



MOUNT TIMOTHY RESORT MASTER PLAN

July 2025

Prepared by:



Environmental Studies Completed By:



EXECUTIVE SUMMARY

.1 Introduction

Mount Timothy Recreation Resort (MTRR) is a family-friendly, locally owned and operated community mountain resort located in the heart of British Columbia's Cariboo range. The existing ski area operates from Thursday through Sunday and on holidays. The base area is also used as a trailhead in the winter for snowmobilers, and in the summer for ATV enthusiasts to access the Gold Rush Connector trail and a network of old logging roads in the area.

Mount Timothy was originally built and opened in 1988 by a local nonprofit (Mount Timothy Ski Society), with the hard work of volunteers, as well as corporate and government support. In 2019, ski area was purchased by local businessmen, Larry Henderson and Kevin McCray who founded an operating company, 1188577 BC LTD., known as Mount Timothy Recreation Resort (MTRR), to operate the ski area. Since taking over the ski area, MTRR has invested approximately \$2.0 million in upgrading the existing facilities, and approximately \$2.5 million to building the following new facilities:

- A 112 m² maintenance and storage building
- A duplex chalet building and five log cabins on leased land to provide rental accommodation for overnight guests
- One 112 m² pavilion-style warming shelter in the base area and a 112 m² licensed restaurant at the top of the chairlift to increase indoor seating and gathering
- Employee housing
- Creating a winter tubing attraction

.2 Planning Process

MTRR retained Ecosign Mountain Resort Planners, Ltd. to assist them in developing a master plan for a transition to a regional four-season mountain resort. MTRR entered into an Interim Agreement with the Province to investigate the suitability of the lands surrounding their existing Controlled Recreation Area for resort expansion. After completing a detailed site assessment of the Interim Area, Ecosign prepared alternative development concepts for review with the project team. Following this review, a core area for more detailed design was identified, key elements to be included in the Master Plan selected and the target size of the resort at buildout established. The Mount Timothy Master Plan is the conclusion of this process.

.3 Vision for the Future

Mount Timothy wishes to evolve into a four-season regional resort offering a wide range of family oriented recreational activities that celebrate the natural environment of the Cariboo Region.

Objectives:

1. Provide on-site accommodation to attract visitors from further afield.
2. Create a vibrant boutique village core with mixed used overnight accommodation, commercial space and guest services.
3. Develop a variety of winter outdoor recreation activities that complement the winter alpine ski experience.
4. Focus on the development of year round recreational activities to attract families and various user groups to the resort.
5. Encourage greater use of the area by snowmobilers/ATV/ UTV by enhancing the staging facilities at the Gold Rush Connector Trail.
6. Provide a mountain biking and hiking trail network to encourage summer use.
7. Create a unique regional destination for local residents and overnight guests to live, work and play in the natural environment.

.4 Site Analysis

The potential to expand facilities at Mount Timothy was evaluated using new 1-metre interval Lidar mapping, acquired by Mount Timothy. An analysis of the area covered by the mapping was completed to identify the potential for ski area expansion, other recreational activities and supporting base area facilities. Criteria taken into consideration included slope steepness, fall-lines, elevation, aspect, climate, old growth management areas and existing uses. DWB Consulting Services Ltd. to prepare a Review of Sensitive Species and Ecosystems that could potentially be affected by the proposed development at Mount Timothy.

These analyses identified that the most logical, best place for expansion of the ski terrain was to provide lift service for the full length of the more challenging ski trails on the west side of the ski area, improving the experience for advanced skill classes. Ample land opportunities for the provision of other supporting recreational facilities to broaden the winter experience and suitable land for accommodation development were also identified in the base area.

.5 Existing Resort

Location and Regional Context

Mount Timothy is located in Electoral Area G of the Cariboo Regional District, 23 kilometres northeast of the lakeside community of Lac La Hache. Lac La Hache is on Highway 97, the major north-south route between the Lower Mainland and Northern BC, Yukon and Alaska. Mount Timothy is the closest ski area to communities along Highway 97 from Clinton to Williams Lake.

Mount Timothy operates on Crown Land within a Controlled Recreation Area of 330.2 hectares which includes the ski terrain and the base area. There are several existing tenures for microwave communication towers at the summit of Mount Timothy that are accessed via a right-of-way from Mount Timothy Road near the top of the mountain and co-exist cooperatively with Mount Timothy. A range tenure overlaps both Mount Timothy's existing and proposed CRA's, however, it has not been used in recent years. The existing Controlled Recreation Area has been removed from the Provincial Forest, but the surrounding area remains in the 100 Mile House Forestry District of the Cariboo Region. The existing CRA is zoned Tourist Commercial 2 which allows for commercial, and recreation uses, tourist accommodation and one auxiliary residential dwelling unit.

Market

As a day ski area, Mount Timothy's market is limited to the regional population within a 2.5 to 3.0 hour drive which was approximately 190,640 at the time of the 2021 census. Sixty percent of this regional population live within the Kamloops Census Metropolitan Area and are therefore closer to both Harper Mountain and Sun Peaks Resort. Without a good supply of public overnight accommodation at Mount Timothy, it is more challenging to entice skiers from Kamloops wanting a quieter, family friendly boutique resort experience to drive the additional distance to Mount Timothy. Mount Timothy believes the addition of a variety of four-season activities combined with public overnight accommodation will allow them to attract visitors looking for a less crowded and more authentic experience.

Existing Facilities

Mountain

The current alpine ski facilities at Mount Timothy consist of 4 ski lifts servicing 47.4 hectares of developed ski terrain with 32 named trails and 6 skiways occupying an additional 5.2 hectares. A platter lift serving relatively gentle terrain is currently not operated due to lack of demand. The ski terrain is primarily north facing, and the snowpack is 100% natural. The Comfortable Carrying Capacity of the four operating lifts is 1,720 people. The existing terrain balance is 13% beginner and novice, 76% intermediate and 12% advanced and expert. Other winter activities include a small snow tubing facility, a combined Nordic skiing and snowshoe loop and access to the Gold Rush Connector snowmobile trail. A licensed mountain top restaurant and washrooms are located at the top of the Red Chair and provide additional guest services.

Base Area

The existing guest services in the base area include the Yeti Café restaurant, the Guest Services/Rental Lodge and the Base Warming Pavilion. The analysis of the existing space allocation identified an apparent shortage of kitchen facilities, rental space, washrooms and administration space in relation to the Balanced Resort Capacity; however, the existing space is more than adequate for current visitation levels. The overcrowding in the main restaurant identified in the 2009 Master Plan will be alleviated by the additional indoor seating provided in the new Base and Mountain Warming Pavilions.

Parking for day visitors is provided in three gravel lots encompassing 1.3 hectares near the base of the lifts. Without parking attendants these lots can accommodate approximately 320 cars at one time, providing parking for 935 people at an average occupancy rate of 2.8 people per vehicle. If parking attendants were used to direct incoming cars to park closer together, the existing parking lots could supply parking for 1,330 people.

Mount Timothy has recently added some tourist accommodation in the base area in the form of a duplex and five log cabins on leased land. A 24 unit RV campground is under construction and will be completed during 2025. On site employee accommodation consists of a manager's residence, a 3 bedroom trailer and 9 bedrooms in the lower level of the Yeti Café.

The existing base area staging capacity is approximately 1,000 people at one time when people find their own parking spot or 1,330 people if parking attendants are used to encourage a higher density of parked cars.

Summer

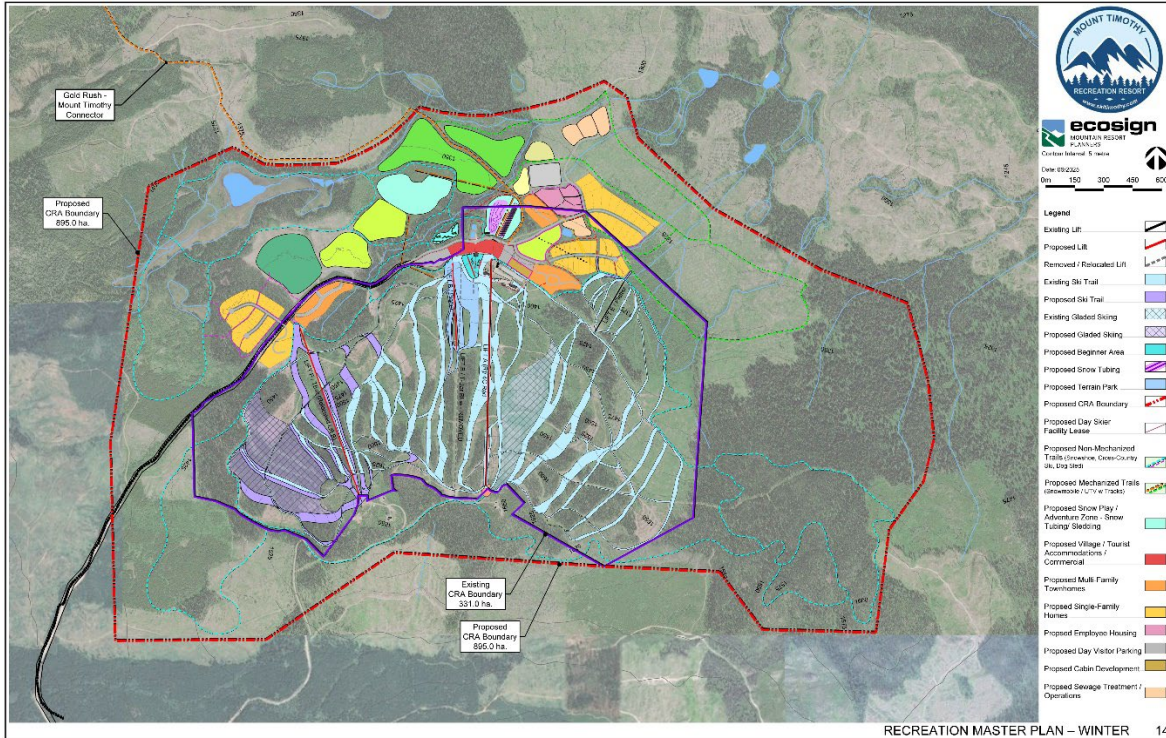
Mount Timothy started summer operations in 2023 by keeping the restaurant open for ATV users, berry pickers and hikers who visit the area. In 2024, they had Kootenay Trials layout and flag some single track trails on the mountain that would be suitable for mountain biking. The trails are currently under construction and scheduled for opening in the 2025 season. The Yeti Café and the new Pavilions are available for rent for special events and occasions.

.6 Master Plan

The proposed Controlled Recreation Area extends along the mountain's ridge to the east to capture a small sub summit, and north to the gently sloping lands at the base of the mountain encompassing a total area of 895 hectares, an increase of 564 hectares. A compact pedestrian village centre with mixed used commercial space and overnight accommodation is planned at the base of the existing Red chair and will be surrounded by ski-in ski-out townhouses and single-family homes, all connected by a network of pedestrian trails. Additional summer and year-round recreational activities are proposed in the Snow Play and Adventure Zone on the north side of the village to entice guests to enjoy a variety of activities in a natural setting located a short walk to the village commercial and guest amenities.

North of the village lies a gentle sloping valley that is ideal for the development of non-mechanized trails that can be used in the snow season for snowshoeing and cross-country skiing, and in the green season for mountain biking, walking and hiking. An expanded parking and staging area also provide convenient access for mechanized recreational user groups such as UTV/ ATV and snowmobile to access the Gold Rush Trail via the Mount Timothy Connector.

Additional multi-family townhomes and employee housing surround the adventure zone within walking distance to the ski lifts and village centre. Single-family homes are planned to the northeast of the village and will cater to residents focused on mechanized recreation with the addition of new mechanized trails connecting back to the Gold Rush Trail via the Mt. Timothy connector.



Winter Recreation Master Plan

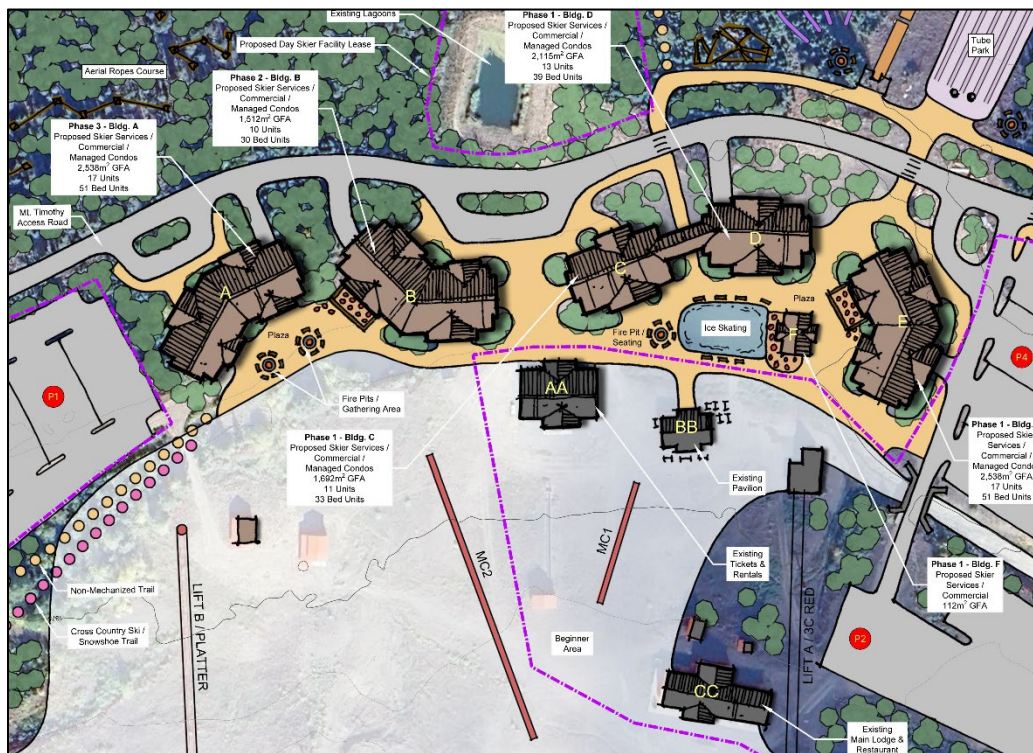
Winter Facilities and Attractions

The improvements to the ski area include realigning the existing moving carpets to create a better progression for first time and beginner skiers, moving the T-bar to provide return cycle skiing on the more challenging terrain on the west end of the resort with a widening of trails, and the addition of new trails in this area. Tubing will be moved to a new location to provide a more thrilling experience and more snowplay options. The relocation of the tubing centre will make room for a larger terrain park and the new platter lift will serve as a dedicated Terrain-Park lift for existing Trails A16, B20 and B3. The existing platter Lift E will be renovated to service the terrain pod around it, as well as providing first access from accommodation at the east end of the resort. Mount Timothy's Comfortable Skiing Carrying Capacity (CCC) will increase to 1,910 skiers per day from the existing CCC of 1,720 skiers per day. The proposed expansion of the trail systems will provide a better experience for skiers in both the lower and more advanced skill classes.

The additional winter attractions, including an improved tubing centre (100 guests), cross-country ski trails (50 guests), snowshoeing (40 guests), ice skating (20) snowmobiling (80), dog sled/sleigh rides (45) and guided snowmobile tours (30) will increase the winter guest capacity to 2,275 at completion of the Master Plan.

Base Facilities

The Master Plan for the base area is centred around a new compact Resort Village in the area north and west of the existing Rental Lodge, Base Pavillion and Yeti Café, at the base of the Red Chair. Five of the new village buildings will provide guest and commercial services on the ground floor and public accommodations in the form of managed condominium units with warm beds on the second and third levels; the sixth building will provide additional guest services. The six village buildings will add approximately 2,622 square metres of new guest service/commercial space to the existing 1,215 square metres, bringing the total guest service/commercial space to approximately 3,837 square metres.



Resort Village Illustrative

Accommodation

Mount Timothy wishes to develop a compact, walkable base area with a variety of small scale buildings that are appropriate for the market and development over the next 20 - 30 years with a planned total bed unit count of 1,502 bed units. Accommodation on leased land in the form of cabins, an RV campground, a tent campsite and employee housing units will add variety to the development. Outside of the village centre, multi-family townhouses, single-family homes, employee housing units and RV and tent camping sites will provide the balance of the overnight accommodation.

Parking

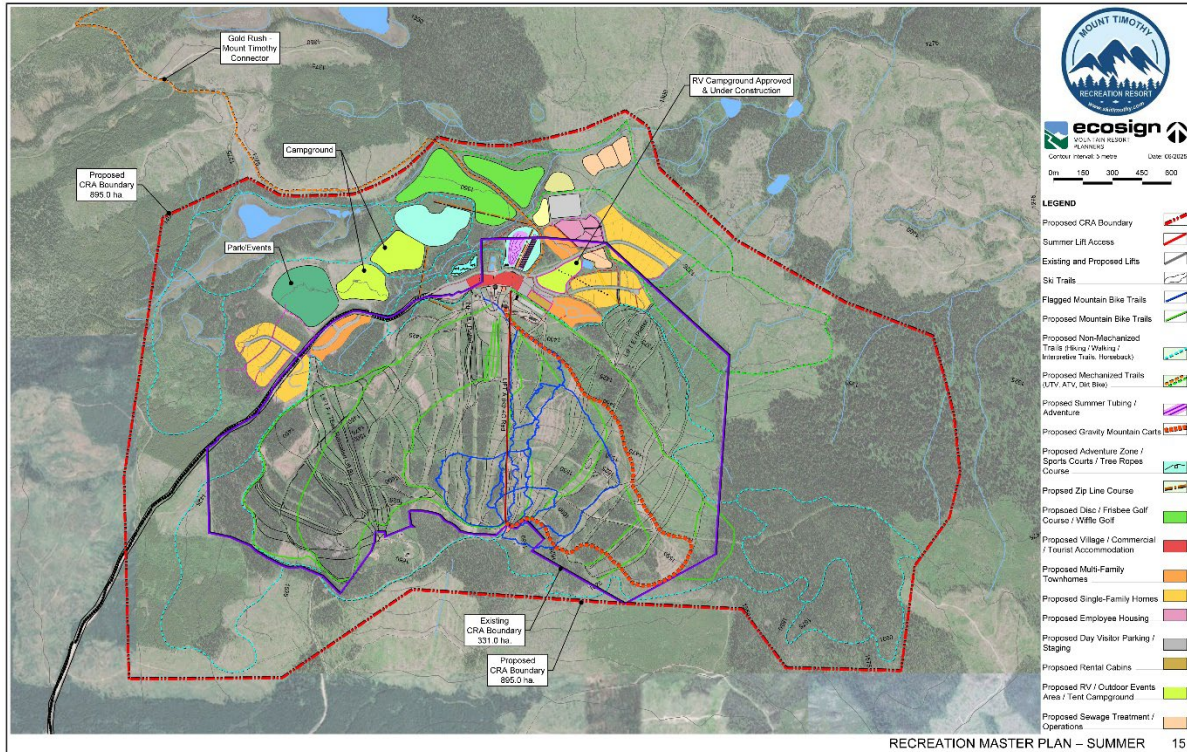
As the village is developed on the existing parking lot in future phases, new day visitor lots on the land on either side of the village site will be constructed to replace what was lost and provide sufficient parking capacity for day visitors. At buildout, a total of 695 stalls will be provided within walking distance of the village centre and main staging lifts, providing a parking capacity of over 1,674 guests. All the new accommodation development on fee simple land will provide the overnight parking required by zoning within the development parcel.

Summer

The existing summer season at Mount Timothy is in its early stages of development, given that summer operations began recently, in 2023. In recent summers, the area has been visited by ATV enthusiasts, hikers and berry pickers. With the new RV site opening in 2025 and the addition of a mountain bike trail network, they expect business to get much busier. The Master Plan includes a ropes course in the base area and zip lines from the two small conical hills at the base. The Red Chair is being evaluated for use as a summer sightseeing lift with guests then choosing a hiking descent. As the village and the events area are developed, they will be able to host recreational events both inside and outside of the facilities and along the snow front and village plaza area. A list of planned/proposed summer activities includes the following:

- Lift assisted sightseeing, walk down trails and gravity mountain carts (100)
- Mountain biking (shuttle and cross-country, lift access under evaluation) (100)
- Hiking, berry picking, interpretive and horseback riding trails (80)
- Summer Tubing and Adventure Play Zone (200)
- ATV/Motocross Trails and Park (60)
- Tree and Aerial Ropes Course, Zip Lines (80)
- Disc, Frisbee and Wiffle Golf Course (50)
- Paintball (50)

It is anticipated that the additional summer attractions will increase the summer guest capacity to 720 guests at completion of the Master Plan.



Summer Recreation Master Plan

Phased Implementation and Guest Visitation

Development of the Mount Timothy Master Plan is planned to take place in three phases. However, moving forward with any new component will only occur after Mount Timothy has assessed its likely success in relation to existing and future market conditions.

Phase 1

Phase 1 focuses on the beginning of the village centre with a mixed-used development, development of single-family homes, rental cabin, employee housing, multi-family townhomes, an RV campground, a gravity mountain cart track, mountain bike trails and additional mechanized and non-mechanized recreational trails. The balanced resort capacity at the end of phase 1 is 2,063 guests.

Total skier visits at the end of Phase 1 are forecast to be approximately 27,280 winter visits and 11,940 summer visits for a combined total of 39,220 visits.

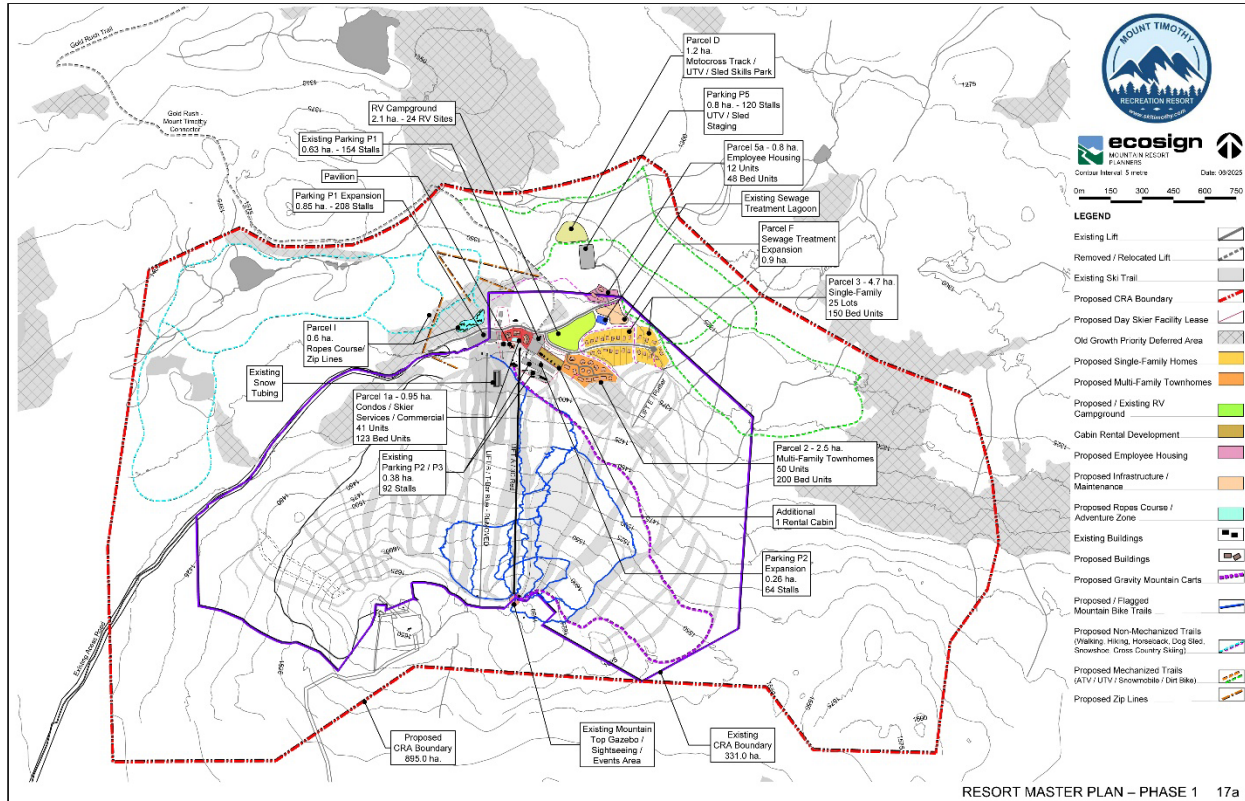


Figure 17a Resort Master Plan Phase 1

Phase 2

Phase 2 includes the expansion of the mixed-use village centre, cabins, additional single-family homes, employee housing, multi-family townhomes, construction of a motocross/ sled skills park, events area, paintball, frisbee golf and snow adventure zones, an RV / tent campground, mountain bike trails, and expansion of both mechanized and non-mechanized recreational trails. The balanced resort capacity at the end of phase 2 is 2,247 guests.

Total skier visits at the end of Phase 2 are projected to be 44,760 and summer visits 23,450 for a combined total of approximately 68,210 visits.

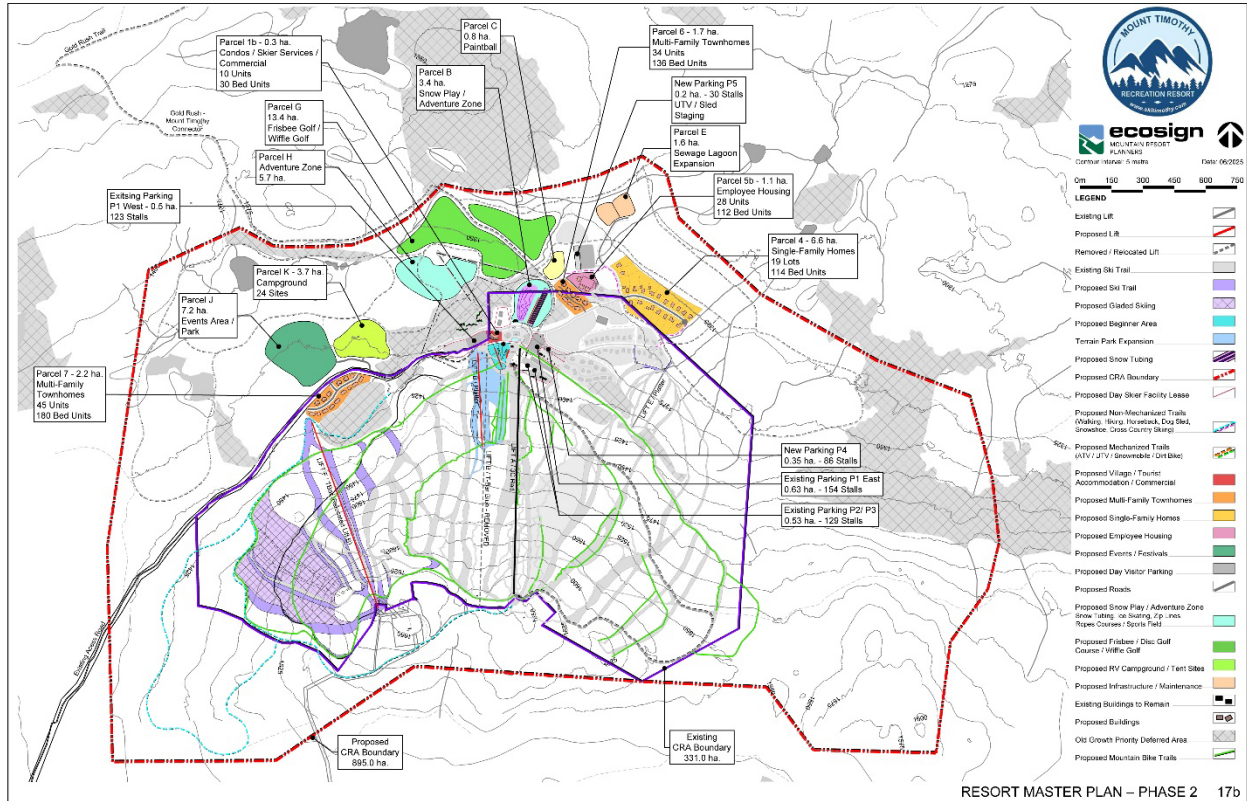


Figure 17b Resort Master Plan Phase 2

Phase 3

Phase 3 includes the construction of additional single-family homes and employee housing, expansion of the mixed-use village centre, expansion of the campground and additional non-mechanized recreational trails. The balanced resort capacity at the end of Phase 3 is 2,390 guests.

Total skier visits at the end of Phase 3 are projected to be approximately 60,030 and summer visits 48,960 for a combined total of approximately 108,990 visits.

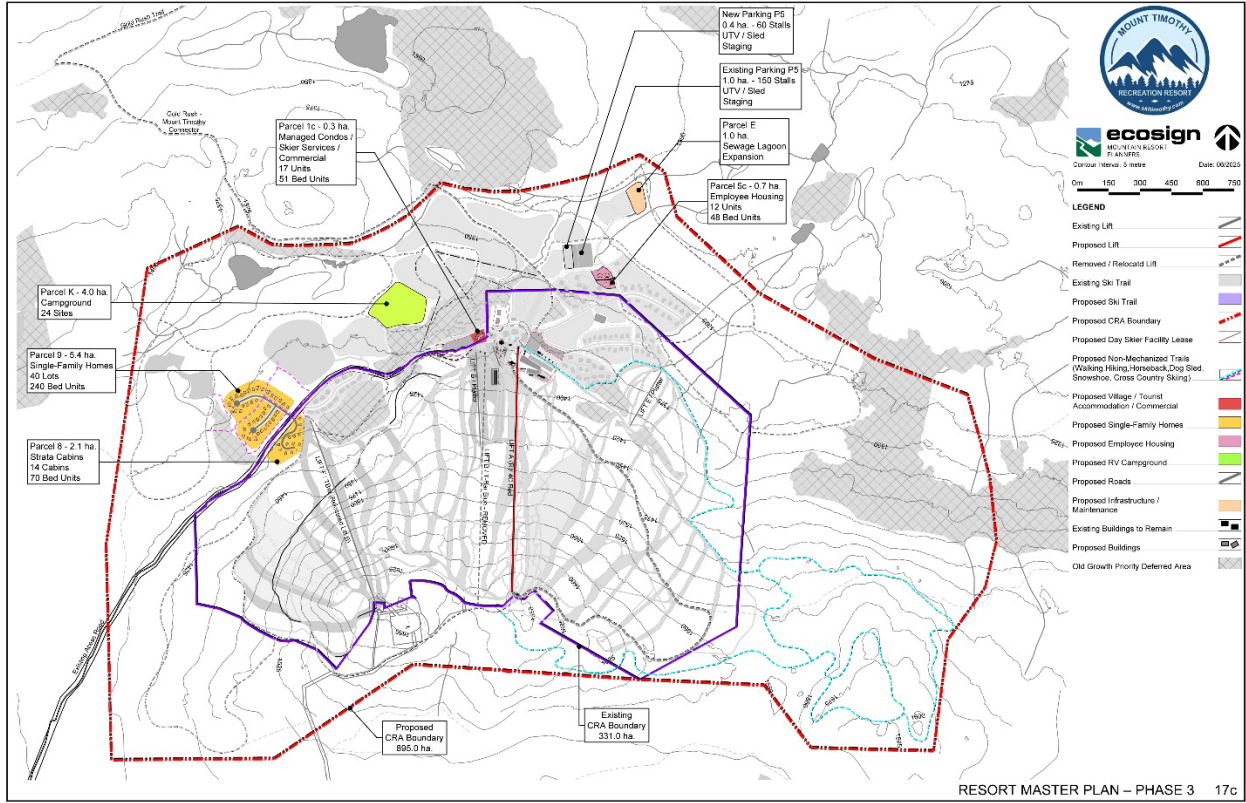


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INTRODUCTION

.1 Project Overview

Mount Timothy Recreation Resort (MTRR) is a family-friendly, locally owned and operated ski area located in the heart of British Columbia's Cariboo range. Mount Timothy is currently a community mountain resort, serving the local region from Clinton to Williams Lake, operating from Thursday through Sunday and on holidays. The base area is also used as a trailhead in the winter for snowmobilers, and in the summer for ATV enthusiasts to access the Gold Rush Connector trail and a network of old logging roads in the area. Mount Timothy was originally built and opened in 1988 by a local nonprofit (Mount Timothy Ski Society), with the hard work of volunteers, as well as corporate and government support.

In 2019, ski area was purchased by local businessmen, Larry Henderson and Kevin McCray who founded an operating company, 1188577 BC LTD., known as Mount Timothy Recreation Resort (MTRR), to operate the ski area. Since taking over the ski area, MTRR has invested approximately \$2.0 million in upgrading the existing facilities, and approximately \$2.5 million building the following new facilities:

- A 112 m² maintenance and storage building
- Five rental log cabins in the base area
- A rental duplex chalet building (Paradise)
- One 112 m² pavilion-style warming shelter in the base area and a 112 m² licensed restaurant and washrooms at the top of the chairlift to increase indoor seating
- Employee housing
- Provision of water, power and sewer service to the new base area buildings
- A winter tubing attraction

All the new buildings are either built of logs or clad in logs in keeping with the architecture of the Yeti Café day lodge building.

MTRR retained Ecosign Mountain Resort Planners, Ltd. to assist them in developing a plan for a transition to a regional four-season destination mountain resort.

.2 Vision

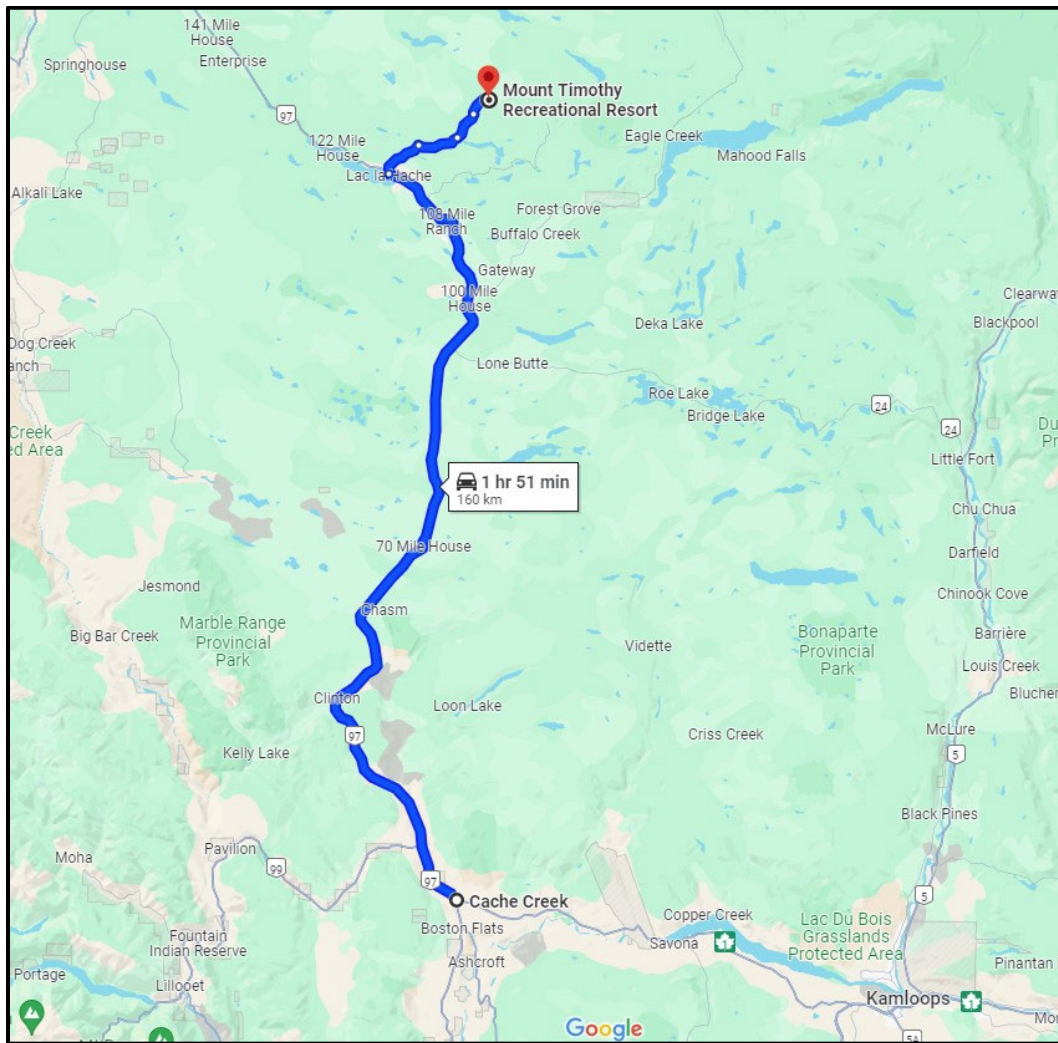
Mount Timothy Recreation Resort's vision is to transition into a family-friendly four-season mountain resort that showcases the rich history and geography of the Cariboo region of British Columbia. While alpine skiing will remain Mount Timothy's primary focus during the winter, they want to provide more facilities for the growing number of snowmobilers and ATV enthusiasts who have been using the existing trail network to the north of the base area. In addition, they want to upgrade their snow tubing and snow play facilities. During the summer season, they plan to develop a non motorized trail system for hiking, nature interpretation and mountain biking.

The Master Plan for Mount Timothy Recreation Resort includes expanding the Controlled Recreation Area to approximately 895 hectares to provide space for a variety of recreation facilities in addition to alpine skiing, allowing the resort to operate in both winter and summer seasons. At buildout of the Master Plan, the alpine ski facility will include 6 lifts with a combined Comfortable Carrying Capacity of 1,910 skiers. The proposed base area facilities include both tourist and residential accommodation in the form of condominiums, townhouses, cabins, single family homes, RV sites and a campground, for a total of 1,502 bed units. At buildout, the resort could support 1,910 skiers per day and will have a balanced resort capacity of 2,275 guests.

Adding onsite commercial accommodation will increase the resort's attractiveness as a venue for conferences and events, local trade shows, weddings, and other ceremonial events. Private home development and employee housing is included in the Master Plan. MTRR's vision is to offer a high quality, affordable resort for people of all generations to participate in enjoying the outdoors in the Cariboo region. This development will increase recreational opportunities for local residents and provide additional attractions for destination tourists to the Cariboo. The employment opportunities that will be created through the development will assist the region in its transition from a resource-based economy.

.3 Regional Context

Mount Timothy Recreation Resort is located in Electoral Area G of the Cariboo Regional District (CRD), 23 kilometres northeast of the lakeside community of Lac La Hache. Lac La Hache is on Highway 97, the major north-south route between the Lower Mainland and Northern BC, Yukon and Alaska. Mount Timothy is the closest ski area to communities along Highway 97 from Clinton to Williams Lake. From Lac La Hache, Mount Timothy is accessed by traveling 14 kilometres east on the paved Lake Timothy Road and then continuing northeast on the gravel Mount Timothy Road for another 8.5 kilometres to the base of the mountain. Figure 1 graphically illustrates the Area Location of Mount Timothy.



Access to Mount Timothy from Highway 1 at Cache Creek

Mount Timothy operates on Crown Land within a Controlled Recreation Area of 330.2 hectares, which includes the ski terrain and the base area. The proposed Controlled Recreation Area extends along the mountain’s ridge to the east to capture a small sub summit and north to the gently sloping lands at the base of the mountain encompassing a total area of 895 hectares, as shown on Figure 2, The Study Area. There are several existing tenures for microwave communication towers at the summit of Mount Timothy which are accessed via a right-of-way from Mount Timothy Road near the top of the mountain. The existing Controlled Recreation Area has been removed from the Provincial Forest, but the surrounding area remains in the 100 Mile House Forestry District of the Cariboo Region.

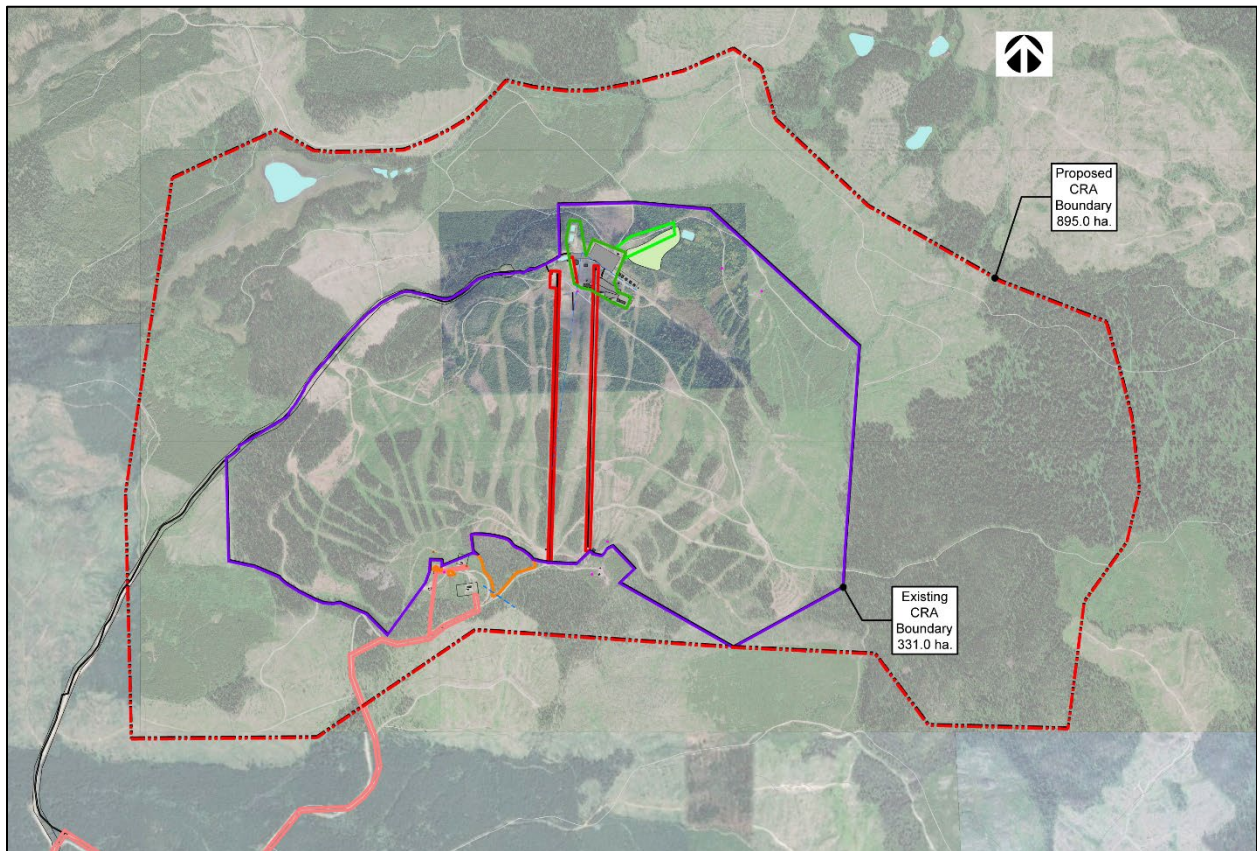


Figure 2 - Mount Timothy Recreation Resort - Existing and Proposed CRA Boundaries (Existing CRA Boundary is shown in purple and Proposed CRA Boundary is shown in red)

.4 Regional Government

Mount Timothy is located on Crown Land in Electoral Area G of the Cariboo Regional District; there is no Official Community Plan covering the resort and surrounding area. The existing Controlled Recreation Area is zoned Tourist Commercial (C2). Commercial accommodation ranging from hotels to campgrounds, as well as supporting commercial uses and recreational facilities aimed at tourists are allowed in the C2 zone. The only allowable residential use is an accessory dwelling unit. The land surrounding the existing CRA is zoned Resource / Agricultural (RA 1). The RA 1 zone allows single family and duplex dwelling units on a minimum parcel size of 32 hectares. Development of a typical compact mountain resort village with surrounding public and private accommodation would likely require the creation of a site specific Comprehensive Development (CD) zone for the base area that allows a mix of tourist and residential accommodation and supporting commercial and recreational facilities.

.5 First Nation Interests

Mount Timothy Recreation Resort recognizes the deep connection that exists between local Indigenous peoples and this land. The resort holds overlapping significance for:

- Tsq'escen First Nations
- Williams Lake First Nations
- Stswecem'c Xgat'tem First Nations
- Esk'etemc First Nation
- Whispering Pines/Clinton Indian Band

Mount Timothy hosts 'learn-to-ski' programs for school groups for local first nations and there has also been participation in weekend race programs at the resort. Mount Timothy has also worked with First Nations contractors in the past on projects at the resort such as logging. Mount Timothy values their existing relationships with local First Nations and hopes that this Master Plan offers opportunities to strengthen and enrich those relationships in the future.

Prior to development of a new Master Plan, Mount Timothy has had preliminary conversations with several First Nations about the intended direction of the resort. Now that a Master Plan has been developed, there is added level of clarity and detail for proposed future plans and opportunities for First Nations to provide input. Mount Timothy hopes this will allow for more in-depth discussion around ways in which the resort can incorporate the First Nations

history of the area into planning and development of educational and potential business opportunities at the resort. Mount Timothy is open to increasing cultural awareness and understanding through:

- Educational Signage
- Use of traditional names and dual naming conventions
- First Nations-led interpretive tours
- Other activities or ideas

While these are some areas of potential collaboration that Mount Timothy has identified, the resort also welcomes discussion around other ideas or activities that First Nations may wish to explore. Mount Timothy hopes to ensure visitors can recognize First Nations values and develop a respectful relationship with local First Nations

Mount Timothy intends to continue to work and collaborate with local First Nations to identify ways to recognize and include First Nations in resort growth and development. Mount Timothy Recreation Resort gratefully and respectfully acknowledges that the resort operates within the territories of the Tsq'escen First Nation, Williams Lake First Nation, Stswecem'c Xgat'tem First Nation, Esk'etemc First Nation and Whispering Pines/Clinton Indian Band.

II. SITE ASSESSMENT

.1 Introduction

The Technical Site Assessment includes identification and analysis of critical on-site and off-site factors which may affect the development potential of the mountain resort area. The inventory data includes: the land status, climatic, biophysical, and physiographic characteristics of the study area. Through an understanding of the site's existing conditions and natural process, environmentally sensitive areas can largely be avoided, and natural development opportunities maximized.

The physical site characteristics discussed in this section all interact to aid the planning team when assessing the capability of the natural systems to support resort development. The purpose of the Site Assessment is to blend the information and/or constraints that are identified with acceptable ski industry planning and design parameters. Initially, Ecosign prepared an inventory and analysis of the characteristics of an area of approximately 1,500 hectares including the existing CRA and surrounding lands. Through the preparation of the Master Plan with the MTRR team, the area requested for an expanded CRA has been reduced to 895 hectares, including the existing CRA of 331 hectares.

.2 Topographic Mapping and Set-Up

The first step in the Site Assessment was to obtain mapping suitable for digital analysis. The client obtained Lidar data for approximately 1,600 hectares including the existing CRA and surrounding area. The Lidar data was used to prepare topographic mapping with a 1-metre contour interval. The contour data from Lidar covered the mountain and the area surrounding the base to the east, north and west. We were able to source 10-metre contours for the outside the Lidar data from the provincial government database along with cadastral data including property boundaries, licenses, leases, land tenures and surveyed right-of-ways. The provincial database was also a source for downloading information on environmental features (water, wildlife and forestry interests). Planimetric data (ski trail edges, tree cover, buildings, etc.) was added to the mapping by digitizing aerial photographs.

.3 Climate

Mount Timothy is located on the western edge of the Cariboo Mountains with a base area elevation of 1,375 metres. The climate of the Cariboo Region is like the Coastal Region with warmer, dryer summers and colder winters.

Temperature

The nearest Environment Canada weather station to Mount Timothy with long term temperature data, and at a similar elevation is at 100 Mile House which is at 1,060 MSL, approximately 115 metres lower than the Mount Timothy base area. The monthly average temperature ranges are illustrated in Plate II.1. For the most part, winter daily average temperatures are below 0C from November through March. However, extremes have ranged from below -40C to as high as 21C in March. Summer daily average temperatures for June to September are in the upper teens with record highs of 36C in August and September and a low of -10C in September.

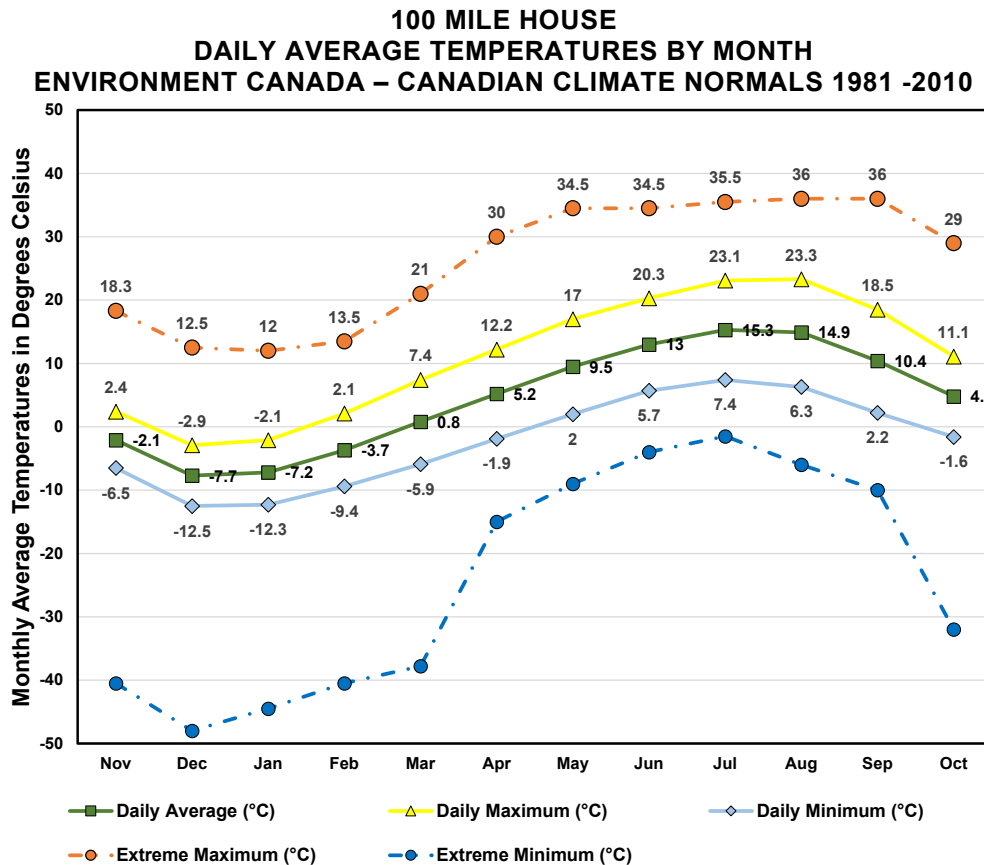


PLATE II.1

Snow Depth

The Ministry of the Environment and Climate Change Strategy has a snow depth station at the summit of Mount Timothy. The snow depth is measured manually at approximately one-month intervals from January to June. An analysis of the measurements taken since 2000 is presented in Plate II.2. The chart indicates the average, mean, minimum and maximum snow depth measurements by month. This graph shows that there is consistent snow coverage from January through to May with the peak snow depth reached during the month of March. The lowest measurement taken in January was 38 cm which could provide enough coverage for skiing providing the slopes had substantial summer grooming (mowing, shrub and stone removal).

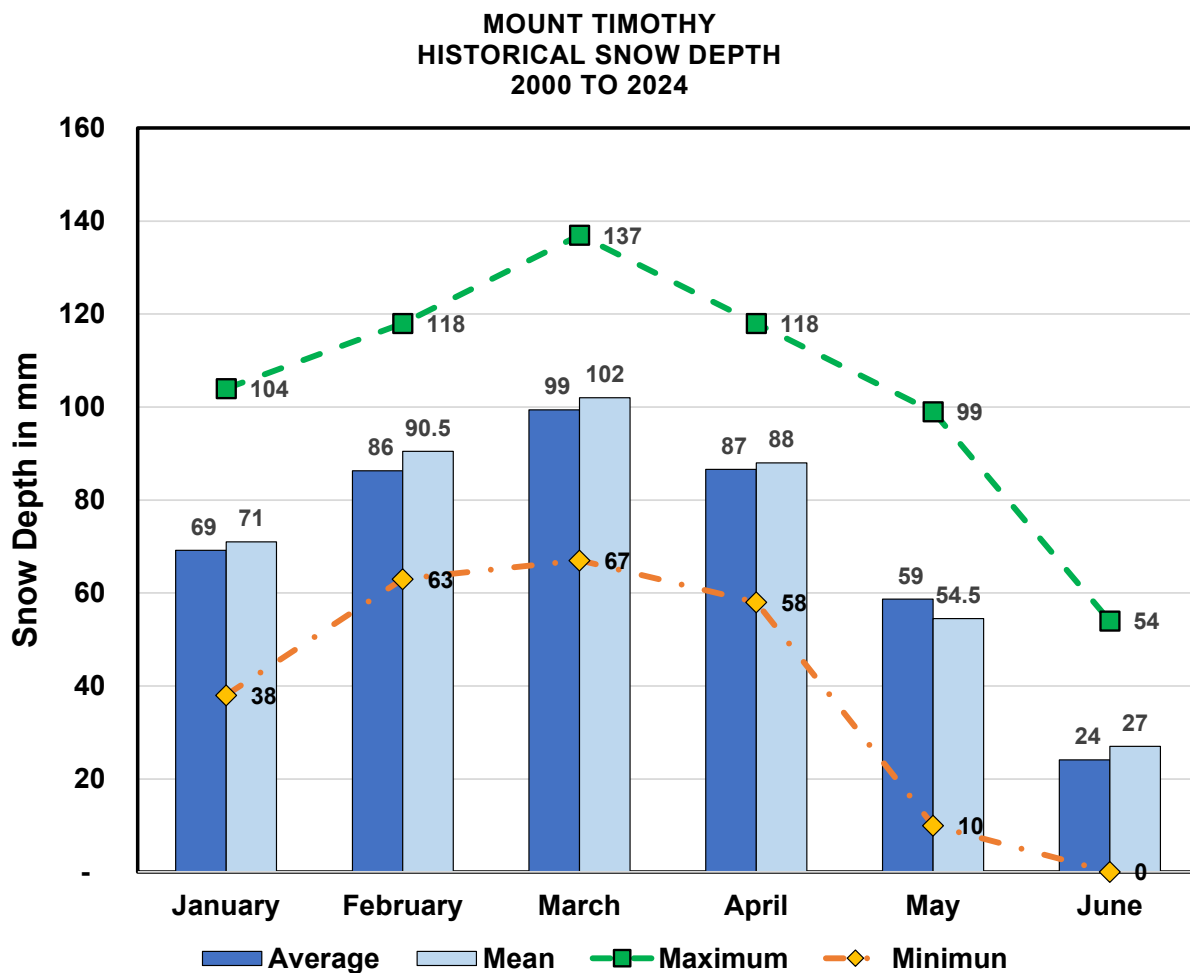


PLATE II.2

.4 Tenures and Interests in the Area

Ecosign consulted the Mountain Resorts Branch personnel and imapBC to identify other tenures, interests and conditions in the area surrounding MTRR’s existing CRA that could impact the suitability of the site for expansion of the resort. The existing tenures and their relationship to the MTRR CRA and proposed CRA expansion are identified in Figure 3 Existing Tenures and Administrative Boundaries and Other Nearby Tenures are identified on Figures A-1, A-2 and A-3 of Appendix A. The existing interests and their potential impact on the planned development are discussed below.

Administrative Boundaries – Mount Timothy (Figure A-1)

The existing Controlled Recreation Area over which Mount Timothy has an operating agreement is 331 hectares and extends from the base area to almost the top of the mountain and has been deleted from the Provincial Forest. Access to the recreation area is via the public Mount Timothy Road which ends at the west edge of the ski area parking lot. The proposed resort expansion would increase the size of the CRA to 895 hectares, an increase of 564 hectares. Within the existing CRA, MTRR has leases, right-of-ways and licenses of occupation, as outlined in Table II.1.

**TABLE II.1
MOUNT TIMOTHY RECREATON RESORT
EXISTING TENURES**

Crown Lands File #	Tenure Number	Tenure Type	Tenure Purpose	Area ha.	Area m ²	Expiry Date
5403379	344228	Operating Agreement /CRA	Alpine Skiing	331.00	3,311,958.4	2039-04-20
5404426	344232	Lease	Alpine Skiing - Day Skier Facility Base	5.00	4,9647.7	2039-04-21
5407969	349115	Licence of Occupation	Alpine Skiing - RV Campground	2.22	22,199.2	2027-04-25
5407968	348751	Licence of Occupation	Alpine Skiing - Rental Cabins	1.43	14,287.2	2025-04-15
5407498	344230	Licence of Occupation	SRW - Alpine Skiing - Lifts, Platter, MC	1.05	10,759.7	2039-04-21
5404423	344233	Right of Way	SRW - Alpine Skiing - T-Bar, MC	2.17	21,721.6	2039-04-21
5406801	344231	Statutory ROW	SRW - Alpine Skiing - Lifts, Chair	2.39	23,948.1	2039-04-21
5407972	349126	Licence of Occupation	Alpine Skiing - Day Skier Facility - Mtn Top	0.06	599.9	2027-06-27

Accurate as of March 18, 2025

Other Nearby Crown Land Tenures (Figures A-2, A-3)

There are several microwave communication towers around the summit of Mount Timothy. An access road to these sites veers off Mount Timothy Road on the south side of the mountain, approximately 3.7 km. before the ski area base.

In addition to a Ministry of Forests repeater, there are six active licenses of occupation for communication towers, two Section 16 Map Reserves and two statutory right-of-ways (SRW) for communication, as well as two SRW's for electrical power lines to the communication sites. There is also a Section 16 Map Reserve for a snow survey site, located to the west of the top of the T-bar lift, that is part of the Provincial Snow Survey System. These tenures, held by others, have co-existed with the MTRR ski facility for several years and don't interfere with MTRR's expansion plans. Table II.2 lists the details of the other nearby tenures.

**TABLE II.2
OTHER NEARBY TENURES**

Crown Lands File #	Tenure Number	Tenure Type	Tenure Purpose	Area ha.	Area m ²
CS04465		Communication Site Polygon	Timothy Mountain Repeater	4.00	40,017.9
5400037	516006	Licence of Occupation	Communication Site	0.22	2,227.3
5401981	514816	Licence of Occupation	Communication Site	1.79	17,990.7
5402424	515003	Licence of Occupation	Communication Site	0.20	2,008.1
5404520	515075	Licence of Occupation	Communication Site	0.34	3,356.5
0318613	514890	Licence of Occupation	Communication Site	0.028	274.7
0240263	514824	Licence of Occupation	Communication Site	0.31	
				0.47	4,731.4
0292645	69237	Sec 16 Map Reserve	Communication	0.033	328.2
5402830	55207	Sec 16 Map Reserve	Communication Site	0.20	1,974.8
0260342	516865	Statutory ROW	Communication Sites	0.19	1,924.4
0217694	750	Statutory ROW	Communication Site - Combined Uses	2.09	20,912.20
0244597	992	Statutory ROW	Electric Power Line	10.10	101,363.7
5407997	516861	Statutory ROW	Electric Power Line	0.14	1,412.8
5402449	84698	Sec 16 Map Reserve	Environment - Snow Survey	3.60	35,979.1

Accurate as of March 18, 2025

Forestry Interests

Much of the area surrounding the existing Mount Timothy CRA has been harvested in the past and some of it has been replanted. There are Reserves around many of the tributaries to Westman Creek and around the marsh areas. Legal Old Growth Management Areas (OGMA) and Old Growth Priority Deferral Areas have been identified at the base of the mountain and to the east and north of the existing CRA. It appears from recent aerial photography that some of the remaining forests in the Old Growth Priority Deferral Areas are smaller than the designated areas in the provincial mapping database, possibly due to logging in response to Mountain Pine beetle infestations in the area that occurred after the areas were established.

