GARIBALDI AT SQUAMISH PROJECT

(PROJECT)

SCHEDULE B

TABLE OF CONDITIONS
FOR
AN ENVIRONMENTAL ASSESSMENT CERTIFICATE

December 16, 2015

DEFINITIONS	
Construction	The phase of the Project during which physical activities in connection with site preparation, building or installation of any component of the Project occurs. For purposes of these conditions, Construction does not include any investigative use or testing conducted prior to commencement of site clearing.
Existing Well	Has the meaning given to such term in Condition 5.
Holder	Has the same meaning as defined in the Environmental Assessment Certificate.
Main Pumping Well	Consists of at least two wells (one well to be a standby well for maintenance purposes and/or alternate pumping).
Observation well OBS-1	A well, in the vicinity of the Oringinal Location to monitor the Paradise Valley Aquifer at coordinates N 5521135.175, E 488666.713.
Operations	Operations commences when the first lift ticket is sold.
Original Location	Original location of the Main Pumping Well described in Chapter Five of the Supplemental Application.
Park Plans	2002 Alice Lake Purpose Statement and Zoning Plan and the 1990 Garibaldi Provincial Park Master Plan.
Piteau, 2014	Garibaldi at Squamish Hydrogeological Investigation for Groundwater Supply- Cheakamus River Valley, Squamish, BC, Draft Report, prepared by Piteau Assocaites Engineering Ltd., October 2014.
Project	The project as described in the Certified Project Description.
Pumping Commencement	Has the meaning given to such term in Condition 5.
Qualified Professional	An applied scientist or technologist specializing in an applied science or technology applicable to the duty or function, including, if applicable and without limiting this, archaeology, agrology, biology, chemistry, forestry, engineering, geology, hydrology or hydrogeology, relevant to the field of practice set out in the condition; and who is registered with the appropriate professional organization in the Province of BC, is acting under that organization's code of ethics and is subject to disciplinary action by that organization.
Replacement Wells	Has the meaning given to such term in Condition 5.
Spring Season	March 1 - April 31
Summer Season	May 1 - November 14
Supplemental Application	Supplemental Application from Garibaldi at Squamish Inc., dated April 30, 2015, to the Environmental Assessment Office applying for an Environmental Assessment Certificate.
Winter Season	November 15 - February 28

ACRONYMS

AEMP	Aquatic Effects Monitoring Plan
amsl	above mean sea level
BC	British Columbia
BREMP	Biodiversity Retention Environmental Management Plan
BRMP	Brohm River Monitoring Plan
CEMP	Construction Environmental Management Plan
COPC	chemicals of potential concern
CPD	Certified Project Description
DFCC	Dam Failure Consequence Classification
DFO	Fisheries and Oceans Canada
DOS	District of Squamish
EA	Environmental Assessment
EAC	Environmental Assessment Certificate
EAO	Environmental Assessment Office
EMP	Environmental Management Plan
FLNR	Ministry of Forests, Lands and Natural Resource Operations
HLTH	Ministry of Health
l/s	litres per second
LWMP	Liquid Waste Management Plan
MoE	Ministry of Environment
MRB	Mountain Resorts Branch
MWR	Municipal Wastewater Regulation
OGMA	Old Growth Management Area
PVCA	Paradise Valley Community Association
QP	Qualified Professional
QPA	Qualified Professional Archaeologist
RRA	Relevant regulatory Authority
SWMP	Solid Waste Management Plan
TEKARP	Traditional Ecological Knowledge Acquisition and Retention Plan
WFS	British Columbia Wildfire Services

TABLE OF CONDITIONS

No.	Condition

1	**Plan Development**
	
	Where a condition of this EAC requires the Holder to develop a plan, program or other document, any such plan must include, at a minimum, the following information:
	• Purpose and objectives of the plan, program and document;
	• Roles and responsibilities of the Holder;
	• Roles and responsibilities of project personnel and contractors;
	• Schedule for implementing the plan, program and document throughout the relevant Project phases;
	• Monitoring programs and schedules designed to evaluate the effectiveness of mitigation measures;
	• Adaptive management plan to address effects of constructing or operating the Project if those effects:
	  o are not mitigated to the extent contemplated in the Application; or
	  o are not predicted in the Application.
	• Schedules and methods for the submission of monitoring reports to be provided to specific agencies, Squamish Nation and the public and the required form and content for those reports; and
	• Process and timing for reviewing and updating the plan, program and document, including any consultation with agencies and Squamish Nation that would occur in connection with such updates and revisions.

2	**Consultation**
	
	Where a condition of this EAC requires the Holder to consult a particular party or parties regarding the content of a plan, program or document, the Holder must:
	
	(a) provide written notice to each such party that:
	• includes a copy of the plan, program or document ;
	• invites the party to provide its views on the content of such plan, program or document; and
	• indicates:
	  o if a timeframe providing such views to the Holder is specified in the relevant condition of this EAC, that the party may provide such views to the Holder within such time frame; or
	  o if a timeframe providing such views to the Holder is not specified in the relevant condition of this EAC, specifies a reasonable period during which the party may submit such views to the Holder;
	(b) undertake a full and impartial consideration of any views and other information provided by a party in accordance with the timelines specified in a notice given pursuant to paragraph (a);

	(c) provide a written explanation to each party that provided comments in accordance with a notice given pursuant to paragraph (a) as to: • how the views and information provided by such party to the Holder received have been considered and addressed in a revised version of the plan, program or document ; or • why such views and information have not been addressed in a revised version of the plan, program or document ; (d) maintain a record of consultation with each such party regarding the plan, program or document; and (e) provide a copy of such consultation record to the EAO, the relevant party or both, promptly upon the written request of the EAO or such party.
3	**Satisfaction of Agencies** Where a condition of this EAC requires the Holder to develop a plan, program or document to the satisfaction of one or more agencies (which may include the EAO), after submitting a draft of the plan, program or document to the agency or agencies listed in the relevant condition the Holder will not need to make further revisions to such plan, program or document unless any such listed agency communicates to the Holder that further revisions to such plan, program or document are required. Any such required changes must be pursued by the Holder in a manner that is acceptable to EAO and in accordance with any timelines specified by EAO.
4	**Water Supply** (a) Subject to paragraph (b) The Holder must not withdraw, from the Paradise Valley Aquifer, more than: (i) 90 l/s, measured on a daily basis during the Winter Season; (ii) 54 l/s, measured on a daily basis during the Spring Season; and (iii) 35 l/s, measured on a daily basis during the Summer Season. (b) The Holder may apply to EAO for approval to increase withdrawal rates from the Paradise Valley Aquifer by up to 20 l/s during the Spring Season and/or Summer Season by preparing and delivering to EAO: (i) a water conservation plan developed in consultation with Paradise Valley Community Association (PVCA); and (ii) a report setting out the results of the groundwater monitoring completed under Condition 6, that are to the satisfaction of EAO. The Holder must not increase the withdrawal rates in paragraph (a) unless approved in writing by EAO. If increased withdrawal is approved by EAO, the Holder must implement the water conservation plan prior to increasing the withdrawal rate. (c) The Holder must, prior to withdrawal of any water from the Paradise Valley Aquifer: (i) cause a QP to develop a Groundwater Protection Action Plan in consultation with PVCA and FLNR that outlines the specific measures the Holder will undertake to achieve maximum reduction of water use in relation to the Project; and (ii) obtain the approval of FLNR for such Groundwater Protection Action Plan.

