

3.12 Visual Quality Objectives

Hudson Bay Mountain and the resort's Controlled Recreation Area (existing and proposed) lie within the boundaries of four existing land use plans, specifically the Bulkley Valley Land and Resource Management Plan (LRMP), the Bulkley Valley Higher Level Plan (BVHLP), the Bulkley Valley Sustainable Resource Management Plan (SRMP) and the Telkwa Landscape Unit Plan (LUP).

The importance of the Hudson Bay Mountain scenic viewscape, in particular the east facing slopes, to the residents of the Bulkley Valley community, is highlighted in all four of the aforementioned plans. Due to the importance of the viewscape, Visual Quality Objectives (VQO) have been established to give direction to the degree of acceptable change from the natural appearing landscape caused by land use alterations.

In the case of Hudson Bay Mountain, the VQO has been established as "Retention" (see Figure 3 – 44). Under the "Retention" VQ, resource management and land use alteration maybe discernible, but not clearly visible to the average viewer, and any land use disturbances should appear to be from natural causes.

Hudson Bay Mountain Adventures (HBMA) is proposing, as part of its expansion plans, further ski lift and trail development on the east slope of the mountain. The LRMP designates the resort area as a special and distinct planning unit, with an objective to encouraging commercial and public recreation, in this area, subject to visual quality constraints.

In order to proceed with its expansion plans, HBMA is proposing an amendment to the VQO for this area. To assist in the review of this application, several different viewpoints were established to illustrate what the impact on visual quality would be, upon completion of the Phase 1 of the resort's Master Plan. These viewpoints are shown on Figures 3 – 45 through 3 – 51.

The analysis of the viewscales, as shown on Figures 3 – 45 through 3 – 51, suggest minimal impact from most viewpoints, with the exception of the Airport, where development of Terrain Pod D (Simpsons) is clearly shown, and to a lesser extent, the viewpoints from Sunny Point, the Hospital and Goat Park, where a portion of Terrain Pod D is visible. Development of Terrain Pod I (below the base of the Skyline Chair), and the proposed Trail to Town, appear to have minimal visual impact, due to the presence of terrain features that block the views of this part of the mountain from most viewpoints in the valley.

HBMA will initiate a public consultation process to seek input and comments on the application to amend the existing VQO for this area. All comments received will form part of the company's application submission to the Bulkley Valley Community Resources Board and the District Manager for Skeena Stikine Forest District.

