



Date: 20/02/2026

To: Chair and Directors, Cariboo Regional District Board

And To: Murray Daly, Chief Administrative Officer

From: Nigel Whitehead, Manager of Planning Services

Date of Meeting: Cariboo Regional District Board_Feb27_2026

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Short Summary:

Mount Timothy Recreation Resort – Crown Referral of Proposed Resort Master Plan

Voting:

Stakeholder Vote – Unweighted – All Electoral Areas

Memorandum:

Background

The Cariboo Regional District has received a Crown referral from the Mountain Resorts Branch (MRB) of the Ministry of Tourism, Arts, Culture, and Sport for Mount Timothy Recreation Resort. The applicant has proposed a conversion from provincial authorization under an Operating Agreement (OA) to a Master Development Agreement (MDA). An OA is a one-time agreement that provides basic guidelines for the development of a resort, typically lasting 30 years. The Current OA is good through to 2039. An MDA is a multi-stage agreement, often including more complex development proposals, that commonly spans up to 60 years.

A new draft Resort Master Plan (RMP) has been developed as part of the Crown application. The purpose of the RMP is to provide guidance to the resort for future development. The MDA is the overarching tenure/agreement that governs resort operation and development on Crown land. The MDA provides the proponent with land-based rights to develop a resort as per the approved RMP.

The draft RMP provides significant technical analysis to ensure a high-quality resort experience and provides the long-term development concept for the resort. CRD Staff are primarily concerned with the development and land use proposals contained within the plan, and our analysis focuses on these portions of the RMP.

Staff encourage the Board to review the executive summary of the RMP which will provide much of the important general information and maps of the proposed development.

The newly submitted Master Plan is considered to be a draft version. MRB will compile any comments received from agencies, First Nations, and stakeholders into an Issues Tracking Sheet

which MRB will provide to the proponent. The proponent will then use that information to produce a Final Master Plan. The Final Master Plan will be shared once again to agencies, First Nations and stakeholders to ensure that comments and concerns have been addressed.

Development Summary

The Resort Master Plan is a guiding document that identifies the development components of the resort and assesses potential impacts of the resort. It also proposes mitigation and avoidance measures to address those impacts. Currently the Province is initiating an agency, stakeholder, public, and First Nation review of the Project. Highlights of the draft Master Plan include:

- Focus on continuing to offer a high-quality experience consistent with current resort offerings.
- All-seasons activities will expand in scope to include lift assisted sightseeing, mountain biking, and hiking (to name a few).
- Winter activities will continue to focus on lift accessed downhill skiing and snowboarding as well as other winter sports.
- Future possible development will include enhanced guest services and retail space, increased guest and staff accommodations, and new housing options.
- Future infrastructure upgrades, lift re-alignments, and trail development, as required.
- Increased support for motorized sports already occurring in the area (snowmobiling and ATVing).
- Expansion of the Controlled Recreation Area (CRA) from its current size of 331.2ha to a proposed size of 895.8 ha.

Over the life of the plan it is proposed to develop 68 condo units, 84 single-family dwelling lots, 129 multi-family townhome units, 14 strata cabins, 52 employee housing units, 24 RV sites and 48 camping sites. The proposed RMP predicts a balanced resort capacity at buildout of 2,390 people in the winter and 720 people in the summer. The proposed total number of bed units at buildout is 1,502 with an accommodation capacity of 1,721 people. For comparison, the existing accommodation capacity is 68.

The RMP proposes a total increase of guest services and commercial floor area from 1,215 sq. m. (13,078 sq. ft.) to 3,837 sq. m. (41,301 sq. ft.).

Phasing

The RMP proposes three phases for the development of the Mount Timothy Resort Area. The completed development is expected over the next 20-30 years. Below is a brief summary of each proposed development phase. For greater detail, the draft RMP should be referenced. The RMP notes that development of any new component will only occur after Mount Timothy has evaluated its likely success in relation to existing and future market conditions.

