



DISTRICT LOT 15, RANGE 3, COAST DISTRICT

PID 008-482-497

PROPERTY TYPE: RESIDENTIAL, FEE SIMPLE

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ASKING: CAN \$2,350,000

Manitou Creek

A RIVER RUNS THROUGH IT

G R E A T B E A R R A I N F O R E S T P R O P E R T Y F O R S A L E





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Location

Location Overview – Manitou Creek, British Columbia

District Lot 15, Range 3, Coast District | PID 008-482-497

Nestled within the heart of British Columbia's renowned **Great Bear Rainforest**, Manitou Creek occupies a truly exceptional position in one of the world's most ecologically significant and visually stunning regions. Spanning over **6.4 million hectares** along BC's Pacific Coast, the Great Bear Rainforest is one of the largest remaining tracts of unspoiled coastal temperate rainforest on the planet—home to breathtaking natural beauty, rich biodiversity, and globally recognized recreational appeal.

The property lies within the expansive wilderness of District Lot 15, Range 3, Coast District, and is part of a landscape that attracts conservationists, outdoor enthusiasts, and investors from around the world.

Nearby, the Dean River—one of the major river systems within the Kitimat Ranges of British Columbia's southern Coast Mountains and an world renowned

steelhead fishing destination—flows from its headwaters in the Ilgachuz Range, a volcanic plateau on the Chilcotin, and meanders through the dramatic terrain of the Rainbow Range before emptying into **Dean Channel**. This river is one of the rare waterways that cuts entirely through the formidable Coast Mountain range, creating a direct corridor between the **Fraser River** (near Vancouver) and the **Skeena River** (near Prince Rupert).

The mouth of the Dean River is marked by the former Nuxalk village of **Kimsquit**, a remote and now-uninhabited community on the northeastern shore of Dean Channel. This culturally significant site is a reminder of the rich Indigenous heritage that permeates the region.

Surrounded by pristine wilderness, ancient forest, and untamed waterways, Manitou Creek offers an extraordinary setting—ideal for those seeking unparalleled natural beauty, isolation, and a sense of connection to one of the most protected ecosystems in North America.

Getting to Manitou Creek

Accessing Manitou Creek – District Lot 15, Range 3, Coast District (PID 008-482-497), British Columbia, Canada

By Water (from Bella Coola)

Departing from Bella Coola, travel approximately 20 nautical miles west along Burke Channel. Turn north into Labouchere Channel, continuing to its intersection with Dean Channel. From there, proceed northward for an additional 30 nautical miles. The property is located on the western shoreline of Dean Channel, directly opposite the mouth of the Dean River. The

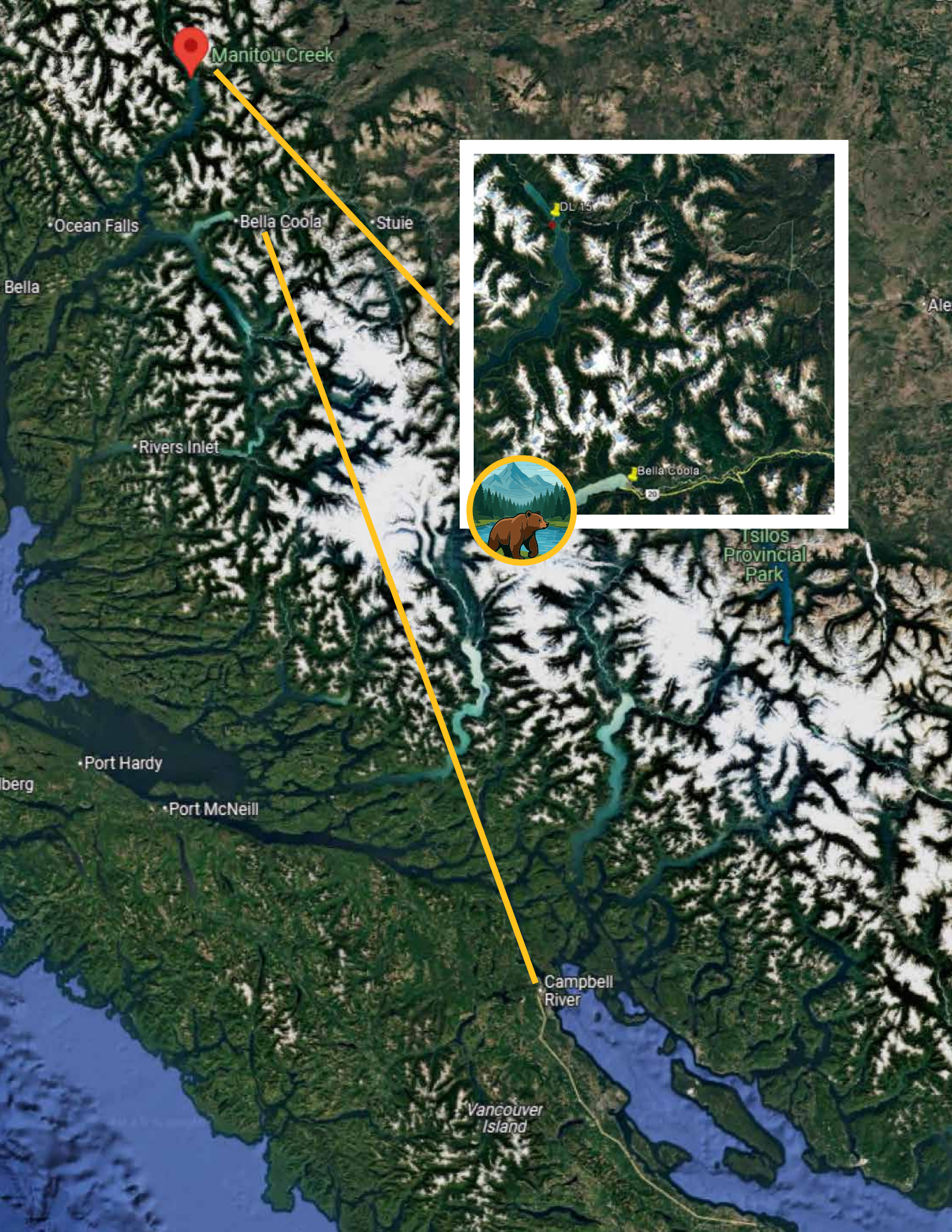
total distance by water is approximately 58 nautical miles from Bella Coola.

