

**Management Plan for Mount Brennan Backwoods Recreation
Adventure Tourism
Crown Land Tenure Application # 100286438**



**Mount Brennan Lodge
Selkirk Mountains, British Columbia**

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For:

Ministry of Lands, Forests and Natural Resource Operations, BC

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TABLE OF CONTENTS

EXECUTIVE SUMMARY.....
General Overview of Business Proposal.....
Key Areas of Concern.....

SECTION 1: DESCRIPTION OF THE OPERATION AND ACTIVITIES OFFERED

1.1 GENERAL DESCRIPTION OF OPERATION.....
1.1.1 General Area.....
1.1.2 Base Operation.....
1.1.3 Improvements.....
1.1.4 Access.....
1.1.5 Public Access.....
1.1.6 Staff.....

1.2 COMMERCIAL RECREATION ACTIVITIES OFFERED ON CROWN LAND
1.2.1 Descriptions of Experience Being Offered.....
1.2.2 Trail Details.....
1.2.3 Detailed listing of Activities and Level of Use.....
1.2.4 Improvements.....
Table 1.1 Extensive Areas of Use.....

1.4 Intensive Use Site.....
Table 1.2 Details of Intensive use Sites.....

SECTION 2: OVERLAP WITH ENVIRONMENTAL AND CULTURAL VALUES

2.1 FISH VALUES.....
2.2 WILDLIFE VALUES.....
2.2.1 Grizzly Bear.....
2.2.2 Caribou Habitat.....
2.2.3 Mountain Goat.....
2.2.4 Wolverine.....
2.3 WATER VALUES.....
2.4 FIRST NATIONS.....

SECTION 3: OVERLAP WITH EXISTING USE

3.1 MINERAL TENURE.....
3.2 TIMBER TENURE and FOREST USE.....
3.3 LAND USE PLANNING.....
3.4 COMMERCIAL RECREATION TENURE and GUIDED OUTFITTERS.....
3.5 PUBLIC USE and ACCESS.....
3.6 HUNTING AND TRAPPING.....

Executive Summary

The tenure management plan has been prepared by 1163225 B.C. LTD. o/a Mount Brennan Backwoods Recreation (MBBR) for submission to the ministry of forests, Lands, Natural Resource Operations and Rural Development (FLNRORD).

Mount Brennan Backwoods Recreation is an emerging adventure tourism business located at the base of Mount Brennan on Highway 31A between Kaslo and New Denver, BC. The family built lodge is located on 35 ac of private land with another 22 ac attached to it.

The Lodge is powered by a Run of the River power system located on private property. It has been rented as a backcountry wilderness vacation rental used by skiers, hikers and retreats. These activities are self guided or take place on private property. We host backcountry education groups including AST (Avalanche Skills Training) courses. We support safe use of the backcountry and will continue to pursue avalanche and backcountry wilderness education. The proposed tenure area is ideal for non mechanized assents and is used by the general public.

To date there has been invested approximately 200,000 dollars into private property and development. We intend to invest 10,000 dollars into Trail Maintenance, signage and improvements.

Our goals are to establish and grow our existing business in recreational tourism and improve access by building trails and working with local governance and business in the form of Adventure Tourism Crown Land Tenure.

Our values are to maintain wilderness, while promoting eco-tourism. We strive to reduce our carbon footprint by the use of alternative energy for access and infrastructure.

New Application for Non Mechanized Rec Tenure

Mount Brennan Backwoods Recreation is submitting a new application for a 10-30 year tenure for non-mechanized adventure tourism and commercial recreation. Summer activities include guided and self-guided hiking, mountaineering, mountain biking. Winter activities include guided and self-guided ski touring and mountaineering.

SECTION 1: DESCRIPTION OF THE OPERATION AND ACTIVITIES

1.1 General Description of Operations

Mount Brennan Backwoods Recreation will operate on a non mechanized tenure providing accommodations at a lower elevation on private land. This will allow guests to enjoy high elevation recreation while limiting impact to fragile ecosystems. Trail networks and classic hikes will be utilized in the summer. Backcountry skiing will see users in the Whitwater, Lyle and Rossiter drainages. These areas have old mining roads that allow for quick access and emergency exit paths.

MBBR will adhere to the guidelines as posted in the Wildlife Guidelines for Backcountry Recreation/Tourism in BC. A Risk Management Plan and Safety Plan has been prepared that meets or exceeds industry standards is available upon request. An Avalanche Risk Management Plan has been prepared and is available upon request.

