

Mountain Trek
Find Vitality.

Mountain Trek Fitness Retreat and Health Spa LTD
Tenure Application
License Of Occupation
Selkirk Mountains
Kokanee Range

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Executive Summary

Mountain Trek Fitness Retreat and Health Spa LTD (hereafter referred to as MT) is applying for a 30 year License Of Occupation for the purpose of Snowcat skiing and Snowcat assisted ski touring.

Mountain Trek Lodge is situated on 35 privately owned acres 40 km Northeast of Nelson, B.C. DL 10477 in the Regional District of Central Kootenay. Established in 1991 MT has been a local leader in the fitness, health, spa and yoga industry. The MT facility consists of a majestic 5 star timber frame lodge with stunning lake and mountain views. The lodge hosts 14 guest rooms, dining hall, lounge and a separate spa, yoga and fitness building. The lodge is a short 5 minute walk from Ainsworth Hot Springs.

MT is looking to establish a unique women specific winter product combining all the great aspects of the existing spa and fitness facilities with snowcat skiing and snowcat assisted ski touring. In an ongoing effort to continually evolve to meet the needs of the global market place MT will be the first to offer a snowcat program focusing on health, fitness, yoga, nutrition and the environment for a holistic approach to backcountry skiing. The addition of winter activities will continue to expand MT's expertise in health and fitness in a winter environment.

The tenure area is located adjacent to the lodge property, in the Kokanee Range of the Selkirk Mountains. The purposed tenure area is 4256 hectares in size and is located North of Coffee Creek and South of Woodbury Creek above the village of Ainsworth, BC. All guest and staff required infrastructure is on private property and no permanent structures are required on crown land.

MT is proposing to commence winter operations December of 2013 with a winter season December 15th to March 31st annually.

MT is dedicated to healthy sustainable growth with a policy to buy and hire locally providing more jobs and increasing their business platform. The purpose of this application is to expand into winter activities, broadening MT's position in the outdoor adventure industry. Winter operations will give MT the ability to offer year round employment, further strengthening MT's commitment to both the community and their employees.

Maps & Site Layouts

Map 1: General Location Map indicating the operation's area and its relationship to nearby communities and highways.
Map 2: Tenure overview showing all snowcat road locations, staging area and lodge location in relation to the tenure.

Google Earth Image One: Overview of the Tenure location and MT location
Google Earth Image Two: Detailed image of proposed stage area intensive use site and Kokanee Park boundary
Google Earth Image Three: Close up of staging area

Key Areas of Concern

Safety

Nothing is more important to a backcountry operation than the safety of its Staff, Guests and General Public**.** The BC backcountry image has been tarnished by recent events such as avalanches, the death of lost skiers/snowmobilers and backcountry accidents making safety a key area of concern. MT will take a proactive approach on a number of initiatives to address these concerns for all users. MT's efforts with local user groups will be to develop and educate the staff and the public on safe practices while enjoying the backcountry. Mt is dedicated to being a strong leader and increasing backcountry safety as a whole.

Wildlife

- Ungulates

As a winter operation the biggest area of concern is winter range. The majority of the proposed tenure is above 1400 Meters and in a heavy snow belt, not suitable as winter range. The tenure area does not affect any lower winter range habitat. There is no known Mountain Caribou population in the tenure area.

- Mountain Goats

The mountain goat summer and fall habitat is rocky alpine to sub alpine, the tenure area does not represent good habitat due to the lack of classic rocky slopes. The winter and spring habitat is either wind swept exposed rocky slope or denser mature forest and or classic safe rocky outcrops. The proposed tenure area has been heavily logged the past and does not contain lower elevation rocky areas best suited for mountain goat summer habitat and safety.
See: Attached document

- Mountain Caribou

The tenure lies within 1-A Southwest Kootenay for Mountain Caribou management. There is no known observation of the mountain caribou within the tenure area. In May of 2000 they were listed as a threatened species.
See: Attached map Mountain Caribou Land Act Section 16 map reserve

- Grizzly

MT has been operating a hiking based fitness and wellness operation for 11 years. This experience has a direct awareness of all Grizzly Bear issues in the Kootenays. This proposal is for a winter-based business with operations commencing December 15th well after the Grizzly Bears denned for the winter. The area of concern with Grizzly Bears is the emergence from their dens in the spring. MT's proposed operating season will end March 31st; this end date should negate any concerns with spring emergence. Grizzly Bears emerging prior to the proposed end date are extremely rare. MT has been in contact with local biologists to stay current on any new issues with the Grizzly Bear populations in the proposed tenure area.

Access

MT will ensure continue access on all existing roads. An extensive signage program will be implemented. The signage program will be for the public's safety and awareness, steep snowcat roads built by MT for the purpose of snowcat access will be closed to public use from Dec 15th to March 31st.

Section 1: Description of The Operation & Activities Offered

1.1 General Description of Operation

Mountain Trek Lodge is situated on 35 privately owned acres 40 km Northeast of Nelson, B.C. DL 10477 in the Regional District of Central Kootenay. Established in 1991 MT has been a local leader in the fitness, health, spa and yoga industry. The MT facility consists of a majestic 5 star timber frame lodge with stunning lake and mountain views. The lodge hosts 14 guest rooms, dining hall, lounge and a separate spa, yoga and fitness building. The lodge is a short 5 minute walk from Ainsworth Hot Springs.

From 1991 to 2001 MT focused its operations in the adventure sports market. In 2001 MT changed it's focus and shifted operations into a health, fitness and spa facility. Now 10 years later MT is returning to its roots by applying for a women specific ski retreat including: snowcat skiing and snowcat assisted ski touring. The past decade has shown a dramatic increase in women's specific adventure vacations. MT lodge is the perfect setting for a one of a kind ski destination.

In an ongoing effort to continually evolve to meet the needs of the global market place MT will be the first to offer a women specific snowcat program focusing on health, fitness and nutrition for a holistic approach to backcountry skiing. MT guests will enjoy a guided ski day either by snowcat or snowcat assisted ski touring. At the end of the ski day, guests return to the lodge for an unforgettable mountain experience with boutique accommodation, fitness, yoga and nutritional classes, health inspired fusion cuisine and relaxing spa treatments. This will continue to expand MT's expertise in health and fitness in a winter environment.

MT is committed to increasing tourism and employment opportunities in B.C. MT will work with Kootenay Rockies Tourism to continue to develop the globally recognized powder highway ski destination. MT works with The Nelson Chamber of Commerce on collaborative efforts to continue Canadian and Global recognition in the form of tourism. MT has been offering a unique experience to backcountry hiking enthusiasts worldwide and is looking forward to offering winter adventures. The addition of snowcat skiing and snowcat assisted ski touring would perfectly augment the current hiking program offered by MT.

MT is dedicated to operating with the smallest environmental footprint possible thus preserving the very nature that makes this wilderness experience one of the best in the world. MT has numerous green initiatives and at every opportunity implement strategies to mitigate any impact on the environment. MT is focusing on providing an environment that offers highly sought after jobs, education and mountain safety in the local communities. MT is dedicated to building a strong local economic community.

1.1.1 General Area

The tenure area is located in the Selkirk Mountains in the Kokanee Range, 40km Northeast of Nelson B.C. The proposed tenure is 4256 hectares and lies between Coffee Creek on the South and Woodbury Creek to the North. The tenure will be accessed from a staging area on Cody Caves/Lendrum FSR; an intensive use site with a mobile shop and safety cache will be placed annually on site (see map 2). The tenure butts up to Kokanee Glacier Provincial Park and overlooks beautiful Kootenay Lake. Proposed operating season is from Dec 15th to March 31st.
See attached maps: Map 1 & 2

1.1.2 Base Operation

MT base operations are situated on private land DL 10477. No other permanent structures are required on crown land.

Main Office,
Location:
Fire Road # 3500 North Street
Ainsworth B.C.