By Air (from Bella Coola)

Access by air is available via a scenic 40-minute float-plane flight from Bella Coola. The route may follow either a direct path over the Coast Mountains or trace the ocean channels, offering spectacular views.

Nearest Airstrip

An airstrip is available located at the estuary of the Dean River situated less than two miles from the property. This provides convenient access for small aircraft operations.





A Globally Significant, Ecological Treasure

Manitou Creek is located in the Great Bear Rainforest, on the central and northern coast of British Columbia, Canada. The region encompasses a complex landscape of coastal fjords, islands, inlets, and rugged mountainous terrain, bordered by the Pacific Ocean to the west and the Coast Mountain Range to the east.



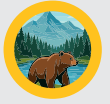
The Great Bear Rainforest

The Great Bear Rainforest, located along the central and northern coast of British Columbia, Canada, is one of the largest remaining tracts of unspoiled temperate rainforest in the world. Spanning 6.4 million hectares (roughly the size of Ireland), it is a globally significant ecological treasure that combines stunning biodiversity and ancient forests.

This lush, green region is defined by towering western red cedars, Sitka spruce, and hemlock trees, many of which are hundreds to thousands of years old. The forest is interwoven with pristine rivers, fjords, and inlets, fed by coastal rainfall and glacial melt. The canopy shelters a wide range of plant and animal species, including some found nowhere else on Earth.

Beyond the spirit bear, the forest is home to a remarkable variety of wildlife. Coastal grey wolves, grizzly bears, black bears, cougars, and mountain goats roam the land, while bald eagles and marbled murrelets soar overhead. Its rivers teem with salmon, which are a keystone species in the ecosystem—feeding bears, wolves, birds, and even the trees, which absorb nutrients from the decomposing salmon left on forest floors.

The Great Bear Rainforest is also rich in marine life. Along its shores, orcas, humpback whales, sea otters, and harbor seals are commonly seen. Kelp forests and eelgrass beds provide critical habitat for juvenile fish and invertebrates, supporting the broader food web of the North Pacific.



Approximately 350 bird and animal species, 48 species of amphibians and reptiles, 25 tree species, hundreds of species of fungi and lichens, thousands of insects, mites, spiders and other soil organisms are found in the Great Bear Rainforest.



Today, the Great Bear Rainforest exemplifies a balance between environmental protection, economic opportunity, and respect for Indigenous rights. Tourism now plays a growing role in the region's economy, with eco-travelers drawn to its remote beauty and the chance to see wildlife in their natural habitats.

The Great Bear Rainforest remains a powerful reminder of what is possible when nature and culture are valued together. Its continued protection offers hope for future generations and serves as a blueprint for preserving other critical ecosystems around the world.

6.4 million hectares

WORLD RENOWN

The Great Bear Rainforest spans 6.4 million hectares along the central and northern coast of British Columbia (B.C.), Canada. It is part of the larger Pacific temperate rainforest ecoregion, which is the largest intact coastal temperate rainforest in the world.



Business Opportunities

Manitou Creek is a Once-in-a-Lifetime Oceanfront Opportunity in the Heart of the Great Bear Rainforest

25%

EXCEPTIONALLY RARE

Manitou Creek is in The Great Bear Rainforest which represents approximately 25% of the world's remaining coastal temperate rainforests.

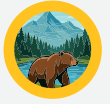
Business Overview: Manitou Creek - Great Bear Rainforest, BC

Introduction

EcoTourism is a nature-based tourism business opportunity offering immersive, small-group wilderness experiences in the heart of the Great Bear Rainforest of British Columbia, Canada. Located near Kimsquit and directly across the fjord from the famed Dean River, Manitou Creek sits at the confluence of ancient coastal mountains, rich estuarine ecosystems, and one of the planet's most biologically diverse temperate rainforests.

Operators could provide transformative, low-impact travel experiences that connect guests with this extraordinary region's land, water, wildlife, and Indigenous culture. Through guided wilderness tours, wildlife





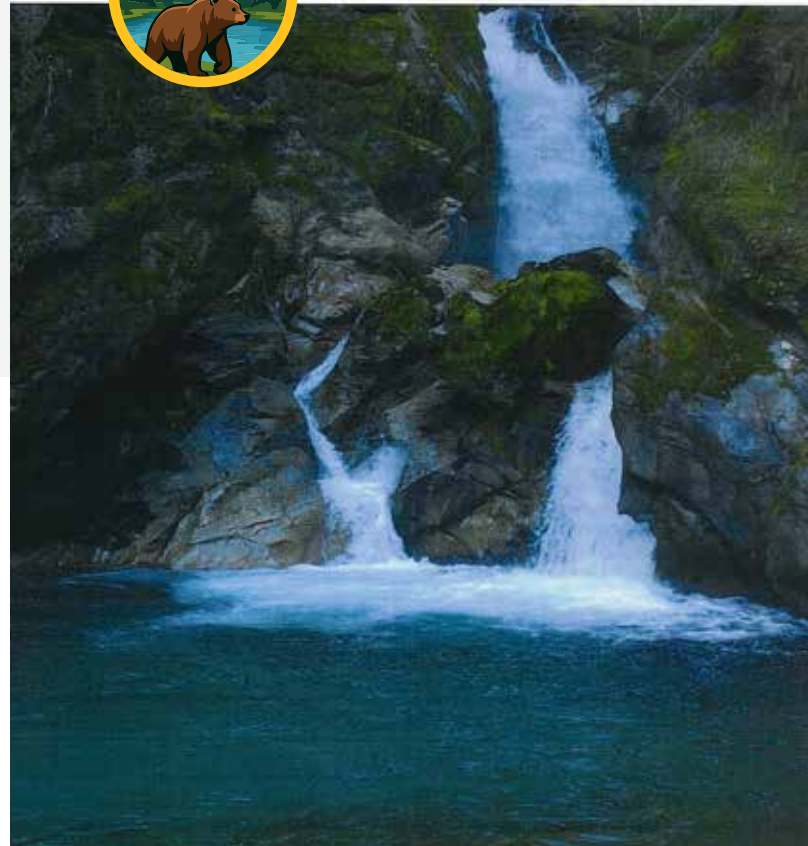
SIGNIFICANT PROPERTY

Manitou Creek is not just a piece of property—it's a gateway to one of the most ecologically significant and visually breathtaking regions on Earth. This is a rare and powerful opportunity to own a piece of the Great Bear Rainforest and shape its next chapter.

viewing, interpretive hikes, and cultural exchange, operators could offer visitors a rare opportunity to explore an untouched corner of the world in a respectful and sustainable way.

