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All Seasons Resorts Division, LWBC
Southern Interior Service Region, Kamloops

March 10, 2005

By email to: Terry.Pratt@gems3.gov.bc.ca and By Fax (250) 377-2383

Re: Juliet Creek Resort Development, File 3410900

Dear Ms Pratt,

We are writing concerning the Expression of Interest submitted by Westscapes Development Inc. for an all season resort development in Juliet Creek and the Upper Coldwater River. The area that the proponents have outlined on the map in their Executive Summary includes several locations that are valuable to the non-commercial recreational community. A commercial tenure on these locations would be unacceptable to public recreationists in our member clubs, including backcountry skiers, hikers, rock climbers, and mountaineers. Based on the present information, we have outlined a tentatively acceptable southern boundary for the Juliet Creek resort and an area that we propose be protected for recreational use, on a copy of the Westscapes Development Inc. map (attached).

The areas of high recreational value are Zoa Peak and the Bighorn-Alpaca-Llama Peaks ridge. Zoa is used by backcountry skiers as a winter/spring day trip from the Lower Mainland, and is valuable for its excellent views, good quality snow, and easy access. Few good day trips are available to Lower Mainland residents, and Zoa is unique because it can be visited in worse weather than many of the other destinations. Zoa is in the southern Ancillary Use Area outlined on the Westscapes Development Inc. map. It is unacceptable that there be commercial development on this ridge, even in the form of trails or tours, because commercial presence detracts from the experience of public recreationists.

The Bighorn-Alpaca-Llama ridge is a hiking and rock-climbing destination with excellent views. Parts of this hike can be done in one day, and it is also an attractive multi-day hike. There are at least a dozen alpine rock climbing routes described for this area, with potential for many more on the broad granite slabs. There are also several scrambling (non-technical rock-climbing) routes up these peaks. This ridge is on the border of the Controlled Recreation Area on the Westscapes Development Inc. map. Commercial development in this area would affect public access to these peaks (the same way that the Whistler-Blackcomb resort has affected public access to the Spearhead Range and the Musical Bumps, as well as Whistler and Blackcomb peaks). A ski lift in that area, or guided tours, would wreck the wilderness experience that public recreationists seek when visiting this area.

The red line on the attached map indicates a tentatively acceptable southern boundary

for development of the Juliet Creek resort. It runs along a ridge top located north of the Coldwater and Upper East Anderson Rivers. This boundary would be acceptable because ski area developments north of this boundary would not be visible from the Bighorn-Alpaca-Llama ridge or from Zoa Peak. Development north of the red line would have little direct effect on public recreation in the Zoa and Bighorn-Alpaca-Llama ridge areas. At the moment, based on the present material, we do not object to the proposed development north of the red line.

However, resorts, if they are successful, tend to expand their boundaries (Whistler-Blackcomb's expansions into Garibaldi Park on Flute Mountain is an obvious example). To reduce the possibility of future development in these high value public recreation areas, we propose that they be protected, either as a Provincial Recreational Area (as Joffre Lakes used to be) or some other protected designation. Suggested boundaries for this protected area are outlined in orange on the attached map. The boundary follows valley bottoms when possible, generally following the lowest point of land around the peaks discussed above, because such boundaries protect approaches from all aspects. These would be the minimum boundaries; ideally the protected area would include nearby Yak, Nak, and Thar peaks, as well as peaks south of the highway such as Needle Peak. Many of the peaks in this area also have high recreation value for public hikers, skiers, rock climbers, and mountaineers.

Referring to the Executive Summary, Paragraph 4 indicates that “large mammals that are likely to occur...include grizzly bear...” We have been informed that portions of this area are very important to the grizzly bear recovery strategy, particularly relating to the US North Cascades. This important aspect cannot be simply dismissed, along with the other mammals listed in this paragraph, as the Summary seems to indicate. We assume that a formal wildlife inventory and migration study will be conducted *over several years* before this project proceeds further. On this subject, what is the timetable for a formal Environmental Assessment of this project through the EAO?

We would be interested in discussing this proposed protected area further with yourself and other government agency representatives. We hope that our comments have been useful in the review process, and look forward to speaking with you in the future.

Yours truly,

Manrico Scremin
President

Brian Wood
Recreation and Conservation Committee