Two-wheel drive access to 1.35 kilometers. Past this point the road is an: *Industrial Use Forest Service Road* - Four-wheel drive access only.
- **Sumallo – Box Canyon Forest Service Road** - Wilderness Forest Service Road. Seasonally deactivated. Four-wheel drive access only.
- **Sumallo – Ski Hill Forest Service Road** - Wilderness Forest Service Road. Seasonally deactivated Four-wheel drive access only.
- **Sumallo – South Forest Service Road** - Wilderness Forest Service Road. Seasonally deactivated. Four-wheel drive access only.
- **Sumallo – West forest Service Road** - Industrial Use Forest Service Road. Seasonally deactivated. Four-wheel drive access only.
- **Eleven Mile Creek Forest Service Road** – Industrial Use Forest Service Road. Seasonally deactivated. Four-wheel drive access only.



The Silver Tip Resort Corridor

A Clearinghouse Management Concept for a Controlled Access Agreement
 A Discussion Paper Prepared by Arne Zabell Email: arn zabell@gmail.com

The Fraser Valley Regional District (FVRD) has recognized the negative impacts that the Sunshine Valley and Silvertip area have been experiencing due to unmanaged recreation traffic. In a FVRD memo referencing a ten (10) hectare crown land acquisition proposal circulated in 2008, FVRD management stated the following:

It has almost three years since the FVRD's first interest in the Sumallo area; the recreational impacts have been felt by local residents who have expressed the need and concern for a park and management of the watershed. The Sumallo along with many other valleys in the FVRD have or are becoming the play ground for the growing population throughout the lower mainland. Given the current economic times the protection of the Sumallo will be even more critical given that many residents of the lower mainland will be seeking more passive forms of recreation that are affordable and easily accessible.

The purpose of the ten (10) hectare recreation area will be to provide information for those visiting the watershed. The park will be located at the entrance to the watershed, and will have a gate for control and serve as a staging area with an information center for those visiting the area. It is our intent to have visitors sign in and out so that we can control the levels of use. This will also give staff an opportunity to share recreational information with any important notices such as fire hazards or trail closures.

The purpose of the fifteen thousand (15,000) hectare Wilderness Recreation Area is to temporarily protect the watershed from land alienation and conflicting uses while we pursue the background studies and create partnerships that will be necessary to protect and manage such a large and diverse area. Members of the Board should be aware that the Skagit Environmental Endowment Commission and Cattermole Timber have expressed an interest in supporting the FVRD proposal once completed.

Currently, there are two private landholdings in the watershed area. There is one small scale ski hill that is being considered for future development which, in our view, will not impact or be inconsistent with our overall watershed plan. The area has spotted owl habitat and is considered part of the North Cascades Grizzly Bear Recovery area.

- FVRD

The Silvertip Recreation Clearinghouse Management Sketch proposes a means by which ongoing communication, stakeholder activities and other user activities can be channeled into a monitoring process in order to mitigate problems between users of the Controlled Recreation Area.

This proposal suggests a means by which it is possible to manage this area while taking into account all present activities. However, hurdles will have to be overcome within the development of a management plan.

The area is without a *Land and Resource Management Plan (LRMP)* and monitoring process which in other areas of the province. The LRMP serves as a guide for long-range land-use planning that considers present and future recreation, commercial and industrial activities and then monitors such activities and provides a forum for users to identify changes to activities, problems and opportunities.

Within this clearinghouse proposal, groundwork will be laid for an integrated approach to management as stakeholders are brought to the table within an effort to solidify working partnerships. Unregulated areas becoming managed may potentially upset some users reluctant to accept change. However initial research indicates broad support for this proposal. Nevertheless issues such as the protection of micro-ecosystems and heritage sites as well as fire protection will all become important factors within the discussion process and as part of the proposed management plan.

Current provincial policies may potentially impede progress to this new recreation management approach. Presently, there are multiple Provincial Ministries responsible for approving components of the overall management process in a location such as Sunshine Valley.

CONFIDENTIAL DRAFT

The Silvertip Resort Corridor **CONTROLLED ACCESS PROPOSAL**

The network of Forest Service Roads that make up the proposed Silvertip Resort Corridor represents the thoroughfare that provides a variety of recreational user's access into the entire proposed Controlled Recreation Area.

These access thoroughfares require a series of immediate solutions in order to protect and manage backcountry areas. The most immediate requirement is to control access on each Forest Service Road in accordance with the management of activity taking place in the specific road area.

By designing and implementing a *Controlled Access Plan* (CAP) within a pilot monitoring period the Clearinghouse style of management can be tested along with elements such as supervision, risk management and fee collection.

The findings of such a pilot period would contribute to the final CRA Management Plan. In addition, the pilot period could test development and improvement work on trails, placement of campsites, guide services and issues associated with partnerships as well as conflicts.

Sections:

- A. Sumallo River FSR Controlled Access Plan**
- B. Eleven Mile Creek FSR Controlled Access Plan**
- C. Activity Zones**
- D. Signage and Orientation Material**
- E. Destination Shuttle Service, Guiding and Business Opportunities**
- F. Sensitive Areas Strategy and Stewardship Practices**
- G. Road Network Character and Carrying Capacity**
- H. Issues of Liability and Risk Management**
- I. Emergency Response and Patrol Methods**
- J. Fee Structure and Collection**

A. Sumallo River FSR Controlled Access Plan

The main access thoroughfare remains the Sumallo River Forest Service Road which begins at the intersection from the Hope Princeton Highway (#3) into Sunshine Valley. Under the proposed *Controlled Access Plan (CAP)* the road would be gated at the *Trail Head Camp* and staging area located on lot DL1798. This lot is located at 1.5 kilometers southbound on the Sumallo Forest Road at the south end of the Sumallo River Bridge crossing. Vehicle access will be by permission. ATV, Snowmobile and Equestrian use will not be permitted on the road. Such use will be diverted “off-road” along designated trails for those specific users as development of these trails permit.

The Silvertip Resort Corridor Trailhead including FSR Gate and Staging Area

The trailhead staging area represents a campground and parking lot designed specifically for ATV and snowmobile users. This staging area would be primarily used by such off-road users yet would also be used by parties interested in traveling by shuttle to the backcountry.

At the trailhead there is a gatekeeper’s residence. Managers of this facility provide the shuttle service, campground maintenance and supervision along the corridor. They also provide guiding services.

The Trailhead is located on Lot 1798 Twp 3 Range 25 W6M Yale District which is a 10 hectare parcel which is considered a gateway location to Wilderness Recreation Area and the Sumallo Watershed. Presently the lot is held by the Crown.

Corridor Development, Activities and Management

The Sumallo River FSR will be transformed into a wilderness campground consisting of approximately 20 - 30 group campsites each containing space for 2-4 units. These campsites are designed as landscaped flares along the FSR and will, along with the installation of strategically paced cattle guards, will slow traffic down significantly. The campsite area will begin near the junction of the Mount Potter FSR and reach to the vicinity of the base of Brown Peak and 751004A.

There will be additional gates placed on each Forest Service Road after the last campsite. This will further control motorized recreational access into watersheds and alpine areas.

Motorized Recreation Access Routes

A Motorized Recreation Zone is proposed for the Mount Porter Watershed. Access would be provided by a trail that needs to be constructed that links the Trail Head Camp with the Mount Potter FSR and runs parallel to Sumallo River Road on the west side of the road. The Mount Potter FSR would then be gated and closed to regular traffic at its junction with the Sumallo River FSR.

Guided Motorized Recreation will be limited to select times in other pre-selected watersheds only if ecosystems can withstand such carrying capacity.

Equestrian Access Route

Equestrian users will have access to the Sumallo River FSR Corridor via a riding trail that requires some upgrading and completion from the Sunshine Valley Inn staging area to the switchback lookout area on Silvertip Ski Area FSR. This riding trail will follow some existing skidder trails and will mitigate risks to rider from vehicles of any kind and connects to the Centennial Trail.

Backcountry Climbers Staging Area and Campsite

There is a climbing area and ice caves in the Mount Rideout watershed. In the proposed corridor, climbers will be permitted to camp at a proposed Backcountry Climbers Campsite at the end of Sumallo River FSR at the base of Mount Rideout.

B. Eleven Mile Creek FSR Controlled Access Plan

A second Controlled Access Plan is proposed for the Eleven Mile Creek Forest Service Road. This corridor is located on the north side of Hope Princeton Highway # 3 adjacent to the Sunshine Valley community and is linked by a culvert underpass to the base of Johnson Peak. From this location the old highway serves an access road west through the Hope Slide area to the beginning of Eleven Mile Creek FSR.

A proposed trail next to the access road is proposed that will allow ATV's and snowmobiles to travel from the Sunshine Valley village to a gate placed at the beginning of the Eleven Mile Creek FSR. This point will also contain a staging area consisting of a parking and rest area that will serve as the trailhead of a second managed ATV and Snowmobile Zone.

C. Activity Zones

Recreation Activity Zones are being proposed in order to increase recreation opportunities, reduce conflict between recreation activities, and reduce risks to habitat and cultural values. These zones specify and direct activities that are emphasized, managed, or identified for user groups.

The zones include:

1. **Managed ATV and Snowmobile Zone** - Areas where emphasis is placed on supporting ATV and snowmobile access and use. These areas will be managed under Management Agreements between the resort corporation, community of Sunshine Valley, local organizations and the Provincial Government. Snowmobile and ATV users will be charged fees which will be used to pay for services such as cabin and trail construction and maintenance as well as ATV/snowmobile patrol, and trail grooming.