Location and Setting

Manitou Creek is tucked along the banks of a glacier-fed stream in a remote inlet of the central coast of British Columbia. Accessible only by floatplane or boat from Bella Coola, this secluded location lies within the traditional territory of the Nuxalk Nation. The area is part of the Great Bear Rainforest, a globally significant ecological zone spanning 6.4 million hectares, home to towering cedars, wild salmon runs, spirit bears (Kermode bears), grizzlies, wolves, eagles, and whales. The land surrounding Manitou Creek is largely undeveloped, with pristine forests, waterfalls, and tidal estuaries supporting a web of life rarely seen elsewhere.



325kW

POWER GENERATION

A feasibility quote is already in hand for the installation of a 325 kW hydro power system, offering self-sufficient energy options and enormous potential for sustainable development.



Opportunities

The setting is ideal for guests seeking solitude, inspiration, and deep natural immersion.

Experiences

A Manitou Creek-based eco tourism operator could offer seasonal eco-adventures from May through October, including:

- **Wildlife Viewing:** Grizzly bears, black bears, coastal wolves, and bald eagles in their natural habitat
- **Marine Exploration:** Zodiac tours to spot humpback whales, orcas, sea lions, and porpoises in nearby fjords
- **Rainforest Hikes:** Guided walks through old-growth forests with interpretation of plant life, ecology, and Indigenous knowledge
- **Salmon Run Observations:** Seasonal trips to witness spawning salmon and predator-prey interactions along creeks and estuaries
- **Heli-skiing:** a base from visitors can access

some of the best skiing in the world.

- **Cultural Experiences:** Optional storytelling, art workshops, and cultural heritage talks in collaboration with local Nuxalk partners
- **Photography Retreats and Nature Immersion Programs**

Accommodations

Accommodations could be developed on the Manitou Creek property to include off-grid, eco-conscious cabins and communal lodge space powered by renewable energy, offering comfort with minimal environmental impact.

Target Market

Clientele would include environmentally conscious travellers, adventure tourists, photographers, educators, and international visitors seeking authentic, off-the-beaten-path experiences. Typically, many of these types of travellers are motivated by sustainability, wildlife conservation, and Indigenous culture, and are typically aged 30–70 with a strong interest in meaningful, immersive travel.



Business Overview: Eco-Tourism

A Manitou Creek-based eco tourism business could operate on a small-group, high-value model, limiting weekly guest numbers to minimize ecological footprint. Typical packages in the region range from CAD \$3,000–\$5,000 per person for multi-day experiences, including lodging, meals, guide services, and transfers.

Stewardship and Growth Outlook

Sustainability could be a key marketing proposition. For example, experiences follow “Leave No Trace” principles, and guides could be trained in ecological awareness and respectful wildlife interaction. Furthermore, Indigenous-led programming would offer wellness and mindfulness retreats and could help establish long-term conservation education partnerships.

With growing global demand for eco-conscious travel and the protection of wild places, an eco-tourism business in and around the Manitou Creek property could become a leading example of regenerative tourism in one of Canada’s most sacred natural environments. What sets Manitou Creek apart is its sheer potential. This magical site is poised to play a major role in the future of wilderness tourism in the region. With international attention spiking after the release of the Great Bear Rainforest IMAX film in 2019, tourism in the area has exploded—and properties like this one are more desirable than ever. With its world-class natural features and strategic location, Manitou Creek is a powerful investment in a growing eco-tourism market.

Business Overview: Dean River Steelhead & Salmon Fishing

Dean River is a world-renowned, premium recreational fishing charter destination located on the legendary Dean River on British Columbia’s remote central coast.

Known for its wild beauty, powerful fish, and minimal angling pressure, the Dean River is globally recognized as one of the top destinations for fly anglers targeting sea-bright steelhead and Chinook salmon.

This destination offers a high-end, fly-in wilderness experience focused on guided fishing adventures in a world-class setting. Perfect for serious anglers seeking trophy fish in solitude, the Dean River delivers a blend of adventure, comfort, in an unequalled environment.

Location

The Manitou Creek property is located near Kimsquit on the lower Dean River. Accessible by floatplane, helicopter or by fast boat from Bella Coola, its remote location ensures privacy, unspoiled scenery, and exceptional fishing conditions. The Manitou Creek property offers direct access to prime sections of the river.

Fishing Experience

Packages offered by other operators in the area typically include:

- Floatplane transport from Bella Coola
- 5–7 nights of full-service lodging
- Expert-guided fishing (2 anglers per guide)
- All meals, drinks, and snacks
- Walk-and-wade or drift boat fishing, depending on water levels
- Instruction for anglers of all skill levels

The season runs from late June to early September, aligning with peak runs of steelhead and Chinook salmon. Fishing is primarily fly-based, emphasizing swinging flies using Spey rods. The Dean River’s unique geography—steep terrain and fast currents—produces exceptionally strong and athletic steelhead.

Customer Base

The target market includes affluent and experienced anglers, typically aged 35–65, from North America and Europe. Many are return travellers seeking elite, uncrowded fishing experiences. Local operators also



appeal to corporate groups and high-end outdoor travellers interested in off-the-grid adventures.

Revenue Model

Weekly fishing packages are priced between CAD \$6,500 and \$8,500 per person, depending on the season and lodging options. Additional revenue is generated through gear rentals, branded apparel, pro-shop sales, and optional add-ons like photography packages.

Marketing Strategy

Area businesses market through:

- High-quality social media content on platforms like Instagram and YouTube
- Strategic partnerships with gear brands and travel agencies
- Participation in fly-fishing trade shows
- Features in outdoor and angling publications
- An SEO-optimized website with online booking and detailed trip information

Sustainability and Partnerships

Area operations practice strict catch-and-release to protect fish stocks and employ guides trained in ethical handling and habitat awareness. A collaborative partnership with the local Nuxalk Nation supports Indigenous employment, stewardship, and community engagement. Guest numbers are capped to ensure sustainability.

