

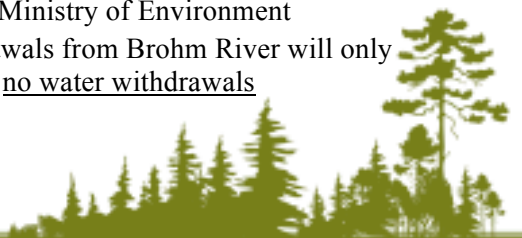
Garibaldi at Squamish

ENVIRONMENTAL MANAGEMENT

1. GAS Inc. will prepare a final version of a construction-phase Environmental Management Plan (EMP), prior to construction. The EMP will provide contractors and on-site workers with procedures and requirements for meeting Permits, Approvals and Authorizations and for carrying out on-site activities using accepted “Best Management Practises (BMPs)”. The EMP will be updated as required throughout construction phases.
2. GAS Inc. will engage an “Environmental Monitor(s)” for all construction phases of the project. The Environmental Monitor will review, evaluate, and report to regulators on the construction activities and the effectiveness of the environmental control strategies and mitigation measures, with respect to the terms and conditions of the EMPs and other regulatory Permits, Approvals and Authorizations that may apply.
3. GAS Inc. will implement the following environmental management plans:
 - Erosion and Sediment Control Plan
 - Water Management Plan
 - Watershed Protection Plan
 - Solid Waste Management Plan
 - Liquid Waste Management Plan
 - Stormwater Management Plan
 - Non-Point Source Waste Discharge Control Plan
 - Vegetation Management Plan
 - Grizzly Bear Management Plan
 - Air Quality Protection Plan
 - Fertilizer and Pesticide Management Plan
 - Spill Contingency Plan
 - Fire Prevention Plan
 - Water Quality Monitoring Plan

FISHERIES

1. GAS Inc. acknowledges that the Brohm River is a significant natural resource and should be protected from any development impacts. GAS Inc. key management goals include protecting the environment and specifically protecting the Brohm River water quality and local fisheries resources. GAS Inc. is presently working with the Pacific Salmon Foundation (PSF) to identify enhancement or restoration projects within the Cheakamus River watershed that GAS Inc. could potentially fund or conduct in association with local streamkeeper groups
2. GAS will develop a potable, snowmaking and irrigation water supply from two upper tributaries of the Brohm River. If approved by the government, a series of 5 water impoundment reservoirs will be constructed as needed over time, to store the resorts’ water supply.
3. Provincial in-stream guidelines exist to protect fish and fish habitat from water withdrawal projects. GAS Inc. commits to meet the requirements of the “BC Instream Flow Threshold for Fish and Fish Habitat as Guidelines for Reviewing Proposed Water Uses” in its project design and development to ensure that the fish resources of the Brohm River are protected.
4. A water license which GAS Inc. has applied for will be required from the Ministry of Environment before any water can be withdrawn from the Brohm River. Water withdrawals from Brohm River will only occur during spring run-off when flows are at their highest. There will be no water withdrawals



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for the remainder of the year including critical summer and winter low flow periods. As a result, Brohm River water temperatures and water quality will not be affected by the resort construction or operations.

5. GAS Inc. commits to an aggressive water conservation program that requires all homes and buildings to use ultra low flush toilets, low flow showerheads and faucets. In addition, meters are recommended for each water service and that water and sewer billing be based on the metered use.
6. GAS Inc. commits to provide streamside protection and enhancement areas for all residential and commercial developments as per the Fish Protection Act- Riparian Areas Regulation (RAR) or the current regulations at the time of construction. In many cases, setbacks will significantly exceed the RAR requirements. GAS Inc. will also comply with DFO policy direction for hierarchy of preferences and no-net-loss of fisheries habitat.
7. GAS Inc. will follow the environmental and engineering requirements of the Forest Practices Code - Fish Stream Crossing Guidebook for all road/trail crossings of streams. GAS Inc. will also submit bridge design drawings to Navigable Waters/DFO and Ministry of Environment for approval prior to construction of any major stream crossings.
8. GAS Inc. will provide detailed design drawings of all reservoir dam structures for approval by Navigable Waters and other relevant regulatory agencies.
9. GAS Inc. will follow the Department of Fisheries and Oceans and Environment Canada Greening Your BC Golf Course: Guide to Environmental Management (1996) during golf course design, planning and operation.
10. GAS Inc. will follow the Forest Practise Code-Riparian Management Area Guidebook (RMAG:1995) recommended riparian management zones for small, high elevation streams within the ski area development, with close to full retention of all vegetation within these zones. A series of Best Management Practises (BMP's) will be implemented to protect the environmental integrity of streams crossed by ski runs.
11. GAS Inc. will report to the Ministry of Environment and Department of Fisheries and Oceans (DFO) during construction and operation of the resort to ensure that the fish resources of Brohm River are protected.

WILDLIFE

1. GAS Inc. will work with MOE and the Squamish Nation to implement a detailed "Bear Management Plan" to minimize impacts to black and grizzly bears.
2. GAS inc. will avoid deer winter range wherever possible by re-locating residential developments away from high quality deer winter range
3. GAS Inc. will develop a mountain goat monitoring plan with the Ministry of Environment/Squamish Nation to monitor nanny/kid ratios and continued use of the winter range polygons to the current or increased levels.
4. GAS Inc. will develop a wolverine monitoring plan with the Ministry of Environment/Squamish Nation to monitor continued use to the current or increased levels.
5. GAS Inc. will conduct marbled murrelet surveys prior to construction of each phase of development. If further studies indicate that murrelets do nest on the site, a management plan will be developed to minimize impacts to marbled murrelets.
6. GAS Inc. will conduct additional spring surveys for harlequin duck during construction of each phase of development and if found GAS Inc. will develop a management plan to minimize impacts.