2. **Backcountry Hike and Nordic Ski Zone** - Areas where emphasis is placed on hiking and ski touring such as the Hut-to-Hut Trail or traverse routes. Snowmobiling is limited to specified time periods. Other forms of non-motorized public recreational use are unrestricted.
3. **Non-Motorized Backcountry Recreation Zone** - Areas where emphasis is placed on non-motorized backcountry recreation such as hiking, biking, climbing, dog sledding and horseback riding and ski touring. Snowmobiling is either restricted or not permitted, and main access trails to these zones are designed to mitigate potential user conflicts such as biking and equestrian use.
4. **Sno-Cat Ski Zone** - Areas where emphasis is placed on snow cat assisted skiing. Snowmobiling is either restricted or not permitted.
5. **Downhill Skiing and Boarding Zone** - Areas where emphasis is placed on downhill skiing and snowboarding with lift access.
6. **Restricted Access or Closure Zone** – Areas that are closed due to sensitive habitat or cultural issues or are subject to guided tours only. Closures may be for a specified time period or for the full season. These zones may overlap with other zones.
7. **Climbing Zone** - Areas where emphasis is placed on climbing including areas for ice climbing. Public recreation cabin sites to support the activity may be identified in these zones.

D. Signage and Orientation Material

Through the pilot phase of development the Clearinghouse will apply a signage and best practices toolkit that will apply orientation recommendations based on successful models and Ministry of Forest Guidelines. The toolkit will apply modeling for placement and maintenance solutions.

E. Destination Shuttle Service, Guiding and Business Opportunities

Expansion of guiding services to support year-round recreation activities like snowmobiling, ski touring and wildlife viewing requires small business development with potential benefits to local communities and the local economy. The recreation zoning in this proposal identifies some of the areas where new tenured guiding services can be provided (e.g. snowmobile or Hut-to-Hut guides in the appropriate destination area).

In addition to these areas, a cooperative approach between various tenured operations and stakeholders as well as the adjoining Provincial Parks will encourage further opportunities for small businesses to emerge as destination services and packaged tours become

economically feasible. Building on the commitments made in the Stakeholder Agreement created within the Clearinghouse Process will streamline the development of such year-round opportunities that will help to diversify the economy.

Through the pilot phase of development the Clearinghouse will apply a small business opportunities toolkit that will access additional economic opportunities within the CRA. The will apply recommendations based on successful models and carrying capacity issues.

Hop-on-Hop-off Services

Within the Management Plan there will be Hop-on-Hop-off services that will double as a Ranger Patrol. This service will shuttle campers and visitors from staging areas and campsites to “backcountry depots” consisting of a bear-proof shelter, toilets, bear proof garbage container and basic fire protection, and if possible a helipad.

Bear proof shelters consist of a large shipping container with log siding and peak roof that can easily be sealed and with an emergency escape door located in the roof.

The Hop-on-Hop-off service will run in a loop through the trail system within a scheduled route with two daily shuttle trips into Hope. The service will be unique for a backcountry area and will be a sustained effort to reduce self-guided road travel within the corridor.

The service also provides the corridor with a daily patrol and maintenance mechanism.

Guided Tours into Protected Areas

Guided tours into protected areas will be provided within limited seasonal timeframes and will include First Nations guided cave tours in order to manage culturally sensitive areas. Similarly, wildlife tours and sensitive habitat tours will be provided under strict supervision and only if carrying capacity issues are favourable.

F. Sensitive Areas Strategy and Stewardship Practices

Impacts on the environment and wildlife from recreational activity and development will be addressed at the strategic level in the overall CRA Management Plan. Through the plans Sensitive Areas Strategy recreation operations and activities will be examined as well as the development process and ongoing commercial management (e.g. development or revision to a management plan associated with commercial recreation tenure or a Management Agreement).

Operational guidelines have been developed by various recreation user groups that will be operating within the CRA to manage environmental and wildlife impacts resulting from recreation activities. Given the potential concern for the Grizzly bear population, the CRA Management Plan will provide more extensive direction regarding this species.

Similarly the CRA's proximity between two Provincial Parks requires that additional management efforts ensure that an adequate buffer zone be maintained that will protect and dovetail with management objectives in both parks.

It remains important that within this initial Controlled Access process that a pilot testing period be implemented immediately that includes snowmobile and ATV closures in key sensitive habitat areas, and that detailed operational procedures for commercial activities as well as cooperative research and monitoring be implemented.

General Corridor Objectives for Environment and Wildlife

Currently land-use planning is sparse within the proposed CRA and the knowledge of sensitive habitat and species at risk is primarily based on community knowledge. Within the pilot period it remains important to gather existing knowledge and begin to develop monitoring strategies based on professional expertise. In addition, the following actions are required that will develop better long-term intelligence as to how the access corridor impacts sensitive areas and how to manage human activity in the CRA:

- Periodically update existing recreation management plans and efforts to better reflect the best available wildlife inventory, guidelines and monitoring procedures.
- Design recreation infrastructure and conduct year-round recreation activities in such a way as to avoid and mitigate impacts on the environment, wildlife populations and habitat.
- Enhance public awareness of key wildlife habitats and appropriate recreation practices in the vicinity of these habitats.

Grizzly Bear Protection Objectives

Presently the corridor provides uncontrolled access into Grizzly bear habitat. Within a controlled access management formula efforts will be made to incorporate measures into year-round recreation activities and developments that:

- Minimize impact on grizzly bear habitat and den sites;
- Minimize conflicts between grizzly bears and humans, e.g. prevent grizzly bear access to human supplied foods.

As a *Bear Aware* community, Sunshine Valley has become a leader in North America with regards to bear awareness. This distinction provides a basis for the area to become a prime location for generating Best Practices linked to bear management and protection.

Improving Integration with other Industrial Users

This Controlled Access proposal provides certain actions that are intended to assist with efforts to integrate planning in partnership with other industrial activities that utilize road networks within the corridor and CRA. Building on the commitments and stakeholder agreements that are made within the Clearinghouse process, recreational stakeholders need to work together with forest companies and BC Timber Sales to maximize the integration of forest harvesting and management activities with year-round recreation

opportunities. This integration can involve a cooperative approach to cut block design, as well as priorities for forestry development, access, and road deactivation.

Plant Recovery Event

Each spring Forest Service Roads become a rich source for new plant growth consisting of species that represent the primary undergrowth that sustains the regeneration of the forest floor. However, when roads are graded and traffic increases this plant material is destroyed.

Each spring, as part of the Controlled Access Plan there is a proposed “*Plant Recovery Event*” that will seek to collect new plant material along roadways before grading. This plant material is used to restore damaged habitat in other areas within the corridor and the CRA from the previous year.

G. Road Network Character and Carrying Capacity

Road Responsibilities, Improvement and Maintenance Issues

The Controlled Access Agreement would be developed as a result of discussions with the province and would be based on the existing legislation governing access agreements.

It is recognized that issues of carrying capacity would have to be determined as study information is compiled.

H. Issues of Liability and Risk Management

Presently the corridor provides uncontrolled access to backcountry areas where trails and decommissioned roads are not maintained for recreation use. Risk is evident to the environment and to users as conflicts surface between different modes of recreation use.

Within a Controlled Access Plan the development of a formula will be encouraged that would see primary trails improved to provincial recreation standards. Establishing a suitable formula might encourage a liability agreement with the Province that would ultimately see the Province include the CRA trails and the FSR network within its liability policy.

Maintaining and improving the safety of recreationists is a critical priority. Local stakeholders will be committed to working collaboratively with the provincial and local governments to:

- ***Improve Public Awareness*** - This includes developing maps and signage to identify recreation zones and trails, hazards, recreation activity closures and limitations, and wildlife habitat/closures. Maps should be made publicly available at trailheads and cabins, outdoor shops, visitor information centres, accommodation facilities and lodges, restaurants, and through commercial recreation operations.

- **Improve Avalanche Awareness** - This includes providing recreational avalanche courses. The plan is committed to supporting formal and informal avalanche training courses in the local communities for locals and visitors.
- **Provide winter and summer recreation training opportunities for youth** - Local commercial and non-commercial winter recreation organizations are interested in working with local schools and colleges to provide guide and avalanche training to youth.
- **Improve Communications** - This involves improving communications between government enforcement authorities, outdoor patrols, guides, other commercial recreation operators, and rental shops to facilitate coordination of recreational activities and the safety of all.
- **Develop and Promote a Code of Ethics** - This code should address issues such as:
 - Conduct when different user groups meet;
 - Protection of infrastructure needed by different users (i.e. signs, stakes and equipment);
 - Awareness of other users and avalanches;
 - Coordinating recreation activities;
 - Conduct when encountering wildlife; and,
 - Maintaining the integrity of the environment.
- **Qualify and Promote Snowmobile and ATV Guides** - This includes developing improved programs, guidelines, and a system of education to provide appropriate motorized off-road specific training and certification for such guides. Visiting snowmobile and ATV users will be encouraged to use guides.

I. Emergency Response and Patrol Methods

Establishing a *Backcountry Patrol* is primary to the overall CRA management plan. The goal is two appropriately trained and certified patrollers with a group of additional volunteers in the CRA area. The functions of the patrol include:

- Provide assistance and information to the public utilizing in the managed areas regarding terrain difficulty, hazards, closures, and appropriate response when wildlife is encountered;
- Monitoring recreation activity and in particular snowmobile, ATV and backcountry hiking and skiing activity;
- Monitoring climbing activity with routine spot checks.
- Communicate and coordinate with guides to reinforce coordinated use, safety, and rescues where required;
- Observe, record, and report, and work in conjunction with enforcement officials (the RCMP, Forest Service Officers, Conservation Officers, and Land Officers); and,

- Collect statistics and maintain records.

Improve Search and Rescue Capacity - This involves relevant parties working together to enhance search and rescue capacity in the corridor including coordinating with the *Provincial Emergency Program*.

Ensure a high standard of safety for recreationists – This includes improving public awareness of hazards, training for the general public, youth, patrols including snow patrol, local guides, and delivery of search and rescue services.

