

Burke Mtn. Comm.

January 10th, 1968

BURKE MOUNTAIN COMMITTEE



A meeting of the Burke Mountain Committee convened in the Conference Room of the Municipal Hall, 1111 Brunette Avenue, Coquitlam on January 10th, 1968 at 8 p.m.

The following were present: Chairman Co. R.J. Gamache and Mrs. Gamache, Mr. T. Holtby, Al Johnson, Mr. Bert Ball and Mrs. Fornwall of Burke Mountain Ski Resort, Municipal Manager R. LeClair and Clerk F. Pobst.

Representing the Esser Engineering Works Ltd. was President L. Esser and Mr. J. Strath.

Mr. L. Esser outlined various ways which his company would be prepared to install

1. Ski Life facilities at Burke Mountain area via
  - (1) Install for owner or developer
  - (2) Put in the lifts at our expense

Or any variation of methods of financing desired. The latter method would require Esser Engineering Works Ltd. in subletting out the operation, perhaps to the operator of the Lodge.

2. A map was tabled by Mr. Esser, marked E687, showing three approaches to the Lodge, ie, A, B and C. The latter lift described as "C" was to start just off the main road, North and East of the Port Coquitlam and District Hunting and Fishing Club to carry both those heading for the top and skiers mounting the lift at station part way up.
3. The areas on top were discussed and some thought expressed that these should be longer to accommodate 4,000 skiers and customers. It would require 300 acres of clear play area.
4. It would rest upon Esser Engineering Works to determine the best approach to the Lodge, either A, B, C or some other location.
5. The location "C" would serve two purposes as mentioned above in Paragraph 2.
6. The question of timing was discussed and it was stated by Mr. Esser that unless the paper work is completed by March 31st, work could not be completed by the winter season of the same year. It would require 4½ months construction after all necessary clearing, surveys and grades.
7. The Committee then discussed the steps needed as follows:
  - A. Seek Council's approval of a parking lot of say 30 acres for 3,000 cars, North and East of the Port Coquitlam & District Hunting and Fishing Club. Immediate requirement of 1,500 cars. Co. Gamache reported the Engineering Supervisor had given a rough estimate based on rule of thumb (clearing 10 acres = \$5,000) that the first phase of providing parking for 1,500 cars would be approximately \$7,500.
  - B. Negotiate parking site, lift right-of-way and extension of 300 ft. runs with
    1. Provincial Government
    2. District of Coquitlam
    3. Any subleasefor 20 years or less in line with 900 acres presently held.
8. It was considered necessary to have one complete summer to construct, in the following order
  1. Paper work
  2. Specifications and survey
  3. Install
9. The parking lot was considered apart from ski lift operations.

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10. Councillor Gamache stated that in the matter the Burke Mountain Committee would act as a referee between the Engineers and Burke Mountain Ski Resort.

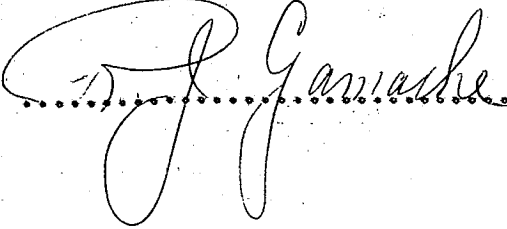
The meeting adjourned with Mr. L. Esser supplying

1. Letter of intent
2. Letter of understanding

and the Burke Mountain Committee to report on parking requirement and location.

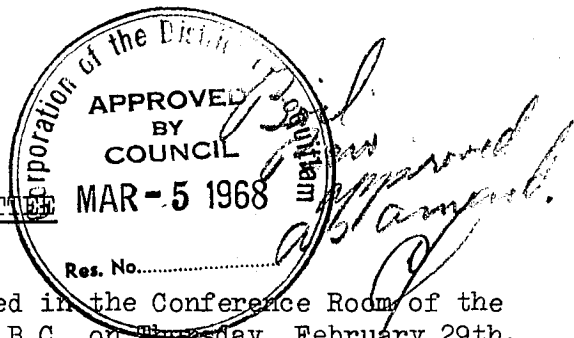
Moved by A. Johnson, seconded by T. Holtby:  
That the meeting adjourn.