Other Recreational Uses

There are several forestry roads to the north of the Mt. Timothy base area, both active and retired. The Gold – Rush Mount Timothy Connector Trail (REC260697-1) is a 35-kilometre snowmobile and ATV trail that connects the base of Mount Timothy to the historic Gold Rush Trail at Spout Lake. The trail is managed by Recreational Sites and Trails BC as a public recreation trail and authorized under Section 57 of the Forest and Range Practices Act (FRPA). In the winter, MTRR grooms the Connector Trail through an arrangement with Recreation and Trails BC. The Connector Trail and the other logging roads north of the Mount Timothy base area attract snowmobilers in the winter and ATV users in other seasons. Both snowmobilers and ATVers park in MTRR’s day visitor parking area to access these trails.

Mining Interests

The entire area is designated Placer Claim Area #5, however, there are no active exploration sites within the existing or proposed CRA.

Range Tenures

There is a new holder of an existing range tenure that extends from the west from 500 to 1,000 metres east of the existing Mount Timothy CRA. The previous tenure holder rarely used the Mount Timothy CRA and surrounding area for grazing.

.5 Environmental Factors

Map information available on imapBC and the information and maps in the 100 Mile House Sustainable Resource Management Plan - 2005 were reviewed to assess whether sensitive environmental resources have been identified in the existing CRA and proposed expansion area. In addition, Mount Timothy retained DWB Consulting Services Ltd. to prepare a **Review of Sensitive Species and Ecosystems** that could potentially be affected by the proposed development at Mount Timothy. Their findings and conclusions are summarized below, and their report is contained in Appendix B.

“Development activities are expected to have low levels of impact on most wildlife, as many of the identified species are either associated with areas that will have minimal development or are not present in the area during sensitive periods such as the breeding season. However, the Common Nighthawk and Evening Grosbeak may be moderately affected by the proposed expansions, as they may occur and nest in areas that are being developed.

To reduce impacts, clearing should be scheduled outside of the breeding window, which is April 15 – August 15 for most birds in the region (ECCC, 2025). If clearing must take place during this period, pre-clearing bird surveys should be conducted to identify active nests for these species or other breeding birds in the area. Where an active nest identified a species-specific no work buffer should be established.

Similarly, many of the plant communities that may occur within the proposed CRA have specific habitat and environmental needs and are unlikely to occur in planned development areas. For plant associations that could be present in the general areas, clearing of these communities should be avoided where possible. Vegetation survey plots may help to confirm whether these communities occur in the area.”

Watercourses and Wetlands

The Cariboo Regional District Zoning Bylaw 3501 prohibits the location of any new building within 7.6 metres of a lake and within 30 metres of a watercourse. A watercourse is defined as “a natural or man-made depression with well-defined banks and a bed 0.6 metres or more below the land serving to give direction to a current of water at least six months of the year or having a drainage area of 2 square kilometres or more upstream of the point of consideration, or as required by the Ministry of the Environment. The setback from a watercourse may be reduced to 15 metres where it can be demonstrated that the ground surface is 6 metres or more above the natural boundary of the watercourse.

There are two tributaries of Westman Creek coming off the mountain in the existing CRA and two more tributaries of the creek identified in the lower elevation terrain to the north of the existing CRA. There are also several small lakes or ponds in the low-lying terrain, many of which are surrounded by marshy areas.

Two water licenses, one at the top of the mountain, south of the communication towers, referred to as Lookout Spring, and the other within the base area lease, adjacent to the day lodge, are also identified on the plan. The Lookout Spring license is held by the Ministry of Forests and the one in the base area is held by MTRR for commercial and industrial use.

Wildlife Interests

There is a trapline boundary extending slightly into the northeast corner of the proposed CRA expansion and another trapline to the south of the existing CRA. In the 100 Mile House Sustainable Resource Management Plan, the study area is designated as Low Grizzly Habitat Capability and is not identified as an Ungulate Winter Habitat Management Area. The wetlands and marshy areas to the northwest of the base area adjacent to Westman Creek are identified as key wetland areas for moose.

Wildfire Risk

Within the existing CRA, the cleared runs and the base area have a low to moderate fire threat class, while the forested areas are classified in the high to extreme risk category. Much of the intact forest in the expansion area is also classified as extreme, while the cleared areas are moderate and the marshy areas around the lake are classified as low risk.

.6 Physiography

The quality and feasibility of a winter sports site is highly dependent upon the topographic characteristics of each individual site. Physiographic features which substantially affect ski development in particular include aspect (exposure), solar shading, solar radiation, slope gradients, fall line patterns and elevation. For the Technical Site Assessment study, we have studied the slope gradients for their natural suitability for mountain (ski) and base area development.

Elevation

The potential vertical drop available for lift serviced skiing plays an important role in site suitability, since total elevation determines the length of the trails and also the vertical transport metres (VTM) that can be supplied to the skiing and snowboarding public.

The total vertical rise of a ski area is a key factor that affects the marketing potential and attractiveness to guests. Elevation also affects the climate of the mountain and significant variation in precipitation and snowfall can be the result of variations in elevation.

The Elevation Analysis is presented on Figure 4. Mount Timothy has the highest elevation within the surrounding area. The mountain is a prominent ridge with several small summits; the highest has an elevation 1,662 metres and is located approximately 480 metres west of the Red Chair top terminal. There are communication towers on most of these small summits. The top terminal of the existing Red Chair fixed grip triple is at 1,651 metres elevation and the bottom terminal is at 1,373 metres, providing a lift serviced vertical rise of 278 metres. Below the existing base area, the land continues to slope towards Westman Creek in the northeast, at a gentler grade. The lowest elevation of the creek in the area covered by the Lidar data is 1,203 metres. Immediately to the northwest of the base area, below the access road, the land flattens out sloping towards a marshy area at elevation 1,366 metres. North of the marsh area, outside of the proposed CRA expansion area, there are several small conical hills that rise from 25 to 75 metres above the surrounding terrain.

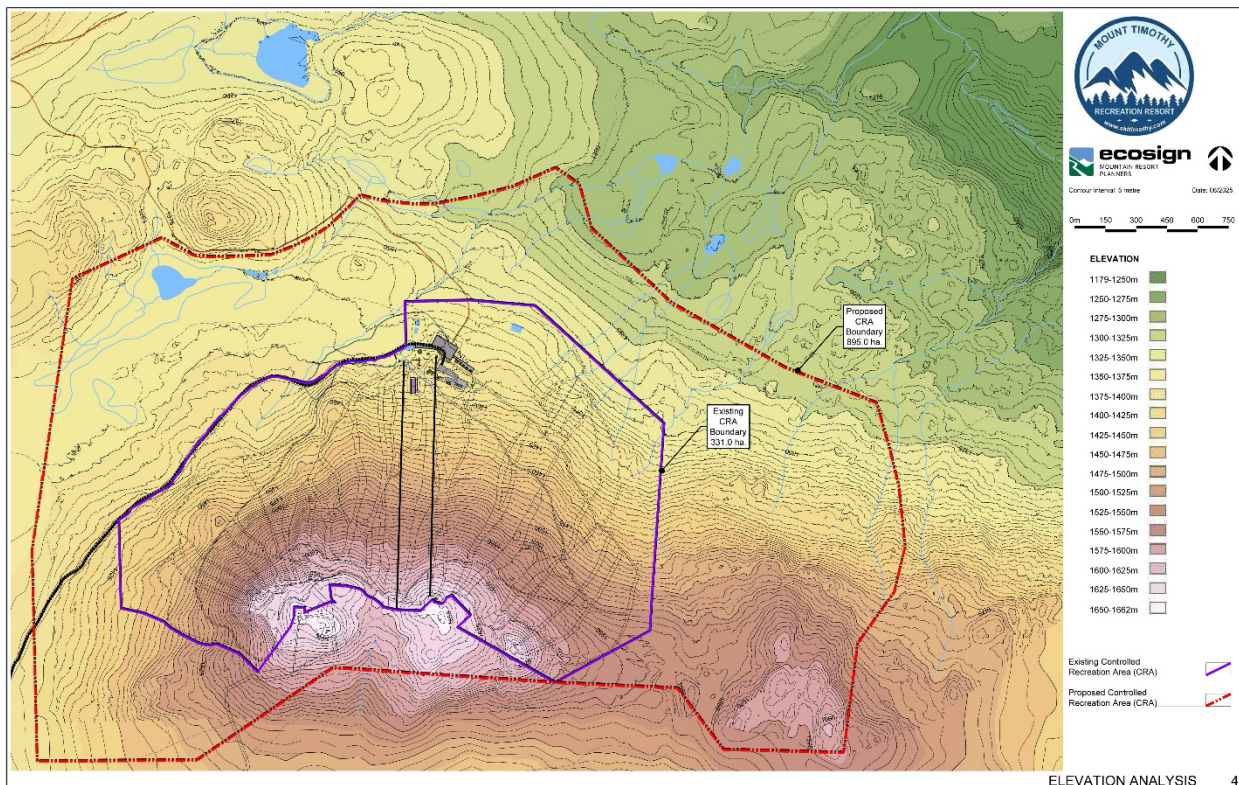


Figure 4 - Elevation Analysis

Aspect

Aspect is defined as the horizontal direction in which a slope faces and is categorized using the eight cardinal points of a compass (north, northeast, east, southeast, south, southwest, west and northwest). The slope gradient and aspect of terrain in combination, greatly affect the amount and intensity of solar radiation received during the winter and spring ski seasons.

The predominant aspect of terrain within the existing ski terrain is north, which is ideal for snow retention and quality. Potential ski area expansion along the ridge to the east or west will also have predominantly north facing terrain.

Solar Analysis

The site's angular relationship with the sun is a critical design parameter, since it determines the time of day and for how long the sun's rays will bathe potential parking lots, mountain restaurants, ski trails and the base area village public space and patios. Ideally, base area staging facilities, beginner and children's ski zones and any village or accommodation development should be designed to maximize sunlight to create the most comfortable micro-climate for guests. In mountain environments, the sun's rays are highly valued by guests but can negatively impact snow quality. Careful placement of base area facilities and beginner areas in sunny zones, and ski trails in shade is a fundamental principle of mountain resort planning. Accordingly, a detailed solar analysis of the study area is a critical part of the Technical Assessment.

A study of the shadows cast by the sun over the existing and proposed CRA area has been carried out in the morning (Figure 5a - 9:00 a.m.), 12:00 noon (Figure 5b - noon) and afternoon (Figure 5c - 3:00 p.m.) for December, January and February Pacific Standard Time (PST). The solar analysis will be used during the detailed design phases to ensure that sunlight is maximized for different facilities that are active at different times of the day. For example, morning ticket windows should be in the sun at 9:00 a.m., while afternoon patios should be bathed in sun at 3:00 p.m. Once potential mountain resort development sites are identified, the solar analysis is used to guide concept development and detailed design.

9:00 a.m.

At 9:00 a.m. in the morning on December 21, the sun casts shadows on all northerly slopes including most of the base area, as illustrated on Figure 5a. By January 21 at 9:00 a.m., the shading on the northerly slopes has diminished and the base area is in sunlight. By February 21 at 9:00 a.m., the northwesterly slopes in the “expansion area” are still within shadow, as well as the top third of the Red chair and the runs directly below it.

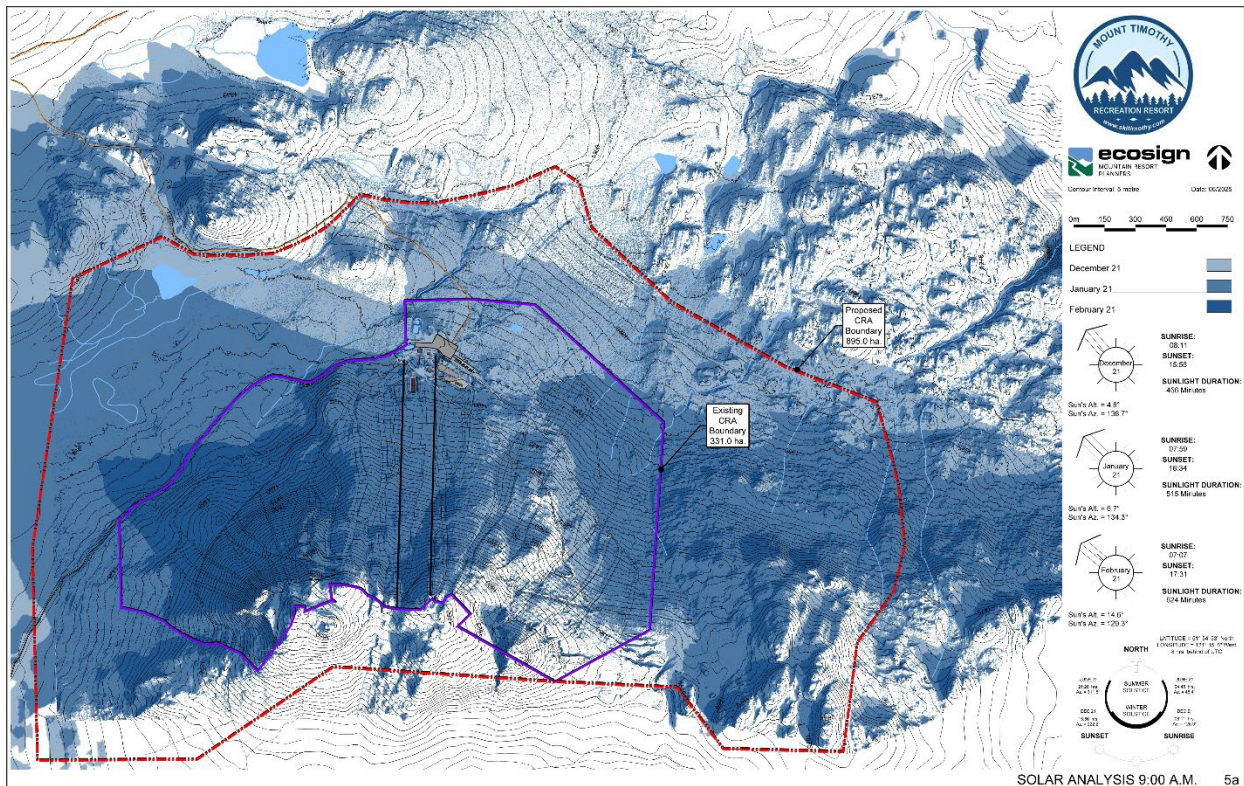


Figure 5a - Solar Analysis at 9:00 a.m.

12:00 Noon

Figure 5b illustrates that topographic shading is significantly reduced on the upper three-quarters of the ski trails, and the base area is sunlit at noon on December 21. By January 21, the noon shading is confined to the expansion area and the upper portion of the runs under the Red Chair. By February 21, only two pockets of topographic shading are present on the steeper slopes at noon.

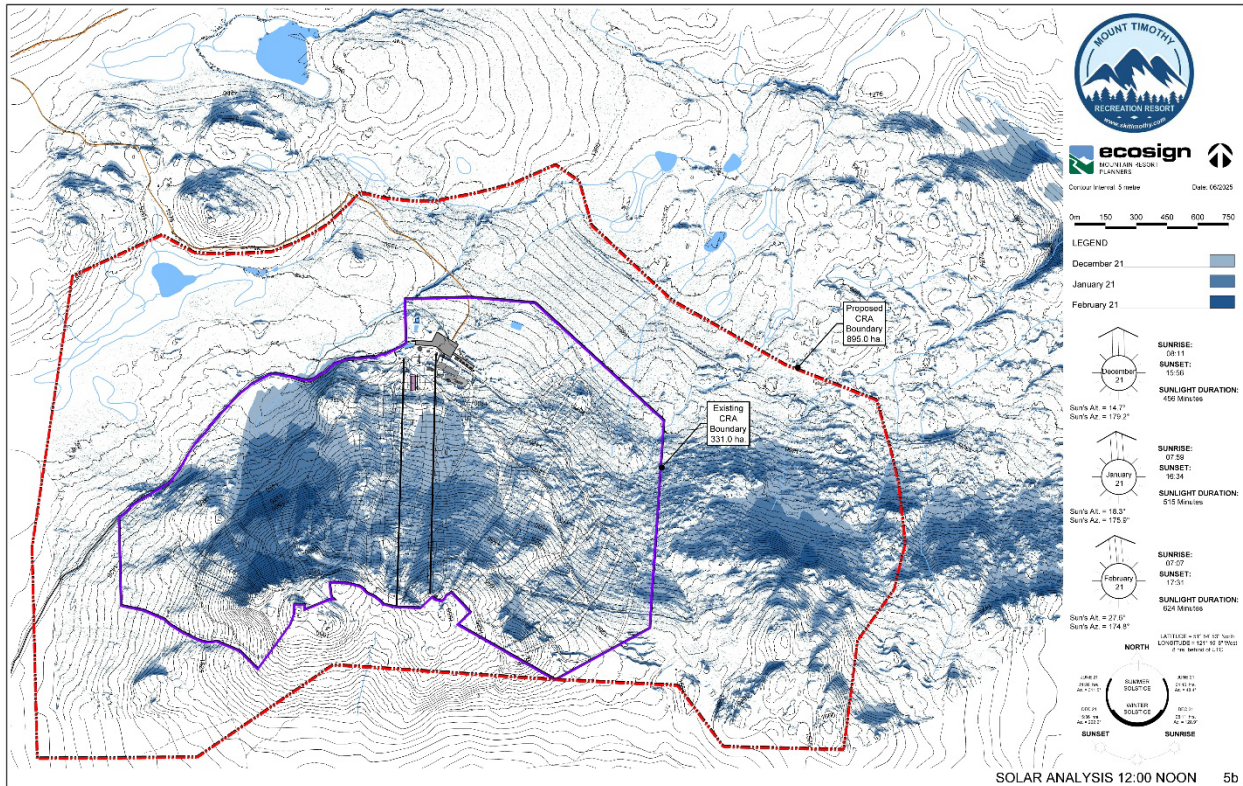


Figure 5b - Solar Analysis at Noon

3:00 p.m.

Figure 5c shows the shadows in the study area at 3:00 p.m. in December, January and February. At this time of day, the sun's angle casts shadows on north and northeast facing slopes and is absorbed by south and southwest facing slopes. On December 21, the entire existing ski trails and the existing base area are shaded, but the base area lands to the west still receive sunlight. By January 21, the shading still encompasses most of the existing trail, day lodge and rental cabins but most of the parking area and the rental building are in sunlight. Only a few pockets of shading on the upper steep portions of the northeastern and northwestern facing slopes slope are present by February 21 at 3:00 p.m.

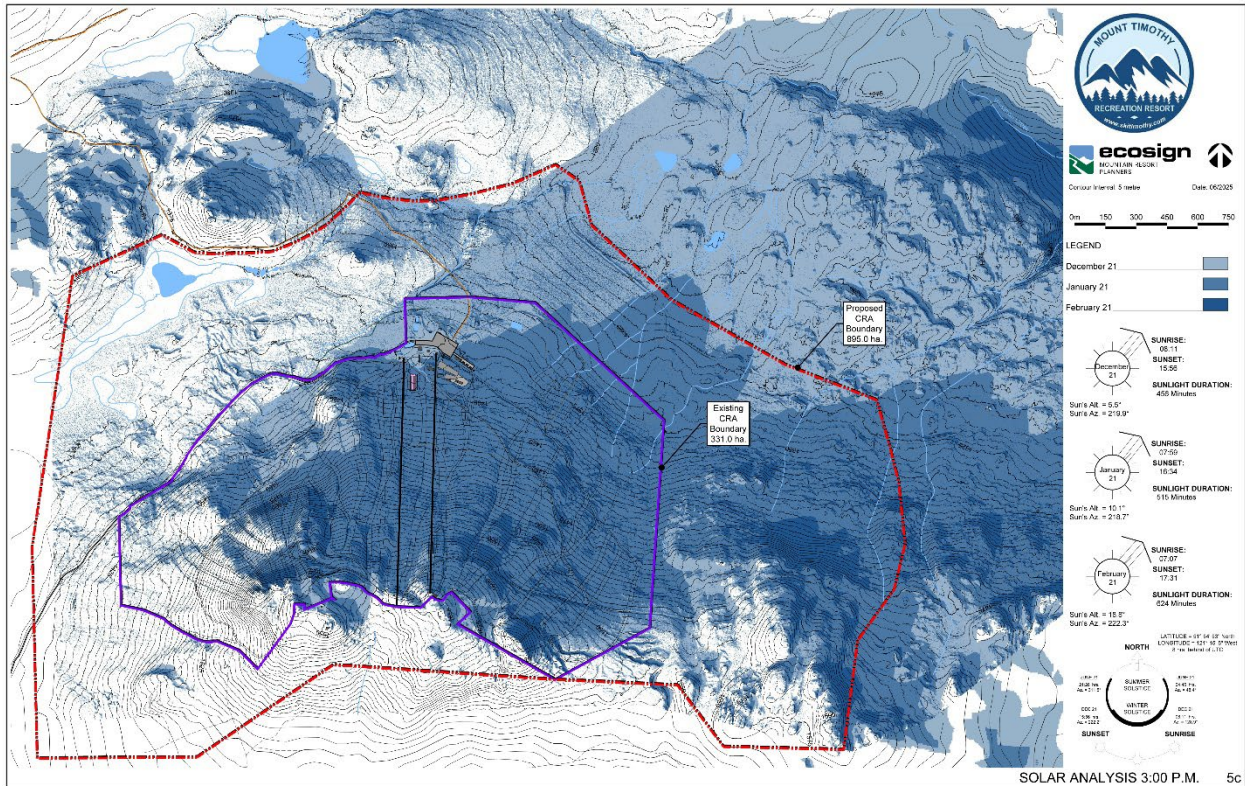


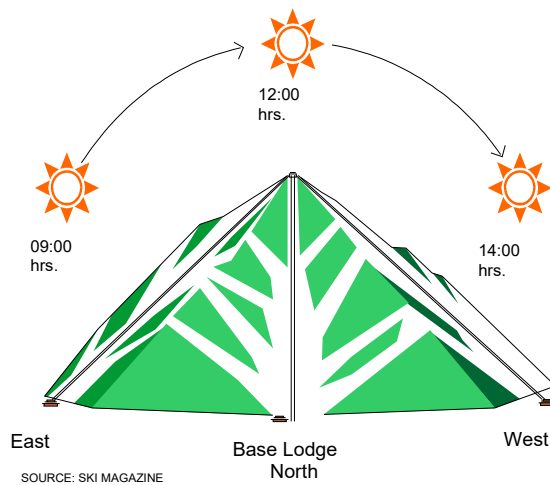
Figure 5c - Solar Analysis at 3:00 p.m.

Snow Quality

Most skiers and snowboarders are highly aware of the sun's influence on snow quality. While skiers/snowboarders prefer to ski in the sun, they will not do so if the snow is sticky or mushy due to intense solar radiation. As illustrated in Plate II.3, skiers will follow the sun throughout the day, skiing eastern exposures in the morning, southern exposures at noon and western exposures in the afternoon.

As a general rule, southern slopes are the warmest, eastern and western slopes the next warmest and northern slopes the coolest. Snowpack retention is a critical concern for any skiing operation and for this reason, slopes and ski trails should naturally be located where the snowpack remains for the longest period of time.

SKI POINTER



IN SPRING, STAY AHEAD OF THE SUN

*By John Fry
Contributing Editor*

The trick to enjoyable spring skiing is to catch the snow as it becomes granular corn before it gets slushy. A good strategy is to keep one eye on the slopes and the other on the sun.

In the morning, after a frosty night, look for east-facing and southeast-facing slopes that catch the early sun. They will be the first to soften up.

As the sun climbs higher and moves into the southern sky, move with it. Ski the north-facing slopes early before they become sloppy.

Finally, move to the west-facing slopes in the afternoon to search for good corn snow.

Smart scrutiny of the weather and terrain will improve your day of skiing.

PLATE II.3

Solar Radiation Analysis

The amount of solar radiation impacting the surface varies strongly with elevation, slope, aspect and solar shading from surrounding topographic features. As mentioned previously, topographic shading decreases the temperature near the ground which causes the snow to last longer and the angle of which the sun strikes the ground also affects the rate of snow melt. Even small changes in aspect can result in substantial differences in surface warming. With this in mind, we have calculated the cumulative quantity of potential incoming solar radiation on a monthly basis for the winter ski season from December 1 to March 31. Time of year, sun position (azimuth and altitude), shadows cast by surrounding terrain, terrain slope, and terrain aspect are all analyzed to simulate and calculate direct, diffuse, and reflected radiation. The result is an accurate representation of potential energy income in kilowatt-hours per square metre. The calculation has been repeated every 15 minutes from sunrise to sunset for each day in a grid system over the entire study area. Figure 6 illustrates, with a warm to cool color spectrum, the warm and cool zones within the study area for the winter ski season months of December, January, February, and March. The majority of the existing ski trails are in a cool solar radiation zone. The base lands, due to the flatter slope gradient, are slightly warmer than the steeper north facing slopes of the mountain.

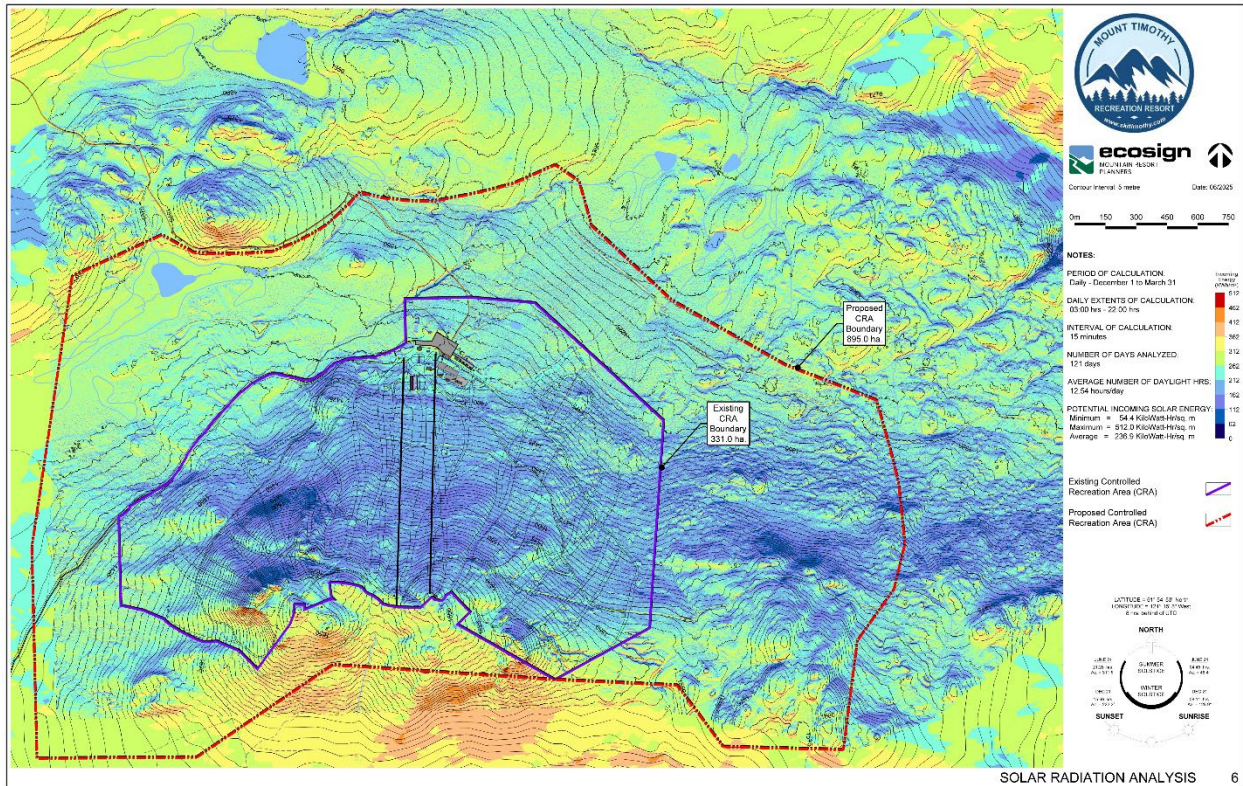


Figure 6 - Solar Radiation Analysis

.7 Ski Area Planning Parameters

Mountain Slope Analysis

Slope gradients are a critical factor in evaluating potential ski area development. Utilizing the topographic mapping supplied by Mount Timothy, Ecosign prepared the Mountain Slope Analysis, as illustrated on Figure 7a. On this plan, ranges of slope gradients are represented by different colours to illustrate slopes suitable for different types of skiing / snowboarding. Table II.3 outlines the Mountain Slope Analysis Gradients, their corresponding colour and suitability for skiing and snowboarding.

**TABLE II.3
MOUNTAIN SLOPE ANALYSIS GRADIENTS**

Slope Gradient	Colour	Type of Skiing / Snowboarding
0-8%	White	Too flat for skiing / good for base area development
8-25%	Green	Beginner / Novice
25-45%	Yellow	Intermediate
45-80%	Light Blue	Advanced / Expert
80-100%	Dark Blue	Extreme Skiing / Areas of considerable hazard
100%+	Red	Too steep for normal skiing / potential avalanche

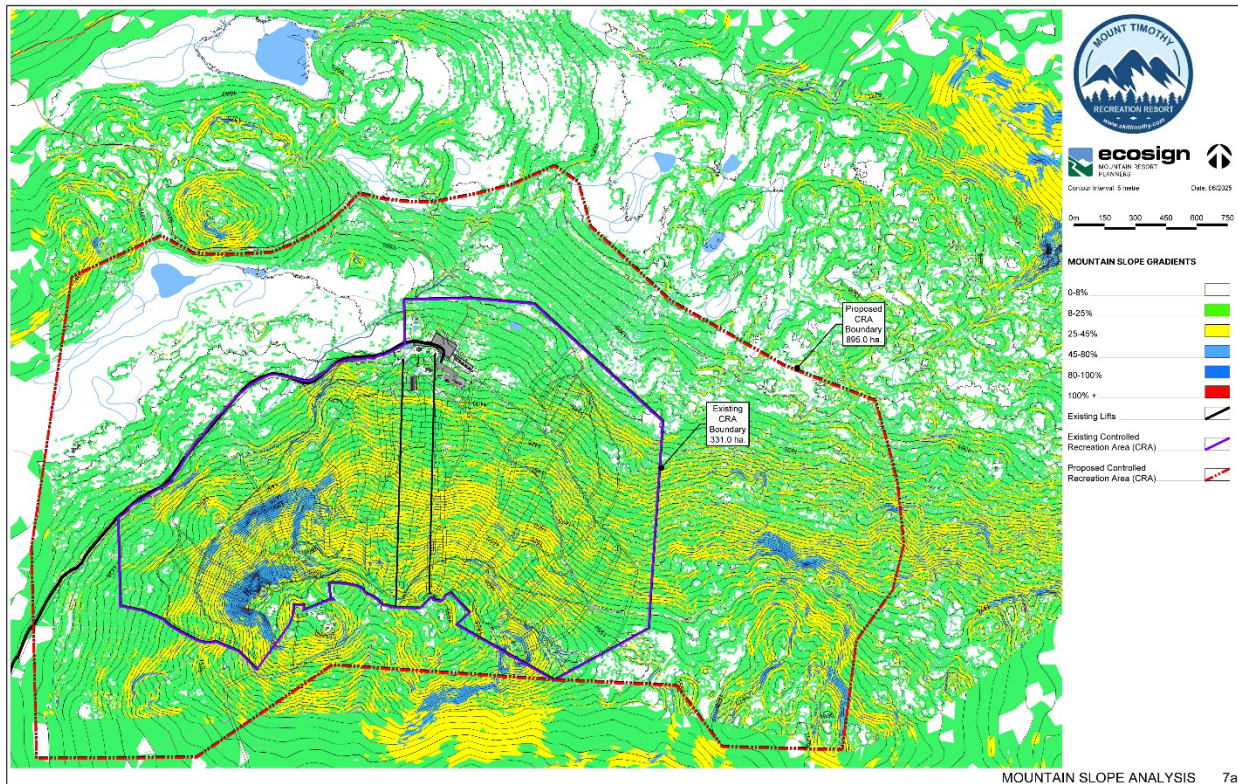


Figure 7a - Mountain Slope Analysis

Areas represented in white on the slope map are too flat for skiing, while red areas are too steep. In terms of slope gradients, ideal ski terrain is represented on the Mountain Slope Analysis by a mix of green, yellow, light blue with some dark blue.

A Fall Line Analysis is presented on Figure 7b. In the area around the existing Red Chair and T-Bar, the fall lines run almost directly south to north. From the higher summit to the west of the existing lifts, the fall lines radiate from north to west-south-west.

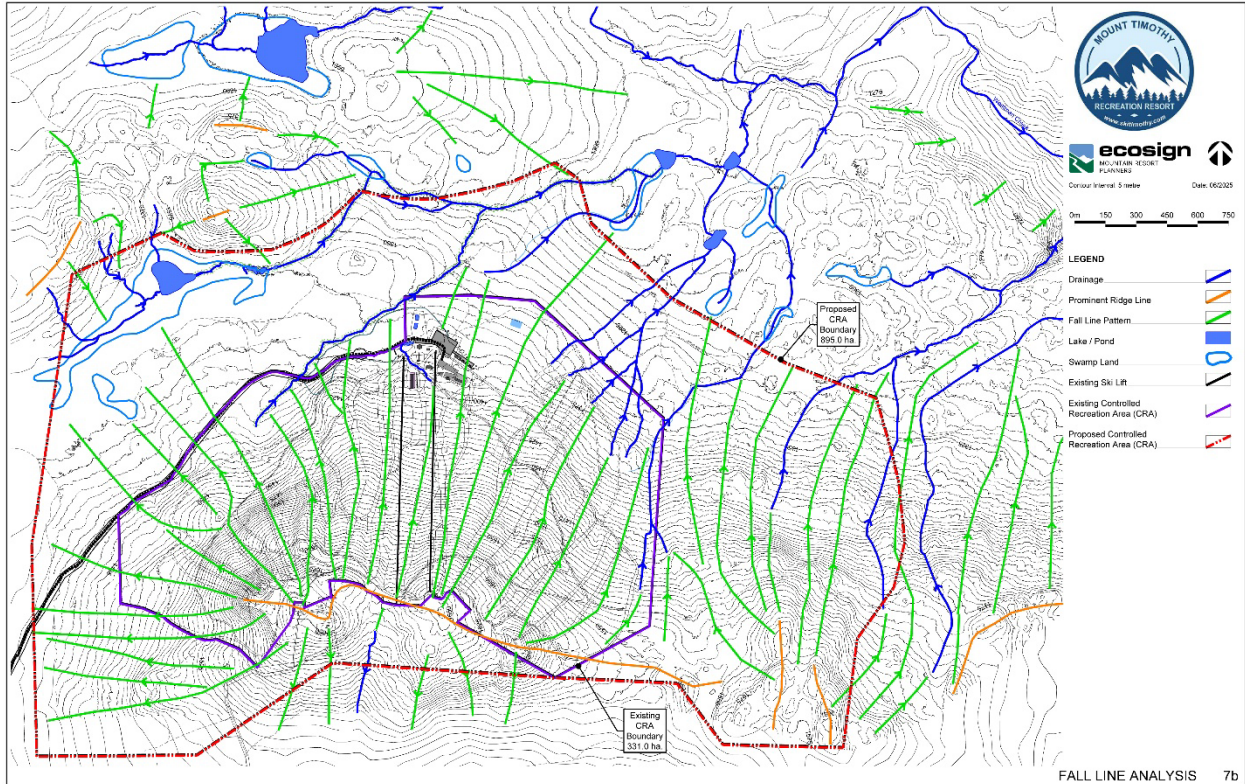





Figure 7b - Fall Line Analysis

Ski terrain and trails are classified in concert with the International Ski Trail Standards (Table II.4), as well as the six skier skill classification levels exhibited in Table II.5.

**TABLE II.4
INTERNATIONAL SKI TRAIL STANDARDS**

Symbol	Trail Designation	Skier Ability Level
	Easiest	Beginner & Novice Skiers
	More Difficult	Intermediate Skiers
	Most Difficult	Advanced & Expert Skiers

**TABLE II.5
SKIERS SKILL CLASSIFICATION SLOPE GRADIENTS**

Skill Classifications		Acceptable Terrain Gradients	Maximum Gradient
1	Beginner	8 - 15%	20%
2	Novice	15 - 25%	30%
3	Low Intermediate	25 - 35%	40%
4	Intermediate	30 - 40%	45%
5	Advanced	45 - 60%	65%
6	Expert	60% +	

Ski trails are classified via an evaluation of the following parameters: slope width, average gradient and the steepest 30-metre vertical pitch. Since the average slope gradient of a ski trail is generally much lower than the steepest 30-metre vertical pitch, trails are usually classified to ensure that the steepest 30-metre vertical pitch falls within five percent of the acceptable terrain gradients listed in Table II.5. This practice is to avoid having inexperienced skiers start down a gentle ski trail that transitions into a trail more difficult than they are ready for. This skill level classification system has been used to rate the ski terrain in the Mount Timothy CRA and surrounding area.

Skier/Snowboarder Densities

For the planning purposes of this report, we have conformed to the skier density standards as outlined in the Mountain Resorts Branch All-Season Resorts Guidelines (ASRG). As outlined by the ASRG Section II.4.5, the typical range of acceptable densities for ski trails by skill class are shown in Table II.6.

**TABLE II.6
ASRG SECTION II.4.5 SKI TRAIL CAPACITIES**

Skill Class	Acceptable Density
Beginner	35 – 75 /ha
Novice	30 – 60 /ha
Low Intermediate	20 – 40 /ha
Intermediate	15 – 30 /ha
Advanced Intermediate	10 – 20 /ha
Expert	5 – 10 /ha

Destination ↔ Day Use

The lower density for better skiers occurs due to their increased speed, and therefore, longer stopping distances and the general increase in space needed to avoid obstacles and other skiers. The prescribed skier densities should skew to more skiers per hectare for local or regional resorts, where more crowded slopes are generally accepted.

Research and observation of the skiing/snowboarding population suggests that the skill class distribution of the skier market generally matches a bell curve. In British Columbia, the distribution of skill levels generally falls within the ranges listed in Table II.7 with the smaller community areas tending to be more skewed towards the lower skill class levels, while a major destination resort is more likely to attract a higher proportion of advanced and expert skiers.

**TABLE II.7
BC SKIER SKILL CLASS DISTRIBUTION**

Skier Skill Classification	Skier Skill Market Distribution
Beginner	2 - 6%
Novice	11-15%
Low Intermediate	18 - 22%
Intermediate	33 - 37%
Advanced	18 - 22%
Expert	8 - 12%

Skier Demand - Vertical Transport Metres

Each skier ability level places different demands upon an area’s lift and trail system. Empirical observations have determined that each skier ability level will ski a relatively constant number of vertical metres per day. As the proficiency of the skier increases, the demand for vertical metres also increases. In highly developed skier markets, the industry high VTM demand is appropriate to ensure a quality, uncrowded experience for the better-conditioned, more aggressive skiers. In urban markets and emerging markets, we select the lower levels of demand for use in planning. In addition to skier market, the lift inventory of a resort plays a role in VTM demanded. Areas with more fixed grip lift equipment will usually see lower VTM demand, while areas with detachable lifts tend to attract guests with higher VTM demand. We believe that the Mount Timothy skier market is generally skewed to the lower levels of VTM demand. Table II.8 summarizes the ASRG Skiing Demand by Skill Classification.

**TABLE II.8
ASRG SKIING DEMAND BY SKILL CLASSIFICATION**

Skill Class	Range	Median
Beginner	500 - 1,000 m	750 m
Novice	1,000 - 2,000 m	1,500 m
Low Intermediate	2,000 - 3,500 m	2,750 m
Intermediate	3,500 - 5,000 m	4,250 m
Advanced Intermediate	5,000 - 7,500 m	6,250 m
Expert	7,500 - 10,000 m	8,750 m

Majority Fixed Grip Lifts ↔
Majority High Speed Lifts

Summary of the Mount Timothy Study Area Planning Parameters

The planning parameters used for analysis of the terrain for the Mount Timothy study area are listed in Table II.9.

**TABLE II.9
MOUNT TIMOTHY PLANNING PARAMETERS**

Skier Skill Classification	Skier Skill Market Distribution	Acceptable Average Terrain Gradients	Maximum Gradients	Skier Demand, VTM/day	Skier Densities Skiers per ha.
1 Beginner	5%	8 - 15%	20%	600	75
2 Novice	14%	15 - 25%	30%	1,200	60
3 Low Intermediate	22%	25 - 35%	40%	2,300	40
4 Intermediate	33%	30 - 40%	45%	4,000	30
5 Advanced	18%	35 - 45%	50%	5,600	20
6 Expert	8%	>45%	100%	8,000	10

.8 Ski Terrain Capacity Analysis

The Mountain Slope Analysis and the Fall Line Analysis have been utilized as a basis for preparing the Ski Terrain Capacity Analysis Map, as illustrated on Figure 8. The colours represented by the Mountain Slope Analysis illustrate topography suitable for various skier skill classes. The Ski Terrain Suitability Analysis graphically illustrates terrain “pods” within the study area which possess potential for the development of alpine ski terrain. The pods were selected by consulting the terrain capacity map and observing the following criteria:

- Continuous fall line skiing from top to bottom
- Suitable upper and lower lift terminal locations
- Good slope continuity to allow interesting skiing from top to bottom for one or more skier ability levels
- Natural slope gradients primarily greater than 8 percent and less than 100 percent
- Slopes not subject to intense solar radiation

Within each ski terrain pod, the upper and lower points are joined to establish the total vertical rise, horizontal distance, straight line slope and average slope gradient. The total ski terrain pod area was measured and calculated. The above data comprises the inputs to our terrain capacity analysis template. The final skill class assigned to each terrain pod is based on a judgment which identifies the “primary” skier skill classification for each terrain pod. The analysis outputs are as follows:

AVAILABLE SKI TERRAIN – net developable terrain within the pod. It is assumed that pods will be able to support skiing on about 30 percent of the useable terrain within the pod, depending on topography, as well as the shape of the pod. In most regions around the world, trails within the forest encompass between 30 and 35 percent of the pod area and much less than that over the whole ski area.

TOTAL SKIERS/SNOWBOARDERS – number of skiers possible in the pod within developable terrain at acceptable densities.

DEMAND VTM (000) – vertical transport metres required to service the total skiers.

LIFT CAPACITY/HR. – the net hourly lift capacity necessary to maximize the development of each pod.

The Mountain Terrain Capacity Analysis map and program printouts provide a reliable indication of the maximum development potential of each pod and zone of the study area and the lift capacity necessary to balance with the terrain.

We have identified eleven ski terrain pods which have a total area of 305 hectares, as shown in Table II.10.

**TABLE II.10
SKI TERRAIN CAPACITY ANALYSIS**

Terrain Pod	A	B	C	D	E	F	G	H	I	J	K	TOTAL
Top Elevation m.	1,644	1,662	1,645	1,651	1,656	1,395	1,471	1,654	1,577	1,540	1,581	
Bottom Elevation m.	1,409	1,382	1,379	1,370	1,373	1,347	1,343	1,388	1,350	1,414	1,347	
Total Vertical m.	235	280	266	281	283	48	128	266	227	126	234	2,374
Horizontal Distance m.	718	1,005	987	1,282	1,255	475	714	1,189	1,215	739	953	
Slope Distance m.	755	1,043	1,022	1,312	1,287	477	725	1,218	1,236	750	981	10,808
Average Slope %	33%	28%	27%	22%	23%	10%	18%	22%	19%	17%	25%	
Skill Class	6	6	5	3	4	1	2	3	2	4	5	
Skier Density/Ha.	10	10	20	40	30	75	60	40	60	30	20	
VTM Demand/Day	8,000	8,000	5,600	2,300	4,000	600	1,200	2,300	1,200	4,000	5,600	
Total Area Ha.	16.0	25.4	22.9	44.5	39.8	11.6	20.8	40.5	37.3	17.0	29.2	305.0
% Ski Terrain Available	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	
Available Ski Terrain	5.6	8.9	8.0	15.6	13.9	4.1	7.3	14.2	13.1	6.0	10.2	106.8
Total Skiers	60	90	160	620	420	300	440	570	780	180	200	3,820

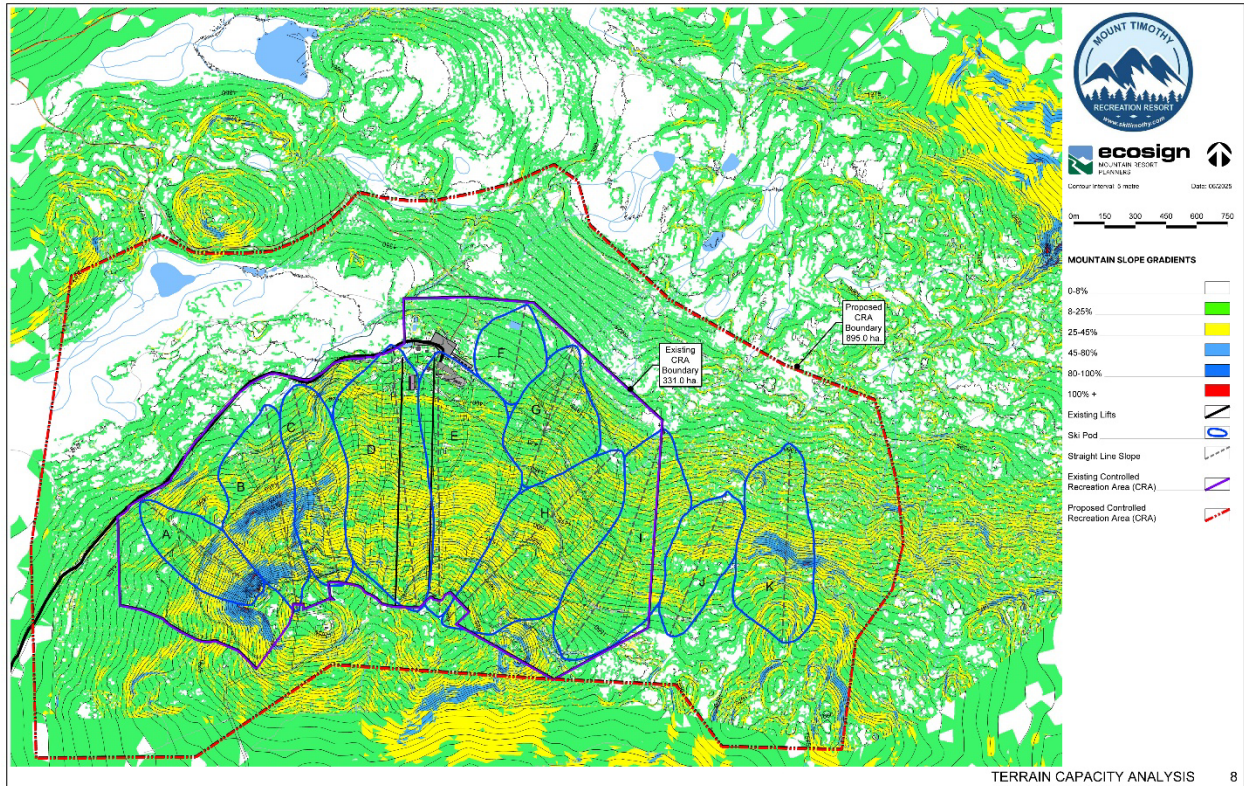


Figure 8 – Terrain Capacity Analysis

These eleven terrain pods encompass terrain on a variety of aspects from northeast to northwest, which are ideal for snow retention and snow quality. Approximately half of Pods A and D are developed as expert terrain. Pods C, D and E are heavily developed as intermediate ski trails, while Pod H is heavily developed as low intermediate and novice ski trails. Pod I is moderately developed as novice terrain, while Pods F, J and K are currently undeveloped. It is estimated that that if all eleven pods were developed at 35% of their total areas, it would result in 107 hectares of ski terrain that could support approximately 3,820 skiers.

We have calculated the skill level balance for the potential ski terrain delineated by the pods within the study area. As listed in Table II.11 and illustrated in Plate II.4, the eleven pods that have been identified have a reasonable skill level distribution which is skewed to the lower skill levels.

**TABLE II.11
SKI TERRAIN POD SKILL LEVEL BALANCE**

Skill Classification	Hectares	Skiers	Pod Balance	Ideal
Beginner	4.1	300	5.0%	5%
Novice	20.3	1,220	14.0%	10%
Low Intermediate	29.8	1,190	22.0%	20%
Intermediate	19.9	600	33.0%	30%
Advanced Intermediate	18.2	360	18.0%	20%
Expert	14.5	150	8.0%	10%
Total	106.8	3,820	100%	95%

Optimum Density =	35.3 Skiers/Hectare
Weighted Demand =	3,672 VTM/Skier/Day

TERRAIN POD SKI LEVEL DISTRIBUTION

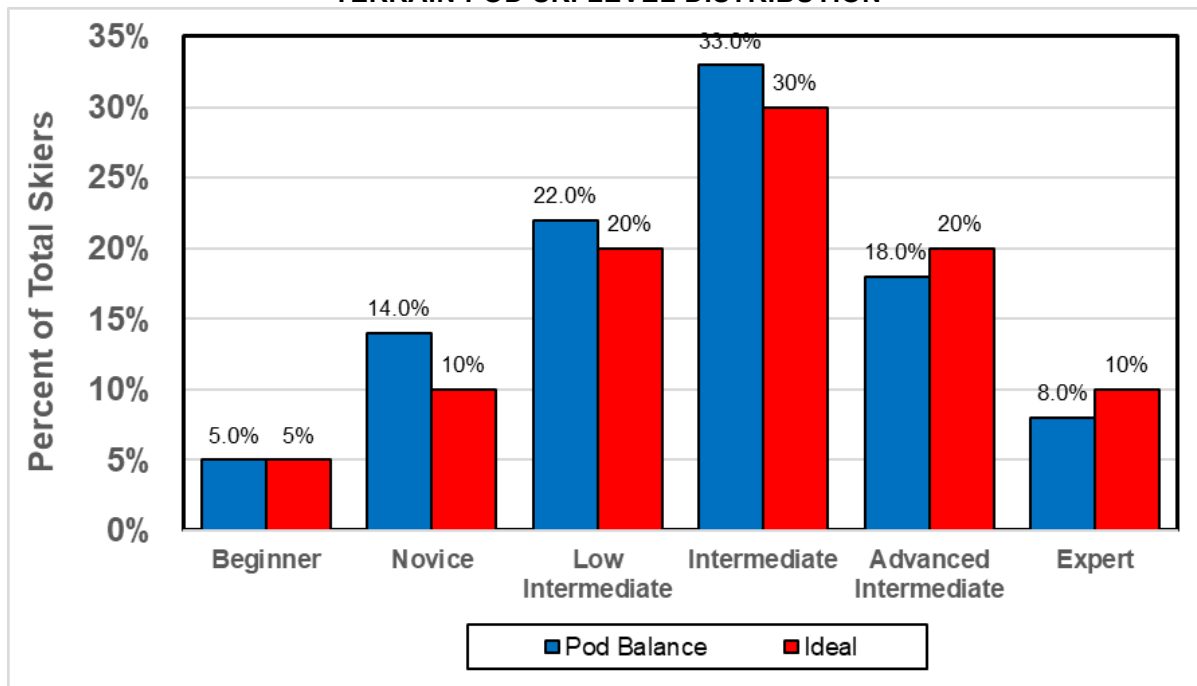


PLATE II.4

.9 Base Area Development Suitability Analysis

The Base Area Development Suitability Analysis is a process that identifies and assesses potential suitable terrain for the development of base area facilities to support the mountain resort development. For Mount Timothy, these facilities could include the expansion of overnight accommodation, commercial facilities, resort amenities and other four-season recreation facilities. The first step in the Base Area Suitability Analysis is to

prepare a slope map using slope ranges suitable for base development. The slope categories used are outlined in Table II.12. The Base Area Slope Analysis is graphically presented on Figure 9a.

Terrain that is suitable for the development of primary base area facilities such as village style accommodation and surface parking is coloured white or green on the Base Area Slope Analysis. The yellow colour represents slopes that are suitable for lower density development with some terrain modification required to provide vehicle access. The blue colour represents the upper limit for single family development, and red represents slopes that are generally too steep for development without more detailed analysis of geotechnical conditions.

**TABLE II.12
BASE AREA SLOPE CATEGORIES**

SLOPE GRADIENT	COLOUR	BASE AREA DEVELOPMENT SUITABILITY
0 to 10%	White	Suitable for all types of base area development with limited terrain modification. Typically identifying parking potential as well as lands that might be wet and environmentally sensitive to development.
10 to 20%	Green	Lands that will require some grading to accommodate development. Upper limits to base area / village developments.
20 to 30%	Yellow	Upper limits to multi-family development with grading.
30 to 40%	Blue	Upper limits for conventional single-family development. May require rock stacking and/or retaining walls to provide vehicle access.
40%+	Red	Generally too steep for development. However, dependent on reasonable access and geotechnical consideration, some development may be possible.

Base Area Development Potential

Identifying areas at the base of the mountain that are suitable for development is accomplished by overlaying the Base Slope Analysis discussed previously with existing roads, trails, buildings, environmental constraints such as setbacks from water courses, old growth areas, as shown on Figure 9b the Base Area Design Analysis map. Slope gradients, proximity to potential ski terrain and avoidance of sensitive environments are the primary considerations when identifying suitable land for base area development in a ski resort.

The spatial relationship between potential developable base area lands and the potential ski area facilities are evaluated using “Comfortable Skier Walking Distance” (SWD) as a planning tool. Comfortable Skier Walking Distance is defined as the distance an individual wearing ski boots and carrying equipment can walk in a 10-minute period. Assuming a 2.7-kilometre per hour walking speed, SWD is approximately 450 metres over level ground, and the distance is reduced by 4 metres for every metre of vertical grade change. It is critical to locate base area facilities and parking within SWD to make the resort truly pedestrian friendly and avoid the requirement for guests to use their vehicle to move around the base area.

The bottom terminals of the existing lifts are identified on Figure 9b Base Area Design Analysis with blue asterisks, and the corresponding extents of skier walking distances are shown with a blue center dashed line. Land with slopes suitable for development near the existing lifts and outside of existing old growth or riparian areas has been identified on Figure 9b. We can determine from recent aerial photos that some of the land identified as Old Growth Priority Deferral Area has been logged, perhaps in response to recent pine/Douglas fir beetle infestations in the area.

In conclusion, there appears to be sufficient suitable land for development close to the base of the mountain, without encroaching on the small ponds and marshy areas to the north, or the intact old growth areas.

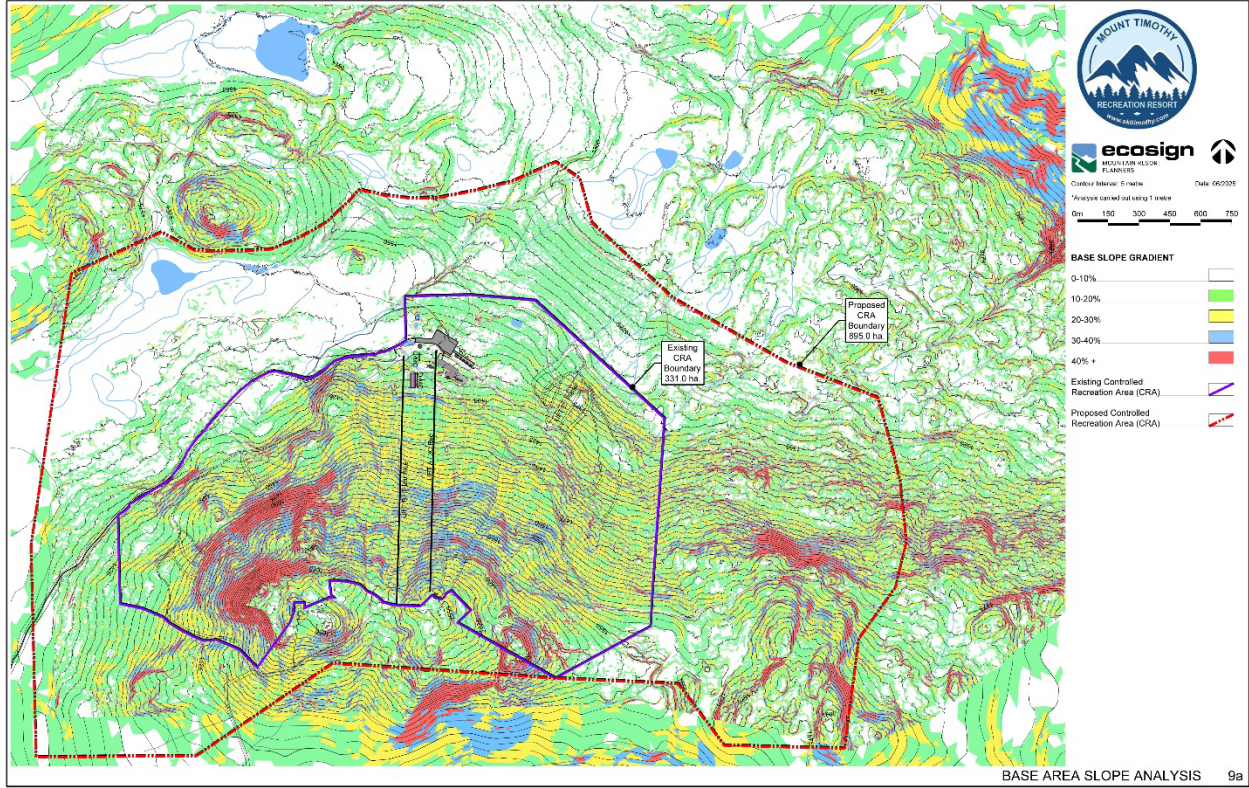


Figure 9a - Base Area Slope Analysis

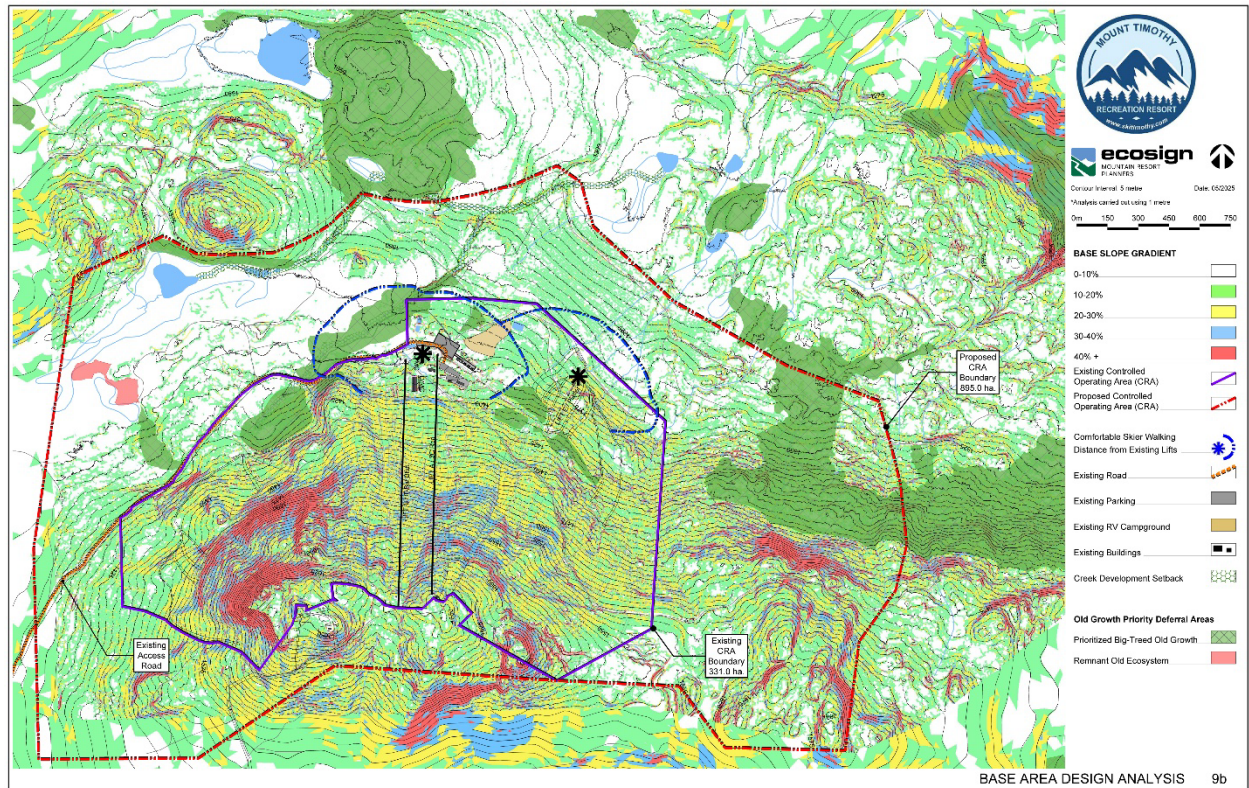


Figure 9b - Base Area Design Analysis

III. EXISTING FACILITIES

.1 Introduction

The existing operation at Mount Timothy Recreation Resort is primarily a community ski facility. Mount Timothy is home to the Timberland Alpine Race Team, as well as the Nancy Greene Ski League for children. The existing guest service facilities include the Guest Service Lodge which provides tickets, rentals, washrooms and employee housing, the Yeti Café which houses the restaurant, washrooms, administration and employee lockers, as well as one warm-up pavilion in the base area and a licensed mountain top restaurant at the top of Red Chair. The base area pavilion provides additional seated warming space, as well as somewhere to eat for guests who bring their own food. The ski area is open Thursday through Sunday from mid-December to late March and additional weekdays during the Christmas and March Break school holidays, weather permitting.

