

6.8 Hut-to-Hut System

6.8.1 Resource Assessment

Discussion

A hut-to-hut system is a series of linked hut accommodations, strategically situated at certain intervals to provide overnight accommodation for kayakers, boats, hikers or skiers. Huts provide ecotourism recreationists (who generally engage in low impact, non-consumptive tourism) with a degree of comfort in chosen settings. Huts can provide a range of experiences from the rustic -- consisting of shelter with simple wooden bunks, a wood stove, firewood and an outhouse -- to the high end, where the comfort of the guest is paramount. The Hut system product provides the option of participants moving from one hut to another by water or land. The Hut system allows those who are less skilled or physically fit to appreciate the more remote wilderness and participate more fully in ecotourism. Ecotourism is a growing industry and is expected to continue to increase with environmental awareness.

There are a number of advantages associated with the hut system product:

- Huts allow recreationists a warm shelter and are well suited in this region of high precipitation.
- Huts provide camping opportunities in areas where there are shortages of level, dry ground; with buoy or dock facilities they allow recreational boaters an overnight stay in areas with limited anchorage.
- Huts can be placed away from environmentally and culturally sensitive areas.
- Huts allow for the greater safety of recreationists.
- Huts need not minimize the wilderness setting of an area if proper concealment within the forest is exercised.
- Huts systems allow communities to financially benefit from products that take place in remote settings.

Table 6.8-1: Regional SWOT Analysis for Hut Systems

Strength	Remoteness, scenery, high value recreation features, optimum topography, places recreationists away from culturally or environmentally sensitive locations, enhances recreation opportunities in an area, adjacency to communities, community support for locally-based initiatives, new training opportunities for local labour force
Weakness	Vandalism, repeatability of product potential along BC coast, lack of support infrastructures (trails), cost to access region, compliance and enforcement, challenges in obtaining financing, untested high-end product
Opportunity	Rustic to high end lake and marine hut systems. Linkage to high opportunity activity such as ocean kayaking or boating
Threats	Increased recreation use affecting "remote" experience, forest harvesting

Hut Systems and the Mid Coast

The topography and climate of the Mid Coast is well suited for this product. The outer coast includes large and small islands, beaches, coves, bays, and lagoons. There are also a number of lakes and rivers throughout the Forest District, and accessible sub-alpine/alpine areas close to Bella Coola. The marine hut system is especially promising on the outer coast.

On the Mid Coast, hut system opportunities are best associated with the following.

- Marine interphase features and associated kayaking, boating, hiking and wildlife/ nature viewing. Included here are opportunities associated with coastal trails.
- Lake features and associated freshwater sport fishing, canoeing, hiking and wildlife/ nature viewing.
- Due to high development and maintenance costs (for trails), there are minimal opportunities associated with sub-alpine/alpine features, trails and associated ski touring, hiking, mountaineering and wildlife/ nature viewing.

The hut system can be linked to the culture and heritage of the region. The Heiltsuk, Kitasoo, Nuxalk and Oweekeeno First Nations people have historically derived their sustenance from the bounty of the land and the rich marine resources. Trade was an important component of life and trade routes between the coast and the interior have a record of almost 6,000 years of use. The richness of the land allowed time for arts and ritual. The First Nations continued presence as a people and the subtle, sometimes obvious historical evidence of their past heightens the feeling of mystery and wonder for the recreationist along heritage trails or coastline. Later migrations of people include Alexander Mackenzie who utilized the Nuxalk grease trail to reach the Pacific Ocean in 1793. His arrivals to the shores of the Pacific was preceded by explorers in ships trading for furs. Later migrations include the Norwegian settlers and those who arrived to exploit and process the natural resources. Evidence can be seen in abandoned canneries, settlements and timber harvesting. There are educational and interpretive opportunities that can only enhance the hut system product.

Marine Interphase hut system

There are similarities in topography and climate to the other parts of the British Columbia Coast. The exceptions are the numerous archipelagos associated with the outer coast, the potential for circuit routes, the accessible remoteness of the region and the appeal it has to those seeking a natural, undeveloped environment. hut system development must not compromise this appeal and must ensure visual subtlety.

There are presently several huts in place on the outer Mid Coast, constructed by the Heiltsuk, but no hut system has yet been developed. In contrast, Alaska has developed marine huts that are solidly booked in the summer months. The success of the product in Alaska can spill over to the Mid Coast with added stimulus from the BC Ferry route and the promotion of the natural beauties of British Columbia and the region.

Key considerations regarding the Marine Interphase hut system are as follows.

