

**Hemlock Resort – Public Recreation Working Group Meeting  
October 27, 2016****In Attendance:****Sts`ailes**

Willie Charlie Chief Negotiator

Dave Allen Sts`ailes Development Corporation  
Don Rothman HiMark Forest Consultants (working for Sts`ailes Development Corp)

**User Groups**

Brian Murphy Hemlock Home Owners Association  
Greg Petrynko Lower Mainland All-Terrain Vehicle (LMATV) - Southwest All-Terrain Trails (SWATT)

Cal Kaytor President, SWATT  
Wendy Cherry Guide, Bear Country ATV Tours  
Kevin Sass Guide, Bear Country ATV Tours  
Kevin Koopmans Vice-President, Fraser Valley Mountain Bikers Association  
Kelly Lacroix Hemlock Homeowner and Snowmobile Operator  
Jeremy McCall Executive Director, Outdoor Recreation Council  
Rose Schroeder Vice President, Back Country Horsemen Society of BC  
Donna Elias Back Country Horsemen Society of BC

**Hemlock Resort**

Kevin Bourdin General Manager, Hemlock Resort

**Fraser Valley Regional District**

Margaret Thornton Director of Planning and Development  
Johannes Bendle Planner  
Alec Niemi Board of Directors, Electoral Area C

**Ministry of Forests, Lands and Natural Resource Operations****Recreation, Sites and Trails**

Tom Blackbird District Recreation Officer

**Mountain Resorts Branch**

Tori Meeks Sr Manager Major Projects  
Amber McAfee Licensed Land Officer

**BC Timber Sales**

Enrique Sanchez Planning Forester, Chinook Business Area

**Absent:**

Bruce Ledingham	Director, SWATT & Manager of the West Harrison Rec Sites (contract under Sts'ailes MOU)
Kim Reeves	Four Wheel Drive Association of BC
Kim Smith	ATVBC
Mark Cohen	Dual Sport BC
Brian Wood	Federation of Mountain Clubs BC
Troy Bilodeau	Director of Operations, Berezan Hospitality

**Items for Discussion:****1. INTRODUCTIONS**

- a. Sign In Sheet
- b. Round Table
- c. Review of Previous Agenda (June 30, 2016)

**2. SETTING THE STAGE****a. Why Are We Here?**

- i. The Master Plan for the Hemlock Resort Expansion was approved in October 2015; the Master Plan is a conceptual plan for the future development/expansion of the resort
- ii. In April, 2016 a Master Development Agreement (MDA) was signed.
- iii. The MDA authorizes resort development over a 60 year term, and is the contract outlining the obligations and responsibilities of both the resort and the Province.
- iv. The CRA is outlined in the MDA. Public can still pass through the CRA, but Hemlock has the ability to control access within the Controlled Recreation Area, and responsibility for public safety.
- v. MRB is here to assist in facilitating the creation of the Public Recreation Plan.
- vi. Hemlock Resort is responsible for developing the plan. It is important to understand what the existing uses are within the CRA, identify important roads/trails, and get an idea of what people want to see in the future (e.g. more opportunities for horseback riding?).
- vii. Hemlock's objective is not to keep people out of the CRA, but to find a way to work with user groups to minimize conflicts and manage the resort's liability

**b. Summary of Previous Meeting**

- i. Tom Cole is working on a plan to transition Teal Jones out of Hemlock CRA and Sts'ailes into the CRA, with respect to forestry roads
- ii. Tom Blackbird is the public contact with Rec Sites and Trails
- iii. There are 3 major components to consider within the CRA: the resort, forestry and public rec
  1. Q (Dave Allen): Have any permits been issued for phases of development, and how/when with the Sts'ailes be involved?
    - a. A (Tori Meeks): No permits for development at this point in time. Sts'ailes will be involved as development proceeds through the joint venture and forestry arrangements that Sts'ailes