The tubing hill and a 1.8 kilometre cross-country/snowshoe loop in the base area provide activities for non skiers or an additional activity to try before or after skiing. Mount Timothy is also used as a staging area for snowmobilers accessing the Gold Rush Connector Trail and other retired logging roads in the area.

.2 Visitation

Skier Visits

Annual skier visits at Mount Timothy have ranged from 6,000 in 2019/20 when the resort was purchased, to approximately 12,000 in 2022/23. Since passes are not scanned, skier visit counts are determined from day tickets sold, and an estimated frequency of season pass use. Mount Timothy estimates their peak day crowd in 2022/23 was 450 skiers. Total tubing visits are estimated at 500 for the 2022/23 winter season, as shown in Table III.1. The ski area did not open during the 2023/24 winter season due to a lack of snow in the early season.

**TABLE III.1
SKIER VISIT HISTORY**

Season	Annual Skier Visits	# of Days Open	Average Day	Peak Day	Average Top 10	Annual Tubing Visits
2019/20	6,000	63	95	240	170	
2020/21	10,000	64	156	429	342	
2021/22	10,000	62	161	414	242	
2022/23	12,000	66	182	450	300	500

Skier Visit data provided by Mount Timothy management

Tubing: The small tubing hill is usually open in the afternoon and occasional pre-advertised evenings. Typically, it can service between 25 and 40 guests per day.



Snowshoeing/Nordic Visits: Mount Timothy Resort offers a groomed 1.5 km snowshoe/Nordic loop as an added attraction and snowshoe rentals.

Snowmobilers: On an average weekend when Mount Timothy is open during the winter months (Thursday through Sunday), about 25 to 30 snowmobilers come to the resort via the Gold Rush Connector Trail. Approximately 15 to 20 stalls in the parking lots are utilized by snowmobilers that are parking and staging from Mount Timothy.

Each year, toward the end of the winter season, Mount Timothy hosts a “Snow Much and More” snowmobile poker run event which attracts about 150 entrants. The event includes a fundraiser for the 100 Mile House and Williams Lake Search and Rescue, with Mount Timothy organizing and other local merchants contributing prizes for the raffle draws. Local recreational supply companies participate in the event giving onsite demonstrations of snowmobiles, quads, side by sides and snowbikes. The SAR teams do demos for the children such as beacon finds. This event is often the busiest day of the winter season and 100% of the proceeds go to both SAR teams.



Yeti Café during “Snow Much and More Event”

ATV/Quad Users: The summer of 2023 was the first year Mount Timothy kept their restaurant open, so were able to get a better idea of the number of people using the base area to access the surrounding trail system. The ATV group has been very supportive of their operation and on an average weekend, Mount Timothy would host 60 to 75 guests in the restaurant and easily double that number on long weekends.



Summer ATV Use

Other Summer Activities: Over the summer months, many individuals visit the area for hiking, guided ATV tours, family activities near the lodge, wedding and events, reunions, conferences and retreats. In recent summers, staff have noticed an increase in the number of people showing up to do rock picking. Rock picking appears to be a new popular activity, and many individuals are successful at finding various interesting rocks.

Hunting: There is no hunting allowed within the Mount Timothy CRA. However, during the hunting season, the accommodation cabins are often rented by hunters, mostly groups that have Limited Entry Draws.

.3 Mountain Facilities

Existing Lifts

The technical specifications for the lifts at Mount Timothy are listed in Table III.2. The existing lifts at Mount Timothy consist of one fixed grip triple chairlift, one T-Bar, and two Magic Carpets, as illustrated on Figure 10, the Existing Mountain Facilities drawing. Mount Timothy has a platter lift that is currently not in use; however, it could be operated if demand warranted. The four operating lifts have a total rated capacity of approximately 4,228 passengers per hour (pph) and generate 868,180 Vertical Transport Metres/Hour (VTM/hr.). We estimate that the existing lift system has a comfortable skier carrying capacity (CCC) of 1,720 Skiers per day.

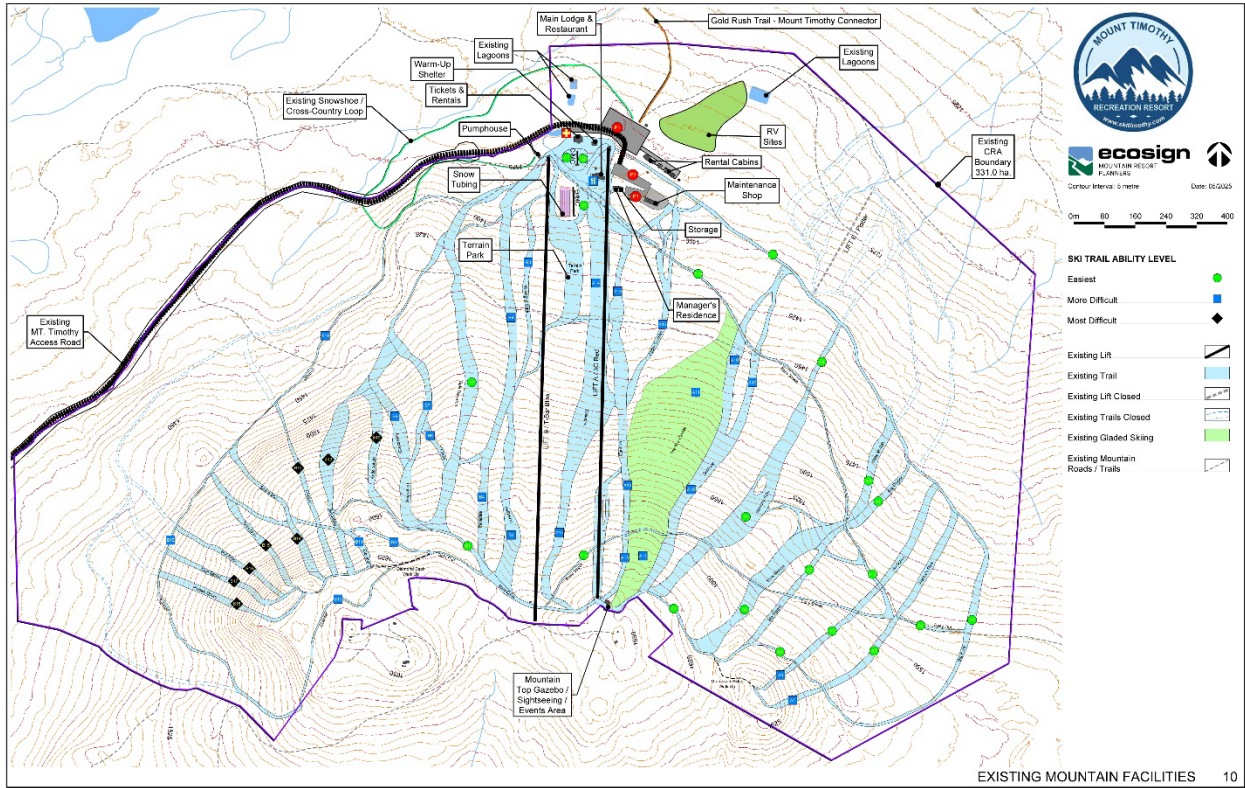


Figure 10 Existing Mountain Facilities

TABLE III.2
MOUNT TIMOTHY EXISTING LIFTS

Lift No.	Lift Name	Lift Type	Hourly Capacity	Vertical Metres	VTM/Hr (000)	VTM Demand	Loading Effic.	Access Reduc.	SCC
A	Red Chair	3C	2,145	278	596	2,540	85%	0%	1,250
B	Blue T-bar	T-Bar	1,007	259	261	4,448	90%	0%	330
C	Lower MC #1	MC	488	7	3	600	90%	0%	80
D	Upper MC #2	MC	588	13	8	600	90%	50%	60
			4,228		868				1,720
E	Platter	P	600	57	34				*Currently not in use



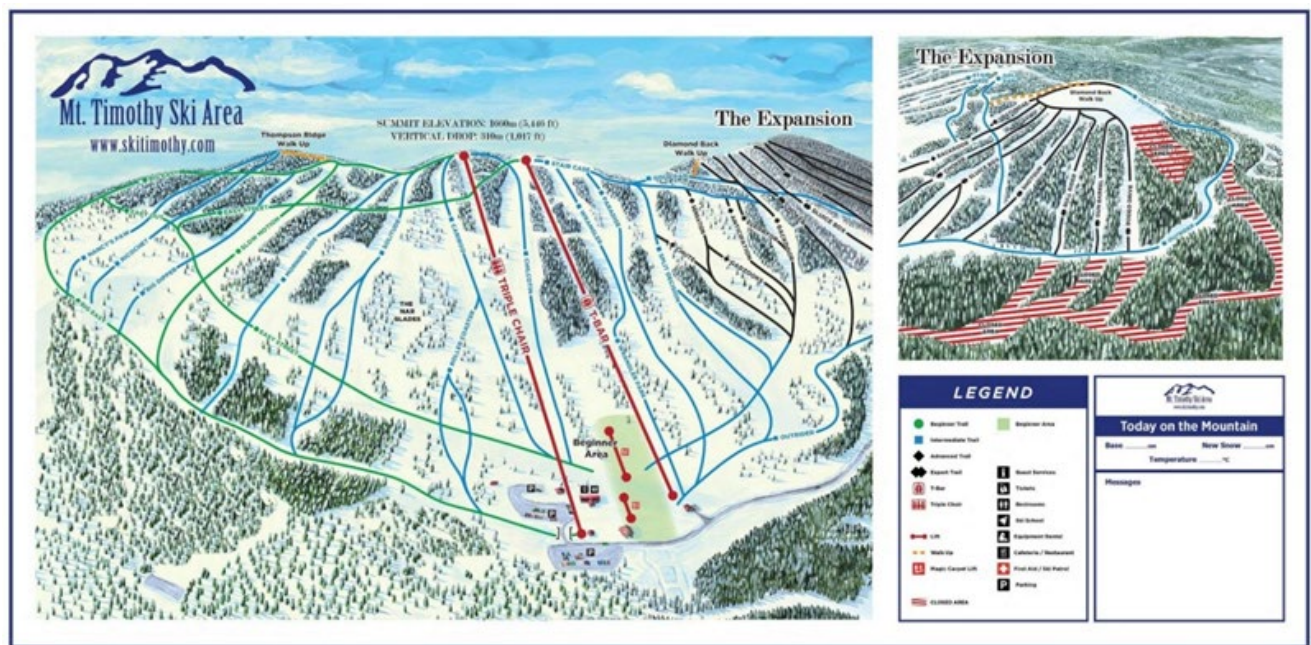
Red Chair Bottom Terminal & Yeti Café

Planning Parameters

Each trail has been classified into one of the six skier skill class levels after an evaluation of the following parameters: ski trail width, average gradient and the steepest 30-metre vertical pitch. Since the average slope gradient of a trail is generally much lower than the steepest 30-metre vertical pitch, the trails are usually classified to ensure that the steepest 30 metres fall within five percent of the acceptable terrain gradients listed in Table III.3. This method of classification ensures that each trail is skiable from top to bottom by the skill class level assigned to it. For example, if a trail has an average slope in the range of 15–25% acceptable for novice, but has a very steep section in the middle, then such a trail cannot be classified as a novice trail for an obvious reason.

**TABLE III.3
MOUNT TIMOTHY PLANNING PARAMETERS**

Skier Skill Classification	Skier Skill Market Distribution, %	Acceptable Average Terrain Gradients, %	Maximum Gradients, %	Skier Demand, VTM/day	Skier Densities Skiers per ha.
1 Beginner	5%	8 - 15%	20%	600	75
2 Novice	14%	15 - 25%	30%	1,200	60
3 Low Intermediate	22%	25 - 35%	40%	2,300	40
4 Intermediate	33%	30 - 40%	45%	4,000	30
5 Advanced Intermediate	18%	35 - 45%	50%	5,600	20
6 Expert	8%	>45%	100%	8,000	10



Mount Timothy Trail Map

To accurately portray the terrain balance of the ski area, we computed the terrain available to each of the six skier skill classifications and then multiplied by the appropriate skier densities to illustrate the distribution of the skiing terrain available to each skier skill level. This exercise is often referred to as “area balancing” and provides the planning team with the data necessary to compare the mountain trail development with the apparent proportions of the skier market. The existing trail inventory is listed in Table III.4 and the existing trails are shown on Figure 10, the Existing Mountain Facilities map.

**TABLE III.4
EXISTING SKI TRAIL INVENTORY**

Trail Name	Trail Skill Class	Elevation		Total Vert. Metres	Horz. Dist. Metres	Slope Dist. Metres	Percent Slope		Avg. Width Metres	Horz. Area Ha.	Slope Area Ha.	Skiers At Area			
		Top Metres	Bottom Metres				Avg.	Steep.				Density	Total		
Red Chair															
Big Easy	<i>P Skiway 20%</i>	A1	2	1,651	1,373	278	2,987	3,000	9%	24%	8	2.34	0.47	60	30
Easy Out		A2	2	1,531	1,529	2	173	173	1%	1%	6	0.11	0.11	60	10
Nancy's Paw		A3	2	1,587	1,467	120	581	593	21%	23%	18	1.02	1.04	60	60
Upper Nancy's Paw		A4	6	1,639	1,588	51	207	213	25%	39%	11	0.23	0.24	10	5
Ricochet		A5	3	1,594	1,457	137	596	612	23%	26%	18	1.06	1.09	40	40
Upper Ricochet		A6	6	1,639	1,595	44	126	133	35%	44%	10	0.13	0.14	10	5
Big Dipper		A7	3	1,606	1,451	155	627	646	25%	26%	16	1.00	1.03	40	40
Slow Motion		A8	3	1,616	1,440	176	804	823	22%	26%	32	2.58	2.64	40	110
Morning Side		A9	3	1,633	1,419	214	872	898	25%	29%	34	3.00	3.09	40	120
Solitude		A10	3	1,635	1,405	230	931	959	25%	30%	29	2.71	2.79	40	110
The Nar Glades		A11	5	1,651	1,435	216	822	850	26%	35%	119	9.81	10.14	4	40
Roller Coaster		A12	3	1,485	1,381	104	576	585	18%	20%	17	0.96	0.98	40	40
Caribou		A13	4	1,651	1,391	260	1,071	1,102	24%	37%	21	2.30	2.37	30	70
Chilcotin		A14	3	1,642	1,388	254	1,120	1,148	23%	33%	43	4.83	4.95	40	200
Easy Street		A15	2	1,634	1,373	261	2,628	2,641	10%	12%	8	2.17	2.18	60	130
Total Lift A			13					10,414					30.97		870
Blue T-bar															
Stair Case		B1	2	1,634	1,601	33	410	411	8%	8%	10	0.43	0.43	60	30
Wrangler		B2	4	1,623	1,614	9	646	646	1%	31%	21	1.35	1.35	30	40
Wrangler Park		B3	5	1,500	1,374	126	654	666	19%	26%	12	0.78	0.79	20	20
Paradise		B4	4	1,614	1,374	240	1,082	1,108	22%	29%	24	2.57	2.63	30	80
Slpit Decision		B5	3	1,605	1,383	222	1,002	1,026	22%	28%	27	2.67	2.73	40	110
Chute		B6	4	1,558	1,520	38	116	122	33%	33%	17	0.20	0.21	30	10
Sensation		B7	4	1,601	1,422	179	833	852	21%	34%	17	1.38	1.41	30	40
Gold Pan		B8	3	1,620	1,474	146	772	786	19%	34%	8	0.59	0.60	40	20
Gadzooks		B9	6	1,552	1,451	101	339	354	30%	46%	30	1.03	1.07	10	10
Anticipation		B10	6	1,601	1,474	127	334	357	38%	56%	24	0.81	0.87	10	10
Elevator		B11	5	1,634	1,591	43	112	120	38%	43%	13	0.15	0.16	20	5
Back Door		B12	6	1,630	1,466	164	594	616	28%	44%	23	1.36	1.41	10	10
Choker		B13	6	1,633	1,444	189	467	504	40%	75%	11	0.53	0.57	10	10
Sluice Box		B14	6	1,631	1,464	167	429	460	39%	60%	15	0.64	0.69	10	10
Shot Gun		B15	6	1,634	1,503	131	452	471	29%	77%	12	0.52	0.54	10	10
Bull Rider		B16	6	1,644	1,483	161	330	367	49%	88%	12	0.38	0.42	10	5
Gun Barrel		B17	6	1,635	1,488	147	376	404	39%	81%	12	0.45	0.48	10	5
Rodeo Drive		B18	6	1,631	1,490	141	430	453	33%	65%	13	0.58	0.61	10	10
Outrider		B19	3	1,629	1,393	236	2,452	45	10%	25%	4	1.09	0.02	40	5
Total Lift B			16					8,481					15.94		385
Lift C Lower MC															
Lower Magic Carpet		C1	1	1,381	1,374	7	67	67	10%	10%	25	0.17	0.17	150	30
Lower Magic Carpet		C2	1	1,381	1,374	7	59	59	12%	12%	24	0.14	0.14	150	20
Total Lift C			2					127					0.31		50
Lift D Upper MC															
Upper Magic Carpet		D1	1	1,397	1,384	13	132	133	10%	10%	14	0.19	0.19	150	30
Total Lift D			1					133					0.19		30
Total All Lifts			32					19.2 km					47.4 Ha		1,335
Skiways															
Big Easy	<i>P Lift A 80%</i>	A1	2	1,651	1,373	278	2,987	3,000	9%	24%	8	2.34	1.88	60	110
Easy Out		A2	2	1,531	1,529	2	173	173	1%	1%	6	0.11	0.11	60	10
Easy Street		A15	2	1,634	1,373	261	2,628	2,641	10%	12%	8	2.17	2.18	60	130
Stair Case		B1	2	1,634	1,601	33	410	411	8%	8%	10	0.43	0.43	60	30
Gold Pan		B8	3	1,620	1,474	146	772	786	19%	34%	8	0.59	0.60	40	20
Outrider		B19	3	1,629	1,393	236	2,452	45	10%	25%	4	1.09	0.02	40	5
Total Skiways			6					7.1 km					5.22		305

Existing Ski Trails

We have identified 32 numbered return-cycle ski trails and 6 skiways covering approximately 52.6 hectares, over a total combined length of 26.3 kilometres, as listed in Table III.4. The existing Mount Timothy return-cycle ski trails could comfortably support approximately 1,335 skiers at one time, based on ideal skier densities. The six connecting skiways provide terrain for another 305 skiers, bringing the total trail capacity to 1,640 skiers at one time.

As illustrated on Figure 11, we have also overlaid the STRAVA heat map for skier traffic and flow information on the Existing Ski Area map. This heat map illustrates where the majority of skiers that use the STRAVA app to keep track of their vertical are skiing. The “hotter” the colour, the more traffic that the ski trail is receiving. From this map, it appears the most popular trails are those closest to the Red Chair.

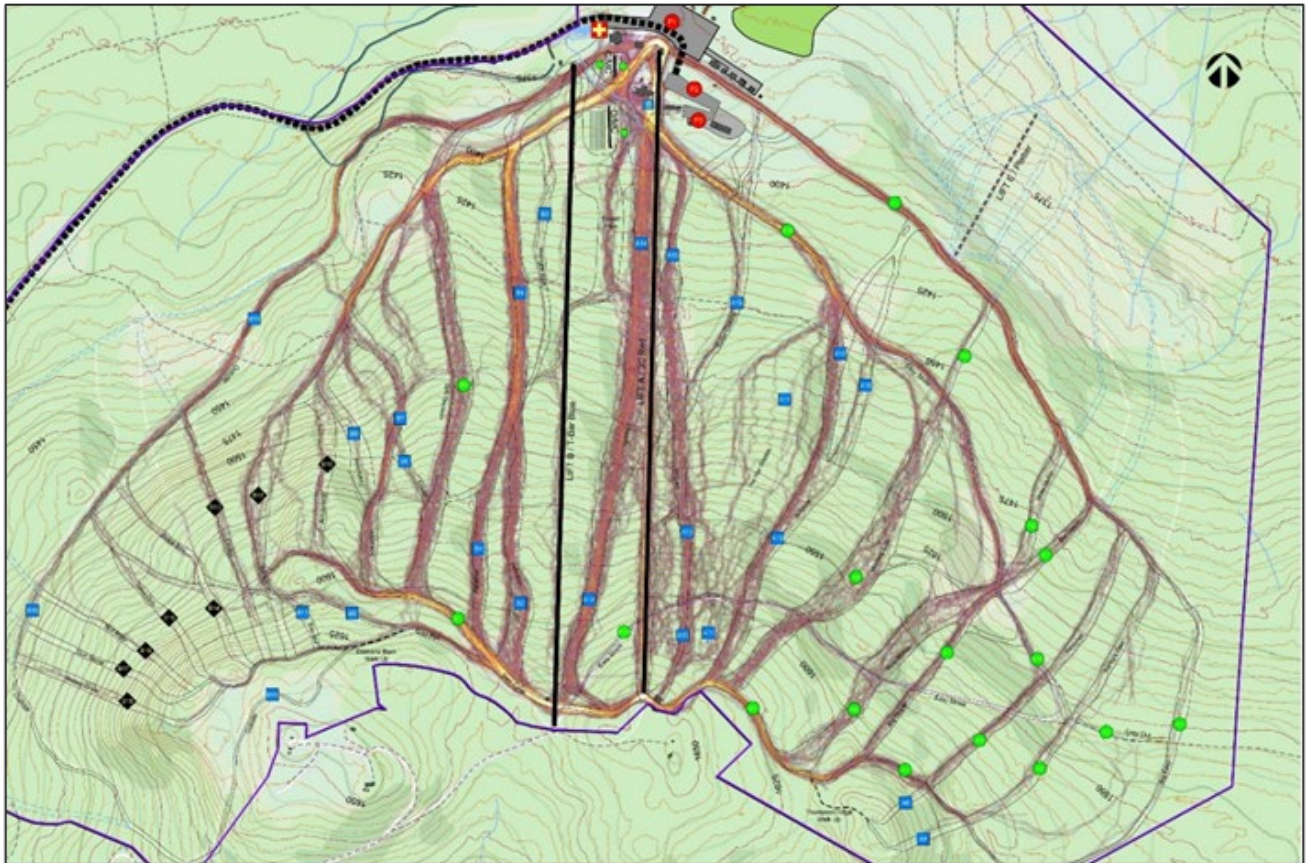


Figure 11 Existing Mountain – Skier Traffic Flow - Strava Heat Map

Ski Trail Balance by Skier Skill Class

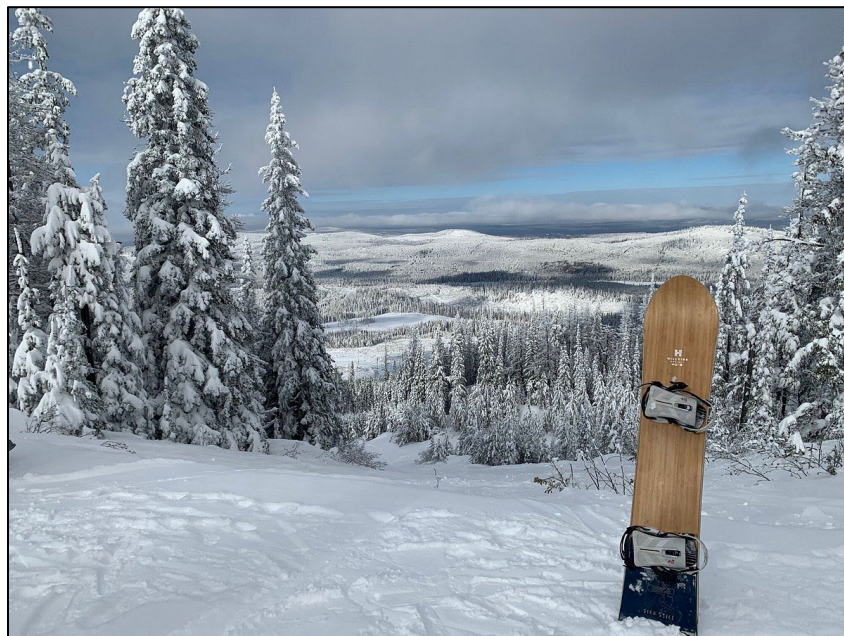
An important part of the analysis of a ski area is the comparison of the variety of ski trails by the skier skill class with the target skier market. The Cumulative Ski Trail Balance Statement for all existing trails at Mount Timothy is listed in Table III.5 and illustrated in Plate III.1. The ski trail skill level balance indicates that the terrain at Mount Timothy is skewed to the lower skill classes and that there is a shortage of intermediate through expert terrain. The terrain balance at Mount Timothy is well suited for a smaller local / regional ski facility that acts as a feeder ski hill to the larger destination resorts.

**TABLE III.5
CUMULATIVE SKI TRAIL BALANCE STATEMENT**

Lift CCC =	1,720
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Skill Classification	Hectares	Skiers	Balance	Ideal
1 Beginner	0.5	80	6.0%	5%
2 Novice	1.5	90	6.7%	14%
3 Low Intermediate	19.3	770	57.7%	22%
4 Intermediate	8.0	240	18.0%	33%
5 High Intermediate	11.1	65	4.9%	18%
6 Advanced	7.0	90	6.7%	8%
TOTALS	47.4	1,335	100%	100%

Average Density =	36.3	Skiers/Hectare
Optimum Density =	38.7	Skiers/Hectare
Weighted Demand =	2,974	VTM/Skier/Day



CUMULATIVE SKI TRAIL BALANCE STATEMENT

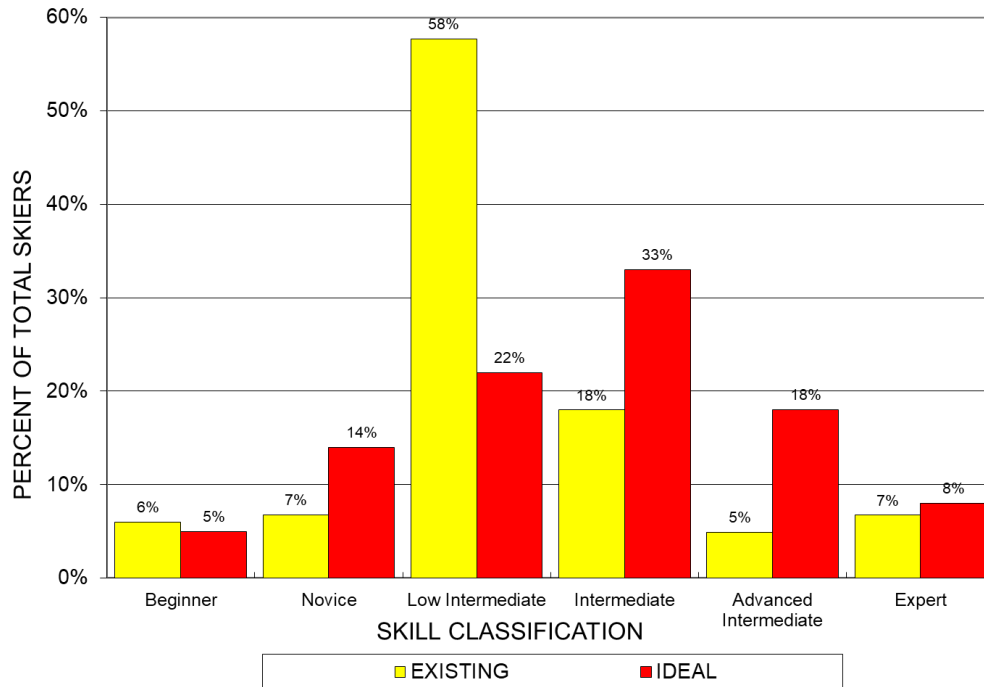


PLATE III.1

Lift and Ski Trail Balance Statement

The ski trail balance by lift system, as illustrated in Plate III.2 portrays the relationship of the skier capacities on each lift and trail system to graphically show where significant imbalances in lift and trail capacity occur. Large excesses in lift capacity can result in overcrowded trails and possible safety concerns, if there is sufficient skier demand to fully utilize the lift capacity. An overcapacity of trails means the trails are less crowded, however, it can be costly for the operator, if they elect to groom and maintain all the trails, each evening. Lifts and trail systems that have capacities within 10% are considered well balanced.

Plates III.2 illustrates that all lifts except the Blue T-bar have a higher capacity than the trails they serve. However, since Mount Timothy’s historic daily visitation has been less than the lift carrying capacity, this does not result in crowded trails. In fact, on most days, the Red Chair can service the trails assigned to both the Red and the Blue lifts without resulting in significant line ups.

**MOUNT TIMOTHY
LIFT VS SKI TRAIL CAPACITIES**

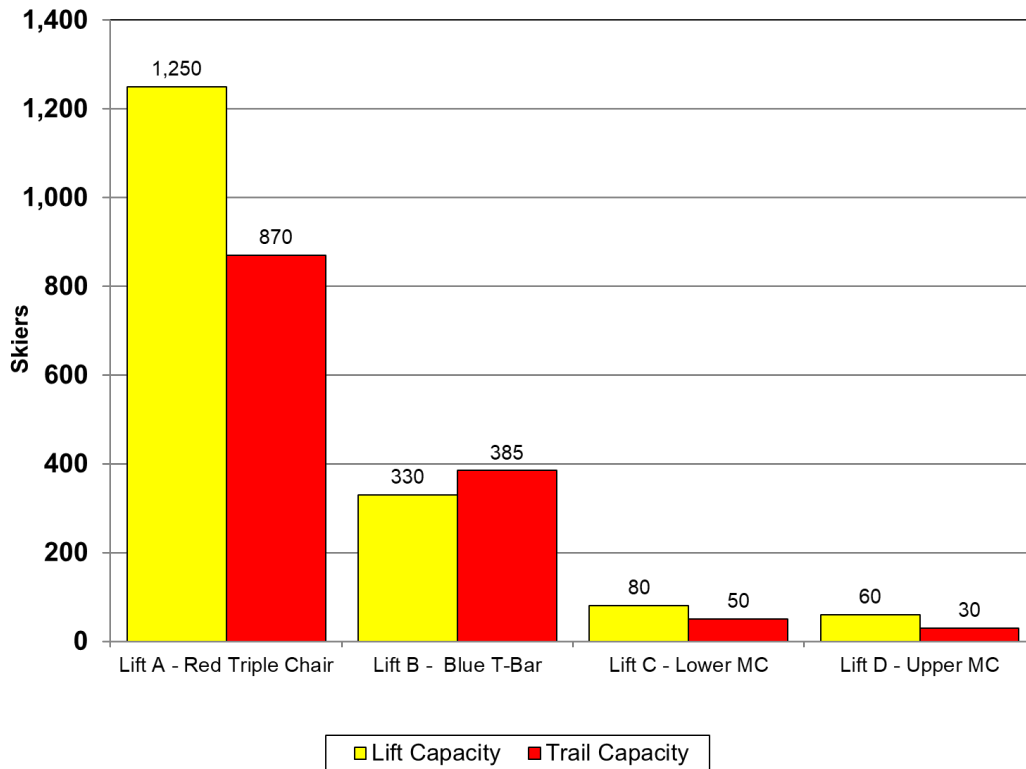


PLATE III.2

Snow Grooming Equipment

Mount Timothy currently owns 3 grooming machines: two Prinoth BR 350s and one Bombardier BR 180. The Bombardier machine is an older model and is therefore operated sparingly for grooming the tube park and the snowshoe trail.

Modern grooming machines are capable of grooming up to 25 hectares of ski terrain per night, however 20 hectares is more typical of a 300kW size machine. The existing ski trails at Mount Timothy cover 47 hectares of terrain, therefore, if both Prinoth machines are available, it should be no problem to groom the entire ski area each night. These two front-line grooming machines have an average of just over 8,000 hours. Given that the existing grooming fleet only grooms 8 to 12 ski trails per night, the ski area feels that the existing fleet should be effective for several more years. Table III.6 lists the specifications of the existing grooming fleet.

**TABLE III.6
GROOMING MACHINE INVENTORY**

Machine #	Make	Model	Year	Hours	Implements
Annie Oaklay	Prinoth	BR 350	2013	11,600	Tiller, Multi Blade
Ruby Jane	Prinoth	BR 350	2009	9,500	Tiller, Multi Blade and XC Track Setter
Rodney	Bombardier	BR 180	2001	2,900	Tiller, Multi Blade
Average				8,000	



Prinoth Bison Snow Grooming Machine

The existing maintenance facility is insulated, well-constructed, and has 4 service bays. One bay is allocated to snowcat repair, two of the other bays are for general repair and one bay is for the electrical generator. Construction of a 167.5 m² storage building next to the maintenance building was completed in 2024.



Maintenance Shop



Storage Building

New

.4 Base Area Facilities

A ski area's base area needs to meet the needs of arriving visitors and employees. In most cases, it is also the point of arrival for deliveries of equipment and supplies and the point of exit for the removal of waste. The public-maintained Mount Timothy Road arrives at the main day visitor parking lot and tickets and rental facility. Public facilities for the resort include parking, a Guest Services/Rental Lodge, the Yeti Café restaurant, a warm-up pavilion in the base area, licensed mountain top restaurant and public accommodation in the form of log cabins. An RV site is under construction and anticipated to be completed in 2025. Operations facilities include a caretaker house, employee housing in the Yeti Café, maintenance building, storage building, and pump sheds for the existing wells and water storage reservoir. The existing base facilities are illustrated on Figure 12.

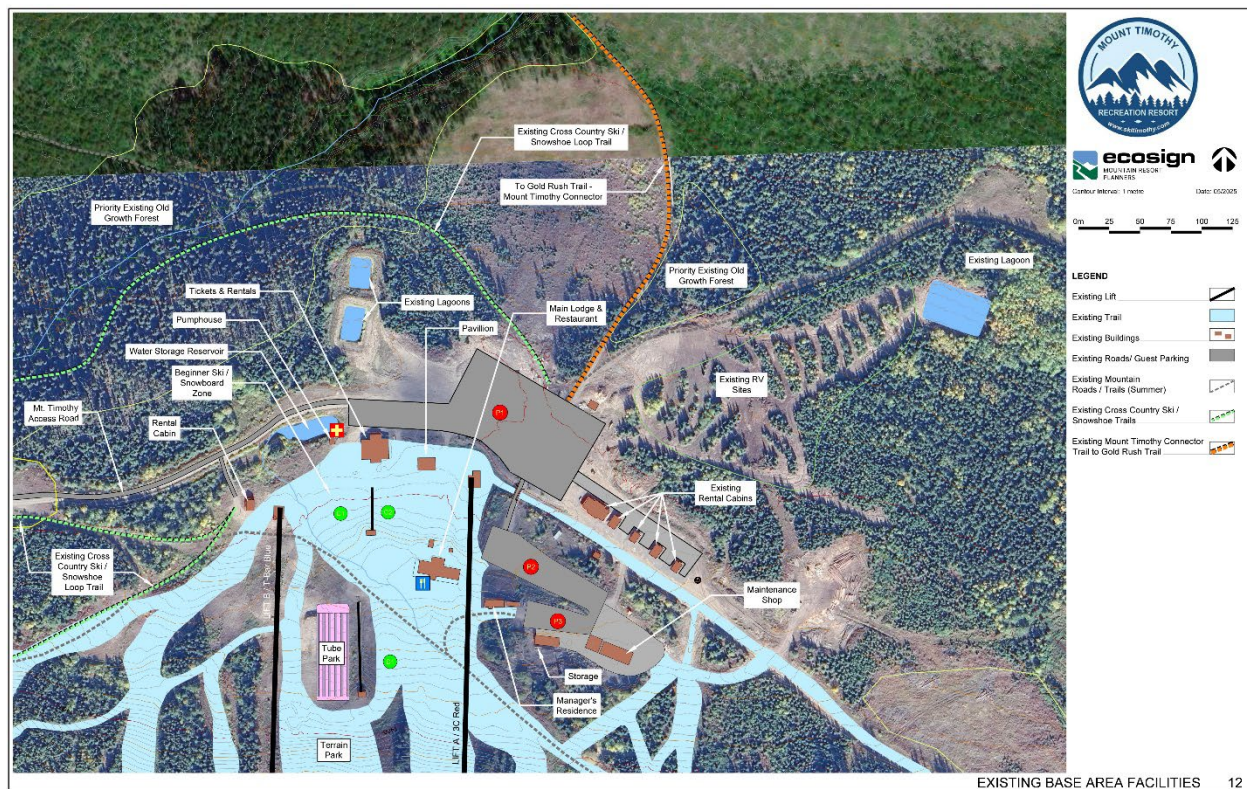


Figure 12 Existing Base Area Facilities



Mount Timothy Base Area

Balanced Resort Capacity

Balanced Resort Capacity is essentially the optimum number of visitors that can comfortably utilize a resort’s facilities per day in such a way that their expectations of the recreational experience are met, while the integrity of the site’s environment is maintained. Alpine skiing is an activity where the participants typically spend a large part of the day participating, while some activities like snow tubing and cross-country skiing often have a shorter duration, meaning that the daily capacity of these facilities isn’t necessarily equal to the number of people participating at one time. For example, a tubing facility may be open for the whole day, but tickets are sold for intervals of one or two hours, meaning the daily capacity is a multiple of the capacity at one time. Therefore, the staging capacity (parking, accommodation and transit) of the base area must be larger than the *cumulative capacity at one time* of each of these facilities so that it is possible for employees, participants and observers to arrive at the facility. The existing Balanced Resort Capacity for Mount Timothy Resort is dominated by the winter season, as outlined in Table III.7 and is estimated at 1,780 participants.

**TABLE III.7
EXISTING BALANCED RESORT CAPACITY**

Winter		Summer	
Activity	Capacity	Activity	Capacity
Downhill Skiing	1,720	Hiking /Berry Picking	20
Tubing	20	ATV/UTV/Dirt Bike	20
Nordic Skiing	10	Mountain Biking	10
Snowshoeing	10		
Snowmobile	20		
Winter Recreation Capacity	1,780	Summer Recreation Capacity	50

Day Visitor Parking

Day visitor parking at Mount Timothy is provided in three parking lots in the base area, as illustrated on Figure 12. The three parking lots encompass a total of 1.31 hectares and are all within a comfortable walking distance of the ski lifts. Assuming a theoretical parking density of 245 cars per hectare, these lots can accommodate approximately 320 cars at one time. A greater parking density of 330 cars per hectare could be achieved, if needed, by using parking attendants to direct the incoming vehicles to park closer together.

Mount Timothy management estimates that the three existing parking lots can hold approximately 300 mixed cars and trucks, which is close to our estimate. Average ridership and percent of skiers per car can vary. We have assumed a ridership of 2.8 people per car and that 90 to 95% of the vehicles contain skiers or snowboarders, as outlined in Table III.8. With these assumptions, the total capacity of the existing parking lots is approximately 935 people, 855 of which could be skiers and the other 80 a combination of employees or non skiing guests. If parking attendants were used to encourage arriving vehicles to park closer together, the total parking capacity could increase to 1,260 people, 1,152 of which could be skiers and the remaining 108, employees and other visitors. A separate area, directly behind the duplex and four existing cabins provides parking for overnight visitors.

**TABLE III.8
MOUNT TIMOTHY - DAY VISITOR PARKING CAPACITY ESTIMATES**

Parking Lot ID	Gross Area (ha.)	Theoretical Stalls per ha.	Estimated # of Parking Stalls	Average People per Car	Potential Occupants	Percent Skiers	Skiers from Parking	Non Skiers, Employees
P1	0.99	245	242	2.8	678	90%	610	68
P2	0.26	245	63	2.8	176	95%	168	8
P3	0.12	245	29	2.8	81	95%	77	4
Total	1.37		334		935		855	80
With Parking Attendants								
P1	0.99	330	326	2.8	913	90%	822	91
P2	0.26	330	85	2.8	238	95%	226	12
P3	0.12	330	39	2.8	109	95%	104	5
Total	1.37		450		1,260		1,152	108

On-Hill Overnight Accommodation

The existing and approved accommodation at the resort is listed in Table III.9. Currently, Mount Timothy has 5 cabins and one duplex chalet that are rented out on a nightly basis to the public. This existing public accommodation has a maximum capacity of 42 people at one time. We estimate that if 80 to 90% of the people staying in the log cabins are skiers, the existing overnight accommodation could generate a total of 37 skiers. Mount Timothy has received approval to build six more cabins that could sleep an additional 42 people, as well as a 24-site RV Park that could sleep 48 people, assuming 2 per site. The six approved cabins and the RV Park could generate an additional 72 skiers at an 80% participation rate.

For employee accommodation, there is a caretaker cabin, a caretaker trailer and 9 employee bedrooms in the lower floor of the Yeti Café, which could accommodate a maximum of 26 people. Existing and approved on-hill overnight accommodation could generate approximately 109 skiers per day during periods of peak occupancy.

**TABLE III.9
MOUNT TIMOTHY – EXISTING AND APPROVED OVERNIGHT ON-HILL ACCOMMODATION**

Accommodation Name	Location	Floor Area m ²	Overnight Capacity		Percent Skiers	Skiers
			Employee	Public		
Existing						
3 Bedroom Caretaker Cabin	Within Lease	70.0	4			
3 Bedroom Caretaker Trailer		90.9	4			
Wrangler Cabin		26.8		4	90%	4
Rooms in Yeti Daylodge				18		
<hr/>						
Paradise Chalet (Duplex)	Within LOC 348751	185.0		16	80%	13
Cariboo Cabin		26.8		4	90%	4
Outrider Cabin		44.6		7	80%	6
Chilcotin Cabin		26.8		4	90%	4
Ricochet Cabin		44.6		7	80%	6
Sub-total Existing		515.4	26	42		37
Approved but not built						
Cabins 5 to 10	LOC 348751	312.1		42	80%	34
24 Site RV Park	LOC 349115			48	80%	38
Sub-total Approved but not Built		312.1		90		72
TOTAL Existing and Approved		827.5	26	132		109

All the existing accommodation and that identified as approved in this table is on public land within the CRA.



Paradise Duplex and 2 of the Rental Cabins



Chilcotin and Cariboo Rental Cabins



Ricochet and Outrider Rental Cabins

Base Area Staging Capacity

The base area staging capacity is the number of people the base area can supply to the resort including employees, skiers and visitors participating in other activities. For a resort to fully utilize the capacity of its attractions, the base area must be able to accommodate the Balanced Resort Capacity, and the employees needed to operate the facilities.

In evaluating this capacity, people are divided into two groups: “Day Visitors” who originate from outside the area and are coming for the day only, and “Overnight Visitors”, generated from accommodation within the resort. Since there is no existing public transportation to Mount Timothy, those coming for the day must travel to the resort by car and park in the day visitor parking lots. Overnight visitors are further divided into those staying in ski-in/ski-out accommodation close to the lift bases and those who must drive to get to the ski lifts. If overnight visitors use their car to get to the lifts, there will be less parking available for day visitors from outside the ski area. As previously mentioned, all the accommodation at Mount Timothy is within skier walking distance.

Table III.10 lists the Mount Timothy base area staging capacity. The theoretical base capacity during periods of peak occupancy with the existing accommodation is approximately 1,000 people, of which approximately 900 could be skiers, based on the assumptions previously outlined. If attendants are used to facilitate more efficient parking the base capacity could increase to approximately 1,328 people of which 1,189 would be skiers. Even if the additional approved cabins and RV park are completed, the base capacity would still fall short of the balanced resort capacity of 1,780, indicating that the full capacity of the existing recreational facilities cannot be fully utilized at one time without an increase in the base area staging capacity. However, since current peak visitation levels at Mount Timothy are roughly 50% of the existing theoretical base capacity, there is still substantial room for visitation growth with the existing base capacity.

**TABLE III.10
BASE AREA STAGING CAPACITY**

Base Area Staging Capacity		Total Occupants	Skiers	Employees & Non Skiing Visitors
Existing Accommodation and Parking				
People from Accommodation		68	37	31
People from Parking		935	855	80
Existing Base Capacity		1,003	892	111
Existing Accommodation and Parking using Attendants				
People from Accommodation		68	37	31
People from Parking		1,260	1,152	108
Existing Base Capacity with Attendants		1,328	1,189	139
With Approved Public Accommodation & Parking Attendants				
People from Accommodation		158	109	49
People from Parking		1,260	1,152	108
Base Capacity w/ App'd Accommodation		1,418	1,261	157

Guest/Skier Service Floorspace

Guest service facilities are those which provide functions for the recreational users and functions specifically related to the operation and management of the recreational facility. For planning purposes, these services can generally be broken down into three distinct categories:

- **Staging Facilities** - those services that are required as guests arrive at the area.
- **Commercial Facilities** - those services required throughout the day as skiers are on the mountain and during après ski hours.
- **Operational Facilities** - those services not directly required by guest, but which are essential for the day-to-day operation of the recreation area.

Staging facilities include ticket sales, public lockers, equipment rental and repair, ski school, and space for children’s programs or daycare, are located in the base area and sized in relation to the number of guests staging through each base area.

Commercial facilities can be located both in the base area and on the mountain and include food and beverage seating, kitchen and serving areas, restrooms and accessory retail space. Restaurant seats should be planned relative to the number of skiers circulating in the vicinity of the proposed restaurant sites. Kitchens and restrooms must be sized in proportion to the amount of seating proposed for each restaurant.

Operational facilities are generally “back of the house” services and include administration, employee lockers and ski patrol facilities. These facilities are typically located both on the mountain and in the base area.

Typically, a community ski area needs approximately 0.4 to 0.8 square metres of net skier service space per skier, while a regional destination area needs 0.8 to 1.0 m² per skier. Based on years of experience at other ski areas, Ecosign has developed general guidelines for the allocation of this space to individual guest service functions, as outlined in Table III.11. It is important to realize that these space allocation guidelines are a useful starting place for discussions with the operator. Often site or market specific criteria require diversions from the general guidelines. For instance, an area with multiple base locations will not be able to realize the same economies of scale as a resort with just one base. Similarly, some ski resorts offer specialized lesson programs that require dedicated interior space.



Yeti Café

**TABLE III.11
SKIER SERVICE PLANNING GUIDELINES**

Skier Service Function	Recommended Space (m ² /skier)	
	Community Ski Area	Regional Ski Area
Staging Facilities		
Ticket Sales	0.009	0.010
Public Lockers	0.050	0.080
Equipment & Repair	0.074	0.084
Guest Services/Ski School	0.023	0.035
Children's Programs/Daycare		0.020
Subtotal Staging	0.156	0.229
Commercial Facilities		
Food Service Seating	0.286	0.333
Kitchen & Scramble	0.143	0.167
Restrooms	0.071	0.083
Accessory/Retail Sales	0.037	0.050
Subtotal Commercial	0.537	0.633
Operational Facilities		
Administration	0.056	0.074
Employee Facilities	0.028	0.036
First Aid & Ski Patrol	0.023	0.028
Subtotal Operational	0.107	0.138
Total Functional Space	0.800	1.000
Storage/Circ./Mech./Elec.	0.120	0.200
TOTAL	0.920	1.200

An inventory of the existing guest services at Mount Timothy was prepared from information supplied by Mount Timothy’s management and is presented in Table III.12. Staging facilities are in the Guest Services/Rental Building. The Yeti Café building, located just above the base of the Red Chair and the licensed mountain top restaurant at the top of the Red Chair contain the primary food and beverage outlets at the resort. A new log pavilion in the base area provides additional indoor seating space when the ski area is open. When they aren’t needed to support the ski operation, the pavilion and facilities are available for rent to host special events. The existing maintenance building contains four service bays and a new 167 m² storage building is located beside it. There is a total of 1,215 m² of existing space dedicated to guest and operational services at Mount Timothy.

**TABLE III.12
GUEST SERVICES SPACE INVENTORY**

Skier Service Function	BASE AREA						Total Area m ²
	Yeti Café m ²	Rental Lodge m ²	Base Pavilion m ²	Mainte- nance m ²	Storage Building m ²	Mountain Restaurant m ²	
Staging Facilities							
Ticket Sales		7.0					7.0
Public Lockers		1.7					1.7
Equipment & Repair		28.9					28.9
Guest Services/Ski School		201.7					201.7
Children's Programs / Daycare							-
Subtotal Staging	-	239.4					239.4
Commercial Facilities							
Food Service Seating / Warming	266.1		89.2			89.2	444.5
Kitchen & Scramble	41.4						41.4
Restrooms	30.0	38.9				12.0	81.0
Accessory/Retail Sales							-
Subtotal Commercial	337.5	38.9	89.2	-	-	101.2	566.9
Operational Facilities							
Administration	14.5						14.5
Employee Facilities	143.9	28.9					172.8
First Aid & Ski Patrol		28.9					28.9
Subtotal Operational	158.4	57.8					216.2
Total Functional Space	495.9	336.1	89.2	-	-	101.2	1,022.4
Storage/Circ./Mech./Elec.	148.1		22.3			22.3	192.7
TOTAL	644.0	336.1	111.5	237.5	167.3	111.5	1,215.1

Data provided by Mount Timothy management



Guest Services / Rentals Lodge

Guest Services Space Analysis

The Skier Services Space Use Analysis is shown in Table III.13. The existing space per skier for each skier service function is compared to the Day Ski Area guideline. A design day of 80% of the Balanced Resort Capacity is used, to avoid sizing the facilities for peak days that only occur a few times a season. The last column of the table indicates the theoretical number of guests that could be served with the existing facilities. This analysis indicates that on an overall basis, the existing facilities are adequate to meet 87% of the design day requirements, although there appear to be shortages in rentals, kitchen space, washrooms, ski patrol and administration for that level of visitation and excess capacity in Guest Services/Ski School. However, since peak visitation at Mount Timothy has never exceeded 450 people per day, the existing facilities are more than sufficient to meet current business levels, with only public lockers, rentals and administration having theoretical capacities less than 450 visitors. A reorganization of the existing space could address these shortcomings, if necessary. Visitation levels need to increase before additional space is constructed.



Inside Base Pavilion

**TABLE III.13
SKIER SERVICES SPACE USE ANALYSIS**

Balanced Resort Capacity 1,780 People
 "Design Day"at 80% of Skier Carrying Capacity 1,448 People

Skier Service Function	Community Ski Area Standard m ² /Skier	Existing Floor Space m ²	Existing Space Per Skier	Percent of Standard	Theoretical Skiers Served
Staging Facilities					
Ticket Sales	0.009	7.0	0.005	54%	782
Public Lockers	0.050	1.7	0.001	2%	34
Equipment Rental & Repair ¹	0.074	28.9	0.020	27%	391
Guest Services/Ski School	0.023	201.7	0.139	606%	8,770
Children's Programs / Daycare ²	-	-	-	n.a.	n.a.
Subtotal Staging	0.156	239.4	0.165	106%	1,534
Commercial Facilities					
Food Service Seating	0.286	444.5	0.307	107%	1,556
Kitchen & Scramble	0.143	41.4	0.029	20%	290
Restrooms	0.071	81.0	0.056	78%	1,134
Accessory/Retail Sales	0.037	-	-	0%	-
Subtotal Commercial	0.537	566.9	0.391	73%	1,056
Operational Facilities					
Administration	0.056	14.5	0.010	18%	259
Employee Facilities ³	0.028	172.8	0.119	426%	6,170
First Aid & Ski Patrol	0.023	28.9	0.020	87%	1,257
Subtotal Operational	0.107	216.2	0.149	140%	2,021
Total Functional Space	0.800	1,022.4	0.706	88%	1,278
Storage/Circ./Mech./Elec.	0.120	192.7	0.133	111%	1,606
TOTAL	0.920	1,215.1	0.839	91%	1,321

NOTES:

1. Includes pro shop
2. Children's ski school programs are offered and utilize the general public space, daycare is not offered.
3. If this is the employee accommodation space it should not be included in this table.

Food Service Seating

Food service at Mount Timothy is provided in the Yeti Café and in the licensed mountain top restaurant at the top of the Red Chair. The mountain top restaurant has 80 indoor seats and some outdoor seating overlooking the valley. The base area warm-up pavilion provides 82 indoor seats for people who have brought their own lunch or choose to bring food over from the Yeti Café.



Inside Yeti Café

We have assumed that the indoor seats in the restaurant could turn over 3.5 times during the lunch period and that outdoor seats will turn over once. A turnover of 2 turns per seat has been assumed for the other facilities. Table III.14 lists the theoretical capacity of the Mount Timothy food service seating using these assumptions. The Yeti Café's indoor seating can service 490 guests and the indoor seating in the other buildings can seat just over 350 people who bring their own lunch. On warm days, the outdoor seating could be used by another 230 guests. The current amount of space is more than sufficient to meet existing business levels, however additional kitchen space will be needed as visitation grows, if Mount Timothy wants to grow their food service operation.



Ski Rental Building and Base Warming Pavilion



Exterior of the Mountain Top Restaurant



Interior of the Mountain Top Restaurant

**TABLE III.14
FOOD SERVICE SEATING**

Building	Indoor Seats			Outdoor Seats			Totals	
	# of Seats	Turns per Seat	Guests Served	# of Seats	Turns per Seat	Skiers Served	# of Seats	Guests Served
Yeti Café	140	3.5	490	100	1.5	150	240	640
Rental / Retail Building	16	2.0	32	-	-	-	16	32
Base Warming Pavilion	82	2.0	164	-	-	-	82	164
Mountain Top Restaurant	80	2.0	160	40	2.0	80	120	240
TOTALS	318		846	140		230	458	1,076

NOTES:

1. Assumes the base warming pavilion contains 9 picnic tables that seat 8 and 5 tables that seat 2 people each

.5 Existing Area Facilities Balance

Throughout the previous sections, we have prepared an inventory and analysis of existing facilities at Mount Timothy. We have subsequently analyzed the “Comfortable Carrying Capacity (CCC) of the following operational elements: lifts, ski trails, guest service floorspace, food service seating, and staging capacity which includes parking and accommodation. We have prepared a graphic representation of the overall balance of these facilities, as shown in Plate III.3. To easily compare these diverse facilities, all capacities have been calculated in terms of the number of people that can be accommodated during the operating hours of the ski area.

Traditionally, the lift system capacity is the governing factor which determines the Comfortable Skier Carrying Capacity (CCC). Other facilities such as ski trails and skier service space are not logistically limiting factors with respect to the carrying capacity of the resort but can be underutilized or overcrowded based on their capacity when compared to the lift system’s CCC. The base area staging capacity must be equal to, or greater than the area’s Balanced Resort Capacity to allow enough guests at the resort to fully utilize the capacity of the recreational facilities.

The Area Facilities Balance is summarized in Plate III.3. Overall, the existing lift and trail capacities are fairly well balanced and exceed the 2022/23 peak day by a factor of almost four. The total skier service floor area appears to be more than adequate to meet future growth based on the inventory information supplied to us by Mount Timothy management. Base Area Staging without the use of parking attendants to instruct incoming vehicles to park closer together appears to be a limiting factor for increased

visitation, however, the existing capacity is more than double the historical peak day visitation and with the use of parking attendants the capacity of the parking lots can be increased by 33%. Therefore, the capacity of existing facilities are able to accommodate a significant growth in peak period visitation.

