

South Anderson Mountain Resort | Spring 2025

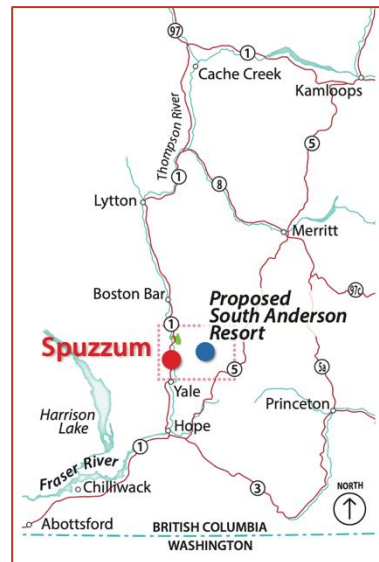
Planning for a new all-seasons mountain resort in southwest B.C., led by Spuzzum First Nation

Spuzzum First Nation is exploring the feasibility of creating the first Indigenous-led all-seasons mountain resort in B.C.

Located in previously-logged areas of Spuzzum's traditional territory, the South Anderson Mountain Resort (working title) would develop approximately 600 hectares of land for recreation and tourism. This includes 240 hectares of ski area and lift rights-of-way and 300-350 hectares of other development areas including day skier base lodge, recreation centre, utilities (wastewater treatment, potable water), a potential school, recreational vehicle park, hiking trails, etc.

The Project offers significant benefits for B.C. and Spuzzum First Nation

- Increased tourism and recreation opportunities for B.C. residents
- Economic self-reliance and sense of pride for Spuzzum
- Protection of the Central Anderson watershed for eco-tourism and Indigenous cultural purposes
- Construction employment and 800 operational jobs
- Sustainable regional economic development
- Application of environmental best practices
- Opportunity to profile First Nation entrepreneurship
- Significant opportunity for meaningful Reconciliation between Spuzzum and B.C.



Project location in context



Images of the proposed project location - a resort for all seasons

Planning and engagement process

Spuzzum First Nation is planning the Project in accordance with our values, including engagement with Spuzzum community members, neighbouring First Nations, and non-Indigenous organizations. As part of our 5-year Economic Development Strategy, Spuzzum began planning for this Project in 2021. We will continue to engage throughout our ongoing feasibility and planning processes.

The Project is subject to various regulatory processes and permitting requirements (*continued on page 2*).

(continued from page 1)

Regulatory and permitting requirements	Timing/status
B.C. Mountain Resorts Branch process considers the economic, heritage, ecological and engineering feasibility of proposed controlled recreation areas	Expression of Interest accepted, and Sole Proponent status granted in 2024; next stage in progress, with Formal Proposal anticipated in late 2025.
B.C. Environmental Assessment Office (EAO) is a neutral regulatory agency within the provincial government that manages environmental assessment of proposed major projects in B.C. It ensures that potential environmental, economic, social, cultural, and health effects are thoroughly considered before a project can proceed. The EAO works with Indigenous nations, government agencies, the public, and project proponents to evaluate projects and make recommendations to decision-makers.	On 1 May 2025 Spuzzum submitted an Initial Project Description and request for exemption (see below). Early engagement is underway through to August 18 2025. A decision regarding exemption will be made in the second phase of the environmental assessment process, called the Readiness Decision.
Zoning and development permitting may include compliance with the <i>Local Government Act</i> and Fraser Valley Regional District requirements	Timing to be confirmed following EAO Early Engagement.
Permits and authorizations under the following acts, including: <ul style="list-style-type: none">Fisheries ActCanadian Navigable Waters ActEnvironmental Management ActForest ActHeritage Conservation ActWater Sustainability ActHealth ActTransportation Act	Timing to be confirmed following EAO Early Engagement.

Seeking an Exemption Order under the B.C. *Environmental Assessment Act*

Spuzzum First Nation is seeking an exemption order from the EAO, which means that, if granted, the Project would not require an environmental assessment. Project oversight would then be carried out by various provincial ministries including the B.C. Mountain Resorts Branch and associated permitting and regulatory processes required for resort developments and operation.

Spuzzum is committed to fully considering the environmental and socio-community effects of the Project. We are seeking an exemption as we believe the Project meets EAO’s requirements for an exemption. Specifically, we believe:

- The Project offers significant benefits for Indigenous Reconciliation and healthy First Nation communities in the region.
- Most of the proposed resort area has already been significantly disturbed by industrial logging, making the Project a low-impact development.
- Spuzzum First Nation has extensive traditional knowledge of the area, which will be supplemented by existing and future studies as part of planning and permitting to inform how the resort interacts with remaining environmental features.
- Other federal and provincial regulatory processes are in place to effectively further explore, understand and manage how the proposed Project will interact with environmental values.
- The project benefits and environmental management measures available outweigh any potential negative impacts.

Learn More and Get Involved

Active regulatory processes



Learn about the B.C. EAO Early Engagement process and share your feedback **by 26 June 2025**.



Learn about the B.C. Mountain Resorts Branch process

Spuzzum-led engagement



Visit us at our project office at 100 Fort Street, Hope, B.C.



Visit spuzzumnation.com/mountain-resort or download the **Hawk Communication app** for Spuzzum First Nation member



Email us at MountainResort@spuzzumnation.com



Additional Spuzzum-led engagement coming soon