- The product could be a major attraction to the Mid Coast. Modelled in part after the US Forest Service huts in Alaska, the huts could take advantage of the high quality features found on the outer coast including islands, beaches, open ocean and sheltered areas while addressing the shortage of suitable camping areas and extreme tides.
- Huts can be located away from culturally and environmentally sensitive areas yet linked to interpretive opportunities.
- Huts can be aligned in a linear pattern or be discretely grouped in locations where there is a significant recreation feature such as a beach or in locations close to the staging areas.
- Hut location can provide a circle route to and from the staging area. To allow for late arrivals, more intense clusters can be developed close to the gateway community or staging area. On the Mid Coast, arrivals and departures are determined by the timing of the ferry.
- Parties can be shuttled to staging areas (such as the Simonds group of islands) or directly to individual huts from the gateway communities.
- Huts can feature buoys or floating docks to allow small boaters and ocean kayakers overnight opportunities.
- Trails can be developed to link approachable leeward sides of an island or peninsula to a hut on the more dramatic windward side.

Lake hut systems

- This is similar to the Marine Interphase hut system.
- Lakes with outstanding scenery and the presence of beaches include Ellerslie, Anchor and Roderick.
- Lakes that are large enough to contain a string of huts include Anchor, Canoona, Butedale, Roderick, Elizabeth, Deer, Bear, Whallen, Koeye.
- There are opportunities for providing shelter along circuits (e.g., Anchor Lake - Bear Lake - Surf Inlet and Fish Egg Inlet - Elizabeth Lake - Hardy Inlet - Rivers Inlet to Dawsons Landing).
- Many of the lakes can only accommodate a single hut accessible by air.

Trail hut systems

- These are best located where there is the presence of an established trail and a reasonably close population.
- The hut systems can be clustered around outstanding features such as lakes, or can be aligned in a string to provide shelter intervals along a developed trail.
- Trail hut system opportunities can be linked to the heritage grease trails, the Alexander Mackenzie trail and to the long expansive beaches of the outer coast, particularly along the west coast of Calvert Island.
- Trail hut systems can be used in summer and winter for a variety of activities including hiking, ski touring and snowmobiling.
- Opportunities will be affected by cost of maintaining trails, repeatability elsewhere, high potential for vandalism, and difficulty in maintaining the site.

Management

- Huts can be located one or more kilometers apart, depending on feature suitability and management capability. Because of their remoteness, vandalism can be a problem.
- Bookings for huts can be made prior to the season. Hut locations can be posted on the internet or described in the brochures and elaborated on during the booking. A party can book a hut for a number of days or book different huts for different days. A kayaker can plan a trip with stopovers at different huts. The greater the number of huts, the more choices.
- Management of the hut system product requires bookings, daily maintenance, rehabilitation and enforcement of trespass.
- Bookings of the huts can be through the use of the internet with link sites to the US Forest Service, etc; kayak companies, booking agents, etc. Bookings can include movement from one hut to another or multi-day stays.
- Daily maintenance necessitates proximity to a population center or a base of operation.
- Compliance and enforcement parameters (with regards to trespass and non-payment) need to be established.
- Opportunities are required for regional and community involvement and progress.

Structure and Amenities

- Hut structures can range from the rustic to the high end, and be situated either on land or floating.
- The high-end huts (based on single cabins) would preferably be floating and require foreshore leases. They can be floated to other locations during the off season. These are not to be confused with lodges, which are multiple unit. A high-end lodge is more conspicuous and will compromise a remote experience.
- Land-based huts are rustic, easily constructed and maintained, and are less intrusive. Examples include the US Forest Service huts in Alaska, the Dawson Creek Forest Service on Wapiti Lake, or locally with the 17 huts developed by the Heiltsuk First Nations along the outer Mid Coast.
- Huts can be designed to accommodate a large number of people, however the larger the structure the more intrusive it is to the landscape and the setting.
- Docks can be built to improve access. Buoys are visually more appealing and may reduce the risk of vandalism. Ramps can be built to allow paddlers to carry their kayaks over rocky shores.
- Huts can be placed in locations that maximize viewing and access opportunities.
- It is advisable that structures not use plywood as the glue is a favorite with porcupines.

6.8.2 Market, Economic and Social Assessment of Hut-to-Hut Systems

Competition

Marine Hut to Hut

There are no marine hut-to-hut products presently offered on the coast of BC. However, the Hartley Bay band is in the process of completing a Lodge on the north end of Princess Royal Island on Cornwall Inlet that will likely offer competition to a marine experience on the Mid Coast when it is completed. The nearest established competition for a marine hut experience is that offered by the huts and cabins in Alaska. There are two components to the hut experienced in Alaska - one offered by the United States Forest Service and another offered by private business operators. The United States Forest Services operates approximately 193 rustic cabins in Alaska. These include 42 cabins in the 5.8 million-acre Chugach National Forest, which extends south and east from Anchorage along the south central Alaskan coast. The remaining cabins are located in the Tongass National Forest, 17 million acres occupying the “panhandle” or southeast portion of Alaska. A significant number of the United States Forest Service huts are either on the coast or on lakes close to the coast. The Forest Service huts are all rustic in nature and recreationists generally travel to one hut as a destination, rather than having a number of stopovers at different huts. However, in at least one Ranger District, the concept of linking a series of rustic huts is being considered. A number of the United States Forest Service huts are located on the ocean.