Mountain Trek Lodge,
Location: DL 10477 35 acres, 14.164 ha.
Elevation: 2060 ft or 625 Meters.
The lodge facility currently consists of: 14 guest rooms with private bathrooms and showers, kitchen, dining room, living room with fireplace, hot tub, dry sauna and a separate building with spa facilities including infrared sauna, steam room, public shower, 2 massage rooms, yoga studio and a fitness gym.
See attached photos
GPS Location: Latitude 49° 44' 21", Longitude 116° 54' 50"

1.1.3 Improvements

Existing Improvements on Private Property DL 10477

Main lodge: Approx 15,000 square ft

- The dining room
- Lounge and Entertainment Zone
- Bathrooms
- 14 Guests Rooms with Private bathrooms
- Laundry
- Storage and Pantry
- Commercial Kitchen

Second Lodge:

- Office
- Spa Facilities
- Infrared Sauna
- Steam Room
- Public Shower
- 2 Massage Rooms
- Yoga Studio
- Weight Room
- Circuit Training/Fitness Gym

See attached photos

Proposed Improvements Crown land

1) Intensive Use Site - Staging Area Cat Shop/Safety Cache

- Construct mobile cat shop and staging area located at GPS Location:

Latitude 49° 45' 52", Longitude 116° 56' 15"
Elevation: 3755 Ft or 1155 Meters

- Accessed via Cody Caves FSR

See: Map 2

2) Snowcat Roads

- Existing Roads – Where possible MT will utilize existing FSR's and mining roads to lessen the need for the new road construction.
- Snow Roads – Are either natural openings or have had vegetation cut to allow snowcat access without any soil disturbance.
- Excavated Roads – Some areas require the use of excavation to open up the terrain. All excavated roads will be signed off by a geotech: Chris Perdue P.Geo.,Eng.L. Perdue Geotechnical Services Ltd.
- Refer to map 2 for proposed snowcat roads. All snowcat roads, Schedule of Operations and License to Cut, subject to approval by the MOF prior to any cutting or excavating.

See: Map 2

3) Glading/Run Development

- Proposed application for a License to Cut from purpose of run enhancement document and MOF approval. Refer to section 1.2.3

See: Map 2

1.1.4 Access

MT Ground Access to lodge

- MT is accessed by Highway 31 and is a short 5-minute walk to Ainsworth Hot Springs.

MT Air Access to Kaslo Heliport

- Helicopter to Kaslo heliport where guests are picked up in a company vehicle and transferred directly to the lodge.

Tenure Access

- Tenure will be accessed via Cody Caves FSR up to staging area at 5.2km. From staging, guests will board a snowcat to travel into tenure.

Public Access

MT is committed to safe access for both guests and the general public to the backcountry. The following outlines the course of action MT will implement to alleviate any public concerns regarding access on the **Cody Caves/Lendrum FSR** and crown lands.

- All existing FSR roads will be multipurpose. Only roads constructed by MT will be signed "snowcat only"
- Existing public access into the tenure area utilizes various FSR' s. Cost sharing on road maintenance and plowing will ensure quality access is maintained.
- Signage - MT will put into place an extensive signage program to educate about the operation, activities and any potential safety concerns.
- Private Property – The lodge is on private property and is not connected to the proposed tenure. The private property is safely accessed by Hwy 31 and clearly signed.
- Snowcat Road System – Signage will be put in place where the road system is shared with snowmobiles. Limited access to any narrow snowcat roads constructed by MT will be signed snowcat use only form Dec 15th- March 31st.
- After March 31st the road will be open to the public.

1.1.5 Staff

MT has a hire local policy with many of the summer lodge staff transitioning to winter positions.

The following table outlines winter staff requirements in addition to the current office, spa, kitchen and lodge staff:

WINTER STAFF		
CATEGORY	**# OF STAFF**	**CERTIFICATION**
SKI OPERATIONS		
General Manager	1	
GUIDING		
Lead Guide	2	CSGA 3/ACMG ski guide/CAA 2
Tail Guides	2	CSGA 1/CAA 1
SNOWCAT CREW		
Driver	2	Min 5 years Snowcat driving experience
MAINTENANCE CREW		
Mechanic	1	Journeymen

Spring to Fall Staff

Currently in the summer months MT is staffed with 32 seasonal employees.

1.1.6 Socio Economic Benefits

MT is committed to healthy sustainable growth. MT has a policy to buy and hire locally supporting local businesses in the community. MT's goal is to continue to attract investment thus strengthening and diversifying its position in the recreation industry with winter activities.
The following points outline MT's existing business initiatives that benefit the local economy:

- Employment – 32 seasonal employees with the goal of year round positions.
- Safety – Is a number one concern for MT and will initiate all proper procedures for safety in the community, at work and in the backcountry.
- Growth – Adding a winter Retreat with snowcat skiing and snowcat assisted ski touring looking to double the current annual revenue.
- Annual Sales – In excess of 1.1 million dollars. The economic spinoff for the local economy is significant.
- Local – Hire local buy local policy wherever possible to meet MT's needs. Support numerous local businesses such as: Grocery stores, BC wineries, COOPs, Hot Springs, B&B's, Hardware stores, fueling stations, mechanic and building shops, Etc.
- Tourism – Involved with the Nelson Chamber of Commerce, helping to develop the Kootenays as a globally recognized year round tourist destination.
- Investment – Current investment 4.5 Million, Future investment 750k to 1 Million
- Charities – Participating in and helping to fund the Kaslo Trail Society and other trail initiatives.
- Commitment – Long-term vision to continue to expand the operation and keep vital local jobs.
- Local Search and Rescue – MT guides will assist in mountain rescue, developing a solid relationship.

1.1.7 Green Initiatives

At every opportunity MT takes a leadership role with the guests and staff, raising everyone's environmental awareness by educating all involved on the various courses of action taken to reduce MT's carbon footprint. MT operates efficiently with as low of impact on the environment as possible with the best practices policy, reduce, reuse and recycle. The following points illustrate the commitment to sustaining this beautiful landscape that surrounds MT.

- Infrastructure – All permanent facilities are on private property.
- Compact – 14 guests (12 in winter), easy to maintain and heat.
- Sustainable Practices – Committed to a strict policy on reduce, reuse and recycle and the proper reduction of waste and composting.
- Organic – Organic and free range items to reduce chemicals used.
- Local – Buy local, if local is not an option then source Canadian, less transportation of goods.
- Lower Emissions – Employee Carpool program.
- Lodge Location – Lodge is situated just off the highway minimizing transport time thus reducing shuttling fuel.
- Applying for winter activities thus utilizing facilities on a year round basis.

1.1.8 Tourism

MT truly believes, that 'This is the Best Place on Earth'. MT has had a serious commitment to growing regional tourism since 1991. MT is an ambassador for British Columbia and Canadian Tourism with local and worldwide partnerships.

- Government – Over the past 10 to 15 years the local economy has shifted from resource based to tourism based. With this application MT is further looking to diversify their position in the local and provincial tourism industry.
- Press – Brought local and international press to the local area. The following is the press MT was featured in: Spa Magazine 2012, Outside Magazine 2012, Zoomer Canada Magazine 2011, bestweightlossretreats.com named top 5 in 2011, Tatler Spa Magazine 2011, Travel Life and Justluxe Magazine 2010 named top 100 spa's in the world, Spa Magazine 2010, Sunday Times 2010 named one of 20 best spas, Northern Fitness Magazine 2010.
- Memberships – MT is a member of The Nelson Chamber of Commerce.

See Appendix 6
http://www.mountaintrek.com/press/

Community:
George Ainsworth was the founder of Ainsworth in 1883 when he received a crown grant of 166 acres at what was originally know as Hot Springs Camp. It is the oldest serving community on Kootenay Lake with a population of just over 50. Originally a mining community made popular by the discoveries of silver and lead-ore in the Kootenays, today Ainsworth is now an internationally recognized tourist destination. In conjunction with the healing hot springs and focus on health MT would bring another very fitting level of attraction to this community. MT has solidly built on this recreation base with its current operations and the addition of snowcat skiing and snowcat assisted ski touring MT will continue to benefit the local business community. The addition of highly trained winter guides will enhance mountain safety by offering various community training programs.

Referral/Letters of Support:
MT has been canvassing for a referral letter of support. They have approached various members and businesses of the community.
See attached: *Letters of Support*

1.2 Commercial Recreation Activities Offered On Crown Land

1.2.1 Description of Experience Being Offered

Snowcat Skiing and Snowcat Assisted Ski Touring

A Typical Day
Guests wake up in the beautiful mountain lodge with a view of the spectacular Kootenay Lake and Purcell Mountain Range. MT will offer an all inclusive spa ski experience with groups of like ability paired to ski together. MT guests will enjoy a guided ski day by either snowcat or snowcat assisted ski touring. At the end of the ski day, guests return to the lodge for an unforgettable mountain experience with boutique accommodation, fitness, yoga and nutritional classes, health inspired fusion cuisine and relaxing spa treatments including indulging in a therapeutic massage.