J. Fee Structure and Collection

Establishing and then testing fee structures based on a wide range of users and activities is primary within sustaining the management of the corridor and the CRA. An interim fee structure can be implemented; however a Tourism and Trail Development Assessment should be implemented to determine the range of fees and the management method by which those fees are collected.

Once the assessment is completed, a proposed monitoring and testing period for implementation is required within the pilot project period in order to further assess and then revise the fee structure system.

Sunshine Valley has “Resort Community” potential however it may not fit within the legislative framework which presently supports resort communities. The community may want to examine the potential for collecting an *accommodation tax*. Such a tax could generate additional revenues for the CRA management and maintenance. This may require an “Order in Council” decision based on the unique governance model Sunshine Valley fits within.

The Silvertip Resort Corridor A SKETCH FOR A CLEARINGHOUSE MANAGEMENT FRAMEWORK

The *Silvertip Recreation Clearinghouse Management Sketch* outlines an opportunity whereby the Controlled Recreation Area (CRA) can serve as a management and planning mechanism that can provide as a single information conduit so that the Provincial Resort Branch and to other provincial agencies can efficiently be informed of activities and issues taking place in the CRA. Using a similar model to *Front Counter BC, a Management Clearinghouse* acts as a single window for referrals and other forms of stakeholder information related to recreation, natural resource activity and potential applications to be explored within the CRA stakeholder group.

The Clearinghouse framework can also serve as a model to develop and manage tenure replacements, assignment referrals and Ministry of Environment water stewardship tenures. This framework may also serve as a vehicle for coaching and soliciting new opportunities and partnerships within and outside of the Controlled Recreation Area (CRA) mandate.

Sections:

- A. Describing the Clearinghouse Management Process
- B. Clearinghouse Management Principles
- C. Participation: Stakeholder Input and Problem Solving
- D. Access Formula for the Controlled Recreation Area



A. Describing the Clearinghouse Management Process

The Sunshine Valley Developments Ltd. is seeking a management partnership with Stolo First Nations, the Fraser Valley Regional District and the Sunshine Valley Active Community Committee. These partnerships will make an effort to secure funding from the province to support staff, volunteers and to build capacity for developing and operating a Clearinghouse management process so that they may collectively respond to issues of management, development and sustainability in the Silvertip Resort Corridor Controlled Recreation Area. In addition, the Clearinghouse will serve as point-of-contact office which can respond to queries from community members, recreation users, the Province, local government and business in a timely fashion.

In order to launch the proposed Clearinghouse the partners are requesting that the province provide capacity funding through the *Sunshine Valley Active Community Committee* in order to establish and staff a single point-of-contact office. The office will be operated by Sunshine Valley Developments Ltd.

That will allow for the development of the Clearinghouse as an ongoing and sustainable management tool to aggregate, facilitate and respond to recreation and resource use applications to mitigate potential land use conflicts in the CRA.

The Clearinghouse as a pilot project will also identify and address planning gaps that exist in the CRA as well as sketch new planning efforts required for the area.

Implementation Agreements

Implementation of the Clearinghouse as part of the *Controlled Recreation Area Management Plan* involves cooperation and partnerships between governments, non-government organizations, and the private sector. These relationships may be formalized through *implementation agreements*, memoranda of understanding or other joint working arrangements. These arrangements are intended to support achievement of management objectives and ensure efficient use of available human and financial resources within government and outside.

Implementation Agreements are expected or encouraged for:

- Public education and safety, involving the Sunshine Valley Developments Ltd., Hope Search and Rescue, RCMP, fire protection services (Ministry of Forests are first responders), recreation patrol, First Nations, recreation tenure and permit holders, forest licensees, local motorized and non-motorized outdoor recreation groups, community organizations, and Ministry of Forests and the Ministry of Tourism Sports and the Arts.
- Management and enforcement, involving the Conservation Officer Service, Search and Rescue, RCMP, Sunshine Valley Developments Ltd., fire protection services, recreation patrol, First Nations, recreation tenure and permit holders, forest licensees, local motorized and non motorized outdoor recreation groups, community organizations, and Ministry of Forests and the Ministry of Tourism Sports and the Arts.

- Integrated management and development, involving Sunshine Valley Developments Ltd., First Nations, recreation tenure and permit holders, recreation groups, forest licensees, and government agencies.

The Clearinghouse would serve to compile existing planning and management efforts so that the CRA planning can be consistent with the overlapping strategies that exist in the area and be compatible with intentions outlines by various provincial government agencies and community interests. Improved integration of planning efforts as well as the identification of planning gaps in the area will emerge through the ongoing clearinghouse management process.

B. Clearinghouse Management Principles

The following principles are proposed as a foundation for cooperative management and implementation and the basis for developing and managing recreation in conjunction with overlapping commercial interests as well as efforts to protect certain ecosystems and heritage locations in the area.

- Governments, businesses, and residents should work together in an open, fair and productive environment to build the area into a more attractive year-round destination and service centre for backcountry activities, soft adventure, and eco-tourism.
- Local businesses, stakeholders, and governments need to take a leadership role and provide the required coordination effort and sustained commitment to achieve the vision.
- A carefully planned and well managed range of year round recreation products such as hiking, camping, climbing, biking horseback riding, ATV, snowmobiling and commercial tours, Nordic skiing, backcountry skiing, snow cat-skiing, sled-skiing, dog sledding, and alpine (downhill) skiing have the potential to diversify and strengthen the area's economy.
- A range of planning, infrastructure, communication, education, and enforcement tools are necessary to achieve the vision of the CRA. Given that many recreationists are independent, public education is essential to achieve management objectives, and compliance should be promoted in a collaborative and positive manner.
- It is essential to cultivate respect amongst recreation groups, and respect for the environment and FN heritage in order to enhance implementation of the CRA plan.
- Governments, businesses, and residents need to be aware of the inherent risks that are associated with backcountry mountain recreation. They need to ensure that public and commercial activities are managed to provide the safest possible experience for residents and visitors using widely acceptable and consistently improving standards of hazard awareness, loss prevention, and risk management.

Encouraging Sustainable Community Based Development

Local commercial and non-commercial recreation interests within the CRA will further enhance the responsibility of the *Sunshine Valley Active Community Committee*. The

committees, in conjunction with the Sunshine Valley Developments Ltd. are both based in Sunshine Valley. This partnership is intended to:

- Provide enhanced management and development for the CRA including taking on formal responsibility for managing the *Managed Recreation Zones*;
- Raise funds to support sustainable development of recreation activities;
- Provide Recreation Patrol services;
- Apply for and provide tenure management support for guided tours;
- Support the development of other recreational opportunities; and,
- Participate and manage the Clearinghouse monitoring and implementation process.
- Serve as a conduit for identifying, securing support and commissioning new planning for the CRA.

Clearinghouse Management Process

The proposed Clearinghouse Management Process is intended to better manage access and activities within the interests of the different tenure holders and historical users within the proposed Silvertip Resort Corridor CRA.

Within a pilot project the CRA Clearinghouse can be defined an agreement where a Resort CRA proponent, Regional District, First Nations group and the province collectively desire to explore and test new measures to create a process that is more efficient, effective and responsive to management needs within the CRA. Aspects of the process include:

1. Building knowledge of present and future activity in the CRA.
2. Feedback between the stakeholders regarding the awarding of tenures, permits and other provincial authorizations;
3. Consensus building linked to overlapping commercial interests regarding access and other activities.
4. Meaningful First Nation and community participation at the strategic level regarding areas of planning and the implementation of commercial activity.

Clearinghouse Communication and Monitoring Objectives

The Clearinghouse Management Process ensures that fair facilitation will happen year-round between stakeholders and CRA user groups so that recreation management issues within the CRA reflects the management plan principles.

Monitoring and input meetings occur twice a year and will serve as a feedback process for the management plan and other planning issues.

Meetings will be conducted within an informal consensus building process and encourage free and open dialogue between participants.

Proponent Representation, Hosting and Mediation

The foundation partnership of the Clearinghouse includes the Sunshine Valley Developments Ltd., Sunshine Valley Active Community Committee, Fraser Valley Regional District and the Stolo First Nations.

The Sunshine Valley Active Community Committee is the Clearinghouse proponent in partnership with Sunshine valley Developments Ltd. and is responsible for ensuring that the meetings occur, preparation of the agenda, notification, minutes and overall facilitation between the meetings.

The Fraser Valley Regional District serves as the host for the meetings and provides basic secretarial support and archiving for the Clearinghouse.

The provincial government provides a mediator with experience in consensus building, to run the meetings held twice a year.

CONFIDENTIAL Draft

C. Participation: Stakeholder Input and Problem Solving

Participation in the Clearinghouse Process is informal and is made up of the foundation partners as well as other commercial stakeholders and organized user groups utilizing the CRA. These members include:

1. Sunshine Valley Developments Ltd.
2. Sunshine Valley Active Community Committee
3. Fraser Valley Regional District
4. Stolo First Nations
5. Sunshine Valley Snowmobile Club
6. Others as identified

Government representation is required in order to complete participation in the Clearinghouse process. Members from provincial government agencies which have an interest in the CRA as well as local government should be included as follows:

1. Ministry of Tourism, Resort Development Branch
2. Ministry of Forests
3. Ministry of Environment
4. Integrated Land Management Bureau
5. Others as Identified

Education and Community Participation

The Clearinghouse process can dovetail with the FVRD Sunshine Valley Advisory Planning Commission. The Commission responsibilities include responding to referrals of matters related to land use, community planning, and the preparation of bylaws or permits. The intent of the bylaw is that the commissioners be equally divided between full-time residents and seasonal residents of Sunshine Valley. Of the seven, four are seasonal and three are fulltime residents of Sunshine Valley.