	(d) If, pursuant to Condition 9, the Main Pumping Well is located at the Original Location and the groundwater level at observation well OBS-1 falls below the Holder's predicted minimum geodetic water level at OBS-1[1] during the Summer Season, the Holder must, within three days of learning of such water level, implement the Groundwater Protection Action Plan referred to in paragraph (c). (e) If, pursuant to Condition 9, the Main Pumping Well is located at a location other than the Original Location, the Holder must: (i) Prior to Pumping Commencement, retain a QP to direct the location and installation of a monitoring well to be used as an alternative to OBS-1; (ii) install such alternative monitoring well prior to Pumping Commencement; (iii) cause such QP to develop a numerical groundwater model that predicts the minimum geodetic water level at such alternative monitoring well in response to seasonal pumping at the alternative Main Pumping Well prior to the commencement of pumping operations; and (iv) if, during the Summer Season, the groundwater level at such alternative monitoring well drops below the predicted minimum geodetic water level for such well, within three days of learning of such water level, implement the Groundwater Protection Action Plan referred to in paragraph (c). (f) Prior to Pumping Commencement and during Operations, the Holder must develop a public, online information website which shows, at a minimum: (i) Daily pumping rate of the Main Pumping Well; and (ii) Live monitoring results (geodetic water level) of the observation well referred to in paragraph (d) or (e), as applicable. (g) The Holder must monitor pumping rate and live monitoring results under paragraph (f) on a daily basis to ensure that the Holder is aware of groundwater levels for the purpose of paragraph (d) and (e), as applicable.
5	**Replacement Wells** (a) Prior to the Holder commencing pumping operations which would remove groundwater from the Paradise Valley Aquifer (Pumping Commencement), the Holder must identify all wells existing which are within both: (i) a 2 kilometre radius of the Main Pumping Well for the Project; and, (ii) the Paradise Valley Aquifer or the Cheakamus Valley (each an Existing Well) as of the date of this EAC, and measure the available drawdown in each Existing Well. (b) If an Existing Well does not have an available drawdown that exceeds: (i) the documented drawdown referenced in Paragraph 5(a)(ii) (ii) plus: 1. if, pursuant to Condition 9, the Main Pumping Well is located at the Original Location, four metres below 55.2 metres amsl, i.e. the lowest predicted water level at the location of the subject well, based on the drought scenario predicted for mid-November in Piteau, 2014; or 2. if, pursuant to Condition 9, the Main Pumping Well is located at a location other

[1] monthly predicted geodetic groundwater level at OBS-1 for seasonal pumping scenario for drought condition recharge (see top right panel in Figure G-2 in Piteau, October 2014).

	than the Original Location, a depth below the lowest predicted water level at the subject well, as determined by a QP retained by the Holder in a manner consistent with the methodology used in Piteau, 2014, then the Holder must make reasonable efforts to offer to the owner or operator of such Existing Well to drill a new well and install associated infrastructure such as pumps and wiring (each a Replacement Well), which in the case of domestic wells, will not exceed six inch pipe diameter. For greater certainty, if the Main Pumping Well is located at a location other than the Original Location, the Holder must cause a QP to complete the modeling contemplated in Paragraph 5(b)(ii)(2) prior to Pumping Commencement. (c) The Holder must make reasonable efforts to deliver offers of Replacement Wells pursuant to paragraph (b) at least six months prior to the Holders planned date of Pumping Commencement. The Holder must cause all Replacement Wells for which it received accepted offers at least three months prior to Pumping Commencement to be installed and operational by the date of Pumping Commencement. (d) Prior to Pumping Commencement, the Holder must provide EAO with a report which: (i) provides a map of the Existing Wells which meet the criteria in Paragraph 5(b) (ii) the name and address of each owner or operator of an Existing Well who was offered a Replacement Well; and (iii) the current operating status of each Replacement Well that the Holder caused to be installed pursuant to this condition.
6	**Groundwater Research and Monitoring Plan** The Holder must cause a QP to develop, and the Holder implement throughout Construction and Operations, a groundwater research and monitoring plan which, at a minimum, contains the following elements: (a) groundwater level and quality monitoring at a minimum of six monitoring wells to be installed by the Holder within two years of this EAC as follows: (i) two wells, with one approximately 200 metres upgradient and the other approximately 200 metres downgradient of the Main Pumping Well; (ii) two wells, with one approximately 1000 metres upgradient and the other approximately 1000 metres downgradient of the Main Pumping Well; and (iii) the two wells required under Condition 7. (b) a monitoring program for Swift Creek which will monitor water stage and flow on a quarterly basis; and (c) a requirement for the Holder to submit an annual report to EAO, FLNR, DOS and Squamish Nation by December 15 of each year, that describes the results of monitoring under Paragraphs (a) and (b) for the preceding 12 complete months. The Holder must obtain approval of EAO and FLNR for the groundwater research and monitoring program prior to (i) the third anniversary of this EAC, or (ii) the commencement of Construction, whichever comes first. The Holder must implement the program consistent with the timelines set out in the program and prior to Pumping Commencement.

7	**Fish and Fish Habitat in Side Channels** The Holder must, prior to (i) the third anniversary of this EAC or (ii) the commencement of Construction, whichever comes first, cause a QP to complete and deliver to EAO a written study that determines potential adverse effects from the construction and operation of the groundwater pumping aspect of the Project on the fish and fish habitat in the side channels located between the Tenderfoot Hatchery and the North Vancouver Outdoor School as illustrated in Figure 3 in the CPD. The study must, at a minimum, include the following components: (a) an investigation into the seasonal use of the side channels by anadromous and non-anadromous fish and benthic invertebrates; (b) an investigation into the sources of water which supply the side channels (surface water or groundwater) and the various contributions of those sources, including, but not limited to, the water sources during late summer drought conditions; (c) the installation of a minimum of two groundwater monitoring wells that will be monitored by the Holder in order to provide primary information to support the study described in this condition; and (d) an assessment of the role of the Cheakamus River in supplying water to the side channels. Prior to commencing this study, the Holder must (i) consult with FLNR, DOS, DFO, PVCA and Squamish Nation on the scope of work of the study, including the location of the groundwater wells and (ii) obtain the approval of EAO for the scope of work included in the study. If the study results demonstrate that mitigation actions are required to ensure that adverse effects on fish and fish habitat do not occur, the Holder must consult with FLNR, DFO, PVCA and Squamish Nation and cause a QP to develop and implement a Side Channels Fish and Fish Habitat Management Plan within timelines and in a manner that are to the satisfaction of EAO.
8	**Snowmaking Reservoir** The Holder must not use any groundwater withdrawn from the Paradise Valley Aquifer to fill the Project's snowmaking reservoir during the Summer Season.
9	**Location of the Main Pumping Well** Prior to (i) the third anniversary of this EAC, and (ii) the commencement of Construction, whichever comes first, the Holder must: (a) in addition to the proposed Original Location of the Main Pumping Well, identify at least two different alternative locations for the Main Pumping Well with a view to locating the Main Pumping Well in a manner that will minimize or eliminate the noise, safety and aesthetic effects from the construction and operation of the Main Pumping Well on persons resident in the Paradise Valley as of the date of this EAC; (b) consult with the DOS, FLNR, Squamish Nation and PVCA regarding their respective