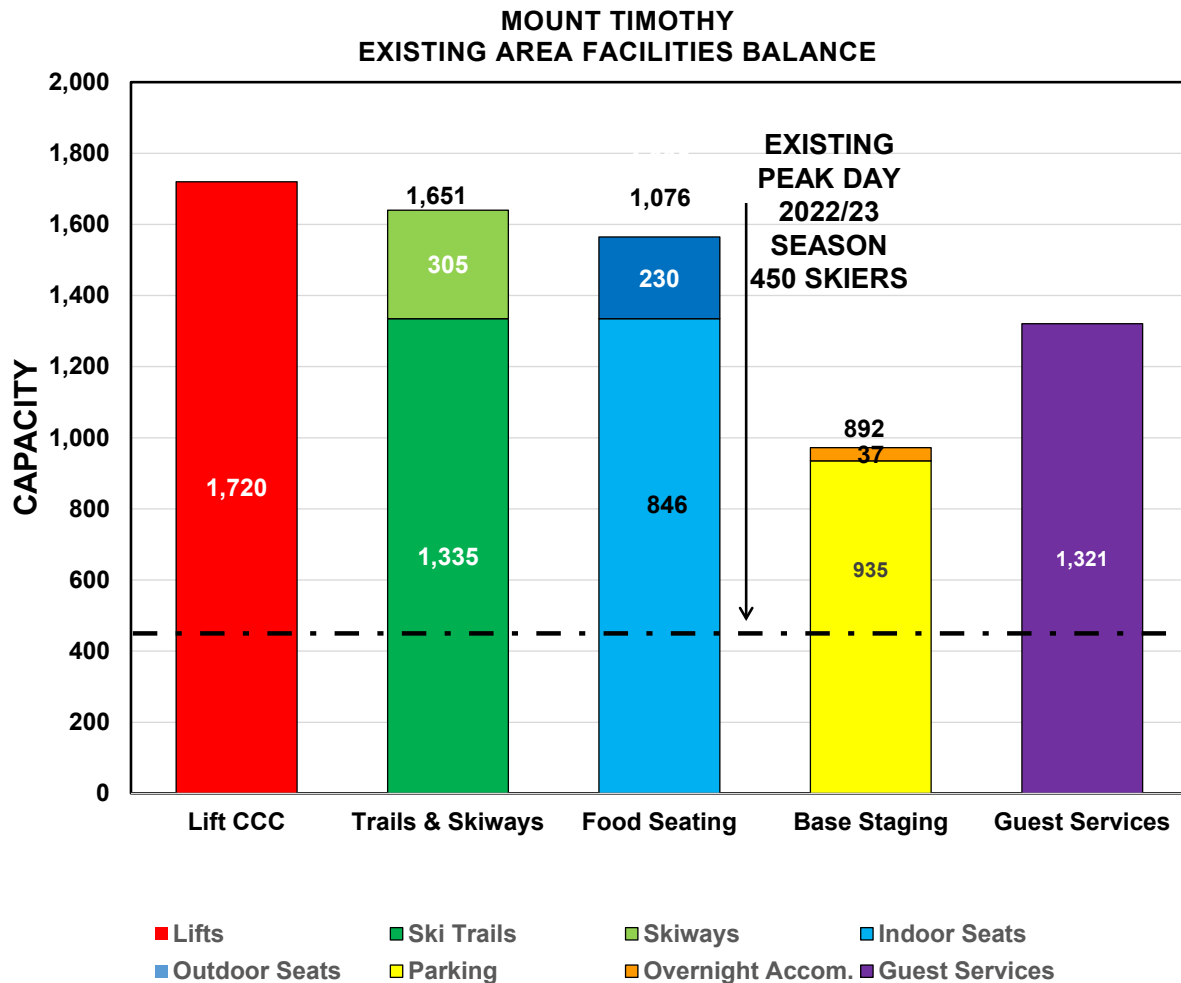


PLATE III.3

.6 Existing Utilities

Electricity

Mount Timothy has single phase electrical service provided by BC Hydro. This is supplemented by two generators; one to provide back-up power in the event of a power outage and the other to provide 3-phase power for the lift operations.

Potable Water

Mount Timothy's potable water source is two licensed deep wells in the base area supplying a 14.1 m³ (3,100 gallon) cistern and the distribution system. The water from the wells passes through a treatment facility. Each well has a capacity of 15.9 litres per minute (3.5 GPM) providing a combined daily recharge rate of 38.1 m³ (10,080 gallons), meaning one well can fill the cistern in 14.8 hours, or the two wells working together can fill the cistern in 7.4 hours, within the typical overnight period with minimal demands for water. This system is sufficient to service the existing peak visitation levels and allows for some growth in both daily visits and accommodation.

Wildfire Protection and Mitigation

Mount Timothy is a member of the volunteer Green Lake Fire Protection Zone and is also a Firesmart Training Centre. The forest clearing in response to Mount Pine Beetle infestations has substantially reduced the fire risk around the base area. MTRR has a water license to capture the run-off from the hill in a cut-off ditch at the base of the hill and divert it to an impoundment pond reservoir that can contain up to 4,700 m³ (3.81 acre feet) to be used for firefighting in the base area. In addition, the resort owns two 9,090 litre (2,000 gallon) portable tanks that can be moved to fight fires elsewhere in the CRA.

Sanitary

There are two approved sanitary lagoons in the base area and a third one under construction to service the new RV park. The lagoons discharge into approved septic leach infiltration fields, all approved by the BC Ministry of Health. Further investigation by a local engineer will be required to understand the remaining capacity available in order to begin the phase 1 development.

Telephone/Internet

The resort has four telephone lines with service provided by Telus. The internet and Wi-Fi are currently provided by Starlink. Fibre optics service is available at the top of the mountain and could be brought down into the base area.

IV. MARKET

.1 Ski Industry Overview

Canadian skier visits from 2014-15 to 2023-24 are illustrated in Table IV.1. The country’s annual skier visits totaled 20.6 million during the 2018-19 season, the last full season prior to early closures caused by COVID-19. The 2019-20 and 2020-21 seasons show the impact of shortened seasons due to closures. Total annual visits across Canada recovered to pre-Covid levels by 2022-23 and set a new visit record in BC. Many areas reported a higher than usual incidence of new skiers and/or lapsed skiers returning to the sport. However, poor snow conditions in 2023/24 saw a significant decline in visitation in all regions of the country ranging from a drop of 9% in Alberta to a decline of 22% in Manitoba/Saskatchewan.

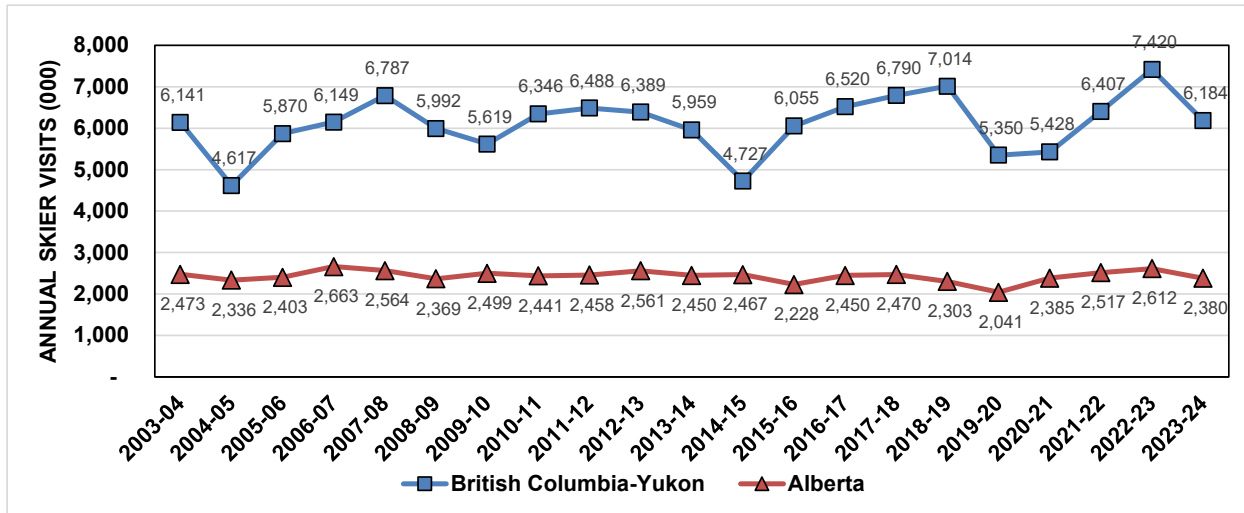
**TABLE IV.1
HISTORICAL SKIER VISITS (000) – CANADA – 2014-15 TO 2023-24**

SEASON	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
British Columbia-Yukon	4,727	6,055	6,520	6,790	7,014	5,350	5,428	6,407	7,420	6,184
Number of Ski Areas/Operators	85	85	85	85	84	84	84	84	84	84
Alberta	2,467	2,228	2,450	2,470	2,303	2,041	2,385	2,517	2,612	2,380
Number of Ski Areas/Operators	32	32	32	33	33	33	33	33	33	33
Manitoba / Saskatchewan	244	228	270	210	231	196	152	169	236	184
Number of Ski Areas/Operators	15	15	15	16	16	16	16	16	16	16
Ontario	3,420	2,360	3,490	3,550	4,232	3,174	1,793	3,600	3,301	2,837
Number of Ski Areas/Operators	63	63	63	63	63	63	63	63	63	63
Quebec	5,879	5,188	5,460	6,060	6,354	5,974	6,100	6,300	6,716	6,001
Number of Ski Areas/Operators	74	74	74	74	74	74	74	74	74	74
Atlantic (Nfld., PEI, N.B, N.S.)	510	490	430	430	458	343.5	380	400	416	357
Number of Ski Areas/Operators	12	12	12	12	13	13	13	13	13	13
Total Canada Skier Visits	17,247	16,549	18,620	19,510	20,592	17,079	16,238	19,393	20,701	17,943
Number of Ski Areas/Operators	281	281	281	283	283	283	283	283	283	283

Source: Canada Ski Council

Plate IV.1 graphically illustrates the Historical Annual Skier Visits in British Columbia, the Yukon and Alberta from 2003/04 to 2023/24. The impact of poor snow years in 2004/05, 2014/15 and 2023/24 on BC visits, in addition to the shorter Covid impacted seasons is clearly illustrated on this graph.

HISTORICAL ANNUAL SKIER VISITS – BC-YULON & ALBERTA – 2003/04 TO 2023/24



Source: Canada West Ski Areas Association

PLATE IV.1

.2 Regional Population

Mount Timothy would like to transition from a community ski area to a regional resort; therefore, it is important to determine the population within the regional market, generally assumed to be within 250 kilometres, or within a three hour drive. Mount Timothy is located within the Cariboo Regional District (CRD) which recorded a total population of 62,931 in the 2021 census. The CRD encompasses 80,252 square kilometres of land resulting in a very low population density. Within the CRD, the largest city is Williams Lake, which has a population of just under 11,000, followed closely by Quesnel with a population of approximately 10,000. We have assumed the entire CRD is within the regional market for Mount Timothy. The largest city within 250 kilometres is Kamloops, which has a population of 97,902. Other communities surrounding Kamloops and within the Thompson-Nicola Regional District are also within the regional market area for Mount Timothy. In Table IV.2, we have listed these communities, along with their distance from Mount Timothy and the time it takes to drive to Mount Timothy under normal road conditions, concluding the regional market population for Mount Timothy is approximately 190,640. The next nearest large city is Prince George, which is 327 kilometres, and just under a 4 hour drive from Mount Timothy.

**TABLE IV.2
2021 POPULATION WITHIN 250 KM / 3 HOUR DRIVE**

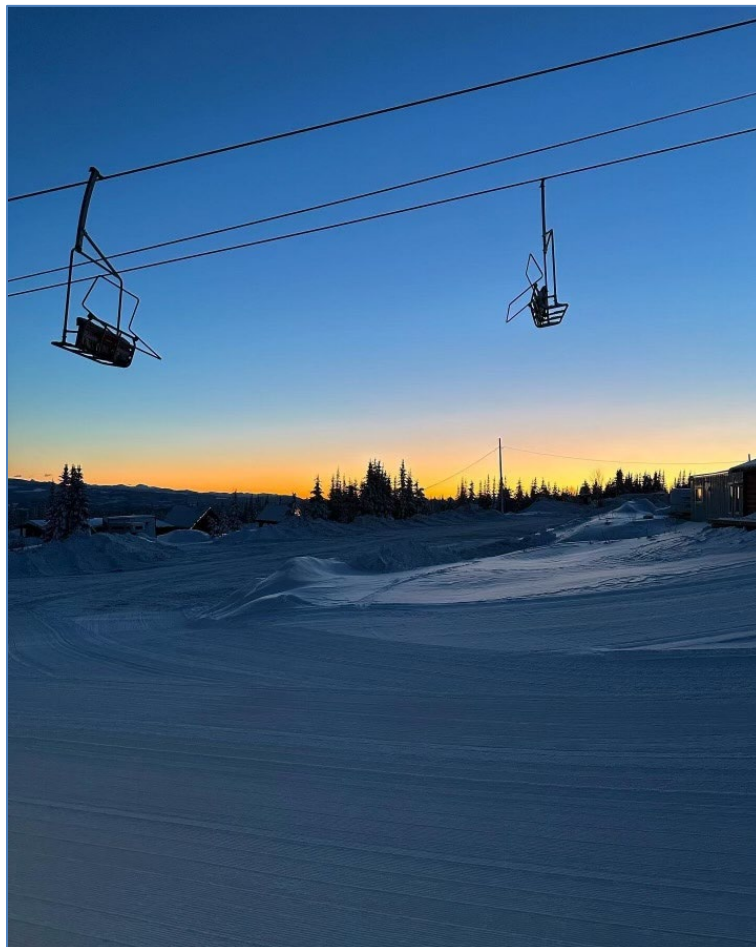
2021 Population - Statistics Canada	Population	Distance (km)	Time (Hrs:Min)
Cariboo Regional District			
Williams Lake	10,947	89	1:09
100 Mile House	1,928	48	0:43
Quesnel	9,889	206	2:27
Remainder of Caribou Regional District*	40,167		
TNRD-Area E - Bonaparte Plateau	1,244	89	1:07
Village of Clinton	646	120	1:25
Village of Cache Creek	969	160	1:52
Village of Ashcroft	1,670	171	2:00
Clearwater	2,388	178	2:18
TNRD-Area J - Copper Desert	2,038	198	2:19
District of Barriere	1,765	179	2:21
TNRD-Area O - Lower North Thompson	1,719	182	2:30
TNRD-Area I - Blue Sky Country	2,639	245	2:40
Lillooet District Municipality	2,302	227	2:45
TNRD-Area A - Wells Gray Country	1,573	205	2:48
District of Logan Lake	2,255	228	2:49
City of Kamloops	97,902	243	2:52
Village of Lytton	210	246	2:58
TNRD - Area P - Rivers and the Peaks	8,386	195	2:38
Total Population within 3 hour drive	190,637		

Assume all of Cariboo Regional District is within 3 hour drive.

.3 Competitive Area Analysis

Ecosign has completed an inventory of the ski areas operating in Mount Timothy's local and regional market, as shown in Table IV.3. The information in this inventory has been compiled from publicly available sources on the internet. We are unable to verify if the mountain statistics claimed for a particular area are accurate, with the exception of Sun Peaks, where we have been working for a number of years. We have identified seven other Alpine downhill ski areas, six of which are currently operating. The seven areas span the range from Hart Highlands (a community ski hill) to Sun Peaks (a major destination resort). The other five areas are similar to Mount Timothy, with three to four lifts, a total hourly lift capacity in the range of 3,000 pph and most of their operations directed to the winter downhill ski market. Tabor Mountain, near Prince George, hasn't operated since its day lodge burned down in 2018.

In terms of market proximity, Sun Peaks and Harper Mountain are closer to the large Kamloops area population and have more vertical and more terrain than Mount Timothy. Mount Timothy is, however, the next closest ski area to Kamloops and other communities within the Thompson-Nicola Regional District, so could appeal to people from that area who are looking for a quieter experience and/or less demanding terrain or families interested in snowmobiling and other winter activities. Mount Timothy is closer to 100 Mile House and Williams Lake than any of the other areas, while Troll Resort is closest to the City of Quesnel and has almost double the vertical drop of Mount Timothy. Both Powder King and Purdon Ski Village are closer to Prince George than Mount Timothy and have more vertical and terrain than Mount Timothy. It will take some unique experiences not offered at the other areas to attract this market. The proposed improvements to the snowmobile trails and the introduction of mountain biking may attract a different clientele from communities to the south and north. The planned summer activities including lift serviced sightseeing and mountain biking will contribute to a wider number of activities to attract visitors to the Cariboo region.



**TABLE IV.3
COMPETITIVE AREAS ANALYSIS**

SKI AREA	REGIONAL							
	Mount Timothy	Troll Resort	Powder King Mountain Resort	Tabor Mountain Ski Resort	Purden Ski Village	Hart Highlands Ski Club	Harper Mountain	Sun Peaks Resort
Nearest Town	100 Mile House	Quesnel	Mackenzie	Prince George	Prince George	Prince George	Kamloops	Rayleigh
Distance to Nearest Town (km)	48	48	69	20	64	in town	27	43
Nearest City	Kamloops	Prince George	Prince George	Prince George	Prince George	Prince George	Kamloops	Kamloops
Distance to Nearest City (km)	243	151	194	20	64		27	60
Drive time to Nearest City (hours)	2.9	1.8	2.1	0.25			0.5	0.8
Top Elevation (metres)	1,651	1,645	1,521	1,039	1,311	760	1,479	2,080
Base Elevation (metres)	1,373	1,118	940	785	975	720	1,079	1,198
Lift Serviced Vertical Drop (metres)	278	527	581	254	336	40	400	882
Skiable Terrain (hectares)	47	35	139	73	24	9	162	592
Longest Run (km)	3.0	6.0	3.2		3.2	0.3		8.0
Number of Trails	32	16	37	22	26	8	16	138
Number and Type of Chairlifts	1-3C		1-3C	1-3C	2-2C	1-2C	1-3C	4-D4C, 4-4C
Surface Lifts	1-TB, 2-MC	4 - TB, MC	1-TB, 1-HT	1-TB, 1-HT	1-TB	2-TB	1-TB, 1-HT	2-P, 2-MC
Hourly Capacity (pph)	3,152	3,200	2,450	2,950	2,800	1,693	2,900	15,600
Days open per week	4	5	5	Not Operating	3	7	5	7
Beginner Terrain	9%	7%	34%	25%	20%	30%		20%
Intermediate Terrain	83%	87%	42%	50%	50%	40%		64%
Advanced Terrain	8%	7%	24%	25%	25%	30%		16%
Terrain Park	Y	Y	Y	Y	Y	Y	Y	Y
Snowmaking Coverage (% of trails)	N	N	?	40%	5%	?	N	8%
Snowshoeing	Y	Y	Y	N	Y		Y	Y
Cross-Country Skiing	Y			N			8 km	30 + km
Tubing and night tubing	Y					N	Y	Y
Night Skiing	N	Sat.		Y	Y	Y	3 days/week	N
Snowmobile Trails	Y		Y	Y				Y
On-Mountain Restaurants	In base only	In base only	In base only	n.a.	Cafeteria			Y
Resort Lodging	Duplex 7 Cabins	N	Hostel, SF	N	2 Cabins	N	N	> 1,600 units
Resort Real Estate	No	Limited	Y	N	Leased lots	N	N	Y
Summer Activities	Hiking, ATV, Mtn Bike Rentals	Campground	Lake resort & campground	MTB	Nearby lake, camping	Disc golf	Hike	Lift access sightseeing, hike, MTB, Golf, events, nearby lake
Area Type	C	R	R	R	R	C	R	D
2024/25 Weekend Day Ticket Price	\$72.00	\$70.00	\$107.00	n.a.	\$89.00	\$34.00	\$68.57	\$151.25

DC-Detachable Chair, Fixed Grip Chairs - 4C-Quad, 3C-Triple, 2C-Double, TB-T-Bar, R-Rope Tow, HT-Handle Tow, P-Platter, MTB - Mountain Biking

V. MASTER PLAN

Mount Timothy is striving to evolve from a Type 1 Community Ski Resort to a Type 2 Regional Mountain Resort. The Master Plan for the Mount Timothy Recreation Area envisions a compact family resort village surrounded by four season, outdoor recreational amenities and public and private accommodation, all within a comfortable walking distance of the resort centre. The existing Mount Timothy Road will be extended to the northeast to create space for a small pedestrian resort village between the snowfront and the road. The road would continue to the east to provide access to additional day visitor parking and accommodation development parcels on the slopes below the existing ski trails and the existing platter lift. Additional winter and summer recreation facilities and playing fields are proposed north of Mount Timothy Road, west of the village site, providing activities throughout four seasons. Motorized and non motorized trail systems have been planned throughout the base area. The Mount Timothy Master Plan at Buildout is illustrated on Figure 13.

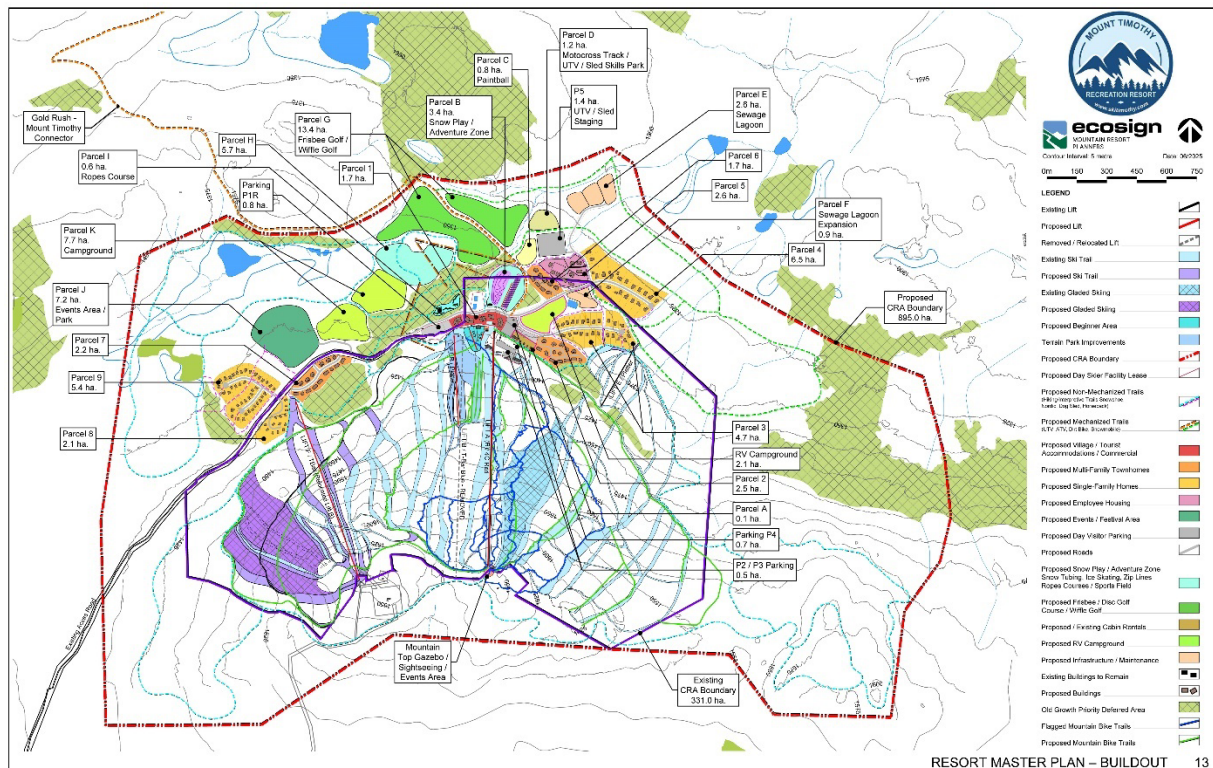


Figure 13 - Mount Timothy Master Plan – Buildout

Development is planned to take place in three phases and the overall Master Plan will be described in detail, followed by the phasing schedule.

.1 Recreation Master Plan

Mount Timothy plans to increase the diversity of winter and summer recreation amenities to attract visitors throughout the year. The Winter Recreation Master Plan is illustrated on Figure 14 and the Summer Recreation Master Plan is outlined Figure 15. The Winter and Summer Recreation Plans include the following recreational activities:

Winter

Alpine Skiing
 Snow Tubing & Snow Play
 XC Skiing
 Snowshoeing
 Snowmobiling
 Events Area
 Ice Skating
 Dog Sled/ Sleigh Rides
 Snowmobile Tours (guided)

Summer

Lift serviced Sightseeing & Hiking,
 Summer Tubing/ Adventure Zone
 Mountain Biking
 Gravity Mountain Carts
 ATV/Motocross Trails
 Events Area
 Aerial Ropes Course /Zip Lines
 Disc/Wiffle Golf
 Camping
 Berry Picking/ Horseback Riding

Alpine Skiing

At buildout, the alpine ski facility is planned to have a Comfortable Lift Carrying Capacity (CCC) of 1,910 skiers and a trail capacity of 1,938 skiers at one time, excluding skiways.

Lifts

The technical specifications for the existing and proposed lifts at Mount Timothy are listed in Table V.1. At buildout, the lifts serving skiing at Mount Timothy will consist of one fixed grip quadruple chairlift, one T-Bar, two platter lifts, and two Magic Carpets, as illustrated on Figure 13. These six operating lifts would have a total rated capacity of approximately 5,420 passengers per hour (pph) and generate 990,000 Vertical Transport Metres/Hour (VTM/hr.). It is estimated that the proposed lift system at buildout will have a Comfortable Carrying Capacity (CCC) of 1,910 Skiers per day.

Lift A(R) – Red Chair – 4C

The existing fixed grip triple (Red Chair) is proposed to be replaced with a fixed grip 4-passenger chairlift and will be replaced along the same alignment as existing. This upgrade will occur once the existing lift reaches the end of its operational life and is no longer viable to maintain (Phase 3). This lift is also being evaluated for use as access for summer sightseers and lift accessed mountain biking. A hook to carry one bike could be installed on each carrier to allow for lift accessed mountain biking, which would create a unique experience for the area to draw visitors in the summer season. The existing Lift A services a vertical rise of 278 metres with a slope length of 1,200 metres and rated capacity of 2,145 pph.

Lift B(R) –Platter

The Lift B(R) platter is proposed to replace the existing Blue T-Bar which will be moved to the Lift F alignment. The relocation of the tubing centre will make room for a larger terrain park and the new platter lift will serve as a dedicated Terrain-Park lift for existing Trails A16, B20 and B3. The lift will service a vertical rise of 86 metres with a slope length of 473 metres and a rated capacity of 400 pph. The shorter length will allow park users to have more return cycle runs in the park without the need to go all the way to the mountain top.

Lifts C & D – Beginners’ Area and Relocated Moving Carpets

Existing Lifts C and D are moving carpets, which are proposed to be relocated to provide a more optimal and confined beginner area. In the existing location, the lower carpet has gradients in excess of 20%, which is very steep for a beginner moving carpet. Furthermore, beginner skiers must push across approximately 50 metres of a busy trail intersection to reach the upper carpet. The carpets will be relocated so that the short carpet services slopes at a gradient of approximately 8%, and the longer carpet services slopes with an approximately 10% gradient. This configuration will provide an excellent progression zone for first time skiers to gain confidence before graduating to more difficult terrain at Mt Timothy.

Lift E – Platter

The existing Doppelmayr platter on the lower east side of the ski area provides access to five relatively short Novice trails. In addition, it will provide ski-in/ski-out access to the main ski area from the proposed accommodation located around its bottom terminal.



Existing Platter Lift

Lift F – Relocated Lift B – T-Bar

The existing Blue T-Bar is proposed to be relocated to the western side of the ski area to service return cycle skiing on the advanced terrain on the northwestern face of the mountain. The Blue T-Bar lift is long enough to lift skiers from just above Mount Timothy Road to the small summit at 1,661 metres, allowing skiers to enjoy the full length of these runs rather than cutting them short to return to the base of Lift A. The intent is to utilize the existing equipment from the removed Blue T-Bar (Lift B). However, if the equipment proves unsuitable for re-use, new lift equipment may be required. In the new location, the T-Bar will have a slope length of 943 metres, a vertical rise of 265 metres and a rated capacity of 1,200 pph. The existing runs in the area will be widened and extended to the base of the lift. New gladed areas are also proposed to provide excellent advanced and expert ski runs on the steeper terrain in this area. Lift F will also provide ski-in/ski-out access for the real estate proposed close to its bottom terminal.

**TABLE V.1
MOUNT TIMOTHY LIFT SYSTEM AT BUILDOUT**

Lift Number	AR	BR	C	D	E	F	
Lift Name	Red Chair		Lower	Upper	Platter		
Manufacturer			Magic Carpet	Magic Carpet	Dopplemayr		
Lift Type	4C	P	MC	MC	P	Tbar	TOTAL
Year Constructed	PH3	PH2	PH2	PH2	PH1	PH2	
Top Elevation m.	1,651	1,457	1,376	1,383	1,409	1,661	
Bottom Elevation m.	1,373	1,371	1,373	1,373	1,352	1,396	
Total Vertical m.	278	86	3	10	57	265	699
Horizontal Distance m.	1,170	465	40	98	297	943	
Slope Distance m.	1,203	473	40	99	302	980	3,096
Average Slope %	24%	18%	8%	10%	19%	28%	
Rated Capacity	2,145	400	488	588	600	1,200	5,421
V.T.M./Hr.(000)	596	34	1	6	34	318	990
Rope Speed m/sec.	2.1	2.2	0.3	0.3	2.2	2.3	
Trip Time min.	9.45	3.58	2.23	5.47	2.29	7.10	
Operating Hr./Day	6.3	6.3	6.3	6.3	6.3	6.3	
V.T.M. Demand/Day	2,810	4,320	600	600	1,200	4,217	
Loading Eff. %	85%	90%	90%	90%	80%	90%	
Access Reduction	0%	0%	0%	0%	0%	0%	
Skiers At One Time	1,130	40	80	100	140	420	1,910
Cumulative Total	1,130	1,170	1,250	1,350	1,490	1,910	

Ski Trails

While MTRR does not plan to expand the ski terrain beyond the boundaries of the existing operation, it is planning significant improvements to the trails within the operating area. Relocation of the tubing centre will free up an additional trail in the terrain park to be served by the Lift C platter. The relocation of the T-bar to service the terrain at the western edge of the ski area will create a terrain pod with trail lengths of approximately 1.5 km. Four of the existing trails in this area will be lengthened and widened, four others will be widened and five new trails and two new gladed areas will be created.

The planning parameters for the Mount Timothy ski trails, previously listed in Table II.9, were used to determine the buildout comfortable skier carrying capacity of the existing and proposed ski terrain at Mount Timothy. We have identified 50 numbered return-cycle ski trails covering approximately 78 hectares, over a total combined length of 26.7 kilometres, as listed in Table V.2. The Mount Timothy return-cycle ski trails at buildout could comfortably support approximately 1,938 skiers at one time, based on ideal skier densities, just slightly above the total lift capacity of 1,910 skiers. The seven skiways provide capacity for an additional 734 skiers, bringing the total theoretical terrain capacity to 2,672 skiers.

**TABLE V.2
SKI TRAIL INVENTORY AT BUILDOUT**

Trail Name	Trail No.	Skill (m)	Elev.		Total Vert. (m)	Horz. Dist. (m)	Slope Dist. (m)	% Slope		Avg. Width (m)	Horz. Area Ha.	Slope Area Ha.	Skiers At Area	
			Top (m)	Btm. (m)				Avg.	Steep.				Density	Total
Lift A - 3C														
Big Easy	A1	2	1,651	1,373	278	2,987	3,000	9%	24%	8	2.34	0.47	60	30
Nancy's Paw	A3	2	1,587	1,467	120	581	593	21%	23%	18	1.02	1.04	60	60
Upper Nancy's Paw	A4	6	1,639	1,588	51	207	213	25%	39%	11	0.23	0.24	10	5
Ricochet	A5	3	1,594	1,457	137	596	612	23%	26%	18	1.06	1.09	40	40
Upper Ricochet	A6	6	1,639	1,595	44	126	133	35%	44%	10	0.13	0.14	10	5
Big Dipper	A7	3	1,606	1,451	155	627	646	25%	26%	16	1.00	1.03	40	40
Slow Motion	A8	3	1,616	1,440	176	804	823	22%	26%	32	2.58	2.64	40	110
Morning Side	A9	3	1,633	1,419	214	872	898	25%	29%	34	3.00	3.09	40	120
Solitude	A10	3	1,635	1,405	230	931	959	25%	30%	29	2.71	2.79	40	110
The Nar Glades	A11	5	1,651	1,435	216	822	850	26%	35%	119	9.81	10.14	4	40
Roller Coaster	A12	3	1,485	1,381	104	576	585	18%	20%	17	0.96	0.98	40	40
Caribou	A13	4	1,651	1,391	260	1,071	1,102	24%	37%	21	2.30	2.37	30	70
Chilcotin	A14	3	1,642	1,388	254	1,120	1,148	23%	33%	43	4.83	4.95	40	200
Wrangler	B2	4	1,623	1,614	9	646	646	1%	31%	21	1.35	1.35	30	40
Paradise	B4	4	1,614	1,374	240	1,082	1,108	22%	29%	24	2.57	2.63	30	80
Split Decision	B5	3	1,605	1,383	222	1,002	1,026	22%	28%	27	2.67	2.73	40	110
Chute	B6	4	1,558	1,520	38	116	122	33%	33%	17	0.20	0.21	30	10
Sensation	B7	4	1,601	1,422	179	833	852	21%	34%	17	1.38	1.41	30	40
Gadzooks	B9	6	1,552	1,451	101	339	354	30%	46%	30	1.03	1.07	10	10
Anticipation	B10	6	1,601	1,474	127	334	357	38%	56%	24	0.81	0.70	10	7
Total Lift A	20						16,029					41.07		1,167
Lift BR - Platter														
Terrain Park	A16	4	1,495	1,373	122	663	674	18%	26%	47	3.14	3.19	30	100
Wrangler Park	B3	5	1,500	1,371	129	654	667	20%	26%	28	1.82	1.86	20	40
New Trail	B20	4	1,455	1,400	55	246	252	22%	23%	74	1.82	1.86	30	60
Total Lift BR	3						1,593					6.91		200
Lift C Lower MC														
New Trail	C1	1	1,376	1,373	3	64	64	5%	8%	28	0.18	0.18	150	30
Total Lift C	1						64					0.18		30
Lift D Upper MC														
New Trail	D1	1	1,383	1,373	10	115	115	9%	12%	33	0.38	0.38	150	60
New Trail	D2	1	1,383	1,373	10	115	115	9%	12%	31	0.36	0.36	150	50
Total Lift D	2						231					0.74		110
Lift F - P														
Elevator	B11	5	1,634	1,591	43	112	120	38%	43%	16	0.18	0.15	20	5
Back Door	B12	5	1,630	1,466	164	898	913	18%	44%	29	2.58	2.10	20	40
Choker - Upper	B13	6	1,657	1,409	248	585	635	42%	75%	31	1.80	1.57	10	5
Sluice Box	B14	6	1,631	1,464	167	546	571	31%	60%	37	2.00	1.67	10	20
Shot Gun	B15	6	1,634	1,503	131	452	471	29%	77%	27	1.22	1.02	10	5
Rodeo Drive	B18	6	1,631	1,490	141	430	453	33%	65%	28	1.22	1.02	10	10
New Trail	F2	4	1,447	1,408	39	429	431	9%	25%	13	0.57	0.46	30	10
New Trail	F3	2	1,459	1,416	43	220	224	20%	22%	35	0.77	0.78	60	50
New Trail	F4	2	1,415	1,396	19	190	191	10%	11%	42	0.80	0.80	60	50
Previously Closed	F5	4	1,519	1,410	109	1,003	1,009	11%	35%	8	0.81	0.81	30	20
New Glade	F6	5	1,506	1,456	50	244	249	20%	35%	84	2.04	2.08	4	10
Previously Closed	F7	4	1,490	1,450	40	186	190	22%	30%	37	0.68	0.70	30	20
New Glade	F8	5	1,482	1,436	46	274	278	17%	33%	171	4.69	4.76	4	20
New Trail	F9	6	1,631	1,549	82	234	248	35%	61%	49	1.14	1.21	10	10
New Glade	F10	6	1,609	1,511	98	265	283	37%	48%	105	2.79	2.97	2	5
Total Lift F	19						7,053					28.80		311

**TABLE V.2 CONT.
SKI TRAIL INVENTORY AT BUILDOUT**

Trail Name	Trail No.	Skill (m)	Elev.		Total Vert. (m)	Horz. Dist. (m)	Slope		% Slope		Avg. Width (m)	Horz. Area Ha.	Slope Area Ha.	Skiers At Area	
			Top (m)	Btm. (m)			Dist. (m)	Dist. (m)	Avg.	Steep.				Density	Total
Total All Lifts	50						26.7 km					79.58 Ha.		1,938	
Skiways															
Big Easy	A1	2	1,651	1,373	278	2,987	3,000	9%	24%	8	2.34	1.88	60	110	
Easy Out	A2	2	1,531	1,529	2	173	173	1%	1%	6	0.11	0.11	60	10	
Easy Street	A15	2	1,634	1,373	261	2,628	2,641	10%	12%	8	2.17	2.18	60	130	
Stair Case	B1	3	1,634	1,601	33	410	411	8%	8%	10	0.43	0.43	40	20	
Gold Pan	B8	3	1,620	1,474	146	772	786	19%	34%	8	0.59	0.60	40	24	
	E1	2	1,651	1,391	260	1,071	1,102	24%	37%	21	2.30	2.37	60	140	
	E2	2	1,642	1,388	254	1,120	1,148	23%	33%	43	4.83	4.95	60	300	
Total Skiways	7						9.3 km					12.52		734	

Ski Trail Balance by Skier Skill Class

An important part of the analysis of a ski area is the comparison of the variety of ski trails with the skier skill class and the target skier market. The Cumulative Ski Trail Balance Statement for all trails at Mount Timothy at buildout, is listed in Table V.3 and illustrated in Plate V.1. The ski trail skill level balance indicates that the terrain at Mount Timothy is skewed to the lower skill classes and that there are shortages of advanced intermediate and expert terrain. The terrain balance at Mount Timothy is well suited for a regional ski facility that acts as a feeder ski hill to the larger destination resorts, while still offering quality skiing in each of the six skier skill classes.

**TABLE V.3
CUMULATIVE SKI TRAIL BALANCE STATEMENT**

Lift CCC =	1,910
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Skill Classification	Hectares	Skiers	Balance	Ideal
1 Beginner	0.9	140	7.2%	5%
2 Novice	5.0	315	16.3%	14%
3 Low Intermediate	19.6	780	40.2%	22%
4 Intermediate	15.0	450	23.2%	33%
5 Advanced Intermediate	21.6	166	8.6%	18%
6 Expert	17.5	87	4.5%	8%
TOTALS	79.6	1,938	100%	100%

Average Density =	24.0	Skiers/Hectare
Optimum Density =	40.4	Skiers/Hectare
Weighted Demand =	2,932	VTM/Skier/Day

CUMULATIVE SKI TRAIL BALANCE STATEMENT

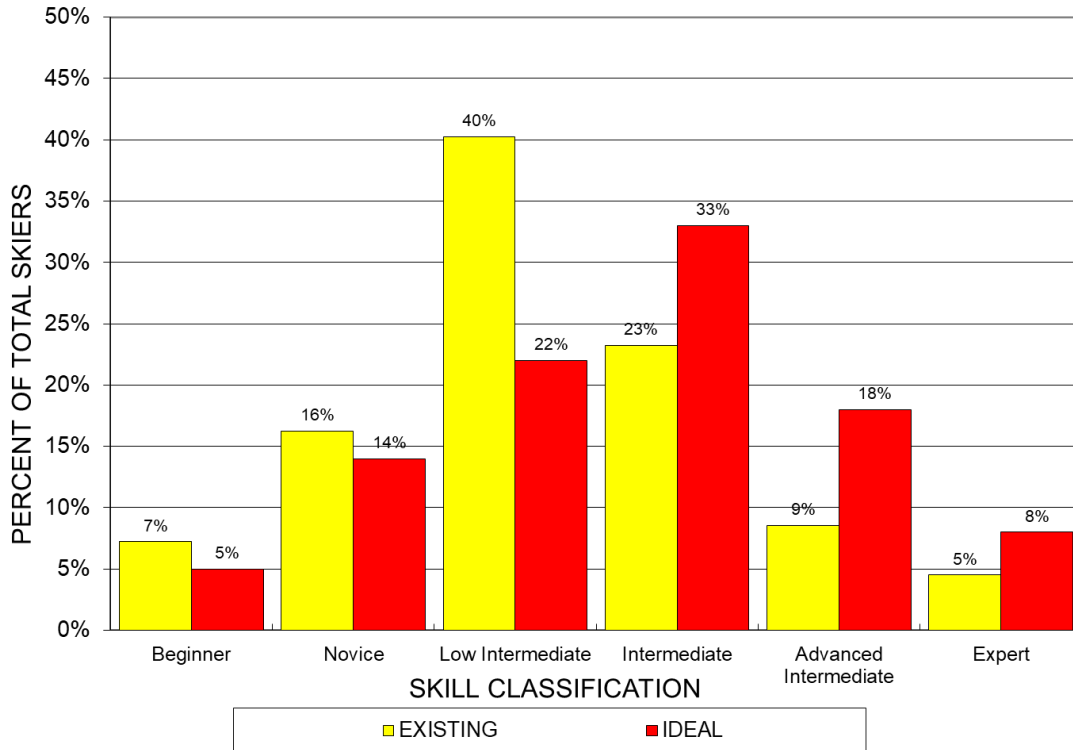


PLATE V.1

Lift and Ski Trail Balance Statement

The ski trail balance by lift system portrays the relationship of the skier capacities on each lift and trail system to graphically show where significant imbalances in lift and trail capacity occur. Large excesses in lift capacity result in overcrowded trails and possible safety concerns, whereas over-capacity of trails results in unnecessarily high grooming and trail maintenance requirements and therefore, higher costs. Lifts and trail systems that have capacities within 10% are considered well balanced.

Plate V.2 illustrates that the balance between ski lift capacity and ski trail capacity is very good at Mount Timothy.

**MOUNT TIMOTHY
LIFT VS SKI TRAIL CAPACITIES**

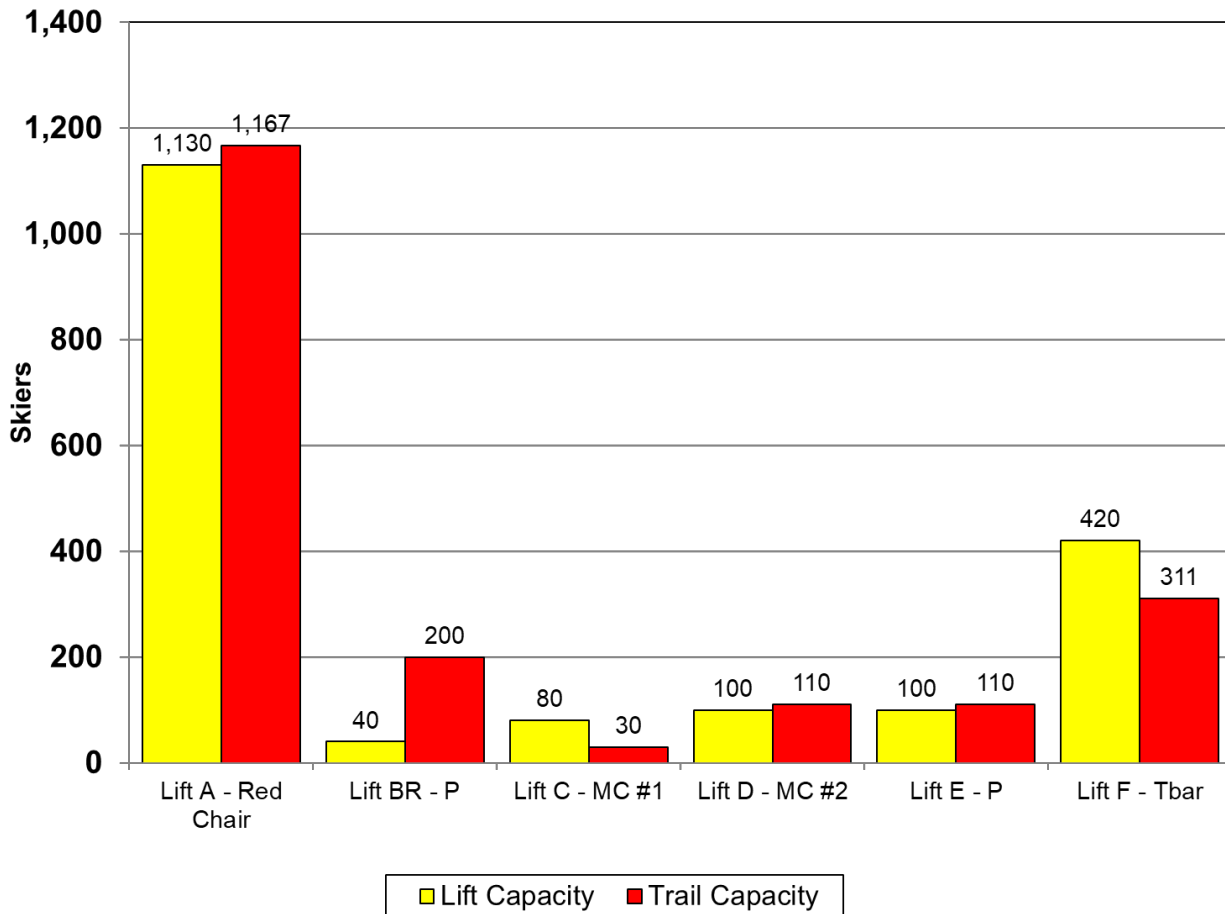


PLATE V.2

.2 Other Resort Attractions

Winter Season

During the winter, Mount Timothy plans to increase its appeal for participants of other winter sports such as snow tubing, cross-country skiing, snowshoeing and snowmobiling.

Tubing and Snow Play: The tubing area is proposed to be relocated to the large, cleared area north of the village site, in a new family adventure zone which would include 6 tubing lanes, a snow play area, as well as a small ice skating rink, sports court and firepit area (Parcels B and H). The new tubing track would be more than three times the length of the existing tubing track. A new moving carpet lift will be required to service the tubing area and will also provide access to a sledding area on the opposite side of the carpet.

Although this cleared area shows up as being included in the “Prioritized big tree old growth” in the BC government Forestry Interests mapping; judging from publicly available aerial photography, it was logged sometime between September 2011 and July 2019.

Snowmobile/ATV/Motocross: A new snowmobile parking lot (P5) is proposed for easy access to the Mount Timothy - Gold Rush Connector Trail. In the summer, this parking lot can be used by ATV and motocross riders using the trail system. The proposed winter motorized trail network is illustrated on Figure 14 and the summer motorized trail network on Figure 15. These trails will make use of roads already constructed when the area was logged, with some added connections to the proposed accommodation development parcels. The new motorized loop within the proposed CRA adds 5.8 km in addition to the Goldrush Connector Trail. A snowmobile/motocross/ATV skills track is planned for Parcel D adjacent to P5. This area can be used for training purposes and for guests to brush up their skills before heading out on the trails.

Nordic Skiing/Snowshoeing: A non-motorized trail system is also proposed as an extension to the existing snowshoe and cross-country ski trail loop and would be used in the summer for hiking and cross-country mountain biking, and potentially horseback riding. Some of the trails would access the summits of the small knolls to the north that provide good opportunities for scenic views back to Mount Timothy. The new non-motorized trail system as illustrated has a total length of approximately 12.6 km. A separate loop for dog sleds could be developed if there was an operator interested in providing this type of excursion. An additional 3.9 km of pedestrian trails linking the proposed real estate parcels to the base area are planned.

By improving the tubing facility, adding Nordic trails and better parking and access to the snowmobile trail system, Mount Timothy will be able to attract more non skiing visitors in the winter months. For skiers and their families, the additional winter recreational activities will increase the attractiveness of Mount Timothy as a destination for overnight visits.

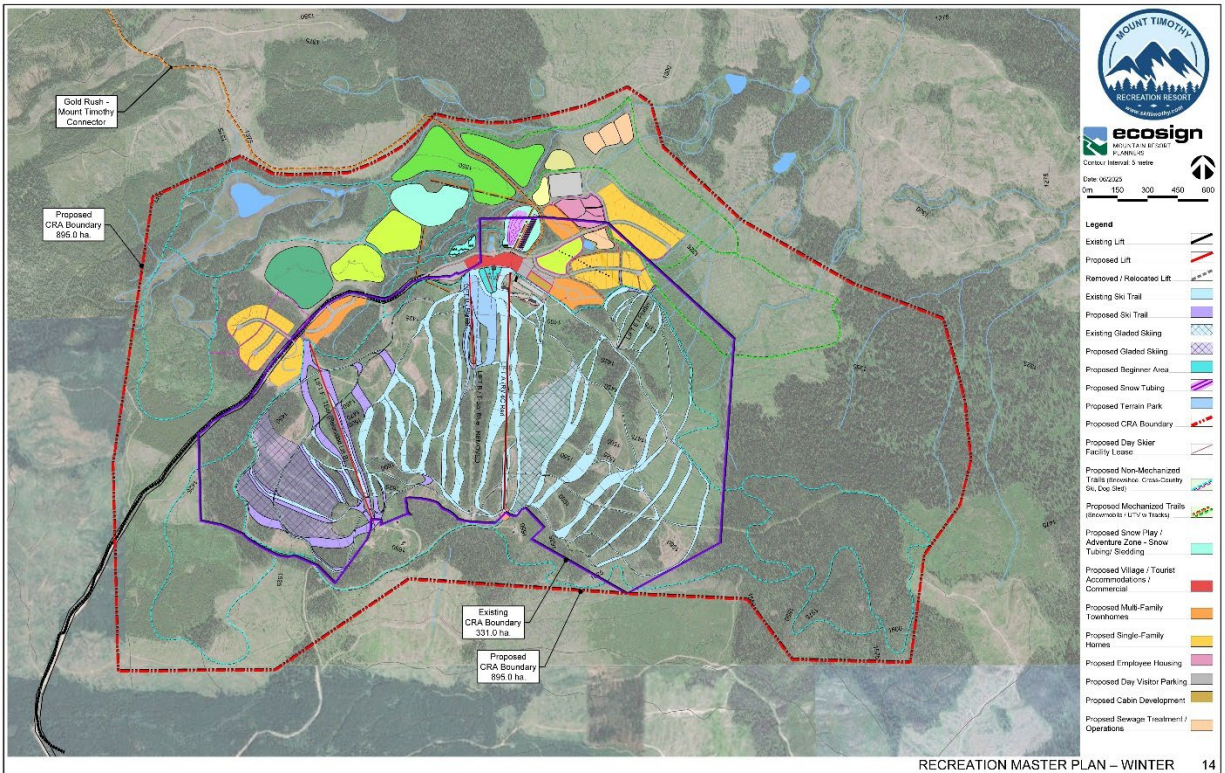


Figure 14 - Winter Recreation Plan

Summer Recreation

Summer recreation activities are illustrated on Figure 15. Plans for the summer recreational activities include scenic chairlift rides for sightseeing and hiking and potentially downhill mountain biking. Construction of a warming shelter beside the top station of the chairlift started in 2022 and was completed in 2024 and will be completed in 2025. This building can be rented for special events such as weddings, retreats, etc.

Mountain Biking: In 2023, Mount Timothy had Kootenay Trials lay out a potential downhill mountain bike trail network which is shown schematically on Figure 15. The downhill trail system will be built over several seasons with trails to appeal to all levels of mountain bikers. The trail system as illustrated has a total length of approximately 19.5 km. Clearing and construction of first phase of mountain bike trails commenced in the summer of 2024 and MTRR plans to offer mountain biking in 2025. Uphill service will initially utilize a vehicle shuttle system. The chairlift is being evaluated for the ability to add a single bike carrier hook to each chair. A pump track/skills area for mountain biking will be constructed close to the base area.

The non-motorized trail system would be used for hiking and cross-country mountain biking and possibly creating a route suitable for horseback riding. The motorized trail network would be used for ATV riders and dirt bikes.

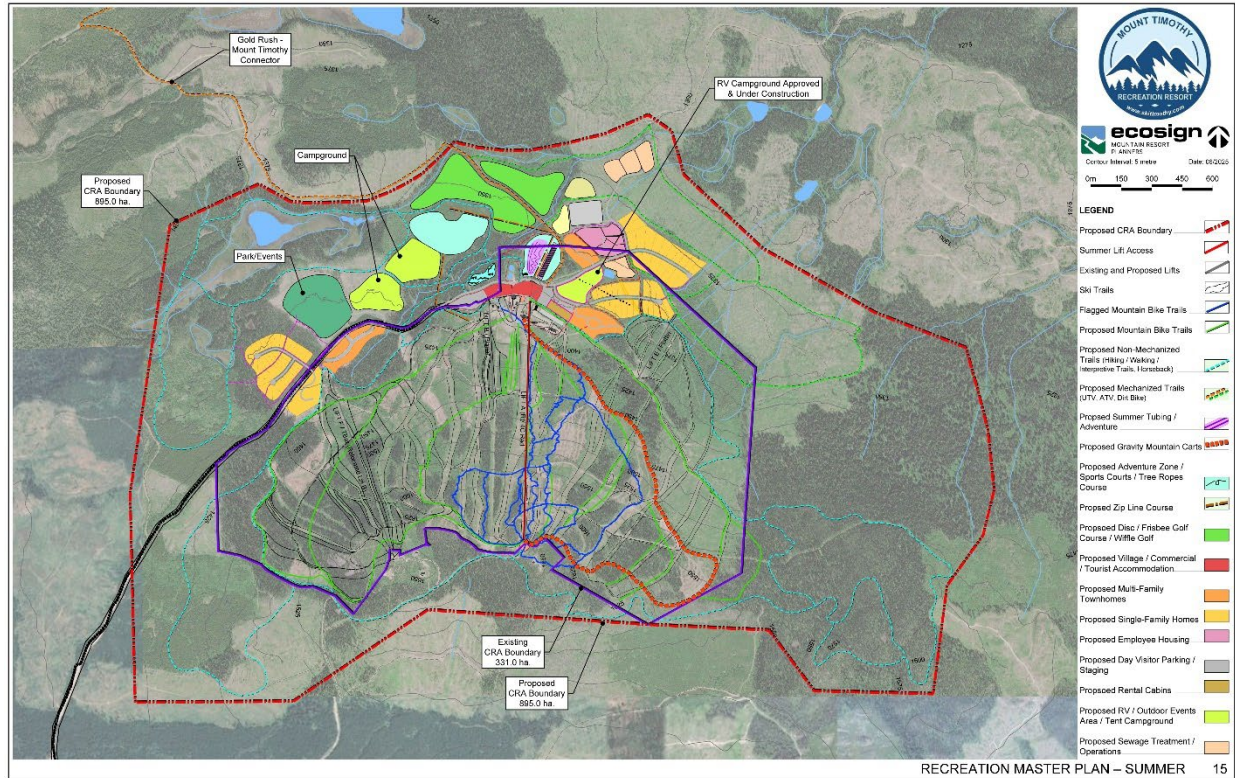


Fig 15 - Summer Recreation Master Plan

Mountain Carts: The Easy Street skiway is proposed as a downhill route for mountain gravity carts, with the chairlift used to bring the carts to the top. These 3 wheeled carts have gained popularity as a fun safe activity for families at many mountain resorts.

Zip Line/Ropes Course: A zip line is proposed from a lookout area on the knoll to the north of the base area descending into the bottom of the tubing/snow play area. Parcel I is a 0.6 hectare treed area just across the road from the Village which has been identified as a good site for a tree-oriented ropes course.



Example of Tree Based Ropes Course

Disc Golf / Wiffle Golf / Mini Golf: Parcel G is a 13.4 hectare area below the village and between two tributaries of Westman Creek that is proposed for the installation of disc and wiffle ball golf courses. The area was logged approximately 20 years ago and has had some regrowth, which will make the courses interesting.

Park / Playing Fields: The area identified as Parcel J is a 7.2 hectare, relatively level, previously cleared area earmarked for park space and playing fields.

Pedestrian Interpretive Trail: A pedestrian-only nature trail along the creek, around the wetland and through the old growth area is also planned, along with interpretive signage. Mount Timothy would like to work with local First Nations to identify and celebrate traditional uses of the CRA.

Paintball: Parcel C has been identified as a site for a paintball operation.

Village Family Adventure / Beginner Zone: In the warm season, the beginner area will offer a variety of family activities, incorporated throughout this zone and village plaza and snow front area to help create a lively and animated family experience in the village core.

.3 Balanced Resort Capacity

The balanced resort capacity (BRC) is an estimate of the optimum number of visitors that can comfortably utilize the resort’s recreation facilities in a day without feeling uncomfortably crowded or negatively impacting the site’s physical and sociologic environment. Typically, this is calculated by adding the estimated daily comfortable carrying capacity of each of the recreation facilities for the peak winter and summer seasons and selecting the highest as the Balanced Resort Capacity. To be able to fully utilize the facilities, the resort’s parking, transit and accommodation must be sufficient to support the BRC. An additional 5% has been included to account for guests who choose not to participate in one of the activities. The BRC for the existing area and buildout of the Master Plan is summarized in Table V.4. The winter season will continue to generate the largest daily visitation numbers due to the capacity of the ski facility, thus the Winter Season BRC of 2,390 at buildout will be used to plan the base area facilities.

**TABLE V.4
BALANCED RESORT CAPACITY**

	Existing	Phase 1	Phase 2	Buildout
Winter Recreation				
Alpine Ski Lift Capacity (CCC)	1,720	1,860	1,910	1,910
Existing Snowtubing	20	25		
Snowtubing/Snowplay			55	100
XC Skiing	10	20	35	50
Snowshoeing	10	20	30	40
Ice Skating			15	20
Snowmobile Staging Area	20	40	60	80
Dog Sled / Sleigh Rides			20	45
Snowmobile Tours (guided)			15	30
Winter Recreation Capacity	1,780	1,965	2,140	2,275
Summer Recreation				
Hiking / Berry picking/ Horesback Riding	20	30	40	80
Ropes Course/ Zip Lines		40	60	80
Paintball			30	50
ATV / Motocross	20	30	40	60
Lift Assisted Sightseeing/ Gravity Carts		50	70	100
Special Events/ Family Adventure Zone		100	150	200
Mountain Biking	10	30	50	100
Frisbee/Wiffle Golf			20	50
Summer Recreation Capacity	50	280	460	720
WINTER RECREATION CAPACITY	1,780	1,965	2,140	2,275
<i>Add Non Participating Guests @ 5%</i>	<i>n.a.</i>	<i>98</i>	<i>107</i>	<i>115</i>
BALANCED RESORT CAPACITY	1,780	2,063	2,247	2,390

Currently, on most winter weekend days except for the Snowmobile rally event, visitation for the existing recreational activities other than alpine skiing (tubing, snowmobile, snowshoe, Nordic) amounts to approximately 10 to 15% of the total guests at the recreation area. As the facilities are improved, it is expected that guests at Mount Timothy are likely to participate in more than one activity per day, meaning that it may be unlikely that the total number of guests at the area at one time will reach the cumulative capacity of all the activities on a regular basis.

Mount Timothy is striving to evolve from a Type 1 Community Ski Resort to a Type 2 Regional Mountain Resort and wishes to enter into a Master Development Agreement that will allow it to purchase Crown Land in the base area under the All Seasons Resort Policy (ASRG). The Alpine Skiing Bed Unit Calculation Model is intended to assist in determining the number of bed units that may be warranted. In Table V.5, Ecosign has completed an assessment of the number of points the existing Mount Timothy operation could earn at each phase of development based on the facilities proposed in this Master Plan. Based on this assessment, we conclude that Mount Timothy could be entitled to earn Bed Units at a ratio of 80% of the Balanced Resort Capacity as it transitions into a Regional Mountain Resort, potentially increasing to 105% as more facilities are developed.