Growth Potential

Future expansion includes heli-access fishing, off-season nature tours, and casting clinics to diversify offerings. As access to the Dean remains limited and demand for authentic wilderness experiences grows, the region is well-positioned for long-term success in the premium ecotourism and adventure travel markets. Surrounded by a thriving, protected ecosystem, this site is located between the Dean and Kimsquit River estuaries, home to the highest concentration of grizzly bears on British Columbia's coast. The nearby mountains are renowned for heli-skiing, attracting elite winter sports enthusiasts from around the world. The



adjacent Dean River is a world-class destination for steelhead fishing, while the surrounding waterways host an abundance of marine life—killer whales, dolphins, porpoises, sea otters, humpback whales, seals, and more.

Business Overview: Heli-Skiing

SEE ATTACHED DOCUMENT ON PAGE 27: 'A MAGICAL EXPERIENCE' FOR SKIERS: WHAT THE WORLD'S BEST HELI-SKIING IS REALLY LIKE'

British Columbia's Coast Mountains offer one of the most extraordinary heli-skiing experiences on Earth. Just an hour's flight north of Vancouver, the Bella Coola Valley stands as a premier destination, uniquely combining accessibility with vast, untamed alpine terrain. Home to the world's largest permitted heli-skiing area—spanning an expanse comparable to the entire Swiss Alps—and featuring the world's longest commercial descents, Manitou Creek represents a golden opportunity for a high-end heli-skiing operation that caters to affluent adventure travelers and elite ski enthusiasts.

Geographic and Natural Advantage

Manitou Creek's landscape is unmatched. Towering peaks rise from sea level to over 3,000 metres (10,000 feet) in a matter of kilometers, creating dramatic vertical drops and offering a range of terrain ideal for skiers of varying experience levels. At the southern end of the heli-skiing tenure lies Mount Waddington, the highest peak in British Columbia, anchoring the region's rugged alpine appeal.

The vastness of the skiable area means less skier density and more pristine, untracked powder. This scale enables the business to offer exclusive, private tours and support long-term sustainability by rotating ski zones to minimize environmental and snowpack impact. The reliable snowfall and stable coastal snow-

pack create an unusually long and safe heli-skiing season, typically running from late December through April.

Market Opportunity

Luxury adventure tourism is growing, with affluent travelers seeking unique and immersive experiences. Heli-skiing from Manitou Creek fits perfectly into this niche, offering unmatched bragging rights, deep powder, and elite exclusivity. With the Canadian dollar favorable to international guests, especially Americans and Europeans, there is a strong economic incentive for foreign travelers.

Target customers include high-net-worth individuals, corporate groups, and skiing enthusiasts willing to pay premium prices for personalized service, remote wilderness, and unforgettable alpine descents. Package prices can range from \$10,000 to \$20,000 per week per guest, depending on accommodation, helicopter time, and level of service.

Infrastructure and Logistics

Bella Coola is accessible via a direct charter flight from Vancouver International Airport, reducing travel friction and improving appeal to international clients. Existing facilities can be upgraded or partnered with—luxury lodges, experienced guides, and aviation providers are already operating in the region, allowing for a leaner capital outlay in the early stages of operation.

The business model can start with seasonal offerings, expand to include summer alpine experiences (hiking, heli-fishing, photography tours), and eventually support year-round operations. With proper environmental stewardship and engagement with local Indigenous communities, the business can align with B.C.'s values around sustainability and reconciliation.

Conclusion



Manitou Creek represents a rare opportunity to operate a world-class heli-skiing venture in one of the planet's most dramatic and accessible mountain environments. With immense terrain, unmatched descents, and a growing global appetite for exclusive adventure travel, a heli-skiing business here offers strong revenue potential, brand prestige, and long-term growth in a protected and pristine alpine setting.

Hydroelectric Potential

SEE ATTACHED DOCUMENT ON PAGE 20: MANITOU CREEK HYDRO PROJECT - PRELIMINARY ASSESSMENT

The property features a year-round freshwater creek—Manitou Creek itself—cutting through the land and cascading over a dramatic 100-foot waterfall, ideal for off-grid hydroelectric development. A feasibility quote is already in hand for the installation of a 325 kW hydro power system, offering self-sufficient energy options and enormous potential for sustainable development.

Timber Inventory

The timber asset at Manitou Creek represents a significant source of latent economic value, with over 19,000 cubic meters of estimated volume primarily composed of commercially desirable species. While current estimates are preliminary, they clearly justify further investigation. Whether for direct harvest, value-added forestry, or as a strategic reserve in an eco-tourism or conservation development model, the timber resource should be a key consideration in the overall asset evaluation of the Manitou Creek property.

This species mix is typical of mid- to late-seral coastal forests and includes both high-demand construction lumber and valuable specialty species (notably red cedar).

Key Findings Include

Ministry of Forest Inventory Analysis: Using government-supplied forest cover inventory data, clipped to the legal boundaries of the Manitou Creek parcel. This inventory is derived largely from aerial photo interpretation supplemented by limited ground sampling and is considered a preliminary estimate.

Leading species composition are: Hemlock (*Tsuga heterophylla*) – dominant, Douglas-fir (*Pseudotsuga menziesii*), Western red cedar (*Thuja plicata*) and Balsam (*Abies* spp.)

Estimated Harvestable Volume: 24,400 m³

Accessible Area for Harvest: 46 hectares of the 60-hectare parcel

Average Stand Volume: 421 m³/ha

Estimated Timber Value: \$3,000,000



Resource Value

Whether you're an eco-tourism developer, a fishing or wilderness lodge entrepreneur, or a private buyer looking for unmatched seclusion and beauty, Manitou Creek delivers. The potential for year-round revenue is significant—with world-class opportunities for wildlife viewing, sport fishing, kayaking, heli-skiing, and backcountry hiking—all within a UNESCO-recognized ecosystem.

Rare Convergence of Opportunities

Manitou Creek is a 148-acre private oceanfront property located in the heart of the Great Bear Rainforest — one of the world's last remaining intact temperate rainforests and a globally significant ecological destination. This property offers a rare convergence of natural beauty, resource value, and strategic location, making it ideally suited for development as:

- An **eco-tourism or wilderness resort**
- A **heli-ski or sport-fishing destination lodge**
- A **sustainable timber harvesting and energy-generation site**

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Multiple development models and opportunities

148 acres

PRIVATE OCEANFRONT

Over 3,280 feet of oceanfront, a 100-foot waterfall, moss-covered second-growth forest, and proximity to some of the best bear viewing, whale watching, and heli-skiing in the world.