Figure 3 - 44: Visual Quality Objectives – Bulkley Valley LRMP

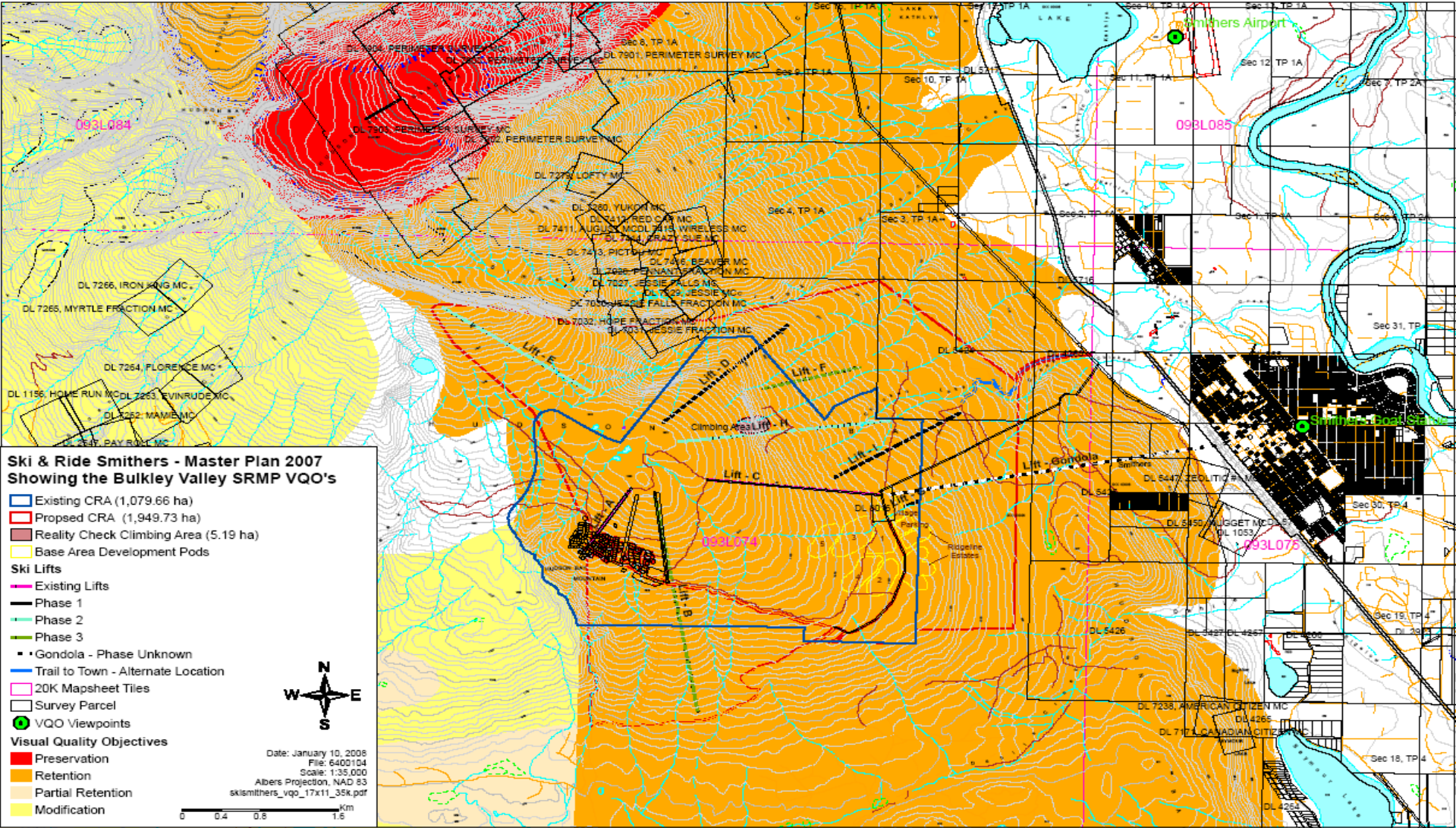


Figure 3 -45: View of Ski Area from the Hill Top Pub