Carried

.....CHAIRMAN

February 29th, 1968

BURKE MOUNTAIN COMMITTEE



A meeting of the Burke Mountain Committee convened in the Conference Room of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, February 29th, 1968 at 8 p.m. with the following present: Chairman R.J. Gamache, Mr. T. Holtby, Al Johnson, Bert Ball representing the Burke Mountain Ski Resort, the Municipal Clerk, Mr. & Mrs. Mike Walsh of Swan Wooster Engineering Co. Ltd. and Mr. Esser of Esser Engineering Works Ltd. Following the calling of the meeting to order by the Chairman R.J. Gamache, Mr. Esser and Mr. Walsh were introduced by Bert Ball, who tabled a report prepared by Swan & Wooster Engineering Co. Ltd. for his Burke Mountain Resorts Ltd., described as Burke Mountain Feasibility Study, February 21st, 1968. Mr. Ball stated that the report was designed to show the best route according to the study and also an expansion programme.

Communication was read from the Department of Lands dated February 28th, 1968, enclosing the necessary forms for application for lease of parking lot, access road and a 300 ft. right-of-way for ski tow gondola purposes.

Mr. Ball then placed the report of Swan & Wooster Engineering Co. Ltd. before the meeting and explained many parts, then requested assurance that:

1. The municipality would grant an easement to Burke Mountain Resorts Ltd. for Phase I which included a 300 ft. right-of-way from the proposed parking lot to the lodge.
2. That the municipality give assurance to the Burke Mountain Resorts Ltd. of a 300 ft. right-of-way for gondola use from the Coquitlam River to the lodge.

Some time was taken to discuss the cost sharing of this project and it was determined that this should be made part of the sublease from the municipality to the resort, at which time costs could be taken into consideration.

Moved by Mr. Johnson, seconded by Mr. Holtby:

That application be made to Council to secure a lease of the parking lot, gazetting of the existing logging road, from the Crown.

Carried

Moved by Mr. Holtby, seconded by Mr. Johnson:

That the municipality be requested to clear and grade the parking lot with the access road for 1,000 cars this year.

Carried

#### Re Road Closing at Snowline

It was suggested that a study be made of the closing of the road at the snowline for all vehicles and logging equipment commencing November 15th of each year and to remain closed until circumstance warrant their lifting.

Moved by Mr. Holtby, seconded by Mr. Johnson:

That we endeavour to secure the lease of Phase II for the gondola from the river to the lodge, along with the parking lot and ski run.

The Chairman set the 28th of March, 1968 at the Municipal Hall, 8 p.m., for a meeting with the logger that would work for Mr. Ball and the Burke Mountain Resorts Ltd. to discuss entering into a contract for clearing of the ski runs.

Mr. Holtby registered exception to the denuding of the recreation area and reminded the meeting that he considered the resort a year-round resort area.

Mr. Holtby then asked Mr. Bert Ball to give his company structure now that he was undertaking such a large development as described this evening.

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Mr. Esser of Esser Engineering Works offered to answer the matter and stated that the first step in the structure would be securing of assets by the municipality leasing same from the Provincial Government and subleasing to Burke Mountain Ski Resorts.

Mr. Holtby then acknowledged that his question had been answered.

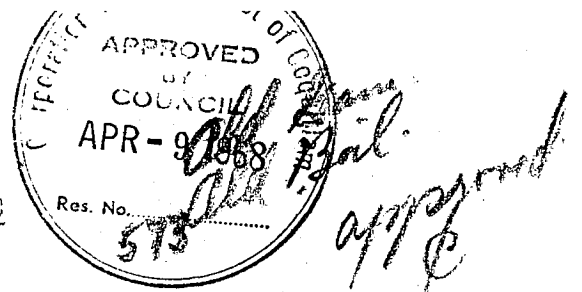
Moved by Mr. Johnson, seconded by Mr. Holtby:  
That the meeting adjourn.

Carried

*B. J. Gamache* .....CHAIRMAN

March 27th, 1968

BURKE MOUNTAIN COMMITTEE



A meeting of the Burke Mountain Committee was held in the Conference Room at the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Wednesday, March 27th, 1968 at 8 p.m.

Following the calling of the meeting together Co. R.J. Gamache introduced Mr. R.H. Street, the Director of Recreation of Land and Development of the organization known as Acres of British Columbia Ltd., as engineer and planning consultant; Mr. Bob Kleiter and H. Barber of the Vancouver Ski Patrol; Mr. Esser of Esser Engineering Works; Doug Roy and Brian Gunn, both of Swan & Wooster Engineering Co. Ltd; besides members of the committee and our Engineering Supervisor Mr. Hockey.

Mr. Street addressed the meeting and explained the advantages of research and planning as to economics and potential and finished his brief address with "Is it marketable? Is it feasible? Is it Fundable?"

