



T & B Tours

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PRESENTS
XTREME WILDERNESS
ADVENTURES
APPLICATION FOR COMMERCIAL RECREATION
LAND-USE PERMIT

BUSINESS PLAN

PROPOSED ACTIVITIES:

NON-MOTORIZED

- HIKING
- SNOWSHOEING
- ICE FISHING
- SIGHT SEEING
- WILDLIFE VIEWING (*Incidental*)

MOTORIZED-TRANSPORTATION TO STAGING AREAS

- SNOWMOBILING
- *QUADING*

General Overview:

This document defines T & B Tours, also known as Xtreme Wilderness Adventures, an all season wilderness adventure tour company. It describes the current use of the area, overlap with other common recreation areas, identifies areas of possible expansion, and discusses conflicts with other primary resource users.

XWA will provide all inclusive remote wilderness tours both summer and winter. Summer tours will include quading, bike riding, hiking, wildlife viewing, (we do not actively pursue or seek out wildlife, this is strictly on a per chance bases) and sightseeing. Winter tours will include snowmobiling, snowshoeing, and sight seeing. Our goal is to emphasize the wholeness and vigor of the natural environment while keeping accommodations basic to maintain the integrity and authenticity. We utilize existing forest service roads and old logging roads that are no longer maintained as well as trap line trails that have been in the area since the early 30s. George New was one of the first pioneers in this area and remnants of his old cabins still remain to this day. These roads and trails follow along the river valleys and streams with spectacular viewing areas of the Rocky Mountains. Our family has been in this area for the last 35 years guiding, hunting, trapping, camping etc. It is hoped to become a family legacy to be passed on in years to come. We have spent the last two years riding along with Ken Pickering (cousin) on his trap line getting to know the trail system, different wildlife habitats and corridors and finding different ways into the back country. We know that very few people get the chance to witness the wilderness firsthand and we would like to offer this to them.

Our Master Guide (Ken Pickering) was once joint owner to the guide area and has held a hunting guide/outfitter's license for several years. He also plans to re-register for his fishing guide's license in the very near future. At that time we will be able to offer guided fishing trips. He has been in this area for the last 30 years, and is actively trapping the area at this time. He is a member of the LRMP (Land Resource Management Plan) in this area so we are kept up to date on land management issues and regulations. He is also a member of PAG (Public Advisory Group), an organization consisting of Logging Tenure Holders, Trappers, Guide/Outfitters, etc. that deal with the road accessibility to these remote areas, so we can find out about any de-activations, closures, etc.

We are located approximately 100 kms. Northeast of Prince George. Our area covers the Anzac and Table River Watersheds utilizing existing Forest Service Roads and trap line trails on Crown Land to access the remote wilderness. This area provides a number of different habitat types in a very confined space. Moose, grizzly, wolf, elk, wolverine, lynx, and black bear as well as lots of small critters are all-prevalent in this area and can easily be caught on film. As well, Dolly Varden (Bull Trout), Arctic Char, Arctic Greyling, and Rainbow Trout are abundant in the numerous lakes, rivers and streams in the region.

XWA's motto is, "You provide the enthusiasm, we provide the excitement!" We offer high quality, low-key service based around the abundance of wildlife in a remote, yet accessible wilderness.

The predicted impact of the Pine Beetle Epidemic in the Prince George District is a loss of 15.8% in timber supply causing the loss of 2700 jobs over the next 10 years. If we can re-utilize that same forest for commercial recreation, we can supply new jobs and bring more tourism into the area, thereby improving the economy. Within the Land Resource Management Plan (1995), the Anzac River Watershed was designated as a special resource management zone for wildlife and tourism. We feel, that a low-keyed approach using existing roads and trails would have a low impact on wildlife and would improve the local economy offering once in a lifetime viewing and photographing to people from all over the world.

Location: See Reference Maps A-1/M-1/M-2

- Borders Rocky Mountain Trench from Parsnip River at km. 870 (122° 29' 27" W/54° 46' 0" N)

-up Anzac River Valley to Alexis Peak (122° 09' 0" W/55° 05' 46" N)

-follow South Anzac River on North Side of Sentinel Peak to Table East Tunnel on CN Railroad (121°44'W/54°49'N)

-Southwest following Table Road to Parsnip River (122°16'W/54°39'N)

Facilities:

7 ated in Bear Lake at 590 Polar Street. 3-bedroom house with complete facilities for clients and caretaker. This is on private property, it is not in the area of application.

Activities Offered:

Winter: Snowmobiling, snowshoeing, ice fishing, sight seeing, wildlife viewing. All-inclusive tours consisting of accommodations, meals, transportation and sight seeing from various different locations. People will have the opportunity to see some of the last remaining true wilderness in BC.

Summer: Quading, hiking, bike riding, sight seeing, wildlife viewing. We don't pursue wildlife our do we partake in the chasing of animals, all wildlife viewing will be incidental, be it winter or summer, all viewing will be done following the B.C. wildlife viewing regulations. All-inclusive tours consisting of: accommodations, meals, transportation, and sightseeing.

