

# SIGNIFICANT CHANGES

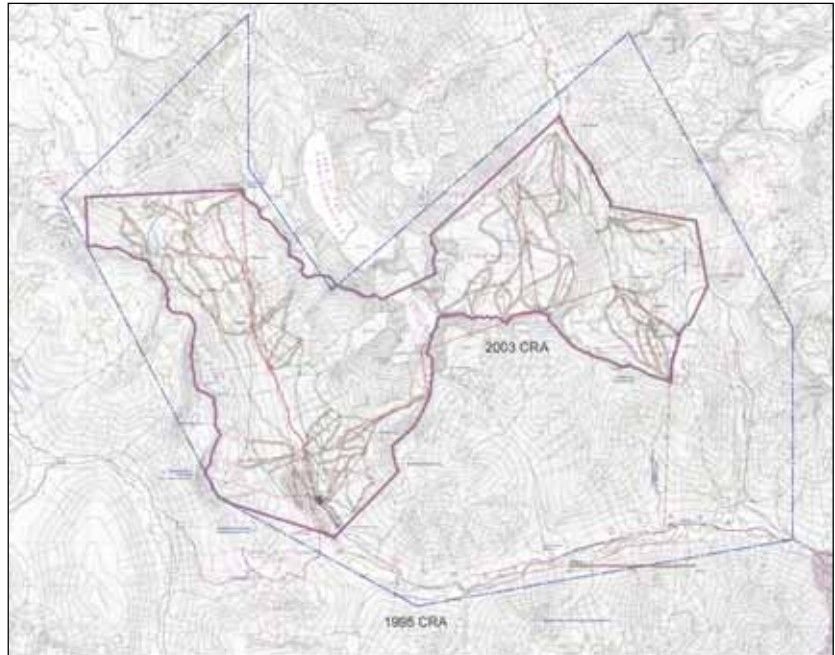
*Introduced Since the 1995  
Master Plan Submission*

JUMBO GLACIER RESORT recently completed the most extensive environmental assessment program for any mountain resort in Western Canada. As a result of this process, a number of significant design changes have been introduced since the 1995 Draft Master Plan submission. The following changes are reflected in the current 2003 Master Plan Concept:



1. **REMOVAL** of a ski lift into the Horsethief Creek drainage and of any physical access into that drainage. This ensures that there will be no physical access into the Lake of the Hanging Glacier drainage from the resort.
2. **REMOVAL** of two ski lifts and ski runs at the south end of the project in order to eliminate any possibility or notion of a visual or physical impact on the current recreational use of the Jumbo Pass area.
3. **SIMPLIFICATION** and reduction of the lift system and design capacity. Comfortable Carrying Capacity is reduced to approximately half of the 1995 submission. A low utilization rate is planned and the lift system is designed with an average daily utilization rate of 2,900 people at peak periods on completion.
4. **REMOVAL** of a parking area and bus access facilities at the Mineral King Mine site.
5. **DEDICATION** to the Canadian athletes' summer training program planned by the Calgary Olympic Development Association (CODA) and others of an optional ski lift that would provide access from lower Jumbo Creek to the top of Farnham Glacier. A proposed day skier parking area connected with this lift is removed.
6. **CONTRACTION** of the resort area. All future parking and access to ski lifts are contained within a compact resort base centred on a defunct sawmill site in upper Jumbo Creek. The resort area will be contained on approximately 104 hectares. It will be the most compact ski resort in the Province.
7. **REDUCTION** of the bed base to 5,500 tourist bed-units and 750 staff bed-units.
8. **REMOVAL** of the Glacier Dome Lodge and deletion of an initial phase at the base of Glacier Dome. The first phase is moved to the sawmill site area and will become the core of the resort base.
9. **REMOVAL** of the lower Jumbo Creek area from the Controlled Recreation Area (CRA). This area has been perceived as having greater sensitivity in terms of wildlife issues.

**10. REDUCTION** of the Controlled Recreation Area (CRA) to less than half of the earlier Master Plan. The CRA has been reduced from 14,866 hectares to 5,925 hectares. The CRA will still contain the most impressive ski area in North America. It will feature a vertical drop of 1,700 metres (5,500 feet), which will be the largest in North America, all located in ideal climatic conditions for skiing. The abundance of natural snow and powder conditions in winter are



the result of the local climate and of the elevations of the mountains and the valleys. The top stations of the lifts will be the highest in Canada, one third higher than Whistler (the top of Blackcomb is at 2,200 metres). Jumbo Glacier reaches an elevation of 3,419 metres (11,217 feet).

- 11. DESIGN** of access road improvements to minimize environmental impacts, cost and traffic speed. The improved access road follows existing road alignments on one side of the valley, reducing exposure to avalanche paths, and eliminates existing creek crossings connecting forestry roads from one side to the other of the valley. The resort will encourage the use of shuttle buses, which are planned to be provided free of charge to lift and resort clients from the first day of operation of the Jumbo Glacier tram.
- 12. INTRODUCTION** of an Employment Equity Plan ensuring preferential hiring of local residents and First Nations members, and outlining on-going training and education possibilities.
- 13. INTRODUCTION** of comprehensive Environmental Management Plans, including a detailed Grizzly Bear Management Plan, an Erosion and Sediment Control Plan, a Water Management Plan, a Solid Waste Management Plan, a Liquid Waste Management Plan, an Air Quality Protection Plan and a Spill Contingency Plan. Terms of reference for on-going environmental monitoring have been outlined.
- 14. COMPLETION** of a Visual Impact Assessment utilizing 3-D modelling. The Visual Impact Assessment influenced some of the design changes indicated above.
- 15. INTRODUCTION** of a First Nations Interpretive Centre and Environmental Monitoring Centre at the resort.