	views on the potential effects of alternative locations identified by the Holder pursuant to paragraph (a); and (c) submit to EAO and DOS a report, in a form satisfactory to EAO, that includes, among other things: (i) a revised effects assessment that compares the predicted effects of the alternative locations identified by the Holder pursuant to paragraph (a) to the predicted effects of the Original Location described in Chapter Five of the Supplemental Application; (ii) a summary of the consultations carried out pursuant to paragraph (b), including a consultation log and summary of the views expressed by DOS, FLNR, Squamish Nation and PVCA during such consultations; and (iii) the Holder's views as to whether the Original Location or any of the alternative locations described by the Holder pursuant to paragraph (a) are preferred in terms of (A) technical viability, (B) overall predicted effects, and (C) acceptability to the Holder, and (D) the views of DOS, FLNR. Squamish Nation and PVCA. If the EAO provides written notice to the Holder of the required location of the Main Pumping Well within 60 days of receipt of such report, the Holder must locate, construct and operate the Main Pumping Well and locate the associated pipeline in accordance with any such direction by EAO. If EAO does not provide any such direction, the Holder must locate the Main Pumping Well at the Original Location subject to any changes required by EAO to minimize adverse impacts on fish and persons resident in the Paradise Valley.
10	**Secondary Source of Water** The Holder must identify a source of water that is capable of being used as an alternative to the Paradise Valley Aquifer at the rates set out in Condition 4 for a period of at least three weeks in the event of emergency. The Holder must, prior to (i) the third anniversary of this EAC, or (ii) the commencement of Construction, whichever happens first provide a report to FLNR that demonstrates that such alternative source will remain available to the Project and is capable of supplying water to the Project at the rates set out in Condition 4 for at least three weeks during each emergency that prevents the Holder from, or requires the Holder to cease, drawing water from the Paradise Valley Aquifer during the life of the Project. The Holder must not commence Construction until FLNR has approved the Holder's emergency use of such alternative water source.
11	**Transportation** The Holder must, prior to the start of Operations, develop a Transportation Plan in consultation with the Ministry of Transportation and Infrastructure, DOS, and SLRD relating to transportation requirements for the Project. The Plan must address the movement of people and materials within the Project site, and to and from the Project. The Plan must be developed to the satisfaction of FLNR. The Plan must be implemented throughout Operations.

	The Plan must include specific actions or protocols to: ▪ move people and goods safely and efficiently; ▪ provide for multi-modes of transportation; ▪ promote the use of walkways and bike paths for transportation within the resort development; and ▪ support environmentally sensitive transportation modes and practices. <u>Plan Components</u> Plan components will: ▪ detail steps and actions to manage transportation demands, including integration with existing and/or future traffic congestion notification systems and implementation of transportation hubs to facilitate mass transit and ride sharing; ▪ describe plans for the Highway 99 interchange; and, ▪ identify measures to minimize air quality impacts from vehicle exhaust based on the Air Quality Plan. <u>Plan Management and Linkages</u> The Plan will develop short term (zero to five years), mid-term (six to ten years), and long-term (great than ten years) goals and measures. The Plan must reflect the DOS Transportation Plan and recommendations in the DOS 2031 District Wide Multi-Modal Transportation Study Report #2 Final Transportation Plan (September 2011) and finalized BC Transit Sea to Sky Transit Future Plan, or as such documents are revised and replaced from time to time.
12	**Environmental Monitor** Prior to commencing Construction, the Holder must retain the services of a QP as an environmental monitor with demonstrated experience and knowledge of environmental monitoring for construction projects in BC (Environmental Monitor). The Holder must give the Environmental Monitor the authority to stop Project work or a portion of Project work to the extent that the Environmental Monitor determines it necessary to prevent or reduce adverse effects from non-compliance with the terms and conditions of this EAC. The Environmental Monitor must be retained by the Holder throughout Construction. Prior to commencing Construction, the Holder must ensure that the Environmental Monitor's terms of engagement require the Environmental Monitor to conduct site inspections at a frequency and schedule that is acceptable to EAO. The Holder must notify EAO of any non-compliance with the EAC within 72 hours of the Holder becoming aware of any such non-compliance. The Holder must ensure that the Environmental Monitor prepares and delivers to the Holder, monthly reports on the Holder's compliance with the terms and conditions of the EAC. These reports must be retained by the Holder through Construction and for five years after commencing Operations. The Holder must provide any such reports to any government agency upon request.

13	**Recreation Sites and Trails Plan** The Holder must prepare, to the satisfaction of FLNR, a plan (the "Recreation Sites and Trails Plan") for Construction and Operations. The Plan must include specific actions to: (a) Enhance connectivity of trails that link the Project to recreational amenities, trails and other significant recreation features in the Sea to Sky Corridor excluding Garibaldi Provincial Park; and (b) Maintain and enhance public access to and use of recreation features located within the Project site. The Plan must ensure there is no net loss of recreational trails within the Project area and must be consistent with any plans developed through or contemplated within Conditions 15, 22, 37 and 38. The Plan must be completed in a manner and on a timeline as specified by EAO. The Holder must develop the Plan in consultation with DOS, SLRD, BC Parks and Squamish Nation. The Holder must also consult with the public on the Plan in a manner consistent with a Public Consultation Plan. The Holder is required to provide the Public Consultation Plan to DOS for review and approval. The Public Consultation Plan and Recreation Sites and Trails Plan must be implemented during Construction and Operations.
14	**Helicopter Use** The Holder must not carry out or permit to be carried out helicopter tours or helicopter skiing in the Certified Project Area.
15	**Access** The Holder must not construct or advertise any access routes from the Project into Alice Lake or Garibaldi Provincial Parks prior to the completion of an approved amendment or replacement to the 2002 Alice Lake Purpose Statement and Zoning Plan and the 1990 Garibaldi Provincial Park Master Plan (together, the Park Plans) which would permit such use and access. If BC Parks amends or replaces the Parks Plans to allow access to Alice Lake or Garibaldi Provincial Parks from the Project, the Holder must develop and implement an access monitoring protocol within one year, for review and approval by BC Parks, which will measure and monitor the effect of resort development and operation on recreational demand and the resulting impacts to Alice Lake and Garibaldi Parks. Prior to the commencement of Operations, the Holder must also develop and implement a plan that provides measures to mitigate the potential impacts of increased access and