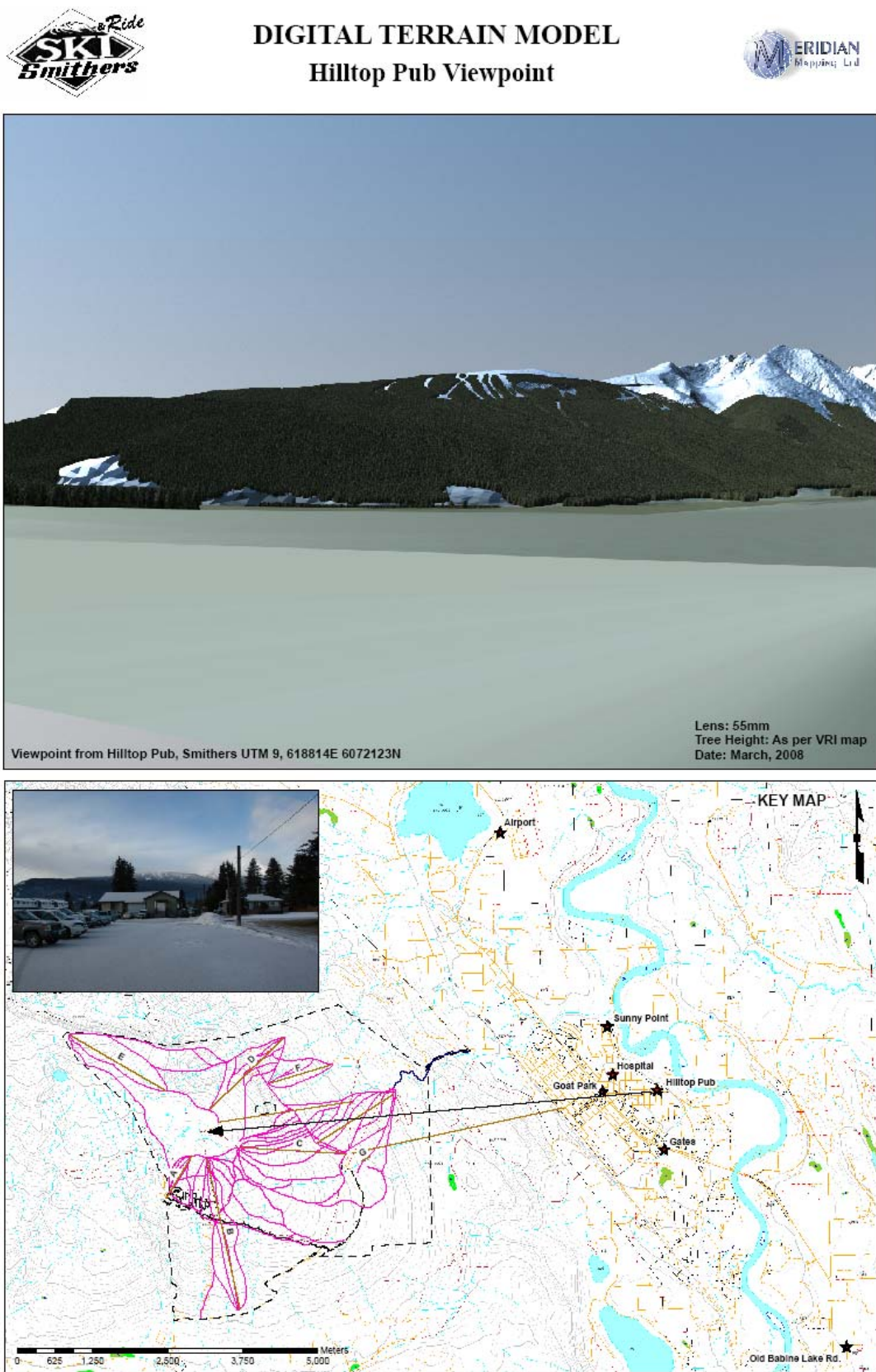


Figure 3 – 46: View of Ski Area from the Airport

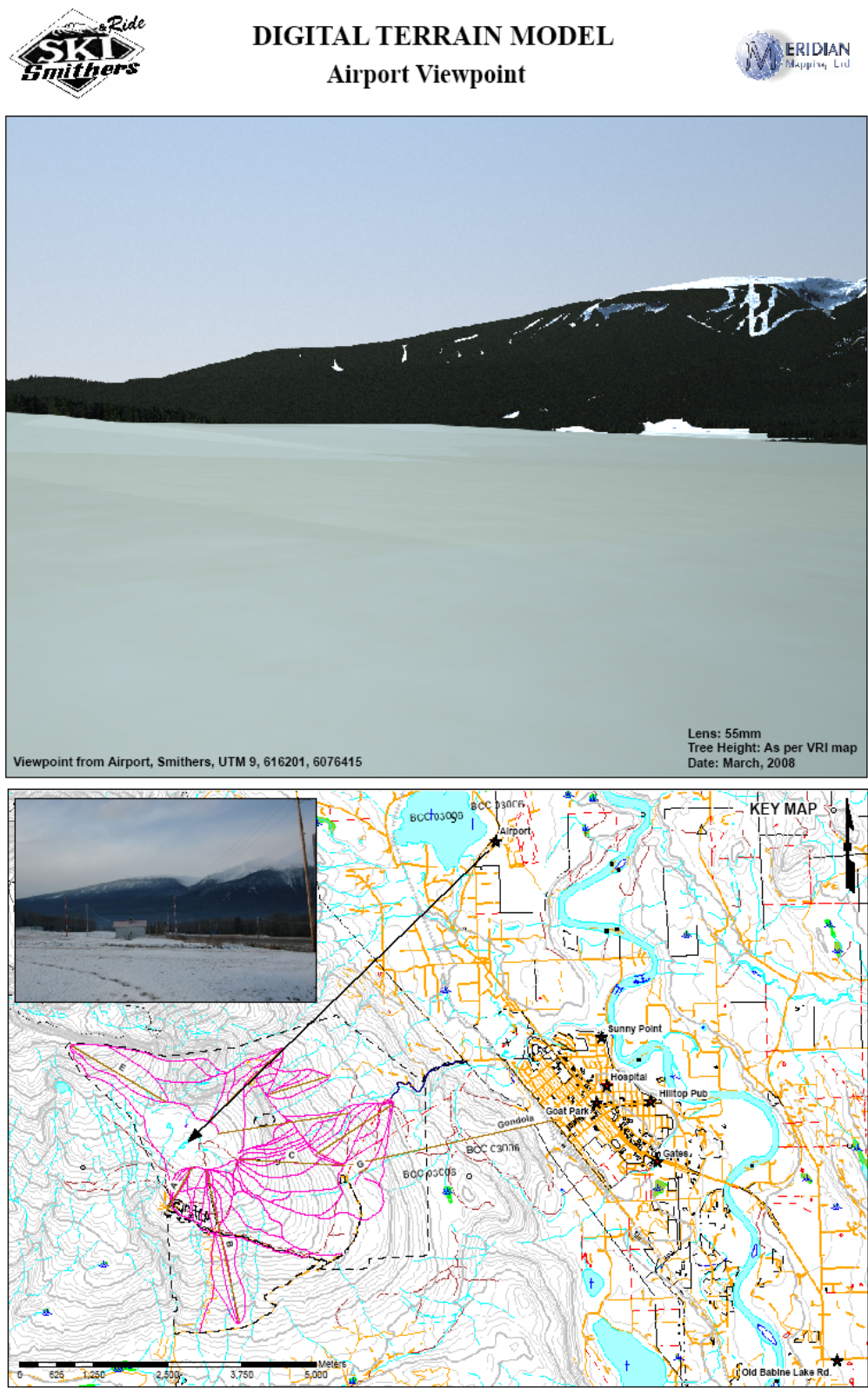


Figure 3 – 47: View of Ski