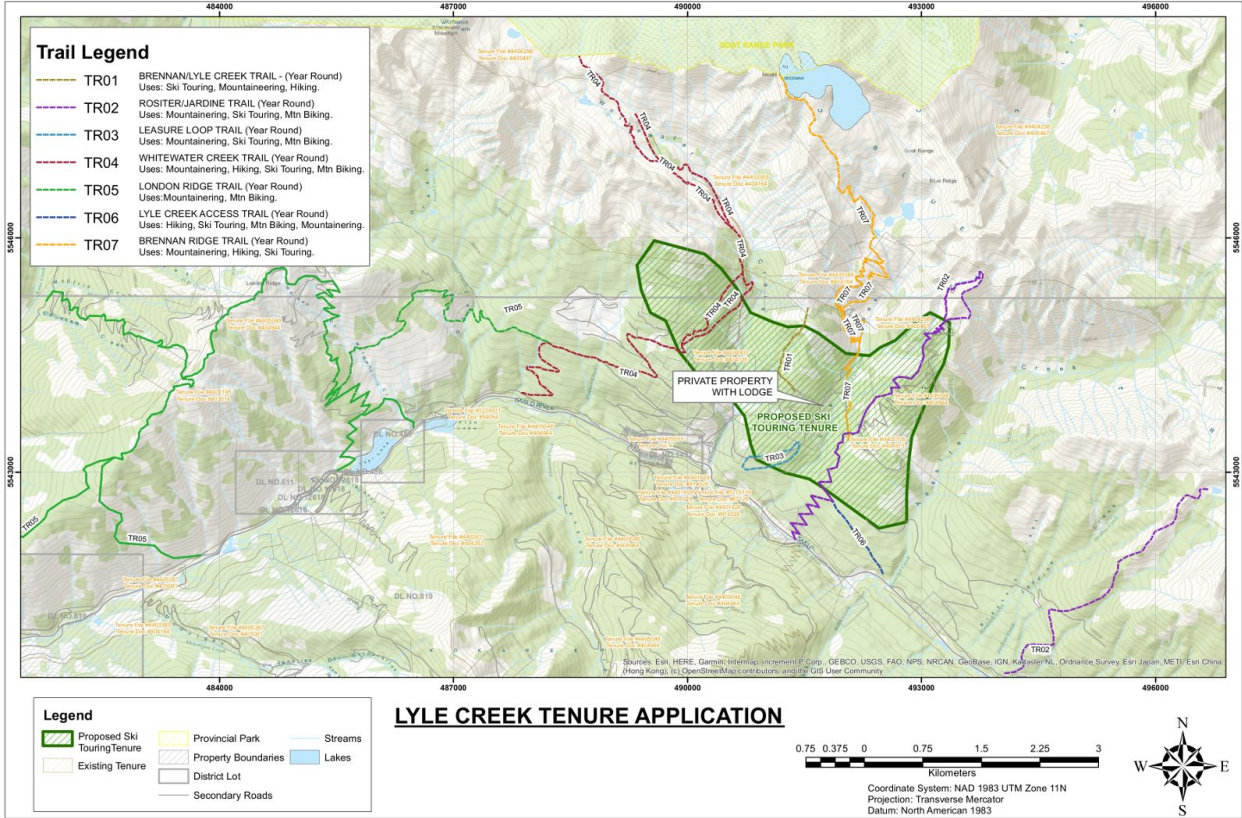
1.1.1 General Area

Mount Brennan Backwoods Recreation's proposed tenure and current private property is located 20 Km West of Kaslo and 24 Km East of New Denver near Highway 31A. The proposed operating area includes trails in the Lyle Creek, Whitewater Creek and Rossiter Creek drainages and ski touring polygon that extends from London Ridge to Mt. Jardine. The proposed operating area is relatively small as to reduce our impact on wildlife.

We have enjoyed this backcountry area privately for over 12 years skiing, hiking, biking and exploring. The proposed area offers a good selection of skiing and hiking at a variety of elevations. At this time the amount of visitors to this area and projected to increase and shows a sustainable business for the foreseeable future.

Having owning and operating a micro hydro plant and lodge for a number of years now, we would like to transition into a small commercial endeavor. This power is considered green power as opposed to just renewable. The installation of a bridge and roadway access for our property has secured a potential small rental business. This bridge also facilitated a much needed new access for Mount Brennan / Lyle Creek Trail to the general public.