	visitation on Alice Lake and Garibaldi Provincial Parks. The Holder must obtain BC Parks' approval of this plan. The plan must be implemented according to direction provided by BC Parks.
16	**Garibaldi Provincial Park** The Holder must not develop or construct any facilities or infrastructure within 100 metres of Garibaldi Provincial Park until a formal amendment of the Garibaldi Provincial Park Master Plan is approved by BC Parks and such access is a component of that plan.
17	**Construction Environmental Management Plan** The EAC Holder must retain a QP to develop a Construction Environmental Management Plan. The Plan must be developed in consultation with MOE, FLNR and the Squamish Nation. The Construction Environmental Management Plan must include at least the following: • conformance and effectiveness monitoring requirements and specification of when corrective action must be undertaken; and, • reporting requirements (including timeframe). The Construction Environmental Management Plan must include, at a minimum, component plans to address: • Air Quality Plan; • Aquatic Effects Monitoring Plan; • Archaeology Plan; • Biodiversity Retention Plan; • Brohm River Monitoring Plan; • Emergency Response Plan; • Erosion and Sediment Control Plan; • Spill Contingency and Management Plan; and, • Fertilizer and Pesticide Management Plan. The EAC Holder must provide the Construction Environmental Management Plan to MOE, FNLR and Squamish Nation for review a minimum of 90 days prior to the planned commencement of construction. The EAC Holder must provide the updated Plan to MOE, FNLR and Squamish Nation a minimum of 30 days prior to the commencement of construction. The EAC Holder must develop the Plan and component plans, and any amendments, to the satisfaction of EAO.
18	**Aquatic Effects** The Holder must, prior to (i) the third anniversary of this EAC or (ii) the commencement of Construction, whichever comes first develop an Aquatic Effects Monitoring Plan (AEMP), in consultation with Squamish Nation, Ministry of Environment (MoE), DOS and SLRD. The AEMP must be developed by a QP. The Holder must implement the AEMP during

	Construction and Operations to the satisfaction of MoE. The Holder must not start Construction until the AEMP is approved by MoE. The goal of the AEMP must be to investigate and detect potential environmental effects in the aquatic receiving environment that may result from Project activities and provide adaptive management to mitigate the effects. The AEMP must be designed to include any point-source discharge from the municipal waste water treatment systems as well as the potential effects of any Project-related Construction and Operations activities that a QP determines have the potential to adversely affect aquatic environments. The AEMP must be developed in a manner that will allow both local and regional scale environmental effects of the Project to be identified and mitigated. Monitoring to meet provincial legislative requirements must be integrated into the AEMP. The AEMP must include specific actions or protocols to: • detect any unexpected effects of the Project and emerging environmental trends as measured against baseline conditions; • identify the potential cause-effect relationship between Project activities and any predicted or unexpected adverse effects to the Valued Components included in the Supplemental Application; • provide data for the development of any adaptive management and mitigation strategies; and • ensure compliance with discharge and receiving environment regulations and criteria and applicable permits and authorizations. <u>Plan Components</u> The AEMP must include at a minimum: • a conceptual site model to aid in the identification of potential COPC that may be released into the aquatic environment from the Project during Construction and Operations including their fate or exposure pathways (including but not limited to treated wastewater, storm drain run-off), and receptors for the COPC in the aquatic receiving environment; • a summary of the potential effects of the Project to fish and aquatic habitat that were identified in the EA for the Project; and • a summary of mitigation measures in section 6.4.4 of the Supplemental Application. The AEMP must include baseline and monitoring throughout Construction and Operations of any aquatic environments that the QP determines may be affected by the Project, including but not limited to: • surface water quantity; • surface water chemistry; • sediment volume, suspended sediment concentrations and chemistry;

- primary producers;
- benthic invertebrates;
- fish; and
- water temperatures for the Brohm, Swift and Cheakamus Rivers (as well as tributaries as identified by the QP developing the plan) which may be affected by Project Construction and Operations.

Monitoring and Adaptive Management Program Design, Sampling Methods, and Analysis

Monitoring locations for the factors listed above will be selected in consultation with MoE, Squamish Nation, DFO, DOS and SLRD. The AEMP must contain, at a minimum the, following:

- monitoring and adaptive management program design, including:
    - identification of monitoring locations on the Brohm, Swift and Cheakamus Rivers, and tributaries;
    - sampling frequency;
    - list of parameters or variables to be measured;
    - laboratory analytical methods; and,
    - reportable detection limits for laboratory analyses;
- sampling methodologies including equipment, sample collection, handling, and transport, and Quality Assurance/Quality Control methods, consistent with the current version of the:
    - British Columbia Field Sampling Manual; or as amended or replaced from time to time ;
    - Environmental Data Quality Assurance Regulation (BC Reg. 301/90) or as amended or replaced from time to time ; and,
    - Other equivalent guidance documents, as acceptable to MoE;
- statistical analysis to be used, including but not limited to before-after-control-impact, trend analysis; and
- identification of triggers for additional mitigative action.

Management Response

An adaptive management approach must be implemented under the AEMP to facilitate the implementation of early mitigation strategies before concentrations COPC in the aquatic receiving environment approach levels where the QP determines adverse effects may occur. The AEMP must identify monitoring and management strategies in order to meet the objectives of the AEMP and must be consistent with the following documents, as updated or replaced from time to time:

- BC Ambient Water Quality Guidelines (approved and working guidelines);
- Guideline for the Derivation and Application of Water Quality Objectives in British Columbia (2013);
- Canadian Council of Ministers of the Environment Water Quality Guidelines for the Protection of Aquatic Life (1987); and,
- other equivalent guidance documents acceptable to MoE.

	Reporting Summary The Holder must include in the AEMP a summary of baseline data collected during the pre-construction phases including, but not limited to, historical data, data to support environmental assessment, and ongoing pre-construction monitoring) in order to establish the foundation for comparison of monitoring data to baseline conditions. Raw pre-Construction baseline data must be provided in appendices of the AEMP. The Holder must include in the AEMP specific reporting and notification actions and timelines, including a description of the required contents of any such reports, reporting frequency, and report distribution. The Holder must provide reports produced under the AEMP to EAO, MoE, Squamish Nation, DOS, SLRD and DFO at the request of those groups.
19	**Brohm River** The Holder must cause a QP to develop and implement a Brohm River Monitoring Plan (BRMP) in consultation with Squamish Nation, MoE, FLNR, DOS and SLRD. The BRMP must be developed to the satisfaction of FLNR. The BRMP must be developed prior to the start of Construction and must be implemented during Construction and Operations. The primary goal of the BRMP must be establish actions and protocols to understand, investigate and detect potential environmental effects in the Brohm River that result or have the potential to result from the Construction and Operations, including, but not limited to effects to fisheries resources in the Brohm River. The monitoring program must be designed to establish an accurate baseline of the riverine environmental attributes (including but not limited to geomorphology, riparian area structure and fisheries resources) and human use of the Brohm River in order to monitor Construction and Operations and to develop adaptive strategies to reduce, mitigate or eliminate potential effects on the riverine environment. The BRMP must include specific actions or protocols to: • detect any Construction and Operations effects on the Brohm River or emerging environmental trends associated with resort development as measured against baseline conditions; • assist in identifying the potential cause-effect relationship between Construction and Operations and any environmental effects to the aquatic receiving environment of the Brohm River; and • provide data for the development of adaptive management and mitigation strategies if effects are detected. Plan Components The BRMP must contain, at a minimum include, the following pre-development baseline information: • a baseline inventory of the riverine geomorphology and hydrology of the Brohm River, including but not limited to riffles, pools, stability and type of substrates, cascades, and flow regimes;

- a baseline inventory of riparian area attributes of the Brohm River, including but not limited to coarse woody debris, function of debris jams and riparian vegetation;
- a baseline inventory of benthic invertebrates in the Brohm River, to be taken from the approved AEMP;
- a baseline inventory of fish habitats (identifying each life stage of fish species and the known times when each life-stage or activity is occurring in each monitored river, tributary or wetland);
- a baseline inventory of water quality and quantity in the Brohm River, to be taken from the approved AEMP; and
- existing public recreational use on the Brohm River, including, but not limited to rod days and angler effort.