With a listed price of **\$2,350,000 CAD**, the opportunity presents significant investment upside through diversified revenue streams and long-term land appreciation in one of the most protected and celebrated wilderness areas in North America.

Development Opportunity

1. Dean River Salmon Fishing

- **Premium, Exclusive Fishing Destination:**

Dean River, renowned for its trophy steelhead and Chinook salmon, offers a unique, high-end fishing experience. The location's remote, pristine environment and minimal angling pressure make it an attractive destination for affluent, experienced anglers seeking solitude and adventure in an unparalleled wilderness setting.

- **Target Market and Customer Base:** The primary customer base consists of affluent anglers

(ages 35–65) from North America and Europe, particularly those who are repeat customers seeking premium fishing experiences. Additionally, corporate groups and high-end outdoor travelers looking for off-the-grid adventures also provide a steady revenue stream.

- **Revenue Model and Profitability:** The business generates substantial revenue from high-ticket fishing packages priced between CAD \ \$6,500 and \ \$8,500 per person. Additional income comes from gear rentals, branded apparel, pro-shop sales, and premium add-ons like photography packages. This diversified revenue model positions the business for solid financial performance.

- **Sustainable, High-Quality Experience:** The operation emphasizes sustainability through catch-and-release policies, ethical angling practices, and close collaboration with the local Nuxalk



Nation. Limited guest numbers ensure minimal environmental impact, aligning with the increasing global demand for eco-conscious travel experiences.

- **Strategic Marketing Channels:** The business leverages strong digital marketing tactics, including social media platforms (Instagram, YouTube), partnerships with gear brands, and visibility at fly-fishing trade shows. A robust SEO-optimized website facilitates direct bookings, while features in outdoor publications enhance brand visibility among high-net-worth individuals.

- **Growth Opportunities and Expansion Potential:** There is significant potential for growth through heli-access fishing, off-season nature tours, and specialized casting clinics. As interest in remote, authentic wilderness experiences continues to rise, the Dean River remains well-positioned to capture a larger share of the high-end ecotourism and adventure travel markets, ensuring long-term success.

2. Eco-Tourism or Destination Resort

- **Key Attraction:** Over 3,280 feet of ocean-front, a 100-foot waterfall, moss-covered second-growth forest, and proximity to some of the best bear viewing, whale watching, and heli-skiing in the world.

- **Market Advantage:** The Great Bear Rainforest is world-renowned and growing in global tourism appeal. The 2019 IMAX documentary dramatically increased international exposure, fueling eco-tourism demand.

- **Infrastructure:** Existing overgrown roads and shoreline access enable straightforward construction logistics via barge. A nearby airstrip at Kimsquit (2 miles away) enhances accessibility for high-end guests.

- **Revenue Potential:** Year-round activities include kayaking, wildlife tours, heli-skiing, hot springs, and world-class fishing, providing strong revenue diversification.



3. Heli-Skiing

- **Guest Pricing:** Packages typically range from \$10,000–\$20,000 per guest/week.
- **Capacity:** 100–250 guests per season can generate \$2M–\$5M in gross revenue depending on pricing and occupancy rates.
- **Add-Ons:** Extra heli-time, private group upgrades, gear rentals, and merchandise can add 10–20% in upsell revenue.
- **Off-Season Use:** Summer helicopter tours, mountaineering, heli-hiking, and fishing can add revenue with low marginal costs.
- **Corporate & Private Events:** Exclusive buy-outs for companies or UHNW clients can generate high-yield weeks.

4. Sustainable Timber Harvesting

- **Harvestable Volume:** An estimated 20,500 m³ across 46 accessible hectares.
- **Species Mix:** Hemlock, Douglas-fir, Cedar, and Balsam — all commercially valuable.
- **Potential Timber Value:** Preliminary assessments suggest timber value could approach \$3 million, potentially covering the acquisition cost.
- **Next Steps:** A professional timber cruise and contractor quotes for barge and harvest operations are recommended to refine value and operational cost estimates.
- **Integration Opportunity:** Timber income can fund eco-tourism infrastructure or conservation-oriented development.

5. Renewable Energy Development

- **Waterfall Potential:** Manitou Creek's 100-foot drop is suitable for hydroelectric generation.
- **Existing Estimate:** A quote is in place for a 325 kW hydro power system, offering potential for sustainable, off-grid energy for resort or retreat operations.
- **Strategic Fit:** Clean power aligns with

eco-tourism branding, environmental sustainability, and potential carbon offset credits.

Location & Access

- **Region:** Central Coast of British Columbia, at the head of Dean Channel
- **Coordinates:** Directly across from the mouth of the Dean River — a world-renowned steelhead river.

Access Options:

- ~58 miles by water from Bella Coola
- 40-minute floatplane from Bella Coola
- 2 miles from the Kimsquit airstrip

Investment Considerations

- **Rarity:** Properties of this ecological caliber and private ownership status in the Great Bear Rainforest are virtually non-existent.
- **Versatility:** Multiple potential uses — eco-resort, timber asset, or conservation investment.
- **Tourism Growth:** Post-IMAX global recognition has increased tourism, with future growth projected in remote, nature-based experiences.
- **Environmental Prestige:** Eco-sensitive development could align with conservation funding, grants, or partnerships with NGOs or Indigenous-led tourism initiatives.

Growing International Profile and Reputation

There is increasing media exposure, tourism demand, and unique experiences.

High Profile

SEE ATTACHED DOCUMENT ON PAGE 24: 'Media baron Murdoch's son is building a central B.C. family retreat'



In 2013, James Murdoch, son of multibillionaire media mogul Rupert, purchased about 450 acres (182 hectares) of property just south of Manitou Creek.

The oceanfront property is located west of Bella Coola, and is approximately one hour by boat, with only boat or float-plane access. The listing describes a six-room cabin, a two-room waterfront cabin, two one-bedroom self-contained cabins, a 1,300-foot landing strip, a 100-foot dock for large boats and float planes and a floating restaurant that seats 25. The water is deep enough for a cruise ship, at a depth of 100 feet, and abundant with trout, salmon, halibut and crab.

Award-winning Destination

One of those resorts – Bella Coola Heli Sports – has just been crowned “World’s Best Heli-Ski Operator” at the World Ski Awards for the fifth consecutive year.