There are few mountain bike trails indicated on the proposed tenure. The proposed trails use existing mining roads.. These would be family friendly trails offering sightseeing/cross country experience as opposed to primarily downhill mountain biking. The area would also connect to the Kaslo to Sandon Wagon road. This historic trail will see increased traffic due to increased popularity of biking, cross country skiing and multi-use in this area. Any trail work done would be accessible to the general public with the exclusion of private property.



1.1.2 Infrastructure and Base Operations

Mount Brennan Backwoods Recreation intensive use site is on Private property centrally located within the proposed Rec Tenure area. Infrastructure includes lodge, hydro system and outbuildings. Lodge sits at 1300 meters on a south facing slope maximizing views and sun exposure. The grounds have been landscaped for a future campground. New bridge across Lyle Creek provides access.

1.1.3 Improvements

Existing Improvements include:

A roadway and bridge across Lyle Creek with a maintained 1 Km private roadway leading on to private property. The general public currently uses the bridge to access Mount Brennan/Lyle Creek Hiking Trail and it also provides safety access in the event of emergency to the Lyle Creek drainage. We have maintained signage and have worked with the government providing safe access through private property. BC timber Sales has recently developed a parking lot for hikers on Rossiter FSR. This parking lot is approx 1 km from MBBR's private property. Private property improvements include lodge, hydro system, supporting outbuildings, landscaping and tree planting.

1.1.4 Access

Primary access is 7.5km up Rossiter FSR off Highway 31A between Kaslo and New Denver. This access is used by B.C. timber sales as well as the general public to access Lyle Lakes and Mount Brennan Hiking Trail. The remaining 1 km has been developed and approved onto the private property. MBBR maintains and improves this section of road on a yearly basis. Culverts and widening were all completed as per geo technical report requirements. This access is our year round legal access.

Development of this road would include markers so visibility is not lost in winter time. BCTS has a proposed cutblock on Rossiter that would see Rossiter drainage logged in the future.

Lyle Creek Access Trail (TR06) is proposed for a 3km summer/winter hike-in trail to the property and trailhead. This trail is marked TR06 in the legend and can be used by the general public.

Emergency or secondary access is provided from Retallack townsite, heading north off Highway 31A on a mining road. Crossing at Whitewater Creek is currently limited to foot traffic and on private land. TR03 (leisure loop) is adjacent to this trail but does not enter private land.

1.1.5 Public Access

Non Motorized access on the Lyle Creek Trail and through the intensive site (private property) remains unrestricted to the public. Hikers cross a small portion of private land and use the bridge to access Mount Brennan hiking trail. We currently carry liability insurance for the roadway and bridge. The trail will see as many as 6 to 8 hiking groups a day in high season.

Summer Access

The access road uses a gate to restrict public motor vehicle access. This ensures public safety so there are no road conflicts. This has worked well the last couple years. Hikers access the last kilometer through non mechanized means. There is a trap line in the proposed tenure we have worked with the current owner and seems satisfied with the current arrangement. With this tenure we intend to maintain the road to the old Mt. Brennan Trailhead and this will increase safety access and can be used in emergency in summer and winter.

Management of Summer Public Access

The access has seen improvements of road widening, drainage general upkeep and bridge with our private roadway. Signage is already in place for the hiking trail which we have maintained to provide clarity to hikers finding the trail head. A gate has been installed to restrict public access as per our private roadway agreement and descriptive signage will be installed giving direction and explaining the non mechanized area being entered. This access is accessible to private interests and vehicle access to Lyle Creek trail in case of emergency. A key has been provided to the recreational office for Rec Sites and Trails (Justin Dexter)

Winter Access

Primary access is at Rossitter Creek FSR by snowmobile and hike-in access in winter. During the winter months there is snowmobile traffic by local backcountry skiers 30+ days per winter. The turnoff onto Rossitter FSR provides good visibility and line of sight for safety. The area also provides ample room for parking space development. We are proposing a staging with a small machine for Snow removal. This will provide public parking of 2 to 3 vehicles as well. The Highways department (YRB) clears the area at Rossitter Creek for turn-around and public parking; we will work with them to creat more space on the highway right-of-way. There is secondary access and parking at Retallack townsite for emergency and crosses Whitewater Creek.