Premium Package: 5 nights/4 days

A typical 5- day tour would be as follows:

Day 1- Arrive in Bear Lake-get settled in

- discuss interests & make plans for tour
- load up for next day

Day 2- Sled or Quad to Anzac River area

- explore trails through ancient growth forests
- have lunch along the way

Day 3- Head to Patches Mountain

- go sight seeing through local trails having lunch along the way
- snowshoe/hike along the beautiful mountainside while viewing the Rocky Mountains across

the Anzac River Valley

Day 4- Head for the Table River area

- go sight seeing through local trails having lunch along the way
- snowshoe/hike along the river for a chance at seeing wildlife in their natural habitat

Day 5- Ice-fishing at Destilida Lake

- go sight seeing through local trails having lunch along the way
- compare photos, etc. and make plans for a return trip.

Weekender Package: 3 nights/2 days

Day 1: -Breakfast in Bear Lake-6:30- 8:00AM

- head out for the Anzac River about 120 kms
- have lunch along the way there
- do some sight seeing and exploring the area, taking pictures as we go
- make our way back to Bear Lake for dinner, story telling, and planning the next day.

Day 2: Breakfast at Bear Lake- 6:30- 8:00AM

- head up to the Table River, about 120 kms. for wildlife viewing
- have lunch along the river

or -head up the Patches Mountain Trail for some breath-taking views. This is also a long ride, having lunch on the trail.

-head back to Bear Lake for dinner and your last night of relaxation before departure the following morning after a hardy breakfast.

TABLE 1.1 EXTENSIVE AREAS OF USE

Map Ref.	Activity	Specific Ref. on Map	Freq. of Use	Period of Use	Existing /Proposed Use	Current Year 30%	Next Year 60%	Year 3 100%	Full Capacity 2009/10
A	Hiking, sightseeing	Shaded Green	Twice weekly	May/Oct Dec/Mar	Proposed 2007/8	144	288	480	480
A	Snow-mobiling	Shaded Yellow	Once weekly	Dec/Mar	Proposed 2007/8	29	57	96	96
A	Quading	Green/Red Lines	Twice weekly	Apr/Nov	Existing/Future Trails	67	134	224	224
B	Snow-mobiling	Brown Lines	Twice weekly	Dec/Mar	Existing Roads/Trails	57	115	192	192
B	Quading	Brown Lines	Twice weekly	Apr/Nov	Existing Road	67	134	224	224
C	Snow-mobiling	Shaded Yellow	Twice weekly	Dec/Apr	2006	58	117	196	196
C	Quading	Brown/Green Lines	Twice weekly	Apr/Oct	Existing Roads/Trails	62	125	208	208
C	Snow-mobiling	Brown/Green Lines	3 Times / Week	Dec/Mar	Existing Roads/Trails	86	173	288	288

*These figures were derived using 6 Snowmobiles-Winter & 4 Quads-Summer
SEE MAP M-3 FOR DETAILS

Improvements:

Trails: Occasional maintenance is required to keep existing trails clear of blow-downs and willow re-growth, utilizing this as firewood for out camps. Approximately 30 kms. of new trail will be put in along the South Anzac (see maps M-2 & M-3) between the Anzac watershed and the Table watershed, thus completing the circle. We do not deviate from trails nor do we try too. Once a trail is chosen, it is constructed by way of the least constricted route, in this manner it has less of a impact on the terrain. Letting us utilize it both for ATV and Snowmobile. In turn, we find that, by working with other tenure holders, that we can maintain a trail management plan that will have little impact on the area, and keep this to a singular trail system rather than each tenure having a separate trail. Giving the other tenure holders better access to their area also. Working with them last year we were able to implement about 10 km of new trail, under their tenure's.

Access:

Road: Hwy 97 North and Anzac Forest Service Roads
 Trails: Use existing trap line trails

Location/Arrivals/Departures for Clients:

Driving: We are located 77 kms. NE of Prince George, BC on Hwy. 97 at Bear Lake. Our address is 590 Polar Street. Turn right at Petro-Can station, take 1st left, last place on right. Try to arrive for early evening before 6 PM and no earlier than 3 PM.

Flying: Will be picked up at the airport and shuttled back to Bear Lake. Try to make arrivals and departures for midday. Once everyone is in Bear Lake, we will have a sled/quad safety orientation, followed by dinner and plan Day 1 using maps and casual conversation about the area.

Staff:

Our staff will consist of 5 people to start:

- 1-Master Guide (30 years in area)
- 1-Secondary Guide- First Aid Attendant (Certified)
- 1-Cook
- 1-Bookkeeper/camp attendant/prep cook
- 1-Handyman

More staff will be added as demand grows.

Equipment:

- 8 (All Skidoo) Snowmobiles- 2 – Guides- 800 Rev & 600 Summit
- 6 Snowmobiles – Clients-2-583/2-GTX550 Touring (2- seaters)/2 MXZ550
- 4- 4 X 4 Quads

Overlap: Environmental & Cultural

Fish Values- As most of the fish species found in these rivers are 'catch and release', this should not be a factor. Rainbow Trout, whitefish, and Ling Cod are abundant in the small lakes. BC Regulations will apply to all fishing.