Area from Babine Lake Road



DIGITAL TERRAIN MODEL Babine Lake Road Viewpoint

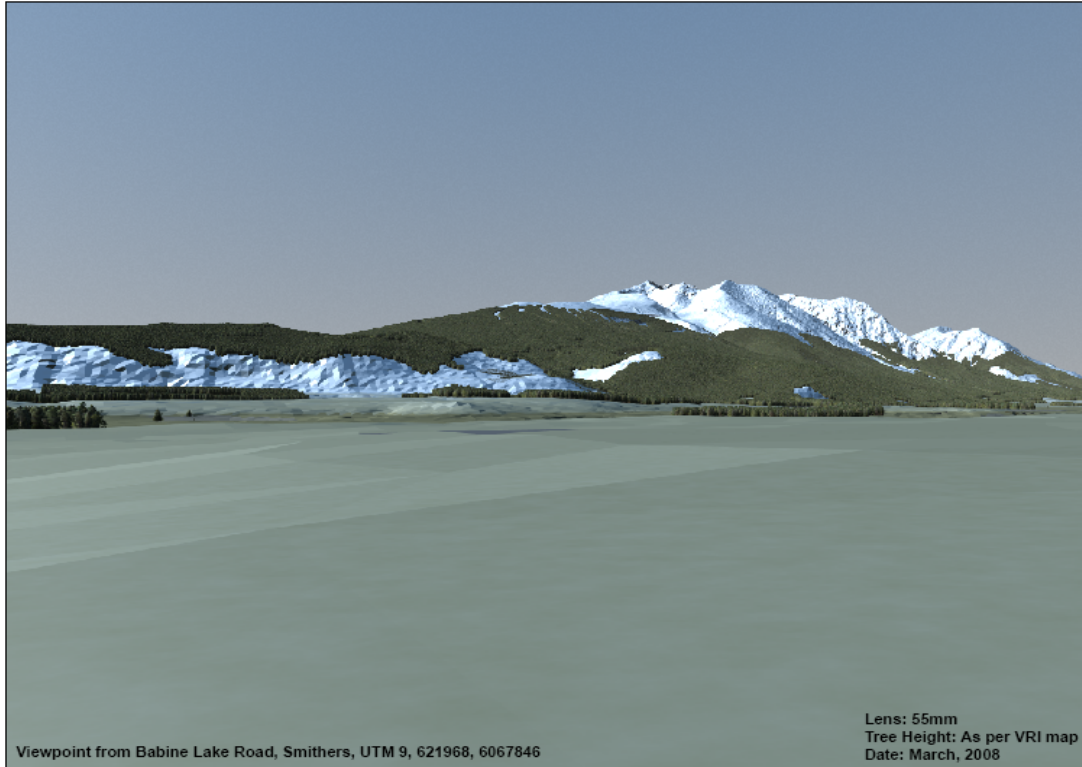
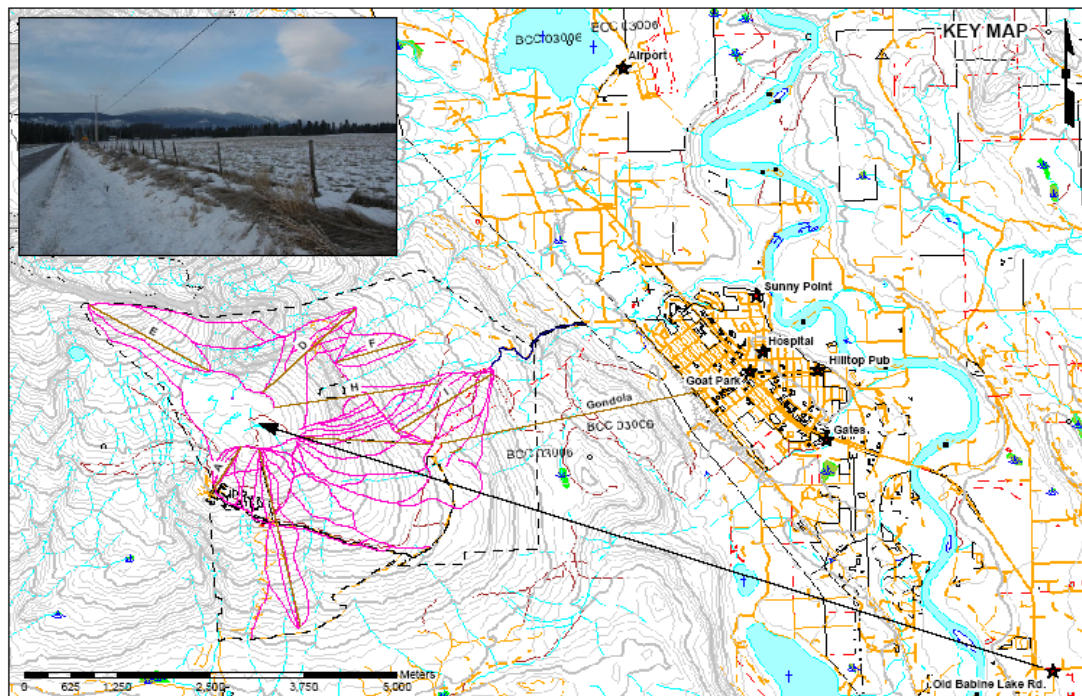