D. Access Formula for the Controlled Recreation Area

Commercial Stakeholder Access Scheduling and Road Corridor Protocol

Commercial Stakeholders represent tenure, license or permit holders who do business within the CRA. Such stakeholders will be expected to conform to the road access protocols developed by the CRA Management Plan in conjunction with the Clearinghouse process and Provincial regulations. The following represent initial commercial access protocols:

- Commercial stakeholders hold a key to the gates that appear within the road network.
- Commercial activities will be posted on a dedicated website for public view.
- Website updates occur every Monday which would indicate closures, commercial activity.
- The Corridor will have specific Radio frequency guidelines.
- Commercial operators will be required to post activity at the trailhead.

The Silvertip Resort Corridor THE PROPOSAL: A PILOT MANAGEMENT PROCESS

Within the proposed CRA Management Plan process the Silvertip Resort Corridor recognizes that CRA's are applied in specific areas where the intensity of activity and resource values require more concentrated management. CRA's place more management responsibility on commercial operators to ensure the safe and orderly use of the designated area.

They are established as part of a commercial tenure. In this planning context, it is proposed that the development of the Silvertip Resort Corridor CRA serve as a test mechanism within a pilot project in order to determine whether the present high volumes of uncontrolled recreational activity can dovetail with a small footprint resort development within a very high value landscape that requires enhanced management and enforcement in order to protect ecosystems.

This area is without a comprehensive *Commercial Recreation and Resort Policy* framework, which is often common in other areas of the province. This gap in policy and knowledge resources requires that the pilot project assemble knowledge and planning that can provide a broader direction and guidelines for the future establishment of a CRA.

Full implementation of the CRA will be based on lessons learned as the Clearinghouse process guides the pilot project and planning process which will then serve as a means to develop the final CRA management plan and proposal.

Sections:

- A. The Proposal Framework
- B. An Integrated Management and Development Process
- C. Ongoing Plan Review and Monitoring
- D. Action Plan

PRELIMINARY DRAFT

A. The Proposal Framework

The Clearinghouse Process requires financial support as a pilot project. The project would explore, develop and then test various aspects of management systems, communication and problem solving related to the previously outlined Controlled Access Proposal. The project would support the Clearinghouse Process to explore and define a controlled access framework. This process can then be tested and revised so that a more efficient, effective and responsive process can occur within the final CRA Management Plan.

It is expected that the details of the proposal and the final project framework would be defined as a result of discussions with the various provincial agencies. At first glance the project will require a year to develop the workings of the Clearinghouse and then two years to test and refine the process in conjunction with a Controlled Access Strategy.

B. An Integrated Management and Development Process

Based on consensus, the Clearinghouse process will involve local stakeholders who will be committed to working collaboratively with forest licensees to integrate forestry and recreational development opportunities. This kind of collaboration is currently underway in other CRA's in the province, which will serve as models for the pilot project.

Integrated forestry development has significant potential to enhance the achievement of the CRA recreation management objectives.

C. Ongoing Plan Review and Monitoring

Twice a year the Clearinghouse Monitoring Committee will meet to review and update activities within the CRA. Every two years, the committee will conduct a review of the approved CRA Management Plan to assess progress in plan implementation. Every five years, the committee's *Director* will conduct a review of the approved CRA to assess the extent to which the plan is effective in achieving defined objectives. Where regional interpretation of effectiveness monitoring results shows that the objectives are not effective in achieving stated planning objectives, the Director will coordinate the development of measures to improve effectiveness. The Director will undertake these reviews in collaboration with all affected interests.

There is a recognition that new information will become available that may require revisiting portions of this plan and therefore the Clearinghouse will monitor implementation accordingly.

This CRA and/or the legal objectives established to implement it may be subject to review at times other than the specified two/five year scheduled review in order to address issues that arise. There are a number of issues that will likely arise in the near future, such as the impact of increasing levels of recreational activity on recreational experiences and the

environment, which will have to be addressed through revisions and amendments to the CRA.

Government agencies will work with local stakeholders and the general public to monitor implementation of the plan and revise the plan as needed to address emerging issues (e.g. new zoning requirements, new cabin proposals etc.) or implementation difficulties (e.g. excessive infractions in closed areas etc).

D. Action Plan

As this document will serves as a discussion paper, the primary outcome expected is the establishment of an action plan to further define the objectives of the outlined proposals. To be determined by the working group, the following represents the points by which steps and timelines can be applied to further the overall project:

1. Management capacity and sustainability.
2. Government Permission
3. Government Assistance
4. Proposed Budget and Proponent



The Silvertip Resort Corridor

Expression of Interest Application

Submitted by:
Sunshine Valley Developments Ltd.

Presented:
March 12, 2009
Terry Pratt
Manager, Major Projects
Resort Development Branch
Ministry of Tourism, Culture and the Arts

Contact:
Arne Zabell
Email: arnezabell@gmail.com
C/O Silvertip Developments Ltd.
PO Box 88626 RPO Newton
Surrey, B.C. V3W 0X1
Phone/ Fax: 604-599-3861
Cellular: 604-786-1648

... "Many sacred and personal longhouse items have been placed throughout the forests as per cultural protocol. The sweat lodge ceremony and vision quests have forever been part of this land... our family will continue to exercise our unextinguished rites to be stewards of this land and share with our neighbours in a way that is respectful both ways"....

*All our relations
- PeqYexwella and
Kelaxtelotyia of
the Sto:lo First
Nations*

The Silvertip Resort Corridor

Expression of Interest Application

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“ The proposed Cascades Hut-to-hut Trail...Mr. Gordon Zucht (70+ years young) has completed this proposed route several times in summer and winter throughout his 25 year history in Sunshine Valley and is lead our on the design and construction of new trails with the Active Communities Group.

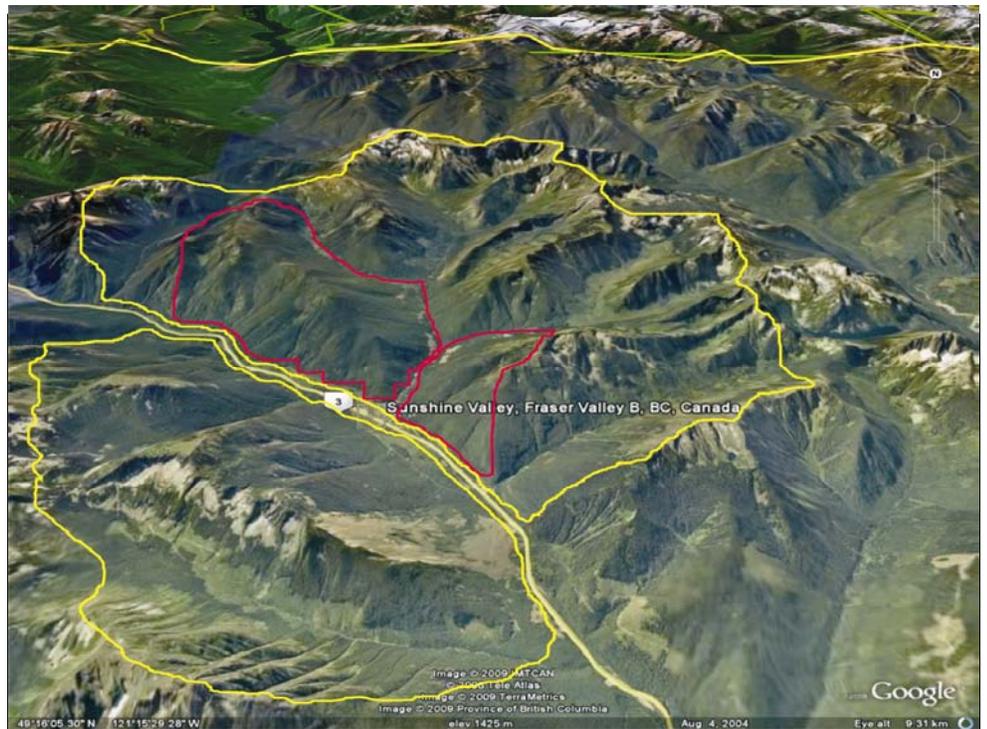
Intention

The *Silvertip Resort Corridor* represents an integrated approach to managing the recreation area between Manning Provincial Park and Skagit Valley Provincial Park that includes the development of a variety of small footprint eco-tourism and recreation business activities in the vicinity of Sunshine Valley east of Hope, British Columbia.

The proposed corridor contains a number of watersheds that link the unincorporated community of Sunshine Valley with the existing *Silvertip Ski Area*. The Silvertip Resort Corridor is proposing to manage a *Controlled Recreation Area* which spans an area historically used by *unmanaged* snowmobile and other forms of motorized recreation users. This proposal also includes the development of four primary all-season resort components within the management area which we describe as:

- Silvertip Adventure Village
- Silvertip Lodge & Spa
- The Cascades Hut to Hut Trail

Within a multi-phase development program the Controlled Recreation Area will cover 174 sq.km and will become a model for ecotourism and small footprint resort development in British Columbia.



Location

The vicinity of the proposed management area containing the Silvertip Resort Corridor is located 19 km east of Hope and 3km from the Manning Park west entrance. Sunshine Valley is central to the proposed area which reaches to the western boundary of Manning Provincial Park then reaches south to the top of Silvertip above the Trans Canada Trail and then to the summit of the eastern slope of the Skagit River watershed. Phase one of the proposed management area contains the area south of Highway 3 while Phase 2 covers an area north of Highway 3 all accessible via private lands.

Silvertip Resort Corridor Expression of Interest

Prepared March 12, 2009 for the
Ministry of Tourism Resort
Development Branch by
Sunshine Valley Developments Ltd.
Phone/ Fax: 604-599-3861



Hope Standard, August 19, 1979

PROJECT GOALS AND OBJECTIVES OUTLINE

The Silvertip Resort Corridor proposal seeks to secure two primary long-term objectives. The first is to secure an integrated approach to managing wildland areas so that the wilderness character of the area can be retained for existing and future residents of Sunshine Valley. The second objective is to capture tourism and recreation opportunities and benefits from the growing influx of visitors into the proposed management area from the Lower Mainland and southern interior of BC.

