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# Land designation of proposed Silvertip Gondola

## Discussion Document

### Overview and context

The Government of Alberta is seeking public feedback on whether a parcel of land near the Silvertip Resort in Canmore should be considered for a change in land use.

Stone Creek Resorts is proposing the Silvertip Gondola as part of an expanded year-round resort experience in Canmore. The sightseeing gondola would connect the existing Silvertip Resort to the summit ridge of Mount Lady MacDonald, with a mid-station integrated into the existing Silvertip resort. The proposal also includes a day lodge, viewing platforms, and a network of trails at the top of the mountain.

The proposed project area spans lands administered by multiple jurisdictions, including:

- provincial public land
- private land within the Town of Canmore and the Municipal District of Bighorn
- public land within Bow Valley Wildland Provincial Park

Before Stone Creek Resorts can apply for approval of the gondola project, the Government of Alberta must consider whether the land should be redesignated as an All-Season Resort Area under the *All-Season Resorts Act* to allow for resort/recreation uses. The proposal cannot be considered for review under the current land designations.

Part of the proposal overlaps with land in the Bow Valley Wildland Provincial Park. Before the land could be designated as an All-Season Resort Area, two changes would be required:

1. **Amendment to the South Saskatchewan Regional Plan:** Any change to Crown land designation must be reflected in the plan's maps and area descriptions.
2. **Boundary Adjustment to Bow Valley Wildland Provincial Park:** Under the *Public Lands Act*, a formal boundary adjustment would be required to proceed with the proposed land use designations.

If the land is designated as an All-Season Resort Area, Stone Creek Resorts may submit a detailed All-Season Resort application, which would undergo a rigorous review including environmental studies and Indigenous consultation before any approval could be considered.

### All-Season Resort Areas

All-Season Resort Areas are a public land classification that enables the Government of Alberta to review proposals for year-round tourism and recreation projects.

An All-Season Resort Area designation:

- applies only to provincial public land
- must align with regional land use plans
- maintains Alberta's existing environmental, water, and land use protections
- does not approve development, it only allows a proponent to apply

Any application for the development of an All-Season Resort would still require environmental assessment, Indigenous consultation, public engagement, and Review under legislation such as the *Public Lands Act*, *Water Act*, and *Environmental Protection and Enhancement Act*.

Learn more about All-Season Resorts at: [alberta.ca/All-Season-Resorts](https://alberta.ca/All-Season-Resorts).

### Purpose of the discussion document

This document is designed to give you the background and details you need to provide your perspectives and feedback to government. Your input will help shape the decision on whether this project should be considered under the *All-Season Resorts Act* and whether adjustments to the park boundaries should be made.

## Engagement approach and timing

Share your feedback on this discussion document by attending the upcoming public open house, or by completing our online questionnaire by May 14, 2026.

- **Silvertip Gondola Public Open House**

Tuesday, April 7, 2026, from 3 p.m. to 8 p.m.

At the Silvertip Pavilion, 2000 Silvertip Trail, Canmore, AB.

This is an in person open house, that will have a drop-in format.

- **Online feedback questionnaire, open March 16 – May 14**

Visit: [alberta.ca/land-use-designation-for-the-silvertip-gondola-proposal-questionnaire](https://alberta.ca/land-use-designation-for-the-silvertip-gondola-proposal-questionnaire)

- **Written submissions can be mailed to:**

Tourism and Sport

All-Season Resorts Branch

Box 20, Suite 920, 620 – 7 Avenue SW

Calgary, AB T2P 0Y8

## Scope of engagement

This engagement seeks feedback on the land-use decisions that would be required before a gondola application could be accepted for review in this location. The Government of Alberta is seeking feedback on:

- whether to designate the area as an All-Season Resort Area
- the boundary adjustment to Bow Valley Wildland Provincial Park
- the amendment to the South Saskatchewan Regional Plan

Your input will help inform the government's decision on whether the project should proceed to the next stage under the *All-Season Resorts Act* through these three proposed changes.

### Out of scope of this engagement:

This engagement is not a review of the entire South Saskatchewan Regional Plan. It does not include discussion of other resort areas, nor does it propose changes to the *All-Season Resorts Act* itself.

The Government of Alberta is not engaging on the proposed project (e.g., tower locations, gondola design). These details are the responsibility of Stone Creek Resorts, which is conducting its own engagement on project-specific elements.