After a brief question period the Chairman thanked Mr. Street and as Mr. Street stated he had an early appointment, he was excused.

Mr. Brian Gunn stated that he would supply the Engineering Supervisor with an estimated cost of survey within a month.

The Chairman stated that a check would be made on the Winter Works programme to see whether clearing of leased land was permissible under the programme.

Mr. Bob Kleiter of the Vancouver Ski Patrol, stated that the Vancouver Ski Patrol was a volunteer group of men interested in safe skiing, and is at present the largest organization of ski safety in British Columbia. Their operation is independent of the national organization by the same name and that they endeavour to seek skiing safer for all. They stated that they were accepting applications for associate organizations at no charge. The membership fee was \$1.00 per month. The local executive could look after all the details and the handling of money for the local group and in turn receive uniforms and supplies at cost.

The organization insured all its members under their registration.

Co. Gamache then thanked the committee, stating that he had hoped the Burke Mountain Rescue Patrol would be registered shortly in their organization. Mr. Bert Ball requested a gate so as to cut down on vandalism.

Moved by Mr. Johnson, seconded by Mr. Diener:

That a gate of rail, 18 ft. wide, mounted on cement posts at least 3 ft. high and reinforced with a hidden lock, be installed. It was recommended the gate be closed at 7 p.m. in wintertime and at 9 p.m. in the summer and that six keys be made and controlled. Carried

The question of policing firearms on the mountain was suggested to be referred to the R.C.M.P. by letter, hoping to be able to close Burke Mountain to firearms and shooting.

A suggestion was put forth that arrangements be made with the Gun Club to control the gate at all times. Tom Holtby agreed to discuss this with the club and the caretaker.

Clearing of ski runs was then discussed and the committee made it quite clear that this will be done to the satisfaction of the Burke Mountain Committee so that the fringe timber will not be disturbed.

The Chairman presented an application by the Pioneer Pacific Camp group, registered under the "Societies Act", to build a lodge 30' x 50' to house 30 people, at a sufficient distance from the Burke Mountain Resort lodge to ensure privacy. Co. Gamache stated that they had represented themselves as wanting a year-round activity and were prepared to spend between \$65,000 and \$75,000.

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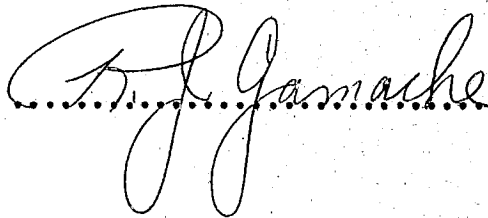
It was suggested that the acreage near a pond would be suitable as they would try to beautify it but that it definitely would have to be within the 40 acres of the original lease.

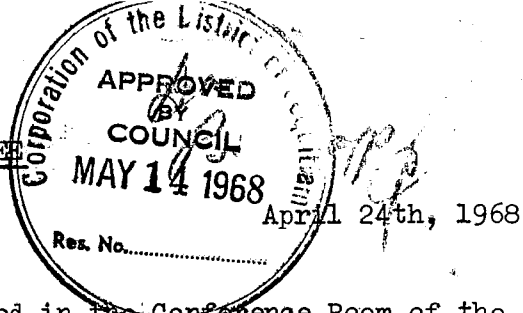
A discussion followed regarding the Regional Park Planning Board and how it would be related to the Burke Mountain area. It was indicated that a definite connection with this Board would be expected and that a plan be made to invite representatives to a future meeting of the Burke Mountain Committee.

The next meeting was called for April 24th in the Conference Room at the Municipal Hall at 8 p.m.

Moved by Mr. Johnson, seconded by Mr. Smith:  
That the meeting adjourn.

Carried

.....CHAIRMAN



A meeting of the Burke Mountain Committee convened in the Conference Room of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Wednesday, April 24th, 1968 at 8 p.m.

The following were present: Chairman Alderman R.J. Gamache, Mr. M. Diener, Mr. T. Holtby, Mr. Bert Ball of Burke Mountain Ski Resort, Mr. Esser of Esser Engineering, Mr. H.F. Hockey, Engineering Supervisor and T. Klassen, Assistant Municipal Clerk.

Water Application - Deiner Creek

The secretary notified the Committee that an application to the Water Rights Branch for water rights on Deiner Creek made on November 3rd, 1965 was being pursued as no answer had been received.