The BRMP will describe monitoring throughout Construction and Operations related to how resort development may affect:

- surface water quantity and chemistry;
- sediment chemistry, sediment volume and suspended sediment concentrations;
- primary producers;
- benthic invertebrates;
- coarse woody debris;
- fish and fish habitat;
- water temperature in the Brohm and any identified key tributaries;
- recreational angler use; and
- other recreational use such as trails and swimming in or at the Brohm River.

<u>Monitoring and Adaptive Management Program Design, Sampling Methods, and Analysis</u>
Monitoring locations will be selected in consultation with MoE, FLNR, Squamish Nation and DOS. The BRMP must contain at a minimum the following information:

- monitoring and adaptive management program design, including:
  - identification of monitoring locations on the Brohm River and key tributaries, as identified by a QP;
  - sampling frequency;
  - list of parameters or variables to be measured;
  - laboratory analytical methods; and
  - reportable detection limits for laboratory analyses;
- sampling methodologies (including equipment, sample collection, handling, and transport), and Quality Assurance/Quality Control methods, consistent with the current version of the:
  - British Columbia Field Sampling Manual;
  - Environmental Data Quality Assurance Regulation (BC Reg. 301/90); or
  - other equivalent guidance documents, as acceptable to MoE;
- statistical analysis to be used, including but not limited to before-after-control-impact, trend analysis; and
- identification of triggers for additional mitigative action.

	Management Response An adaptive management approach must be implemented under the BRMP in order to facilitate the implementation of early mitigation strategies before adverse effects to fish and the aquatic receiving environment occur. The BRMP must require the Holder to implement monitoring or management strategies which relate to, among other things, the operation and maintenance of resort infrastructure that the QP determines has the potential to effect the Brohm River and the placement, maintenance, communication and design of recreational trail design and access to the Brohm River. The BRMP must indicate areas of critical and important habitat for which the Holder will undertake action to ensure public access is restricted, as determined by EAO, in consultation with the Squamish Nation. Reporting The Holder must, on or before January 15 or every year, must cause a QP to provide to Squamish Nation, EAO and FLNR a report that summarizes: a) Data collected under the BRMP during the preceding calendar year; b) The efforts made by the Holder to implement the various components of the BRMP during the preceding calendar year; and c) Baseline collected during the pre-construction phases, including but not limited to historical data, baseline data, and pre-construction monitoring as the foundation for comparison of future monitoring data to baseline conditions.
20	**Dam for Snowmaking Reservoir** The Holder must develop a Dam Failure Consequence Classification (DFCC) for the Snowmaking Reservoir. The DFCC must be completed within three years of the issuance of this EAC or prior to the commencement of Construction, whichever happens first. The Holder must obtain the approval of FLNR for the DFCC prior the commencement of Construction.
21	**Snowmaking Water** Any water distribution systems used by the Holder for snowmaking purposes must be separate and independent from the Project's potable water distribution system.
22	**Biodiversity Retention (Wildlife and Vegetation)** The Holder must develop a Biodiversity Retention and Ecosystem Management Plan (BREMP). The Holder must not start Construction until the BREMP and subplans are approved by FLNR. The Holder must cause a QP to oversee the development and implementation of the BREMP and subplans. The BREMP must be implemented throughout Construction and Operations. The BREMP must be developed in consultation with Squamish Nation and FLNR. The primary goal of the BREMP must be to provide information and analysis to support an integrated, ecosystem-based approach to managing wildlife, vegetation, Squamish Nation traditional and cultural uses and resort-based activities including, but not limited to, all-season recreational use such as skiing, trail development and hiking.

Plan Requirements

The BREMP must be developed in a manner which recognizes that impacts on or changes to any of the foregoing factors have the potential for both positive and negative effects on the other factors. The BREMP must ensure that vegetation loss and disturbance of ecosystems and wildlife habitat resulting from land clearing, vegetation maintenance activities and human uses associated with the Project is minimized. The BREMP must be designed to take into account the effects of Project-related activities during Construction and Operations in order to allow both local and regional scale effects to be identified and mitigated.

The Plan must include specific actions or protocols to:

- define what constitutes a natural area;
- identify remaining natural areas in the Project area;
- identify mitigation measures to avoid disruption to, and limit human use of, the remaining natural areas in the Project area;
- monitor the effects predicted in the Supplemental Application, identify mitigation measures to address Project effects on biodiversity retention and ensure mitigation measures are working as intended;
- detect any effects or emerging environmental trends as measured against baseline conditions;
- identify the potential cause-effect relationship between Construction and Operations and any environmental effects a QP determines has the potential to affect wildlife and vegetation;
- provide data for adaptive management and for the development of mitigation strategies if environmental effects are detected by the Holder;
- ensure compliance by the Holder with mitigation measures; and,
- develop effective communication materials to ensure visitors and residents of the Project are aware of potential effects on biodiversity.

The BREMP Plan must include, at a minimum, two individual Sub Management Plans:

- Wildlife Management Subplan
- Terrestrial Ecosystems and Forestry Subplan

Wildlife Management Subplan Components

The Wildlife Subplan must contain, at a minimum, the following components:

Baseline Inventory and Mapping that includes but is not limited to:

- Details on the development and implementation of Species at Risk surveys, including, but not necessarily limited to:
    - resort base development areas;
    - ski runs/lift lines;
    - reservoirs;
    - access roads; and
    - control areas to be monitored as part of the general monitoring program discussed below;