Wildlife Values-The roads and trails that we will be using have been in existence for many years with little or no impact on the wildlife. Working closely with the local trappers, impacts on this valuable resource are minimal. All wildlife viewing will be done according to the Interim Wildlife Guidelines for Commercial Backcountry Recreation in British Columbia. We do not, actively pursue wildlife, these encounters are strictly incidental.

Water Values- Waterways will not be affected by our operation as we use existing bridges and crossings.

First Nations- To the best of my knowledge, there should be no conflict with First Nations.

Overlap: Existing Use

Mineral-At this time, there are no mining projects proposed for or close to the proposed area.

Timber- Pine Beetle Harvest in fall of 2007 in Bill's Creek area along Tacheeda Lakes and south side of Parsnip River Bridge. No logging proposed in the Anzac or Table River areas for at least 3-5 years. Roads not maintained or plowed otherwise. We keep in contact with any logging contractors to make sure we have the proper radio frequencies as well as taking care of any parking issues, etc.

Land Use-No land use plans and/or zoning requirements that may restrict our type and/or level of use are in place at this time to the best of my knowledge.

Guiding-Although there is an existing hunting guide area (see map T-1) in place on the Anzac, the seasonal restrictions of hunting would not conflict with our operation. We keep in contact with the owner to know when he has hunts booked and restrict our use in that area during that time. Our tours take place in a totally different area (see map M-3 area A) at that time of year due to weather conditions. Hunting season is over before snowmobile season starts in most cases.

Trapping-There are 3 registered trap lines in the area (see map T-2 & T-3), none of which is in conflict with the activities of T & B Tours. Most of our activities will take place in Ken Pickering's and Fred Booker's trap area and we have written permission from both to use it. Registered trap lines are as follows:

- 723T003 Fredrick Booker
6540 Driftwood Drive
Prince George, BC V2H 2H9
- 723T005 Ken Pickering
Box 825
Bear Lake, BC V0J 3C0

723T009 Unknown owner- borders south of proposed area following Parsnip River.

Future Plans:

We would like to expand our business using more non-motorized sports as well as catering to the physically handicapped. We would like to eventually add 2 year-round, facilities located at the headwaters of the South Anzac River Valley and the other on the Table River side of Sentinel Mountain. Each site adds it's own unique perspective to our operation. Neither site will conflict with the High Elevation Natural Habitat Special Management Zone or the proposed snowmobile closures, each location is below this boundary, as the maps show.

SITE#1:

Primary camp: Table River Camp.

Access: Existing forestry roads and existing trails.

Transportation: ATV, Snowmobile or Helicopter.

Intended use: Sight seeing, hiking, photographic opportunities.

Frequency of use: Year round.

Period of use: Year round.

Level of Exclusivity: Fully exclusive

Proposed Improvements: 1 main lodge (1525sqft.) 6 out cabins (454 sqft.) for clients/staff 1 pole Shed , all structures will be pre-fabs. 4 outhouses.

Construction Schedule: 1 to 5 yrs. Year one build main lodge and add the other cabins as client base Grows. Year two add four more cabins with outhouse's pole shed for storage etc. completion by year five or sooner.
All construction material would be air lifted to location.

Potable water: All drinking water will comply with the Drinking Water Protection Act.

Sewage Disposal: All outhouses will be placed 100 meters from any water source.

Garbage Disposal: All garbage will be removed to a Waste Transfer Station after each tour.

Location Summary: This site as a spectacular view of the Rocky Mountains, with fairly easy access to the summit area for a breath taking view and photographic opportunity like no other. There would be no motorized entry past the lodge location.

SITE#2:

Secondary camp: Valley of the Lakes.

Access: Existing forestry roads, existing trails and proposed trails

Transportation: ATV, Snowmobile or Helicopter.

Intended use: Sight seeing, hiking, photographic opportunities, catering more towards the physically handicapped.

Frequency of use: Year round.

Period of use: Year round.

Level of Exclusivity: Fully Exclusive

Proposed Improvements: 1 main lodge (1525 sqft.) 6 out cabins (454 sqft.) for client/staff.
1 pole shed, all buildings are pre-fabs. 4 outhouses.

Construction Schedule: 1 to 5 years. Year one build main lodge and add the other cabins as client Base grows. Year two add four more cabins and outhouses. 1 Pole shed for storage. Completion by year five.
All construction material would be air lifted to location.

Potable Water: All drinking water will comply with the Drinking Water Protection Act.

Sewage Disposal: All outhouses will be placed 100 meters from any water source.

Garbage Disposal: All garbage will be removed to a Waste Transfer Station after each tour.

Location Summary: This location allows for a awesome view of the valley, the terrain could also allow access for the physically handicapped. Just a genuine place to relax and enjoy the many small lakes in the valley by hiking and sight seeing . This would also be non-motorized entry past lodge

Emergency Plan:

First Aid: Certified First Aid attendant on hand at all times

Emergency Evac.: Satellite Phone

CN Rail Line

Ambulance in Bear Lake

Air Ambulance from Mackenzie