1.1.6 Staffing

Staff will initially include a caretaker and support staff for maintenance. MBBR will focus on self catered small groups. Ski and hiking guides will be hired on an individual basis and safety needs depending on the season. There will be employment opportunities for cooks and custodians and administration as the business grows.

1.2 Commercial Recreation Activities Offered On Crown Land

Guided and self-guided activities will include hiking, mountaineering, mountain biking and ski touring.

1.2.1 Description of Experience Being Offered

MBBR will offer a variety of experiences. Providing high end lodge accommodations as well as basic camping to hikers passing through on the way to Mount Brennan. This will reduce the amount of overnight camping at Lyle Lakes which has no campsites presently. The Mt. Brennan Alpine and Lyle Creek/Lyle Lakes drainage are ecologically sensitive areas that need guidelines to keep the ecosystem intact.

Summertime operations will see conventional activities such as hiking, mountaineering, mountain biking and camping.

MBBR will also offer programs focused on Sustainability such as Green energy, Permaculture, and Wildcrafting. Yoga retreats and groups focused on connecting to the wilderness are being offered. The majority of these programs will be run by independent professionals. Offering a variety of seminars and courses throughout the year will ensure the business grows slowly and sustainably.

Wintertime operations will see xc and backcountry skiers, snowshoers and mountaineers wanting to get to the summits. The moderate access gives the ability for all types to access the property with snowmobile for gear and safety. We will offer self-guided adventures or the option to bring your own guide.

1.2.2 Trail Details

TR01 - Mt. Brennan/Lyle Creek Trail

Uses: Hiking, Mountaineering (year round)

Description: Mt. Brennan/Lyle Creek Trail is one of the most iconic hiking trails in the Kootenays as it ascends from valley to treeline and alpine with a summit of 2990 meters. It is situated on a century old mining pack trail and passes by historic mining tramway cables and mines. It is mostly south facing, offering wildflowers in summer and deep snowpack in winter. This has been a classic highway accessible ski touring mountaineering route for decades. This trail is maintained by Recreation Sites and Trails BC.

Improvements: The trailhead has been re-routed 7km up Rossitter/Lyle Creek FSR and the old trailhead was inaccessible by vehicle until we installed Lyle Creek bridge in 2017. Although public access is restricted to the parking lot; our roadway can be used for emergency access. We plan further improvements by brushing the old trail access along the road to improve emergency access in summer/winter.

TR02 - Rossitter/Jardine Trails

Uses: Mountaineering, Mtn Biking (year round)

Description: Rossiter Trail is located on the SE shoulder of Mt. Brennan and follows an old mining trail to access treeline and alpine. The trail passes old mines that go all the way to the summit. It is listed as a mountain bike trail with Retallack Lodge.

Jardine Trail follows an old mining pack and horse trail past the original Beaver Mine camp site to the Mt. Jardine Summit. This is a historic site as the Beaver Mine is the first mine in the area to help launch the Silvery Slocan. This is listed as a trail by Recreation Sites and Trails BC

Improvements: The lower portion of the Rossiter Trail, below the Lyle Creel/Brennan parking lot, follows an old Lyle Creek road used by miners and has not been brushed in a century. MBBR proposes to make road and trail improvements by brushing and removing debris. The Jardine Trail will be maintained through coordination through Rec Sites and Trails BC.

TR03 - Leasure Loop Trail

Uses: Hiking, Mountaineering, Mtn Biking (year round)

Description: This is an easily accessible trail from the cabin that follows an old miners path on crown land. It passes many old mining campsites and is an easy 2km loop from the cabin through the forest.

Improvements: Brushing and some hand work will be done to improve this trail for low impact mountain biking.

TR04 - Whitewater Creek Trail

Uses: Hiking, Mountaineering (year round)

Description: Whitewater Creek Trail is a spectacular trail that is famous for viewing grizzly bears. The trail ascends from valley through treeline and ends in the alpine col between

Whitewater and Mt. Brennan summits. This trail is maintained by Recreation Sites and Trails BC.

Improvements: The trail is maintained by Recreation Sites and Trails BC. MBBR proposes to coordinate with local users and government to maintain access and trail improvements.

TR05 - London Ridge Trail

Uses: Hiking, Mountaineering, Mtn Biking (year round)

Description: London Ridge is full of old mining roads and is a classic ski touring destination in the Kootenays that is highway accessible. There are proposed other commercial ventures that will help connect MBBR to these happenings. Retallack Lodge has mountain biking trails listed in this area.