**TABLE V.5
MOUNT TIMOTHY ALPINE SKIING BED UNIT CALCULATION MODEL
BC COMMERCIAL ASRG - 2009 MOUNTAIN RESORT GUIDELINES**

	Existing	Phase 1	Phase 2	Buildout
II.7.1.1 SKI TERRAIN (Terrain Balance) ¹				
1 - Over 35% of area either advanced or novice				
2 - 25 to 35% of area either advanced or novice				
3 - Close to Ideal	3	3	3	3
4 - Ideal slope ratio				
II.7.1.2 AVERAGE SKIER DENSITY (SKI TRAIL AREA/SCC in Skiers per Hectare)				
0 - > 40				
1 - 30 to 40	1	1		
2 - 25 to 30				
3 - 20 to 25			3	3
4 - 15 to 20				
II.7.1.3 ACCESSIBILITY (Travel time to skier marketplace) ²				
0 - less than 1/2 hour				
1 - 1/2 to 1 hours				
2 - 1 to 1 1/2 hours				
3 - 1 1/2 to 2 hours				
4 - 2 to 2 1/2 hours				
5 - 2 1/2 to 3 hours				
6 - greater than 3 hours	6	6	6	6
II.7.1.4 ACCESS RELIABILITY				
1 - Highly reliable (main highway with short mountain road)	1	1	1	1
2 - Somewhat unreliable (snow and avalanche closures)				
II.7.1.5 POPULATION WITHIN 250 KILOMETERS ³				
1 - 0 to 30,000				
2 - 30,000 to 100,000				
3 - 100,000 to 250,000	3	3	3	3
4 - 250,000 to 500,000				
5 - 500,000 +				
II.7.1.6 UNIQUE QUALITIES OTHER THAN SKIING ⁴				
1 - Nothing unusual.				
2 - Regional attraction	2	2	2	2
3 - National attraction				
II.7.1.7 ALL SEASON FACILITIES AT THE MOUNTAIN RESORT				
0 - Limited (undeveloped with little potential)				
1 - Fair (some potential for recreation facilities)	1	1		
2 - Good (tennis courts, swimming pool, some mountain biking etc.)			2	2
3 - Very Good (18 hole golf course, formalized mountain biking, tennis, swimming pool)				
4 - Excellent (several 18 hole golf courses, 6 or more tennis courts, swimming pool, arena, hiking, lift serviced mountain biking, spa, beaches, water park, etc.)				
II.7.1.8 POTENTIAL LENGTH OF SEASON (based on natural & manmade snow) ⁵				
0 - less than 100 days				
1 - 100 to 115 days	1	1		
2 - 115 to 130 days			2	2
3 - 130 to 150 days				
4 - 150 days +				
II.7.1.9 TYPE OF SNOW (Snow Conditions)				
0 - Dry less than 25% of season				
1 - Dry 25 to 50% of season				
2 - Dry 50 to 75% of season				
3 - Dry 75 to 90% of season				
4 - Dry over 90% of season	4	4	4	4
II.7.1.10 WEATHER CONDITIONS (Hours of Bright Sunshine per Year) *				
1 - Less than 1,000 hours				
2 - 1,000 to 1,500 hours				
3 - 1,500 to 2,000 hours				
4 - Greater than 2,000 hours	4	4	4	4

**TABLE V.5 CONT.
MOUNT TIMOTHY ALPINE SKIING BED UNIT CALCULATION MODEL
BC COMMERCIAL ASRG - 2009 MOUNTAIN RESORT GUIDELINES**

		Existing	Phase 1	Phase 2	Buildout
II.7.1.11 EXPRESS LIFTS					
	0 - None	0	0	0	0
	1 - Less Than 50% of aerial lifts				
	2 - Greater Than 50% of aerial lifts				
II.7.1.12 NEED FOR EMPLOYEE/RESIDENT RESTRICTED HOUSING					
	0 - 0% of employee/resident restricted bed base provided for at resort				
	1 - 25% of employee/resident restricted bed base provided for at resort	1	1	1	1
	2 - 50% of employee/resident restricted bed base provided for at resort				
	3 - 75% of employee/resident restricted bed base provided for at resort				
	4 - 100% of employee/resident restricted bed base provided for at resort				
II.7.1.13 FIRST NATIONS ECONOMIC PARTICIPATION IN RESORT DEVELOPMENT					
	1 - Resort provides non-economic benefits to the First Nations - providing ski passes for First Nation band members - promotion of First Nation cultural activities - promotion of First Nation economic activities				
	2 - First Nation businesses are given opportunity to bid on resort related contracts - Proponent provides First Nation employment opportunities - Proponent provides First Nation training opportunities	2			
	3 - Proponent provides joint venture economic opportunities with the First Nations - Aboriginal ecotourism is an integral part of the resort tourism activities - Proponent provides First Nations employment opportunities - Proponent provides First Nation training opportunities		3	3	3
	4 - First Nations equity partnership - Aboriginal ecotourism is an integral part of the resort tourism activities - Proponent provides First Nations employment opportunities - Proponent provides First Nation training opportunities				
TOTAL POINTS		29	30	34	34
ACCOMMODATION AS A PERCENT OF BRC (Balanced Resort Capacity)		#N/A	80%	100%	100%

NOTES: 1. Based on Developed Ski Trails
2. Greater than 3 hours to major population centres
3. Population within 2.5 hours includes Kamloops
4. Assumes Gold Rush Connector Trail is Regional Attraction
5. Assumes Dec 15 to March 31 is available although currently they only choose to open 4 days per week.
As more activities become available, season can be lengthened.

Applying these percentages to each of the three phases of development, results in a potential bed unit allocation of 2,509 bed units at buildout of the recreational facilities, as outlined in Table V.6. MTRR is interested in creating a compact and efficient resort development with most of the facilities and accommodation located within an easy walk to the staging lifts and centre and focusing on a variety of additional four season activities. Consequently, the planning has been based on a target buildout of 1,502 bed units on private land.

**TABLE V.6
POTENTIAL BED UNITS EARNED**

	Existing	Phase 1	Phase 2	Buildout
Balanced Resort Capacity	1,780	2,063	2,247	2,390
ASRG Bed Unit to BRC	n.a.	80%	105%	105%
Cumulative Bed Units Earned		1,651	2,359	2,509
Bed Units in Phase	n.a.	521	572	409
Cumulative Bed Units Used		521	1,093	1,502

Guest and Commercial Space Requirements

As the resort develops and visitation increases, more built space will be required to provide guest services for the higher guest volumes. In addition to those participating in activities, there may be nonparticipating members of the family that have come to the resort with them. When sizing the guest service functions, we have allowed for an additional 5% non participating guests. Overnight or destination guests require a wider variety of services than the day visitors, including additional dining options, convenience retail and entertainment. For a small regional resort like Mount Timothy, a preliminary estimate of the required additional space is estimated at 0.2 square metres per BRC. The total requirements for each of the three stages of development is listed in Table V.7. At buildout, approximately 2,868 m² is required, an increase of approximately 1,653 m² over the existing space. It is important to ensure that these requirements have been considered and that the necessary space is included in the Master Plan.

**TABLE V.7
GUEST & COMMERCIAL SPACE REQUIREMENTS**

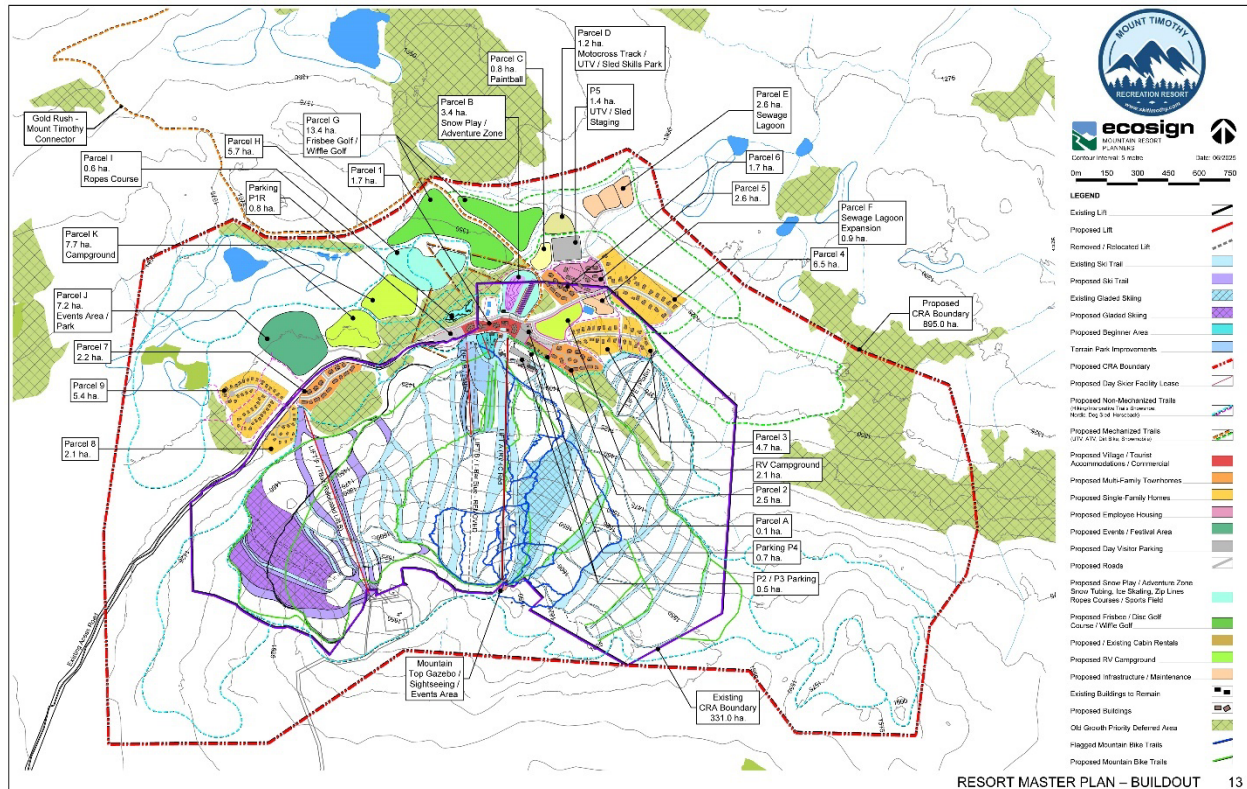
	Existing	Phase 1	Phase 2	Buildout
BALANCED RESORT CAPACITY	1,780	2,063	2,247	2,390
Guest & Destination Services				
Recommended Guest Services Space ¹	1,424	2,063	2,247	2,390
Destination Space @ 0.2 m ² /BRC	n.a.	413	449	478
Required Guest Services and Destination Space at End of Phase	1,424	2,476	2,696	2,868
Less: Existing Guest Service Space (m ²)	1,215	1,424	2,476	2,696
Additional Space Req'd (m²)	209	1,052	221	171

1. Guest Service Space is 0.8 m²/BRC for Community area & 1.0 m²/BRC for Regional area.

.4 Base Area Facilities

The Base Area facilities are illustrated in Figure 13 Resort Master Plan – Buildout. The existing access road is proposed to be diverted approximately 60 metres to the north for a distance of 500 metres at the base of the existing lifts to create a 1.3 - hectare pedestrian village on the land immediately below the Red Chair. The ground floor of the village buildings will provide commercial and guest services with public accommodation units located on the upper floors. Day visitor parking with increased capacity will be created on either side of the village with direct access to the slopes. Accommodation in the form of townhouses and single-family homes is proposed on the gentle slopes between the existing rental cabins and the base of the existing Lift E Platter.

Beyond the village site, the main road will then continue in a north-easterly direction below the RV park to service additional multi-family and single-family accommodation parcels and provide access to a new parking and staging area for snowmobiles and ATV/UTV users. A 2.6-hectare site has been identified for employee housing.



Resort Master Plan – Buildout

The various land uses are indicated with different colours; dark orange for village style tourist accommodation, light orange for multi-family in the form of townhouses, brown for tourist cabins and yellow for single-family. Employee housing is shown in pink, and the proposed RV Park and proposed Campground are shown in light green. Dark green is used for park-like facilities such as the disc golf course and playing fields. Parking lots are shown in grey, and the cross-hatched green represents the designated Old Growth areas which will remain undisturbed. Parcels planned for recreational facilities on leased land are identified with letters (A, B, C, etc.), while the proposed real estate parcels are numbered (1, 2, 3, etc.). The assumptions used to develop the land use program are outlined in Table V.8.

**TABLE V.8
LAND USE ASSUMPTIONS**

	Units per ha.	Average Unit Size (m ²)	Bed Units per Unit ¹	Pillows per Unit
Village	20	75	3	4
Multi-family	20	125	4	5
Strata Cabins	10	150	5	6
Single Family	1 to 3	275	6	8
Employee Housing	20	100	4	4
Cabins on Leased Land	15			6
R.V. Campground	10		n.a.	2
Tent Campground	11		n.a.	2
Employee Housing on Leased	n.a.		n.a.	2 to 4

1. Based on Table 9 - ASRG 2009 - Chapter II: Mountain Resorts, pg.41

A mix of cabins, townhomes and single-family lots are proposed in the area within skier walking distance of the existing and future lifts. A site for employee housing is located close to the village and within walking distance of the amenities. The recreational amenities and a campground are proposed for the land to the north of the main access road between the village parcel and future Lift F (the relocated T-bar), while additional townhouses and a strata cabin development surround its base terminal. A single-family subdivision is proposed on the north side of Mount Timothy Road across from the base of Lift F.

The development program summary is listed in detail in Table V.9. Development is expected to take place in three phases, with the most recent recreation improvements being part of the first phase. The last column of Table V.10 indicates the proposed phase for recreational facilities and resort real estate. At buildout, a total of approximately 56 hectares of leased land in the base area will be used for additional recreational facilities, day visitor parking, ski area base facilities, campgrounds and public and employee accommodation on leased land. The proposed resort real estate parcels provide market and employee accommodation and commercial and guest services on approximately 29.4 ha. of private land. The estimated total accommodation yield at buildout is 430 accommodation units and 1,502 bed units, as shown in Table V.9.

The leased accommodation on Crown Land includes the caretaker house, the existing employee rooms in the Yeti Café, the existing 5 rental cabins and duplex plus one additional cabin, the RV site and a proposed 48 site campground. The proposed real estate development on private land includes 295 market units and 52 employee units with a total of 1,502 bed units. Forty-eight percent of the bed units are allocated to development that is suitable for tourist accommodation including the resort village and the multi-family parcels. These properties can be sold with a rental covenant requiring them to be available for nightly rental to tourists.

**TABLE V.9
MOUNT TIMOTHY DEVELOPMENT PROGRAM SUMMARY**

Development Type	Total Area (ha.)	Accom. Units	Bed Units	Percent of Total Bed Units
Crown Land Facilities				
Recreation Facilities on Leased Land	45.4			
Employee Housing on Leased Land		3	n.a.	
Rental Cabins/Duplex on Leased Land	0.6	8	n.a.	
RV Sites on Leased Land	2.1	24	n.a.	
Campsites on Leased Land	7.7	48	n.a.	
Sub-total Leased Facilities	55.8	83		
Real Estate Development				
Village	1.7	68	204	14%
Multi-Family	6.4	129	516	34%
Strata Cabin Development	2.1	14	70	5%
Single Family	16.6	84	504	34%
Employee Housing	2.6	52	208	14%
Sub-total Real Estate	29.4	347	1,502	100%
TOTAL RESORT	85.2	430	1,502	

**TABLE V.10
MOUNT TIMOTHY DEVELOPMENT PROGRAM**

Site / Parcel ID	Proposed Land Use	Area (ha.)	Units	BU per Unit	Estimated Bed Units	Within SWD Y / N	Phase
Existing Resort Facilities on Crown Lands							
Lease 344232	Day Skier Facility Lease includes Rental Building, Yeti Café, Warming Pavillion, Maintenance Facility, Storage Building, Wrangler Cabin, Manager's Residence, Utility Buildings, lagoons, existing P2/P3'	5.6	4	n.a.	n.a.	Y	E
A	LOC 348751 for Rental Duplex and Cabins ²	0.6	7	n.a.	n.a.	Y	E
	LOC 349115 for 24 Site RV Campground ³	2.1	24	n.a.	n.a.	Y	E
	LOC 349126 for Mountain Top Pavillion	0.1					
Subtotal Existing		8.4	35	n.a.	n.a.		
New Resort Facilities on Crown Land							
B	Snow Tubing Adventure Zone	3.4					2
C	Paintball Course	0.8					1
D	Motocross Track / ATV / Snowmobile Skills Park	1.2					1
E	Resort Utilities - Second Sewage Lagoon Site	2.6					2-3
F	Resort Utilities - Expand RV Sewage Lagoon	0.9					1
G	Frisbee Golf / Wiffle Golf	13.4					2
H	Adventure Zone and Events Area	5.7					2
I	Ropes Course	0.6					1
J	Events and Park Space	7.2					2
K	Campground	7.7	48		n.a.		2-3
	Mountain Top Pavillion						1
P1R	Day Visitor Parking	0.8					1-2
P2E	Day Visitor Parking	0.3					1
P4	Day Visitor Parking	0.8					2
P5	UTV / Snowmobile Staging	1.4					1-2-3
Subtotal New Resort Facilities		46.8	48	-	-		
Total Resort Facilities on Crown Land		55.8	83	-	-		
Proposed Resort Real Estate Parcels							
1	Village	1.7	68	3	204	Y	1-3
2	Multi-Family Townhouse	2.5	50	4	200	Y	1
3	Single Family Large Lots	4.7	25	6	150	Y	1
4	Single Family Large Lots	6.5	19	6	114	Y	2
5	Employee Housing	2.6	52	4	208	Y	1-3
6	Multi-Family Townhouse	1.7	34	4	136	Y	2
7	Multi-Family Townhouse	2.2	45	4	180	Y	2
8	Strata Cabin Development	2.1	14	5	70	Y	3
9	Single Family Lots	5.4	40	6	240	Y	3
Sub-total Resort Real Estate		29.4	347	4.3	1,502		
TOTAL Buildout		85.2	430		1,502		

NOTES: 1. Size of day ski area lease will change with new village.
 2. Assumes one additional cabin is built and size of LOC is reduced.
 3. Size shown reflects cleared area for RV Park

Resort Village

A compact resort village is planned for the land currently occupied by the main day visitor parking lot, with the parking being replaced on either side of the village site. The village consists of five 2.5 to 3 storey buildings providing guest services and commercial offerings on the ground floor and public accommodation in the form of condominium units on the upper floors. A sixth one-storey commercial building is proposed at the edge of the snowfront next to the village plaza and ice skating rink and will serve as guest services, F&B and equipment rentals.

These six new base area buildings in conjunction with the existing Guest Services/Rental Lodge, Yeti Café and Base Warming Pavillion will supply the majority of the guest service and commercial space for the resort. Figure 16a, the Resort Village Illustrative Concept Plan shows the village in the context of the surrounding parking and other recreational facilities.

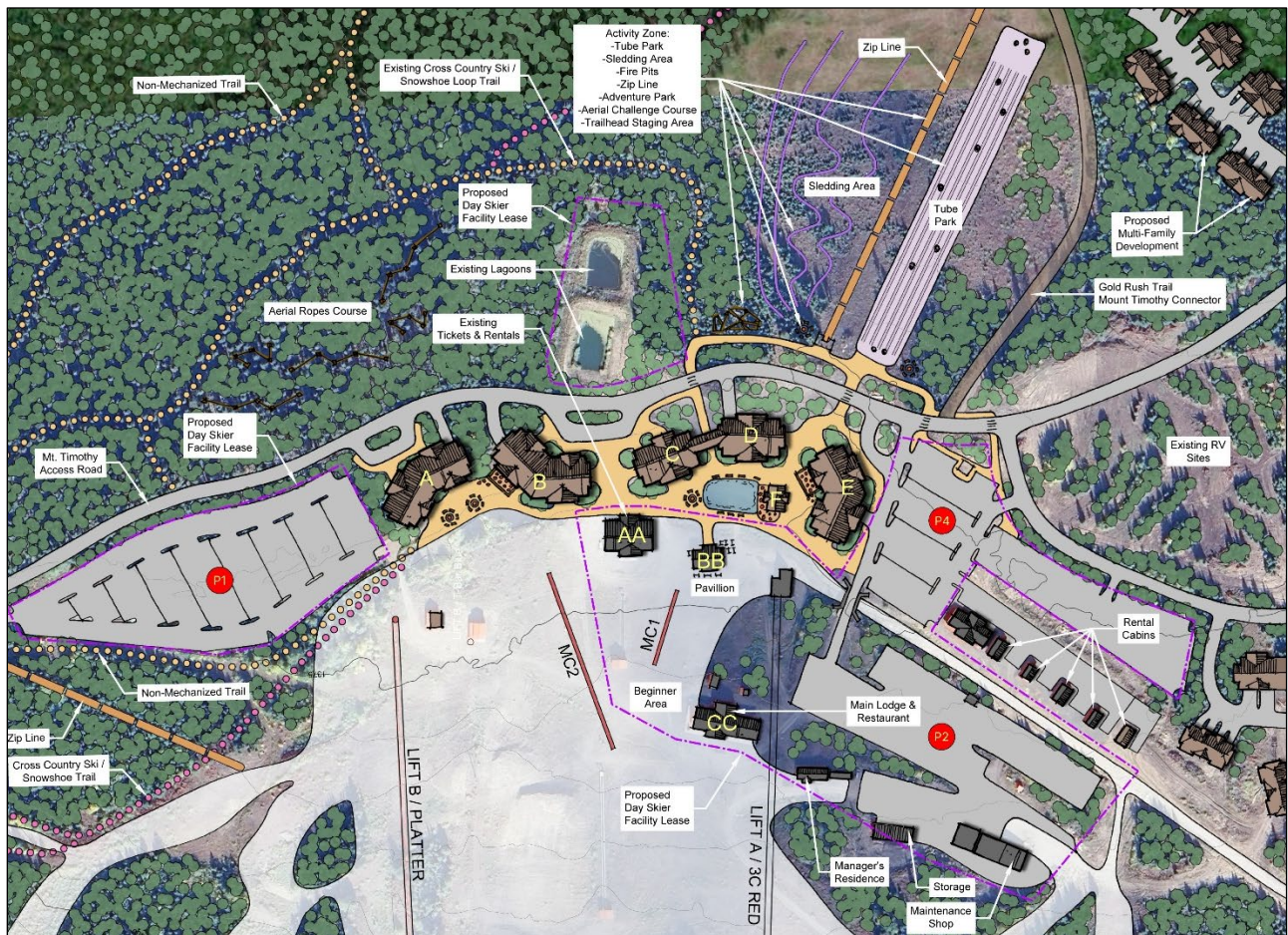


Figure 16a - Resort Village Illustrative Concept Plan

The extension of Mount Timothy Road will be north of the village and the underground parking levels will be accessed from the road. Three drop-offs are proposed along the road in front of the buildings as illustrated on Figure 16b. A pedestrian plaza will be provided one level up on the south side of the buildings connecting to the snowfront. The plaza will link the ground floor levels of the buildings and provide opportunities for outdoor patios and landscaping. A small ice rink is proposed in front of Building C-D.



Figure 16b – Village Illustrative Core Area

The village program is provided in Table V.11. The five village accommodation buildings can provide 68 tourist accommodation units with an average unit size of 75 m². The accommodation units will be sold with a rental covenant limiting owner's use and requiring they be available for nightly rental by tourists. The actual unit size mix for each building would be determined at the time of design based on the market conditions. Development of the village will take place throughout all three phases. The existing C2 Tourist Commercial zoning limits the building height to 10.67 metres (35 feet) and the number of dwelling units to 20 per hectare. A new zone will need to be created to allow the smaller accommodation units contemplated in the resort village.

**TABLE V.11
MOUNT TIMOTHY VILLAGE PROGRAM**

	Footprint m ²	# of Storeys	Gross Floor Area m ²	Comm. & SS Space m ²	Gross Accomm. Space m ²	Net Accomm. 75% m ²	Number of Units (@75 m ²)	Bed Units (3 per Unit)
A - SS/Comm./ Managed Condos	846	3.0	2,538	592	1,692	1,269	17	51
B - SS/Comm./ Managed Condos	504	3.0	1,512	353	1,008	756	10	30
C - SS/Comm./ Managed Condos	564	3.0	1,692	395	1,128	846	11	33
D - SS/Comm./ Managed Condos	846	2.5	2,115	592	1,269	952	13	39
E - SS/Comm./ Managed Condos	846	3.0	2,538	592	1,692	1,269	17	51
F - Commercial /Skier Services	140	1.0	140	98	-	-	-	-
AA - Existing Tickets & Rentals	336	1.0	336	336	-	-	-	-
BB - Existing Base Warming Pavilion	112	1.0	112	89				
CC - Existing Yeti Café	322	2.0	644	496				
TOTALS	3,746		10,535	3,543	6,789	5,092	68	204

The total space available for commercial/guest service in the base area including the village and the existing buildings is 3,543 m², leaving ample room to satisfy the built space requirements at buildout for the BRC of approximately 2,868 m². Commercial facilities will include a convenience store, shops and additional food and beverage outlets. To access the resort, visitors must pass through the community of Lac La Hache, which is just 22 km away. Lac La Hache provides retail services such as grocery, liquor, post office and fuel, as well as some repair and contracting businesses. Since most of the accommodation proposed for Mount Timothy will have some kitchen facilities, we anticipate the commercial requirements at the resort may be lower than average.

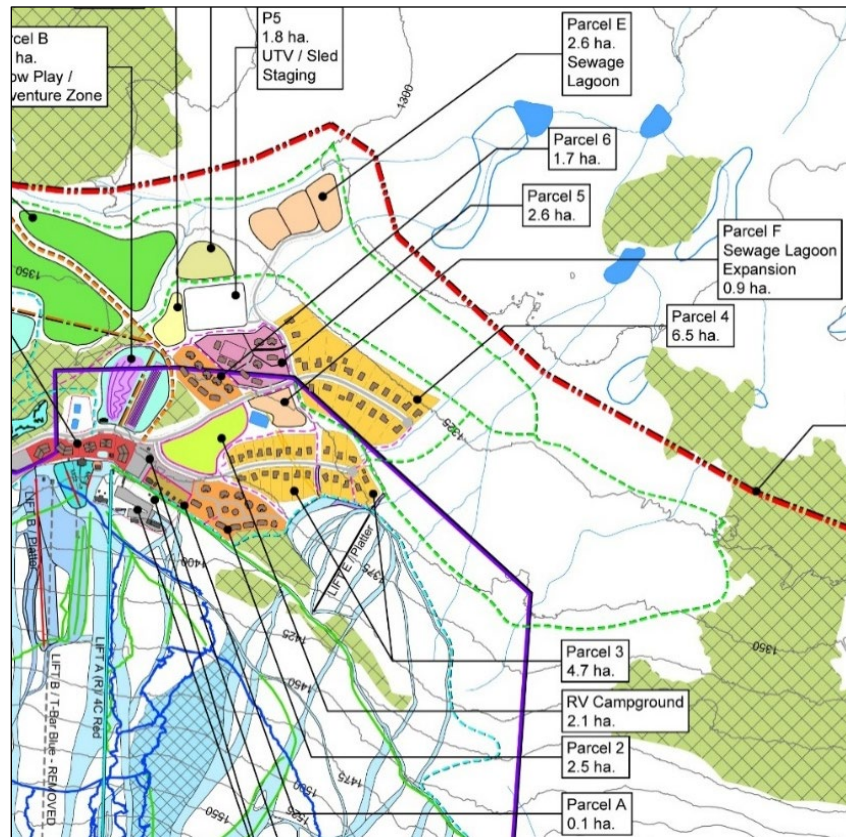
Accommodation Outside the Village

Parcel A – Cabins on Leased Land - Parcel A is the tenure containing the existing duplex building and the adjacent four rental cabins. Instead of adding the approved six cabins, we propose reducing the size of the tenure and adding only one cabin.

Parcels 2 & 6 – Multi-Family - These two parcels have been proposed as multi-family sites for townhouse style development.

Parcels 3 & 4 – Single-Family Lots - These two subdivisions east of the village provide large single-family lots. The lots will have connections to the proposed motorized and non-motorized trail networks, as well as ski-in/ski-out trails.

Parcel 5 – Multi-Family Employee Housing - This 2.6 hectare site has been identified for multi-family employee/resident restricted housing.



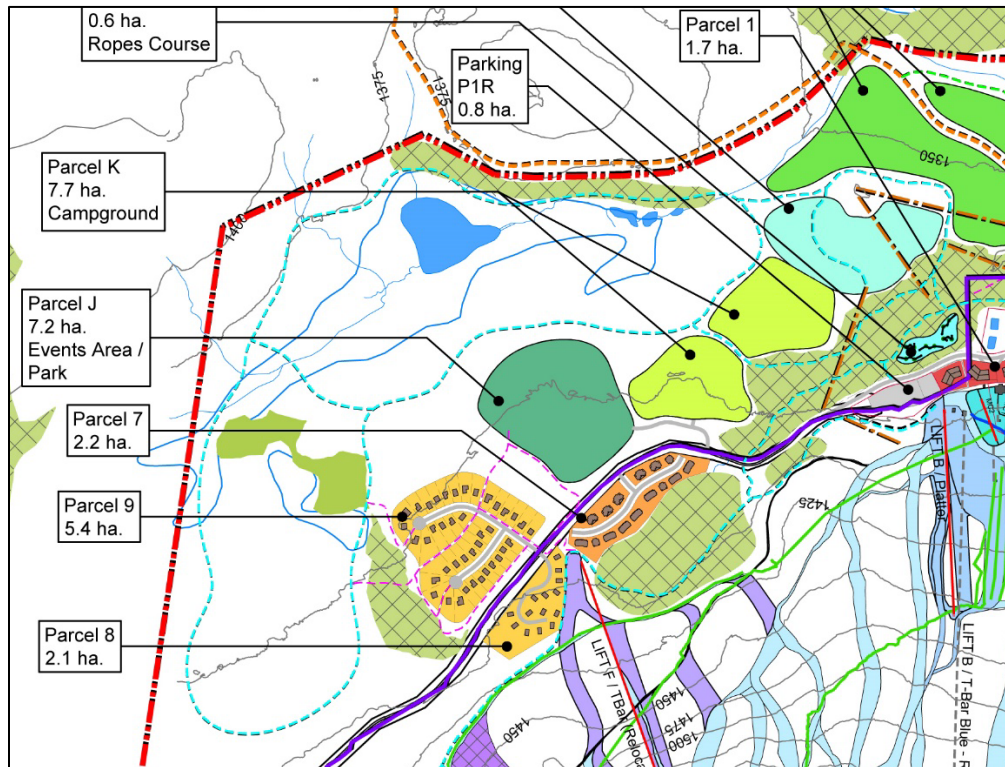
Parcels East of the Village

Parcel K – Tent Campground - The eastern half of this relatively level, 7.7 hectare site is treed, and the western half has been cleared, making it ideal for providing sheltered tent campsites in the forest with a large open area playing field. A total of 48 campsites are proposed.

Parcel 7 – Multi-Family Townhouses - Parcel 8 is a 2.8 hectare site on the hillside immediately east of the proposed bottom station for the Lift F T-bar proposed for the development of ski-in/ski-out townhouses, that could be marketed as tourist accommodation when the owners aren't using them.

Parcel 8 – Strata Cabin Development - This sloped site at the base of Lift F is envisioned as a strata cabin development with more compact chalets. This type of development would also be very suitable to be marketed for tourist accommodation.

Parcel 9 – Single-Family Lots - A single-family development is proposed for this site north of the access road and opposite the base of future Lift F. The east half of the site is relatively flat and previously logged, while the western half is still forested and more steeply sloped.



Parcels West of the Village

Day Visitor Parking

Relocating the access road and creating the Village parcel will eliminate P1, the largest existing parking lot. This lot will be replaced with two new parking lots; P1R and P4 and an expansion of P2. Lot P1R is between the old and new access roads and P4 is immediately east of the Village. Lot P5 is proposed as trailhead parking for snowmobilers in the winter and ATV and dirt bikers in the summer. On unmarked gravel lots, people tend to park further apart achieving a parking density of approximately 245 cars per hectare. For the snowmobile/ATV lot, a density of 150 vehicles per hectare has been assumed recognizing that these users will have pickup trucks with sled decks, or trailers. At an average vehicle occupancy of 2.8, the resort public parking lots could accommodate up to 1,674 people.

The estimated peak skier yield from the proposed day visitor parking areas (assuming 80% to 90% of the vehicles in the lots closest to the lifts are skier cars) is 1,179, as outlined in Table V.12. This leaves a parking capacity of 495 for other users, which in the winter would include employees and guests wanting to snowmobile, snow tube or cross-country ski.

**TABLE V.12
DAY VISITOR PARKING CAPACITY AT BUILDOUT**

	Net Area (ha.)	Theoretical Stalls per ha.	Number of Parking Stalls	Average People per Car	Percent Skier Cars	Skiers from Parking	Others from Parking
Existing							
P2	0.22	245	53	2.8	90%	133	14
P3	0.10	245	25	2.8	90%	62	7
Sub-total Existing	0.32		77			195	21
Proposed							
P1R	0.80	245	196	2.8	90%	494	55
P2 Expansion	0.21	245	52	2.8	90%	132	14
P4	0.66	245	160	2.8	80%	358	90
P5 - Snowmobile	1.40	150	210	1.5	0%	-	315
Sub-total New Parking	3.07		618			984	474
Total Day Use Parking	3.38		695			1,179	495

Base Area Staging Capacity

For the ski area to operate at capacity, the base area staging facilities (accommodation, parking and transit) must be large enough to comfortably accommodate skiers, other visitors, employees and residents. If there is insufficient parking and accommodation, the base area is unable to supply enough skiers to fill the lift and trail system. Ideally, the base area staging capacity should meet or exceed the Balanced Resort Capacity of the recreational facilities so that it is possible to fully utilize the capacity of the facilities.

Skiers from Accommodation

The number of guests and alpine skiers during periods of peak occupancy (holidays and weekends) at buildout has been estimated using the assumptions outlined in Table V.13. These assumptions recognize that it is likely there will never be one hundred percent unit occupancy at the resort.

Similarly, on any given day, not all the beds in the occupied units will be used, nor will every guest choose to go alpine skiing every day of their visit. The peak period skier yield is obtained by multiplying the unit occupancy rate by the bed occupancy rate by the skier participation rate.

**TABLE V.13
PEAK PERIOD OCCUPANCY AND SKIER PARTICIPATION**

Development Type	Unit Occupancy Rate	Pillow Occupancy Rate	Pillow Yield	Skier Participation Rate	Skier Yield
Village	90%	90%	81%	80%	65%
Multi-family	85%	80%	68%	80%	54%
Strata Cabins	75%	75%	56%	80%	45%
Single Family	75%	75%	56%	75%	42%
Employee Housing	95%	90%	86%	15%	13%
Cabins on Leased Land (LL)	90%	80%	72%	90%	65%
R.V. Campground on LL	50%	75%	38%	80%	30%
Tent Campground on LL	n.a.	n.a.	n.a.	n.a.	n.a.
Employee Housing on LL	95%	95%	90%	15%	14%

Using the assumptions outlined in Table V.13, we estimate that at buildout, the proposed accommodation at Mount Timothy could accommodate approximately 1,092 people during peak winter weekends, as shown in Table V.14. These would include residents, employees, tourists, second homeowners and their guests. Of the total overnight population, we anticipate a 734 would choose to ski, provided the ski conditions are favourable. Most of the skiers would be coming from accommodation which is either ski-in/ski-out or within skier walking distance of the lifts. A small percent is slightly beyond the theoretical skier walking distance and so guests would likely walk to the lifts on the busiest days. If these skiers from accommodation beyond skier walking distance choose to drive to one of the parking lots, it would reduce the space available for day skiers.

**TABLE V.14
RESORT ACCOMMODATION OCCUPANTS AND SKIERS AT BUILDOUT
WINTER PEAK OCCUPANCY**

Development Type	Accom. Units	Bed Units	Percent of Total Bed Units	Occupants	Skiers	Others
Crown Land Facilities						
Recreation Facilities on Leased Land						
Employee Housing on Leased Land	3	n.a.		22	3	19
Rental Cabins/Duplex on Leased Land	8	n.a.		35	32	3
RV Sites on Leased Land	24	n.a.		18	14	4
Campsites on Leased Land	48	n.a.		n.a.	n.a.	n.a.
Sub-total Leased Facilities	83			75	49	26
Real Estate Development						
Village	68	204	14%	165	132	33
Multi-Family	129	516	34%	351	281	70
Strata Cabin Development	14	70	5%	39	32	7
Single Family	84	504	34%	284	213	71
Employee Housing	52	208	14%	178	27	151
Sub-total Real Estate	347	1,502	100%	1,017	685	332
TOTAL RESORT	430	1,502		1,092	734	358

Based on the assumptions outlined above, the accommodation and parking areas proposed for Mount Timothy at buildout are large enough to accommodate a total of 2,766 guests during periods of peak occupancy. This number would include residents, skiers, users of other recreational facilities and employees. In terms of skiers, the anticipated base capacity within skier walking distance of the lifts is approximately 1,913, as shown in Table V.15 and could be increased by using parking attendants on holiday weekends. Therefore, there is sufficient base capacity at buildout to host the Balanced Resort Capacity of 2,390 guests at buildout.

**TABLE V.15
BASE AREA CAPACITY AT BUILDOUT**

Base Area Staging Capacity	Skiers	Non Skiers ¹	Total
People Staying Overnight in Resort	734	358	1,092
People from Day Visitor Parking	1,179	495	1,674
Totals	1,913	854	2,766

Notes: 1. Includes non-skiing visitors and employees

.5 Development Phasing

The proposed development at Mount Timothy is planned in three phases. Phase 1 is currently underway and includes the work completed by MTRR since taking over operation of the ski area and introducing some public accommodation at the resort. The plans for each of the three phases are outlined on Figures 17a, 17b and 17c, showing Phases 1, 2 and 3 respectively. Only the elements included in the particular phase are shown in colour on the plans. The phasing schedule is summarized in Table V.16 and a list of the elements contained in each phase follows.

**TABLE V.16
MOUNT TIMOTHY PHASING SCHEDULE**

	EXISTING	PHASE 1		PHASE 2		PHASE 3	
		Add	Cumulative	Add	Cumulative	Add	Cumulative
Lift CCC	1,720	140	1,860	50	1,910		1,910
Balanced Resort Capacity	1,780	283	2,063	184	2,247	143	2,390
Guest Services/Commercial Space (m ²)	1,215	1,677	2,892	353	3,245	592	3,837
Guest Services/Commercial Space per BRC	0.7		1.4		1.4		1.6
Accommodation on Leased Land							
Public Accommodation on Leased Land (beds)	42	55	97	48	145	48	193
Employee Accommodation on Leased Land (beds)	26		26		26		26
Sub-total Beds on Leased Land	68	55	123	48	171	48	219
Accommodation on Fee Simple Land via MDA							
Public Accommodation in Village (bed units)		123	123	30	153	51	204
Public Accommodation Outside Village (bed units)		200	200	316	516		516
Private Accommodation Outside Village (bed units)		150	150	114	264	310	574
Employee Housing Outside Village (bed units)		48	48	112	160	48	208
Sub-total Bed Units		521	521	572	1,093	409	1,502
Total Accommodation Capacity	68	576	644	620	1,264	457	1,721
Overnight Visitors (Peak Visitation)							
Skiers from Beds	38		287		542		734
Others from Beds	31		127		271		358
Sub-total People from Accommodation	69		414		813		1,092
Day Visitor Parking							
Day Visitor Parking Area	1.37		2.91		3.01		3.38
Day Visitor Parking Stalls @ 245 stalls per ha.	336		636		642		695
People from Parking (Peak Visitation)							
Skiers from Day Visitor Parking	855		1,403		1,276		1,179
Others from Day Visitor Parking	80		259		345		495
Sub-total People from Parking	935		1,662		1,621		1,674
Base Area Capacity							
Skiers	893		1,690		1,818		1,913
Others	111		386		616		854
Total Base Area Capacity	1,004		2,076		2,434		2,766

Phase 1

Recreation Improvements

- Construct Mountain Top Restaurant and washrooms - complete
- Construction of log cabin style lift shacks - complete
- Add Tubing Area – complete
- Construct first phase of downhill mountain bike trails
- Add ropes course on Parcel I
- Add zip line from knoll to snow play zone
- Develop ATV/Snowmobile Sled Skills Park on Parcel D
- Add gravity mountain carts as summer amenity
- Renovate Lift E platter to support ski-in/ski-out access to east side
- Build non motorized trail loop on west side of resort below Mount Timothy Road
- Build motorized trail loop on east side of base area for ATV/Snowmobiles
- Comfortable Carrying Capacity 1,860 skiers per day
- ***Balanced Resort Capacity 2,063 guests per day***

Base Area Facilities

- Renovation of Rental/Guest Services Building and Yeti Café - complete
- Construct 3 Bay Storage Building (approx. 111.5 m²) - complete
- Construct Base Area Warming Pavilion (approx. 111.5 m²) -complete
- Construct 9 employee housing rooms in lower floor of day lodge – complete
- Construct 24 site RV park including servicing – under construction
- Construct 6 log cabins for tourist rental in existing LOC – complete
- Increase size of parking lots P1 and P2
- Build the first step of the snowmobile/ATV parking lot P5
- Total of 636 existing and proposed day visitor parking stalls
- Construction of pedestrian trail connections in the base area

Real Estate

- Extend public road and infrastructure to Parcels 2, 3 and 6
- Develop Parcel 2 – 50 Townhouse Units (200 bed units)
- Develop Parcel 3 – 25 Single-Family Lots (150 bed units)
- Develop Village Buildings C,D,E,F (1,677 m² Guest Services/ Commercial Space, 41 units, 123 Bed Units),
- Construct first phase of Employee Housing on Parcel 5a (12 units, 48 bed units)
- **Total Bed Units Developed – 521**

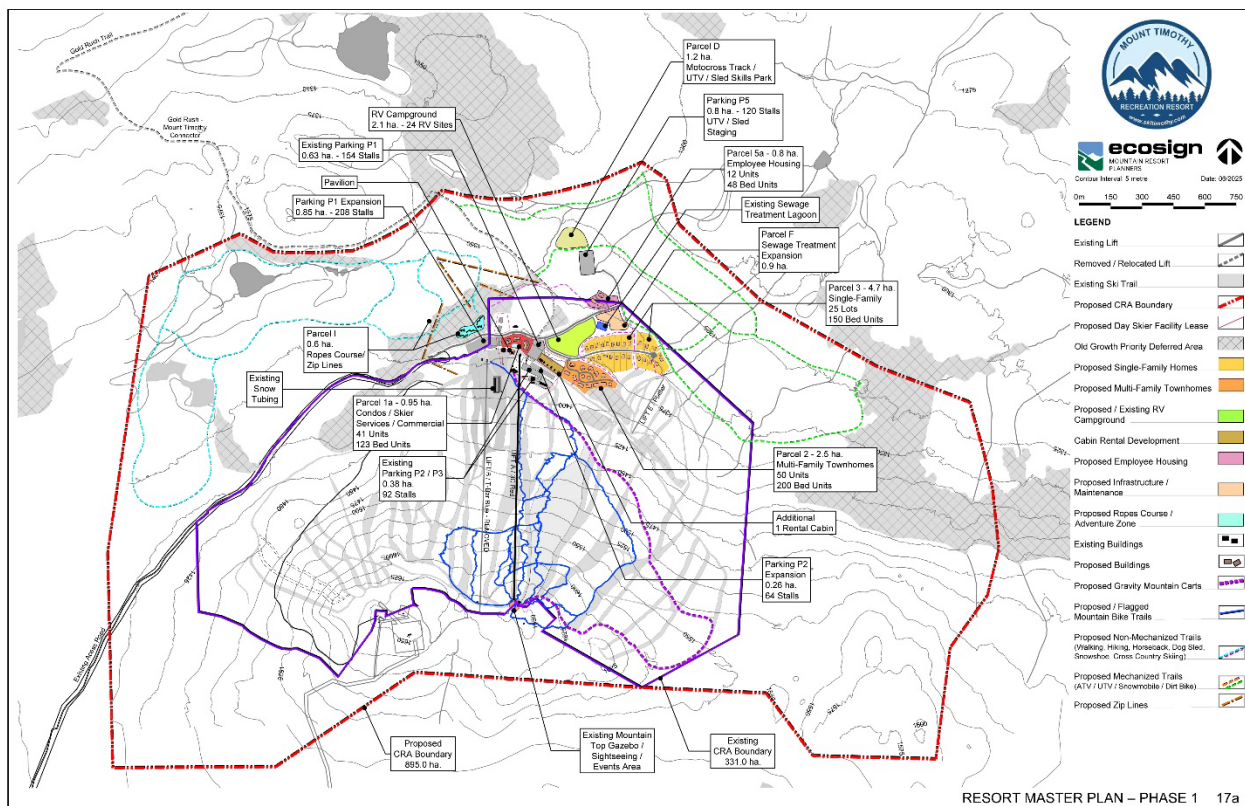


Figure 17a - Phase 1 Resort Master Plan

Phase 2

Recreation Improvements

- Relocate Lift B T- bar to Lift F location and clear additional ski trails
- Install platter Lift B (R)
- Relocate moving carpet Lifts C & D
- Relocate tubing to Parcel B and create snowplay/adventure zone
- Build more downhill mountain bike trails
- Add paintball area on Parcel G
- Develop Disc Golf / Wiffle Golf on Parcel G
- Create interpretive walking trail through old growth area alongside creek
- Create events area on Parcel J
- Comfortable Carrying Capacity 1,910 skiers per day
- ***Balanced Resort Capacity 2,247 guests per day***

Base Area Facilities

- Build day visitor parking lot P1R on west side of the village to free up remainder of Village site
- Add P4 to provide more parking on east side of Village
- Expansion of the snowmobile/ATV parking lot P5
- Total of 642 existing and proposed day visitor parking stalls
- Build reservoir on mountain to replace existing storage pond reservoir
- Extend road and infrastructure to Parcels 4 and E
- Create sewage treatment facility on Parcel E
- Construct 0.4 km of pedestrian connecting trails
- Extend infrastructure west on Mount Timothy Road to the base of Lift F
- Develop first half of tent campsite and playing field on Parcel K

Real Estate

- Build Village Building B (353 m² Guest Services/Commercial, 10 units, 30 bed units)
- Develop single-family Parcel 4 (19 lots, 114 bed units)
- Develop multi-family Parcel 6 (34 units, 136 bed units)
- Develop multi-family Parcel 7 (45 units, 180 bed units)
- Build Parcel 5b (28 employee housing units, 112 bed units)
- ***Total Bed Units Developed – 572***

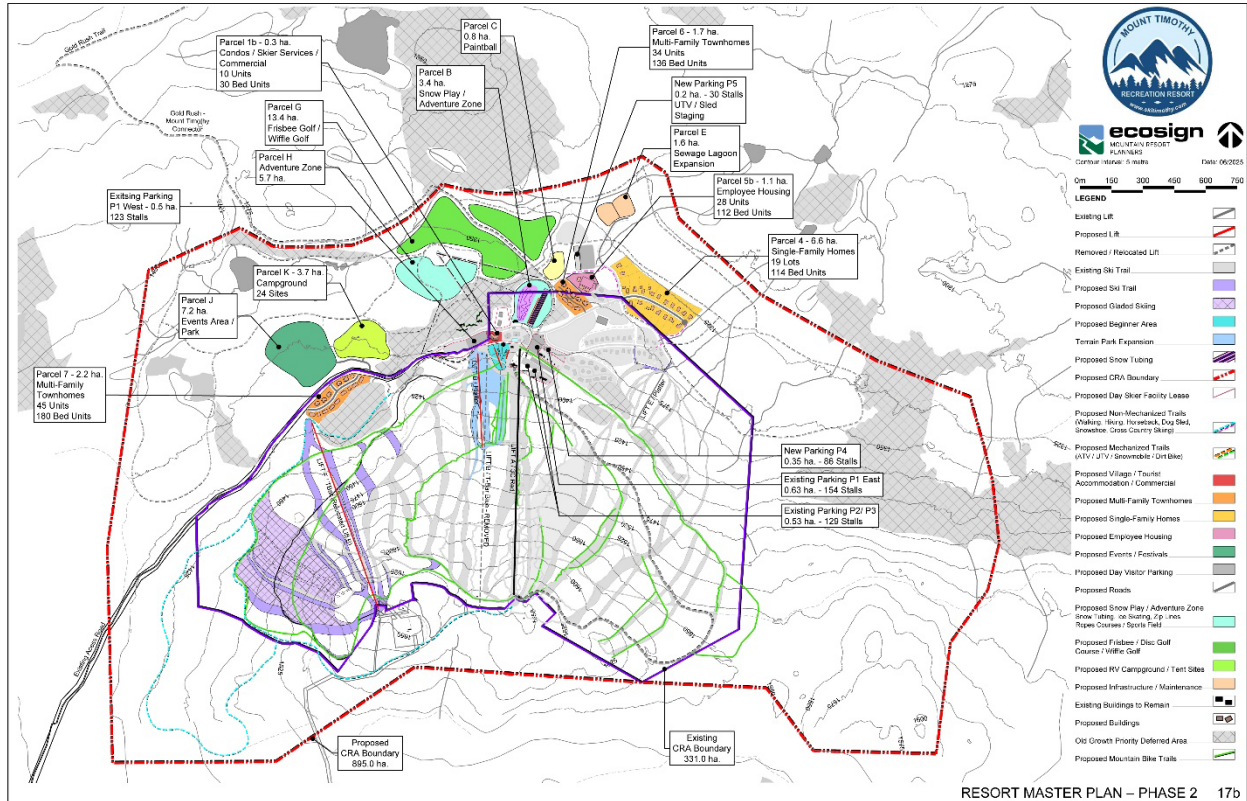


Figure 17b - Phase 2 Resort Master Plan

Phase 3

Recreation Improvements

- Build additional downhill mountain bike trails
- Build alpine hiking loop
- Comfortable Carrying Capacity 1,910 skiers per day
- **Balanced Resort Capacity 2,390 guests per day**

Base Area Facilities

- Add 24 campsites to Parcel K
- Build pedestrian connecting trails
- Expansion of the snowmobile/ATV parking lot P5
- Total of 695 existing and proposed day visitor parking stalls
- Expand sewage treatment facility
- Complete village landscaping

Real Estate

- Construct Village Building A (Guest Services/Commercial – 592 m², 17 units, 51 bed units)
- Build additional employee housing units on Parcel 5c (12 units, 48 bed units)
- Develop strata cabin development on Parcel 8 (14 units, 70 bed units)
- Develop single-family lots in Parcel 9 (40 lots, 240 bed units)
- **Total Bed Units Developed - 409**

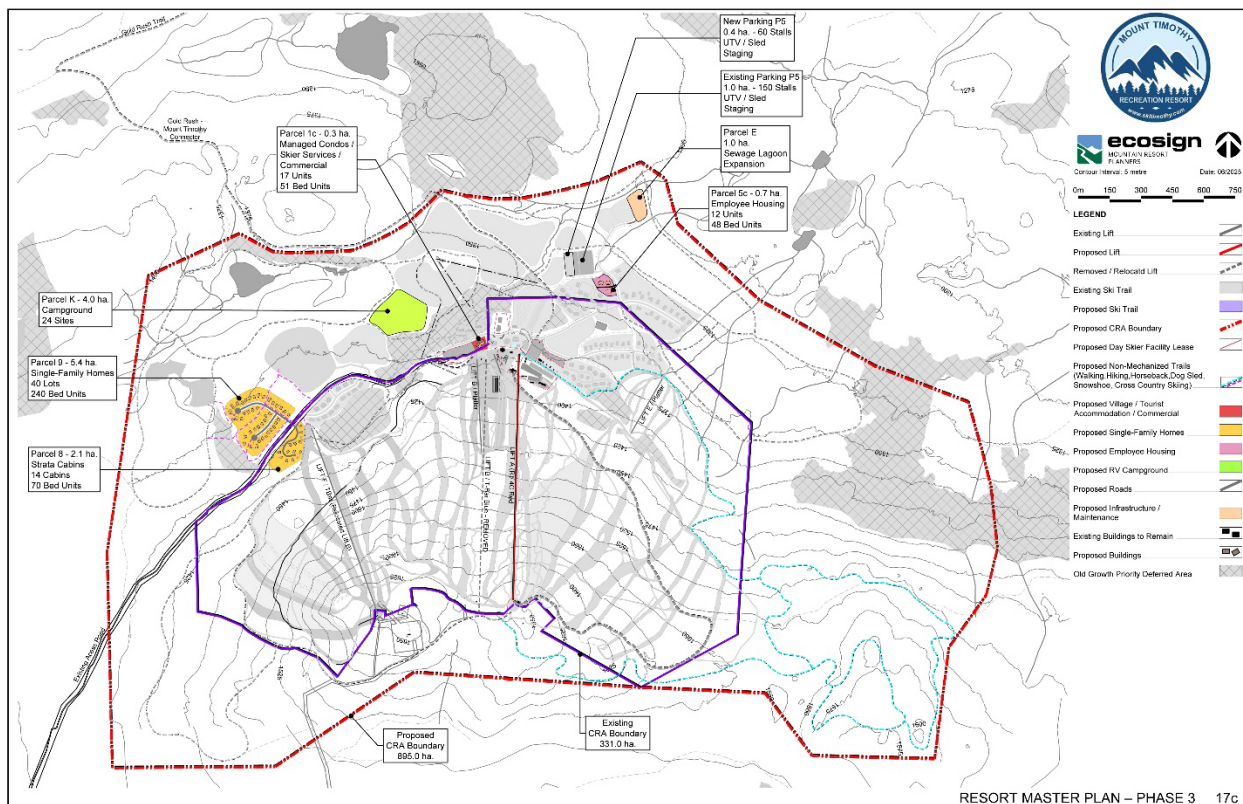


Figure 17c – Phase 3 Resort Master Plan

.6 Visitation Forecasts

Skier Visit Forecast

Skier visitation forecasts for Mount Timothy are based on population growth in the local market, and the construction of on-hill accommodation. The local skier visitation growth rate has been set at 1.3% annually over the three 10-year phases of development.

Phase 1

The existing local skier visitation in the 2024/25 ski season was estimated to be 14,000 skiers. By 2034/35, the skier visitation is forecast to be 15,730 skiers. During Phase 1, skiers using the overnight accommodation will increase from 1,070 skiers in 2025/26 to 11,560 by 2034/35 due to the availability of new overnight accommodation units. Total skier visits at the end of Phase 1 are forecast to be 27,280.

Phase 2

In 2044/45, the local skier visitation is forecast to increase to 17,890 skiers. During Phase 2, skiers using the overnight accommodation will increase to 26,860 by 2044/45 due to the availability of new overnight accommodation. Total skier visits at the end of Phase 2 are forecast to be 44,760 skiers.

Phase 3

In 2054/55, the local skier visitation is forecast to increase to 20,360 skiers. During Phase 3, skiers using the overnight accommodation are forecast to increase to 39,670 by 2044/45. Total skier visits at the end of Phase 2 are forecast to be 60,030 skiers.

OVERNIGHT AND DAY SKIER VISITATION FORECAST

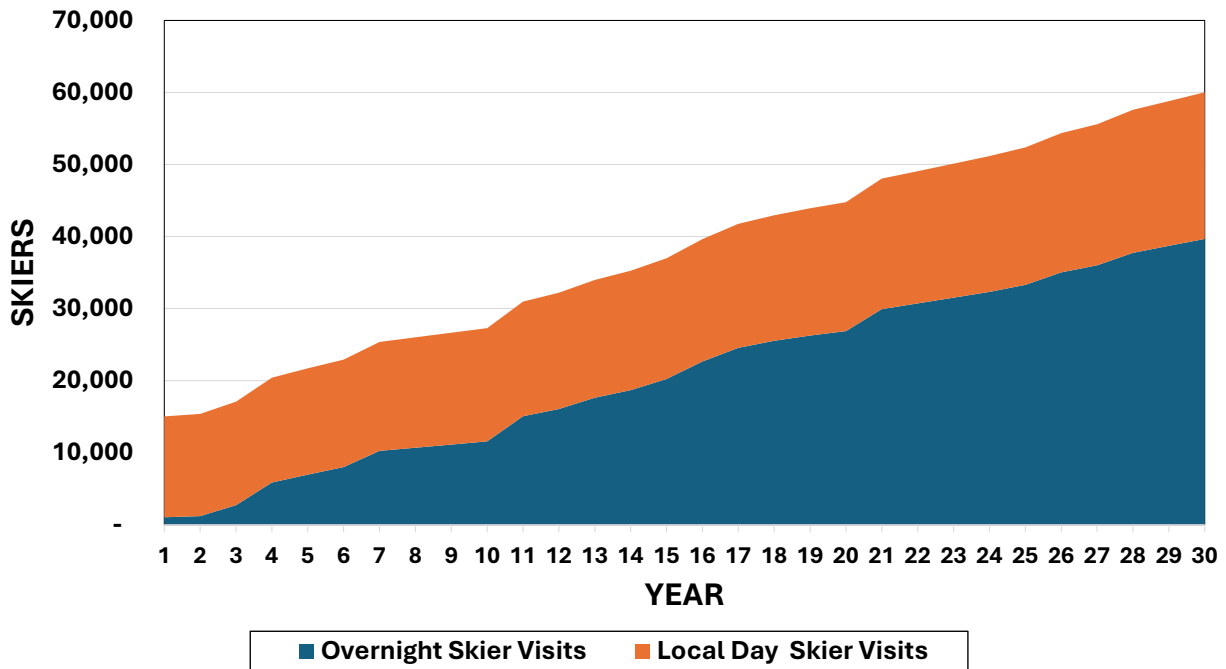


PLATE V.3

Summer Visitation

Mt. Timothy will also experience an increase in summer visitation related to overnight accommodation utilization and summer recreational activities. In Year 1 of the of the Master Plan, summer visits are estimated at approximately 2,000 visits. By Year 10, the summer visitation is forecast to increase to 11,940, and by the end of Phase 2, 23,450. By Year 30, the end of Phase 3, 48,960 summer visits may be realized.

Non-Skier Visitation

During the winter, there will be a certain number of non-skier visits at the area. These non-skier visits are generated from a small percentage of the overnight accommodation and from the drive-in markets.

.7 Order of Magnitude Capital Budget

The Mt. Timothy Resort Master Plan is presented on Figures 17a, 17b and 17c. The scope of the project includes expansion of the ski facilities and summer activities, development of a small boutique resort village and construction of on-hill overnight accommodation. The following text provides an Order of Magnitude Capital Budget for the proposed development.