See Attached link provided:
http://www.mountaintrek.com/fitness-retreat-typical-day/

1.2.2 Detailed Listing of Activities & Level of Use

Table 1.1 Definitions

- **Extensive Use Area Map Reference**

The tenured area consists of 4256 hectares. Map 1-2

- **Activity/Activities**

Snowcat Skiing, Snowcat Assisted Ski Touring

- **Frequency of Use or # of Days Using Area**

MT proposes to operate seven days a week from Dec 15th – March 31st.
Location of daily ski operations in the tenure will be dictated by weather, avalanche hazard and client ability/fitness.
Levels of use can be seen in table 1 and 2 on Pg 9

1. Table 1 – Client days by Month
2. Table 2 – Forecast Levels of Use, Client days by month

- **Period of Use**

The proposed period of use is from Dec 15th – March 31st. The terrain accessed with daily ski operation is weather and snowpack dependant. Terrain and snowpack will be discussed and reviewed daily at morning guides meeting.
See: A.M Guides meeting

- **Proposed**

The MT ski program will be cat skiing primary with the additional options of snowcat assisted ski touring. It has become apparent that there is a unique market that was emerging in the form of a boutique small group cat skiing and touring operation with a focus health and fitness. MT will be offering a one of a kind new approach to the overall experience of snowcat skiing. Including nutritional counseling, spa treatments and fitness and yoga classes. This will blend into the current MT operations.

LEVELS OF USE

Table 1: Client Days by Month

Winter Activities	Dec	Jan	Feb	Mar	Annual
2013-2014					**Total**
Snowcat Skiing	-	60	60	60	180
Ski Touring	-	15	15	15	45
*** Note: 2013-2014 Season will be an investigative look at the tenure and snowpack					

Table 2: Forecast Levels of Use, Client Days by Month

Winter Activities	Dec	Jan	Feb	Mar	Annual
Snowcat Skiing/Touring					**Total**
2013-2014	-	60	60	60	180
2014-2015	60	120	120	90	390
2015-2016	60	180	200	120	560
2016-2017	60	200	240	150	650
2017-2018	60	240	336	240	876
Full Capacity Estimated for 2020 season	120	372	336	372	1200

1.2.3 Improvements

Tenure Development Crown Land

The tenure development in terms of creating access in the form of snowcat roads has been drawn on Map 2. All cutting and road building will adhere to the guidelines set forth by the MOF in the Forest Practice Code, Worksafe B.C., and MOE. MT will utilize existing mining and forestry roads wherever possible. Where terrain dictates the use of an excavated roadbed will be overseen by GeoTech Chris Perdue ensuring all road layouts and construction has been reviewed prior to any work commencing.

Occupant License to Cut/Road Development

- MT will apply for a License to Cut.
- Vegetative management will be overseen by MOF and MOE, a schedule of operations is submitted annually to the MOF.
- The license is administered under the Forest and Range Practices Act and the applicable Regulations.
- As a licensee MT will be required to keep records and conduct the required assessments to ensure that all obligations of this license and the requirements of the Forest Planning and Practices Regulation that pertain to the license are achieved.
- All operations will be conducted in accordance with the Occupant License to Cut document.
- Any Spruce, Pine or Douglas Fir trees felled must be either utilized or beetle proofed to the indicated standards if left as waste.
- For all glading operations and snowcat access trail construction: all merchantable timber that cannot be utilized must be tallied as waste and declared on the annual waste assessment. Provide this report to the District Manager, Kootenay Lake Forest District.
- Assessed danger trees may be removed in accordance with worksafe requirements.
- All bladed and excavated trails must be maintained with adequate and effective deactivation to minimize erosion throughout the year.
- Any operations under this license that are proposed within 100m of an avalanche slide path must first be referred to the Ecosystem Specialist with the Ministry of Environment for review and comment. The licensee must abide by any conditions or recommendations resulting from this review.
- Prior to commencing work, the Licensee shall notify any persons, groups or companies that might be impacted by operations under this license.
- Annually the schedule of operations and Development Plan Map will be submitted prior to commencing any cutting to the applicable MOF offices to the Tenures Forester.
- A GeoTech Chris Perdue will review all roads and reports are forwarded to the MOF.

Lodge Access to Tenure:

The Snowcat Tenure will be directly accessed from:

- Via FSR Cody Caves
- The staging area is on Cody Caves FSR

GPS Location: Latitude 49° 45' 52", Longitude 116° 56' 15"
Elevation: 3755 Ft or 1155 Meters

Glading Program:

- Glading refers to the thinning of commercial and non-commercial forest cover to improve the quality of skiing in the trees.
- Optimum spacing between mature trees is 7 meters. Areas are chosen so that the minimal amount of tree removal will yield a maximum amount of skiing.
- Glading activities to be conducted in the Kootenay Forest District.
- Annual schedule of operations to be submitted to the MOF with detailed maps outlining the cutting plan.
- All cutting to be overseen by a Forest Technician and Certified Wildlife Danger Assessor.
- The glading program will be administered under proposed Occupant License to Cut.

1.2.4 Intensive Use Sites

Staging Area / Mobile Cat Shop
GPS Location: Latitude 49° 45' 52", Longitude 116° 56' 15"
Elevation: 3755 Ft or 1155 Meters
Size: 50M x 50M 0.25 Hectares
MT is applying for one intensive use site. Located on Cody Caves FSR
See: Map 2
See: Google Earth Image

1.2.5 Safety

MT has prepared a comprehensive safety plan that meets or exceeds all industry standards. Guides will be certified by CSGA and ACMG and UAIMG. MT will be bringing in an industry expert to run the annual guide training. MT will have an outside third party expert conduct an annual operational audit of MT's safety program. MT's third party liability insurance currently meets standards set forth by government requirements and industry requirements.

Guests Orientation
All guests will have 1hr comprehensive avalanche safety training. Guests will be required to sign a release of liability assumption of risks and indemnity agreement witnessed by a MT staff.
Safety Briefing includes:

- **Snowcat Safety Briefing** - The snowcat driver briefs the guests prior to boarding the snowcat on all safety protocols.
- **Lodge Safety and Orientation** - Guests are briefed on emergency exits and fire extinguishers and general lodge safety.
- **Avalanche and Rescue Briefing** - This is a comprehensive 1hour briefing on Avalanche Rescue, Rescue Techniques and Equipment use. This takes place the first morning of the guests' stay.

Guests will signed out and instructed on the use of the following equipment:

- Airbag Backpack
- Avalanche Beacon
- Safety briefing card
- Shovel
- Probe

Proposed Ski Operations
Guests ski in a group of twelve per two guides for snowcat skiing or in a group of six guests per guide for ski touring. A minimum of two guides will be in the field at all times. One guest per group skis/rides with a guest radio in case the guide cannot respond. All guests will be equipped with a beacon, shovel and probe in a safety backpack.
Guides will conduct the following operations daily:
-AM Guides Meeting
-InfoEx Submission
-Stability Forecast
-2 hour call in to dispatch
-PM Guides Meeting

Public
MT is committed to operating in a safe manner including interaction with the public. Sec. 3.5 outlines the course of action in terms of public safety and commercial ski operations.

Section 2: Overlap with Environmental & Cultural Values

2.1 Fish Values

Fish Values in this area fall within region 4-Kootenay, specifically management unit 4-18.
A fish population is arguably the best barometer for successful riparian management and lake management strategies. A healthy fish population and habitat is a direct indicator of good habitat management and diligent operating strategies. Mismanagement of this resource can end with catastrophic results. This is why MT is planning a very serious approach to fish values.
The following are the creeks that flow through the tenure:

- **Woodbury**
- **Lendrum**
- **Cedar**
- **Krao**

Coffee Creek is located adjacent to the tenure on the south side, flowing into Kootenay Lake, home of the Gerrard Rainbow Trout, the largest trout in the world. The Gerrard Rainbow typically spawn mid April through to the end of May in the Lardeau River. The Kokanee Salmon (land locked) spawn in many tributaries on Kootenay Lake, a number of streams support spawning channels, however none of the streams within the tenure or immediately adjacent have spawning channels.

- Management Unit 4-18
- MT winter operations will value "take nothing but pictures leave nothing but tracks".
- All refueling is done at staging area, which is over 1km from the nearest water source, where MT will take extra precaution to ensure all safety and hazardous environmental measures are met.
- Double wall environment fuel tanks additional fuel containment system housed inside mobile shop.
- Equipped with hazardous spill and clean up kits in each snowcat.
- MT will protect riparian areas during development and will continue to monitor quality streamside habitat for healthy fish populations.
- Operating adjacent to Woodbury Creek.
- Operating above Coffee Creek.
- Pack in pack out.
- 1 outhouse for human waste at staging area, over 1km from nearest water source.

Kokanee Salmon: Landlocked Salmon
There are numerous spawning channels on Kootenay Lake none of which are in the proposed tenure area. The streams in the tenure area do not flow or connect to any of the Kootenay Lake spawning channels. The proposed operating season does not coincide with Kokanee spawning. Kokanee generally spawn from August to early December where mature Kokanee move into the inlet stream of the lake. In streams they select areas with clean gravel, moderate flows, and upwelling groundwater. Kokanee mature between 3-5 years of age and, like other Salmon, die once they have spawned. Kokanee is a yellow listed species, which means the species is not at risk in British Columbia. However, Kokanee are susceptible to industrial, agriculture and urban development due to their dependence on clear flowing streams. Kokanne populations are considered at risk from forestry practices that increase sediment or water temperature. In Kootenay Lake at least three separate races of Kokanee exist in different parts of the lake, each "homing" to different spawning streams.

