

PART TWO – COMMERCIAL ALPINE SKI POLICY

1. POLICY APPLICATION

Unless otherwise stated, this policy applies to all types of year-round recreation activities, private and public accommodations and commercial retail services, including the associated facilities and infrastructure that are necessary for the long-term sustainable development, operation and maintenance of an Alpine Ski Resort on Crown land.

It applies to commercial recreation activities (as defined in the Commercial Recreation Policy) and golf course developments that occur within the Controlled Recreation Area. It does not apply to utilities (as defined in the Utilities Policy) except those utilities that service a recreation improvement only (e.g. a power line serving a ski lift), nor does it apply to other land uses not specifically provided for in this policy (e.g. industrial land uses, which would be dealt with under the Industrial Policy).

The All Seasons Resort Development Guidelines are intended to assist in implementation of this policy.

In addition to the ASR principles and objectives (Part One, section 2), this Commercial Alpine Ski Policy (CASP) is aimed at promoting and encouraging the economic development and continuous operation of ski areas and related all seasons activities in British Columbia and pursuant to the *Land Act* and *Ministry of Lands, Parks and Housing Act*, to allocate land in a planned and phased manner in accordance with an approved Resort Master Plan.

To ensure the future viable operation of the Alpine Ski Resort, land associated with Recreation Improvements will not be sold. Lands associated with any Base Area development, will be made available for fee simple dispositions at fixed prices, providing that a complementary amount of recreation infrastructure is in place.

2. DEFINITIONS

In addition to the ASR definitions in Part One, section 3 of this policy, the following definitions pertain specifically to Alpine Ski Resorts.

Alpine Ski Resort means a resort whose principal business is to provide alpine skiing/snowboarding by the use of lifts, in return for a user fee. An alpine ski resort can also provide other recreation services and amenities that are associated with an all seasons resort operation.

Base Area means an area within the Controlled Recreation Area of a Master Development Agreement that encompasses the real estate development. The base area (sometimes referred to as “village lands”) includes land that will be intensively developed for public and private accommodations, commercial retail facilities, golf courses and associated infrastructure.

Independent Operator means an arms length party who enters into a contract with a Developer to provide a commercial recreation activity within the Controlled Recreation Area.