

6.3.7 Impact on R.K. Heli-Ski

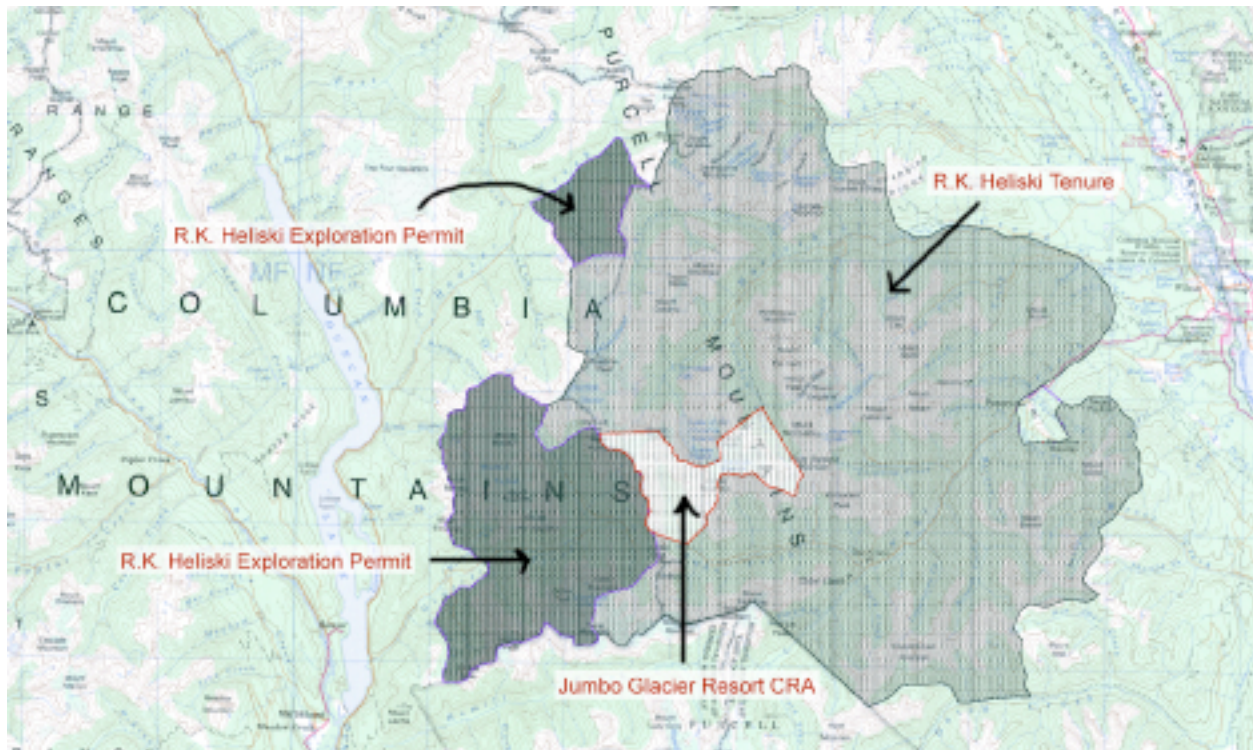
6.3.7.1 Overview

[...]

The area given by the Province to the heli-ski company when the Interim Agreement was granted to the proponent is a much larger area than the one offered by the Province to the proponent for lift serviced skiing.

Table 6.41: Comparative Analysis of R.K. Heli-Ski Tenure and Expansion

Tenure/Application	Size
R.K. Heli-Ski Tenure	127,392 ha
<u>Exploration Permits:</u>	
Howser Creek	4,014 ha
Glacier Creek	22,615 ha
Total R.K. Heli-Ski Expanded Territory	26,629 ha
Total R.K. Heli-Ski Territory	154,021 ha

Exhibit 6.2: R.K. Heli-Ski Tenure Expansion

Total R.K. Heli-Ski Territory	154,021 ha
Total R.K. Heli-Ski Expanded Territory	26,629 ha
Total Controlled Recreation Area for Jumbo Glacier Resort	5,961 ha

In the 1989/1990 season, the Jumbo ski zone accounted for **less than 2.4%** of all skier days for R.K. Heli-Ski. In 1991 logging resumed in the upper Jumbo Creek drainage and cutting ski runs became an on going business which generated significant additional cash flow to the heli-ski company and refocused the company on Jumbo Creek as a primary destination in good and bad weather. Also, actual percentage use of the expanded territory decreased, rather than increased, after the official expansion was granted and logging in Jumbo and Leona Creek drainages was expanded. Over the last fifteen years the heli-ski company has steadily developed heli-ski runs in Jumbo Creek. No runs have been cut in the Glacier Creek area after that expansion was granted.