Figure 3 – 48: *View of the Ski Area from Gates Park*



DIGITAL TERRAIN MODEL
Gates/ Entrance Sign Viewpoint

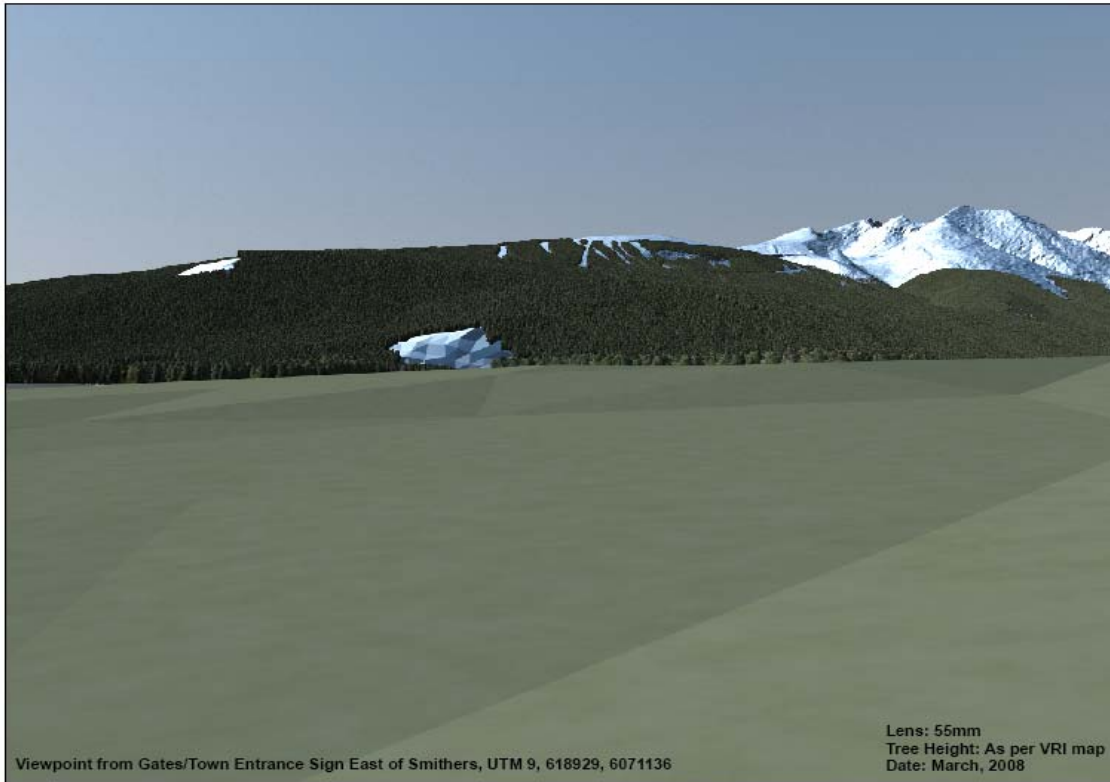
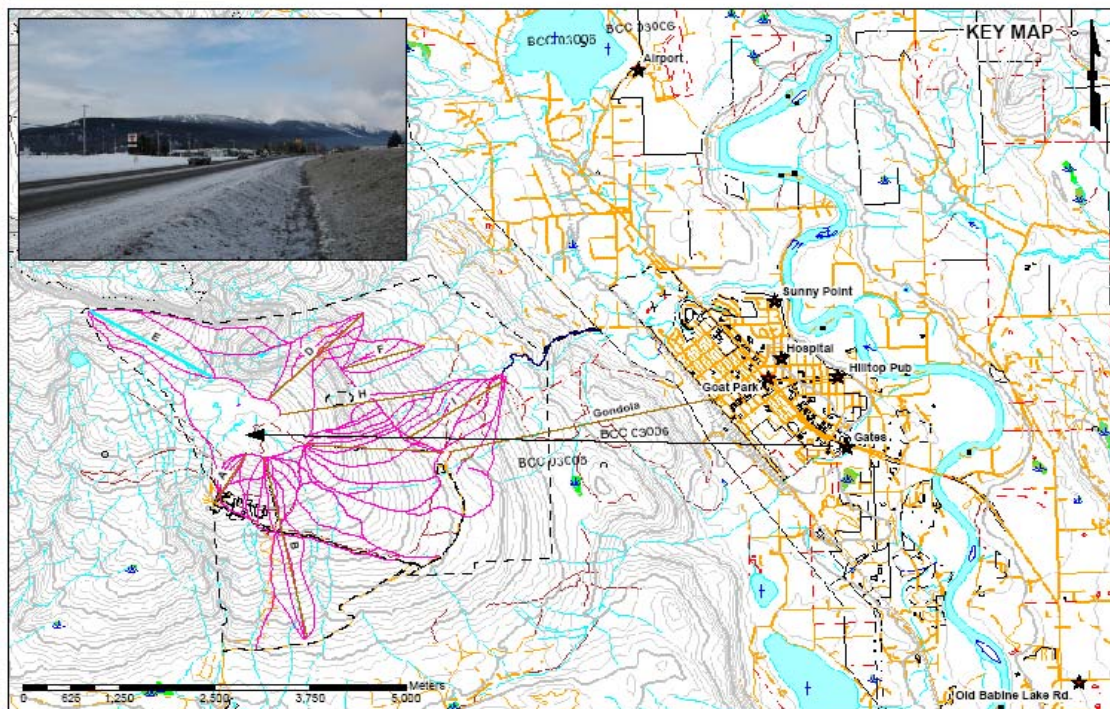