Conclusion

The Manitou Creek property represents a once-in-a-generation investment opportunity to acquire a multi-faceted wilderness asset in the most storied and ecologically important region of Canada’s Pacific Coast. Whether developed as a luxury eco-resort, timber-based venture, or hybrid model, the property offers strong upside, long-term value, and unparalleled natural heritage.

Recommendation: *Proceed with acquisition due diligence, including a full timber cruise, hydro feasibility confirmation, and tourism business modeling. Secure this rare land asset before regional tourism and environmental investment demand further escalate values.*



Manitou Creek Hydro Project - Preliminary Assessment

POWER INTAKE

- We found a bedrock channel at about Elevation 90 m which looks to be a good place to build the intake for the hydro project.
- The intake would consist of a cast-in-place concrete weir across the creek channel with the intake screen on the left side (see attached photo of the intake site).
- The 1 m thick concrete weir would be anchored to bedrock.
- There would be a 1 m x 1 m low level outlet which can be used to flush the smaller sediments from the headpond.
- The power intake would be a COANDA-type intake. The Coanda screen would have 1.0 mm openings to keep the larger sediments from going down the penstock. The stainless steel Coanda screen would include grizzly bars to keep the larger stones off the finer Coanda wedgewires.

PENSTOCK-PIPELINE

- The first 20 to 30 m of the penstock pipe (24inchØ or 28inchØ) would be in the creek channel along a natural rock shelf.
- Most of the penstock-pipeline would be on the intake access road.
- At the downstream the pipe will then go straight downhill to the powerhouse (near the waterfall).
- The penstock pipeline would be High Density Polyethylene (HDPE) pipe, combined surface and buried pipe.

POWERHOUSE

- The powerhouse would be near the base of the waterfall at about Elevation 30 m.
- Barkley on their conceptual layout map indicated that there was a recorded fish barrier about 150 m upstream of the mouth of Manitou Creek. During the site reconnaissance visit I couldn't see anything that could be considered a fish barrier other than the waterfall.
- Since the waterfall is a fish barrier the most conservative powerhouse location is near the waterfall so that the flow going through the hydro plant can be returned to Manitou Creek at the base of the waterfall. Downstream of the tailrace return (waterfall) the hydro plant would not have any impact to Manitou Creek flows, so no impacts on fish habitat.
- Access to the powerhouse would be along the existing waterfall access road (this access road needs some upgrading).

The attached maps and charts show the two options:

**200 kW hydro plant**

- Power Intake at Elevation 90 m
- 385 m of 24 inchØ HDPE penstock pipe
- 200 kW powerhouse at Elevation 30 m
- Gross Head = 60 m (85 psi)
- Hydro plant flow = 0.41 m³/s (14.4 cfs, 6500 USgpm)

300 kW hydro plant

- Power Intake at Elevation 90 m
- 385 m of 28 inchØ HDPE penstock pipe
- 200 kW powerhouse at Elevation 30 m
- Gross Head = 60 m (85 psi)
- Hydro plant flow = 0.60 m³/s (21.2 cfs, 9500 USgpm)

Budget costs for materials only (installation depends on too many unknowns due to remote location):

POWER INTAKE

- Concrete weir, assume 20m³ of concrete @ \$2000/m³ = \$40,000 (formwork, rebar, mixing and placing)
- Coanda Screen, assume 3 m x 1.5 m Coanda Screen = \$5,000

PENSTOCK-PIPELINE

- Penstock Inlet Valve budget \$8,000
- HDPE pipe
 - 385 m of 24 inchØ = \$125,000 FOB Port Hardy
 - 385 m of 28 inchØ = \$167,000 FOB Port Hardy
 - Fusion machine rental and fusion tech to come to site weld pipe
 - 2 weeks fusion machine = \$18,000 (FOB Surrey, BC)
 - 10 day fusion tech = \$8,000 (plus travel to site)
 - The first 20 to 30 m of the pipe will be anchored to the rock shelf, budget \$5,000 for anchor bolts and hardware.
- Access road and pipe installation by others

POWERHOUSE

- Turbine-generator-control cost will be provided by Dependable Turbines
- Powerhouse foundation assume 20m³ of concrete @ \$2000/m³ = \$40,000 (formwork, rebar, mixing and placing)
- Powerhouse building could be a pre-engineered metal building or a wood framed building (see Dependable Turbines for foot print size).



POWERLINE (Cable)

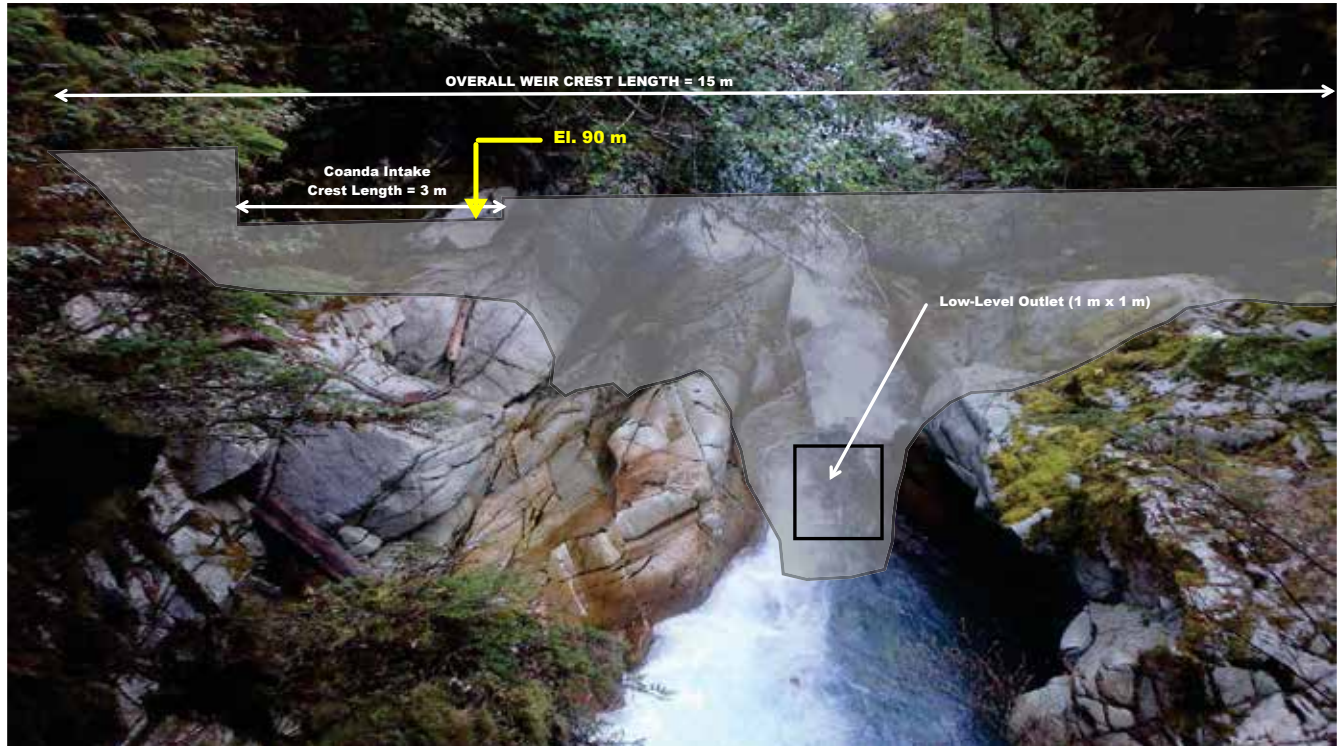
- Depends on the location of the development at Manitou Creek.
- Powerhouse is about 500 m inland from Dean Channel
- Powerline by others