Lease Transfer - Lot #138

Moved by Ald. Gamache, seconded by Mr. T. Holtby:  
That the transfer of Lot #138 from Mr. M. Diener to Dr. D. Courtice, be approved.  
Carried

Change in Lower Terminal Site and Right-of-Way

Mr. Esser and Mr. Ball asked to be able to submit a new plan for both the lower terminal site as well as the right-of-way for the lift. Mr. Esser stated that he did not like the plan of the right-of-way as submitted by Swan Wooster and Co. He felt that using the plan as proposed by Swan Wooster would make the use of facilities too expensive for the use of all people of the community. He stated that by using the plan of Swan Wooster a single ticket for the use of the facilities would cost approximately \$9.37 and he felt that by reducing the length of the run that this cost could be cut considerably. The new plan would have the lift running from the area of the old mill site.

It was agreed that Mr. Ball would submit a preliminary survey plan for the lower terminal showing the area required for parking, a cafe and access. The Municipality would then apply for a lease of the area and sublease to Burke Mountain Resort.

Road Leading to Terminal

Alderman Gamache stated to the meeting that the road leading to the lower terminal would be a municipal road and that the municipality would be prepared to spend a maximum of \$10,000.00 a year on improving this road.

He further stated that the municipality could only commit themselves to removal of snow on the road to the 1,000 ft. elevation of the municipality and from there on the Resort owners would be responsible for snow removal.

Ald. Gamache also stated that the road would have to be graded and gravelled by the time the lift was ready to be put into operation and Mr. Hockey stated that this being the case, he would need a definite date of the opening of the lift facilities. Mr. Esser stated that they were looking for the lift facilities to be completed by November 15, 1969.

At this point the possibility of the developers developing a private road to lead to the lower terminal site was discussed and it was decided to examine this possibility when the survey of the lower terminal site is completed.

Right-of-Way Survey

Mr. Hockey stated that with regard to the survey for the right-of-way for the lift he felt that the developers should be responsible for all costs and that prior to the



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survey being started that the developers deposit sufficient funds in trust to pay all costs.

Swan Wooster Engineering Co. Ltd.

Ald. Gamache asked Mr. Ball to obtain a letter from Swan Wooster Engineering to the effect that they do not represent the Burke Mountain Resort Co. and that reports prepared by them were done at no cost to either the municipality or the Resort Company.

Gate on Road to Ski Village

Ald. Gamache informed Mr. Ball that the Municipal Council would not endorse a locked gate leading to the Ski Village and felt that should there be danger involved that the road could then be closed for specific reasons.

Archway to Burke Mountain

Mr. Ball asked whether an archway was being considered at the entrance to Burke Mountain and the Chairman stated that an archway of rustic design would be considered.

Mosquito Spraying

Mr. Ball asked about mosquito spraying and was told that any spraying would have to be done by individual lot holders in the village.

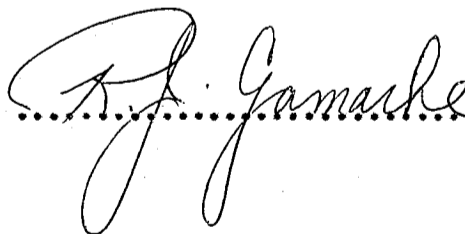
Safety Equipment

Mr. Diener gave a report on his meeting with the Vancouver Ski Patrol. The Ski Patrol would not supply any equipment for nothing but would advance equipment for use on Burke Mountain and this would have to be paid back at cost. The only item which could be obtained wholesale would be a basket stretcher and this would cost about \$165.00. Mr. Diener thought that this could be obtained locally for between \$50 and \$60. Mr. Diener could see no advantage in joining the club at this time.

Mr. Esser stated that before the Committee began buying equipment they should wait until the lift equipment is installed as safety equipment comes with the lift equipment.

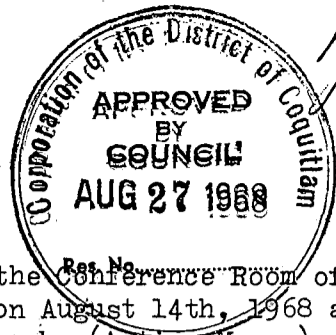
Moved by Mr. Diener, seconded by Mr. Holtby:  
That the meeting adjourn.

Carried

.....CHAIRMAN

Wednesday, August 14th, 1968

BURKE MOUNTAIN COMMITTEE



A meeting of the Burke Mountain Committee convened in the Conference Room of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on August 14th, 1968 at 8 p.m. The following were present: Chairman Alderman R.J. Gamache (Acting Mayor), Mr. T. Holtby, Mr. Bert Smith, Mr. Al Johnson, along with the Solicitor Doug Reed and Clerk F.L. Pobst.