Gerrard Rainbows: World's Largest Trout

Kootenay Lake, British Columbia, land of the giants. Giant trout that is – colossal rainbows, known as Gerrards that weigh in at 5 times the normal size of Kamloops trout. The secret of their super-size: ideal spawning conditions on a short, gravelly stretch of the Lardeau River, a tributary of the Kootenay Lake, and a rich, gourmet diet of the Kootenay Lake Kokanee salmon.

The Gerrard trout, named for a small community on Trout Lake, at the head of the Lardeau River, is a genetically gargantuan strain of the rainbow trout that averages 6.8 - 9.03 kilograms in weight compared to the 1.3 – 1.8 kilogram average for the standard Kamloops variety of rainbow trout found throughout the interior British Columbia's lakes and rivers. (Rainbows are a landlocked version of sea-going steelhead trout, and share the same species classification.) The Gerrard strain spawns and rears in spring on a single 300 meter stretch of the Lardeau River, producing fish that have been known to reach up to 23.6 kilogram fish caught in British Columbia's Jewel Lake in the 1930's) Gerrards also live longer than other rainbows – up to 8 years, compared to an average lifespan of 5 to 6 years of the Kamloops trout.

Unlike other rainbows, whose diet consists or invertebrates, crustaceans, insects and eggs of the other fish, Gerrard trout feed mainly on Kokanee, Koootenay Lake's landlocked version of the Sockeye salmon. While this privileged diet helps them to grow big and strong, it was threatened during the early 1900's by a dramatic decline in the lake's kokanee population. Recent indications of a resurgence of Kootenay Lake kokanee bode well for the giant Gerrards."

BC Hydro Website

2.2 Wildlife Values

The tenure area falls within the region for Kootenay management unit 4-18

Ungulates

The Kootenay-Boundary Land Use Plan Ungulate Management Guidelines states that the ungulate winter range concerns be addressed by ensuring that access development and use minimizes ungulate displacement and habitat degradation or loss. The majority of the proposed tenure is above 1400 Meters and is in a heavy snow belt, not suitable as winter range. This does not affect any lower winter range habitat.

The ungulate-species hunting season does not fall within the proposed tenure ski season.

Mountain Caribou

The tenure lies within 1-A Southwest Kootenay for Mountain Caribou management. There is no known observation of the mountain caribou within the tenure area.

See: Attached map - Mountain Caribou Land Act Section 16 map reserve

Mountain Goats

The Mountain Goat summer/fall habitat is typically rocky alpine and sub alpine terrain. The tenure area does not represent good habitat due to the lack of classic rocky slopes. The winter and spring habitat is either wind swept exposed rocky slope or denser mature forest and or classic safe rocky outcrops at or below tree line. The proposed tenure area has been heavily logged in the past and does not contain lower elevation rocky areas representing quality habitat.

See: Attached document

Grizzly Bear Initiatives

MT winter operations will be commencing December 15th well after the Grizzly Bears denned for the winter. The area of concern with Grizzly Bears is the emergence from their dens in the spring. MT operating season will be set to end April 15th this concern should be negated. Grizzly Bears emerging prior to the proposed end date are extremely rare.

Telephone discussions with Michael Proctor on Aug 9th, 2011, gave a clear perspective on the grizzly bear habitat in the proposed area of use. Typically springtime emergence is mid to late April when the bears are moving down out of the snow to lower elevations. Proposed usage area does not change or force them out of critical habitat.

Grizzly Bear Overview

Grizzly bears were once the most widespread bear species in the world. They were found in Europe, Asia, North Africa and throughout the western half of North America from the Arctic to central Mexico. Today's Grizzly Bears are confined to sparsely inhabited regions of central Europe, Russia and North America.

In North America, Grizzly Bears are now found mainly in British Columbia, the Yukon, Northwest Territories, Alberta, Alaska and in a few areas within the lower 48 states of the United States. A 1990 assessment of Grizzly Bears in Canada suggests that Canada is home to one half of North America's Grizzly Bears. British Columbia is estimated to have between 10,000 and 13,000 Grizzly Bears, or nearly half of the remaining Canadian population. The Ministry of Environment, Lands and Parks have published a background report Conservation of Grizzly Bears in British Columbia. The report demonstrates that British Columbia is one of the last remaining places on the planet where Grizzly Bears can still be found in relative abundance. However, Grizzly Bears are being adversely affected by rapidly raising population, urban development, land use and other human activities. The report suggests that unless steps are taken now to conserve Grizzly Bear populations in British Columbia, this animal could disappear from the landscape forever.

The government of British Columbia has developed this Grizzly Bear Conservation Strategy. The mandate of the strategy is to ensure the continued existence of Grizzly Bears and their habitats for future generations. The Grizzly Bear Conservation Strategy has four goals:

- To maintain in perpetuity the diversity and abundance of Grizzly Bears and the ecosystems on which they depend throughout British Columbia.
- To improve the management of Grizzly Bears and their interactions with humans.
- To increase public knowledge and involvement in Grizzly Bear management.
- To increase international cooperation in management and research of Grizzly Bears.
- And proud to support all these goals.

See attachment by Michael Proctor: The south Selkirk Grizzly Bear habitat assessment and security enhancement project

See attachment for Red and Blue listed Animal Species for the Kootenay Lake and Arrow Forest Districts

2.3 Water Values

The majority of activities will leave only tracks in the snow and have no adverse affects on the water values. The main area of concern is with regards to excavated roads. All excavated roads will be compliant with all MOF and MOE guidelines and signed off by a geotech specialist.

All other tenure development will follow strict adherence to the forest practices code in compliance with terms set forth by the license to cut document. Proper management of all tenure improvements in regards to water quality is critical. Drainage management and deactivation of road systems plays an important role in the overall water quality being maintained. MT will conduct annual inspections of all roads that have been constructed in the tenure area, both new and old.

The following are the creeks that flow through the tenure:

- **Woodbury**
- **Lendrum**
- **Cedar**
- **Krao**
- **Coffee (adjacent to the tenure area to the south)**

2.4 First Nations

First Nations Overview

Traditionally, Okanagan's and Cunaxa occupied an area which extended over approximately 69 000 square kilometers. The northern area of this territory was close to the area of Mica Creek, just north of modern day Revelstoke, BC, and the eastern boundary was between Kaslo and Kootenay Lakes. The southern boundary extended to the vicinity of Wilbur, Washington and the western border extended into the Nicola Valley. Today, the Okanagan Nation in Canada is made up of seven bands: the Okanagan Indian Band, Upper Nicola Indian Band, Westbank First Nation, Penticton Indian Band, Lower Similkameen Indian Band, Upper Similkameen Indian Band and Osoyoos Indian Band, and the bands in modern day Washington State are administered by the tribal government of the Confederated Tribes of the Colville Reservation. As well the area has traditionally been part of the Ktunaxa nation. See Pages: 17 and 20

As part of this application document MT has been in contact with the First Nations communities in the tenure area asking for current land claim issues. As of the time of submission no issues have been brought to MT's attention by the contacted First Nations.
MT recognizes that throughout BC there are unresolved land claim issues. MT will remain in contact to stay up to date with any concerns and or issues brought to MT's attention. MT realizes that the tenure area may be subject to overlapping land claims from various First Nations Councils and Indian Bands.

Objectives set by government for cultural heritage resources (FPPR Section 10)
The objective set by government for cultural heritage resources is to conserve, or, if necessary, protect cultural heritage resources that are:
(a) The focus of a traditional use by an aboriginal people that is of continuing importance to that people, and
(b) Not regulated under the Heritage Conservation Act.