For details on Stone Creek's proposal, visit: <https://silvertipgondola.com/>

## Guiding questions

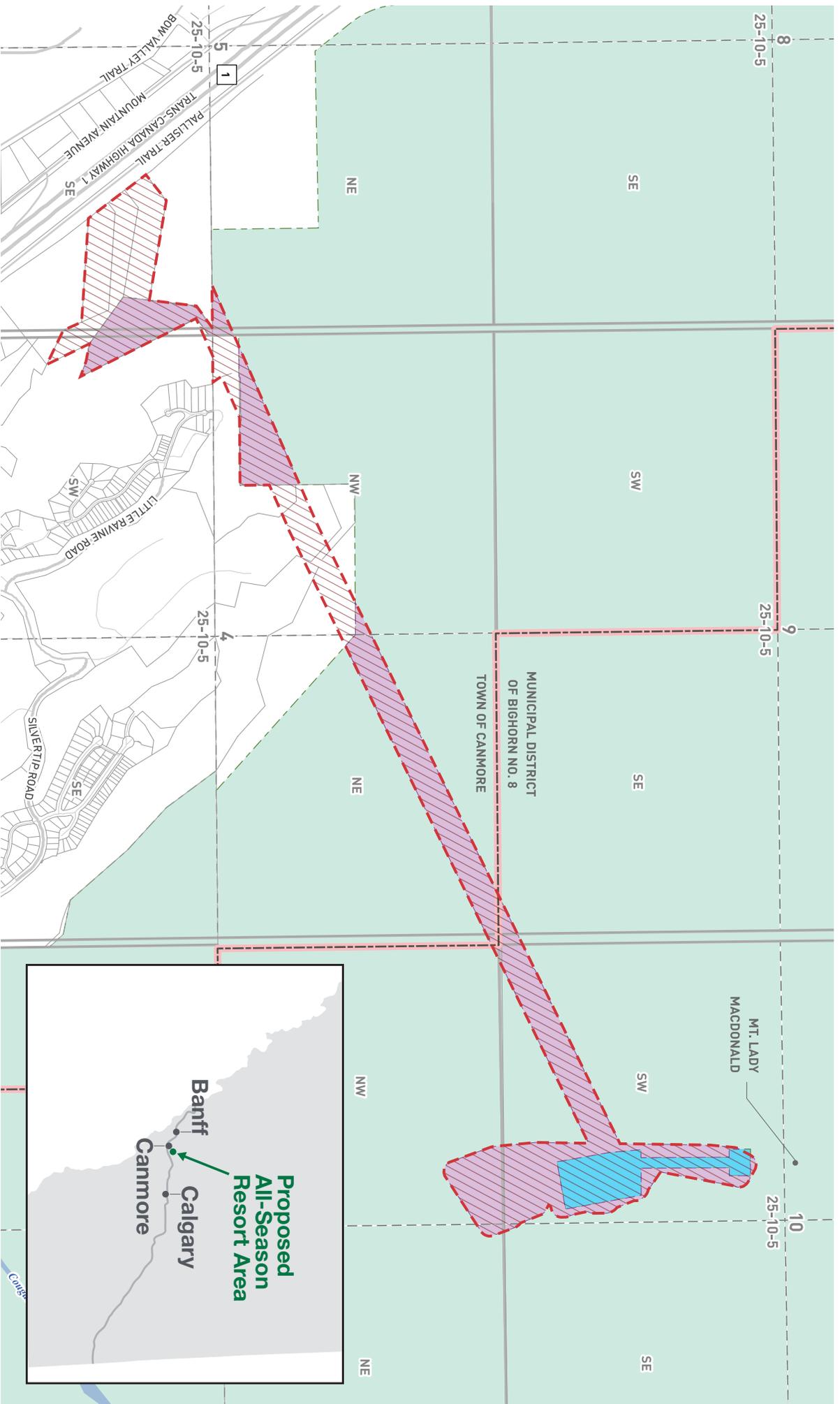
- Is an All-Season Resort Area designation appropriate in this location? Why or why not?
- What impact do you believe the proposed land use change could have on this area, and what specific factors should be considered when assessing these impacts?
- If additional land were added to the Wildland Park to offset the area used for the proposed Silvertip Gondola, how would this affect your support for the proposed designation of the area identified as an All-Season Resort Area?
- Are there other options the Government of Alberta could explore to balance recreation, conservation, and tourism in this area?