	• Details on the development and implementation of a program of bat surveys which include plans to examine large caves, abandoned structures and large wildlife trees which have the potential for bat presence, including protocols for temporary suspension of construction activities and development of management response if any Townsend's big-ear bat hibernacula are located; • Details on the development and implementation of raptor and spotted owl surveys prior to the clearing or mature and old-growth forests, including protocols for the implementation of non-disturbance buffers around active raptor nest sites; • Details on the development and implementation of spring surveys for harlequin duck; and • Details on the development and implementation of marbled murrelet surveys prior to commencing Construction during each breeding season consistent the inventory methods for marbled murrelet radar surveys (Resources Inventory Standards Committee (2006)) and subsequent audio-visual surveys following inventory methods for marbled murrelets in marine and terrestrial habitats (Resources Inventory Standards Committee (2001)). <u>Mitigation</u> • Details on the development and implementation of an approach to ensure slash piles and woody debris from clearing are retained and spaced at regular intervals along the edges of ski runs and provide security and thermal cover for small mammals, particularly for species such as Deer Mouse and Yellow-pine Chipmunk; • Details on the development and implementation of how detailed site design will maintain connectivity for dispersal, movement and breeding of wildlife, reptiles and amphibians; • Details on the development and implementation of how coarse woody debris generated during construction will be utilized to enhance fish and wildlife habitat; • Details on the development and implementation of how potential effects to mountain goat will be mitigated during Construction and Operation of the Project, including adhering to the visual, noise, and area closure commitments made in the Supplemental Application; • Details regarding specific designs, as well as implementation of those designs, that will prohibit the development of earthworks roads on unstable soils or soil piles that a QP determines may impact amphibian breeding and foraging habitat; • Details on the development and implementation of an amphibian and reptile management and mitigation program, which will include protocols for amphibian surveys targeting western toad, coastal tailed frog and red-legged frog; details on the implementation of a 150 m non-disturbance vegetated buffer around known rubber boa hibernacula; • Details on the development and implementation of how seepages, caves, talus, and other moist, rocky sites, as identified by a QP, will be protected; and • Details on the development and implementation of a deer management program, which will include, at a minimum: o identification of winter range that will be protected from development; o options to mitigate Project-related impacts to Black-tailed deer winter

and early spring habitats, including habitat compensation opportunities; and

- specific measures to reduce and avoid vehicle/deer collisions, including but not limited to controlling vehicle speed limits by posting signs, winter road maintenance activities that allow animals to escape from the roadways, planting roadside areas with non-palatable grasses and installation of speed bumps.

Terrestrial Ecosystems and Forestry Subplan

The Terrestrial Ecosystems and Forestry Subplan must contain, at a minimum, the following components:

Inventory and Mapping

- Details on the development and implementation of ecosystem mapping of the Project area

Mitigation

- Details on how the development and implementation of road construction and associated works will avoid riparian areas such as wetlands, marshes, streams and ponds;
- Details on the development and implementation of an approach for avoiding the removal of wildlife trees, veteran trees and other trees that may be suitable for nesting, roosting, perching, roosting or feeding for raptors;.
- Details regarding specific designs, and the implementation of those designs to ensure that roads and trails are aligned to one side of surface water features as opposed to bisecting them or, where such alignment is not possible due to safety, environmental or traditional use reasons, a rationale and description of mitigation methods that will be implemented in order to minimize the potential and actual adverse effects of bisecting any such surface water feature;
- Details regarding the specific methodology and implementation of a vegetation management program which will include, at a minimum, the following:
    - Measures to ensure that no more than 235 ha of old growth forest will be cleared during Construction;
    - Measures to minimize old-growth forest and natural vegetation loss at the reservoir and clearings by only clearing up to anticipated high water mark and subject to Workers Compensation Board and safety concerns;
    - Measures to avoid environmentally sensitive areas as identified by a QP including red and blue listed plants, rare plant communities and traditional plants of medicinal or cultural use and associated boundaries;
    - Measures to revegetate disturbed areas to the satisfaction of a QP with a seed mixture that is appropriate, as determined by a QP, for the bio-geoclimatic zone and certified weed-free;
    - Measures to utilize native plants for landscaping and revegetation including, but not limited to replanting of native riparian vegetation

along newly-created snow-making reservoir shorelines;
    - Measures to retain natural vegetation and structural attributes in forest patches, grassland, talus and substrates surrounding the Project snow-making reservoir development sites;
    - Measures to prevent degradation of habitat quality in terrestrial habitats around road, pipeline and reservoir infrastructure by controlling spills, human access, spread of exotic species and other disturbances that may result from Construction and Operations;
    - Measures to evaluate the effectiveness of site restoration methods and monitor the success rate, survival and general health of the vegetation replanted in the disturbed areas. For instances where targeted survival rates are not achieved, specific measures to meet targets must be implemented to the satisfaction of FLNR and ;
    - Measures to log ski runs in a manner that decreases the edge effect, including, but not limited to, "feathering" edges by retaining smaller trees near clearing and progressing toward larger trees away from ski runs and retaining the integrity of naturally occurring tree clumps;
    - Measures to ensure that plant cover on disturbed sites is established before the onset of fall precipitation and ensuring that high elevations sites are re-vegetated annually in the spring to allow adequate time for vegetation growth prior to winter;
    - Measures to ensure only native plants are used for landscaping purposes in commercial and residential developments, including the prohibition of the use invasive exotic species including but not limited to Scotch broom; and
    - Measures to control invasive species.
- Details regarding an urban-wildfire interface prevention program.

<u>Monitoring</u>
The BREMP must contain a monitoring program design for both the Wildlife and Terrestrial Ecosystems subplans which will contain, at a minimum:

- identification of specific sampling and data collection areas, including sampling and data collection frequency for each of the data collection areas,
- a record the mitigation and management actions that have taken place cumulatively to date, and an analysis of their efficacy; and
- a description of sampling methodologies including equipment, sample collection, handling, and transport, and Quality Assurance/Quality Control methods, consistent with Provincial data collection standards.

<u>Adaptive Management</u>
An adaptive management approach must be included in the BREMP which describes how monitoring, inventory, mitigation or management actions and strategies may be modified or updated periodically and upon what information those modifications or updates will be based. The adaptive management component of the BREMP must include recognition that individual species can only be effectively managed by protecting their entire habitats, including soils, hydrologic systems, plants, and other animals, and by

	understanding the relationships and linkages among the ecosystem components. The adaptive management program must contain, at a minimum, the following specific components: • Details on the development and implementation of monitoring and management programs which will determine Project-related effects and mitigations for: o Mountain goat; o Furbearers; o marmots; o marten; o grizzly bears; o bats; o amphibians and reptiles; o birds, including harlequin duck, murrelet and raptors; o any small mammal species red-listed by the BC Conservation Data Centre that are found by a QP to inhabit the Project area; and o any avian species red-listed by the BC Conservation Data Centre that are found by a QP to inhabit the Project area. <u>Communication</u> The BREMP must include details on an Education and Environmental Awareness Program which will educate Project staff and clients on appropriate and responsible behavior around wildlife and wildlife habitats in order to ensure public safety and reduce wildlife/human conflicts. <u>Reporting</u> The Holder must, prior to January 15 each year, provide Squamish Nation, EAO and FLNR a report that summarizes the data collected during the preceding calendar year, efforts made to implement the various components of the BREMP and a summary of the baseline data collected during the pre-construction phases, including but not limited to historical data, baseline data, and pre-construction monitoring, as the foundation for comparison of future monitoring data to baseline conditions.
23	**Nest Management** The Holder must not clear vegetation which has the potential to impact nesting birds, as determined by a QP, from April 1 – July 31. In the event that the Holder determines that the Project construction schedule requires clearing during this breeding period, the Holder must hire a QP with expertise in raptors and song birds to conduct pre-clearing nest surveys. If any raptor nests and/or active song bird nests are found prior to or during construction activities or in disturbed areas, the Holder must implement a Nest Management Plan under the supervision of a QP that includes work setbacks, limitations to disturbance, and monitoring of the efficacy of mitigation.