OoM Capital Budget Accounts

The OoM Capital Budget has been prepared for the three phases of proposed Master Plan development. The Budget includes both a ski area budget and a real estate budget. This budget has been prepared using cost information from ski industry construction experts, lift manufacturers, equipment suppliers and other similar recently completed projects, as well as Ecosign's experience in the design and development of recreation facilities in British Columbia, Canada and around the world. The client should get up-to-date engineer and contractor estimates to refine the accuracy of the capital budget when construction proceeds.

The Order of Magnitude Capital Budget for a ski facility is normally comprised of 10 primary accounts:

- 01 – Pre-Development Costs
- 02 – Buildings
- 03 – Ski Lifts
- 04 – Ski Trails and Other Recreational Facilities
- 05 – Roads and Parking
- 06 – Mountain Infrastructure
- 07 – Vehicles and Equipment
- 08 – Miscellaneous
- 09 – Legal Fees
- 10 – Contingency

Within each of the major accounts, sub-project accounts have been estimated on a per unit basis or as a lump sum where appropriate. All capital costs are estimated in 2026 Canadian dollars. It should be noted that the Order of Magnitude Capital budget is used to give a general guideline to what costs might be incurred, and the feasibility of the project. A detailed general contractor’s engineered estimate or manufacturer’s price quotation will be required before construction can commence.

In Phase 1, it is estimated that the ski area improvements will have a capital cost of \$6.9 million. The employee accommodation and real estate on-site and off-site component costing \$9.3 million. The construction of the phase accommodation includes SFU, MFU and TA units could cost as much as \$67 million to construct.

In Phase 2, the ski area will require an additional investment \$11.5 million. Employee accommodation and real estate on-site and off-site facilities will cost an estimated \$6.6 million. The cost to construct the overnight accommodation for Phase 2 is estimated to \$79.9 million.

Ski facilities in Phase 3 are estimated to cost approximately \$11.9 million. Employee accommodation, on-site and off-site real estate improvements are estimated to cost \$9 million, while the cost to build the overnight accommodation is \$50.4 million.

Table V.17 summarises the Order of Magnitude Capital Costs for the 3 phases of the proposed Master Plan development.

**TABLE V.17
MOUNT TIMOTHY ORDER OF MAGNITUDE CAPITAL COST SUMMARY**

	ORDER OF MAGNITUDE COSTS IN MILLIONS			
	Phase 1	Phase 2	Phase 3	TOTAL
Ski Area Facilities	\$ 6.9	\$ 11.5	\$ 11.9	\$ 30.3
On-site and Off-site Real Estate Infrastructure	\$ 9.3	\$ 6.6	\$ 9.0	\$ 24.9
Overnight Accommodation Construction	\$ 67.1	\$ 79.9	\$ 50.4	\$ 197.4
Real Estate Subtotal	\$ 76.4	\$ 86.5	\$ 59.4	\$ 222.3
Total Project Order of Magnitude Cost	\$ 83.3	\$ 98.0	\$ 71.3	\$ 252.6

.8 Socio-Economic Analysis

In the past, Mount Timothy has provided winter recreation facilities to residents of the Cariboo region. This Master Plan proposes improved skier services, and terrain expansion for winter and summer recreational activities, as well as overnight accommodation units. These improvements aim to better serve not only the local population but also potential regional and destination year-round guests.

The proposed Master Plan improvements should provide increased economic activity and employment opportunities to the local market for both the short term and the long term. The proposed development will help to retain and attract residents, employees, and small businesses to the local market. Increased tourism creates other economic benefits to the area including use of local accommodations, restaurants, and other attractions. It is anticipated that the proposed development will generate full-time and part-time employment for both the construction of new facilities, and operation of the resort over the 30 years of Master Plan development. This includes both direct and indirect employment. Over the 30 years of the Master Plan, major economic and socio-economic impacts will include:

Local Impact (Lac La Hache and South Cariboo):

- **Employment Opportunities:** The resort's expansion and development is anticipated to create new jobs, both during the construction phase and in ongoing operations.
- **Economic Growth:** Increased visitor numbers can stimulate local businesses, including restaurants, retail shops, and service providers. A recreation economy that is not impacted by the uncertainty of resource industry's revenue fluctuations.
- **Community Development:** Enhanced recreational facilities (winter and summer) may improve the quality of life for existing residents and attract new ones.

Regional Impact (Cariboo Region):

- **Tourism Diversification:** The resort's year-round offerings can attract a broader range of tourists, reducing seasonal and mid-week fluctuations in visitor numbers.
- **Infrastructure Development:** Improved infrastructure to support increased tourism can benefit the wider region and stimulate growth of tourism.

Provincial Impact (British Columbia):

- **Economic Contribution:** The resort's growth contributes to the province's tourism and hospitality sector, which is a significant part of BC's economy.
- **Job Creation:** Expansion projects like MTRR support employment across various sectors, including construction, hospitality, and retail.
- Property tax revenue from all assessed improvements
- Land use fees to the Province of British Columbia

.9 Development Infrastructure

The Approving Officer for subdivision of private land outside of a municipality is the Ministry of Transportation and Infrastructure (MOTI). Any development on private lands requiring subdivision will need to meet the requirements of the Ministry. The design intent of the provision of roads, water supply, treatment and distribution, sewage collection and treatment and other services are outlined below. It will be important to phase development starting with the sites closest to the existing base area to provide the necessary infrastructure as efficiently as possible.

Roads

The existing Mount Timothy Road terminating at the existing parking lot is a public gravel surface road. It is anticipated that the road network at Mount Timothy would be designed and built to the standards for public roads outlined in the BC Ministry of Transportation and Infrastructure SUPPLEMENT TO TAC GEOMETRIC DESIGN GUIDE: 1500 ALPINE SKI VILLAGE ROADS CHAPTER. At the time of subdivision of individual development parcels, the developer may assess the merits of providing public roads versus strata roads within a particular parcel.

Water Supply, Treatment and Distribution

Water is required for domestic use, fire fighting and future snowmaking. The existing water system is serviced by 2 deep wells and a storage pond reservoir with a capacity of 1.5 million gallons.

We anticipate the existing water system may need to be upgraded to a regulated community water utility serviced by additional wells pumping to one or more reservoirs, capable of meeting the storage requirements for the domestic consumption and firefighting but this needs to be confirmed by a local engineer. The proposed developments range in elevation from 1,310 metres to 1,440 metres, suggesting that more than one pressure zone will be required for a fully integrated system at buildout. All new development will be required to use water conservation plumbing fixtures. The storage pond reservoir will need to be replaced in Phase 2 to allow for the third phase of Village development in its existing location.

Wastewater Collection and Treatment

Currently, wastewater from the base area buildings is piped to a sewage lagoon. A second lagoon is being constructed for the RV campsite. In future, either additional lagoons will be required or a community sewage collection and treatment system in accordance with the requirements under the Municipal Wastewater Regulation and the local Health Authority will be required. Space for additional lagoons and/or a wastewater treatment facility is proposed to be located at the lowest elevation in the development in Parcel E so that the collection system can rely on gravity to move the wastewater to the treatment plant.

Electrical Service

The existing power supply is single phase electrical service provided by BC Hydro supplemented by two generators, one to provide back up power and one providing 3 phase power to operate the lifts. The existing power supply needs to be assessed to determine how much capacity for expansion exists before an upgrade to the supply from BC Hydro is required.

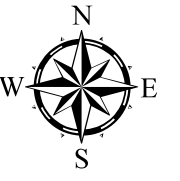
Communication and Internet

The existing telephone service for the resort is 4 land lines and cell reception in the base area is currently not ideal. However, fibre optics is available at the communication site at the top of the mountain and can be brought down into the base area. The resort currently relies on Starlink to provide internet service, however, if fibre optics were brought down to the valley that could provide high speed internet.

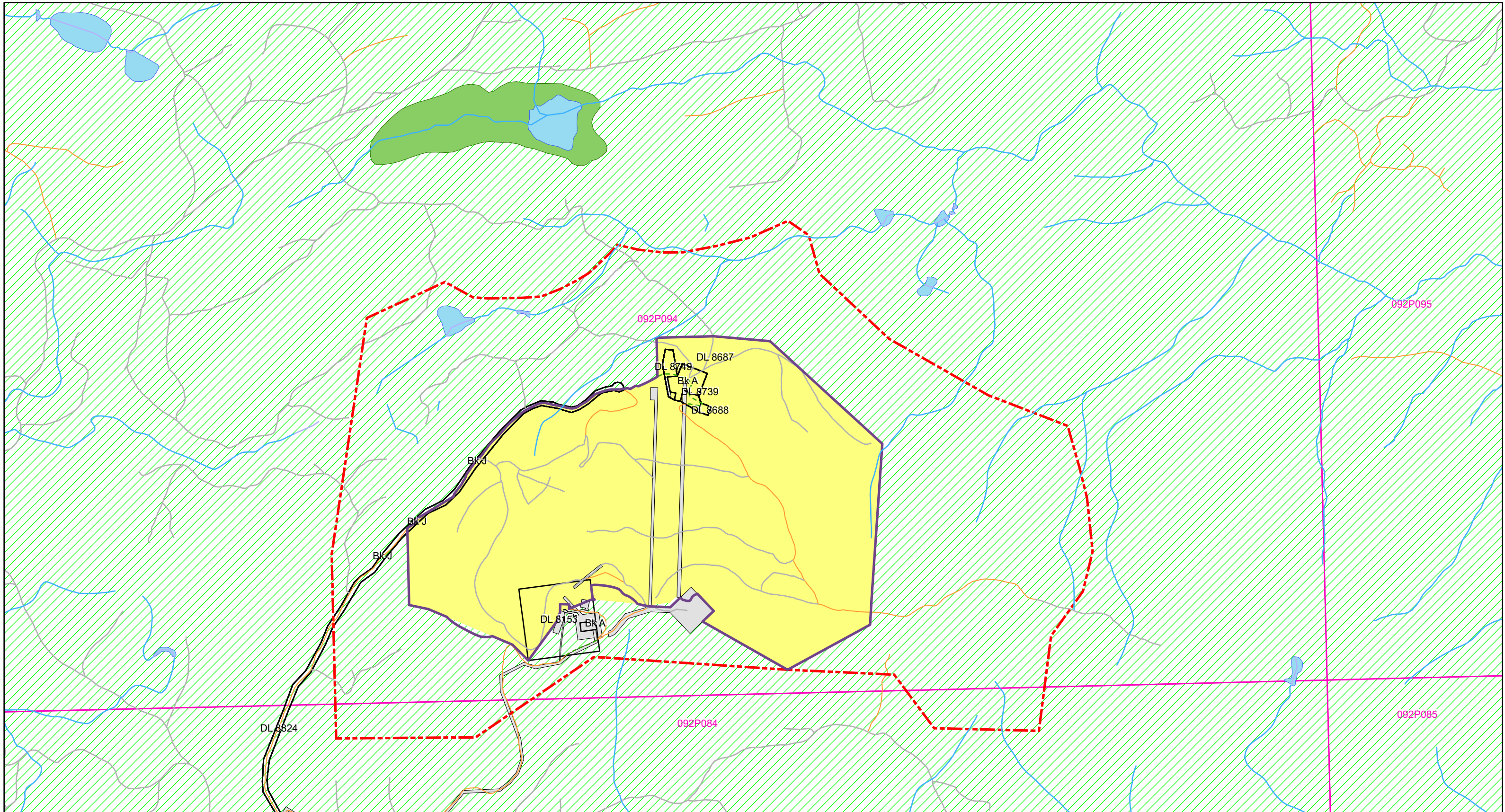
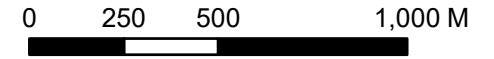
APPENDIX A

- Existing CRA
- Proposed CRA
- All Survey Parcels
- Surveyed Rights of Way
- Mapsheet Grid - 20K
- Provincial Forest Deletion
- ALR Polygons
- Provincial Forest

Mount Timothy Admin Boundaries



Date: 06/2025
Scale: 1:20,000



APPENDIX B



DWB Consulting Services Ltd.

Mount Timothy Recreation Resort Expansion

Review of Sensitive Species and Ecosystems

Engineering | Environmental | Forestry

Prepared for: Mount Timothy Recreation Resort
Attention: Launna Groves



Prepared by: DWB Consulting Services Ltd.

#302, 172 Second Avenue North
Williams Lake, BC V2G 1Z6
250.396.7208 | www.dwbconsulting.ca

Date: June 3, 2025 | DWB file: 25792-107 | Revision: B



Signature Page

DWB Consulting Services Ltd. is pleased to submit this report for your review. This report has been prepared using sound technical and professional judgement, based on our knowledge and experience, applicable regulatory framework, industry best management practices, and current understanding of project conditions, design, and project setting.

REPORT TITLE: Mount Timothy Recreation Resort Expansion: Review of Sensitive Species and Ecosystems

PREPARED FOR: Mount Timothy Recreation Resort

REVISION: B

WRITTEN BY:

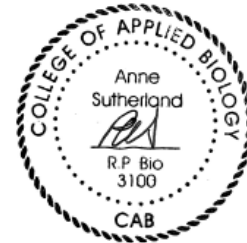


Tatiana Hill, BIT

REVIEWED BY:



Anne Sutherland, RPBio, LSE



REVISION HISTORY			
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06-04-2025	B	PROFESSIONAL	Anne Sutherland, DWB

¹ Editorial Review: Reviewed for formatting, grammar, spelling, etc.
 Professional Review: Reviewed for content and professional signoff
 Client Review: Reviewed by client
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We do not represent, warrant, undertake or guarantee:

- That all project environmental-related information has been received.
- That regulations and standards of practices shall remain constant through the duration of the project.
- That the use of guidance in the report will lead to any particular outcome or result; or, in particular,
- That by using the guidance in the report, the client will be approved by the contract holder for the applied works.

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1.0 INTRODUCTION

1.1 BACKGROUND AND OBJECTIVES

DWB Consulting Services Ltd. (DWB) was retained by Mount Timothy Recreation Resort (MTRR) to complete a desktop level review of potential sensitive wildlife species and ecosystems that may occur within a proposed Controlled Recreation Area (CRA) as part of an environmental assessment. The boundary for the proposed CRA encompasses the existing CRA boundary around the resort and will allow for the expansion and development of Mount Timothy Recreation Resort.

Expansion is planned to occur in three phases:

Phase 1 will primarily occur within the existing CRA boundary, and will include the construction of single-family homes, cabins, employee housing, a mixed-use village building, multi-family townhouses, a campground area, a gravity mountain cart track, mountain bike trails and additional mechanized and non-mechanized recreational trails.

Phase 2 will involve the addition of more single-family homes, cabins, employee housing, additional mixed-use village development, multi-family townhomes, development of a sewage treatment lagoon, construction of a motocross/sled skills park, events area, paintball, frisbee golf and snow adventure zones, an RV campground, mountain bike trails, and both mechanized and non-mechanized recreational trails.

Phase 3 will involve the construction of additional single-family homes and employee housing, additional mixed-use village development, expansion of the campground, expansion of the sewage treatment lagoon and additional non-mechanized recreational trails.

1.2 STUDY AREA

The “Study Area” for this project is the area within the proposed CRA boundary, which encompasses the existing CRA of Mount Timothy Recreation Resort, and is approximately 892 ha in size (Figure 1). The Study Area is located approximately 17 km northeast of Lac La Hache, and approximately 28 km north of 100 Mile House, BC.

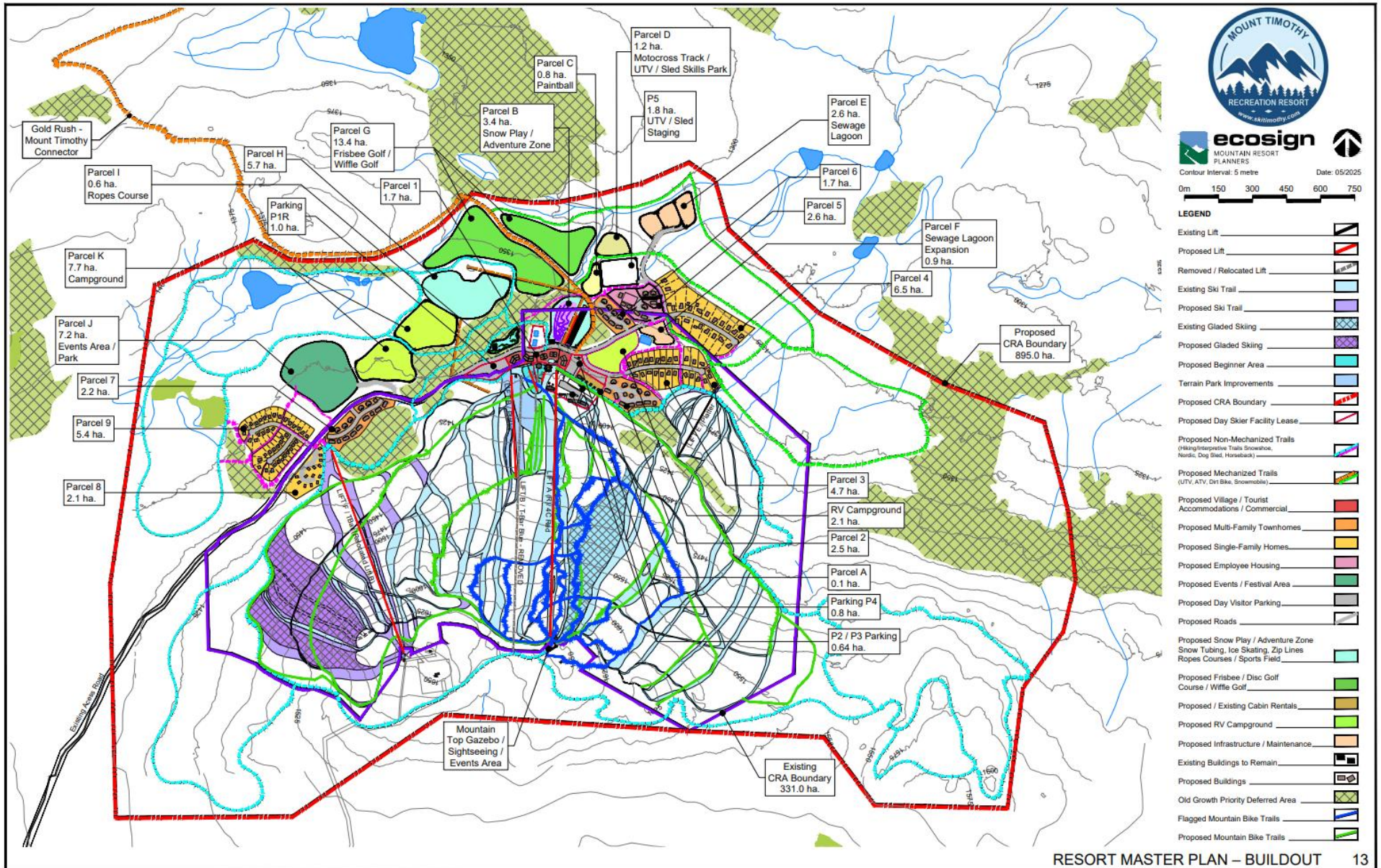


FIGURE 1. MAP OF MTRR MASTER BUILDOUT PLAN (COURTESY OF ECOSIGN). PURPLE OUTLINE IS CURRENT CRA AND RED OUTLINE IS THE PROPOSED CRA BOUNDARY.

2.0 METHODS

The desktop review was primarily limited to existing coarse-level (e.g., regional and provincial) information. Where appropriate, review of supporting documentations and related reports were undertaken in addition to review of geospatial data.

Information evaluated as part of the desktop review included the following:

- **Terrestrial resources information** available through *iMap BC* (Province of BC, 2025a), including Biogeoclimatic Ecosystem Classification (BEC) zone mapping; wildlife distribution, critical habitat, and occurrence observations.
- **Aquatic resource information** available through BC's *HabitatWizard* (Province of BC, 2025b), relating to fish distribution, fisheries sensitive watersheds, and basic hydrologic information for streams and wetlands.
- The Conservation Data Centre (CDC) **species at risk** occurrence data was reviewed for historical documentation of plant, ecosystem, and wildlife species within a 3 km radius of the Study Area (B.C. CDC, 2025).
- The BC Species and Ecosystems Explorer website (Province of BC, 2025c) was queried using the following distribution criteria; all yellow (not at risk), blue (i.e., Special Concern), red (i.e., Extirpated, Endangered, or Threatened), or COSEWIC listed species that may be present in the Caribou Plateau ecosection and within the Sub-Boreal Spruce (SBS) or Engleman-Spruce Sub-Alpine Fir (ESSF) Biogeoclimatic Ecosystem Classification (BEC) zones. Species investigated included fish, plants, plant communities, ecosystems, and wildlife.

General habitats for each species were identified using BC Species and Ecosystems Explorer and E-Flora and E-Fauna BC when no information was available (E-Flora, 2020; E-Fauna, 2021). Species were then evaluated for likelihood of occurrence following the criteria used in a previous report by Ken Mackenzie (Mackenzie, 2023). Table 1 specifies occurrence definitions. Species and ecosystems with an occurrence rating of “Possible”, “Probable”, or “Known” were further assessed to identify potential impacts from the expansion.

TABLE 1. OCCURRENCE RATINGS AND DEFINITIONS USED FOR EVALUATING SPECIES WITHIN THE PROPOSED CRA.

Rating	Definitions	Mitigation Requirements
No	Species either uses habitat that is not found at Mount Timothy or is outside of the known range of the species	No mitigation measures presented.
Unlikely	At or near the known range of the species, or the species is uncommon or rare within its distribution.	No mitigation measures presented.
Possible	Study area is within range of species, but they are uncommon in that range, or habitats found in study area are not preferred	If critical life history attributes are likely to be affected by proposed development, mitigation measures presented.
Probable	Study area is within range of the species, and habitats are suitable for the species	If critical life history attributes are likely to be affected by proposed development, mitigation measures presented.
Known	Species are known to occur in the study area.	If critical life history attributes are likely to be affected by proposed development, mitigation measures presented.

3.0 RESULTS

3.1 ECOSYSTEM CLASSIFICATION

The project study area is located within two BEC zones; the Sub-boreal Spruce, Moffat moist cold (SBSmc1) zone and the Engelman Spruce – Subalpine fir, Cariboo wet cool (ESSFwk1) zone (Province of BC, 2025a).

The SBS zone typically occurs at elevations between 1250 to 1350 m (MOF, 1991). It has a continental climate with a slight coastal influence, which extends the growing season. SBSmc1 forests are primarily dominated by lodgepole pine (*Pinus contorta*) and subalpine fir (*Abies lasiocarpa*), with some Sitka alder (*Alnus viridis sinuata*), Douglas-fir (*Pseudotsuga menziesii*), and hybrid white spruce (*Picea engelmannii* x *glauca*; CFCG, 1991). This ecosystem supports a variety of wildlife, including ungulates such as moose (*Alces alces*) and caribou (*Rangifer tarandus*), predators such as grizzly bear (*Ursus arctos horribilis*), gray wolf (*Canis lupis*), fisher (*Pekania pennanti*), and pine marten (*Martes martes*), and a range of bird and small prey species (MOF, 1991).

The ESSF zone spans elevations from 1200 to 1500 m and is characterized by conifer forests dominated by sub-alpine fir and Engleman spruce (*Picea engelmannii*; MOF, 1991 & CFCG, 2025). This zone has a continental climate with wet, cool summers, and long, cold winters. The habitat within the ESSF supports a variety of ungulates such as moose, deer, caribou, and mountain goat (*Oreamnos americanus*), large predators such as grizzly bear, furbearers such as marten and fisher, numerous birds' species, and a few amphibians and reptiles (MOF, 1991).

3.2 WILDLIFE

No species at risk (SAR) occurrences were found within three kilometers of the proposed boundary. The nearest SAR occurrence was a fisher (*Pekania pennanti* pop. 5) occurrence approximately 3.6 km west of the project area. The nearest not-at-risk wildlife occurrence was a Red-tailed Hawk (*Buteo jamaicensis*) approximately 1.8 km Northwest of the project area. A complete list of wildlife species at risk that may occur within the Study Area is provided in Appendix A, along with their likelihood of occurrence and habitat requirements. Wildlife species with an occurrence rating of Possible, Probable, and Known are listed in Table 2 along with any mitigation requirements.

TABLE 2. SPECIES THAT MAY REQUIRE MANAGEMENT WITHIN THE PROJECT AREA.

Common Name	Scientific Name	Rating	Impact from Development
Western Toad	<i>Anaxyrus boreas</i>	Probable	Low impact. The non-mechanized trail planned around the wetland should not affect the wetland.
Painted Turtle - Intermountain - Rocky Mountain Population	<i>Chrysemys picta</i> pop. 2	Possible	Low impact. The non-mechanized trail planned around the wetland should not affect wetland.
Fisher - Columbian Population	<i>Pekania pennanti</i> pop. 5	Probable	Low impact. Species is sensitive to human activities, however there are already human disturbances in the area and much of the areas to be developed have been previously cleared or have open forest which Fisher tend to avoid, the old growth forest available will be mainly left intact, with only non-mechanized trails, providing refuge for fisher.

Common Name	Scientific Name	Rating	Impact from Development
Sharp-tailed Grouse, <i>columbianus</i> subspecies	<i>Tympanuchus phasianellus columbianus</i>	Possible	Low impact. Development may cause increase disturbance and habitat loss for Sharpe-tailed Grouse winter habitat; species is unlikely to occur in area during the breeding period.
Common Nighthawk	<i>Chordeiles minor</i>	Possible	Medium impact. Expansion and development will increase human activities during the summer months, potentially disturbing nesting nighthawks, which build ground nests in open habitats.
Black Swift	<i>Cypseloides niger</i>	Possible	Low impact. No breeding habitat available, nesting swifts will not be impacted.
American Bittern	<i>Botaurus lentiginosus</i>	Possible	Low impact. Foraging and nesting habitat within wetland. Non-mechanized trail should not affect wetland, although noise disturbance during construction and maintenance of trail may cause disturbance.
American Goshawk, <i>atricapillus</i> subspecies	<i>Accipiter atricapillus atricapillus</i>	Possible	Low impact. Expansion and development will increase human activities during the summer months, potentially disturbing nesting Goshawks. However, old growth (mature) forests which are the habitat the Goshawks select for are currently planned to be left intact.
Olive-sided Flycatcher	<i>Contopus cooperi</i>	Probable	Low impact. Some impact from increased activity during the breeding period, and potential for habitat loss from clearing, however the flycatchers are likely to occur near the wetland which will require minimum clearing and have low levels of disturbance nearby.
Barn Swallow	<i>Hirundo rustica</i>	Possible	Low impact. Typically occur near water; the area around the wetland area should require minimal clearing and have minimal disturbance. Additionally, nesting habitat is typically on human made structures.
Winter Wren	<i>Troglodytes hiemalis</i>	Possible	Low impact. Typically nest in trees near water, minimal clearing is required around the wetland and the non-mechanized trail should cause minimal disturbance to nesting birds.
Evening Grosbeak	<i>Coccothraustes vespertinus</i>	Probable	Medium impact. Increased activities during the summer may impact nesting birds and clearing of trees will reduce available foraging and nesting habitat for Evening Grosbeak. Clearing should be avoided during breeding season.
Rusty Blackbird	<i>Euphagus carolinus</i>	Possible	Low impact. Typically found in forests near water. The forest around the wetland will require minimal clearing and the non-mechanized trail should cause minimal disturbance.
Little Brown Myotis	<i>Myotis lucifugus</i>	Possible	Low impact. Likely only occur in area during the summer months, they forage in open areas often near water. Often use human-made structures for maternity sites. Since development near the wetland will be minimal and no structures in the area are

Common Name	Scientific Name	Rating	Impact from Development
			known to house a maternity colony, development impact should be low.
Grizzly Bear	<i>Ursus arctos</i>	Probable	Low impact. Increased activity during summer months may reduce likelihood of occurrence, but no key foraging habitats present in area, thus impacts are low.
Jutta Arctic, <i>chermocki</i> subspecies	<i>Oeneis jutta chermocki</i>	Possible	Low impact. Breeding habitat (wetland) should not be affected.
Widelip Pondsnaill	<i>Stagnicola traski</i>	Possible	Low impact. Wetland where they might occur should not be affected
Star Gyro	<i>Gyraulus crista</i>	Possible	Low impact. Wetland where they might occur should not be affected

3.3 FISH

None of the listed species in Appendix A occur within the Study Area. There are two unnamed streams within the proposed CRA boundary, one located to the east of the current ski trails (Watershed Code (WSC): 129-360400-23900-98400-7260-0430-767-768) and a second near the northern boundary of the proposed CRA (WSC: 129-360400-23900-98400-7260-0430-767-768-184). Neither of these streams have any fish data, however they are tributaries to Westman Creek, (WSC: 129-360400-23900-98400-7260-0430-767), which has records of rainbow trout (*Oncorhynchus mykiss*; Province of BC, 2025b). Therefore, there is potential for these streams to contain fish.

Phase 2 of the construction plan proposes a mechanized trail in the northwestern portion of the CRA boundary. This trail will cross both streams in the area. A stream crossing may be required to prevent any disturbance to the stream channels.

3.4 PLANTS AND ECOLOGICAL COMMUNITIES

No Plants or species at risk occurrences were found within 3 km during desktop review. Appendix A includes a complete list of sensitive plants, lichens and ecosystems/communities that may occur in the Study Area. Possible, Probable, and Known species are listed in Table 3, along with potential impacts from development.

TABLE 3. LIST OF PLANTS AND PLANTS, LICHEN AND PLANT COMMUNITIES THAT MAY OCCUR IN THE PROPOSED CRA

Common Name	Scientific Name	Rating	Impact from Development
hybrid white spruce - paper birch / devil's club	<i>Picea engelmannii x glauca - Betula papyrifera / Oplopanax horridus</i>	Possible	Low impact. Occurs in wetter areas. Unlikely to be in areas where clearing is taking place.
hybrid white spruce / devil's club / step moss	<i>Picea engelmannii x glauca / Oplopanax horridus / Hylocomium splendens</i>	Possible	Low impact. Occurs in wetter areas. Unlikely to be in areas where clearing is taking place.
hybrid white spruce / falsebox / knight's plume	<i>Picea engelmannii x glauca / Paxistima myrsinites / Ptilium crista-castrensis</i>	Possible	Medium Impact. May occur in areas to be cleared. Avoid clearing these habitats.

Common Name	Scientific Name	Rating	Impact from Development
hybrid white spruce / soopolallie - falsebox	<i>Picea engelmannii x glauca / Shepherdia canadensis - Paxistima myrsinites</i>	Possible	Medium Impact. May occur in areas to be cleared. Avoid clearing these habitats.
hybrid white spruce / black huckleberry - falsebox	<i>Picea engelmannii x glauca / Vaccinium membranaceum - Paxistima myrsinites</i>	Possible	Medium Impact. May occur in areas to be cleared. Avoid clearing these habitats.
lodgepole pine / clad lichens - juniper haircap moss	<i>Pinus contorta / Cladonia spp. - Polytrichum juniperinum</i>	Possible	Medium Impact. May occur in areas to be cleared. Avoid clearing these habitats.
Douglas-fir - hybrid white spruce / electrified cat's-tail moss	<i>Pseudotsuga menziesii - Picea engelmannii x glauca / Hylocomiadelphus triquetrus</i>	Possible	Medium Impact. May occur in areas to be cleared. Avoid clearing these habitats.
Douglas-fir - hybrid white spruce / thimbleberry	<i>Pseudotsuga menziesii - Picea engelmannii x glauca / Rubus parviflorus</i>	Possible	Low impact. Occurs in wetter areas. Unlikely to be in areas where clearing is taking place.
Douglas-fir - lodgepole pine / clad lichens	<i>Pseudotsuga menziesii - Pinus contorta / Cladonia spp.</i>	Possible	Low impact. Occurs on dry, steep slopes, outcrops, and ridges. Minimum clearing required in these areas.
Douglas-fir / red-stemmed feathermoss - step moss	<i>Pseudotsuga menziesii / Pleurozium schreberi - Hylocomium splendens</i>	Possible	Medium Impact. May occur in areas to be cleared. Avoid clearing these habitats.

4.0 DISCUSSION

Development activities are expected to have low levels of impact on most wildlife, as many of the identified species are either associated with areas that will have minimal development or are not present in the area during sensitive periods such as the breeding season. However, the Common Nighthawk and Evening Grosbeak may be moderately affected by the proposed expansions, as they may occur and nest in areas that are being developed.

To reduce impacts, clearing should be scheduled outside of the breeding window, which is April 15 – August 15 for most birds in the region (ECCC, 2025). If clearing must take place during this period, pre-clearing bird surveys should be conducted to identify active nests for these species or other breeding birds in the area. Where an active nest identified a species-specific no work buffer should be established.

Similarly, many of the plant communities that may occur within the proposed CRA have specific habitat and environmental needs and are unlikely to occur in planned development areas. For plant associations that could be present in the general areas, clearing of these communities should be avoided where possible. Vegetation survey plots may help to confirm whether these communities occur in the area.

5.0 CLOSURE

The findings and recommendations in this report were based on biological and background information available at this time. Based on current biological data and site-specific review, the proposed development is expected to have minimal impact for most species at risk, provided recommendations, are implemented. Timing vegetation clearing outside of the breeding period and conducting pre-clearing surveys, will minimize the potential negative effects on sensitive bird species such as the Common Nighthawk and Evening Grosbeak. Similarly avoiding disturbance to rare and at-risk plant communities where possible will further reduce ecological impacts. By adopting the above recommendations for management of species and ecosystems at risk, MTRR will mitigate impacts to the extent possible.

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APPENDIX A

SPECIES AT RISK TABLE

Species at Risk Table

Common Name	Scientific Name	BC List	COSEWIC/SARA List	Typical Habitat Use	Occurrence in Proposed CRA	Reasoning
Fish						
Bull Trout	<i>Salvelinus confluentus</i>	Blue	SC	Found in cold rivers, large tributary streams with moderate to fast currents. Also found in large cold-water lakes.	No	No suitable habitat
Cutthroat Trout, <i>clarkii</i> subspecies	<i>Oncorhynchus clarkii clarkii</i>	Blue		Found in low gradient coastal streams and estuaries.	No	No suitable habitat
Cutthroat Trout, <i>lewisi</i> subspecies	<i>Oncorhynchus clarkii lewisi</i>	Blue	SC/1-SC (2010)	Found in mountain streams, main rivers, and large natural lakes. Select large pools and slow velocity areas. Spawn in tributary streams.	No	No suitable habitat
White Sturgeon (Upper Fraser River Population)	<i>Acipenser transmontanus</i> pop. 5	Red	E/1-E (2003)	Found in Streams and Rivers. Typically broad, relatively shallow, meandering channels, with cobble/gravel bars and islands.	No	No suitable habitat
Amphibians and Reptiles						
Painted Turtle - Intermountain - Rocky Mountain Population	<i>Chrysemys picta</i> pop. 2	Blue	SC/1-SC (2007)	Found in slow moving, shallow water (lakes, wetlands, ponds etc.) with vegetation and basking sites available. Nest in soft soil.	Possible	Within range but poor-quality habitat, lacks basking and nesting characteristics
Western Toad	<i>Anaxyrus boreas</i>	Yellow	SC/1-SC (2008)	Typically found aquatic habitats such as wetlands, ponds, and lakes, and in terrestrial habitats such as forests, shrublands, and grasslands.	Probable	Suitable habitat (wetland) available within boundary
Birds						
American Bittern	<i>Botaurus lentiginosus</i>	Blue		Often found in marshes, lake and pond edges, and wet meadows.	Possible	Some low suitability habitat available

Common Name	Scientific Name	BC List	COSEWIC/SARA List	Typical Habitat Use	Occurrence in Proposed CRA	Reasoning
American Golden-Plover	<i>Pluvialis dominica</i>	Blue		Found in short grasslands, pastures, flooded fields, mudflats, and sandy beaches.	No	Not within typical range and no suitable habitat
American Goshawk, <i>atricapillus</i> subspecies	<i>Accipiter atricapillus atricapillus</i>	Blue	NAR	Typically occur in mature and old-growth coniferous forests with a closed canopy. May also be found in mixed forests.	Possible	Some suitable habitat, but typically prefer areas away from human activity
American White Pelican	<i>Pelecanus erythrorhynchos</i>	Red	NAR	Found in rivers, lakes, reservoirs, estuaries, bays and open marshes. Only 2 known breeding colonies in BC.	No	No suitable habitat
Band-tailed Pigeon	<i>Patagioenas fasciata</i>	Blue	SC/1-SC (2011)	Typically found in temperate and mountain coniferous and mixed forest and woodlands.	No	No suitable habitat
Barn Swallow	<i>Hirundo rustica</i>	Yellow	SC/1-T (2017)	Found in open habitats and near water. Nest in buildings.	Possible	Uncommon, some suitable habitat available
Bay-breasted Warbler	<i>Setophaga castanea</i>	Red		Mainly found in Boreal coniferous forest. Overwinter in various forest, woodland, scrub, and thicket habitat.	No	Outside of typical range
Black Swift	<i>Cypseloides niger</i>	Blue	E/1-E (2019)	Found in forests and open habitat. Select ledges and cliffs for nesting.	Possible	Forest and open habitat available, but limited suitable habitat for nesting
Black-throated Green Warbler	<i>Setophaga virens</i>	Blue		During the breeding period found in coniferous, mixed, and deciduous forests, during winter found in open forests, woodlands, scrub, second growth and thicket habitats.	No	Outside of typical range

Common Name	Scientific Name	BC List	COSEWIC/SARA List	Typical Habitat Use	Occurrence in Proposed CRA	Reasoning
Bobolink	<i>Dolichonyx oryzivorus</i>	Red	SC/1-T (2017)	Found in habitat with tall grass areas, flooded meadows, prairie, and hayfields.	No	No suitable habitat
California Gull	<i>Larus californicus</i>	Red		Found on seacoasts, bays, estuaries, mudflats, marshes, irrigated fields, lakes, ponds, etc.	No	No suitable habitat
Cape May Warbler	<i>Setophaga tigrina</i>	Blue		Primarily in mature >50-year-old spruce and fir forests.	No	Outside of typical range
Caspian Tern	<i>Hydroprogne caspia</i>	Blue	NAR	Found along the coast or large inland lakes.	No	No suitable habitat and uncommon in region
Common Nighthawk	<i>Chordeiles minor</i>	Blue	SC/1-SC (2023)	Found in open coniferous forests, savannas, grasslands, and fields.	Possible	Some open forest habitat available
Double-crested Cormorant	<i>Nannopterum auritum</i>	Blue	NAR	Found on lakes, ponds rivers, lagoons, coastal bays etc. In freshwater nest on ground or in trees.	No	No suitable habitat
Eared Grebe	<i>Podiceps nigricollis</i>	Blue		Found in shallow lakes and ponds. Nest over water in lakes and wetlands not bordered by trees.	Unlikely	Limited suitable habitat
Evening Grosbeak	<i>Coccothraustes vespertinus</i>	Yellow	SC/1-SC (2019)	Typically in spruce or fir coniferous forests, mixed forests, and around human habitation.	Probable	Suitable habitat available
Great Blue Heron, <i>herodias</i> subspecies	<i>Ardea herodias herodias</i>	Blue		Found in freshwater and brackish marshes, along lakes, rivers, bays, and lagoons. Nest in trees in swamp and forest habitats, often in groups.	No	No suitable habitat, no food source
Green Heron	<i>Butorides virescens</i>	Blue		Found in swamps, marshes, and along ponds, rivers, and lakes. Nest in trees and thickets.	No	Not within typical range

Common Name	Scientific Name	BC List	COSEWIC/SARA List	Typical Habitat Use	Occurrence in Proposed CRA	Reasoning
Gyrfalcon	<i>Falco rusticolus</i>	Blue	NAR	Primarily found in open habitats in the arctic.	No	No suitable habitat
Lark Sparrow	<i>Chondestes grammacus</i>	Blue		Found in open habitat with scattered bushes and trees, also found in woodland edges, riparian areas, and overgrazed pastures.	No	No Suitable habitat
Lewis's Woodpecker	<i>Melanerpes lewis</i>	Blue	T/1-T (2012)	Usually in open areas with scattered trees, riparian forests adjacent to grasslands, open areas, and burned habitats.	No	No suitable habitat
Long-billed Curlew	<i>Numenius americanus</i>	Yellow	T/1-SC (2005)	Found in grasslands and agricultural fields, generally select areas where vegetation height is <30 cm.	No	No suitable habitat
Olive-sided Flycatcher	<i>Contopus cooperi</i>	Yellow	SC/1-SC (2003)	Found in sub-alpine coniferous forests, mixed forests, burned forests, forested wetlands and along forest edges of lakes, ponds, and streams.	Probable	Suitable habitat available along base of mountain
Peregrine Falcon, <i>anatum</i> subspecies	<i>Falco peregrinus anatum</i>	Red	NAR	Nest in rocky cliffs above lakes or river valleys.	No	No suitable habitat
Prairie Falcon	<i>Falco mexicanus</i>	Red	NAR	Open habitats in mountainous areas, steppe, plains or prairies. Nest on Rocky Cliffs or steep embankments.	No	No suitable habitat
Red-necked Phalarope	<i>Phalaropus lobatus</i>	Blue	SC/1-SC (2019)	Usually overwinter in pelagic habitat, during the breeding season can be found near ponds and lakes and marshy areas of the tundra and boreal forest regions.	No	Not within typical range, and no suitable habitat

Common Name	Scientific Name	BC List	COSEWIC/SARA List	Typical Habitat Use	Occurrence in Proposed CRA	Reasoning
Rough-legged Hawk	<i>Buteo lagopus</i>	Blue	NAR	Found in grasslands, fields, marshes, sagebrush flats, and open cultivated forests. Nest on cliffs and in trees in the arctic and subarctic.	No	No suitable habitat
Rusty Blackbird	<i>Euphagus carolinus</i>	Blue	SC/1-SC (2009)	During nesting period found in moist conifer woodlands, bushy bogs, and wooded edges of aquatic habitats.	Possible	Some suitable habitat, but not a common species for area
Sharp-tailed Grouse, <i>columbianus</i> subspecies	<i>Tympanuchus phasianellus columbianus</i>	Blue		Typically found in grassland and shrub-steppe communities, may also use forest habitat and regenerating cutblocks.	Possible	Some overwintering habitat and regenerating cutblocks habitat available
Short-eared Owl	<i>Asio flammeus</i>	Blue	T/1-SC (2012)	Found in open areas with low vegetation, including grasslands, shrub-steppes, savanna, tundra, marshes, and agricultural areas.	Unlikely	Limited suitable habitat, prefer wetlands with more open vegetation
Smith's Longspur	<i>Calcarius pictus</i>	Blue		During the breeding season found in open dry tundra, subalpine shrub tundra, and wet meadows in forested habitats. During the non-breeding period they are found in fields, prairies, airports and other grassy areas.	No	No suitable habitat
Surf Scoter	<i>Melanitta perspicillata</i>	Blue		Primarily found in marine environments, may also be found in freshwater lakes and rivers. Nest on ground in tundra, freshwater marshes, or in wooded areas near water.	No	No suitable habitat
Swainson's Hawk	<i>Buteo swainsoni</i>	Red		Found in open habitats with scattered trees.	No	No suitable habitat

Common Name	Scientific Name	BC List	COSEWIC/SARA List	Typical Habitat Use	Occurrence in Proposed CRA	Reasoning
Upland Sandpiper	<i>Bartramia longicauda</i>	Red		Primarily in short grassland habitat. Frequently use agricultural fields.	No	No suitable habitat
Western Grebe	<i>Aechmophorus occidentalis</i>	Red	SC/1-SC (2017)	Marshes, lakes, and bays, nest close to open water deep enough for bird to dive.	Unlikely	Limited deep open water
White-throated Swift	<i>Aeronautes saxatalis</i>	Blue		Found in mountainous habitats near cliffs and canyons. Nest in rocky crevices or occasionally on buildings	No	No suitable habitat
Winter Wren	<i>Troglodytes hiemalis</i>	Blue		Found in spruce or fir forests, and mixed forests. Prefer a dense understory.	Possible	Suitable habitat available along base of mountain, within CRA. Edge of range for species.
Yellow-breasted Chat	<i>Icteria virens</i>	Red	E/1-E (2003)	Found in old, shrubby pastures, thickets, scrub, and woodland undergrowth.	No	No Suitable habitat
Mammals						
American Badger	<i>Taxidea taxus</i>	Red	E/1-E (2018)	Found in grasslands, fields, and open-canopied forests.	Unlikely	Occurrences approx. 5 km away, but no suitable habitat
Bighorn Sheep	<i>Ovis canadensis</i>	Blue		Dry alpine to dessert grasslands or shrub steppe in mountains and canyons.	No	No suitable habitat

Common Name	Scientific Name	BC List	COSEWIC/SARA List	Typical Habitat Use	Occurrence in Proposed CRA	Reasoning
Caribou (Northern Mountain Population)	<i>Rangifer tarandus</i> pop. 15	Blue	SC/1-SC (2005)	During winter found in low elevation pine forests or windswept alpine slopes. In spring high elevation caribou move to lower elevations for spring green-up, and in the summer, caribou will disperse typically to higher elevations.	No	Not within range
Caribou (Southern Mountain Population)	<i>Rangifer tarandus</i> pop. 1	Red	E/1-T (2003)	In late winter, found in open stands of Subalpine fir with abundant arboreal lichen. In spring found, in areas where snow melts to expose ground forage. In summer, can be found adjacent to old forests dominated by Subalpine Fir or Engelmann Spruce.	No	Not within range
Grizzly Bear	<i>Ursus arctos</i>	Blue	SC/1-SC (2018)	May be found in arctic tundra, alpine tundra, subalpine mountain forests, open prairie, brushlands, riparian woodlands, and semidesert scrub. Most common near food sources: salmon runs and caribou calving grounds.	Probable	Within range and some suitable habitat, but limited food sources
Hoary Bat	<i>Lasiurus cinereus</i>	Blue	E	Deciduous and coniferous forests, with open areas and water nearby for foraging.	No	Beyond typical range
Little Brown Myotis	<i>Myotis lucifugus</i>	Blue	E/1-E (2014)	Found foraging over or near water, roost in caves, tree hollows, and human made structures.	Possible	Some suitable habitat, but limited roosting sites

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Mountain Beaver	<i>Aplodontia rufa</i>	Blue	SC/1-SC (2003)	Found in coniferous, mixed and red-alder forests on moist slopes or hillsides near, small streams. Require deep soils for burrows.	No	Not within range
Mountain Goat	<i>Oreamnos americanus</i>	Blue		Found in alpine and subalpine habitats, on steep grassy talus slopes and ledges, or in alpine meadows. During winter may be found in spruce or hemlock stands.	No	No suitable habitat
Northern Bog Lemming, <i>artemisiae</i> subspecies	<i>Synaptomys borealis artemisiae</i>	Blue		Found in wet meadows and boggy areas in arctic or alpine tundra and spruce-fir forests.	Unlikely	Uncommon species, some limited habitat
Northern Myotis	<i>Myotis septentrionalis</i>	Blue	E/1-E (2014)	Found in intact old growth forests >100 years old.	No	No suitable habitat
Silver-haired Bat	<i>Lasionycteris noctivagans</i>	Yellow	E	Typically found in coniferous forests near lakes, ponds, streams, and grasslands. Summer roosts are in coniferous or deciduous trees.	No	Do not typically occur at elevations over 1200m
White-tailed Jackrabbit	<i>Lepus townsendii</i>	Red		Found in open grasslands and sagebrush plains. At higher elevations found near pine forests and in alpine tundra.	No	No suitable habitats
Wolverine, <i>luscus</i> subspecies	<i>Gulo gulo luscus</i>	Blue	SC/1-SC (2018)	Found in alpine and arctic tundra, boreal and mountain forests. Near riparian habitats in winter.	Unlikely	Uncommon species, some limited habitat available
Insects						
Albert's Fritillary	<i>Boloria alberta</i>	Blue		Found in alpine areas, steep rock and scree slopes, and windswept ridges.	No	Outside of known distribution range

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Alkali Bluet	<i>Enallagma clausum</i>	Blue		Found near alkaline lakes, ponds, open water, or salt flats.	No	No suitable habitat
Behr's Hairstreak	<i>Satyrium behrii</i>	Red	E/1-E (2003)	Found in oak-pine forest, canyons, riparian area, and shrublands.	No	Outside of known distribution range
California Hairstreak	<i>Satyrium californica</i>	Blue		Found in oak woodland, forest edges, and chaparral shrubland.	No	Outside of known distribution range
Checkered Skipper	<i>Pyrgus communis</i>	Blue		Short grass prairies or most open habitats with low vegetation.	No	No suitable habitat, outside of range
Common Sootywing	<i>Pholisora catullus</i>	Blue		Uncommon in any habitat. May be found in weedy backyards, vacant lots, croplands.	No	No suitable habitat
Eastern Tailed Blue	<i>Cupido comyntas</i>	Blue		Found in open, brushy to lightly wooded dry habitats with legume plants.	No	Outside of known distribution range
Familiar Bluet	<i>Enallagma civile</i>	Red		Found near lakes, ponds, or open water.	No	Very rare, no nearby occurrences
Forcinate Emerald	<i>Somatochlora forcipata</i>	Blue		Found in shallow spring-fed streams, on subalpine hillside fens, or in pools formed by flowing ground water. Lay eggs in moss and algal mats.	No	Few occurrences in BC, seem to be further north or east
Hairy-necked Tiger Beetle	<i>Cicindela hirticollis</i>	Blue		Found in open sandy environments	No	No suitable habitat
Half-moon Hairstreak	<i>Satyrium semiluna</i>	Red	T/1	Found in grasslands, meadows, shrublands, and steppe habitats.	No	Outside of known distribution range
Hoffman's Checkerspot	<i>Chlosyne hoffmanni</i>	Red		Found in openings and meadows in valleys.	No	Outside of known distribution range
Immaculate Green Hairstreak	<i>Callophrys affinis</i>	Blue		Dry gullies in sagebrush and meadow habitats.	No	No suitable habitat and outside of range

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Jutta Arctic, <i>chermocki</i> subspecies	<i>Oeneis jutta chermocki</i>	Blue		Found in open black spruce forests, moist aiga and tundra, and lodgepole pine woodlands. Breed in wetland habitats.	Possible	Within range, but uncommon and limited habitat
Lance-tipped Darner	<i>Aeshna constricta</i>	Blue		Rare species in small ponds and open warm marshes that are nutrient rich.	No	Rare, and no suitable habitats
Lilac-bordered Copper	<i>Lycaena nivalis</i>	Blue		Dry flowering meadows and forest clearings, stream sides and sage flats. BC range is from the Okanagan valley to Grand Forks.	No	Outside of known distribution range
Magdalena Alpine	<i>Erebia magdalena</i>	Blue		Found on alpine and sub-alpine talus slopes.	No	Outside of known distribution range
Mead's Sulphur	<i>Colias meadii</i>	Blue		Found in alpine and subalpine meadows near or above the timberline.	No	Outside of range, occurs to the east in the Rocky Mountains
Monarch	<i>Danaus plexippus</i>	Red	E/1-E (2023)	Found in areas with patches of milkweed, and other open habitats.	No	Outside of known distribution range
Mormon Fritillary, <i>erinna</i> subspecies	<i>Speyeria mormonia erinna</i>	Red		Dry conifer forests, grasslands, and meadows.	No	Outside of known distribution range
Mormon Metalmark	<i>Apodemia mormo</i>	Red	E/1-E (2005)	Hillsides, and slopes with sandy or gravelly soil and high densities of rabbitbrush.	No	Outside of known distribution range
Nevada Skipper	<i>Hesperia nevada</i>	Blue		Open grassy meadows, openings and roadsides.	No	Outside of known range
Quebec Emerald	<i>Somatochlora brevicincta</i>	Blue		Primarily found in bogs, fens, and heaths. Eggs are laid on moss or water surface.	No	No suitable habitat

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Sandhill Skipper	<i>Polites sabuleti</i>	Red		May be found in coastal dunes and salt marshes, alkalai grasslands, and mountain meadows.	No	No suitable habitat. Outside of range
Sinuuous Snaketail	<i>Ophiogomphus occidentis</i>	Blue		Lakes, streams, or rivers.	Unlikely	Limited habitat, occurrences are typically limited to southern parts of the province
Sonora Skipper	<i>Polites sonora</i>	Blue	NAR	Found in moist meadows.	No	Outside of range
Viceroy	<i>Limenitis archippus</i>	Red		Found in riparian habitats and wet meadows, often with willow, aspen, or poplar vegetation.	No	Outside of known distribution range
Bivalves						
Herrington Fingernailclam	<i>Sphaerium occidentale</i>	Blue		swamps, ditches, and ponds. Often in seasonal habitats that are dry for part of the year.	No	Outside of known distribution range
River Peaclam	<i>Pisidium fallax</i>	Blue		Streams and lakes with sand or gravel substrate.	No	Outside of known distribution range
Rocky Mountain Capshell	<i>Acroloxus coloradensis</i>	Blue	NAR	Found in oligotrophic and mesotrophic lakes in shallow water	No	Outside of known distribution range and no available habitat
Striated Fingernailclam	<i>Sphaerium striatinum</i>	Blue		Found in both lotic (flowing) and lentic (standing) water bodies with mud, sand gravel, or rock substrate	Unlikely	Some habitat available in the wetland, but uncommon species with scattered distribution
Threeridge Valvata	<i>Valvata tricarinata</i>	Red		Found in cool lakes, rivers, and streams with soft substrates and aquatic plants.	No	Outside of known distribution range and no available habitat

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Gastropods						
Caribou Rams-horn	<i>Planorbella columbiensis</i>	Red		Found in "Lac la Hache" lake, may be found in other lakes and open water habitats	Unlikely	Very rare only ever found in Lac La Hache lake, habitat requirements are unclear
Dusky Fossaria	<i>Galba dalli</i>	Blue		Lakes ponds and marshes in Southern BC.	No	Outside of known distribution range
Golden Fossaria	<i>Galba obrussa</i>	Blue		Found in perennial (year-round) lakes and vernal ponds with mud substrate and aquatic plants.	Unlikely	Some habitat available in the wetland, but uncommon species with scattered distribution
Magnum Mantleslug	<i>Magnipelta mycophaga</i>	Blue	SC/1-SC	Found in moist coniferous forests and subalpine slopes. Require moist substrate and abundant cover	No	Outside of known distribution range
Meadow Rams-horn	<i>Planorbula campestris</i>	Blue		Found in vernal ponds, swamps and other springtime flooded waterbodies	Unlikely	Uncommon, only one record in the Cariboo
Northern Tightcoil	<i>Pristiloma arcticum</i>	Blue		Found among rocks and vegetation in wet subalpine forests, and in meadows seeps and bogs.	No	Outside of known distribution range
Pygmy Fossaria	<i>Galba parva</i>	Blue		Found on wet mudflats, lakeshores, riverbanks, and marshes. Can live both in or out of water.	No	No suitable habitat
Rocky Mountain Physa	<i>Physella propinqua</i>	Blue		Found in cool lakes and other permanent aquatic habitats.	No	Outside of known distribution range
Star Gyro	<i>Gyraulus crista</i>	Blue		Found among aquatic vegetation in ponds, lakes, wetlands, and other lentic waterbodies (Montana Government, n.d)	Possible	Within range and some habitat available

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Sunset Physa	<i>Physella virginea</i>	Blue		Found in Mountain Lake. Habitat needs are unknown	No	Outside of known distribution range
Widelip Pondsail	<i>Stagnicola traski</i>	Blue		Can be found in lakes, ponds, marshes, ditches, and slow streams (Cordeiro & Perez, 2011).	Possible	Suitable habitat available, distribution uncertain in BC
Plants						
American sweet-flag	<i>Acorus americanus</i>	Blue		Occurs along the edges of calm water, marshes, and wet open areas	Unlikely	Rare and scattered distribution in BC, limited habitat available
Haller's apple moss	<i>Bartramia halleriana</i>	Blue	T/1-T (2003)	Shaded and north facing, damp siliceous cliffs and talus slopes	No	Not within typical range
heart-leaved springbeauty	<i>Claytonia cordifolia</i>	Blue		Found along wet streambanks, pond margins, seepage sites and meadows in the montane zone (E-Flora BC, 2020).	No	Outside of known distribution range
ochroleucous bladderwort	<i>Utricularia ochroleuca</i>	Blue		Found in oligotrophic and dystrophic (low nutrient) lakes in the montane zone	No	No suitable habitat
short-flowered evening-primrose	<i>Taraxia breviflora</i>	Red		Found in dry open areas in the montane zone (E-Flora BC, 2020).	No	Few occurrences in BC, tend to occur further south or west
slender hawksbeard	<i>Crepis atribarba</i> ssp. <i>atribarba</i>	Blue		Found in dry sandy or gravelly grasslands, shrublands, and open forests in the steppe and lower montane zone (E-Flora BC, 2020)	No	Within range, but lacks suitable habitat
Sprengel's sedge	<i>Carex sprengelii</i>	Blue		Has been found on moist, grassy banks at the edge of forest habitat, along old roadbeds, and in open sites in the montane zone.	Unlikely	Rare species with scattered distribution and no nearby occurrences

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whitebark pine	<i>Pinus albicaulis</i>	Blue	E/1-E (2012)	Occurs in montane forests on thin, rocky, and cold soils, often at or near the timberline	Unlikely	Uncommon, most nearby occurrences are further to the east
Liches						
blue-blue vinyl	<i>Leptogium cyanescens</i>	Red		Grows on trees in sheltered humid, intermontane forests (E-Flora BC, 2020)	No	Few occurrences in BC, occur further east
cryptic paw	<i>Nephroma occultum</i>	Blue	T	Grows on conifer trees in old growth maritime and intermontane forests, at lower elevations. (E-Flora BC, 2020)	Unlikely	Uncommon and near edge of range
mountain oakmoss	<i>Evernia divaricata</i>	Blue		Mainly found on conifer trees in montane and subalpine forests (Nash et al., 2002)	Unlikely	Few occurrences in the region, nearest occurrence in Williams Lake area
pebbled paw	<i>Nephroma isidiosum</i>	Blue		Grows in humid sites, in forests (NatureServe, 2002)	Unlikely	Uncommon but within range
smoker's lung	<i>Lobaria retigera</i>	Blue	T/1-T (2003)	Found on trees and mossy logs, typically in old growth forests at lower elevations (E-Flora BC, 2020)	No	Not within typical range of occurrence
strip-tease pixie	<i>Cladonia decorticata</i>	Blue		Grows on humus and soil in open areas and in conifer forests	No	Not within typical range. Previous occurrences towards coast and Rocky Mountains
Ecosystems						
awned sedge Fen - Marsh	<i>Carex atherodes</i> Fen - Marsh	Blue		Found in the Central Interior in small ponds and potholes at low to mid elevations. Occurs in fine textured soils and slightly alkaline, standing water.	No	No suitable habitat