Improvements: We will work with local operators, organizations and government to coordinate with trail improvements. There are no planned improvements at this time.

TR06 - Lyle Creek Access Trail

Uses: Hiking, Mountaineering, Mtn Biking (year round)

Description: This is a new trail that we are proposing to improve hike-in access to the lodge and Mt. Brennan/Lyle Cr Trailhead. The 3km trail begins at the highway and follows the Kaslo-Sandon Wagon Road across Rossiter Creek and trails off through the forest to connect to a forestry cut-block and through the forest again to cross Lyle Creek. MBBR and the public will greatly benefit from this trail by making the area accessible in the summer and winter without driving up the logging road or using snowmobile to get to the trailhead.

Improvements: The trail will be mostly hand-built. There will be signage to direct the public towards the trailhead.

TR07 - Brennan Ridge Trail

Uses: Hiking, Mountaineering, Ski Touring (year round)

Description: The existing trail ascends directly above the cabin on old mining roads to treeline. Access up the ridge reaches the sub-alpine and good access to ski touring into Whitewater Creek and Lyle Creek drainages in winter. It offers good views and nature viewing in summer.

Improvements: Trail brushing will take place and minimal improvements.

Ski Touring Area

Use: Ski touring / backcountry skiing

Description: The proposed ski touring area polygon includes land directly accessible from the cabin and avoids overlap with existing mechanized ski tenures. The area is located at treeline in and around our private property.

Improvements: Minimal brushing and glading will be done in order to make some existing runs accessible.

Primary Winter Activities

Winter Season runs from Dec 1 to May 15. We are focused on providing lodge rentals on a weekly or weekend basis. We will encourage guests to participate in non-mechanized use of the backcountry with the exceptions of gear hauling and safety access. This allows the guest to experience a moderate 4 km access without the burden of a heavy bag. A snowmobile track will remain in throughout the season to provide a quick means of evacuation if needed.

The proposed Tenure area offers good skiing for all levels. While mostly south facing, there are aspects that stay skiable until May. Mount Brennan at an elevation of 2880m is a popular ski destination with local backcountry skiers. It offers unparalleled views and is one of the most accessible high elevation ski touring routes worldwide.

Winter Activities in this area are not limited to ski touring. Nordic skiing and shoe shoeing will be offered on private property as well as the leisure route (TR03) MBBR have had small children up to the property and well as elderly. Winter season will see a variety of use and the ski area will only see a certain percentage of use.

Schedule Of weekly Activities

The Lodge offers bookings ranging from 2 and 7 days. Guest gear is hauled in via Rossiter FSR with a snowmobile and tow behind. Garbage and recycling are removed in between groups. A custodian is provided for lodge maintenance, gear shuttles and orientation. See Table 1.1.

Typical Daily Routine

Ski Touring activities of guided and self guided guests vary from group to group. A daily plan will be filled out and activities selected depending on the snow stability and weather conditions. There are lots of opportunities for light ski touring to longer ski mountaineering routes. There are alpine and treeline areas with different aspects and slope angles. Mount Brennan offers a long but worthwhile summit at 2861 meters. Rossiter and Whitewater areas offer trees skiing and safer riding terrain. There is low angle terrain that is suitable for snowshoeing, xc skiing and noboarding. This terrain is easily accessible by the general public. We do not see user conflict in this as we have been cooperating with local ski tours for a number of years.

Skiers can expect to get between 1000 to 2500 meters a day depending on the group. After the day is done guests come back to the lodge for a sauna, dinner and relaxing. Wood heat is not typically needed as the lodge runs electric heat. All amenities are available including Satellite internet and hot water.

Primary Summer Activities

Summer Activities include hiking, mountain biking, mountaineering. The summer season can start as early as June 15th due to the southern exposure and mid elevation lodge location. The summit to Mount Brennan can be accessed when there is still snow on the ground. Springtime is an ideal time to summit Mount Brennan with better snow stability and longer days. The general public is already accessing the summit year round.

Mountain biking will be offered on the trails indicated. Mountain biking will be focused on easy to intermediate cross country riding as opposed to trail building “hard-core downhill riding”. A network of easy trails connecting to the wagon road for the everyday rider to pedal and explore.

Lifestyle retreats see a variety of activities; Permaculture, Wildcrafting, Hiking and personal development (ie. yoga) retreats are being offered on private property. These retreats will use one or more of the trails during a visit.