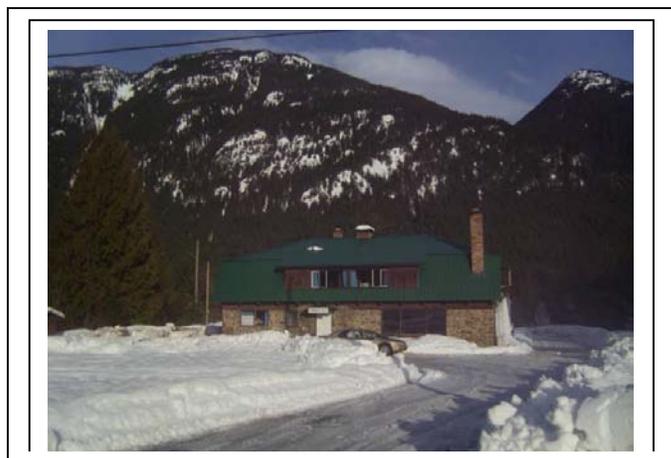
For the purpose of creating an integrated approach to planning and development, each of the proposed resort development components will be linked within the overall Silvertip Resort Corridor Management Strategy.

Each component site or primary landing area within the resort corridor is linked by Sumallo Forest Service Road which joins the Silvertip Forest Service Road at the 5 km mark which then leads to more primitive unnamed forest service roads.

Silvertip Adventure Village

The Silvertip Adventure Village is located largely within Sunshine Valley but would have portions of an all-season terrain park for snow boarding and tubing as well as cross country ski trails and a small down-hill “adventure” ski hill within the Controlled Management Area. The village would offer a ski-in ski-out opportunity for residents and visitors of Sunshine Valley.

The ski hill and terrain park will contain approximately 12 runs and potentially be served by a gondola and two or more other lifts which will also serve as a staging area for users seeking to traverse the Cascades Trail Hut-to-Hut Trail.



The adventure village would serve as a staging location for motorized recreation which is the fastest growing activity in the area and which causes the most harm to the habitat, resources and values within the proposed corridor. From here off-road users utilizing parking services would be directed to future “designated” and motorized recreation zones managed to enhance the experience while minimizing the impacts of these activities.

The village would also be a staging point for hikers and bikers seeking to explore the numerous trails in the area as well as the proposed Cascade Hut-to-Hut Trail located within the corridor and linking to the bordering Provincial Parks. The village would also be supported by the existing horse stables within the Community of Sunshine Valley allowing equestrians access to appropriate trails.

The activity areas located on crown land would be anchored by offerings located in Sunshine Valley that includes the existing Silvertip Inn, a hostel capable of

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Prior to any settlement or contact, this area, including the surrounding land is used as it has been by our ancestors from the beginning of time all year long. Cedar for carving, roots for baskets and clothes. The pine and spruce for food and medicine. Well over 30 types of herbs have been identified that are used today for healing and cooking purposes”.

- PeqYexwella and Kelaxtelotya of the Sto:lo First Nations

housing groups of up to forty with in-house dining and amenities; a number of bed and breakfasts; meeting facilities; a future state of the art skate board park; a bob sled track; outdoor skating rink; a fitness center; a restaurant and retail outlets.

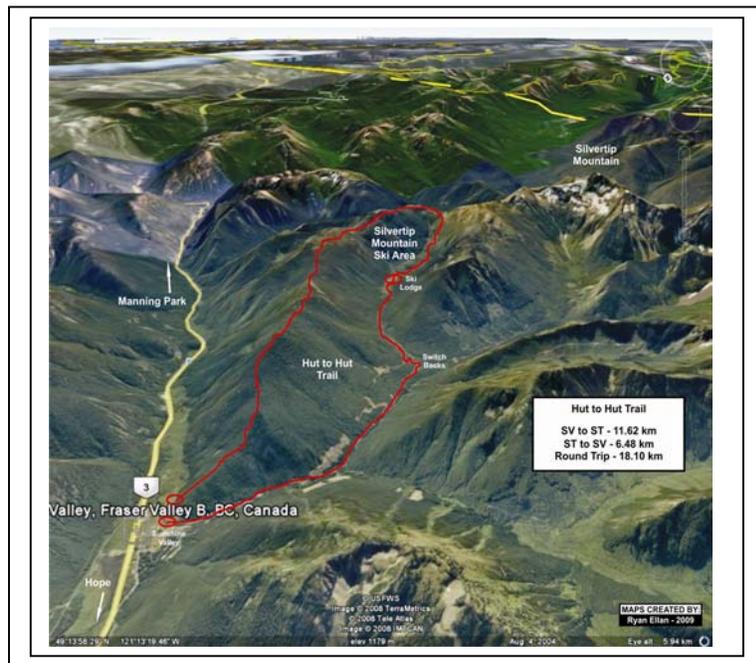
Summer activities would attract skateboarding, single-track mountain biking, BMX and high performance mountaineering and trekking. The Silvertip Inn would provide the gateway for the management of motorized and non-motorized users of the Corridor, enabling staff to inform users of safety and environmental concerns for all users.



Silvertip Lodge & Spa

Located at the existing Silvertip Ski Area the Silvertip Lodge & Spa is a small footprint year-round resort that would accommodate a maximum of 200 overnight visitors at a time in the winter, and in the summer with an attached Yurt Village and campground would accommodate up to 350 overnight visitors at a time.

The resort consists of a ski hill located within the existing Silvertip Ski Area which will contain approximately 24 runs and potentially a gondola and two or more lifts. The resort also serves as a staging area for three cat-ski vehicles serving the existing ski area as well as three or four backcountry locations. Both the lifts and the cat skis serve as shuttles for cross-country skiers traversing the Cascades Hut-to-Hut Trail.



The resort would consist of a lodge with approximately 24 rooms plus kitchen, dining and meeting facilities and would have a free standing spa and pool building. There would be two separate bed & breakfast buildings and about a dozen cabins. The Yurt Village and campground would support about 50 sites that would include RV and tenting sites.

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In the summer Hut-to-Hut hiking will be available as well as retreats and spa experiences. The emphasis of the lodge will be to provide “guided” full service experiences for small groups and individuals.

The Cascades Hut to Hut Trail

This trail system includes a number of routes that link Sunshine Valley with Silvertip Lodge & Spa, Manning Provincial Park and Skagit Valley Provincial Park. The routes contain four overnight sites consisting of a total of eight - six person cabins with space for over-flow backcountry camping. The trail system is serviced by lifts from both Sunshine Valley and Silvertip Lodge & Spa. The trail will be managed for *self-propelled* users only which will include single track mountain biking and adventure racing in the summer and snowshoeing and telemark skiing in the winter. Part of the route will be available to guided horseback riding. In all cases, guided tours will be the primary use for the huts which will also be linked to community use within a membership formula.

Development Character

Ski Terrain

The terrain park and snowboard area is primarily southwest aspect with 1 bowl, trails and tree skiing. The terrain includes expert, intermediate and novice trails. The proposed cat skiing area after clearing of the pine killed will provide expert and intermediate runs with proper replanting good tree runs will materialize.

Vertical Drop

1,400 metres of vertical drop achievable within the Cat Skiing area.

Base elevation at Sunshine Valley: 1,000 metres.

Base elevation at Silvertip: 1800 metres.

Top elevation: 2,800 metres.

Distance from Market

It is 19 Kilometers to Hope, BC. The Fraser Valley Regional District has a total population estimated at 250,000 however when combined with Greater Vancouver we are confident to say that 800,000 people live within 1 hour of Sunshine Valley.

Major Airport

There is an international airport at Abbotsford, 1.5 hours drive west. There is a regional airport at Hope, fifteen minutes drive east. The area is also served by helicopter from Hope.

Accommodation

The community Sunshine Valley has a variety of rental accommodations from B&B to House rentals. Sunshine Valley develops proposes twin developments and campgrounds, augmented by Yurts for total bed units of approximately 300.

Environmental Impact

The impact to the environment will be carefully undertaken. The old growth forest will be preserved, which will add to the air quality, reduce carbon dioxides.

- All buildings and infrastructure will be built with the environment in mind.
- Geothermal heat pumps, recycling, composting and high efficiency systems will be utilized.
- Maintenance areas will be gated with an attractive fence in order to minimize human impact on the wildlife and ecosystem.

Future Growth

Any future growth will depend on the environmental impacts observed and the sustainability of the area. Its unique experience would be greatly diminished by overcrowding.

PRELIMINARY IDENTIFICATION OF THE PROPOSED CONTROLLED RECREATION AREA

Controlled Recreation Area in Historical Context

Presently, the Silvertip Resort Corridor represents a revitalization of one of British Columbia's most established "community" recreation areas. *Silvertip Ski-hill* was the first snowboard hill in Canada with a *half pipe* and operated in the late 1980's and 1990's. The recreation area has a long history as being associated with development at Sunshine Valley.

Sunshine Valley, BC is a scenic all-season community of rural-residential resort homes within the Sumallo River and Nicolum River Valley's in Electoral Area B of the Fraser Valley Regional District. Homes are spread throughout the six existing "villages" of Sunshine Valley which include Alpine, Cedar, Huckleberry, Meadow, Parkhill, and Sumallo Villages.

Silvertip Developments Ltd. established in the mid 1960's was instrumental in achieving the Sumallo Forest Service Road and committed \$10,000.00 to the construction to ensure access to the recreational area behind Sunshine Valley.

Since the 1970's Sunshine Valley Developments Ltd. have been studying, researching and operating commercial recreation and management activities, offering snowmobile rentals in the 1980's and for a period of time becoming a dealer of recreational equipment as well as operating a local *rope tow* for skiing, ski-bobbing, and tobogganing within their corporate properties.