The following is a list of the First Nation Bands with interest in the tenure area:
Summary of First Nations' Contact
Confirmed the list with LWBC personnel:
Government Contact:
Barry Comin
Natural Resource Officer, Front Counter BC
Kootenay - Boundary Region
Ministry of Forests, Lands and Natural Resource Operations
1902 Theatre Road
Cranbrook BC, V1C 7G1
Phone: 250-420-2181
Fax: 250-426-1767
Barry.Comin@gov.bc.ca

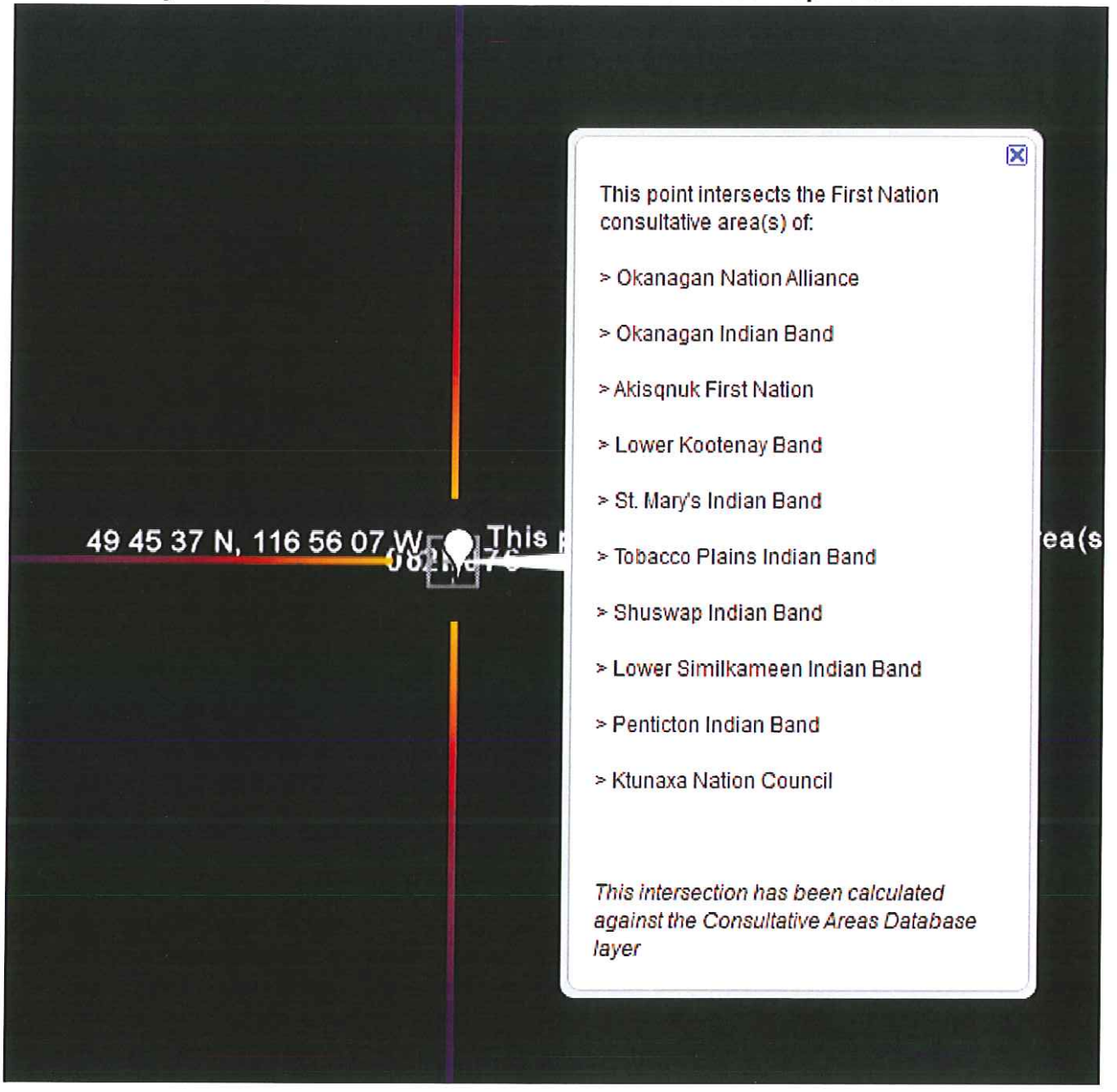
First Nation Tribal Councils and Bands -

- Ktunaxa/Kinbasket Tribal Council
- Lower Kootenay Indian Band
- Okanagan Nation Alliance
- Okanagan Indian Band
- Westbank First Nation
- Spallumcheen Indian Band – (Member of the Shuswap Nation Tribal Council)
- Osoyoos Indian Band
- Lower Similkameen Indian Band
- Upper Similkameen Indian Band
- Penticton Indian Band

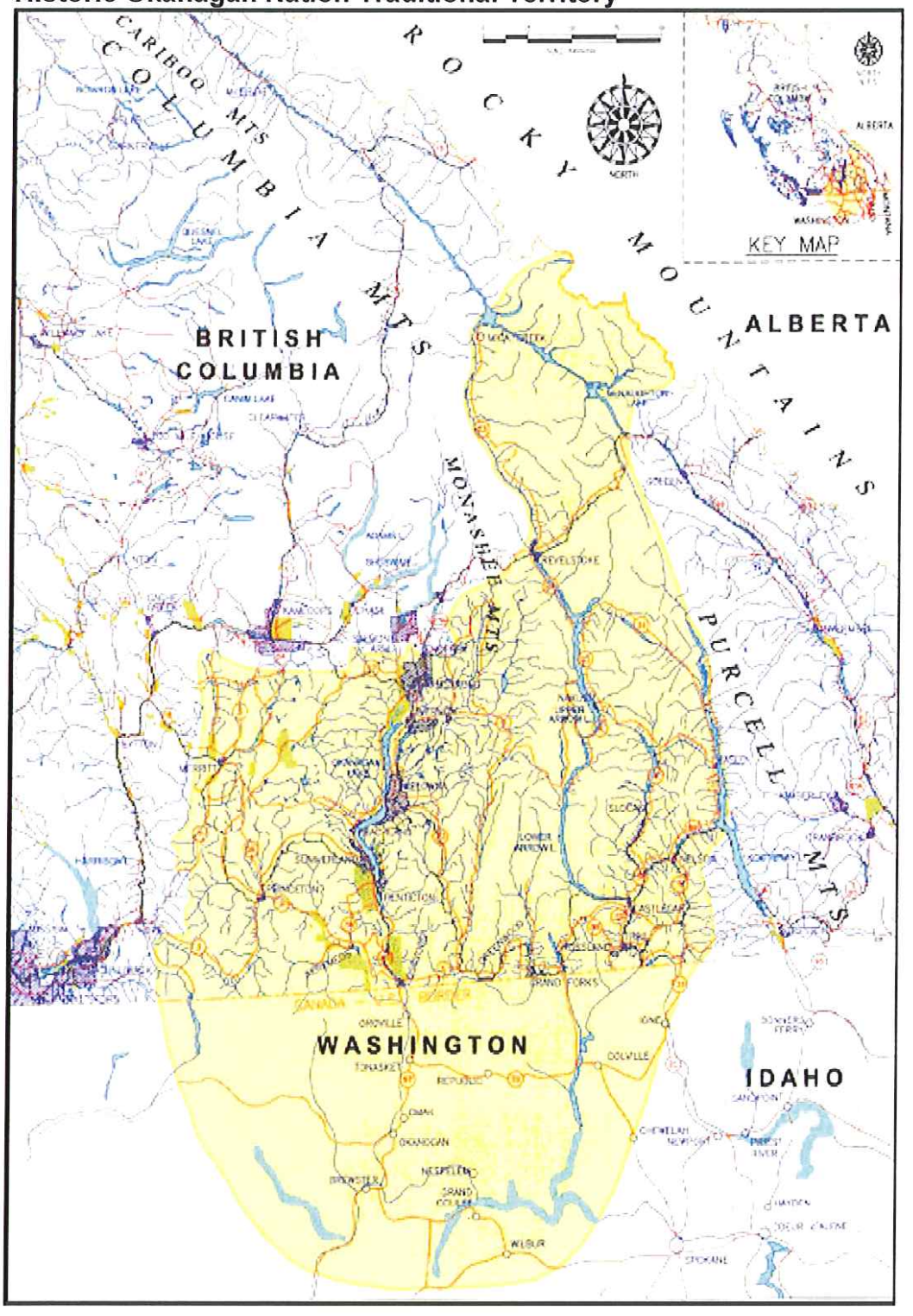
Table of First Nation Communication/Dialogue