Common Name	Scientific Name	BC List	COSEWIC/SARA List	Typical Habitat Use	Occurrence in Proposed CRA	Reasoning
black spruce / buckbean / peat-mosses	<i>Picea mariana</i> / <i>Menyanthes trifoliata</i> / <i>Sphagnum</i> spp.	Blue		Coniferous forests	No	Does not typically occur in SBSmc1 or ESSFwk1 variants
bluebunch wheatgrass - junegrass	<i>Pseudoroegneria spicata</i> - <i>Koeleria macrantha</i>	Blue	N/A	Found in grasslands, grassy slopes and forest openings	No	Outside of distribution
Douglas-fir - hybrid white spruce / electrified cat's-tail moss	<i>Pseudotsuga menziesii</i> - <i>Picea engelmannii</i> x <i>glauca</i> / <i>Hylocomiadelphus triquetrus</i>	Blue	N/A	Coniferous forests	Possible	Suitable habitat and environmental conditions available, but not previously in SBSmc1 or ESSFwk1 variants
Douglas-fir - hybrid white spruce / thimbleberry	<i>Pseudotsuga menziesii</i> - <i>Picea engelmannii</i> x <i>glauca</i> / <i>Rubus parviflorus</i>	Blue	N/A	Coniferous forests. Mesic habitats and along streambanks	Possible	Suitable habitat available for each species, but ecosystem not typically in SBSmc1 or ESSFwk1 variants
Douglas-fir - lodgepole pine / clad lichens	<i>Pseudotsuga menziesii</i> - <i>Pinus contorta</i> / <i>Cladonia</i> spp.	Blue	N/A	Occurs on dry upper slopes, bedrock outcrops, and ridges with shallow soils or esters with deep course textured soils.	Possible	Suitable habitat available for each species, but ecosystem not typically in SBSmc1 or ESSFwk1 variants
Douglas-fir / Douglas maple / step moss	<i>Pseudotsuga menziesii</i> / <i>Acer glabrum</i> / <i>Hylocomium splendens</i>	Red	N/A	Occur on warm aspect, steep slopes, at mid to upper elevations. Found at dry sites with course gravely loams and sands with little nutrient availability.	No	Outside of distribution. Does not typically occur in SBSmc1 or ESSFwk1 variants

Common Name	Scientific Name	BC List	COSEWIC/SARA List	Typical Habitat Use	Occurrence in Proposed CRA	Reasoning
Douglas-fir / red-stemmed feathermoss - step moss	<i>Pseudotsuga menziesii</i> / <i>Pleurozium schreberi</i> - <i>Hylocomium splendens</i>	Blue	N/A	Occurs in dry to moderately dry, nutrient poor to medium areas. Found on steep, cool aspects with limited sun. Soils are coarse textured.	Possible	Suitable habitat available for each species, but ecosystem not typically in SBSmc1 or ESSFwk1 variants
hard-stemmed bulrush Deep Marsh	<i>Schoenoplectus acutus</i> Deep Marsh	Blue	N/A	Found in deeper marshes, and along lakeshores and streams	Unlikely	Moderate habitat available, but not typically in the SBSmc1 or ESSFwk1 variants
hybrid white spruce - paper birch / devil's club	<i>Picea engelmannii</i> x <i>glauca</i> - <i>Betula papyrifera</i> / <i>Oplopanax horridus</i>	Blue		Occurs along stream channels or at sites that receive seepage.	Possible	some habitat available, but does not typically occur in SBSmc1 or ESSFwk1 BEC variants
hybrid white spruce / black huckleberry - falsebox	<i>Picea engelmannii</i> x <i>glauca</i> / <i>Vaccinium membranaceum</i> - <i>Paxistima myrsinites</i>	Blue		Coniferous forests	Possible	Suitable environment and habitat, but does not typically occur in SBSmc1 or ESSFwk1 variants
hybrid white spruce / devil's club / step moss	<i>Picea engelmannii</i> x <i>glauca</i> / <i>Oplopanax horridus</i> / <i>Hylocomium splendens</i>	Red		Found in coniferous forests on lower slopes in areas with continuous seepage.	Possible	Some habitat available, but does not typically occur in SBSmc1 or ESSFwk1 subzones
hybrid white spruce / falsebox / knight's plume	<i>Picea engelmannii</i> x <i>glauca</i> / <i>Paxistima myrsinites</i> / <i>Ptilium crista-castrensis</i>	Blue		Coniferous forests	Possible	Suitable environment and habitat, but does not typically occur in SBSmc1 or ESSFwk1 variants
hybrid white spruce / foam lichens	<i>Picea engelmannii</i> x <i>glauca</i> / <i>Stereocaulon spp.</i>	Red		One known site located on an old lava flow.	No	No habitat. Does not typically occur in SBSmc1 or ESSFwk1 variants

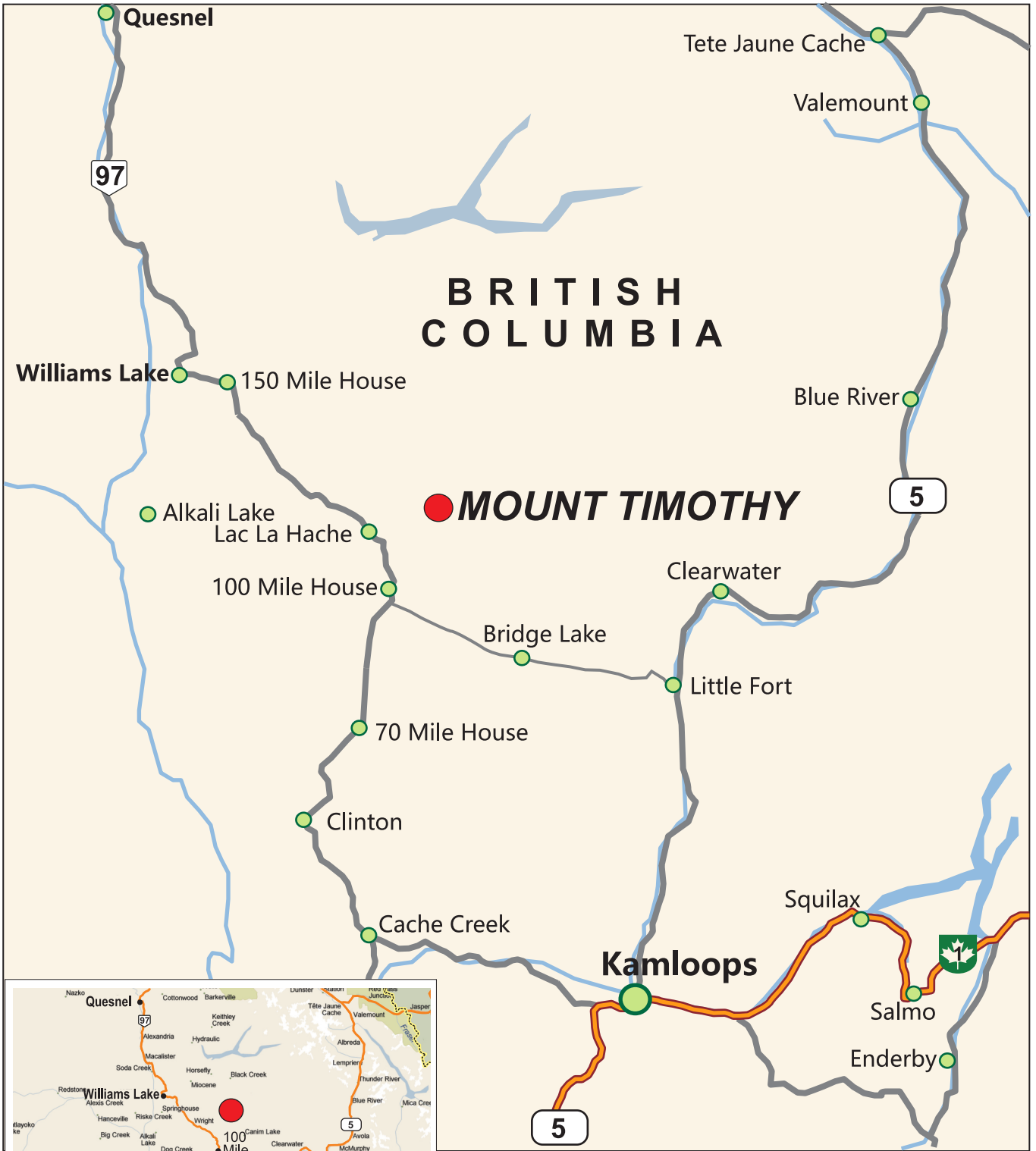
Common Name	Scientific Name	BC List	COSEWIC/SARA List	Typical Habitat Use	Occurrence in Proposed CRA	Reasoning
hybrid white spruce / horsetails / leafy mosses	<i>Picea engelmannii</i> x <i>glauca</i> / <i>Equisetum</i> spp. / <i>Mnium</i> spp.	Blue		Found in basins and along the base of slopes where the water table is less than 50 cm from the surface.	No	Few occurrences in BC located further south
hybrid white spruce / ostrich fern	<i>Picea engelmannii</i> x <i>glauca</i> / <i>Matteuccia struthiopteris</i>	Red		Found in areas with medium to fine textured fluvial soils at the toe of slopes and on floodplains.	No	Outside of distribution. Does not typically occur in SBSmc1 or ESSFwk1 variants
hybrid white spruce / soopolallie - falsebox	<i>Picea engelmannii</i> x <i>glauca</i> / <i>Shepherdia canadensis</i> - <i>Paxistima myrsinites</i>	Red		Coniferous forests	Possible	Suitable environment and habitat, but does not typically occur in SBSmc1 or ESSFwk1 variants
lodgepole pine - black spruce / red-stemmed feathermoss	<i>Pinus contorta</i> - <i>Picea mariana</i> / <i>Pleurozium schreberi</i>	Blue		Occurs in dry regions of central BC in areas with cold, nutrient poor soils	No	Outside of distribution. Does not typically occur in SBSmc1 or ESSFwk1 variants
lodgepole pine / clad lichens - juniper haircap moss	<i>Pinus contorta</i> / <i>Cladonia</i> spp. - <i>Polytrichum juniperinum</i>	Blue		Coniferous forests. Typically occurs at sites with dry soil conditions	Possible	Occurs in the SBSmc1
lodgepole pine / dwarf blueberry / peat-mosses	<i>Pinus contorta</i> / <i>Vaccinium caespitosum</i> / <i>Sphagnum</i> spp.	Blue	N/A	Coniferous forests	Unlikely	Outside of distribution. Only occurs in ESSFwk2 variant
lodgepole pine / falsebox / pinegrass	<i>Pinus contorta</i> / <i>Paxistima myrsinites</i> / <i>Calamagrostis rubescens</i>	Red	N/A	Coniferous forests	Unlikely	Outside of distribution. Species may occur individually, but this ecosystem does not typically occur in SBSmc1 or ESSFwk1 variants

Common Name	Scientific Name	BC List	COSEWIC/SARA List	Typical Habitat Use	Occurrence in Proposed CRA	Reasoning
lodgepole pine / water sedge / peat-mosses	<i>Pinus contorta</i> / <i>Carex aquatilis</i> / <i>Sphagnum spp.</i>	Blue		Coniferous forests	Unlikely	Some potential habitat, but does not typically occur in SBSmc1 or ESSFwk1 variants
MacCalla's willow / beaked sedge	<i>Salix maccalliana</i> / <i>Carex utriculata</i>	Blue	N/A	Wet to moist shorelines, marshes, fens, and rocky slopes (E-Flora BC, 2020)	Unlikely	Individually within the range of both species, but not typically in the SBSmc1 or ESSFwk1 variants
mountain sagebrush / pinegrass	<i>Artemisia tridentata</i> ssp. <i>vaseyana</i> / <i>Calamagrostis rubescens</i>	Red		Found on warm aspect slopes at mid to high elevations. Occurs in fine to medium textured, nutrient rich soil that has subxeric to submesic moisture levels	No	Outside of known distribution range
narrow-leaved cotton-grass - shore sedge	<i>Eriophorum angustifolium</i> - <i>Carex limosa</i>	Blue		Found in bogs, fens, shorelines and wet meadows	No	Few occurrence records of the ecosystem in BC and not in the SBSmc1 and ESSFwk1 variants
rough fescue - (bluebunch wheatgrass) - yarrow - clad lichens	<i>Festuca campestris</i> - (<i>Pseudoroegneria spicata</i>) - <i>Achillea borealis</i> - <i>Cladonia</i> spp.	Red		Grasslands, meadows, forest openings	No	Outside of known distribution range
scheuchzeria / peat-mosses	<i>Scheuchzeria palustris</i> / <i>Sphagnum</i> spp.	Blue	N/A	Bogs, marshes, and lake margins	Unlikely	On edge or range for both species
scrub birch / sedges / peat-mosses	<i>Betula nana</i> / <i>Carex</i> spp. / <i>Sphagnum</i> spp.	Red		Occurs in low productivity wetlands with organic soils	Unlikely	Some suitable habitat/environmental conditions available, but doesn't typically occur in SBSmc1 or ESSFwk1 BEC variants

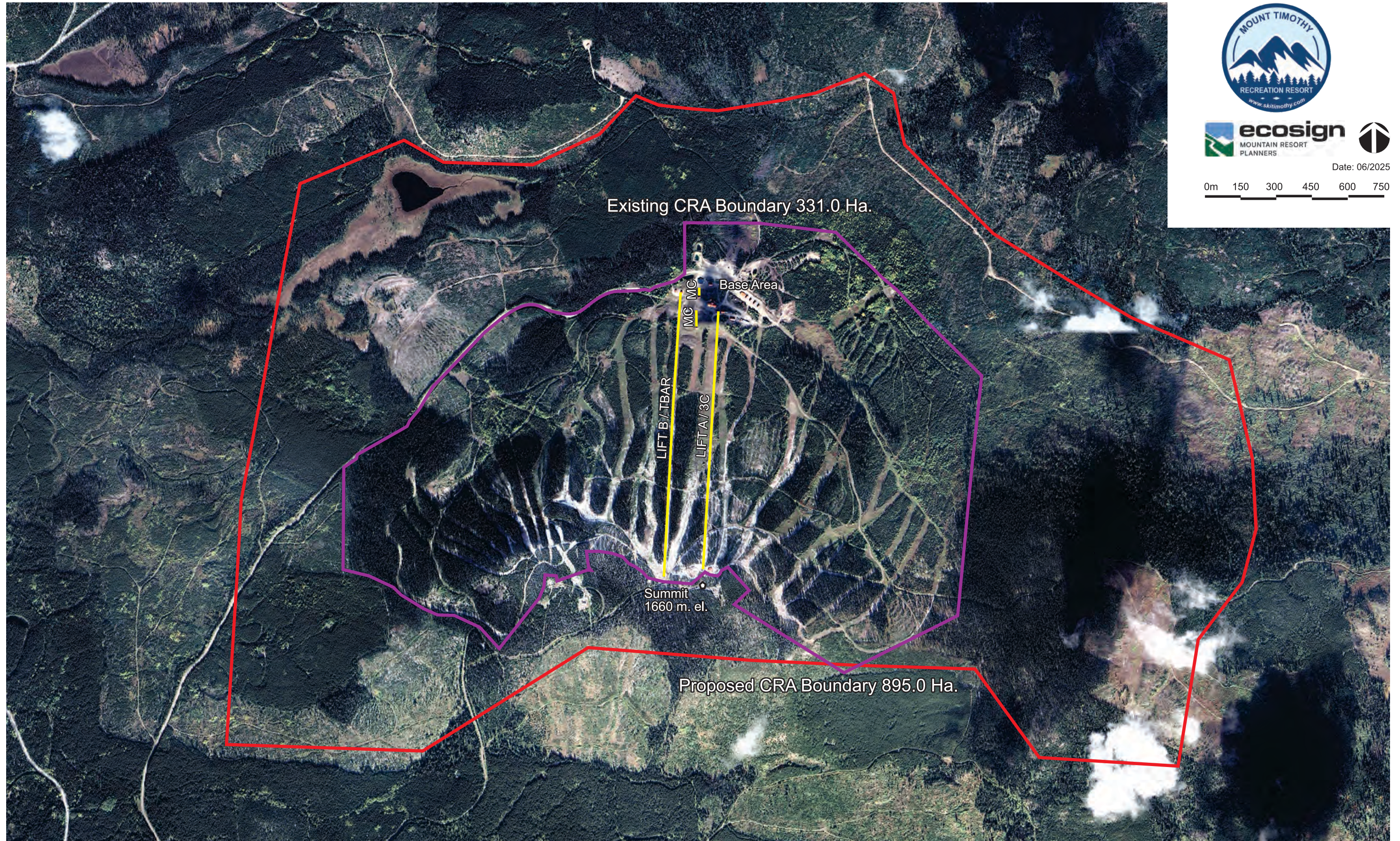
Common Name	Scientific Name	BC List	COSEWIC/SARA List	Typical Habitat Use	Occurrence in Proposed CRA	Reasoning
scrub birch / water sedge	<i>Betula nana</i> / <i>Carex aquatilis</i>	Yellow		This fen ecosystem occurs from low to subalpine elevations. It is found in depressions where the water table is at or near the surface. Found in soils with a deep organic layer.	Unlikely	Some suitable habitat/environmental conditions available, but doesn't typically occur in SBSmc1 or ESSFwk1 BEC variants
shore sedge - buckbean / hook-mosses	<i>Carex limosa</i> - <i>Menyanthes trifoliata</i> / <i>Drepanocladus</i> spp.	Blue		Occurs in wetlands at high elevations. Will form floating mats at the edge of ponds or flooded environments	No	Outside of known distribution range
slender sedge / common hook-moss	<i>Carex lasiocarpa</i> / <i>Drepanocladus aduncus</i>	Blue		Found in depressional sites or water edges with organic soils and a high-water table.	Unlikely	Few occurrences in the province. Occurs in SBSmc2 but not SBSmc1 BEC variant
swamp horsetail - beaked sedge	<i>Equisetum fluviatile</i> - <i>Carex utriculata</i>	Blue		Freshwater swamp community. Requires consistent high-water levels. Occurs along lakeshores, low gradient streams, marshes, and fens.	No	Outside of known distribution range
tamarack / low birch / bluejoint reedgrass - sedges / peat-mosses	<i>Larix laricina</i> / <i>Betula pumila</i> / <i>Calamagrostis canadensis</i> - <i>Carex</i> spp. / <i>Sphagnum</i> spp.	Red		Found at subhydric sites with organic materials.	No	Outside of distribution. Does not occur in SBSmc1 or ESSFwk1 variants
tufted clubrush / golden star-moss	<i>Trichophorum cespitosum</i> / <i>Campylium stellatum</i>	Blue	N/A	A fen ecosystem that occurs on permanently saturated organic soils	unlikely	Occurs in the ESSFwk1 variant, some suitable habitat near wetland, but outside of typical range

*Habitat information is from the BC Species & Ecosystem Explorer unless noted otherwise (Province of BC, 2025c).

APPENDIX C – FIGURES



Date: 06/2025



Date: 06/2025



Existing CRA Boundary 331.0 Ha.

Proposed CRA Boundary 895.0 Ha.

Summit
1660 m. el.

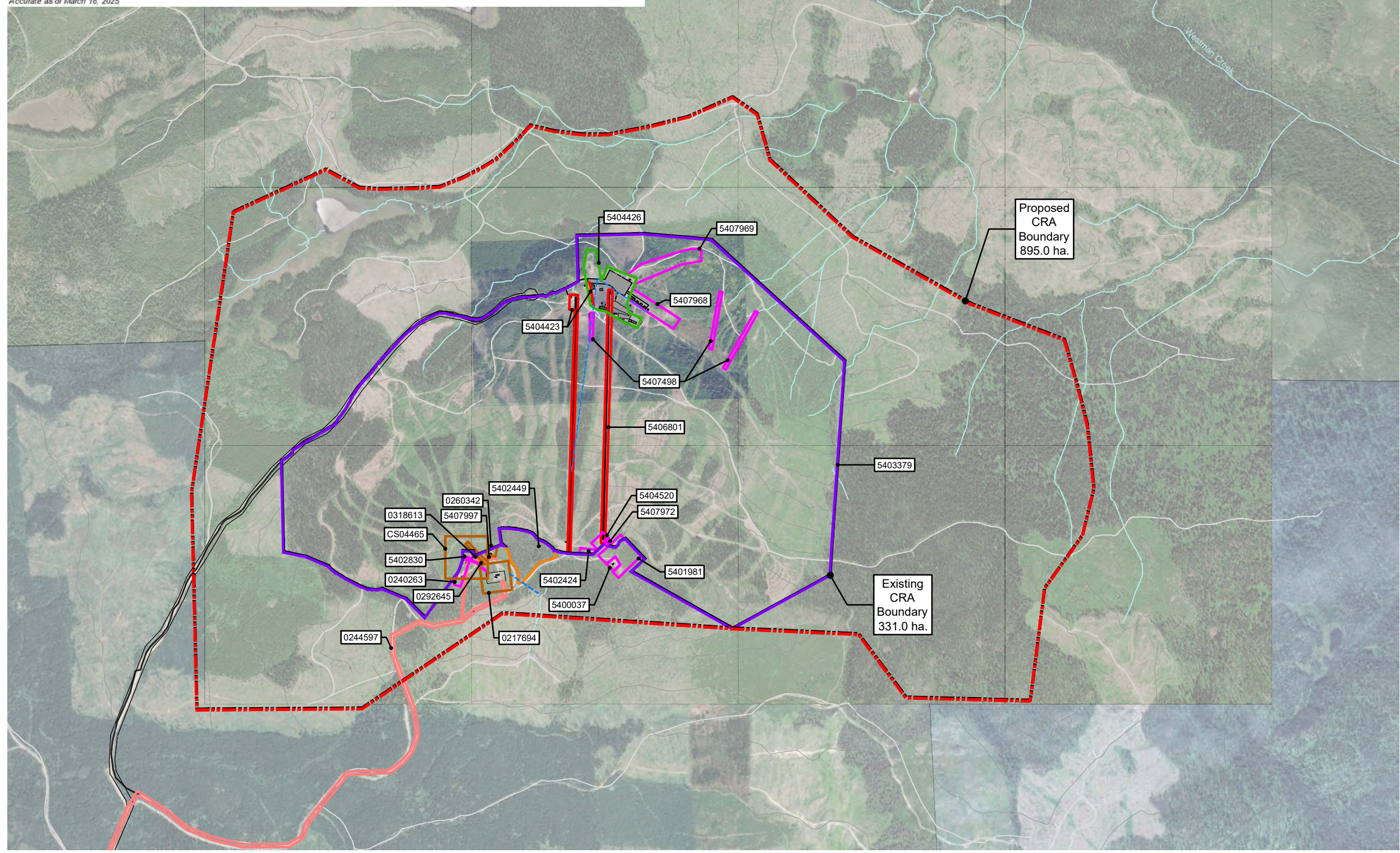
Base Area

LIFT B / TBAR

LIFT A / 3C

MC MC

Crown Lands File #	Tenure Number	Tenure Type	Tenure Purpose	Tenure Holder	Area ha.	Area m ²	Crown Lands File #	Tenure Number	Tenure Type	Tenure Purpose	Tenure Holder	Area ha.	Area m ²	Expiry Date
CS04465		Communication Site Polygon	Timothy Mountain Repeater	MOFR - Radio Operations	4.00	40,017.9	5403379	344228	Operating Agreement /CRA	Alpine Skiing	MTRR	331.00	3,311,958.4	2039-04-20
5400037	516006	Licence of Occupation	Communication Site	Canadian Broadcasting Corporation	0.22	2,227.3	5404426	344232	Lease	Alpine Skiing - Day Skier Facility Base	MTRR	5.00	4,9647.7	2039-04-21
5401981	514816	Licence of Occupation	Communication Site	BC Gas Utility Ltd.	1.79	17,990.7	5407969	349115	Licence of Occupation	Alpine Skiing - RV Campground	MTRR	2.22	22,199.2	2027-04-25
5402424	515003	Licence of Occupation	Communication Site	South Cariboo Search & Rescue Society	0.20	2,008.1	5407968	348751	Licence of Occupation	Alpine Skiing - Rental Cabins	MTRR	1.43	14,287.2	2025-04-15
5404520	515075	Licence of Occupation	Communication Site		0.34	3,356.5	5407498	344230	Licence of Occupation	SRW - Alpine Skiing - Lifts, Platter, MC	MTRR	1.05	10,759.7	2039-04-21
0318613	514890	Licence of Occupation	Communication Site	School District No. 27 (Carboo-Chilcotin)	0.028	274.7	5404423	344233	Right of Way	SRW - Alpine Skiing - T-Bar, MC	MTRR	2.17	21,721.6	2039-04-21
0240263	514824	Licence of Occupation	Communication Site	Jim Pattison Industries Ltd.	0.31	3,071.4	5406801	344231	Statutory ROW	SRW - Alpine Skiing - Lifts, Chair	MTRR	2.39	23,948.1	2039-04-21
0292645	69237	Sec 16 Map Reserve	Communication	Ministry of Transportation & Infrastructure	0.033	328.2	5407972	349126	Licence of Occupation	Alpine Skiing - Day Skier Facility - Mtn Top	MTRR	0.06	599.9	2027-06-27
5402830	55207	Sec 16 Map Reserve	Communication Site	Ministry of Forests, Lands, Natural Res	0.20	1,974.8	Accurate as of March 18, 2025							
0260342	516865	Statutory ROW	Communication Sites		0.19	1,924.4								
0217694	750	Statutory ROW	Communication Site - Combined Uses		2.09	20,912.20								
0244597	992	Statutory ROW	Electric Power Line		10.10	101,363.7								
5407997	516861	Statutory ROW	Electric Power Line		0.14	1,412.8								
5402449	84698	Sec 16 Map Reserve	Environment - Snow Survey	Environment	3.60	35,979.1								



Contour Interval: 5 metre Date: 06/2025



LEGEND

Existing Lift	
Controlled Recreation Area	
Lift Right of Ways	
Licence of Occupations	
Reserve Notation	
Day Skier Facility Lease	
Communications Right of Way	
Utility Right of Way	
Water Licensed Work Line	
Proposed Controlled Recreation Area	

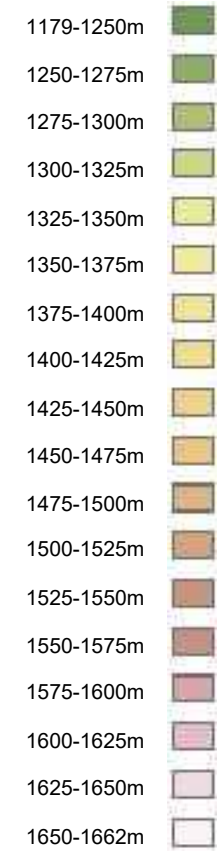


Contour Interval: 5 metre

Date: 06/2025

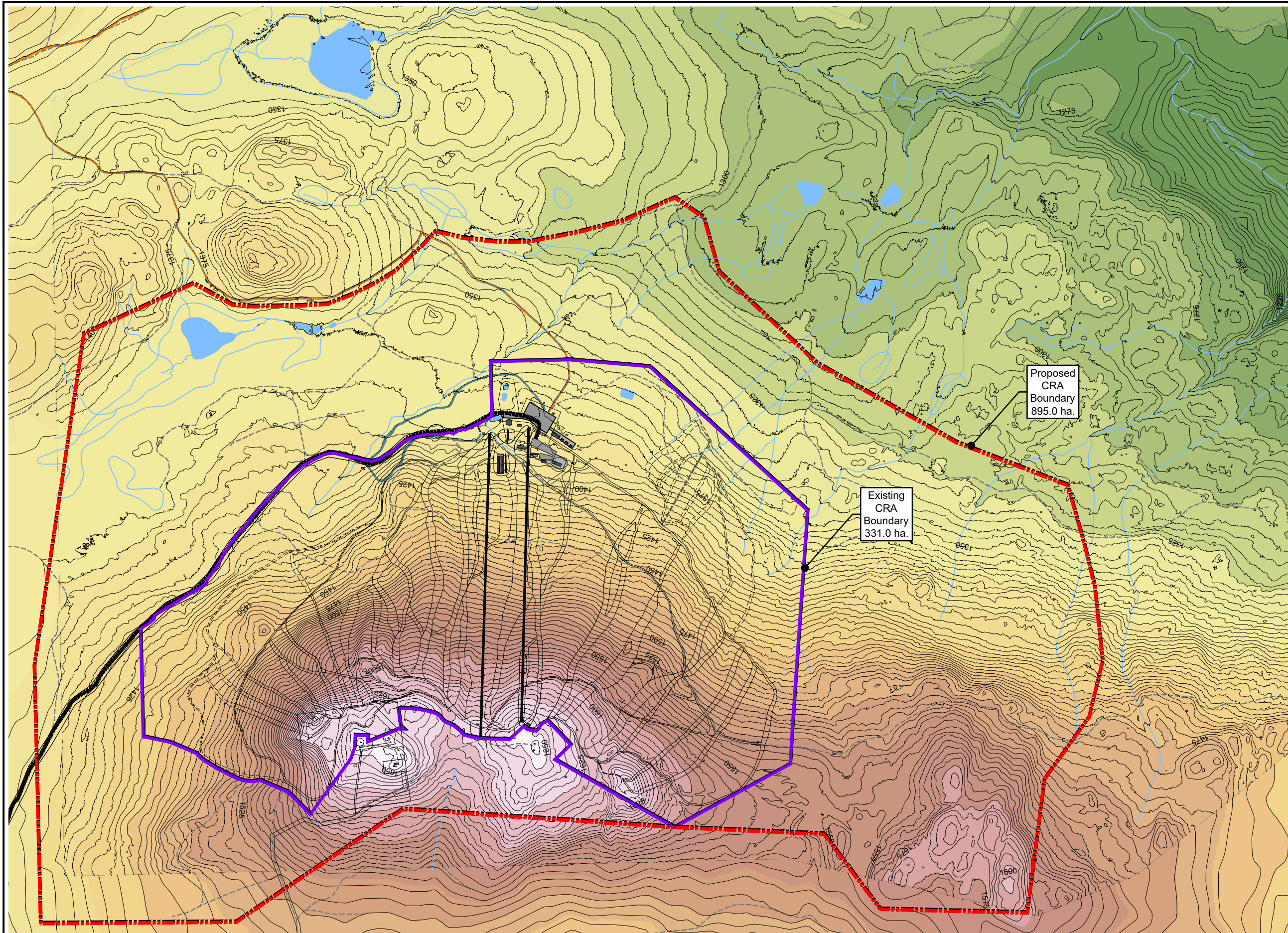


ELEVATION



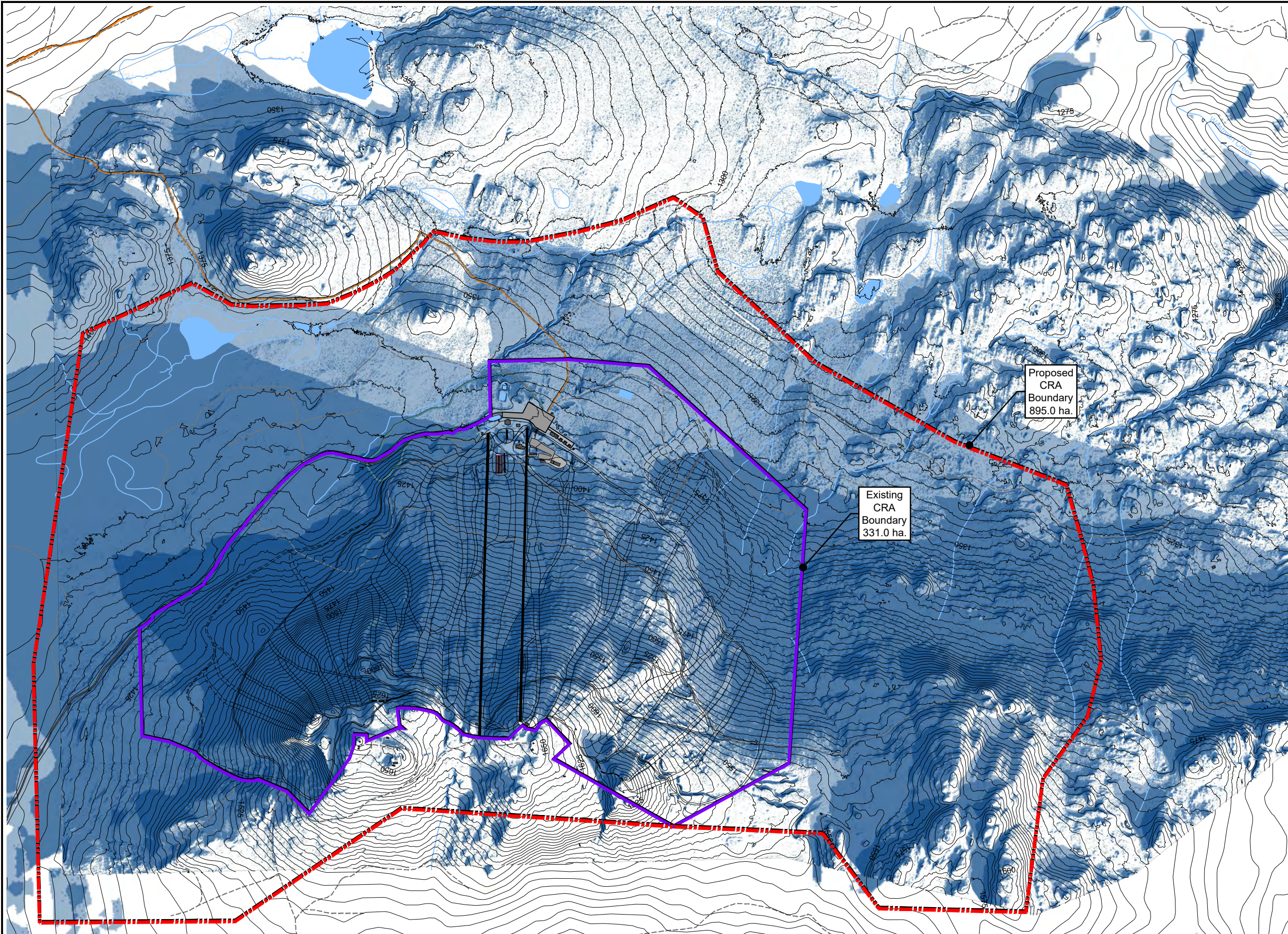
Existing Controlled Recreation Area (CRA)

Proposed Controlled Recreation Area (CRA)

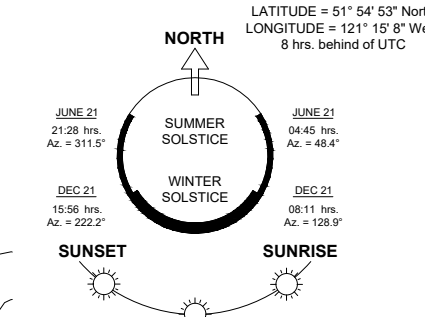
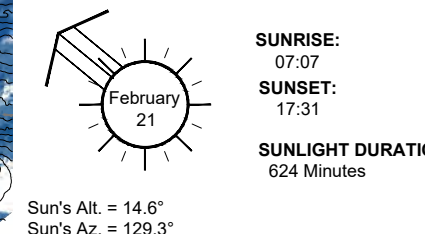
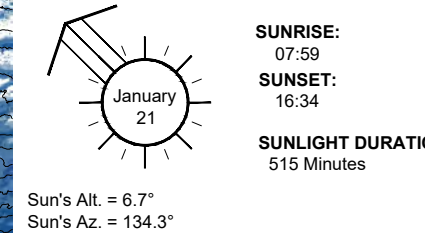
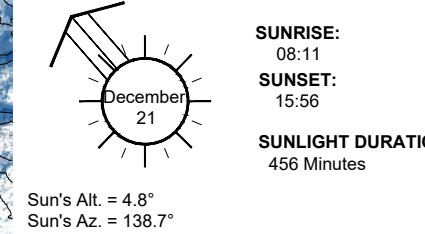
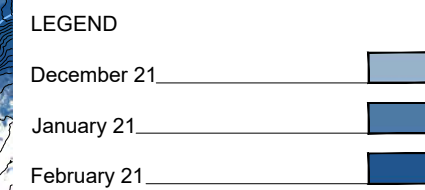
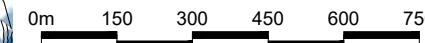


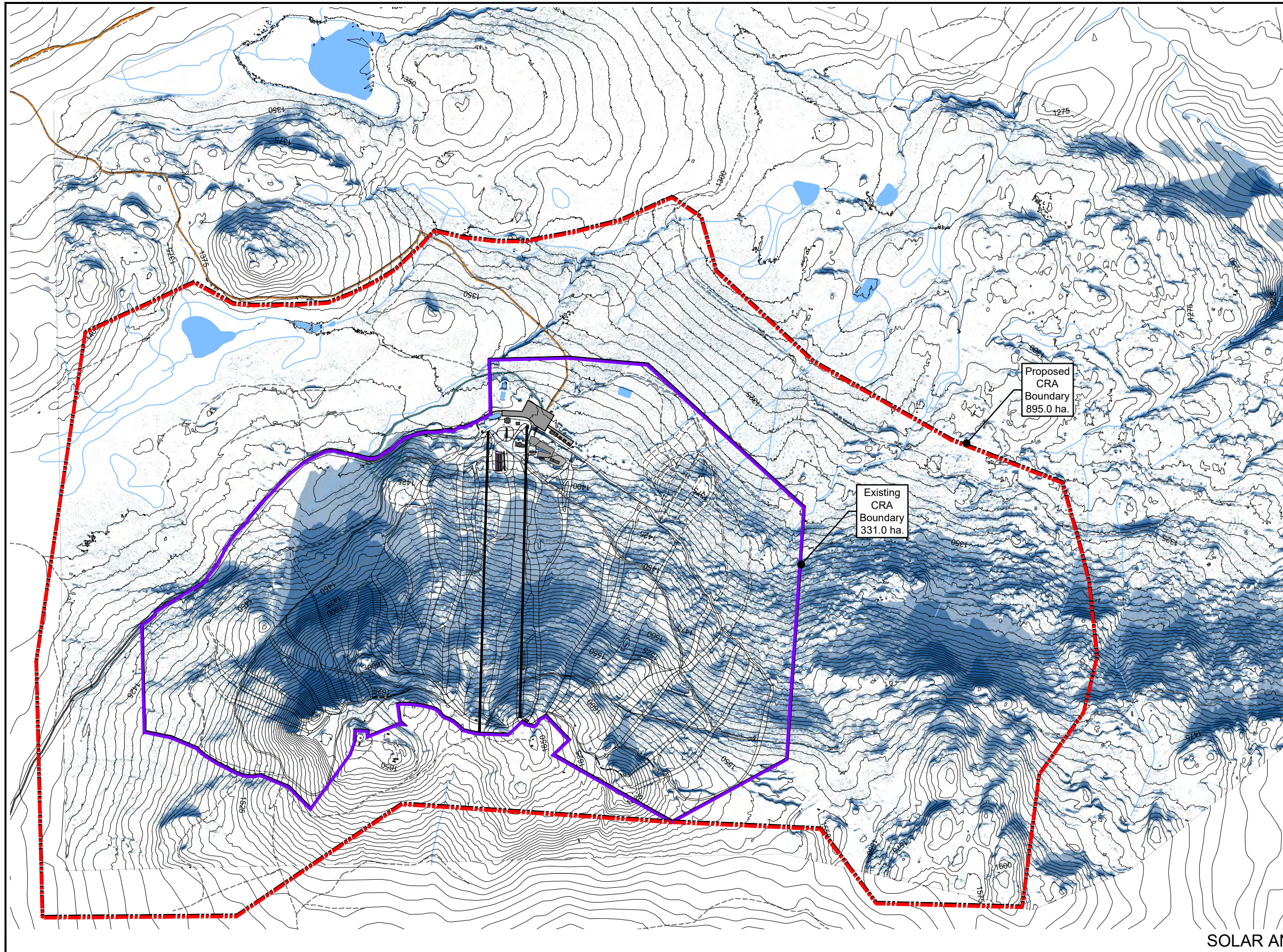
Proposed CRA Boundary
895.0 ha.

Existing CRA Boundary
331.0 ha.

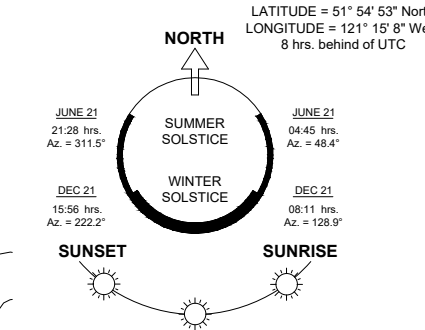
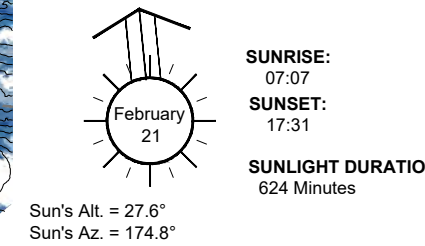
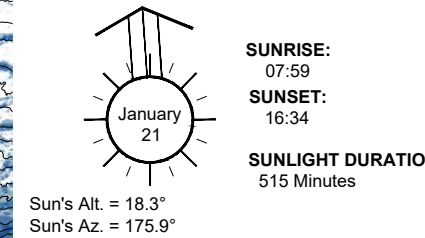
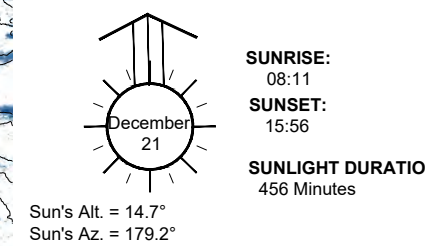
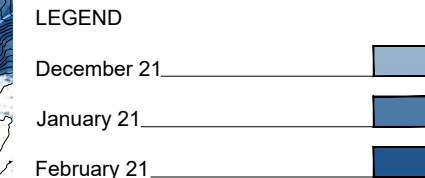
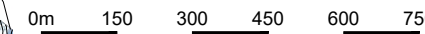


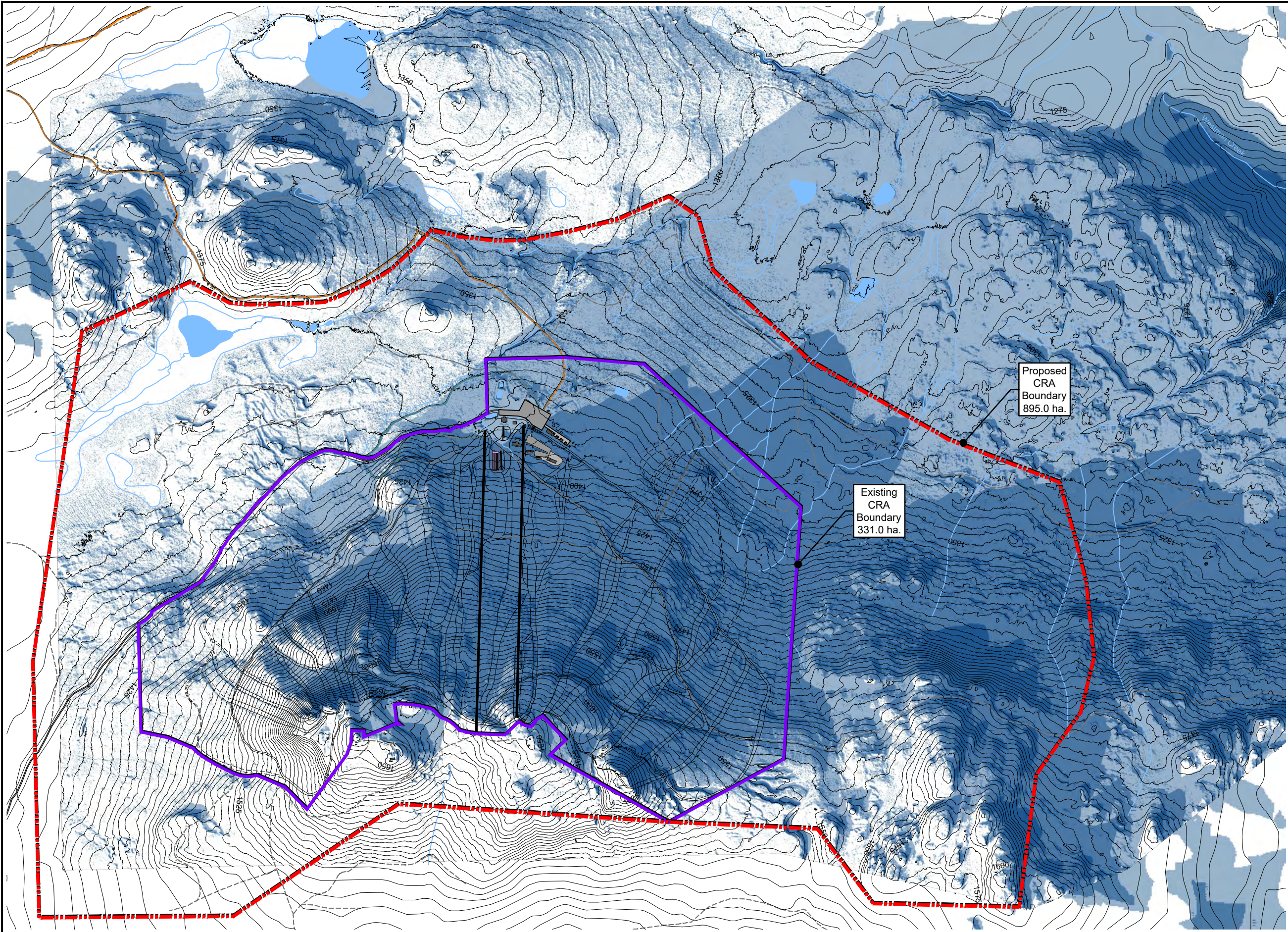
Contour Interval: 5 metre Date: 06/2025





Contour Interval: 5 metre Date: 06/2025





Contour Interval: 5 metre Date: 06/2025

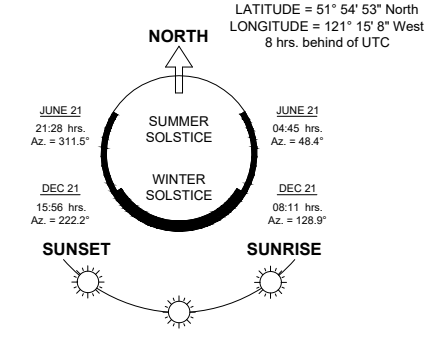
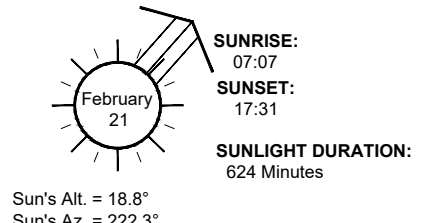
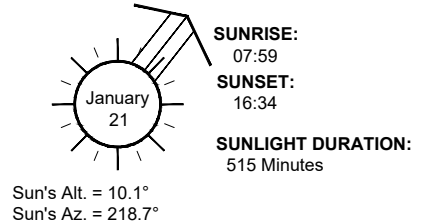
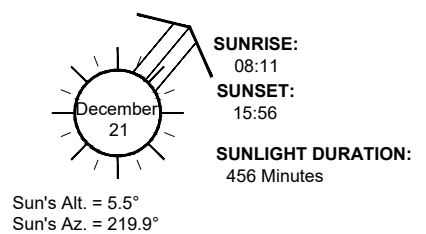


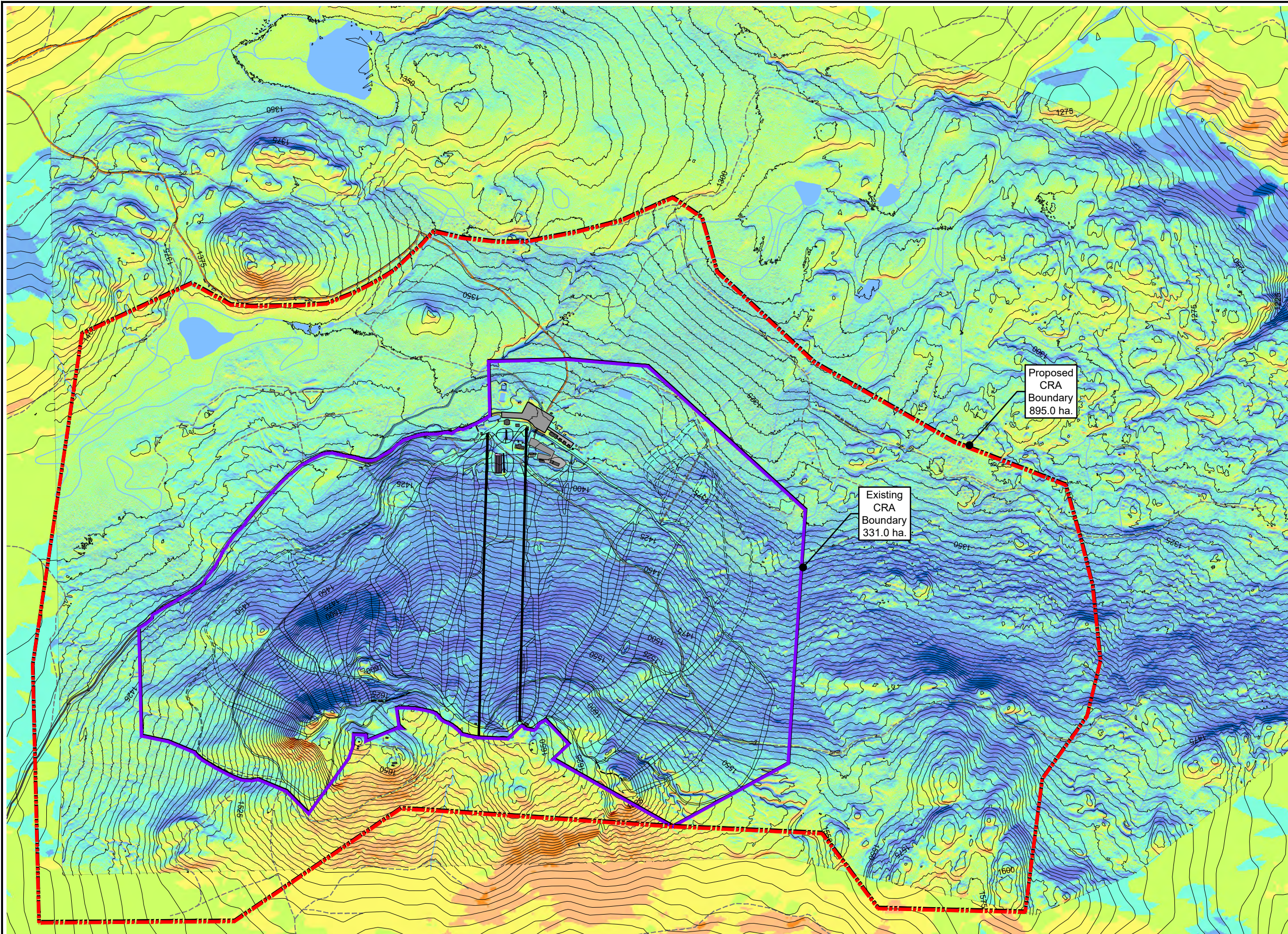
LEGEND

December 21	
January 21	
February 21	

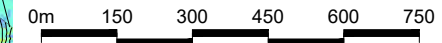
Proposed CRA Boundary
895.0 ha.

Existing CRA Boundary
331.0 ha.