## Next steps

The Government of Alberta will consider all relevant feedback received as it evaluates whether to proceed with:

- an All-Season Resort Area designation
- a SSRP amendment
- an adjustment to the Bow Valley Wildland Provincial Park boundary

For further information, please contact: [allseasonresorts@gov.ab.ca](mailto:allseasonresorts@gov.ab.ca)



-  Proposed All-Season Resort Area
-  Bow Valley Wildland Provincial Park
-  Proposed Bow Valley Wildland Provincial Park Adjustment
-  Parcel Boundary
-  Municipal Boundary
-  Public Lands
-  Quarter Section
-  Section



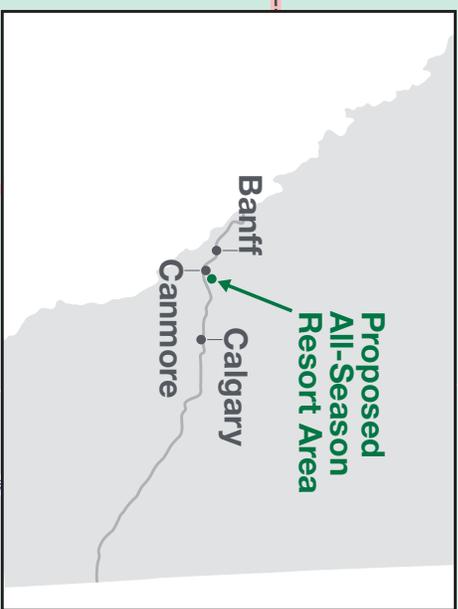
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Data Sources: Alberta Parks, AVALIS, Canvec, Town of Canmore  
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 Classification: Public

# Proposed All-Season Resort Area and Bow Valley Wildland Provincial Park Boundary Adjustment



## About the *All-Season Resorts Act*

The *All-Season Resorts Act* sets out a clear process for reviewing proposals to build or expand year-round resort activities on provincial Crown land. It was created to strengthen investor confidence and grow Alberta's visitor economy by:

- improving regulatory clarity and efficiency
- offering tailored support to the tourism sector
- providing focused attention that enhances Alberta's competitive advantage
- making the regulatory system more efficient

There are three key steps in the All-Season Resorts program:

### 1. All-Season Resort Area Designation

Government decides which public lands can be considered for resort development by designating them as All-Season Resort Areas under the *All-Season Resorts Act*. This decision is based on findings from public engagement, Indigenous consultation, and analysis of criteria outlined in the [All-Season Resorts Policy](#).

### 2. All-Season Resort Application and Decision

If land is designated, a proponent may submit a formal All-Season Resort application for review. The application includes information such as:

- a Master Development Plan (MDP)
- environmental assessments
- public engagement and Indigenous Consultation
- financing and infrastructure plans.

### 3. Resort Construction and Operations:

If approved, construction and operations can begin. Government monitors compliance with environmental, social and economic commitments throughout the resort's lifecycle.

## Considerations related to land designation

When deciding whether lands should be designated as an All-Season Resort Area, the Government of Alberta considers a range of criteria outlined in the All-Season Resorts Policy. These criteria help ensure that any land-use changes are consistent with legislation, environmentally responsible, economically viable, and aligned with community and Indigenous interests.

### Alignment with existing legislation, policies, and plans

Designation decisions must comply with applicable regional plans and policies. This ensures land-use changes are consistent with Alberta's broader land-use planning system.

### Economic viability and market potential

The Government of Alberta considers whether the area demonstrates potential to support a viable resort concept in the future, including:

- evidence of market demand
- potential to generate local, regional, and provincial economic benefits
- alignment with Alberta's tourism development strategies and nearby tourism destinations

### Location and accessibility

The suitability of an area for possible future resort activities includes whether it has:

- reasonable access to international or regional airports
- strong connections to major highways and transportation routes
- proximity to gateway communities that provide workforce, services, and infrastructure
- the ability to support year-round access, including for emergency services

**Natural setting and recreational assets**

Consideration is given to the presence of natural features that could support year-round recreation and visitor experiences, such as:

- mountains, lakes, forests, or other natural assets
- high scenic quality or landscape character

**Infrastructure and servicing capacity**

Areas are assessed for their ability to support future infrastructure needs, including:

- proximity to utility services such as electricity, water supply, and wastewater treatment
- site conditions that could allow for timely and cost-effective development if a future proposal were submitted

**Environmental suitability and sustainability**

Government evaluates whether the area can support long-term, environmentally responsible land use. Considerations include:

- potential for sustainable operations and environmental resilience
- presence of environmental constraints such as species at risk or flood risk
- potential effects on wildlife connectivity and habitat

**Community and collaborator compatibility**

Perspectives and rights of communities and partners are considered, including:

- Indigenous considerations, such as respect for Treaty rights and traditional uses, informed through engagement and consultation
- alignment with local community goals, values, and collaborator interests