First Nations Representative	First Email Sent with Map	Follow-up Phone Call – Received Email? 1 week later	Follow-up Email / Phone Call 2 weeks later
Ktunaxa Nation Council Garry Slonowski, Communications Manager Emgslonoski@ktunaxa.org Phone: 250 420-2733	Oct. 6	Oct. 13 – Forwarded to Lands Director, Ray Warden. Left message, (250) 417-4022	Oct. 20 – Left message with Ray Warden. Oct. 26 – Spoke with Ray, he said he hasn't seen it and it won't come to him until it's from the Government.
Lower Kootenay Indian Band Phone: (250) 428-4428 Fax: (250) 428-7686 Cell: (250) 428-6394 (Curtis Wullum)	Faxed Oct. 6	Oct. 13 – Spoke with reception, couldn't find fax. Re-faxed.	Oct. 20 – Spoke with reception. Call back again Monday – talk to Curtis Wullum. Oct. 24 – left message with reception Oct. 25 – Given Curtis's cell – left message Oct. 25 – Message back from Curtis that he forwarded it to Dora Gunn at Ktunaxa Nation Council in Cranbrook, Ph (250) 417-4022. Phoned Dora, left a message.
Okanagan Indian Band Colleen Marchand Email: colleen.marchand@okanagan.org Phone: 250 542 3444	Oct. 6	Oct. 13 – Spoke with Colleen. Will get back to us soon.	Oct. 20 – Left message with reception. Gave office #.
Shuswap Band Administration Office Josh Marten Email : nativeomen@gmail.com Phone: (250) 342-6361	Oct. 6	Oct. 13 – Left message.	Oct. 20 – Spoke with reception – Josh Marten no longer there. Spoke with Dean Martin – emailed to dean@kinbasket.net, ph (250) 341-3678
Osoyoos Band Steve Bryson Email: lands_tax@oib.ca Phone: (250) 498-3444	Oct. 6	Oct. 13 – Left message.	Oct. 20 – Spoke with Steve. He will review with colleague. Call back Oct. 26 Oct. 26 – Spoke with Steve. Still reviewing with colleague.
Lower Similkameen Indian Band Chief Rob Edwards Email: landmember@lsib.net Tel: (250) 499-5528	Oct. 6	Oct. 13 – Left message	Oct. 20 – Spoke with reception. Call Joanne on Tuesday. Oct. 25 – Spoke with Joanne Dennis – she asked me to mail it. Mailed.
Penticton Band Travis Kruger Email: thru the website www.pib.ca Phone: 250 493 0048 ext 112	Faxed Oct. 6	Oct. 13 – Left message	Oct. 20 – Spoke with Travis. Never got the fax. Emailed to him at tkruger@pib.ca

List of First Nation Contacts overlapping the Tenure
As Per: Barry Comin, Natural Resource Officer's E-mail - See Map Below



Historic Okanagan Nation Traditional Territory



Sts-oomsts yeeh
S-Ooknahkchinx
OKANAGAN NATION DECLARATION

Yeeh koo S-Ooknahkchinx kgoolhentem yurpnah shehelhchartt kthlktdekmintet kgel yayart yeeh sentsoo-weeptet. Ootht yalah yurpnah koo tsoot.

We, the Okanagan Nation make this declaration today as a sign for every generation to come. Therefore, we hereby declare that:

Mnecmthltet yeeh koo xahtmaskehilwk, koo temskchiwhewh yatlah te temwhoolahwh, yeeh toomhtemhtet.

We are the unconquered aboriginal peoples of this land, our mother;

Telh kgoolhentsooten swhitzetzxtet yeeh toomhtemhtet, ksnpee-eelshmenhtemh, kstxetdenhtimh ootht kskgethlkchiwhenhtemh.

The creator has given us our mother, to enjoy, to manage and to protect;

Telhs meeas qchesapihs, yeeh koo xahtmaskehilwh koos quelcewtx eel toomhtemhtet.

We, the first inhabitants, have lived with our mother from time immemorial;

Yeeh koo S-Ooknahkchinx yeeh tzohchentsootentet koo xechxeelstim koo kgel yayart phchwikstmentem an hchastan yeeh telh toomhtemhtet.

Our Okanagan Governments have allowed us to share equally in the resources of our mother;

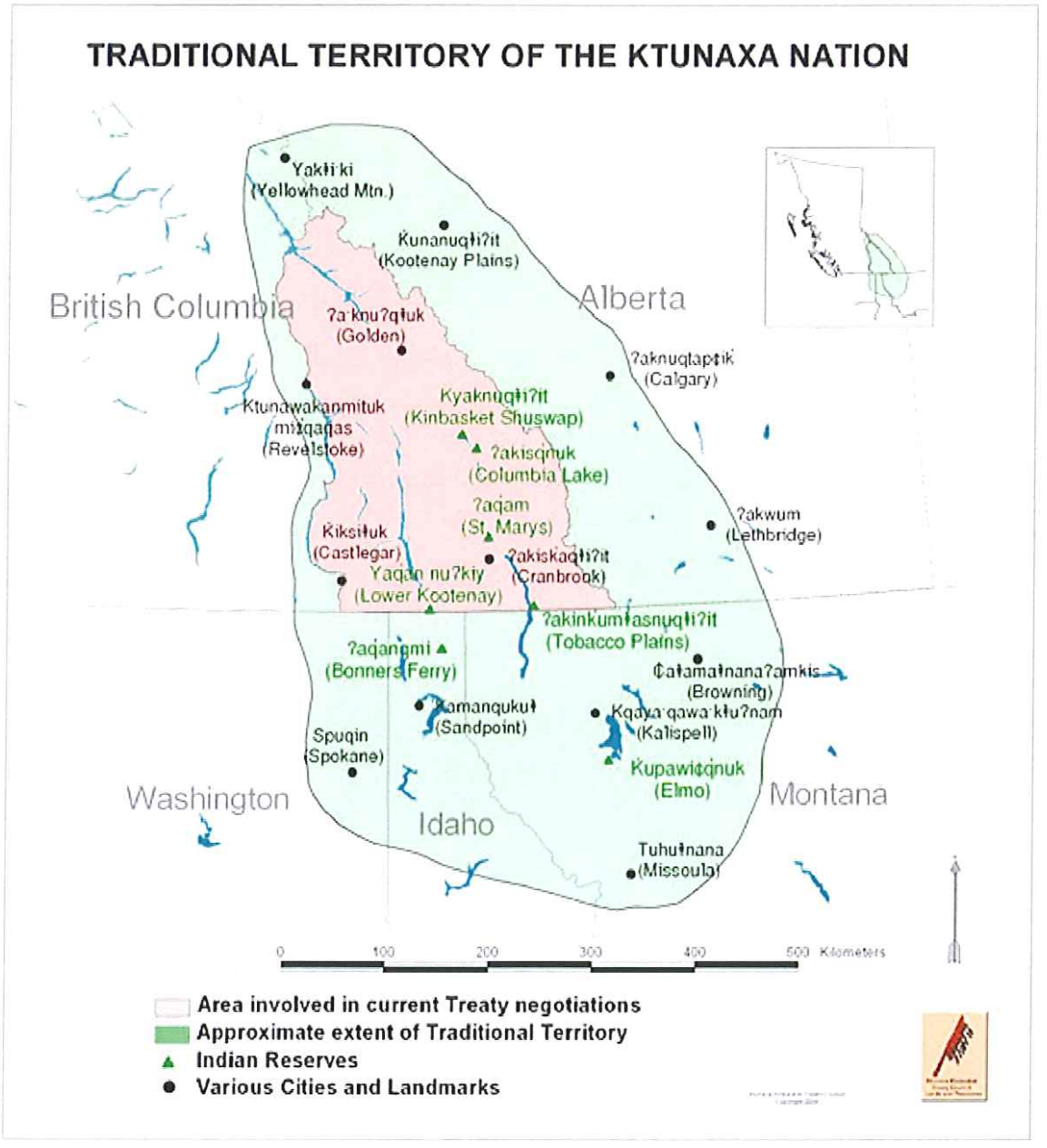
Loot penhkinh tde xechxechxeexmentem yeeh stethltethltet yeeh kgel toomhtemhtet, yeeh telh toomhtemh an hchastantet, yeeh txtdeeplahtentet ootht yeeh noonenwheenahtentet.

We have never given up our rights to our mother, our mother's resources, our governments and our religion;

Loot penhkinh koo tdeks ntzespoolawhahx. Peentk kstxtdiplahntemh yeeh telh toomhtemh an hchastantet koo kgel yayart, telh yurpnah ootht tdeswhoos.

We will survive and continue to govern our mother and her resources for the good of all for all time.