ENGINEERING

- Detailed civil and electrical engineering budget \$150,000.

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MANITOU CREEK Hydro Project INTAKE LAYOUT





Additional:

Barge services to assist buyers

Property cleanup

update hydropower proposal?

Add LiDAR survey data/images/information

Rupert Murdoch property

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CANADA

Media baron Murdoch's son is building a central B.C. family retreat

KERRY GOLD >

SPECIAL TO THE GLOBE AND MAIL

PUBLISHED MARCH 24, 2017

This article was published more than 7 years ago. Some information may no longer be current.



James Murdoch, seen here in Idaho in 2016.

DREW ANGERER/GETTY IMAGES

 SHARE

James Murdoch, the son of billionaire media mogul Rupert Murdoch, has purchased acreage in a remote corner of central British Columbia and is building a family getaway.

The 450-acre property is listed under the name of a numbered company with James's wife, Kathryn Murdoch, listed as its director, and a New York address.

Rupert Murdoch is chair of the family-run News Corp., which owns 21st Century Fox, Dow Jones, New York Post, HarperCollins and Fox News. James Murdoch, 44, is chief executive officer of 21st Century Fox, described as an up-and-coming mogul in his own right by Britain's *The Independent* earlier this year.

The Murdochs would not discuss the purchase. However, a New York-based source "familiar with the deal," who spoke on condition of anonymity because he didn't want to attract further media attention, confirmed the purchase and said the property is intended for recreational use.

"They love the area, they are passionate about the area, and they think it's beautiful," he said. "There is no grid, there are no roads. It's a remote piece of property, which is why it has its own water. He has no current plans to move there. It's a recreational property for them."

Legally, the property is three separate lots with a hot spring and access to a lake and river that could generate a 70-megawatt hydroelectric power project. The Murdochs purchased the properties in the Bella Coola Valley in 2013 for \$1.3-million, according to a property search. The combined properties had been listed for sale as an exclusive listing for \$1.65-million. The lots have a combined assessment value of \$1,456,400, according to 2017 B.C. assessment data.

The oceanfront property is located on an inlet west of the town of Bella Coola, and is approximately one hour by boat, with only boat or float-plane access. The listing describes a six-room cabin, a two-room waterfront cabin, two one-bedroom self-contained cabins, a 1,300-foot landing strip, a 100-foot dock for large boats and float planes and a floating restaurant that seats 25. The water is deep enough for a cruise ship, at a depth of 100 feet, and abundant with trout, salmon, halibut and crab.

Pictures show a two-level cedar building with cedar plank walls and a modestly decorated interior.

"There are two main living structures and they are adding two small ones on stilts," said the source.

There had been rumours of a B.C. property purchase from the British press, although details of the purchase were not known. The source shot down a British media report that suggested the Murdochs were looking to build an "end of times" self-sufficient compound in British

Columbia to escape the "Trumpocalypse." He said the Murdoch purchase was simply motivated by a love of the province.

However, it's also become a global trend for rich businessmen to buy "bolthole" properties, which are in stable, beautiful countries that can be used as an escape from political turmoil.

Earlier this year, a story in The New Yorker described extremely rich Americans seeking properties for refuge, such as former Facebook manager Antonio Garcia Martinez, who bought five forested acres in the Pacific Northwest.

Jack Ma, who is the founder of China's Alibaba e-commerce company, and is worth about \$50 billion (U.S.), told the New Zealand Herald that at least 20 of his colleagues had retired to New Zealand.

Brian Rushton, Century 21 Canada's executive vice-president, says his brokers are receiving an increasing number of inquiries from wealthy Americans since Donald Trump became President. They're also seeing an increase in U.S. traffic to their websites. Mr. Rushton said it's too early to be certain if U.S. buyers will make the move, but there are indications of interest.

"Just after the results of the election, our U.S. traffic on the websites increased upwards of 10 per cent, and 60 per cent of that traffic was coming out of California," he said.

"[Brokers] are seeing a lot of what we call tire-kickers, a fair number of Americans asking questions. They are getting calls from as far as Florida, and as close as Washington state, about general things, like, 'My U.S. dollars, which are worth 30 per cent more today in Canada, combined with, 'I'm not too happy with what's going on with the political situation.'"

The Murdoch source said the Murdochs are not seeking refuge, nor are they seeking to speculate, as so many other foreign investors who buy property in British Columbia do.

"Really, this is a reflection of their love for the property and passion for the outdoors," he said. "They know and love B.C. I remember him showing me the pictures when they first bought it.

"This is not an investment property. And if you look at the timing ... it exists apart from whatever the trends are of the moment."

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‘A magical experience’ for skiers: What the world’s best heli-skiing is really like

NANCY LANTHIER

SPECIAL TO THE GLOBE AND MAIL

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This article was published more than 3 years ago. Some information may no longer be current.



Skiers carve powder after a helicopter drop-off. Bella Coola Heli Sport boasts the largest heli-skiing tenure in the world. 'It's just very wild and remote,' says co-owner Beat Steiner.