In 2008, the community working through the Sunshine Valley Ratepayers Association and its *Active Community Committee* completed the base trail for Phase 1 of the Cascades Hut-to-Hut Trail along the Sumallo River in partnership with Sunshine Valley Developments Ltd. Completion of the entire route will constitute a 20 kilometer circular trail system, gaining over 2000 metres and offering spectacular views of the Cascade Mountains. Mr. Gordon Zucht (70+ years young) has done this proposed route several times in both summer and winter throughout his 25 year history in Sunshine Valley and is lead on the design and construction of the trail for the Active Communities Group.

Application of Controlled Recreation Area

The proposed Silvertip Resort Corridor is contained within a proposed Phase 1 Controlled Management Area covering 120 sq. km. or 29,651 acres. The approximate size of Phase 2 is about 54 sq. km. or 13,343 acres.

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SIZE AND SCOPE FOR THE RESORT CORRIDOR

Size

The overall development would include 114 bed units as well as 40 dwelling units and 160 campground units.

Scope

The basic strategy for creating a small foot print approach to the Silvertip Resort Corridor is one that ties the activity areas to residential development on privately owned land. This approach lessens the impact on crown land and the requirement of supplying residential services (water, sewer etc) through a development corridor that then places pressure on wildlands.

By creating small development clusters that are directly related to visitor and recreation services the requirement for crown land development is linked only to recreation use and not residential use. This scenario is then linked to the use of green technology that requires a small run-of-the-river hydroelectric supply, and/or wind although Sunshine Valley proper is connected to the Hydro grid. Methods of composting solid waste and other forms of green technology that will serve as a model for small resort developments in BC.

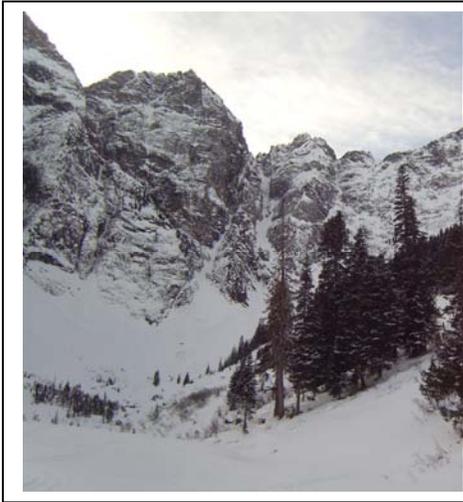
The material of choice for construction of all buildings is wood that is milled into a profiled log that is also combined with timber-frame construction. Utilizing trees killed locally by the *mountain-pine beetle* will provide an ample supply of material that will lead to a reduction in carbon emissions.

By targeting non-motorized methods of travel as well as group tours and shuttle services, fully-independent travel within the corridor is lowered, and while it is not eliminated the resort as a profit center would prefer to guide and shuttle visitors in order to realize greater profitability.

Finally, the resort corridor provides a high-value visitor experience that requires a smaller volume of traffic. This lower volume approach naturally places less stress on the environment. The resort corridor will offer a lower value experience within a close proximity to Highway 3 and within Sunshine Valley where services are readily accessible.

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Land Requirements

The Silvertip Resort Corridor proposal contains a need for crown land that will compliment private land development as follows:

Silvertip Adventure Village

- *Private Land Supplied:* 20 hectares for the village proper; Village trail and road right-of-ways.
- *Crown Land Requirements:* 160 hectares for the terrain park; Road and trail right-of-ways that link the village with the terrain park and with the Cascade Trail.

Silvertip Lodge & Spa

- *Private Land Requirements:* 2 hectares for the small lodge within the resort campground.
- *Crown Land Requirements:* Silvertip Ski Area Tenure (existing); 40 hectare right-to-occupy (or other) for the lodge and spa proper; Road and trail right-of-ways that link the resort to the Adventure Village and to the Cascade Trail; 20 Hectare right-to-occupy (or other) for the campground; Tenure for small run-of-the-river energy supply; Continuing of tenure for domestic water supply; Resort timber cutting permit for the ski areas.

The Cascades Hut to Hut Trail

- *Private Land Requirements:* nil
- *Crown Land Requirements:* 10 hectares total, in 4 locations for hut facilities; trail right-of-ways that link landing areas in Sunshine Valley, Silvertip Lodge, Silvertip Campground; Manning Park and Skagit Valley; Road right-of-ways for emergency and maintenance.

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Regional Impact

As the Lower Mainland grows, more people are discovering Sunshine Valley, the increase in new residents and visitors demand a proactive approach to designing a development/management plan that considers the local culture and existing stakeholders while at the same time bringing about a deliberate approach to realizing opportunities.

Building an integrated approach to community and economic development in Sunshine Valley recognizes the following opportunities and assumptions:

- Sunshine Valley is within close proximity to a resident population of 800,000 people.
- There is an opportunity to build and sustain a local “niche” economy.
- The local setting and culture is suitable for attracting new residents working within the alternative energy, remote technology industry.
- There is growing demand for recreation activities and experiences.

All groups contacted during the preparation of this plan recognize the need for active management of this crown land area. Pressures from outside the immediate community due to the explosive growth of mechanized recreational activities and the promotion of healthy lifestyles are driving people to look for more areas to play. Sunshine Valley is becoming inundated with persons looking for that rush nature brings, however without proper management things can quickly get out of hand, leading to accidents, user conflicts, damage to private property, and potential loss of life if people are not prepared for the realities of the Cascade Mountains.

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PRELIMINARY SITE INVENTORY AND ANALYSIS

Jurisdiction

Located in the Fraser Valley Regional District

Existing Land Use

Logging

Hydro Distribution Line to DL1798

Resource Harvesting (e.g. berries, roots, bark, etc.)

Road Analysis

Excellent paved highway to Sunshine Valley #3 with the Sumallo forest Service Road leading to other logging. Most roads are designated Seasonal Access, 4x4 only at this time.

Slope Analysis

Some excellent bowls, high peaks, predominantly north facing slopes with some 360 degree aspects. Some very steep but most steep slopes are able to be managed for hazards. Much of the area has been previously logged; some good tree runs available for extreme skiers.

Elevation Analysis

Each development cluster within this proposal has been placed in a location where there has been a historical winter and summer activity. Elevations are suited for adequate snow levels that can be managed.

Aspect Analysis

The existing ski slopes are in the shadow of Silvertip Mountain, they are on the east aspect. Some adjacent slopes will be utilized with differing aspects as well.

Fall Line Analysis

The fall line is funnel shaped making for numerous ski runs and bowls that all converge at the base.

Skiing Potential Analysis

The area is already used by skiers, snowboarders who hike or are towed up the mountain slopes. This area is in the snow belt where the annual snowfall is very deep. The snow lasts until late spring early summer. Old clear cuts are ideal to convert into telemark ski runs.

Climate Snowpack Analysis

Extreme heavy snowpack.

The Hamlet of Sunshine Valley

The hamlet is a residential area. The community will continue to have minimal impact on the wildlife and be designed to enhance wildlife viewing. Master planned, design elements may incorporate local elements of stone and wood. Some real estate will be developed to offset resort costs.

Avalanche Paths

At several critical locations the Company will invest in new avalanche control devices that can be remotely fired allowing the avalanche technicians to artificially trigger avalanches during all weather conditions. These systems provide a highly reliable system for controlling avalanches resulting in the reduced duration closures for the recreation area and a safer environment for all.



Preliminary Environmental Inventory

Water Quality & Quantity

There is an abundance of good quality water as it is located in the high snowpack area. The main tributary has a consistent strong flow of water. Water licenses which will support the development are already in place however flow analysis will be required to ensure assumptions.

Soils

Glacial till to rich black topsoil. Gravels and bedrock are also abundant.

Vegetation

Forest cover includes pine, cedar, spruce, fir, hemlock, cottonwood and birch. Other plants include huckleberries, devils club, Indian celery etc.

Wildlife & Fisheries

The area has been studied fully with many recent published works from the Skagit Environmental Endowment Commission, the FVRD, The Ministry of Environment, Ministry of Forests and a very recent Habitat Analysis completed by Charlie Russell an International Bear expert.

Wildlife includes:

- Black bear
- Cascade Grizzly
- Cougar
- Deer
- Moose

Fisheries:

It is expected that some trout may be found in some of the streams and ponds although these would be deemed to have been stocked at one time.

Air Quality

The air is very fresh.

Scenic and Natural Resources

Much of the logging has been kept from highway visibility. The mountains are very scenic and it is the goal to maintain such scenery and while assisting to ensure the continued harvesting of natural resources remains supported, it is the goal to have a minimal impact in all our activities.

First Nation Participation

The Stolo Nation is represented at the resort. Don Froese and his wife Gail Starr are from Seabird Island and their families have been given stewardship of the land at Silvertip and Sunshine Valley. Owners of the Silvertip property at one time, they hold their responsibility to protect this land as a sacred trust and we share their commitment.

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PRELIMINARY MARKET COMMENTARY

Within British Columbia, the greatest growth of tourism has been within the southwest coastal region due to the large resident population that can feed activities and attractions with day and weekend trips. Climatic considerations will soon bring greater exposure to inland areas which will bring greater exposure to Hope and Sunshine Valley as gateway locations.

Sunshine Valley and Silvertip remain well positioned to provide an eco-tourism and adventure tourism experiences to a very large urban population. The Fraser Valley Regional District has a total population estimated at 250,000 however when combined with Greater Vancouver its safe to say that 800,000 people live within one hour of Sunshine Valley.

From 5000 to 8000 vehicles per day pass by Sunshine Valley during peak periods, many of these travelers will be day trippers seeking outdoor activities within close proximity to the Lower Mainland.