TRADITIONAL TERRITORY OF THE KTUNAXA NATION
Yakłi'ki
(Yellowhead Mtn.)
Ḳunanuqłi?it
(Kootenay Plains)
British Columbia
Alberta
?a·knu?qłuk
(Golden)
?aknuqtaptik
(Calgary)
Ktunaxakanmituk
mi·qaqas
(Revelstoke)
Kyaknuqłi?it
(Kinbasket Shuswap)
?akisqnuk
(Columbia Lake)
?aqam
(St. Marys)
?akwum
(Lethbridge)
Ḳiksiłuk
(Castlegar)
?akiskaqłi?it
(Cranbrook)
Yaqan nu?kiy
(Lower Kootenay)
?akinkumłasnuqłi?it
(Tobacco Plains)
?aqanqmi
(Bonners Ferry)
¢ałamałnana?amkis
(Browning)
Kqaya·qawa·kłu?nam
(Kalispell)
Spuqin
(Spokane)
Kupawi¢qnuk
(Elmo)
Washington
Idaho
Montana
Tuhułnana
(Missoula)
0 100 200 300 400 500 Kilometers
Area involved in current Treaty negotiations
Approximate extent of Traditional Territory
Indian Reserves
Various Cities and Landmarks

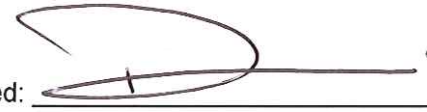
Section 3: Overlap With Existing Use

3.1 Mineral Tenure

MT recognizes that this area is extensively covered by local mineral claims. MT has had no conflict to date with any of the operations. The proposed tenure area will not affect any mineral claims. MT will look forward to a cooperative program with any Mineral Claims sharing both road use and maintenance.

See Map in link provided:
https://webmaps.gov.bc.ca/imf5/imf.jsp?site=mem_mto_min-view-title

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

Signed: 

3.2 Timber Tenure & Forest Use

MT has minor plans to harvest merchantable timber of negotiable volume and it will strictly be a cut to waste program. All cutting will be in compliance with the license to cut document and adhere to all specifications set out in the document. MT will submit an annual schedule of operations prior to commencing any harvesting or logging, detailing current years activities and cutting plans. The logging plan will clearly outline areas of operation on an exhibit A map scale 1:20,000.

Contacted September 7th 2011 via telephone call
Curt J. Nixon
RPF Tenures Forester
Arrow, Boundary, Kootenay Lakes TSA's
Selkirk Forest District
Main Office: 250-825-1107
Fax: 250-825-9657
Curt.Nixon@gov.bc.ca

List below are the users the MT tenure interact with:

Meadow Creek Cedar LTD
Cooper Creek Road, Cooper Creek
Mailing Address: PO Box 970
Kaslo, BC V0G 1M0
Rowland McCulloch
Main Office: 250-366-4434
Fax: 250-366-4241
sales@meadowcreekcedar.com

Porcupine Wood Products LTD
8564 Highway 6
Salmo, BC
Mailing Address: Box 850
Salmo, BC V0G 1Z0
Main office: 250-357-9479
Fax: 250-357-9412

Ministry Of Forests
SBFEP(Arrow Forest District)
845 Columbia Avenue
Castlegar, B.C.
Telephone: (205) 365-8600
The Small Business Forestry Enterprise Program Arrow Forest District, Total Hectares 1694

3.3 Land Use Planning, Local or Regional Zoning Requirements

The main lodge facility is located on DL 10477 in Ainsworth B.C
All the facilities have been inspected and are in compliance with the regional zoning requirements.
See attached photos

3.4 Commercial Recreation Tenure & Guide Outfitter Territories

There are no overlapping commercial or recreational tenures or guide outfitters territories in this area. This will allow MT to grow and attract investment. Future jobs and investment will only advance with a secure tenure both in length and security. With a secure long-term tenure and without threat of an overlapping competing or conflicting use tenure MT will continue to attract investment and create new jobs.

3.5 Public Use

Safety

Nothing is more important to a backcountry operation than the safety of its staff, guests and general public. The BC backcountry image has been tarnished by recent events such as avalanches, the death of lost skiers/snowmobilers and backcountry accidents. All of these incidents have made safety a key area of concern and media attention. MT will take a proactive approach on a number of initiatives to address these concerns.

The points below outline various actions MT will taken and will take to mitigate and potential safety concerns which the public has made MT aware of:

- Education – MT contends on hiring an industry consulting expert to oversee and help set up the snow safety program. MT will offer free avalanche training annually to the local users
- Staff - MT will have highly qualified staff trained in mountain rescue. The staff will study the area extensively and understand the dangers and concerns in the tenure area. This will make the tenure position of the Kokanee Range a safe place for the staff, guests and the general public
- Signage – MT will put into place an extensive signage program to educate about the ski operation, activities and any potential safety concerns. This will help educate any non-local user.
- Snowcat Road System – signage will be in place where road system is shared with snowmobile users. Limited access to any narrow and steep snowcat roads constructed will be signed "Danger Snowcat Road Only" form Dec 15th – March 31st.
- MT will assist SAR and the general public with any rescue in the local area.

Snowmobile Use

This is potentially the biggest area of concern with a snowcat skiing operation. MT will work diligently with the snowmobiling community to alleviate any potential areas of concern. First and foremost MT will devise a management plan that ensures continued existing public access wile implementing a comprehensive signage program to inform all users of the use of designated snow roads constructed by MT for the purpose of snowcat skiing. There is absolutely zero intent with this application to limit existing use. Currently the main access to the tenure is via Cody Caves/Lendrum Creek FSR and is plowed by private landowners, MT has no intent to alter or plow past the private property. There are no public cabins within the proposed tenured area though there are some private cabins; MT has no intention to disrupt the access to these private cabins. Arguably the best months for snowmobiling is April and once operations have concluded the new access to the alpine will greatly enhance the snowmobiling opportunity that was not there prior to the new MT Tenure.

- Signage – MT will put into place an extensive signage program to educate about the ski operation, activities and any potential safety concerns. This will help educate any non-local user.
- Meetings – Annually MT will liaison with the Nelson Snogoers to ensure there will be no restrictions on current use areas or snowmobile access areas.
- The Ministry of Natural Resource Operations, Recreations sites and Trails B.C

Ski Touring/Mountaineering Use
The area receives light use from backcountry skiers with no club cabins within the proposed tenure area. There is no conflict currently with any backcountry access. The area receives some light use as an access corridor to Kokanee Glacier Provincial Park. None of the activities will be restrictive to the Ski touring and Mountaineering community.

Summer Use
MT is currently a fitness and health retreat in the summer months, and has been operating as such since 1991. This is the main MT season and looking to incorporate into the winter season.

Community involvement
What make's the Kootenays such a desirable area is the natural surroundings and the abundant number of recreational activities offered. MT does thrive in this environment and make sure all actions are taken into consideration in order to see this community grow. MT supports the Kaslo Trail Society involved with community hiking and biking.

Summary

Upon acquiring a 30 year License Of Occupation for the purpose of snowcat skiing and snowcat assisted ski touring MT will be able to offer year round employment opportunities. MT is a local employer with their employees raising families in the community who welcome the prospect of full time work. To date MT has invested over $4 million and looking to expand and strengthen their position in the community by operating on a year round bases thus expanding local tourism, increasing investment, welcoming new partnership opportunities and creating jobs. Upon successful acceptance of this application MT is prepared to invest $1 million over and above the invested $4 million.

MT is looking to establish a unique women specific winter product combining all the great aspects of the existing spa and fitness facilities with snowcat skiing and snowcat assisted ski touring. In an ongoing effort to continually evolve to meet the needs of the global market place MT will be the first to offer a snowcat program focusing on health, fitness, yoga, nutrition and the environment for a holistic approach to backcountry skiing. The addition of winter activities will continue to expand MT's expertise in health and fitness in a winter environment.

MT's successful application for winter activities will increase tourism and expand on the Powder Highway. Marketing efforts will focus on the outstanding reputations of MT, Ainsworth Hot Springs and the Kootenay Lake area in general.

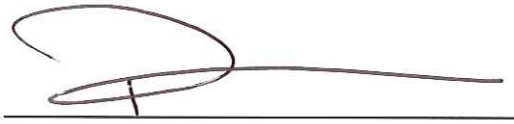
In 1991 MT started as an adventure travel business, a cat skiing and cat assisted ski touring spa retreat would mark a return to the original mandate, providing a premium destination for adventure travel.

Thank you for taking the time to review this proposal.

Safety Plan

- See attached form

☑ I certify that I have prepared Hazards and Safety Plan, which meets or exceeds Workers Compensation Board and approved industry standards and that my operation will meet the requirements of this plan.