Exhibit 6.3: Jumbo and Glacier Creek Drainages

The Jumbo Creek drainage is on the left, and the Glacier Creek drainage is on the right. The Glacier Creek area was granted to R.K. Heli-Ski as part of the expanded territory given in consideration for the possible loss of terrain to Jumbo Glacier Resort following the 1993 Interim Agreement.

The Radium Hot Springs Glacier Skiing Ltd. (R.K. Heli-Ski) Management Plan of March 1990 listed the skier days per zone as follows:

Table 6.42: R.K. Heli-Ski Skier Visits to Jumbo Ski Zone at the Time of the Application

Ski Zone	85/86	86/87	87/88	88/89	89/90
Paradise	65	70	118	124	125
Farnham	327	675	508	494	625
Cauldron	653	1,048	678	1,029	1,250
Jumbo	33	109	102	103	63
Copper Crown	197	303	169	206	375
Eyebrow	32	124	119	101	202

Source: Radium Hot Springs Glacier Skiing Ltd. (R.K. Heli-Ski) Management Plan, March 1990, Page 4

Jumbo Glacier Resort can function as an ideal base of operations for helicopter skiing. In fact, the existing heli-skiing company has been considering moving its base of operations to this area. This would allow more economical access to the other surrounding glaciers, thereby adding another exciting dimension to the recreational winter opportunities offered by the resort. The heli-ski activities and the proposed resort will complement each other.

[...]

6.3.7.3 The Sierra Systems Report

In 2004 the Environmental Assessment Office commissioned an independent report by

Sierra Systems to investigate the project's impact on R.K. Heli-Ski and the proponent's and heli-ski company's competing claims. The Sierra Systems report is attached as Appendix 6-B to this Master Plan.

The Environmental Assessment Office, in its *Jumbo Glacier Resort Project Assessment Report* summarized the Sierra Systems report as follows:¹

Given the disagreements over the impacts to R.K. Heli-Ski, the amount of skiable terrain potentially lost, and the need to provide advice to Ministers, the EAO engaged an independent consultant, Sierra Systems, to review and determine the significance of the potential impacts to R.K. Heli-Ski (i.e., lost heli-ski terrain and logistics of managing its operations) and the degree to which mitigation measures reduce or eliminate those potential impacts. Sierra Systems was also asked, in the event there might be residual impacts, to help the Province understand how those potential impacts might be quantified.

Sierra Systems looked at the pattern of R.K. Heli-Ski's terrain usage from 1986 to 2004 and reported that based on R.K. Heli-Ski's figures, the Jumbo Valley was used sporadically prior to 1990. In 1990/91, R.K. Heli-Ski's usage of Jumbo Valley shifted dramatically "from 2.4% of volume in 89/90 to 65% of volume in 93/94." Sierra concluded that "while the Brent Harley and Associates (BHA) study correctly signals that the majority of R.K.'s recent operations occur in the Jumbo Creek area, it is clear that the BHA study neglects to identify or effectively analyze historic management plans, terrain usage documents and correspondence critical to assessing the impacts on R.K.'s operations accurately."

Sierra Systems advised that:

- No material impact is expected to occur to R.K. Heli-Ski's operations because R.K. Heli-Ski has reasonable opportunities to mitigate impacts by making better use of other regions of its tenure, in particular Glacier Creek (the latter described by R.K. Heli-Ski, in its application to LWBC for additional tenure, as providing excellent snow conditions and bad weather wind accessibility); and
- While the Project may result in some disruption to R.K. Heli-Ski's operations, a compensable impact is unlikely to occur especially with Proponent commitments to mitigate the disruption to R.K. Heli-Ski's operations.

¹ Environmental Assessment Office, *Jumbo Glacier Resort Project Assessment Report (JGRPAP)*; (Page 91). The JGRPAP is included in **Appendix 8-C** to this Master Plan. It is also available for download at: http://www.eao.gov.bc.ca/epic/output/html/deploy/epic_document_18_19292.html