B.C. has excellent ski areas, starting with Whistler, rated the number one ski resort in North America, and including well-known destinations such as Sun Peaks, Silver Star, Big White, Apex, Panorama, Kimberley, Fernie, and Kicking Horse Mountain Resort. But there is always room for improvement and for something different and for a new clientele looking at different types of all-season vacations.

There are two main market segments that represent the primary growth opportunities for the corridor. The Silvertip Adventure Village located in Sunshine Valley will attract the *economy* visitor that includes the youth and family demographic that represent active adventure travelers. The Silvertip Lodge & Spa will attract *higher-income* visitors seeking an exclusive nature-based experience. The lodge is within close proximity to the Vancouver International Airport and will be able to attract international visitors as part of an important market segment. The Cascades Hut to Hut Trail bridges various target markets and will appeal to economy and exclusive travelers.

The overall market potential for the resort corridor will be anchored by a growing number of travelers already frequenting the area that includes Manning Provincial Park, and Skagit Provincial Park. This recognition will secure the resort offerings as complimenting the outdoor tourism experiences in the Cascades and add value to all of the existing tourism operations in the region.

Existing Competition.

- Manning Park Ski Hill and recreation area is 45 minutes from Sunshine Valley on Highway #3. It is an excellent family ski hill and the cross country is said to be excellent as well. It is not considered to be competition because of the difference in the owner structure, market, operations, necessary restrictions of a Provincial Park and ultimately vision.
- Hemlock Ski Resort is approximately 60 minutes drive west. It has big plans which include a new chair lift, expanded ski terrain, real estate and an innovative year-round program etc. It is not considered to be competition because of the differences in variety of terrain, elevations, vistas and opportunities available for all types of outdoor recreation.



- We believe this proposal highlights a new type of recreation opportunity, and while many of the activities we contemplate, the management, partnerships available for this proposal will result in an improved environment for all.

Activities of the Resort

- Skiing
- Wildlife Viewing/Study
- Gondola Rides
- Zip Lines
- Putting Range
- Discovery Centre
- Indigenous Knowledge Training/Sharing
- Ecological Knowledge Training/Sharing
- Dinner Theatre
- Kayaking
- Camping
- Mountain Climbing
- Biking Trails
- Snowmobile Tours
- Quad Tours
- Motorcycle Tours
- Concerts
- Festivals
- Spelunking
- Snow Tubing
- Spa
- Hiking
- Skateboarding
- Dog sledding

Comfortable Carrying Capacity

The Resort operation will take into consideration such things as the industrial operations logging & mining that will need to take place and of course fire and safety concerns in determining operational levels.

These and other consideration will have an impact on the number of activity zones available and the comfortable carrying capacity. Preliminary estimates are that the Silvertip ski hill will be comfortable with 200 skiers per day. The Adventure Park has a preliminary capacity of 750 participates per day. If we are able to achieve full operations of Phase One and with no restriction on available activity zones the Resort should be capable of up to 1250 participants per day with a lesser impact on the environment than if the area is left unmanaged.

Ski Lifts

- Gondola
- Triple Chair
- Double Chair
- T-Bar – In place
- Adventure Park Tow Ropes

Silvertip Resort Corridor Expression of Interest

Prepared March 12, 2009 for the
Ministry of Tourism Resort
Development Branch by
Sunshine Valley Developments Ltd.
Phone/ Fax: 604-599-3861

RESORT DEVELOPMENT OPPORTUNITIES AND CONSTRAINTS

Historically, Sunshine Valley has always attracted outdoor activity because of its proximity to the Lower Mainland and Manning Provincial Park. Being outside of the provincial park boundary it has always attracted a high number of ATV's, motorcycles and 4x4's, however in recent years the level of recreational activities has risen even more; now off-road use has grown twenty-fold which now requires more stringent management of the area.

Risks to provincial assets such as forest roads, timber and other resources require constant reinvestment and stewardship practices in order to minimize costs for area residents and governments as a result of damage caused by negligence. Silvertip Resort Corridor proposal represents a management approach that can achieve investment and capacity to address habitat and road/access issues so that responsible access and harvesting can occur.

Presently, as sensitive areas are removed from use or activities become restricted within certain *regulated* areas, *recreational users* are forced to move into *unregulated* areas such as the Silvertip/Sunshine Valley area.

This proposal suggests a means by which it is possible to manage this area taking into account all present activities.

Hurdles will have to be overcome within the development of a management plan. Bringing stakeholders to the table with an open mind will be required to solidify working partnerships. *Unregulated* areas becoming managed will undoubtedly upset some users; however our research indicates broad support for this proposal, nevertheless issues such as the protection of micro-ecosystems and heritage sites as well as fire protection will all become important factors within this management plan.

Provincial policy changes may impede progress to this new recreation management approach. Presently there is no one Provincial Ministry responsible that will assist us in achieving this goal.

Sunshine Valley Developments Ltd. believes this area to be special, having spent nearly 35 years studying the opportunities within the scope of the local environment. We corporately have considerable financial investment in the Silvertip property, and Sunshine Valley proper.

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SILVERTIP RESORT CORRIDOR MANAGEMENT TEAM

Don Froese & Gail Starr

Don & Gail have had a long history with Silvertip and Sunshine Valley. Their leadership has led to what exists today and they will continue to be involved in new growth. As leaders among the Sto:Lo Nation they will help guide the development of Sunshine Valley and Silvertip to ensure all new development is respectful of the land and the history of the area. Don an accomplished carver and artist comes from a long line of land stewards, while Gail serves the region as a first nation liaison officer for the RCMP.

Arne Zabell

Arne Zabell has been a business, transportation and community infrastructure consultant in British Columbia for the past 15 years. He has been an elected representative for the Fraser Valley Regional District for two terms and is a driving force for establishing the Cascade Lower Canyon Community Forest initiative around Hope, Yale and Sunshine Valley. He has developed tangible opportunities for rural communities, residents and First Nations to participate in the management of crown lands and community services for local benefit. Mr. Zabell has played a pivotal role within self-government for First Nations in British Columbia. Presently, he performs the lead role within the Silvertip Resort Corridor Strategy for the Sunshine Valley Development Corporation acting as the liaison between the company, potential partners and community interests.

Don Elzer

The corporation has retained the services of Don Elzer as an advisor for the project. Mr. Elzer is a designer of small footprint tourism strategies. He is a research analyst specializing in climate change adjustment and sustainable and innovative solutions for business, First Nations and communities. With over 20 years of on-the-ground experience he has acquired key knowledge about current development issues impacting rural British Columbia. As a past consultant with the Canadian Tourism Commission he developed one of the first eco-tourism strategies in British Columbia and continues to develop initiatives that link adventure and cultural experiences with responsible travel.

