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July 12, 2021

Guy Turcotte, Chairman, President and CEO
Stone Creek Resorts Inc.
201, 1100 - 1 Street SE
Calgary AB T2G 1B1
gturcotte@stonecreekresorts.com

Subject: Proposed Gondola Project and Amendment Requirements

Dear Guy Turcotte:

Thank you for submitting a project description on January 27, 2021, for the proposed Silvertip Gondola project (the project) within Bow Valley Wildland Provincial Park and a small inholding of public lands. The intent of this letter is to provide clarification on how Alberta Environment and Parks intends to proceed as the regulatory review process unfolds.

Typically, projects of this type only proceed to an environmental impact assessment and Natural Resources Conservation Board (NRCB) public interest review if they are consistent with the prevailing land designations, legislation, policies, and plans. Unfortunately, the project as proposed is inconsistent with the current land management direction set forth under the Bow Valley Wildland Provincial Park protected area designation and the provisions of the South Saskatchewan Regional Plan (SSRP).

This does not automatically preclude your project from further consideration; however, this does mean that any eventual approvals will require substantial consultation and review in other areas. For example, for the project to proceed, the following boundary and plan amendments would be necessary: reclassification of the Mount Lady MacDonald area within Bow Valley Wildland Provincial Park to a provincial park designation, amalgamating the existing small inholding of public lands into the proposed/existing provincial park, and updating the SSRP to reflect the changes in land management intent and designation. There is, however, no intent or plan by government to undertake a re-opening of any of these plans at this time.

The NRCB has the authority to review the project under the current policy and planning framework and I understand an NRCB review decision in favour of the project could be made contingent on the boundary and plan amendments occurring at a future date.

As such, should the NRCB make a positive public interest decision on the project, Alberta's government may be willing to subsequently pursue the boundary and plan amendment process, subject to significant formal consultation and Cabinet level decisions. This process would occur after the environmental impact assessment and NRCB decision, and will take additional time to complete. The public interest review by the NRCB could assist in informing the Crown's decisions to amend the park boundary and SSRP, and proceeding in this manner reduces duplication and unnecessary delay.

Thank you for your patience in this matter, and your ongoing contributions to Alberta's tourism industry.

Sincerely,



Lisa Sadownik
Assistant Deputy Minister, Lands

cc: Bev Yee, Deputy Minister, Alberta Environment and Parks
Shane Schreiber, Assistant Deputy Minister, Alberta Environment and Parks
Meagan Bryson, General Counsel, Alberta Justice and Solicitor General
Laura Friend, Manager, Board Reviews – Natural Resources Conservation Board
Bill Kennedy, General Counsel – Natural Resources Conservation Board