ERIC BERGER

Heli-skiing is, without a doubt, the pinnacle of skiing. Anyone who has ever lined up

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But instead of launching by chairlift, the heli-skier is whisked by chopper to an awe-inspiring peak for a long plunge into a snowy paradise. The ultimate skiing experience, it's like flying on a cloud.

The world offers several far-flung places to heli-ski, from Alaska to New Zealand, but Canada is the prime global destination, and British Columbia, the epicentre. According to Powder Magazine, 95 per cent of all heli-skiing happens on B.C.'s 10 major mountain ranges, where there are more heli-skiing resorts than anywhere else.

One of those resorts – Bella Coola Heli Sports – has just been crowned “World's Best Heli-Ski Operator” at the World Ski Awards for the fifth consecutive year.

Situated within the mighty Coast Mountains, about an hour's flight north from Vancouver, Bella Coola has the world's largest permitted heli-skiing area – roughly the size of the Swiss Alps – and the world's longest commercial heli-skiing descents. Mountains rise directly from the sea to 3,000 metres (10,000 feet). At the south end is Mount Waddington, B.C.'s highest peak.

CNN calls Bella Coola “the gateway to nirvana for skiers.” Online magazine Freeskier deems it “some of the most badass heli-skiing on the planet.”

“It's just very wild and remote,” says Beat Steiner, co-owner and chief executive officer of Bella Coola Heli Sports, who opened the area's first of five luxury lodges in 2003.



At Bella Coola Heli Sports, guests can expect to ski or snowboard down an average 37,000 vertical metres of snow in a week.

ERIC BERGER

Before that, Steiner travelled the world filming and writing about skiing in such locations as Greenland and Iran. The first time he skied Bella Coola, he says he “fell in love immediately.”

“The peaks are so rugged, steep and dramatic. And empty – you won’t see another soul around. It’s still an undiscovered part of the world,” says Steiner.

Amid such vast terrain, guests can expect to ski or snowboard down an average 37,000 vertical metres (120,000 vertical feet) of snow in a week. First descents are not uncommon, and of the tenure’s nearly 1,000 mapped runs, Steiner says his clients have named at least 300 of them: Maserati, Addams Family and Spotted Dick, among others.

Being the first to ski a newly discovered peak is a thrill, says Steiner, who has named more than a few himself. But “almost equally awesome is the helicopter ride” to

these uncharted areas, he says.

“You’re flying through the mountains, getting a bird’s-eye view of all this epic terrain. It’s a magical experience.”

Film director Eric Crosland, co-founder of Sherpas Cinema, in Whistler, B.C., has captured that magic in stunning heli-ski films. An ace big-mountain skier, he describes the ideal heli-skiing experience as “the finest delicacy in the world. It’s just so decadent.’

“You weave between dramatic mountains – in the winter, the snow makes them look like they’re decked in full regalia – and then you get to ski them.”



The lounge at Mica: Primed for a James Bond adventure.

SUPPLIED

It’s also not without risks. Avalanches are the primary safety concern, says Bob Rankin, long-time heli-skiing guide at [Mike Wiegele Helicopter Skiing](#).

One of the world's original commercial heli-skiing operations, founded in 1970, the iconic Blue River Resort in B.C. established many industry safety standards, and is home to the Canadian Ski Guide Association.

“It’s why I’m here,” says Rankin, who is also a racer, ski-patroller and stunt-doubler for feature films. “The system of safety that Mike Wiegele developed here is unparalleled.”

Industry legend Wiegele, who passed away last year at the age of 82, was an avalanche expert first, fearless heli-skier second. He received a Governor General’s Award for his mountain safety advocacy, and the avalanche research course he initiated at the University of Calgary is taken by all operators.

In the 1960s, Wiegele’s idea to access big-mountain terrain via helicopter and ski down was considered outlandish, says Rankin. But it didn’t take long for it to catch on, he adds.



Quebec’s Chic-Chocs offer the only heli-skiing in eastern North America.

SUPPLIED

Every morning, before skiers emerge from their lodging quarters, Rankin leads a risk-mitigation meeting with pilots and guides. Weather is monitored and snowpack is studied before the right locations are chosen for the day.

Rankin skies all day – “sometimes 15 runs” – guiding groups of up to 10 down all kinds of terrain: steeps, spines, couloirs, glades, huge bowls. At times, the chopper will take a remarkably tiny perch on an alpine peak. “We always land,” he says. “We don’t jump out of the helicopter like everybody thinks.”

Rankin has guided 25-year regulars from countries all over the world; others are experiencing the luxury lodging, five-star food and rush of soaring down endless verticals, waist-deep in powder, for the first time.

Rates at “Wiegele World,” as it’s affectionately called, start at \$7,000 per person for a three-day package; week-long stays with a private helicopter can cost more than \$200,000.

“[Skiers] are checking off a bucket-list life experience,” says Rankin. “They’re all smiles.”

If you like that, you’ll love this ...

Here, a few other places that offer an escape into endless powder with a helicopter at your beck and radio call:

Mica Heli Sports Perched on a mountain flank accessible only by chopper, the sleek, modern chalet is primed for a James Bond adventure. Mica’s 500 miles of terrain, smack in the middle of B.C.’s Rocky, Selkirk and Monashee mountain ranges, offer everything from steep spine lines to glacier cruising atop some 18 metres (60 feet) of annual snowfall.

Northern Escape Heliskiing Small groups fly in Koalas, the fastest helicopter in the industry, the sportscar of the sky. With snowcat back-up, protected tree skiing in the Skeena Mountain location, near Terrace, B.C., is ensured on stormy, no-fly days. Northern Escape is one of the select few carbon-neutral certified heli-skiing operators in the world.

Yukon Heli Alaska, B.C. and Yukon meet in the Northern Coast Mountains, where Yukon Heliskiing's handful of tiny cabins circle a saloon. Proximity to the coast means massive amounts of snow, providing some of the most stable, safe snowpack on the planet, while cool northern temperatures keep new layers light and powdery. Share the day's ski thrills around a bonfire under the Northern Lights.

Report on a technical issue
Editorial code of conduct
Quebec's Chic-Choc Mountains offer long, above-treeline slopes with 460-metre verticals (1,500 feet). Some seven metres of annual snowfall blanket limit-pushing cliffs and chutes – all virtually unexplored, except by a select group of guides, who run the Chic-Chac Hostel, in Murdochville, Que.

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