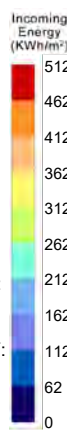


Contour Interval: 5 metre Date: 06/2025



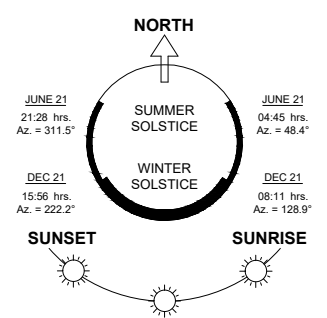
NOTES:

- PERIOD OF CALCULATION:
Daily - December 1 to March 31
- DAILY EXTENTS OF CALCULATION:
03:00 hrs - 22:00 hrs
- INTERVAL OF CALCULATION:
15 minutes
- NUMBER OF DAYS ANALYZED:
121 days
- AVERAGE NUMBER OF DAYLIGHT HRS:
12.54 hours/day
- POTENTIAL INCOMING SOLAR ENERGY:
Minimum = 54.4 KiloWatt-Hr/sq. m
Maximum = 512.0 KiloWatt-Hr/sq. m
Average = 236.9 KiloWatt-Hr/sq. m



- Existing Controlled Recreation Area (CRA)
- Proposed Controlled Recreation Area (CRA)

LATITUDE = 51° 54' 53" North
LONGITUDE = 121° 15' 8" West
8 hrs. behind of UTC

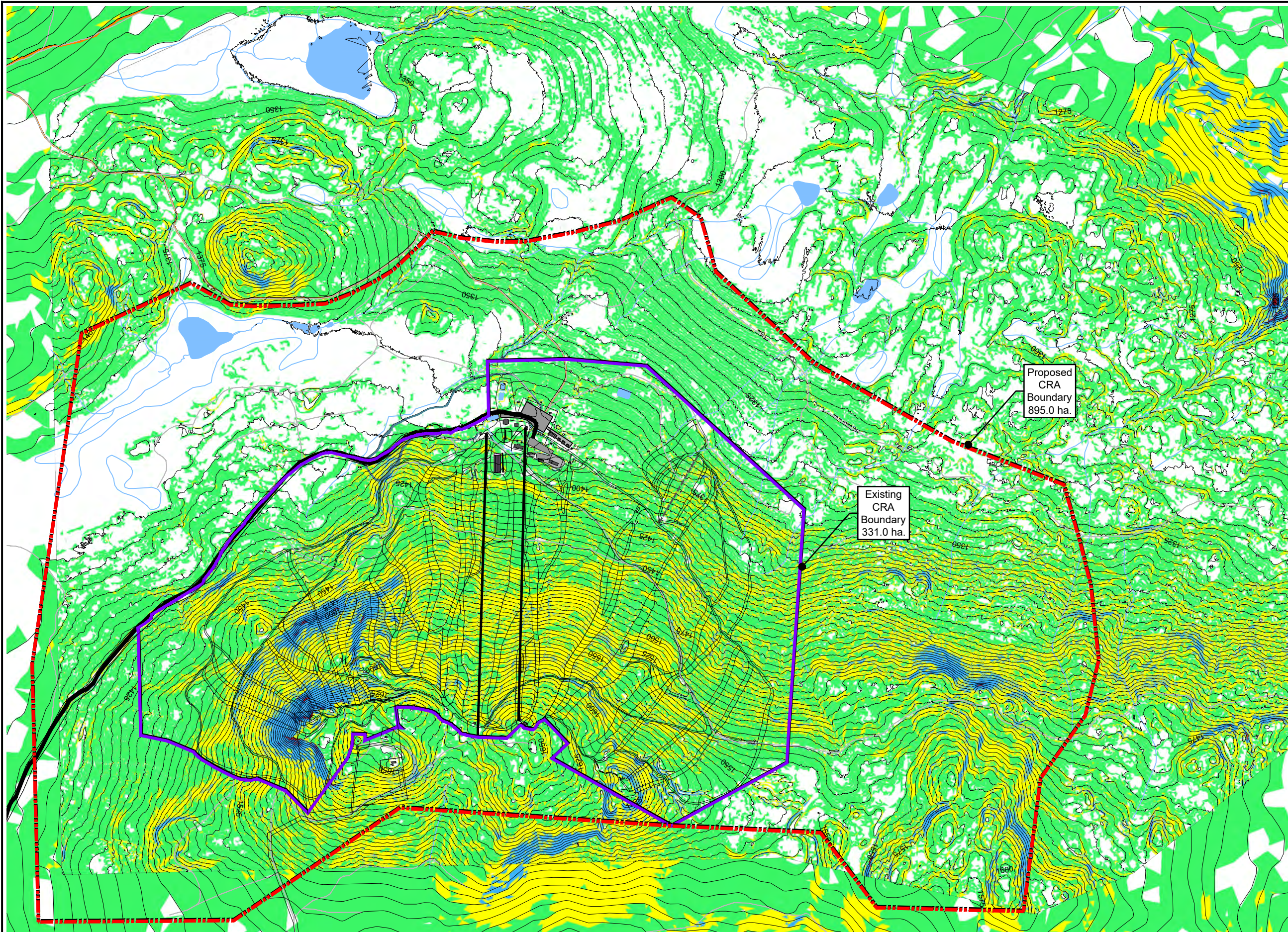
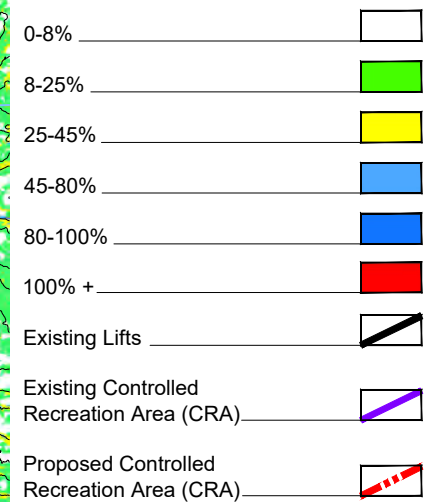




Contour Interval: 5 metre Date: 06/2025



MOUNTAIN SLOPE GRADIENTS



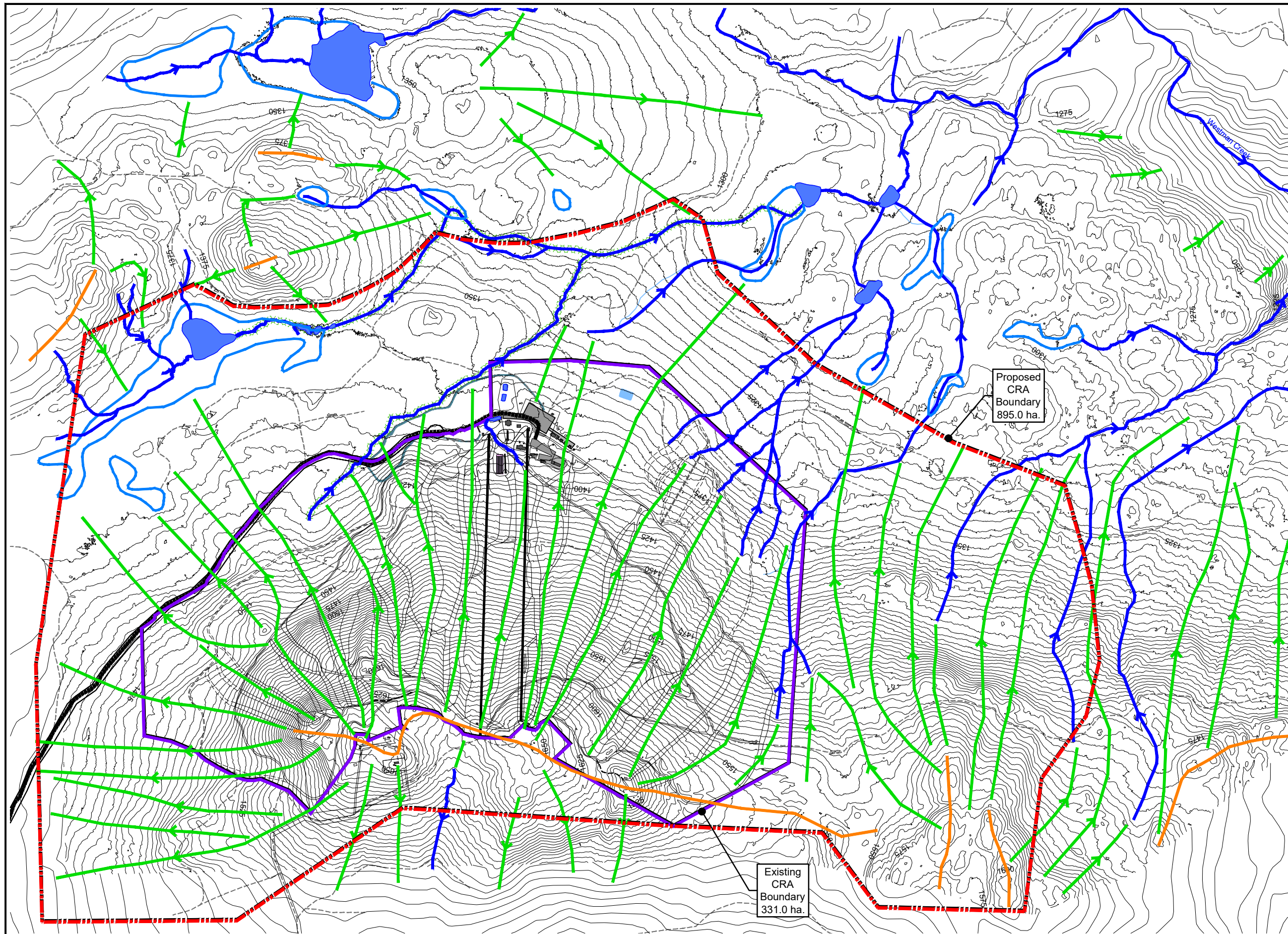


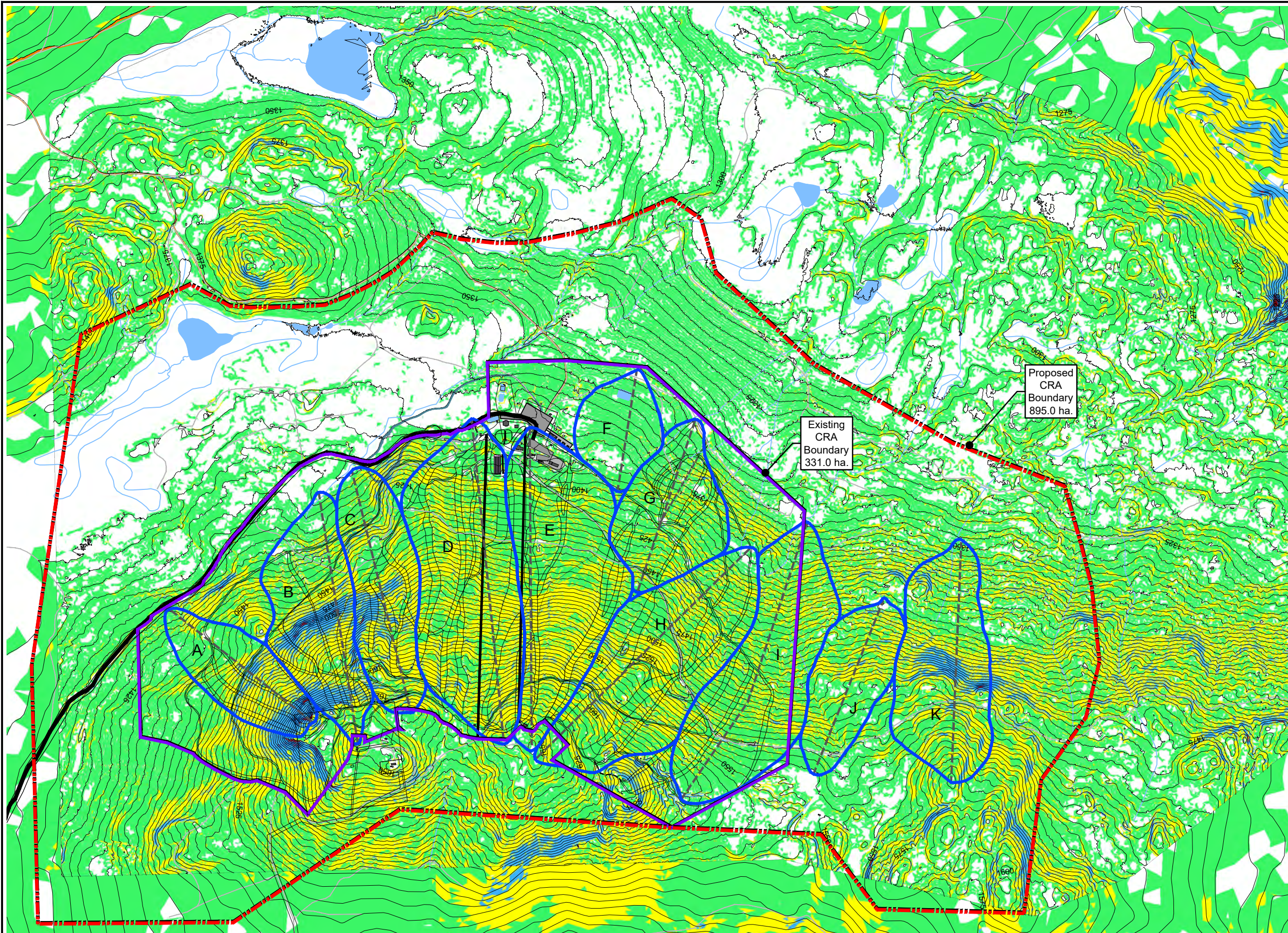
Contour Interval: 5 metre Date: 06/2025



LEGEND

- Drainage
- Prominent Ridge Line
- Fall Line Pattern
- Lake / Pond
- Swamp Land
- Existing Ski Lift
- Existing Controlled Recreation Area (CRA)
- Proposed Controlled Recreation Area (CRA)





Contour Interval: 5 metre Date: 06/2025

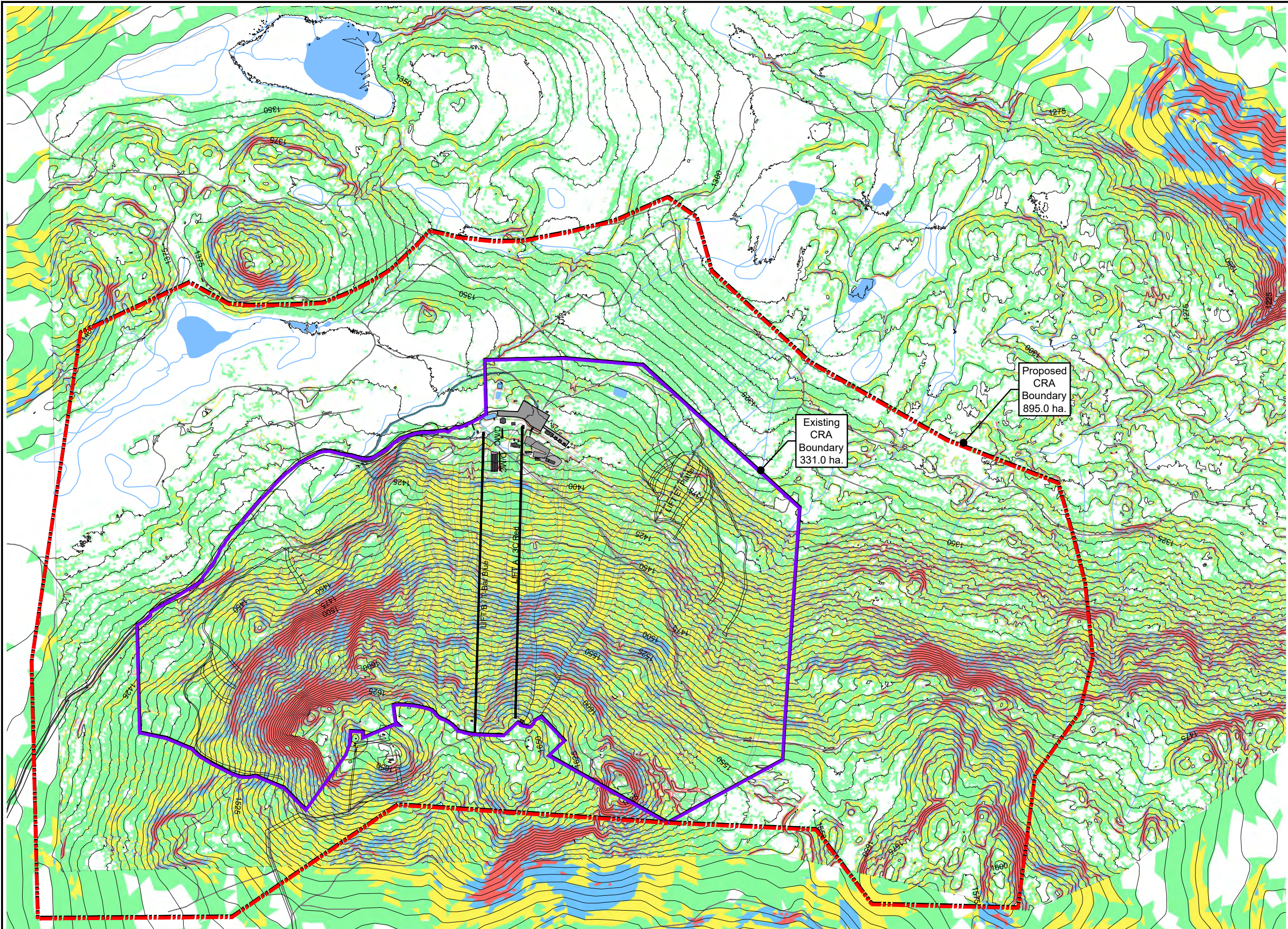


MOUNTAIN SLOPE GRADIENTS

0-8%	
8-25%	
25-45%	
45-80%	
80-100%	
100% +	
Existing Lifts	
Ski Pod	
Straight Line Slope	
Existing Controlled Recreation Area (CRA)	
Proposed Controlled Recreation Area (CRA)	

Existing CRA Boundary
331.0 ha.

Proposed CRA Boundary
895.0 ha.



Contour Interval: 5 metre Date: 06/2025

*Analysis carried out using 1 metre

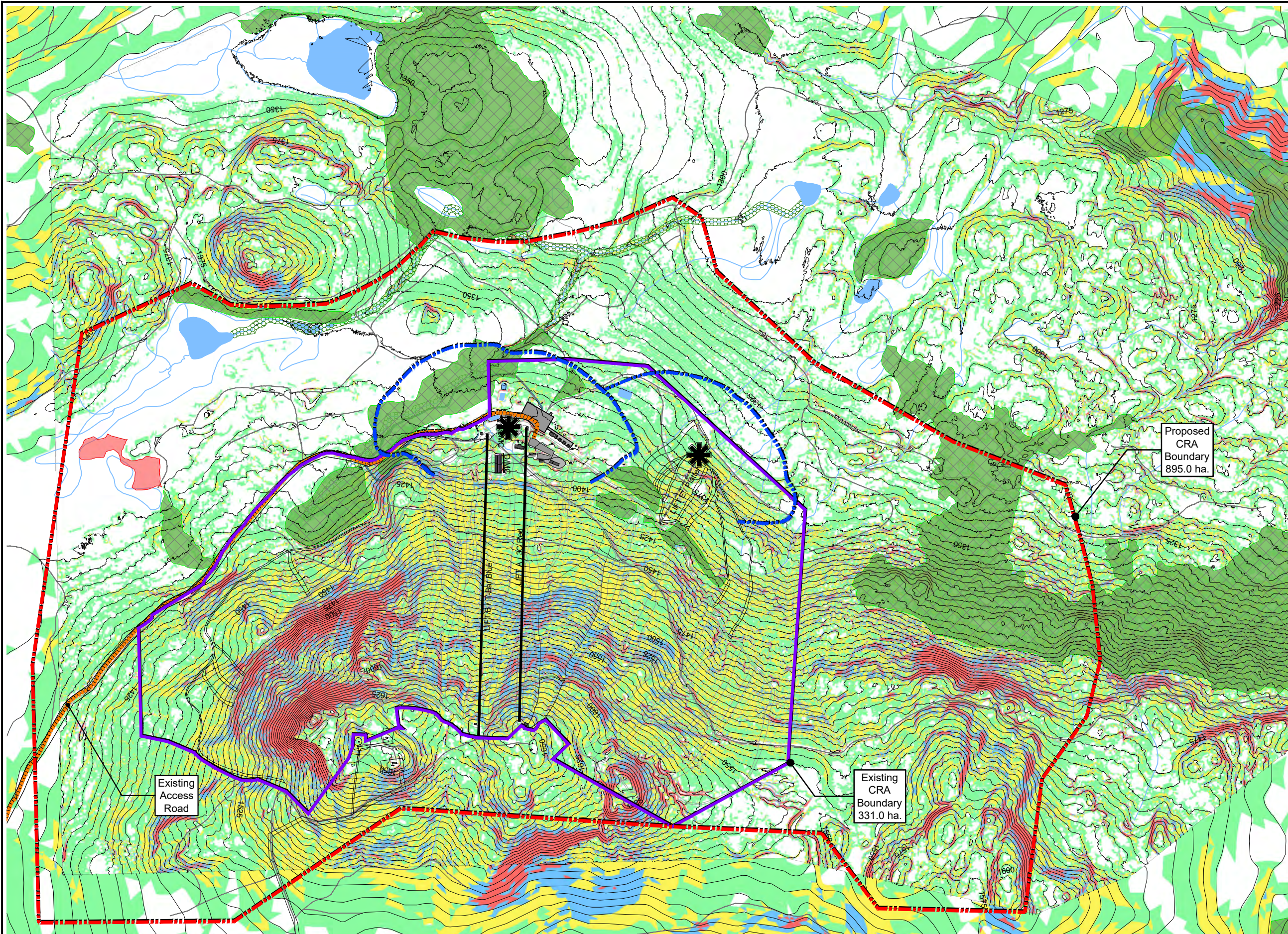


BASE SLOPE GRADIENT

0-10%	
10-20%	
20-30%	
30-40%	
40% +	
Existing Controlled Recreation Area (CRA)	
Proposed Controlled Recreation Area (CRA)	

Existing CRA Boundary
331.0 ha.

Proposed CRA Boundary
895.0 ha.



Contour Interval: 5 metre Date: 06/2025

*Analysis carried out using 1 metre

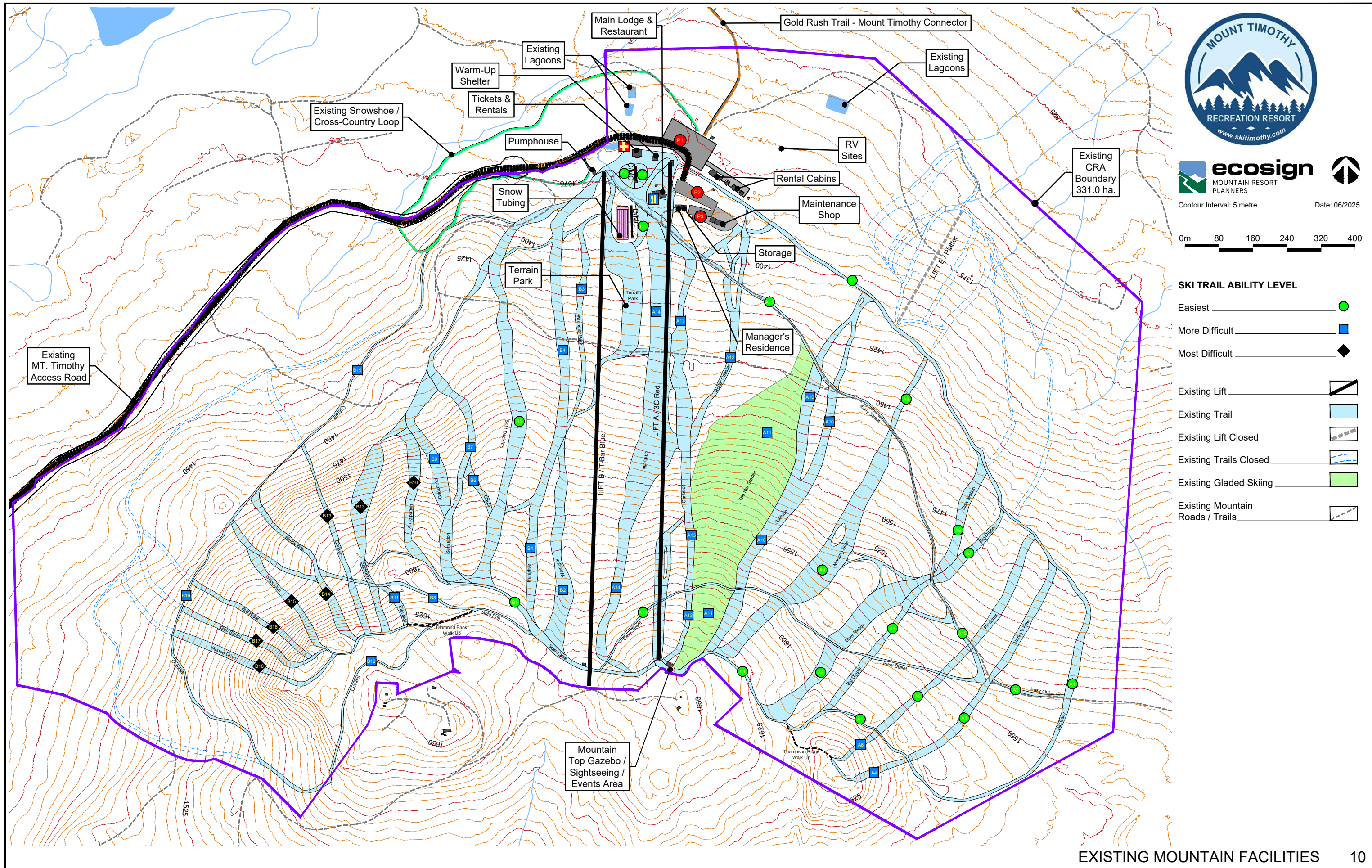


- BASE SLOPE GRADIENT**
- 0-10%
 - 10-20%
 - 20-30%
 - 30-40%
 - 40% +
- Existing Controlled Operating Area (CRA)
- Proposed Controlled Operating Area (CRA)
- Comfortable Skier Walking Distance from Existing Lifts
- Existing Road
- Existing Parking
- Existing Buildings
- Creek Development Setback
- Old Growth Priority Deferral Areas**
- Prioritized Big-Treed Old Growth
 - Remnant Old Ecosystem

Existing Access Road

Proposed CRA Boundary 895.0 ha.

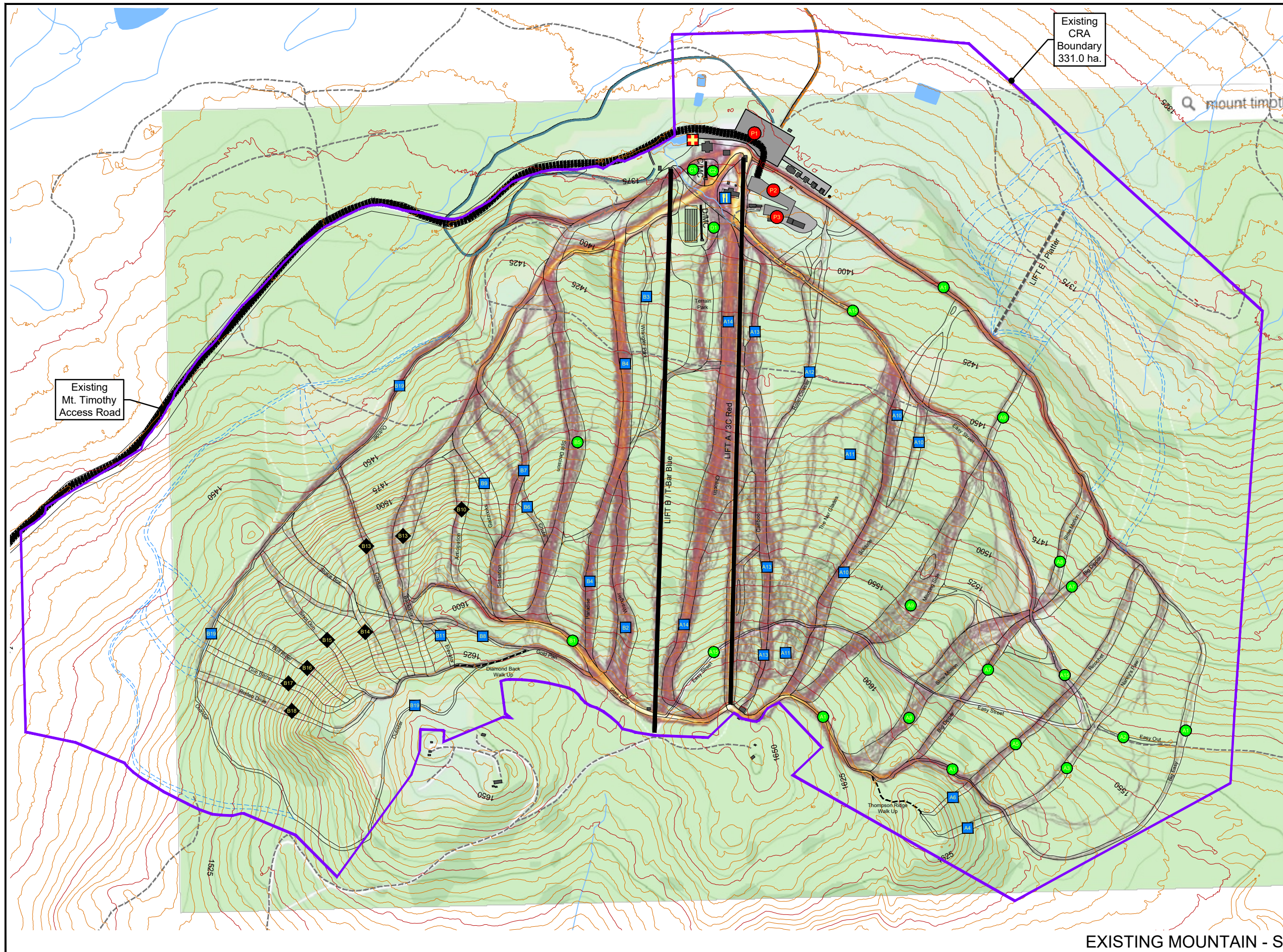
Existing CRA Boundary 331.0 ha.



Contour Interval: 5 metre Date: 06/2025



- SKI TRAIL ABILITY LEVEL**
- Easiest ●
 - More Difficult ■
 - Most Difficult ◆
- EXISTING FACILITIES**
- Existing Lift
 - Existing Trail
 - Existing Lift Closed
 - Existing Trails Closed
 - Existing Gladed Skiing
 - Existing Mountain Roads / Trails



Existing
CRA
Boundary
331.0 ha.



Contour Interval: 5 metre Date: 06/2025



- SKI TRAIL ABILITY LEVEL**
- Easiest ●
 - More Difficult ■
 - Most Difficult ◆
- Existing Lift
- Lift / Trails Closed
- Existing Mountain Roads/Trails
- Existing Trails Most Used
- Existing Trails Less Used

Existing
Mt. Timothy
Access Road

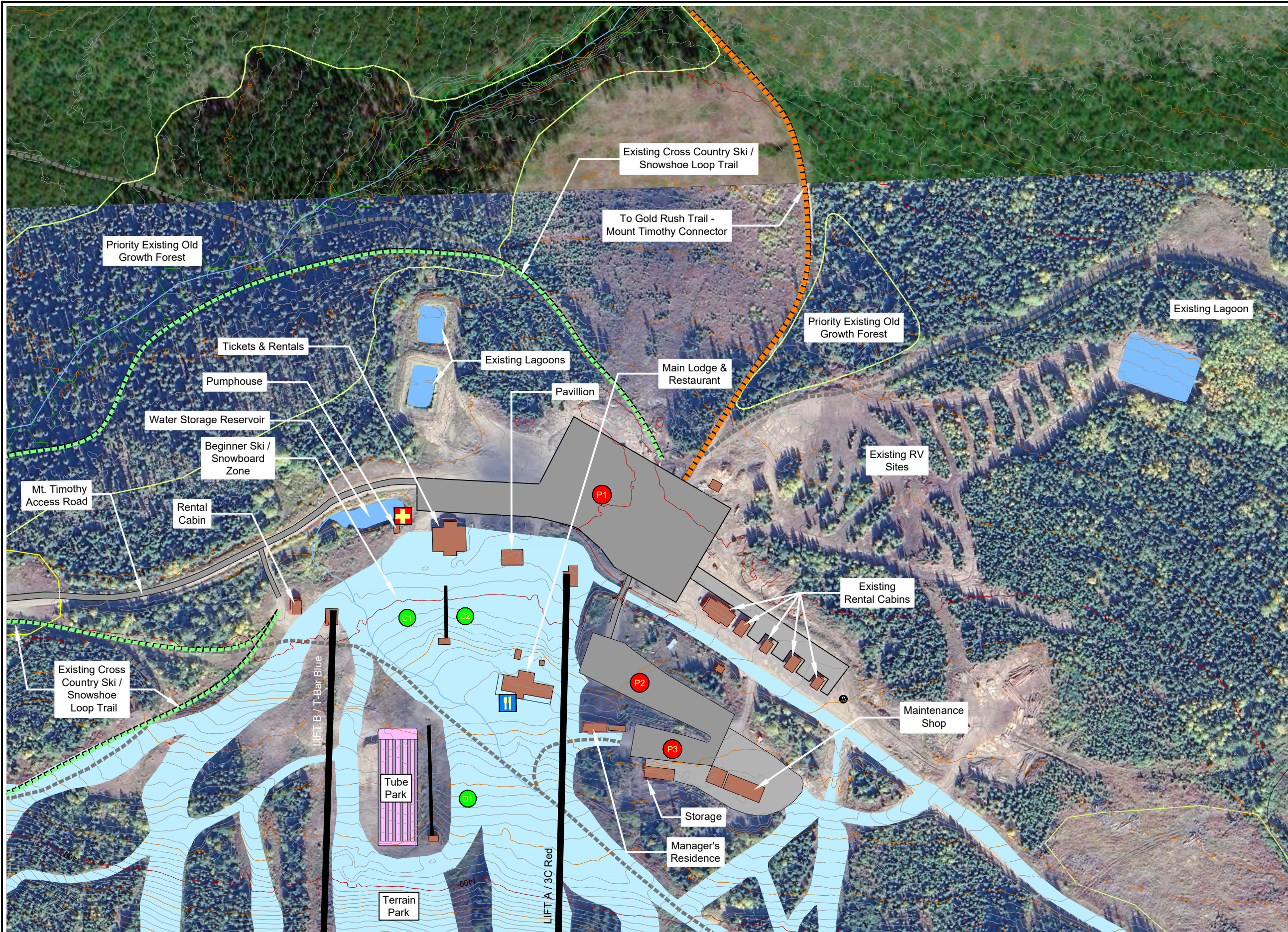


Contour Interval: 1 metre Date: 06/2025



LEGEND

- Existing Lift
- Existing Trail
- Existing Buildings
- Existing Roads/ Guest Parking
- Existing Mountain Roads / Trails (Summer)
- Existing Cross Country Ski / Snowshoe Trails
- Existing Mount Timothy Connector Trail to Gold Rush Trail



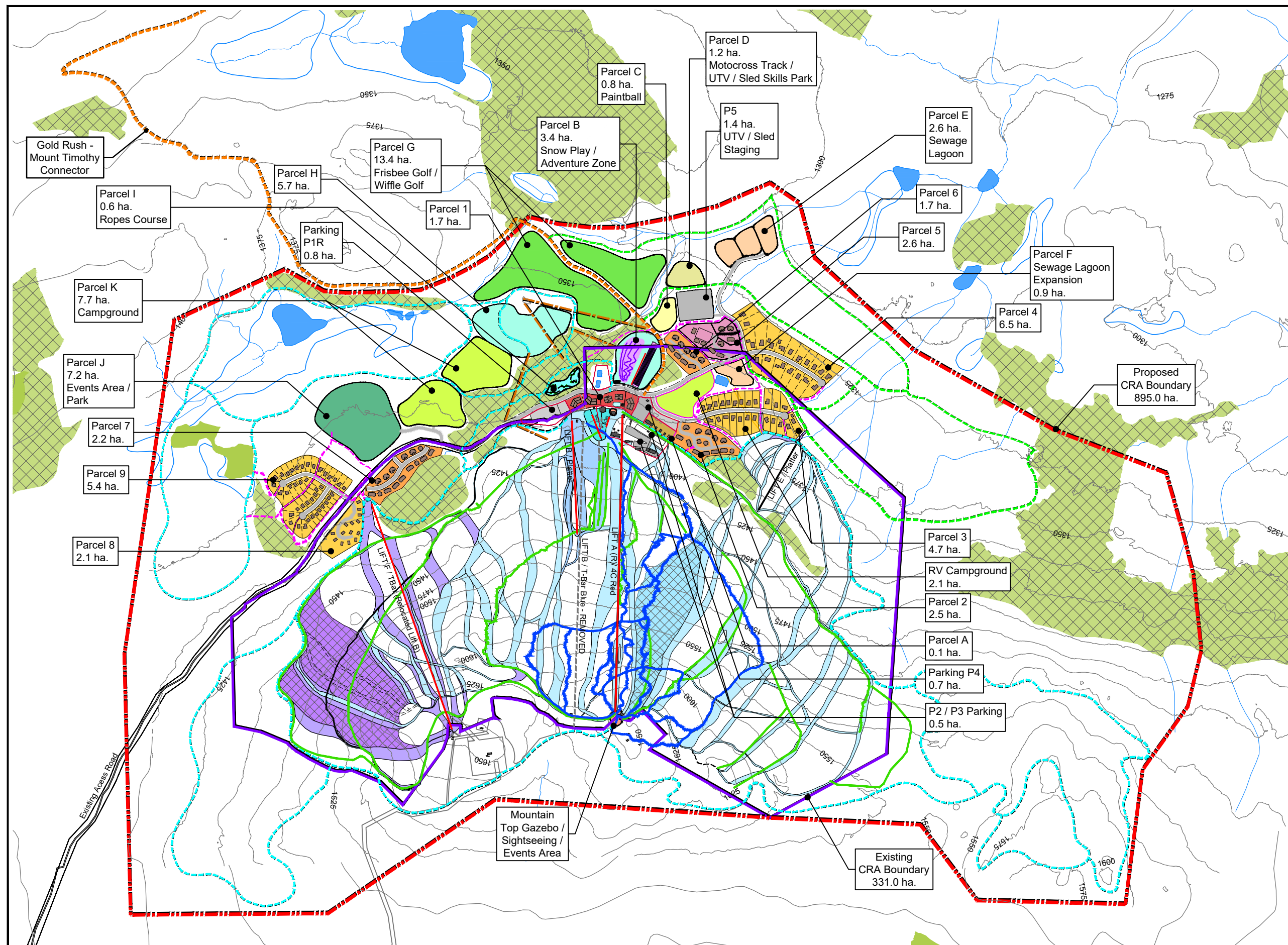


Contour Interval: 5 metre Date: 06/2025

0m 150 300 450 600 750

LEGEND

- Existing Lift
- Proposed Lift
- Removed / Relocated Lift
- Existing Ski Trail
- Proposed Ski Trail
- Existing Gladed Skiing
- Proposed Gladed Skiing
- Proposed Beginner Area
- Terrain Park Improvements
- Proposed CRA Boundary
- Proposed Day Skier Facility Lease
- Proposed Non-Mechanized Trails (Hiking/Interpretive Trails Snowshoe, Nordic, Dog Sled, Horseback)
- Proposed Mechanized Trails (UTV, ATV, Dirt Bike, Snowmobile)
- Proposed Village / Tourist Accommodations / Commercial
- Proposed Multi-Family Townhomes
- Proposed Single-Family Homes
- Proposed Employee Housing
- Proposed Events / Festival Area
- Proposed Day Visitor Parking
- Proposed Roads
- Proposed Snow Play / Adventure Zone Snow Tubing, Ice Skating, Zip Lines Ropes Courses / Sports Field
- Proposed Frisbee / Disc Golf Course / Wiffle Golf
- Proposed / Existing Cabin Rentals
- Proposed RV Campground
- Proposed Infrastructure / Maintenance
- Existing Buildings to Remain
- Proposed Buildings
- Old Growth Priority Deferred Area
- Flagged Mountain Bike Trails
- Proposed Mountain Bike Trails



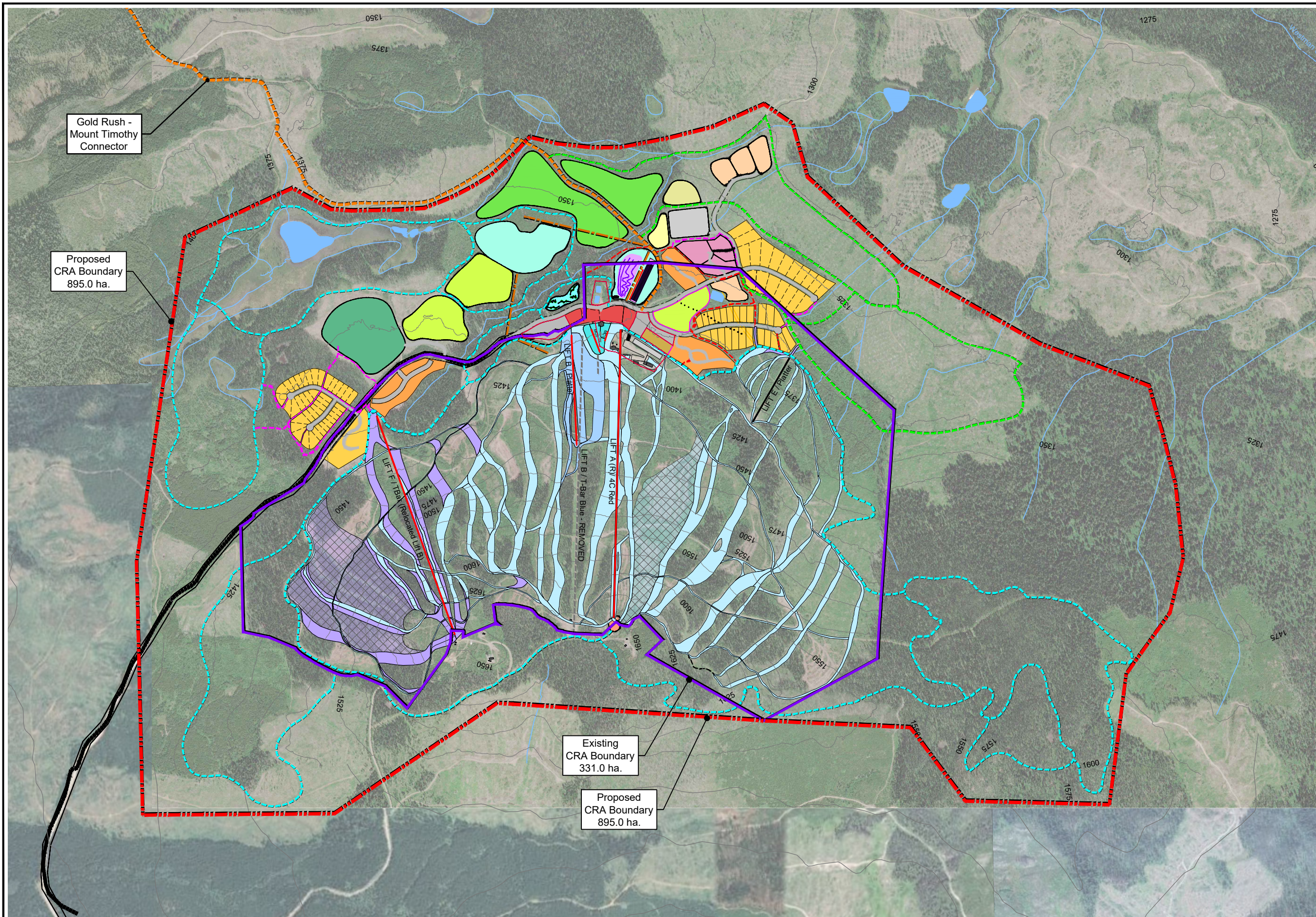


ecosign
MOUNTAIN RESORT
PLANNERS

Contour Interval: 5 metre
Date: 06/2025
0m 150 300 450 600

Legend

- Existing Lift
- Proposed Lift
- Removed / Relocated Lift
- Existing Ski Trail
- Proposed Ski Trail
- Existing Gladed Skiing
- Proposed Gladed Skiing
- Proposed Beginner Area
- Proposed Snow Tubing
- Proposed Terrain Park
- Proposed CRA Boundary
- Proposed Day Skier Facility Lease
- Proposed Non-Mechanized Trails (Snowshoe, Cross-Country Ski, Dog Sled)
- Proposed Mechanized Trails (Snowmobile / UTV w Tracks)
- Proposed Snow Play / Adventure Zone - Snow Tubing/ Sledding
- Proposed Village / Tourist Accommodations / Commercial
- Proposed Multi-Family Townhomes
- Proposed Single-Family Homes
- Proposed Employee Housing
- Proposed Day Visitor Parking
- Proposed Cabin Development
- Proposed Sewage Treatment / Operations



Gold Rush -
Mount Timothy
Connector

Proposed
CRA Boundary
895.0 ha.

Existing
CRA Boundary
331.0 ha.

Proposed
CRA Boundary
895.0 ha.

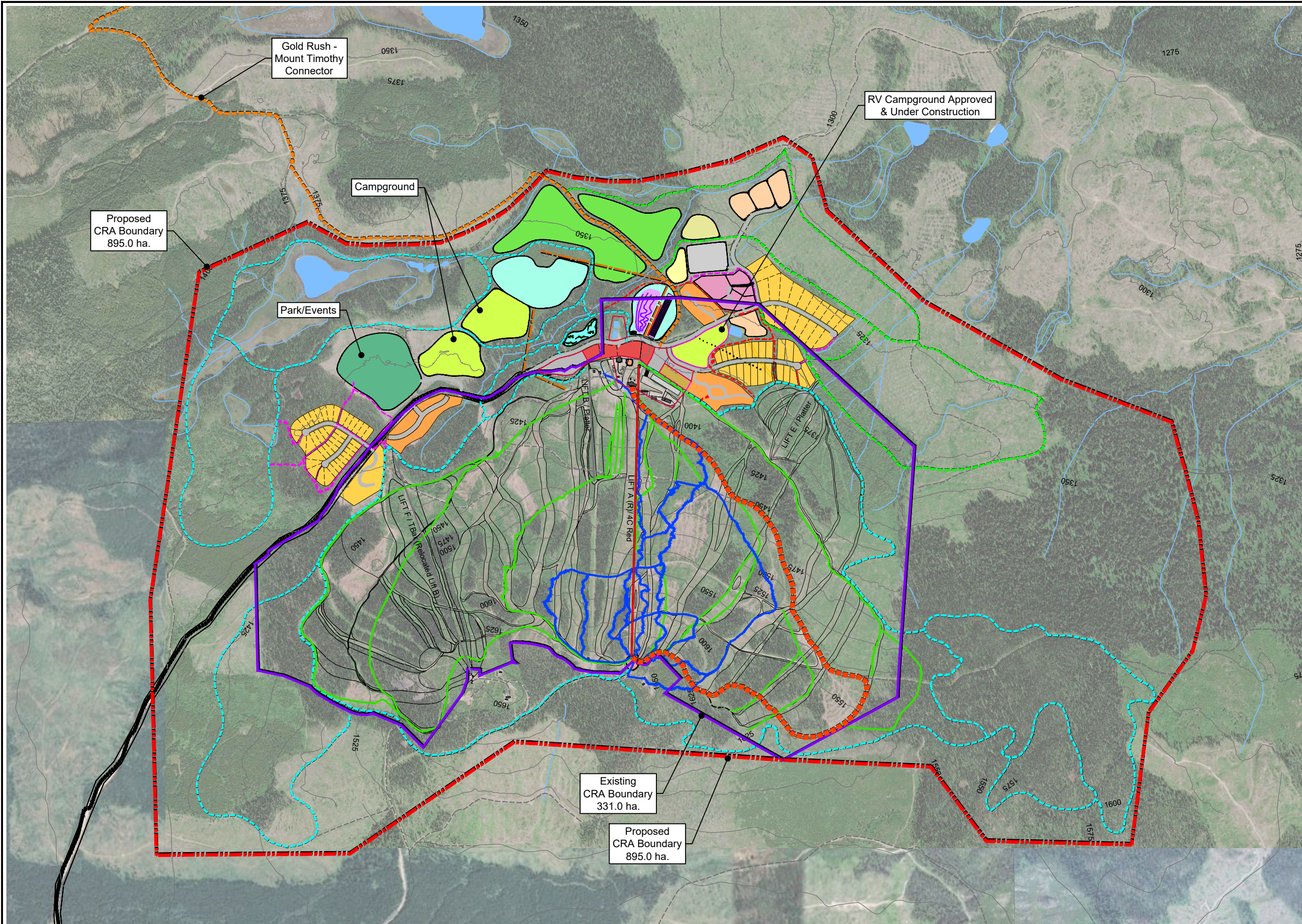


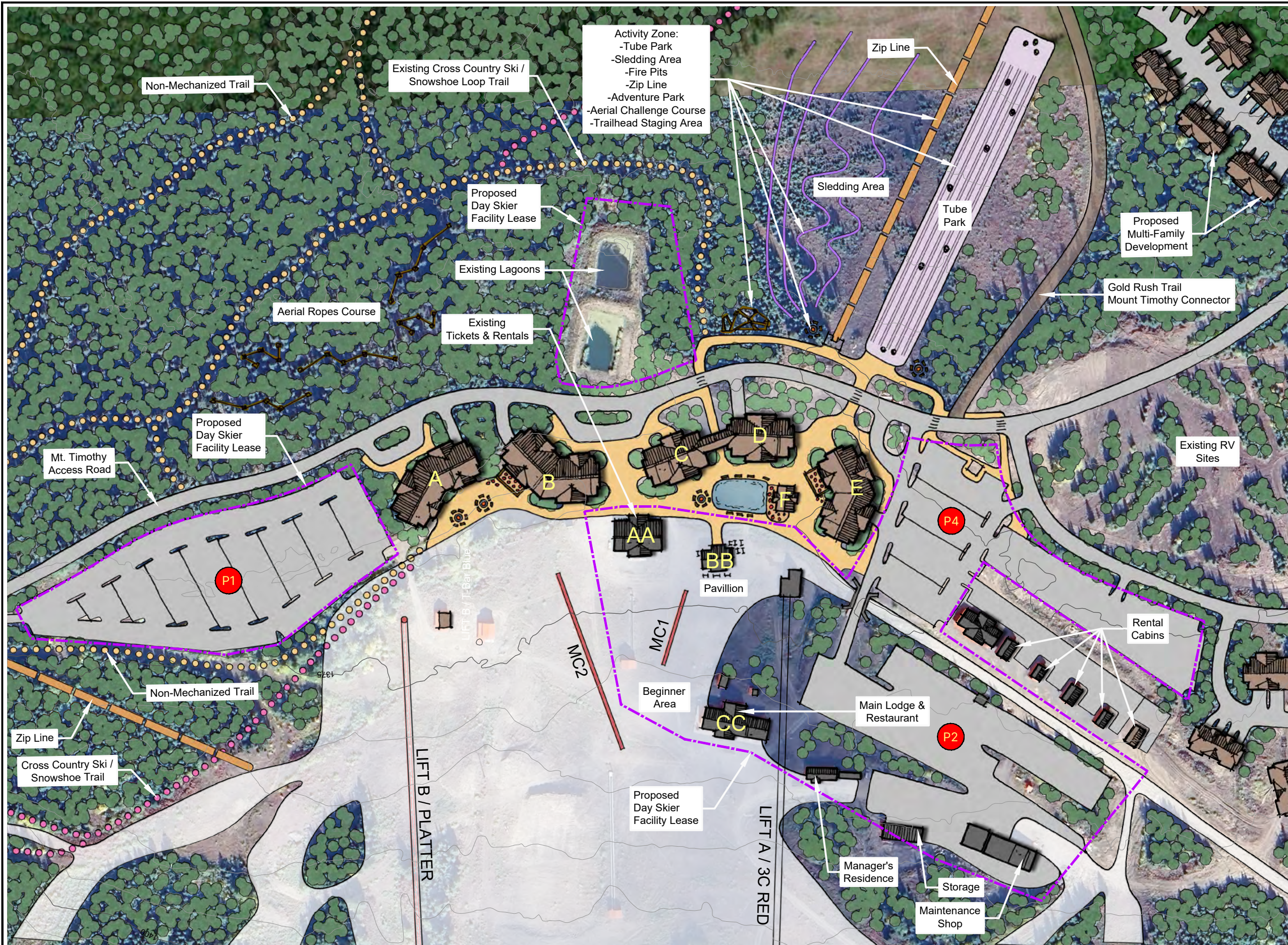
Contour Interval: 5 metre Date: 06/2025



LEGEND

- Proposed CRA Boundary
- Summer Lift Access
- Existing and Proposed Lifts
- Ski Trails
- Flagged Mountain Bike Trails
- Proposed Mountain Bike Trails
- Proposed Non-Mechanized Trails (Hiking / Walking / Interpretive Trails, Horseback)
- Proposed Mechanized Trails (UTV, ATV, Dirt Bike)
- Proposed Summer Tubing / Adventure
- Proposed Gravity Mountain Carts
- Proposed Adventure Zone / Sports Courts / Tree Ropes Course
- Proposed Zip Line Course
- Proposed Disc / Frisbee Golf Course / Wiffle Golf
- Proposed Village / Commercial / Tourist Accommodation
- Proposed Multi-Family Townhomes
- Proposed Single-Family Homes
- Proposed Employee Housing
- Proposed Day Visitor Parking / Staging
- Proposed Rental Cabins
- Proposed RV / Outdoor Events Area / Tent Campground
- Proposed Sewage Treatment / Operations





Contour Interval: 5 metre Date: 06/2025
 0m 20 40 60 80 100

LEGEND

Existing Lift	
Proposed Lift	
Proposed Day Skier Lease	
Proposed Non-Mechanized Trails (Hiking/Interpretive Trails Snowshoe, Nordic, Dog Sled, Horseback)	
Proposed Mechanized Trails (UTV, ATV, Dirt Bike, Snowmobile)	
Proposed Roads	
Existing Buildings to Remain	
Proposed Buildings	

PROPOSED VILLAGE BUILDINGS

A:	Skier Services / Commercial / Managed Condos - Phase 3 2,538m ² GFA 592m ² Commercial & Amenity 17 Units (@75m ²) 51 Bed Units (3 per Unit)
B:	Skier Services / Commercial / Managed Condos - Phase 2 1,512m ² GFA 353m ² Commercial & Amenity 10 Units (@75m ²) 30 Bed Units (3 per Unit)
C:	Skier Services / Commercial / Managed Condos - Phase 1 1,692m ² GFA 395m ² Commercial & Amenity 11 Units (@75m ²) 33 Bed Units (3 per Unit)
D:	Skier Services / Commercial / Managed Condos - Phase 1 2,115m ² GFA 592m ² Commercial & Amenity 13 Units (@75m ²) 39 Bed Units (3 per Unit)
E:	Skier Services / Commercial / Managed Condos - Phase 1 2,538m ² GFA 592m ² Commercial & Amenity 17 Units (@75m ²) 51 Bed Units (3 per Unit)
F:	Skier Services / Commercial 112m ² GFA - Phase 1 89m ² Commercial & Amenity

Note: GFA = Gross Floor Area



Contour Interval: 5 metre Date: 06/2025

0m 10 20 30 40 50

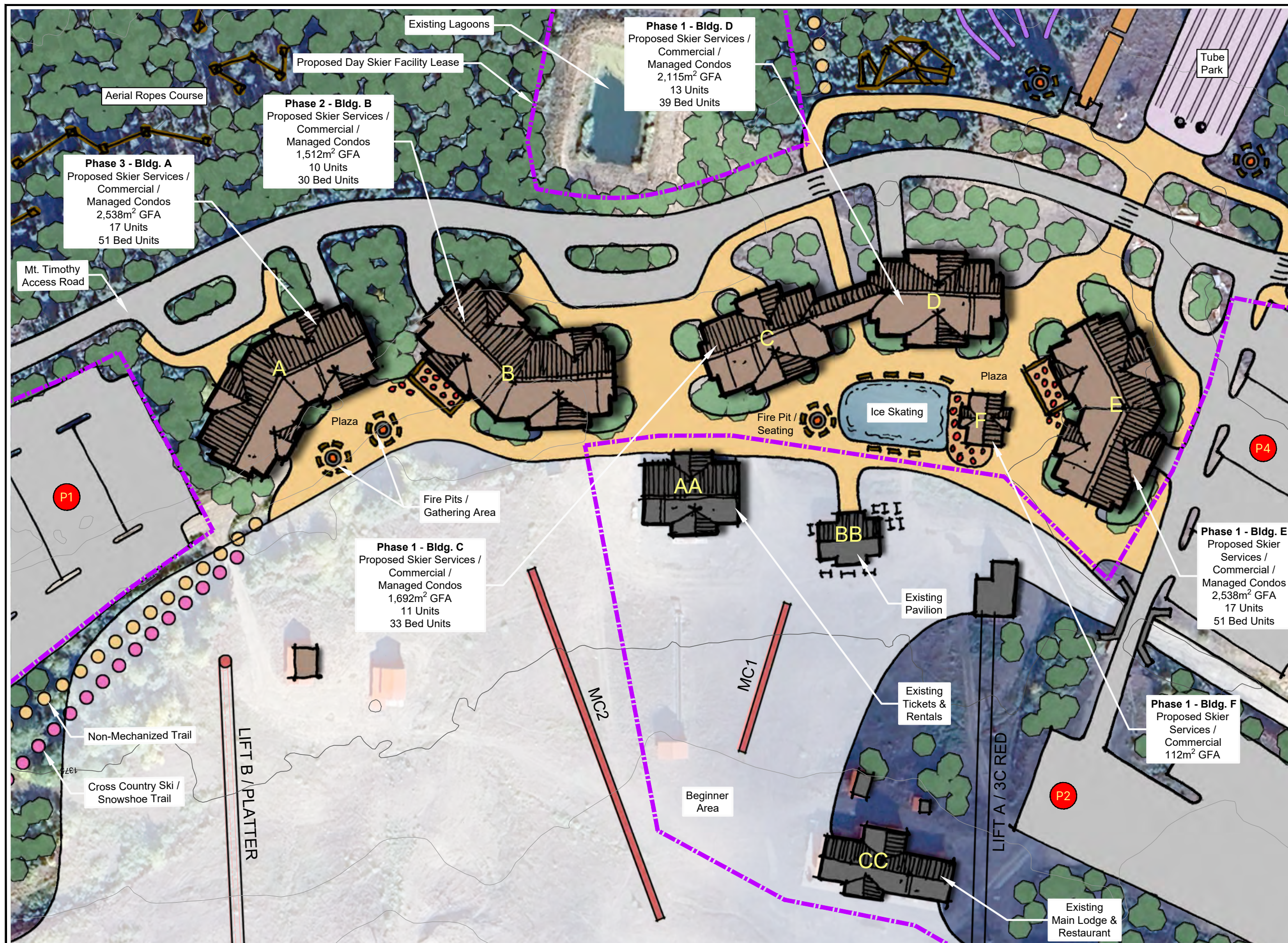
LEGEND

- Existing Lift
- Proposed Lift
- Proposed Day Skier Facility Lease
- Proposed Non-Mechanized Trails (Hiking / Interpretive Trails Snowshoe, Nordic, Dog Sled, Horseback)
- Proposed Roads
- Existing Buildings to Remain
- Proposed Buildings

PROPOSED VILLAGE BUILDINGS

- A: Skier Services / Commercial / Managed Condos - Phase 3**
2,538m² GFA
592m² Commercial & Amenity
17 Units (@75m²)
51 Bed Units (3 per Unit)
- B: Skier Services / Commercial / Managed Condos - Phase 2**
1,512m² GFA
353m² Commercial & Amenity
10 Units (@75m²)
30 Bed Units (3 per Unit)
- C: Skier Services / Commercial / Managed Condos - Phase 1**
1,692m² GFA
395m² Commercial & Amenity
11 Units (@75m²)
33 Bed Units (3 per Unit)
- D: Skier Services / Commercial / Managed Condos - Phase 1**
2,115m² GFA
592m² Commercial & Amenity
13 Units (@75m²)
39 Bed Units (3 per Unit)
- E: Skier Services / Commercial / Managed Condos - Phase 1**
2,538m² GFA
592m² Commercial & Amenity
17 Units (@75m²)
51 Bed Units (3 per Unit)
- F: Skier Services / Commercial**
112m² GFA - Phase 1
89m² Commercial & Amenity

Note: GFA = Gross Floor Area



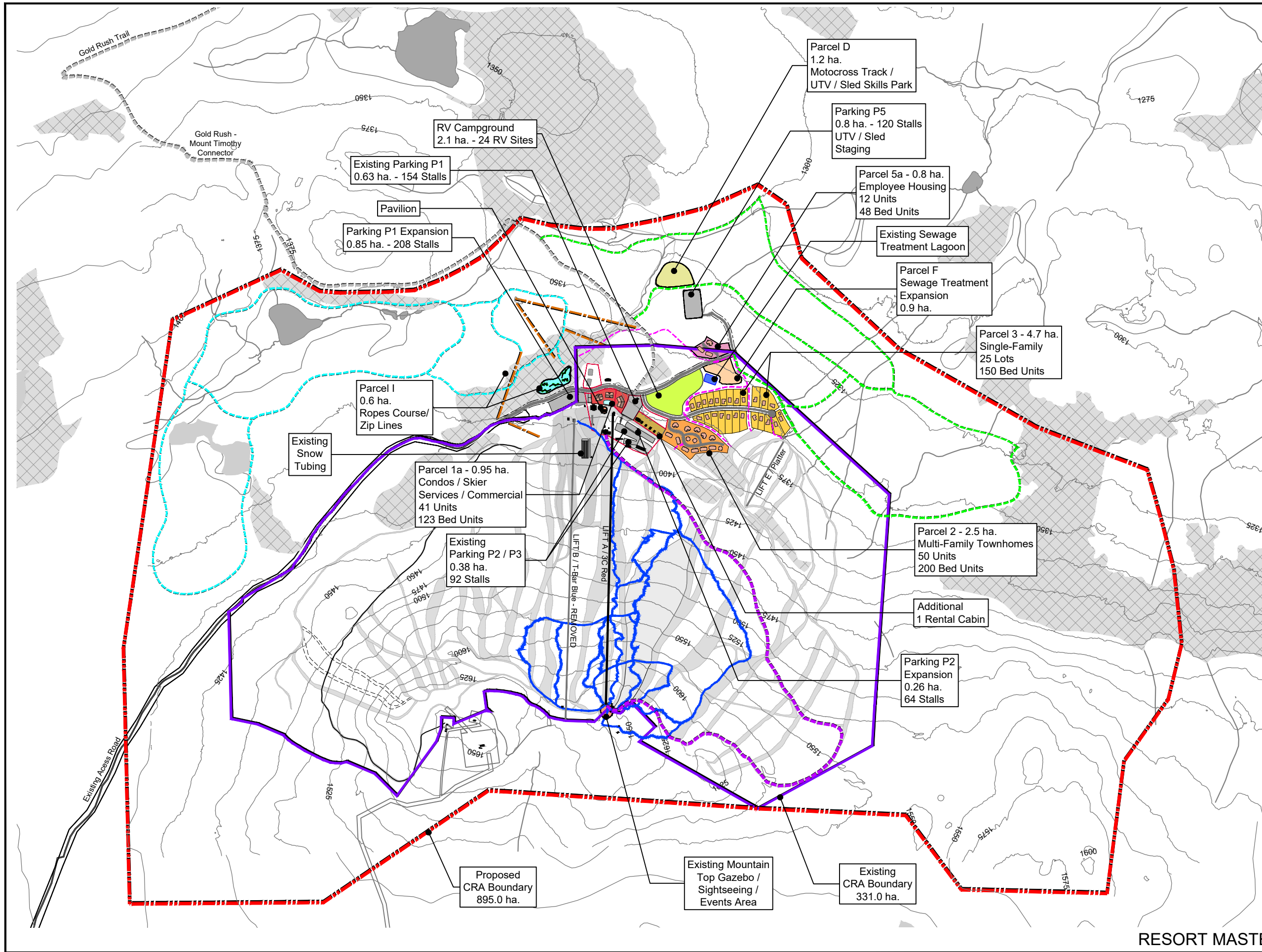


Contour Interval: 5 metre Date: 06/2025



LEGEND

- Existing Lift
- Removed / Relocated Lift
- Existing Ski Trail
- Proposed CRA Boundary
- Proposed Day Skier Facility Lease
- Old Growth Priority Deferred Area
- Proposed Single-Family Homes
- Proposed Multi-Family Townhomes
- Proposed / Existing RV Campground
- Cabin Rental Development
- Proposed Employee Housing
- Proposed Infrastructure / Maintenance
- Proposed Ropes Course / Adventure Zone
- Existing Buildings
- Proposed Buildings
- Proposed Gravity Mountain Carts
- Proposed / Flagged Mountain Bike Trails
- Proposed Non-Mechanized Trails (Walking, Hiking, Horseback, Dog Sled, Snowshoe, Cross Country Skiing)
- Proposed Mechanized Trails (ATV / UTV / Snowmobile / Dirt Bike)
- Proposed Zip Lines





Contour Interval: 5 metre Date: 06/2025



LEGEND

Existing Lift	
Proposed Lift	
Removed / Relocated Lift	
Existing Ski Trail	
Proposed Ski Trail	
Proposed CRA Boundary	
Proposed Day Skier Facility Lease	
Proposed Non-Mechanized Trails (Walking, Hiking, Horseback, Dog Sled, Snowshoe, Cross Country Skiing)	
Proposed Village / Tourist Accommodation / Commercial	
Proposed Single-Family Homes	
Proposed Employee Housing	
Proposed RV Campground	
Proposed Roads	
Proposed Infrastructure / Maintenance	
Existing Buildings to Remain	
Proposed Buildings	
Old Growth Priority Deferred Area	

New Parking P5
0.4 ha. - 60 Stalls
UTV / Sled
Staging

Existing Parking P5
1.0 ha. - 150 Stalls
UTV / Sled
Staging

Parcel E
1.0 ha.
Sewage Lagoon
Expansion

Parcel 5c - 0.7 ha.
Employee Housing
12 Units
48 Bed Units

Parcel 1c - 0.3 ha.
Managed Condos /
Skier Services /
Commercial
17 Units
51 Bed Units

Parcel K - 4.0 ha.
Campground
24 Sites

Parcel 9 - 5.4 ha.
Single-Family Homes
40 Lots
240 Bed Units

Parcel 8 - 2.1 ha.
Strata Cabins
14 Cabins
70 Bed Units

Proposed
CRA Boundary
895.0 ha.

Existing
CRA Boundary
331.0 ha.