Phase 1

- Expansion of CRA boundary from 331 ha to 895 ha
- Significant parking expansions
- 4 mixed-use base buildings (41 condo units) with guest services & commercial floor areas of 1,677 sq. m (18,051 sq. ft.)

- One rental cabin
- 50 multi-family townhome units
- 25 single-family lots
- 12 employee housing units
- Gravity mountain cart track
- Motocross/UTV/Sled skills park (1.2 ha)
- 24 RV sites (2.1 ha)
- Zipline/rope course (0.6 ha)
- Sewage treatment expansion (0.9 ha)

Phase 2

- Relocation of T-bar lift to expand skiable terrain
- Snow play / Adventure Zone development (3.4 ha) incl. relocation and expansion of tubing area
- Mountain bike trail development
- Expansion of recreational trails
- Further parking expansion
- 19 single-family lots
- 28 employee housing units
- 34 multi-family townhome units
- 1 mixed-use base building (10 condo units) with guest services/commercial floor area of 353 sq. m. (3,800 sq. ft.)
- New campground area (24 sites – 3.7 ha)
- Events area (7.2 ha)
- 45 multi-family townhome units
- Frisbee golf (13.4 ha) and paintball area (0.8 ha)
- Adventure zone area (5.7 ha)
- Sewage lagoon expansion (1.6 ha)

Phase 3

- Continue trails and recreation expansion
- 12 employee housing units
- 24 new campground sites
- 40 single-family dwelling lots
- 1 mixed-use base building (17 condo units) with commercial 592 sq. m. (6,372 sq. ft.)
- 14 strata cabins
- Sewage lagoon expansion (1.0 ha)

Planning Department Analysis

Planning staff are supportive of the proposal in principle, however there are multiple concerns that will require resolution prior to significant development activities. Following this brief analysis, staff recommend a Board resolution listing the concerns and suggested requirements for submission to the provincial Mountain Resorts Branch (MRB). The MRB intends to collect stakeholder feedback for the proponent to address in a final Resort Master Plan.

Zoning and Official Community Plan Compliance

Currently the existing Controlled Recreation Area (CRA) is zoned Tourist Commercial (C 2) in the South Cariboo Area Zoning Bylaw No. 3501, 1999. The proposed additional CRA is currently zoned Resource/Agricultural (RA 1). The resort is currently not within an Official Community Plan area.

Staff suggest that the current level of development at the resort does not warrant the significant staff resources required to expand an existing OCP to cover the resort area (either Lac La Hache Area OCP or South Cariboo OCP). However, should significant progress on the proposed development occur, an OCP expansion would be strongly recommended by staff. Considerations of development impact on neighbouring communities will need to be addressed should significant progress on resort development be made.

Rezoning, particularly of the resort base area, and the proposed CRA expansion area will be required prior to any CRD development authorizations (i.e. building permits, or development of freehold title lots). Due to the conceptual nature of Resort Master Plans, rezoning is recommended further in the development timeline as specific development plans at the site-level proceed with resort ownership. Comprehensive Development (CD) zoning, developed and applied in a phased nature would be most appropriate. Staff recommend establishing annual meetings with the ownership group to understand development plans as they proceed, to ensure proponents are aware of any CRD authorizations, rezonings, or OCP amendments required.

Development Permits

The Board will want to consider what level of control they desire over the form and character of the resort development. Staff are inclined to support a lighter-touch approach, allowing the resort ownership or developers to establish and enforce their own development controls for building design, form, and finishing details. In staff's experience, the competitive nature of resort tourism requires ownership to ensure a high quality and unique resort experience. Often, when a local government establishes a form and character development permit at a resort base, it duplicates the approval and design authorizations that the resort ownership and/or developer already require.

Conversely, the risk of not establishing form and character development permit controls is the resort may develop in an uncoordinated way without a unifying development theme that extends across all buildings. To date, the current ownership has done a demonstrably good job of ensuring a unified development theme (i.e. log, post and beam, timber frame) in an appropriately representative Cariboo aesthetic.