	The Holder must develop any such Nest Management Plan to the satisfaction of FLNR and implement such plan prior to commencing construction in the vicinity of any nest.
24	**Black Bear and Grizzly Bear** The Holder must develop a Black Bear and Grizzly Bear Interaction Management Plan that describes the actions that will be taken to avoid and reduce risks of potential bear-human conflicts. The plan must be developed in consultation with the Conservation Officer Service, FLNR and Squamish Nation. The Holder must obtain the approval of FLNR for the plan prior to the start of construction. The Holder must not start construction until the Plan has been approved by FLNR. The Plan must contain, at a minimum, the following elements: a) A bear sighting and reporting protocol; b) A log or inventory of active bear dens within the Project area; c) Procedures to minimize sensory disturbance to hibernating bears, including but not limited to closure of ski runs or other winter uses; d) A public education program with the goal of minimizing bear-human interaction; e) Implementation of waste management procedures (e.g. placement of bear-proof garbage containers and appropriate storage of all municipal solid waste, composting and recycling) to remove attractants; f) Implementation of a site assessment monitoring program that evaluates the Project site as an attractant to bears; and g) Construction and operations staff training with the goal of minimizing bear-human interaction. The Holder must implement the Plan during Construction and Operations.
25	**Bear Smart** The Holder must ensure the Project achieves “Bear Smart” status, or equivalent, designation by no later than the first anniversary of the commencement of operations. The Holder must ensure the Project maintains the “Bear Smart” status or equivalent status throughout Operations.
26	**Mountain Goat** The Holder must ensure ski run and lift development construction activities, including but not limited to vegetation management, snow making and grooming of runs on Brohm Ridge will not be conducted during the months of April, May or November, in order to avoid impacts on goats moving between winter and summer ranges.
27	**Mountain Goat** The Holder must ensure that power transmission lines associated with the Project are not located in areas of spring and winter Mountain Goat range.

28	**Mountain Goat** The Holder must ensure that Lift Q is constructed as an aerial lift and designed to ensure skiers are located below the north side crest of Brohm Ridge to ensure that the lift is not visible to mountain goats wintering on the south-facing slopes of Brohm Ridge and the upper reaches of the Cheekye drainage.
29	**Culverts** To reduce the potential for collisions and wildlife mortality, the Holder must cause all Project culverts to be bottomless arches in those areas identified in the BREMP as being critical and important wildlife habitat.
30	**Amphibian Habitat** The Holder must retain a minimum of 30 metre setback along fish-bearing or permanent non-fish-bearing streams in order to ensure the amphibian habitat is maintained unless otherwise authorized by FLNR on the advice of Holder's QP.
31	**Old Growth Management** The Holder must not develop or construct any Project-related facilities within legally designated Old Growth Management Areas (OGMAs) without having developed and obtained FLNR's approval of an Old Growth Replacement Plan that, among other things, describes how the Holder will offset potential impacts within such OGMAs by protecting or causing the protection of new areas of protected old growth forest that are managed to avoid or otherwise protected from adverse effects. When developing any such plan, the Holder must meet with FLNR to discuss, among other things, FLNR's expectations related to replacement conditions, including appropriate site series and species information. The Holder must not undertake any construction activities without the approval of FLNR.
32	**Air Quality** Prior to commencing construction, the Holder must develop an Air Quality Mitigation and Monitoring Plan (Air Quality Plan), in consultation with MoE and HLTH. The Air Quality Plan must, at a minimum, include the following components: • Means by which the Project will meet the objectives of the Sea to Sky Air Quality Management Plan, including but not limited to addressing emissions from machinery, vehicles and heating systems; • Measures to monitor air emissions impacts to air, including but not limited to the establishment of air quality monitoring stations and determining which parameters to monitor; • An approach for regular reporting of the effects from air emissions, including reporting to the appropriate government agencies, Squamish Nation and the public; and • The adaptive management plan to address Project-related effects related to air quality, if those effects are not mitigated to the extent predicted in the Application or if unexpected effects occur.

	The Holder must engage Squamish Nation in developing and sharing information regarding implementation of the plan. The Holder must provide the plan to EAO, MoE, HLTH and Squamish Nation no less than 30 days prior to the Holder's planned date to commence Construction. The Holder must implement the final plan to the satisfaction of EAO. The Plan must be implemented during Construction and Operations.
33	**Air Quality** The Holder must not burn wood waste or construction materials during any phase of the Project.
34	**Liquid Waste Management** The Holder must cause a QP to develop a Liquid Waste Management Plan (LWMP). The LWMP must be developed in consultation with the Ministry of Environment, the SLRD, Squamish Nation and the SLRD. The LWMP must be developed in accordance with the most recent version of the "*Interim Guidelines for Preparing Liquid Waste Management Plans"*, and the *Environmental Management Act* and applicable regulations. The LWMP must include, but is not necessarily limited to, the following: • an inventory of existing infrastructure in the Project footprint serviced by on-site water and sewer systems including permitted and registered discharges under the MWR; • identify the Project area that is subject to the plan including the boundaries of all watersheds within the Project area; • provide future land use and population projections to aid in the long term development of treatment for municipal waste water originating from the Project; • identify how the Project will be designed to promote water conservation within both residential and commercial sectors and prevent inflow and infiltration into the sewer system; • identify how the stormwater management system will be designed to incorporate on-site rain water management into building design; • identify a population size, that achievement of which will cause the Holder to construct a municipal waste water treatment system for the Project; • identify the municipal waste water treatment system to be used at the Project for treating municipal waste water to reclaimed water standards in accordance with the Municipal Wastewater Regulation and specify the ways in which reclaimed water will be used; • identify hazardous and toxic products used at the project that would reduce or prevent the municipal waste water treatment system from functioning as designed if they entered the municipal waste water infrastructure or treatment system; • identify mitigation measures that the Holder will implement in the design of the municipal waste water infrastructure to prevent the introduction of the hazardous and toxic products to the Project sewer system and municipal waste water