- has with Hemlock, and through the various commitments in the MDA.
2. Q (Dave Allen): At what point will logging take place respective to development?
    - a. A (Tori Meeks): As required by development and as agreed to in the forest management plan that will be created between Hemlock and Sts'ailes.
  3. Q (Dave Allen): Even though the Sts'ailes do not currently have a woodland licence, are we working under the assumption that a woodlot licence will eventually be provided?
    - a. A (Tori Meeks): Yes, it is my understanding that the Province is working towards the issuance of a First Nations Woodland Licence to Sts'ailes, there have been delays, but we are working under this assumption.
  4. Q (Brian Murphy): Will public recreation plan be set in stone, or will it be revisited over time:
    - a. A (Tori Meeks): Public recreation plan can be revisited as resort development proceeds over time and as required. The Public Recreation Management Plan will be an addendum to the current Master Plan, which is very high-level, conceptual in nature and will be reviewed every 5 years.
- iv. Forest service roads are maintained by the Province, permitted roads are used/maintained by the licensee, but tend to also be heavily used for public recreation purposes.
  - v. Grace Lake staging area is very important for ATVers and access to/through the CRA needs to be kept in mind, especially if the Sts'ailes FSR is to become a public road in the future.
    1. Public road cannot be used by ATVs or other unlicensed off-road vehicles
  - vi. Grace Lake is too low for snowmobile staging
  - vii. Four wheel club doesn't like gates
  - viii. A bridge near Weaver Lake was constructed and is maintained by SWATT. Brett Creek bridge is a forestry bridge that is also heavily used by SWATT (too wide of a crossing for SWATT to bridge on their own)
  - ix. Francis Lake rec site is managed by the four wheel club
  - x. **ACTION: Clarify precise location of Francis/Weaver Traverse**
  - xi. Consider current and future residential developments when planning for ATV and snowmobile use – residents will want peace and quiet
  - xii. Some concern around motorized and non-motorized users on same trails – need to look at compatibility of different uses.
  - xiii. FVRD is working with the resort to modify the Official Community Plan for Hemlock.

### 3. USER GROUP FORUM AND MAPPING EXERCISE

#### a. Brian Murphy

- i. Existing OCP has limited park area (existing park is due to riparian setback)
- ii. Multiple users are utilizing a single trail to access recreation opportunities
- iii. Would like to see more access made available to Crown land outside the CRA – please carry this forward as a discussion item for future meetings

**iv. ACTION: Will work with hiking group to provide more info to MRB re. locations of hiking trails**

**b. Don Robson**

- i. A growth and yield research area is located within the CRA beneath a proposed residential pod
- ii. Research area has been compromised by ATV trails

**iii. ACTION: MRB has no information regarding this research area and will try to find out more details.**

**c. Willie Charlie**

- i. Wants a plan that will maintain the integrity of the land, habitat and important sites; Chief and council are not opposed to use of the land, as long as sufficient communication/consultation with Sts'ailes is undertaken
- ii. Sts'ailes were reluctant to accept proposal to operate a woodland licence within the CRA because of the restrictions to the operable area, but agreed because of the potential for improved management of the area and the bigger picture.
- iii. Was surprised to hear about off-road trail development that has and/or is currently taking place within the CRA
- iv. Concerned about general level of disrespect of the land and Sts'ailes members by public rec users
- v. Forest fire a couple of years ago was human-caused
- vi. 10 Mile bay in an importance village site that has been disrespected
- vii. Sts'ailes are making an effort not to stereotype and understand that it is a small percentage of users that cause problems, but more communication is needed
- viii. Gateway concept will help the Sts'ailes track use of the area and find out who the users are and where they are going
- ix. Hemlock Master Plan fits with the Sts'ailes desire to control use of the area
- x. FVRD and Sts'ailes to work together to strengthen the current MOU
- xi. Organized recreation is good because impacts to the land can be minimized

**d. Don Robson**

- i. Fish bearing streams are located throughout the CRA that are not shown on maps

**ii. ACTION: Identify locations of fish streams; Teal is likely the best resource due to work that they've done to ID fish streams for forestry purposes**

**e. Cal Kaytor**

- i. SWATT trails have been built where existing roads already were; this has been done in cooperation with Teal
- ii. Building new trails is too expensive for volunteer groups
- iii. Sts'ailes (Boyd) has been involved when bridges need to be built
- iv. SWATT would like to work with Sts'ailes forestry contractor in the future
- v. ACTION: Willie Charlie will look into making sure that internal Sts'ailes communication is taking place to avoid future misunderstandings regarding levels of consultation**

**f. Kevin Sass**

- i. Bear Country does guided ATV touring only, does not do ATV rentals
- ii. Use existing trails and campgrounds, as directed by SWATT
- iii. Tours stage at Grace Lake, and rarely go as far north as 10 Mile Bay
- iv. Tours use Weaver Loop (around Weaver Lake), Weaver FSR and Cartmell Drainage

**g. Kelly Lacroix**

- i. Snowmobilers use most of the same trails as the ATVs until they get out of the trees up top; wondering if there are opportunities to use the backside of the mountain?