Figure 3 – 49:



DIGITAL TERRAIN MODEL

Goat Park Viewpoint

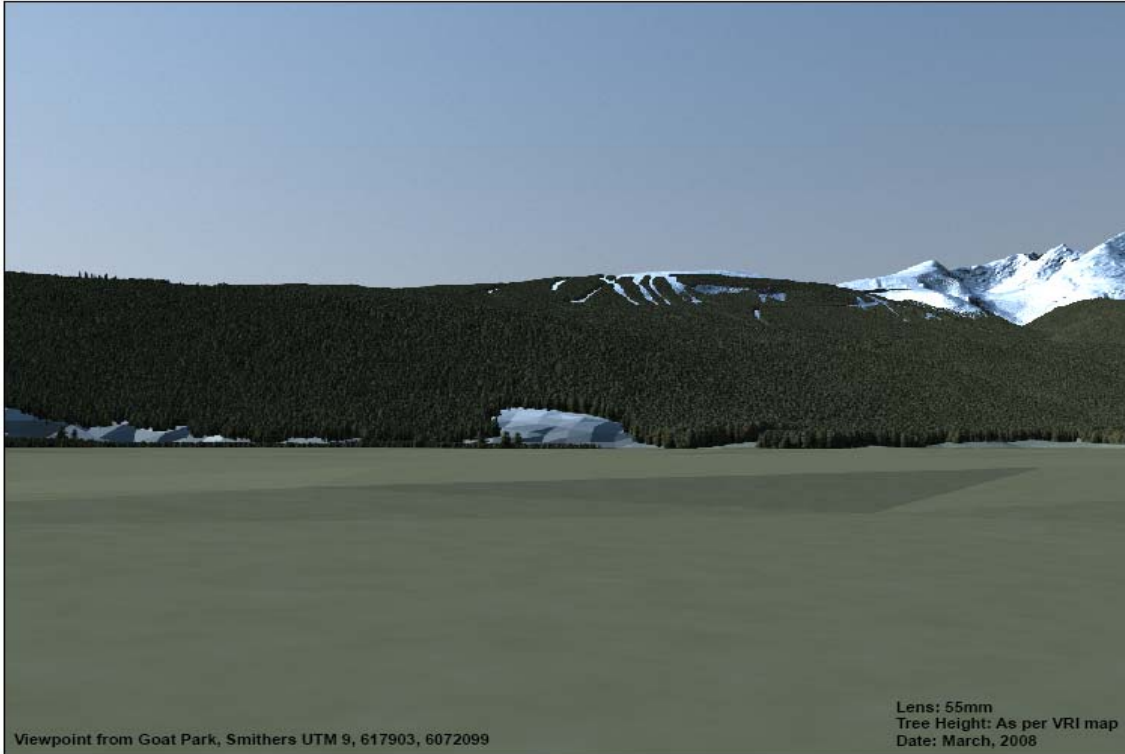
