



January 14, 2026

Lands File: 5403379

Attention: Referral Agencies

RE: Mount Timothy Recreation Resort – Master Plan and Master Development Agreement

The Province of British Columbia, as represented by the Mountain Resorts Branch of the Ministry of Tourism, Arts, Culture, and Sport (TACS), has received a [draft Master Plan](#) and an application from Mount Timothy Recreation Resort to convert their existing Operating Agreement (OA), file 5403379, to a Master Development Agreement (MDA). We invite your input on how the draft Resort Master Plan, the MDA, and the related Provincial decisions (the “Project”) may impact your agency’s interests.

Background

Mount Timothy Recreation Resort (Mt Timothy) is an existing ski area that has been operating for over 30 years and is located 20 minutes east of Lac La Hache. Mt Timothy is currently operating under an approved [Master Plan](#) (2009) and OA (2009) with the Province, good through to 2039. The resort was purchased in 2019 and under new ownership the resort has undergone significant updating and investment in new and existing resort infrastructure.

Draft Resort Master Plan

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.

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 we 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.

Conversion of the Operating Agreement to a Master Development Agreement

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 Resort Master Plan. The MDA establishes the form of tenure required for various recreation improvements (i.e., *Land Act* rights-of-way, leases, and licences). The MDA also includes a *Land Act* Licence of Occupation over the resort’s CRA, permitting the use and occupation of resort lands as well as the construction of ski trails, access routes and non-permanent recreational infrastructure. Table 1 provides a comparison between the OA and MDA.

Table 1. Comparison between an OA and MDA.

Comparison of Operating Agreement (OA) vs. Master Development Agreement (MDA)	
<i>Operating Agreements (OA)</i>	<i>Master Development Agreements (MDA)</i>
<ul style="list-style-type: none"> Standard form of Agreement for <u>community</u> ski areas and resorts 	<ul style="list-style-type: none"> Standard form of Agreement for <u>regional and destination</u> resorts
<ul style="list-style-type: none"> An OA is an agreement between the Province and the Developer that is issued under the authority of the <i>Land Act</i> or the <i>Ministry of Lands, Parks and Housing Act</i>. 	<ul style="list-style-type: none"> An MDA is an agreement between Province and the Developer that is issued under the authority of the <i>Land Act</i> and the <i>Ministry of Lands, Parks and Housing Act</i>.
<ul style="list-style-type: none"> Allows for the placement of recreation infrastructure as per the Resort Master Plan through <i>Land Act</i> tenures 	<ul style="list-style-type: none"> Allows for the placement of recreation infrastructure as per the Resort Master Plan through <i>Land Act</i> tenures
<ul style="list-style-type: none"> Establishes environmental standards and states conditions of development 	<ul style="list-style-type: none"> Establishes environmental standards and states conditions of development
<ul style="list-style-type: none"> The standard term of an OA and for any OA-related tenures is 30 years. Application may be made to replace the OA at mid-term or thereafter 	<ul style="list-style-type: none"> The standard term of an MDA and for any MDA-related tenures is 60 years. Application may be made to replace the MDA at mid-term or thereafter
<ul style="list-style-type: none"> Does not typically allow for overnight accommodation, although some limited use may be permitted 	<ul style="list-style-type: none"> Overnight accommodation is expected, but must be in balance with recreation infrastructure
<ul style="list-style-type: none"> Does not allow for fee simple land acquisition 	<ul style="list-style-type: none"> Based on the installation of recreation infrastructure, fee simple lands may be granted for residential and commercial use in the base area.
<ul style="list-style-type: none"> The OA also acts as a licence of occupation under the <i>Land Act</i> to develop and construct access routes 	<ul style="list-style-type: none"> The MDA also acts as a licence of occupation under the <i>Land Act</i> to develop and construct access routes

and improvements contemplated in the Resort Master Plan

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Subsequent Provincial Decision

The following table lists the Provincial decisions required for the Mount Timothy Project and the agency responsible for issuing each authorization. These decisions will be required if the Project is approved.

Table 2: Provincial Authorizations

Decision	Legislation	Agency	Purpose	Status
Master Development Agreement	<i>Ministry of Lands, Parks and Housing Act</i>	TACS	60 year contractual agreement between the Province and the resort developer regarding resort development and operations on Crown land. An MDA provides the land-based rights to develop a resort as per the Resort Master Plan.	Application for OA to MDA conversion Under Review
Controlled Recreation Area (CRA) Designation	<i>Resort Timber Administration Act & Controlled Recreation Area Regulation</i> Order in Council	TACS & Cabinet	CRA Designation under the <i>Resort Timber Administration Act-Controlled Recreation Area Regulation</i> allows for the transfer of administration of Crown timber to the Mountain Resorts Branch from FOR.	Under Review
Provincial Forest Deletion	<i>Forest Act Sec. 5(7) Ministerial Order</i>	FOR	Before <i>Land Act</i> tenures can be established, the CRA area must be deleted from the Provincial Forest.	Under Review
Licence, Right of Way, Lease	<i>Land Act</i>	TACS	The Resort Master Plan and MDA identifies land uses that require a Licence, Lease or Right of Way to support the development of recreational infrastructure. Any MDA-related tenures are directly linked to the MDA and align with the duration/expiry of the MDA.	To be determined
Occupant Licence to Cut	<i>Forest Act</i>	TACS	An Occupant Licence to Cut provides a tenure holder with the ability to remove Crown timber. A licence to cut may be issued atop ski runs, access routes, development locations or to control forest health.	To be determined

Resources

1. Mount Timothy Recreation Resort's [draft Master Plan](#) (July 2025) is available for review on our website
2. A map outlining Mount Timothys current and proposed resort boundary has been provided with this referral.
3. A Geomark has been created for the application area, which will allow you to download and save the shapefile, or view the area in Google Earth:
<https://apps.gov.bc.ca/pub/geomark/geomarks/gm-BB83D1298C9641D0A8A3C0064DD1CFDE>
4. This application has been posted on the Provincial [Applications, Comments and Reasons for Decision website](#) (search for File 5403379)
5. If you would like additional information on the All-Seasons Resort Policy and All-Seasons Resort Guidelines, they can be viewed at: <https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/resort-development>

Request for Comments

Mountain Resorts Branch is requesting you review the draft Resort Master Plan and the implications of the OA to MDA conversion and subsequent decisions and provide us with your comments by March 16, 2026. If this timeline poses a challenge, please let us know as soon as you can.

If you have questions or require more information, please contact Cassie Enns at 250-312-6718, Cassandra.Enns@gov.bc.ca or Gord Humphrey, Senior Manager at 250-312-7159, Gord.Humphrey@gov.bc.ca.

Respectfully,



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