Contact

Arne Zabell

Email: arnezabell@gmail.com

Cellular: 604-786-1648

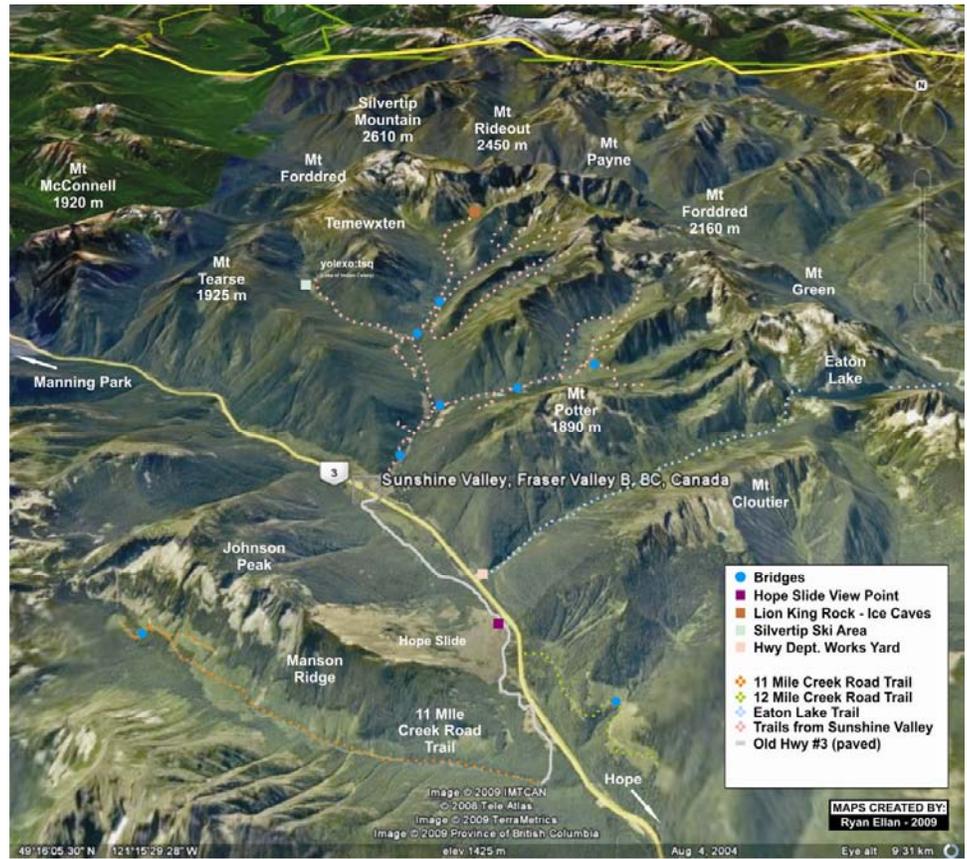
C/O Silvertip Developments Ltd

PO Box 88626 RPO Newton

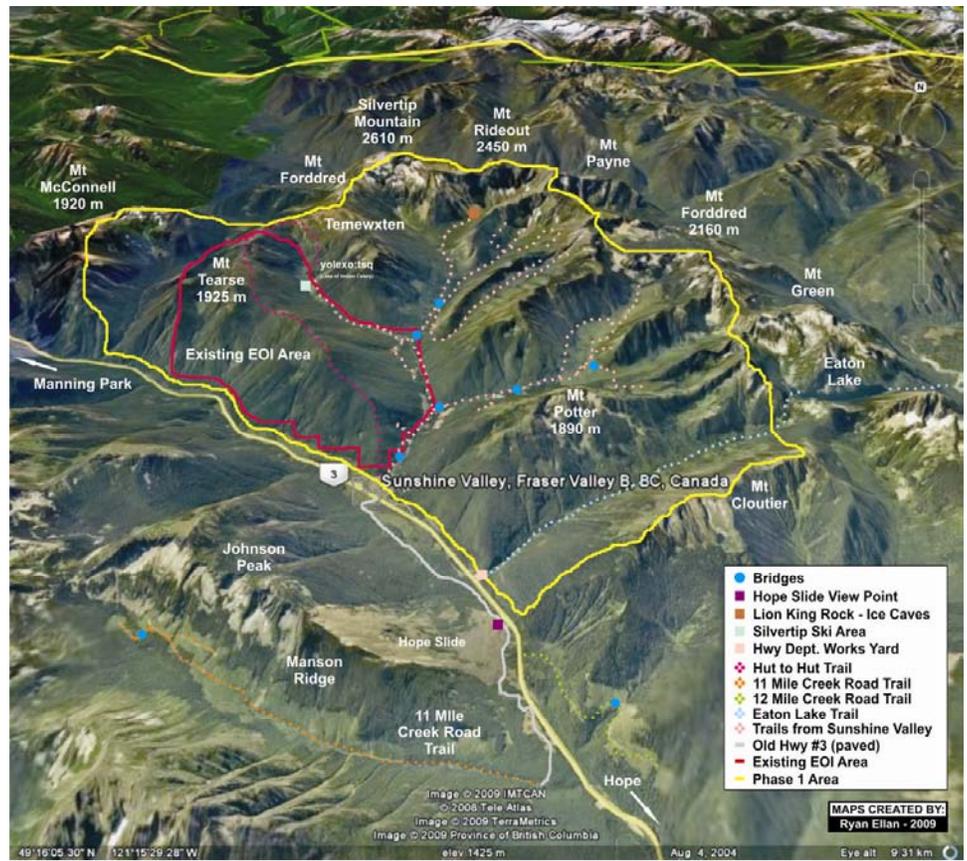
Surrey, B.C. V3W 0X1

Phone/ Fax: 604-599-3861

Silvertip Resort Corridor existing Forest Roads and Trails unmanaged



The Mountain Tops of the Silvertip Resort Corridor including proposed Phase One Controlled Recreation Area



Cascade Hut to Hut Trail

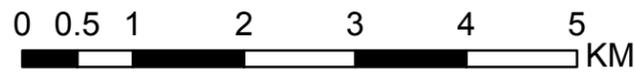


Phase One & Two Silvertip Resort Corridor

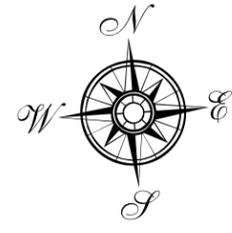


Silvertip Resort Corridor
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Silver Tip Expression of Interest and Proposed Development

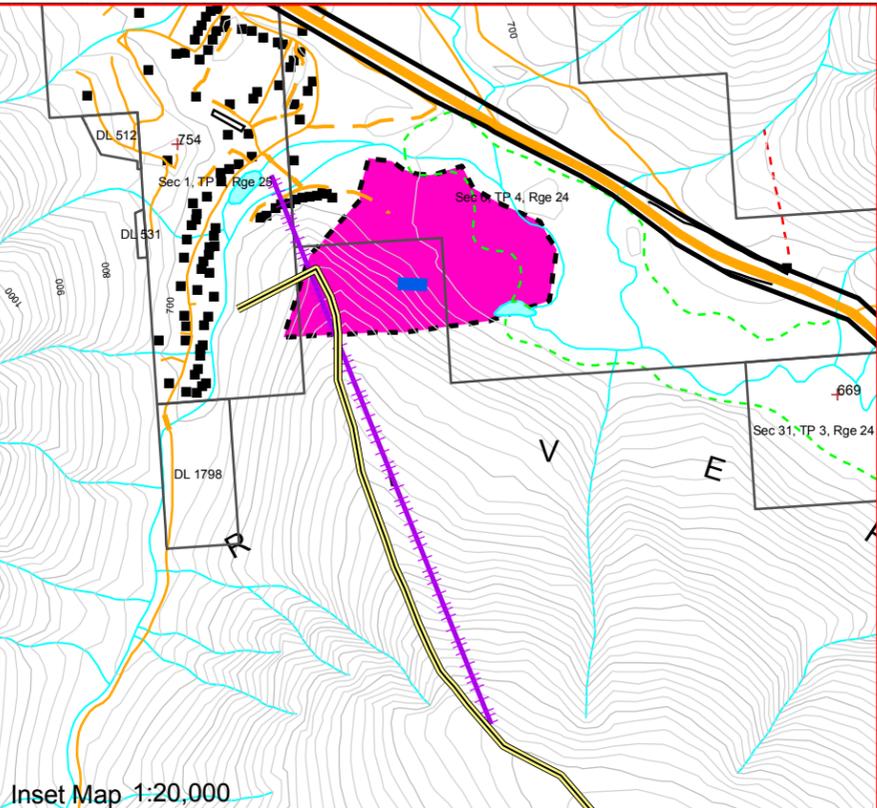


- Silver Tip Expression of Interest (17,362 ha)
- Snow Tube Contact Lift
- Hut to Hut Trail
- Proposed Gondola
- Adventure Snowpark
- Cat Ski Operation
- Parks and Protected Areas - Colour Filled

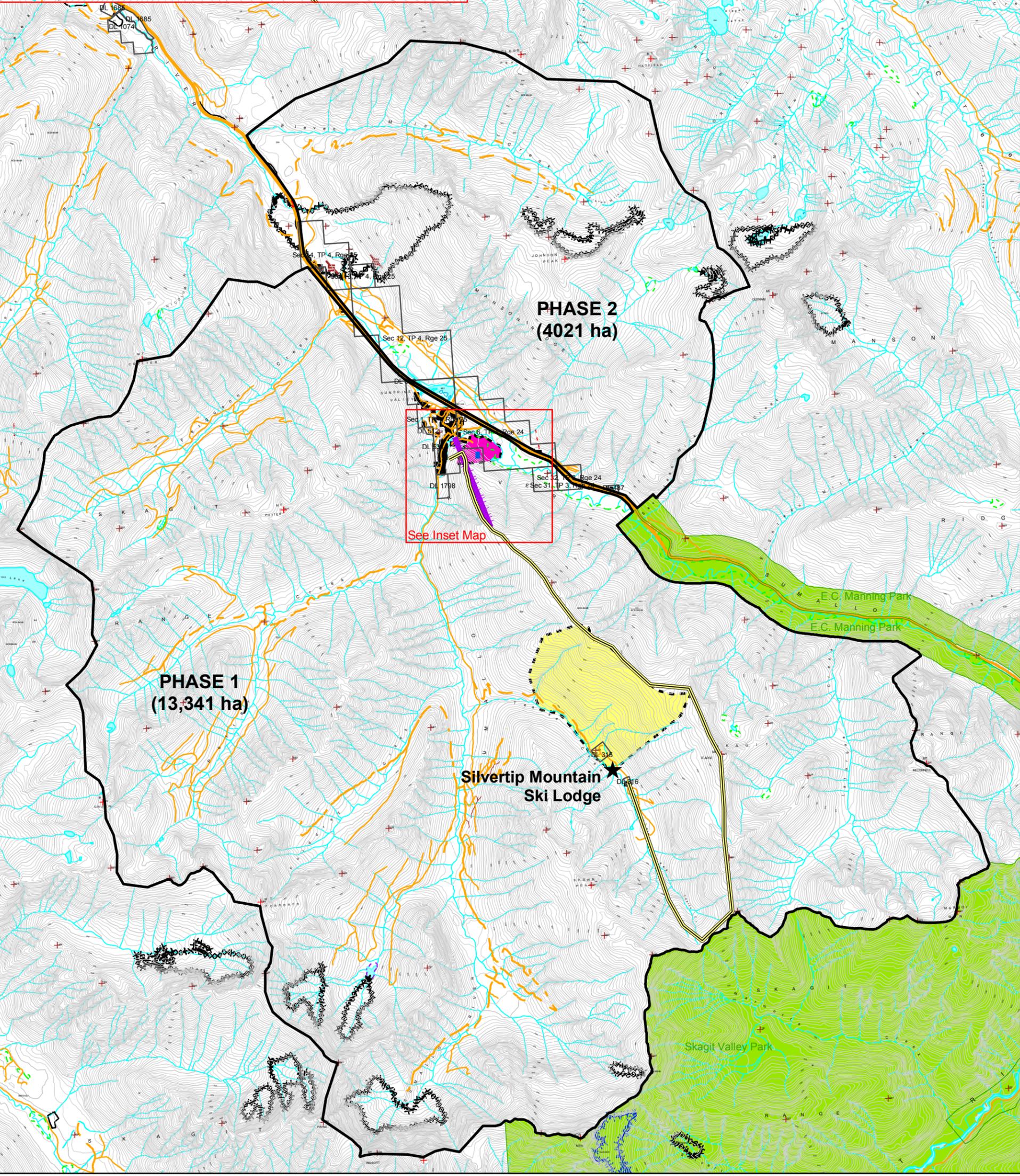


1:65,000

Plot Date: May 22, 2009
 Projection: BC Albers NAD83
 Plot File: SilverTip_referral_May09_11x17_65K.pdf



Inset Map 1:20,000



See Inset Map

Silvertip Mountain Ski Lodge

PHASE 1
(13,341 ha)

PHASE 2
(4021 ha)

E.C. Manning Park

Skagit Valley Park