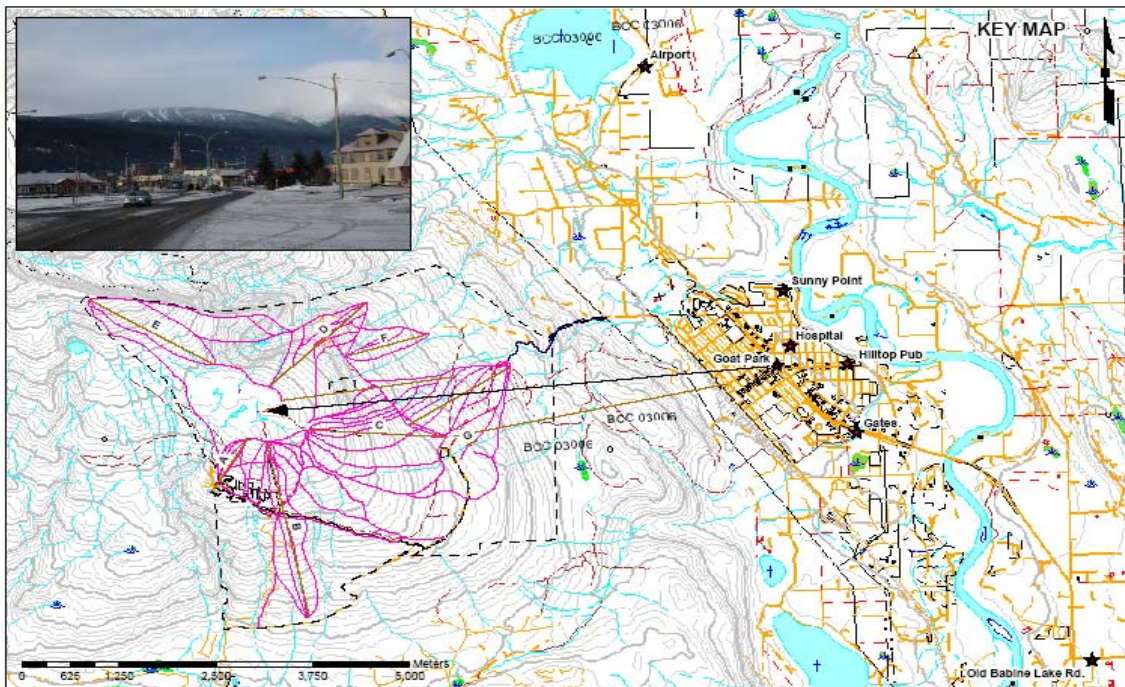
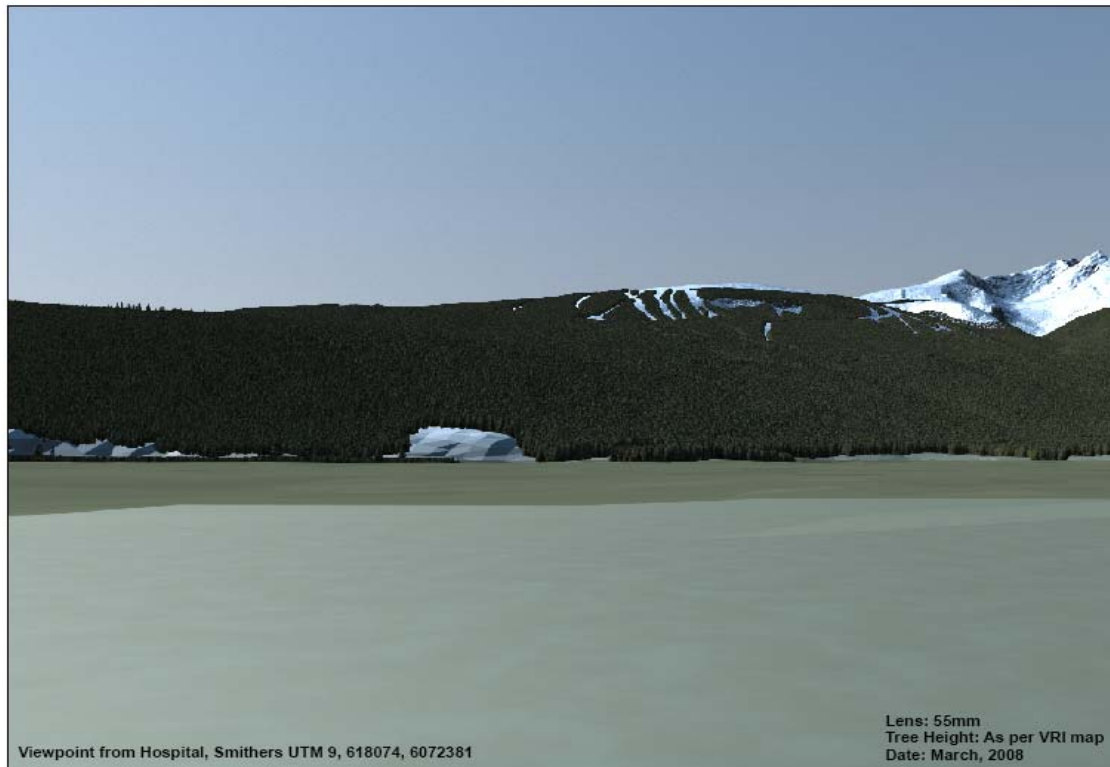