	treatment system; • identify a population size, that achievement of which will cause the Holder to either expand the municipal wastewater treatment system in use or construct additional municipal wastewater treatment system(s) for the Project; • create an environmental monitoring program to assess the impact to the receiving environment of any municipal waste water discharge from the Project that includes an assessment of the cumulative effects of the discharge on the receiving environment ,trend analysis of the discharge on the receiving environment, and monitoring of endocrine disrupting chemicals, persistent organic pollutants and other micro-contaminants; • identify how septage will be managed as biosolids in accordance with the Organic Matter Recycling Regulation; • identify how gray water recovery systems will be integrated into building design; and, • identify a protocol for establishing a plan monitoring advisory committee, including roles and responsibilities, to monitor the implementation of the actions required by the plan. The LWMP must be developed to the satisfaction of the MOE and EAO. The LWMP must be submitted to MOE and EAO for review and comment 90 days before Operations commence. An annual report on the implementation of actions required by the plan must be submitted to MOE and EAO by January 31 each year for the preceding calendar year.
35	**Solid Waste Management** The Holder must cause a QP to prepare a Solid Waste Plan (SWP) for Operations to the satisfaction of MoE prior to commencing Operations. The SWP must identify the procedures for handling, transporting, and disposing of non-hazardous and household hazardous solid waste generated by the Project. The Holder must develop the SWMP in consultation with DOS and SLRD. The SWP must be implemented before Operations commence and reviewed every 5 years thereafter to determine whether the project can continue to send waste to SLRD facilities or whether the SWP needs to be reviewed to determine alternate disposal options. If it is determined that alternate disposal options are required, the holder must consult with the MOE, DOS and SLRD to determine alternate waste disposal options and the plan must be revised to include the alternate waste disposal options the project wishes to utilize. The revised plan must be submitted to MOE for review and comment 90 days prior to implementation. The plan and any revisions to the plan must be to the satisfaction of MOE. <u>Plan Objectives</u> The SWP objectives must be to: • comply with the SLRD solid waste management plan, including incorporating SLRD waste reduction principles (reduce, reuse, recycle); and • detail how the Project will integrate into SLRD waste diversion programs, and utilize existing waste management infrastructure.

	The SWP must: • detail recycling and composting programs and facilities; • identify plans for waste collection from waste generators (households, businesses, and others); • identify plans for handling and disposal of land clearing, construction and demolition waste; • identify plans for household hazardous waste management; • identify waste reduction targets; • define educational programs related to reducing, reusing and recycling; • develop and implement programs for commercial waste generators, in conjunction with the SLRD; • identify plans for temporarily holding recycling material and refuse prior to transport for processing or to landfills; and • detail plans to prevent and clean-up illegal dumping and littering. <u>Reporting</u> The SWP must include annual reporting requirements and require that such reports regarding the implementation of the SWP including but not limited to the Holder's progress toward achieving waste reduction targets be provided to SLRD, DOS and MoE by January 31 each year for the preceding year, if development occurred during the preceding year. After the project site is fully developed a report regarding the implementation of the SWP including by not limited to the Holder's progress toward achieving waste reduction targets will be submitted once every 5 years.
36	**Archaeology Plan** The Holder must, prior to the commencement of Construction, retain a QP to prepare, to the satisfaction of FLNR, an Archaeology Plan that, for Construction and Operations, includes, at a minimum: (a) a methodology for identifying archaeological features in areas of ground disturbance and Project-related areas of public recreational use is anticipated including, but not limited to commercial and residential developments, access roads, snowmaking reservoir and geotechnical assessments, ski runs, utilities; and, (b) a detailed plan for inventory, assessment and impact management of archaeological features, including but not limited to monitoring of Project development areas for archaeological features. The Holder must implement the Archaeology Plan during Construction and Operations. All documentation required by the Archaeological Plan must be completed in accordance with Archaeology Branch standards.
37	**Archaeology** The Holder must retain the services of a Qualified Professional Archaeologist (QPA) acceptable to the Squamish Nation with demonstrated experience and knowledge of

	environmental monitoring for construction projects in BC. The QPA must report independently to FLRN and the Squamish Nation and have the authority to ensure that the Holder comply with all aspects of the EAC that relate to archaeology. The Holder must ensure that the QPA's terms of engagement require the QPA to conduct site inspections at a frequency and schedule that is acceptable to FLNR and Squamish Nation. The Holder must give the QPA the authority to stop work if the QPA determines the Holder has not, or may have not, complied fully with this EAC as it relates to archaeology. The Holder must ensure that the QPA prepares and submits reports on its compliance with the terms and conditions of this EAC and the CEMP to EAO at a timeframe specified by EAO. The Holder must ensure that the QPA provides copies of the reports to the Holder, FLNR and Squamish Nation at the same time as it provides copies to EAO. If the QPA determines that Holder has not, or may not have complied fully with this EAC as it relates to archaeology, the QPA must notify EAO, FLRN and the Squamish Nation within 24 hours of learning of such non-compliance. EAO may direct the Holder to retain a new QPA if this reporting timeline is not met. The Holder must retain the QPA prior to the commencement of Construction and continue to employ the QPA for the duration of Construction.
38	**Squamish Nation Traditional Knowledge** The Holder must prepare, to the satisfaction of Squamish Nation, a Traditional Ecological Knowledge Acquisition and Retention Plan (TEKARP) that, for Construction and Operations, includes: (a) Areas of ground disturbance and areas where public recreational use is anticipated, including but not limited to commercial and residential developments, access roads, snowmaking reservoir, ski runs, utilities; and (b) Procedures for acquisition, inventory, assessment, management and monitoring of the potential impacts of Project development on areas of Squamish Nation traditional and culturally important use. The TEKARP must contain the following core elements: (a) Details on how inventory, recovery, salvage and relocation, if necessary, of culturally important plants (including culturally modified trees) potentially affected by Project development; (b) Details on how access through the resort area for current traditional use purposes will be maintained; (c) Details on the provision of opportunities opportunity to recover or salvage and relocate culturally significant plants and to protect culturally significant plant species; (d) Details on how Project design will be modified to mitigate potential impacts on plants of medicinal or cultural use and areas of traditional use; and (e) Identification of Squamish Nation terrestrial and aquatic harvesting areas, including

	the identification of alternative harvesting areas should, in the opinion of Squamish Nation, mitigation or Project design is not successful in protecting the harvesting opportunities of the Squamish Nation. The TEKARP must contain specific information on the following areas and topics: (a) The potential effect of ski runs and associated infrastructure on mountain goats; (b) Squamish Nation interests in deer, moose and grouse hunting on lower Brohm Ridge and adjacent areas, including ways to design the Project to restrict public access into these and other culturally important areas; and (c) Squamish Nation interests in deer, moose and grouse hunting areas located north of the Cheekye River between the Cheakamus River and Brohm Lake to Culliton Creek. The TEKARP must be completed on a timeline as specified by EAO, in consultation with the Squamsh Nation. The TEKARP must be implemented during Construction and Operations.
39	**Climate Monitoring** Within three months of the date of the issuance of this EAC, the Holder must provide a Weather Data Collection Plan to Mountain Resorts Branch (MRB) which describes the placement of industry-standard weather stations at strategic locations agreed to by MRB within the Project area, including, but not limited to areas on Brohm Ridge. The Plan will enable the Holder to provide MRB with annual weather data reports and make real time data available to BC Wildfire Services (WFS) including: • Temperature; • Precipitation; • Relative Humidity; and • Wind speed. The Holder must, at a time specified by MRB, provide annual reports which must include, among other things, summary analysis for the year for snow levels at various locations, timing and duration of wind events that would preclude lift operations, number of skiable days in specific pods identified by MRB and any other unusual weather events of note. Real-time data must be provided to WFS to enable the evaluation of wildfire risk to human life and infrastructure, based on long-term climate trends and real-time weather information that informs fire risk ratings, based on their direct influence on forest fuel types, and would also inform wildfire response in event of an active wildfire. The Plan must be implemented in a timeline determined by MRB.
40	**Employee Housing** The Holder must provide at least 10% of the resort bed units as employee housing.