Typical Daily Routine

Hiking season typically occurs between June and October. This location makes it easy for people of all abilities to try to summit Whitewater, Brennan, Rossiter, Jardine and surrounding areas. Lyle Lakes will be the most frequented destination. The general public uses these trails currently and they are considered high value recreation sites. There are numerous opportunities for mountaineering, hiking and biking. While the area is experiencing an influx in mechanized recreation, there should be room for the development of cross country and general access trails alike. The activities report (Table 1.1) is an estimate of activities in the area. Increased development of the valley could alter these numbers.

Table 1.1 Extensive Areas of Use

Activity Report				Client Days					
Extensive Area Map Reference	Activity/ Activities	Specific Reference	Frequency of use	Period of use	Existing or Proposed use	Current year	Next Year	Year 3	Year Full capacity is reached
Rossittier/ Jardine	Ski Touring		1 days / week	Dec 1 - April 15th	Proposed	144	200	220	2022
Mount Brennan	Ski Touring / Mountain eering		2 days / week	Dec 1 - April 15th	Proposed	144	200	220	2023
Whitewater	Ski Touring		1 days / week	Dec 1 - April 15th	Proposed	144	150	180	2022
Brennan Ridge	Ski Touring		1 days / week	Dec 1 - April 15th	Proposed	144	150	200	2022
Rositer/ Jardine	Hiking		6 days / SEASON	July 1 - Sept 30th	Proposed / Existing Trail	32	40	44	2025
Mount Brennan	Hiking		20 days / SEASON	July 1 - Sept 30th	Proposed / Existing Trail	120	140	180	2025
Whitewater	Hiking		10 days / Season	July 1 - Sept 30th	Proposed / Existing Trail	60	80	100	2025
London Ridge	Hiking		6 days / Season	July 1 - Sept 30th	Proposed / Existing Trail	32	40	44	2025
Rositer/ Jardine	Biking		6 days / Season	July 1 - Sept 30th	Proposed / Existing Trail	32	40	44	2025

1.2.3 Improvements

Winter improvements for activities will be limited to road maintenance and removing fallen trees and may include minimal brushing and glading. Ski touring is considered a low impact sport. Snowpack is typically above 80 cm before the season starts. Minimum impact will occur to soil or vegetation.

Summer hiking activities will require some improvements on the trails. The trails outlined on the proposed tenure are existing mining roads or developed trails. There will be brushing and clearing of the trail. If there is a safety concern a small portion of the trails may have to be relocated and then rejoin with the original trail.

1.2.4 Mountain Bike Trail Maintenance / Periods of Use

Mountain bike trails will be limited to existing trails. Any trail maintenance will be according to IMBA Canada guidelines. Many of the old mining trails in the area are suitable for mtn biking given their grade. These trails would connect to the wagon road and give the general public quick access to the Mount Brennan, Rossiter and Whitewater area. Trails would be brushed out, smoothed and bridges maybe built to avoid wet spots. This proposal should be part of a bigger plan to connect Kaslo and New denver via the wagon road. Visitors would enjoy a scenic bike ride through the valley of ghosts. Sandon would also benefit from a connected route. Visitors would have the option of staying at multiple sites or businesses. An overall land management plan that caters to the general public as opposed to extreme sports appeals to a larger demographic. This would also be in line with the trail development in area. Many communities have invested considerable time and money into mountain bike areas. These areas unfortunately remain fragmented even though railgrades and wagon roads have existed for over a hundred years. We wish to play a small part in a larger vision. A vision that should focus on non mechanized sustainable recreation that can be used by the majority of the public, not the minority.

1.4 Intensive Use Site

All accommodations and infrastructure is located on Private Property for the intensive use site. The hydro system is on private property as well with the exception of the intake box and small pipe length installed 2009. In 2016 we installed a new bridge to access our property.

The intensive site on private property has undergone many changes throughout the years. We plan to build a campground offsetting the amount of people visiting and staying overnight at these high value rec sites. With full time power generation we continue to develop green systems and electrify without the burning of fossil fuels.

Waste Management

Waste disposal is done on a group to group basis. The lodge has separate bins where recycle, garbage, and returnables can be sorted. There is also a cargo container onsite where waste and recyclables can be stored. These units are virtually smell proof and impenetrable.

