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BC Government EReferrals Portal

SUBJECT: South Anderson Mountain Resort - Expression of Interest (EOI)

The Mountain Resorts Branch (MRB) of the Ministry of Tourism, Arts, Culture and Sport (TACS) has received an Expression of Interest (EOI) under the *All-Seasons Resort Policy* (ASRP) for a proposed all-seasons resort located in the South Anderson Valley northwest of the Coquihalla Summit Recreation area. The EOI was submitted by Spuzzum First Nation and the proposal is referred to as the South Anderson Mountain Resort (SAMR).

An EOI is an initial step in a multi-stage major project review process under the ASRP, aimed at assessing project feasibility. The ASRP and the *All-Seasons Resort Guidelines* (ASRG) provide for a comprehensive planning and review process, including technical ski area planning assessment, consultation with area First Nations, and engagement with stakeholders and agencies. As part of this review stage, the EOI will also be advertised in local/regional newspapers.

The EOI stage is preliminary and conceptual; more detailed information will be provided should the project advance to subsequent stages. Comments received during the EOI will be considered and evaluated by MRB for use in determining next steps. Subject to the EOI review, MRB may consider acceptance of an application for a Formal Proposal under the ASRP, and additional engagement would occur at that time. Additional information on the ASRP and ASRG can be found at: <https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/resort-development>.

PROJECT OVERVIEW

Below is a project overview table which highlights key components of the proposed project.

Table 1. Project Overview

Project Proponent	Spuzzum First Nation
Authorizing Agency	Tourism, Arts, Culture & Sport – Mountain Resorts Branch
Policy	All-Seasons Resort Policy Key Principles: <ul style="list-style-type: none">• Sustainable land use that commits to environmental stewardship and consideration of climate change impacts;• Balanced Resort Capacity: the amount of base development is determined by the recreational capacity of the terrain;• Provincial Control of Recreation Assets: day lodges, lifts, runs, parking lots are constructed on Crown land;• Controlled Phased Development is enforced through the Master Development Agreement; and,



	<ul style="list-style-type: none"> • Perform and Reward: recreational infrastructure is built prior to or concurrent with residential development.
Proposal	All-Seasons Resort- Expression of Interest (EOI)
Proposed Location	<p>The proposed South Anderson Mountain Resort is in the Cascade Mountains, northwest of the Coquihalla Summit Recreation area, in the upper South Anderson Valley and Central Anderson River area. The location is east of Hwy #1 and west of Hwy #5, approximately 44 km north of Hope via Hwy #1.</p> <p>The proposed Controlled Recreation Area (CRA) encompasses 7, 415 hectares within the South Anderson and Central Anderson watersheds. The area includes Iago Peak, Winters End, and Wolverine Track Peak and the west side of granite peaks from Steinbok to Anderson River Mountain.</p> <p>The proposed CRA falls within the Fraser Valley Regional District (FVRD), Electoral Area B and Rural Area in the FVRD Strategic Plan.</p> <p>The South Anderson Mountain Resort is proposed by Spuzzum First Nation, a member of the Nlaka'pamux Nation.</p>
Proposed Access	<p>The primary road access route is north of Hope via Hwy #1 and 25 km east of Alexandra Bridge Provincial Park via former logging roads.</p> <p>A secondary emergency access route is proposed from the Coquihalla Highway (Hwy #5) at Box Canyon, following the alignment of old mining and logging roads.</p>
Resort Concept	<p>A preliminary technical assessment was completed by Spuzzum First Nation and the SAMR project team. This assessment and the resulting proposed project design are outlined in the attached EOI document.</p> <p>An overview of the resort concept is as follows:</p> <ul style="list-style-type: none"> ▪ Controlled Recreation Area (CRA) encompassing 7, 415 ▪ A phased approach to resort development that includes: <ul style="list-style-type: none"> ○ A 330 hectare alpine ski resort on 3 mountains – Iago, Winters End, and Wolverine Track; ○ 11 ski lifts with a skier carrying capacity of 9,000 skiers per day; ○ An 18 hole golf course in the river valley, with real estate development;



	<ul style="list-style-type: none">○ A pedestrian resort village, including public and private accommodation and employee housing;○ Commercial and industrial support facilities;○ First Nation interpretive experiences, including preservation of archaeological sites; and○ Hiking and snowshoe trails to scenic viewpoints, old growth forest and along the South Anderson River.
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RESOURCES & REFERENCE INFORMATION

1. Attachment 1: South Anderson Mountain Resort - Expression of Interest (EOI)
2. Attachment 2: Proposed South Anderson Mountain Resort Map
3. [Geomark](#): Proposed EOI area (this site will allow you to download and save the shapefile, or view the area in Google Earth or multiple other formats)

REQUEST FOR COMMENTS

MRB is requesting your review of the attached EOI document, and map. We appreciate any comments or information that you may have around how this proposed project may impact your interests.

Should you require additional information or wish to arrange a meeting to discuss this referral, please contact me.

Cassandra Enns
Licensed Land Officer
Mountain Resorts Branch
Email: Cassandra.Enns@gov.bc.ca
Tel: (250) 312 6718

Please send any comments you may have via email by the requested response date.

Response Requested by: **Monday, December 4, 2023**

Submit Comments to: Cassandra.Enns@gov.bc.ca

Sincerely,

Cassandra Enns, P.Ag
Licensed Land Officer
Mountain Resort Branch