- h. Kevin Bourdin**
  - i. Resort is looking at developing a new lift to replace the red chair that will go down the back side of the hill; therefore, if this takes place the area will not be conducive to snowmobiling.
- i. Kelly Lacroix**
  - i. Willing to work with the resort to keep snowmobiles away from the runs
- j. Greg Petrynko**
  - i. SWATT signs are in progress and maps are just guides; not necessarily clear to users where ATV trails are located
- k. Tori Meeks**
  - i. Signage is important to have in place for safety and liability purposes
- l. Don Robson**
  - i. ATV trail that currently runs through the research block should be decommissioned
- m. Enrique Sanchez**
  - i. Research block was established in 1965, Provincial initiative, measured every 10 years to determine growth and yield
  - ii. Between 100 and 200 ha in size
  - iii. Overlaps with one of the future residential development pods
  - iv. Need a buffer of 100 m in all directions from the centre point of each plot
- n. Kevin Koopmans**
  - i. Hemlock area is not currently used heavily for mountain biking, but there is lots of potential for great riding – a trail from the summit down to the lake would be very popular (this overlaps with an existing SWATT trail)
  - ii. Good for the resort if the resort is interested in marketing toward national mountain biking competitions
  - iii. Fraser Valley Mountain Bikers Association would be happy to partner with the hill where it makes sense
    - 1. Q (Tori Meeks): What about compatibility between motorized users and mountain bikes?
      - a. A (Kevin Koopmans): It depends on the trail and the type of use. For example, mountain bikes don't like rutted trails caused by motorized users, and horses on downhill trails can be an issue because they can't hear mountain bikes coming and can be spooked; horse hooves also break through the shallow packed surface of bike trails, making the trails less ideal for mountain bike use. Not much conflict between hikers and mountain bikes except on high speed downhill trails.
      - b. Brian Murphy: Hikers have not had issues with motorized rec
      - c. Jeremy McCall: Hikers would like to like to see hiker-specific trails
      - d. Tori Meeks: There is nothing specific planned for hiking trails yet – planning is still too high level
      - e. Kevin Bourdin: There is potential for the establishment of hiking trails in the future
      - f. Kevin Koopmans: Multi-use trails are fine, but in order to attract a specific market you need to build a top-notch product
    - 2. Q (Tori Meeks): Would the mountain biking community be willing to work with the resort and the Sts'ailes?
      - a. A (Kevin Koopmans): Yes – there is a large appetite for commercial mountain bike use at Hemlock

- b. Kevin Bourdin: There is a lot of opportunity; it is mostly a mapping exercise when it comes to designating trails
- o. **Kelly Lacroix**
  - i. There is limited usable area at Hemlock for snowmobiles. Need a way to get up and over Baby Bowl without interfering with skiers. Snowmobiles are not used at lower elevation areas due to lack of snow.
  - ii. **ACTION: Kelly will mark up a hard copy map with existing and possible future trails**
  - iii. Perhaps there will be interest in a snowmobile club at Hemlock; membership fees could be used to provide funds for signage.
- p. **Cal Kaytor**
  - i. \$18K spent in the area over the last couple of years to manage water/runoff on trails
  - ii. SWATT is very interested in working with Sts'ailes forest consultant on future trails and ensuring responsible management
    - 1. Q (Tori Meeks): Are the majority of SWATT trails located on permitted roads?
      - a. A (Cal Kaytor): Yes – SWATT is a volunteer group, and construction of new trails is labour intensive/expensive
    - 2. Q (Tori Meeks): What is the best way to manage the decommissioning and/or maintenance of road used by SWATT and no longer needed for forestry:
      - a. A (Don Robson): It is going to be a long time in several areas before the next harvest rotation, so roads will remain in the long term – use of the roads by ATVERS needs to be coordinated between ATVs and loggers
    - 3. Q (Tori Meeks): Teal can only be absolved of responsibility by decommissioning the roads that are not needed anymore, so we need to figure out what to keep – is Section 56 a possibility?
    - 4. Q (Don Robson): What are the restrictions of Section 56 on logging (e.g. if a deactivated road needs to be reopened)
      - a. A (Tom Blackbird): Section 56 will not impose restrictions; rather, it triggers communication between the user groups so that a change in road use can be appropriately managed
    - 5. Kevin Bourdin: The only groups that are/will be actively involved in road maintenance/responsibility are the ATV clubs, Hemlock and Sts'ailes
  - iii. ATV trails are not necessarily always located on the forestry roads, but rather on adjacent trails. ATVs prefer to be on less active roads.
- q. **Dave Allen**
  - i. Sts'ailes Development Corporation is partnering with BCTS and the resort on behalf of the Sts'ailes to develop a forest management plan and determine harvest volumes
- r. **Rose Schroeder**
  - i. Similar to mountain biking, the Hemlock area is not heavily used for horseback riding. There is a commercial horseback guide located near Weaver Lake.
  - ii. Horseback riders would prefer to be lower down if possible, hard to bring horse trailers up the existing Hemlock Road to the resort.
  - iii. Sight lines, terrain and experience levels affect the compatibility of multiple trails users