Communication was read from the Controller of Water Rights stating that a licence would be issued for 10,000 gallons per day of water for water works purpose on Lot 6035 and 6887 and that the former application for McIntyre Creek would now be superfluous and enclosed the necessary forms to be signed for abandonment of the same.

A study of the proposed by-law to replace By-Law 992 was then conducted paragraph by paragraph and the Solicitor was instructed to draw a draft of same.

The Burke Mountain Committee requested addressograph plates be made for all holding leases on Burke Mountain.

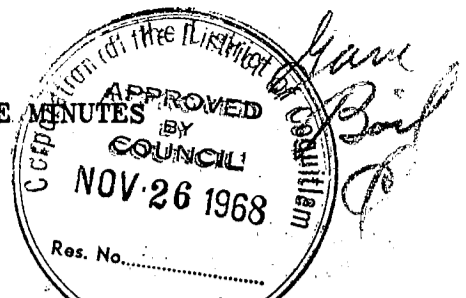
A request was made for the history of all leases on Burke Mountain and their anniversary date, as well as the expiry date.

Moved by Mr. Smith, seconded by Mr. Johnson:  
That the meeting adjourn.

Carried

*R. J. Gamache* .....CHAIRMAN

BURKE MOUNTAIN COMMITTEE MINUTES



Wednesday, November 6th, 1968

A meeting of the Burke Mountain Committee convened in the Conference Room of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on November 6th, 1968, at 7:30 p.m. The following were present: Ald. R.J. Gamache, Chairman; Mr. A. Johnson; Mr. C. Stitt; Mr. T. Holtby; Mr. Doug Reed; Municipal Solicitor; and T. Klassen, Assistant Municipal Clerk.

The matter of policing of the road leading to the village was discussed by the Committee and it was decided that a Municipal sign should be placed at the bottom of the road warning people that vehicles must be properly equipped or prosecution could be initiated. Mr. Reed stated that he had discussed the problem with the Staff Sergeant of the R.C.M.P. and it was his opinion that a few prosecutions of offenders with accompanying publicity would most likely be sufficient to deter future violators.

The R.C.M.P. have also promised to make periodic patrols of the area to make their presence in the area known to those people using the road.

A study of the new Burke Mountain Ski Village By-Law was conducted with Mr. Reed, the Municipal Solicitor, explaining to the Committee the changes that had been made. He then invited the Committee to advise him of any further changes or corrections that they may desire.

The Committee suggested several minor changes to the By-Law, the main changes being to the following sections.

1. Fire Regulations
2. Foundations
3. Definition of occupancy
4. Definition of two stories
5. Roofing

Moved by Mr. Holtby,  
Seconded by Mr. Johnson -

That the Committee try the approval system as set out in Clause 30 of Schedule "B" for a period of one year.

Carried

The Committee then discussed the criteria which could be used to select prospective lease holders and some points mentioned were:

1. Financial Responsibility - capability of lease holder to fulfill provisions of the lease.
2. Age - must be 21 years old at least.
3. Resident of Canada..
4. Undesirable types of applicants.
5. Former lease holders who had not carried through with plans.

Moved by Mr. Johnson,  
Seconded by Mr. Stitt -

That the proposed by-law as revised by the Committee be forwarded to the Council for adoption.

Carried

A discussion arose with regard to those leases which had not been renewed upon expiry on July 1st, 1968 and the Committee felt that these leases should be cancelled.

Burke Mountain Committee  
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Moved by Mr. Johnson,  
Seconded by Mr. Holtby -

That Mr. A.E. Martin give notice to those people who have not renewed their leases that pursuant to the Landlord and Tenant Act and the provisions of By-Law 992 the lease is terminated.

Carried

Ald. Gamache reported on the letter received from Major D.A. Whiffin, Commanding Officer of the 6th Field Squadron R.C.E. (M) in which an offer to complete the Burke Mountain Access Road had been made. Ald. Gamache stated that this was now in the hands of the Engineering Supervisor and that arrangements were being made to meet with Major Whiffin to finalize the matter.

The matter of a request by Major Whiffin for a cabin site was discussed and the Secretary was instructed to write to the Major to obtain more information as to what use would be made of the cabin.

The Secretary tabled with the Committee the Amendment to the Licence to cut timber No. 046 and informed them that a copy of this amendment had been forwarded to Mr. Ball.

The meeting adjourned at 10:00 p.m.

..... CHAIRMAN