Section 2: Overlap With Environmental and Cultural

2.1 FISH VALUES

There are no fish in the proposed tenure area. Lyle Creek is a non-fish bearing creek with a steep waterfall at the highway connecting to the Kalso River. We currently produce power from a water intake on the creek. No work is currently planned around or near water sources.

2.2 WILDLIFE VALUES

MBBR wants to promote non-mechanized use of the backcountry to mitigate wildlife disruption and preserve the wilderness eco-systems. There are confirmed mountain goats and grizzly bears living in the area, especially in the high country. Our goal is to recreate lightly while enjoying the backcountry. We will abide by the guidelines outlined in the Backcountry Recreation/Tourism Wildlife Guidelines document issued by the Government of BC 2006.

The primary species of note in the area include grizzly bears, mountain goats, wolverines. The nature of this business will see reduced traffic during the shoulder seasons during denning, mating and birthing seasons which will naturally reduce impact on certain wildlife.

We intend to mitigate unnecessary trail development and sprawling networks that would affect wildlife. Reconditioning of some of the existing roads will provide a place where people can recreate with responsibility is the primary goal.

2.2.1 Grizzly Bears

Grizzly bears are known to occupy the area. We respect the habitat and intend to stick to trails during summer and minimize traffic during the denning season.

2.2.2 Caribou

The area in the direct vicinity of the proposed tenure is not currently known as caribou habitat. We intend to monitor and support studies and reclamation of caribou habitat and population.

2.2.3 Mountain Goat

There have been sightings of mountain goats in the alpine areas around the tenure area. Our intent is to have minimal impact of this sensitive wildlife by not using mechanized vehicles or equipment in this habitat.

2.2.4 Wolverine

We have not heard of sightings of wolverines or wolverine tracks in recent years. This area is known to be wolverine habitat and they are likely in the vast wilderness and areas within and surrounding the proposed tenure. We support studies of these elusive creatures and ways to promote habitat for their survival.

2.3 WATER VALUES

MBBR values water and the protection of watersheds. The private property was logged heavily in and around the creek before purchase and we have worked to reclaim the sensitive area. When the micro-hydro power plant was installed every consideration was taken to minimize our effect on the land and watershed. We have worked with the government when bridge and hydro system were installed and completed it to spec.

We intend to develop campgrounds on our private land in order to mitigate impact to sensitive areas around creeks and watersheds.

2.4 FIRST NATIONS

MBBR respects the values of first nations people. Based on our research there are no conflicting sensitive areas in this zone to first nations people.

It is our understanding that it is the responsibility of the DDM to contact first nations in a formal process regarding tenure applications.

SECTION 3: OVERLAP WITH EXISTING USE

3.1 MINERAL TENURE

There are numerous mineral titles in and around the proposed tenure. There has been minimal mining activity and exploration in recent years. We do not foresee any conflict with this tenure application.

3.2 TIMBER TENURE and FOREST USE

There has been local timber harvesting in the area for decades and we intend to work with and negotiate solutions to mitigate impact between forestry and recreational tourism. An example of this work includes widening and extra parking areas for the Lyle Creek/Mt. Brennan trailhead. This location is just before our private roadway begins.

3.3 LAND USE PLANNING

There is no extensive land use plan in place for this direct area. We wish to work with public and private to generate a strategic and long-term Land Use Plan.

3.4 COMMERCIAL RECREATION TENURE and GUIDED OUTFITTERS

We have avoided conflict with other commercial recreational outfits by following guidelines stated in the Adventure Tourism Policy issued by the Province of British Columbia. This includes exercising summer and winter activities that are compatible according to the compatibility matrix in Table 1 and Table 2 of the document. We plan to touch base with all operators and establish a professional relationship with interested parties.

3.5 PUBLIC USE and ACCESS

Our goal is to improve public access while offering options to reduce impact to the wilderness and wildlife. Improvements on our private land will include campsites that are available to the public with outhouses and cooking areas. This will give visitors the option to avoid sensitive areas of the alpine and sub-alpine and a safe alternative from potentially dangerous wildlife.

The non-exclusive nature of the tenure will help give public access to trails and areas on crown land. The road beyond Mt. Brennan/Lyle Creek trailhead is restricted by a gate as part of the private roadway agreement because of safety concern of a narrow road and bridge. We make no interference to the existing trail

3.6 HUNTING AND TRAPPING

Local trapline operators have access to the entire area and will be offered a key to access areas past the private roadway.