- iv. Rogue users are the biggest concern for all user groups, so the Gateway option is a good idea
  - v. Back Country Horsemen Society of BC would like to stay involved in the future planning of the area.
  - s. **Alec Niemi**
    - i. Shooting guns in the CRA is a concern; can the resort/province create designated areas for the discharge of firearms?
      - 1. A (Tori Meeks): Typically our CRA areas are designated as a ‘no shooting zone’ with a buffer to protect public safety within the resort area. With permission from the resort, this is sometimes lifted for specific purposes, ie. First Nations traditional hunt, etc.. **ACTION: MRB will provide follow up on the expectations and regulations for hunting within the CRA.**
  - t. **Willie Charlie**
    - i. With respect to designated hunting areas, should give some consideration to elk transplanted from Sechelt to the head of Harrison Lake (provincial initiative)
    - ii. Please put a hold on all further ATV trail development until the relationship between SWATT and Sts’ailes can be verified
  - u. **Alec Niemi**
    - i. Impressed with the number of users in the area – are statistics available? These numbers could support the case to get reliable cell service at Hemlock.
      - 1. Willie Charlie: User numbers are not tracked. MOTI may be a source of info for the number of travellers using the highway to enter/exit the Hemlock CRA.
  - v. **Brain Murphy**
    - i. Snowmobiles do not get used below 2500 ft elevation
    - ii. Access to usable terrain that does not interfere with skiing is difficult for hikers and snowmobilers
- 4. NEXT STEPS/FOLLOW UP ITEMS (includes carry over from previous meeting)**
- a. Long term recreation access for resort is the goal.
  - b. Existing permitted roads used for forestry must be addressed and a transition plan developed that works for everybody
  - c. Recreation trails.
    - i. Maps have been provided to representatives of snowmobile community (Kelly Lacroix), SWATT (Cal Kaytor), and Hemlock (Kevin Bourdin)
      - 1. **ACTION: Kelly and Cal to mark up maps with important staging areas, necessary connector trails, edits to trails, etc. and return to Tori or Amber for compilation.**
      - 2. **ACTION: Kevin to meet with BCTS and Sts’ailes on the relationship between the resort and Sts’ailes with regard to forestry. Discussion point will also be the future of the permitted roads within the CRA and follow up on a transition plan.**

**Action Items:**

- a) **SWATT:** Clarify precise location of Francis/Weaver Traverse, DAX Trail, bridges and any other features that are important to retain for use by ATVs
- b) **Brian Murphy:** Work with Hemlock hiking group to provide more info to MRB re. locations of hiking trails
- c) **MRB:** Determine locations of fish bearing streams within the CRA. Contact Teal re. work that they've done to ID fish streams for forestry purposes
- d) **Willie Charlie:** Verify that internal Sts'ailes communication is taking place to avoid future misunderstandings regarding levels of consultation between Sts'ailes and SWATT
- e) **SWATT:** Hold further ATV trail development until the relationship between SWATT and Sts'ailes can be verified
- f) **MRB:** Identify locations and implications of growth and yield plots within the CRA
- g) **MRB:** Provide Tom Blackbird with a copy of the proposal prepared by Tom Cole, showing road locations relative to future resort development
- h) **Kelly Lacroix:** Mark up a hard copy map with existing and possible future snowmobile trails
- i) **MRB:** Provide follow up on the expectations and regulations for hunting within the CRA