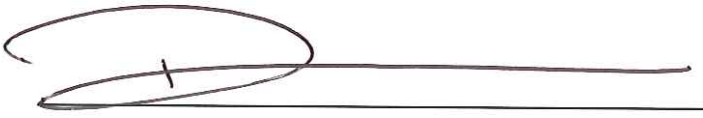
_____ Signed

Oct 15 2012 Date

Waiver

- See attached waiver

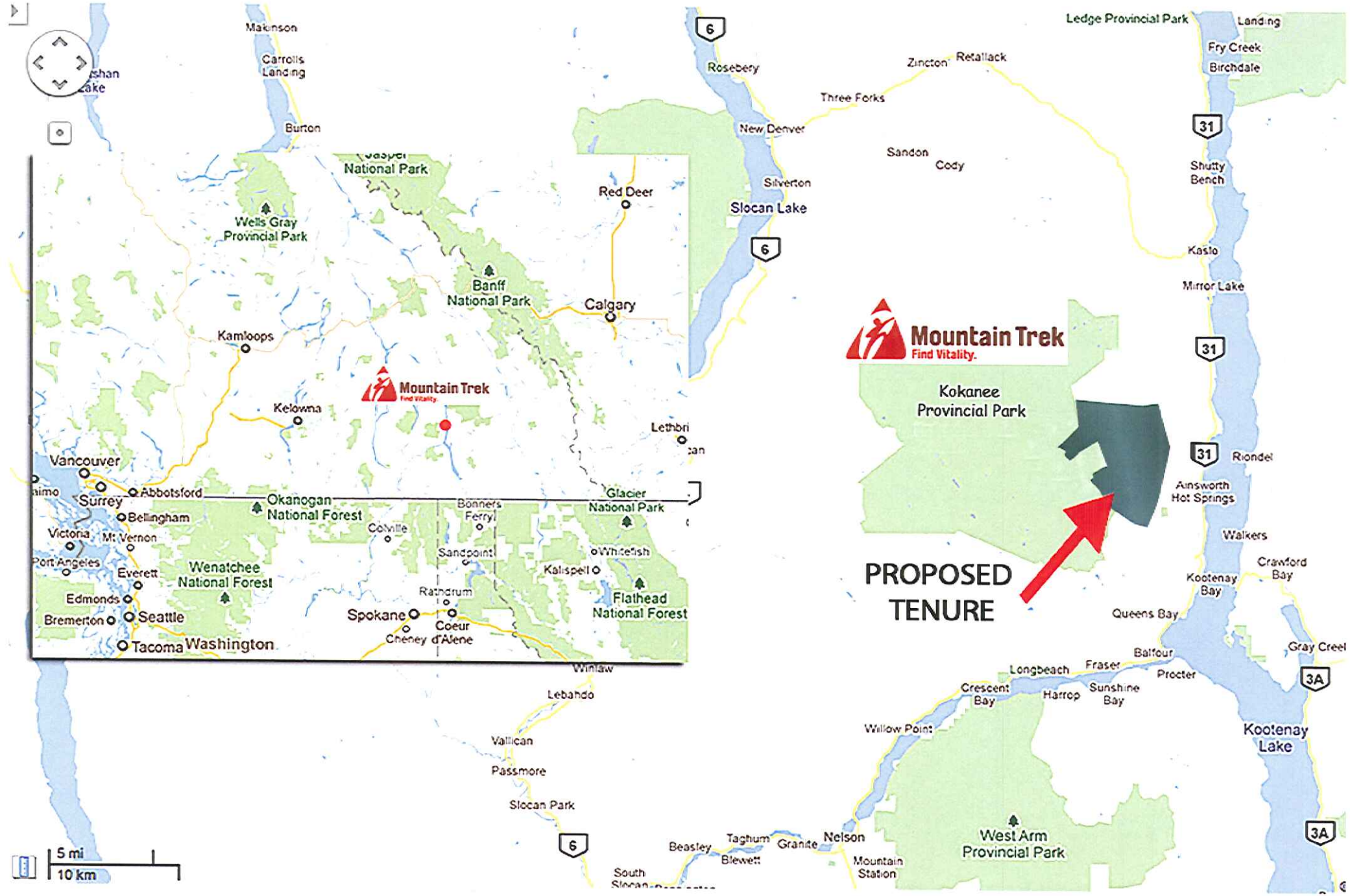
☑ I certify that I have prepared Hazards and Safety Plan, which meets or exceeds Workers Compensation Board and approved industry standards and that my operation will meet the requirements of this plan.



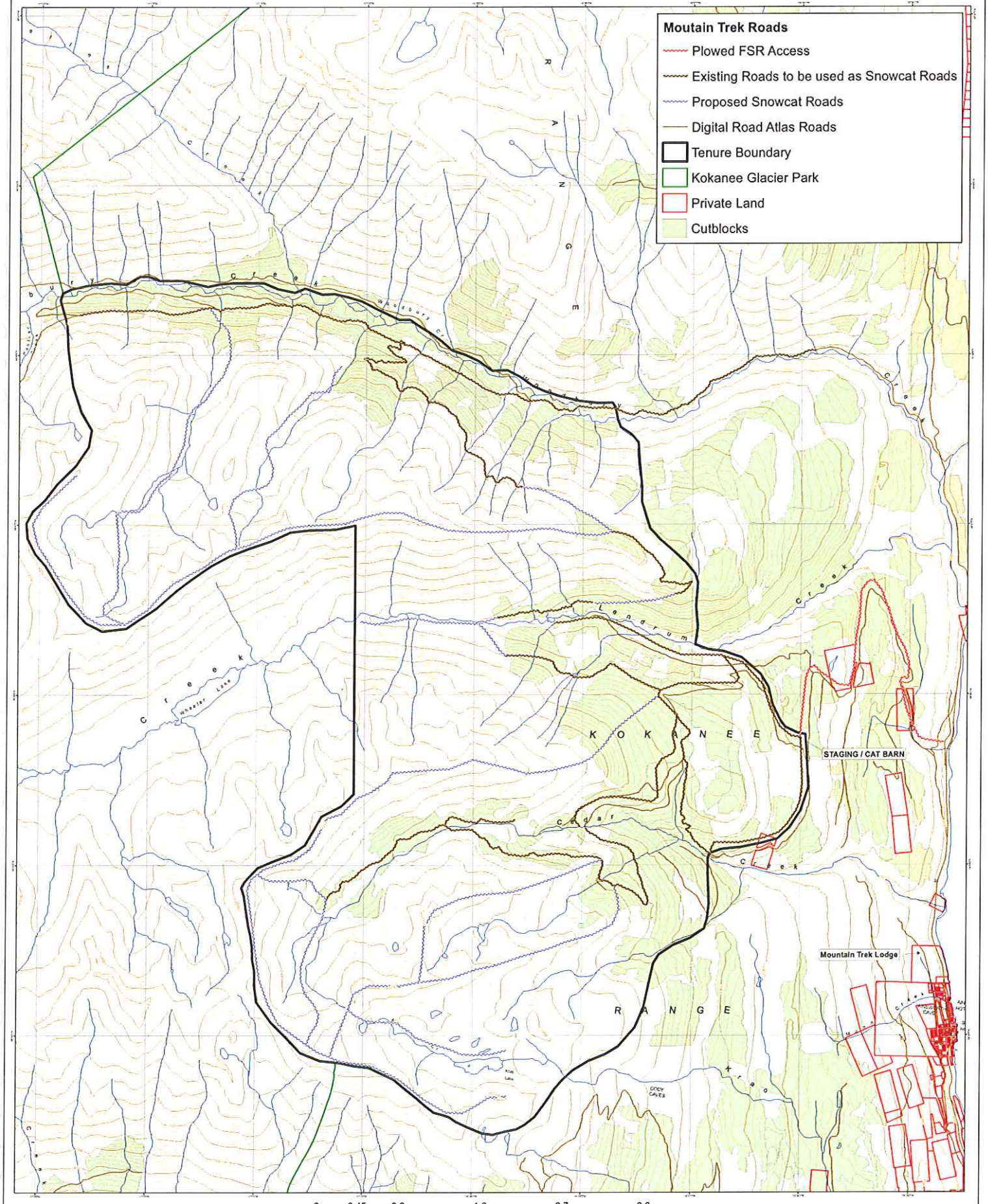
_____ Signed

Oct 15, 2012 Date

Map One General Location



Mountain Trek Cat Skiing Proposal



Selkirk College


Central Kootenay Regional District
6
Untitled Placemark
Untitled Placemark
Untitled Placemark
Untitled Placemark
Untitled Placemark
Untitled Placemark
Staging
Mtn Trek Lodge
Nelson
© 2012 Cnes/Spot Image
© 2012 Google
12.39 mi
Kootenay Lake
49°50'10.27" N 116°54'15.55" W elev 2285 ft
Google earth
Eye alt 53.90 mi


staging
Mt Trek
Ainsworth Hot Springs
5.88 km
49°47'13.65" N 116°57'33.09" W
© 2012 Cnes/Spot Image
Image © 2012 GeoEye
Rionde © 2012 Google
Image © 2012 Province of British Columbia
elev 1280 m
Google
Eye alt 20.92 km


Staging Intensive Use Site
© 2012 Google
Image © 2012 GeoEye
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
87 m
49°45'54.00" N 116°56'15.78" W
elev 1144 m
Eye alt 1.43 km
Google