Figure 3 – 50: *View of the Ski Area from the Smithers Hospital*



DIGITAL TERRAIN MODEL
Hospital Viewpoint



Viewpoint from Hospital, Smithers UTM 9, 618074, 6072381

Lens: 55mm
Tree Height: As per VRI map
Date: March, 2008

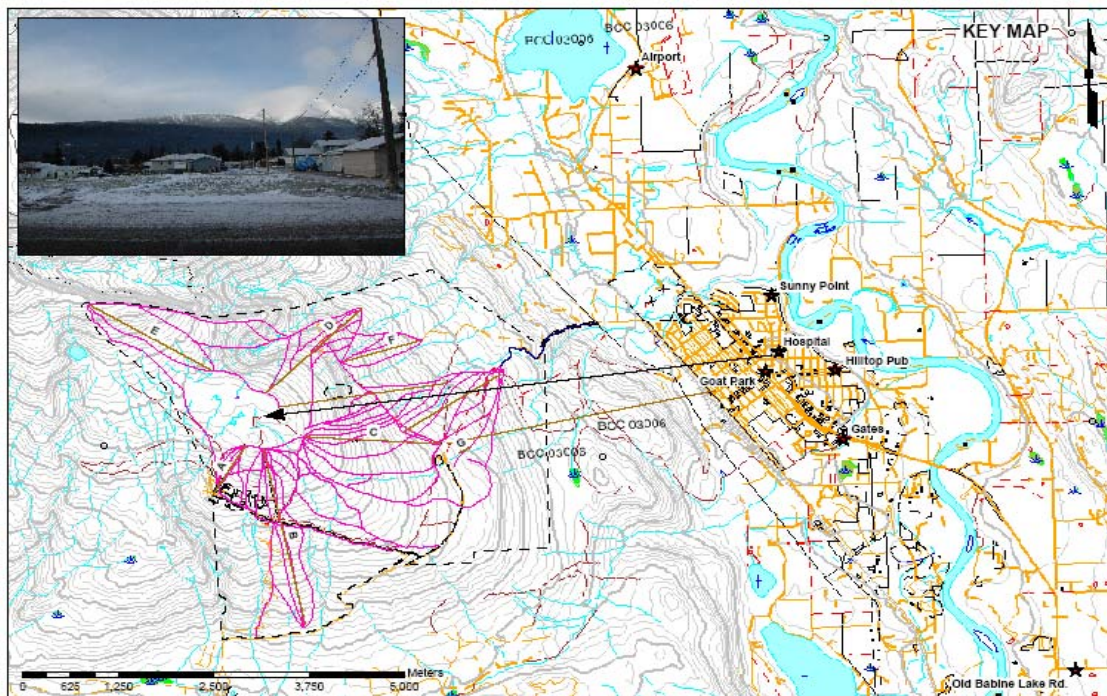


Figure 3 – 51: **View of Ski Area from Sunny Point**



DIGITAL TERRAIN MODEL
Sunny Point Viewpoint