Subdivision

The creation of development lots will require subdivision which falls under the Provincial Approving Officer with the local Ministry of Transportation and Transit office. It is assumed that detailed servicing requirements will be addressed at this stage, however staff recommend that higher-level feasibility assessments be required at earlier junctures in development approvals such as MDA authorization.

Sewer and Water Service

The proposed development area is not within a community water or sewer system operated by the CRD. The assumption based on the draft RMP is that expansion of water and sewer servicing is feasible and the systems will be operated as a private system. Staff note that there is a known and demonstrated risk throughout British Columbia that established private systems can fall into disrepair due to improper asset management resulting in pressure from system users to revert to Regional District control, often at significant cost to the users and risk to the Regional District.

Staff recommend that MRB require a water and sewer feasibility study completed by a Qualified Professional prior to any approvals under the MDA. Detailed proof of water would be required prior to development authorizations such as zoning, subdivision, or building permit issuance.

Road Access

A single paragraph is provided (pg. V-42 of RMP) anticipating access road improvements to provincial standards. The proposal provides no further analysis or discussion on the current access road capacity or feasibility of upgrading the road access. Staff assert this is a significant oversight and strongly recommend both a Traffic Impact Assessment (TIA) and Emergency Evacuation Plan that demonstrates adequate road capacity to service maximum expected traffic volumes in summer and winter seasons.

The location and egress may also impact emergency response such as evacuation. Currently there is a total capacity of 75 overnight occupants. If all proposed development is completed, the overnight capacity will increase to 1,092 occupants, with significantly higher daytime capacity. Staff recommend that the applicant be required to develop an evacuation plan based on the proposed development for both summer and winter seasons.

Fire Protection

Mount Timothy is not currently within a fire protection area. Given the significant amount of proposed development staff recommend that the proposal be referred to the Office of the Fire Commissioner for consideration and comment. Further, that MDA authorization be tied to a demonstrated ability to establish and maintain an appropriate fire protection and response program.

Wildfire Risk Assessment

Staff recommend a wildfire risk assessment and necessary mitigation measures to be tied to provincial tenure authorizations.

Building Inspection

The proposal is located within a building inspection area. Proposed buildings will require appropriate permits prior to construction. Without an established fire protection service as discussed above, the fire code construction and water supply requirements could cause the proposed development to be infeasible.

Solid Waste Management

Currently the nearest location that would accept commercial waste of the expected volume is the 100 Mile House Landfill. Staff indicate adequate capacity exists.

Conclusion

Staff are supportive of the proposal in principle. It presents a long-term development commitment to an important community facility and an economic development opportunity for the region. We look forward to working with the Mountain Resorts Branch and the developer in resolving the identified concerns and moving the proposal forward, while ensuring that the development meets long-term planning objectives and positively reflects the public interest in a practical way.

Attachments:

1. Mountain Resorts Branch Cover Letter
2. Draft Mount Timothy Resort Master Plan
3. Mount Timothy Proposed Expansion Area Map

Financial Implications:

Incremental staff time to review and comment on proposals.

Policy Implications:

None identified.

Alignment with Strategic Plan:

- Infrastructure and Asset Management:** To establish a systematic, predictable approach to managing the regional district's assets and infrastructure that builds on current asset management data and condition assessments.
- Enhanced Communications and Engagement:** To build trust and credibility of the regional district by enhancing our communications and engagement with citizens, stakeholders, and volunteers.
- Effective and Responsive Land Use Planning and Development:** To ensure our land use planning and development is responsive to future growth and housing needs, anticipates risks and hazards associated with climate change and provides efficient and consistent processes for landowners and developers.
- Relationships with First Nations:** To foster a healthy and inclusive region by building and strengthening our relationships with First Nations and embracing the principles of reconciliation.

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Options:

1. Endorse recommendation;
2. Other action;
3. Defer.

Recommendation:

That staff provide a submission to the Mountain Resorts Branch of the Ministry of Tourism, Arts, Culture, and Sport outlining concerns related to the proposed Mount Timothy Recreation Resort Master Plan including zoning compliance, water and sewer servicing feasibility, road access capacity, emergency egress, fire protection, and wildfire risk assessment and mitigation.