There are also approximately 30 private businesses offering hut and backcountry lodge experiences throughout Alaska with most offering rustic cabin-type accommodation. All accommodation is located in relatively remote areas and none of the privately operated huts promote a hut-to-hut opportunity.

- In the southeast or panhandle area extending up from Port Simpson in British Columbia to Sitka, there are approximately ten operations offering wilderness hut experiences. Of these, two are floating kayaking bases.
- In the south central portion of Alaska there are approximately 20 businesses that offer rustic cabins in isolated or wilderness settings with many of the operations in this area focused on hunting and fishing activities.
- In the southwest of Alaska, there are approximately five businesses offering rustic cabins or huts, with operators offering wilderness viewing and other adventure tourism activities.
- In the northern interior portion of Alaska there are a further five businesses offering cabin or hut rentals in a wilderness setting.

Trail hut systems

For the hut system associated with backcountry trails (skiing, hiking, snowmobiling, mountain biking and wildlife viewing) there is a growing number of competitors in BC and the surrounding jurisdictions. In BC, there are approximately 15 businesses offering backcountry wilderness experiences featuring either huts or small lodges. As well, the Alpine Club of Canada maintains seven huts in BC, and local recreation groups in

collaboration with the BC Ministry of Forests maintain several rustic cabins across the province, primarily as emergency shelters.

In BC, the primary focus for the hut and backcountry lodge operations has been on winter backcountry skiing activities. However, many of the operations also offer a summer season. The huts and lodges typically cater to groups of between ten to twenty guests at a time. Almost all operators offer a choice between fully catered/guided packages or the use of the accommodation on a self-sufficient basis. All these operations are located in remote areas with no road access and require that the guests must either hike, ski or use a helicopter to reach the site and are predominately located on mountains. Of the operations in BC, over half are located in the Kootenays with most of the remainder located in close proximity to or in provincial parks.

Of the 15 businesses involved in hut or backcountry lodge operations in BC, only four actually provide a hut-to-hut experience. These include one operation centred out of Golden, one on the boundary of Mt. Robson Provincial Park, one in Wells Gray Provincial Park, and one located in the Whistler area. These four businesses focus on the ski season and are located at higher elevation mountain sites. There is currently no established business providing a hut-to-hut experience on the coast of British Columbia.

In surrounding jurisdictions there are also several hut-to-hut and backcountry lodge experiences that have been established including and focused primarily on the trail hut system:

- In Alberta there are two backcountry lodges operated by private interests and a further seven huts operated by the Alpine Club of Canada. Both backcountry lodges require the guests to ski in and are both located in close proximity to Banff. The seven huts the Alpine Club of Canada has in Alberta are all in the Rocky Mountains and include a hut-to-hut type experience.
- In Washington, Oregon, Idaho, and Montana there are numerous backcountry cabins and huts available through the United States Forest Service. Many of these were previously operated as ranger stations or fire lookouts and have since been converted to recreational use. Most of the huts offered through the United States Forest Service are accessible by road and are not connected to hut systems. However, there is an operation in Washington and one in Oregon that does offer a hut-to-hut opportunity. In north central Washington State there is the Rendezvous Hut and trail system. This system of five huts located at 8 kilometre intervals is maintained by the Methow Valley Sport Trail Association for off-touring, snowshoeing and telemark skiing. In Oregon, Wing Ridge Ski Tours offer the opportunity to ski between cabins as part of their hut-to-hut tour business.
- Colorado has several developed hut-to-hut opportunities. The 10th Mountain Division Hut System is the best known. This system is located in the mountains of Colorado between Aspen, Leadville, and Vail. Styled after the European traditional hut-to-hut travel, 24 huts provide overnight shelter for seasoned backcountry skiers, riders, snowshoers, mountain bikers and backpackers. The 10th Mountain and Summit Hut Association maintains the hut system which besides the 24 huts also includes over 500 kilometres of trails. There are also other hut-to-hut systems in Colorado including the San Juan, Aspen, Central Rockies, Hagerman pass, Frying Pan, and Ruedi Reservoir hut systems. Winter and summer outdoor recreationists

use these huts. Several businesses offer adventure tourism activities in association with the hut-to-hut systems in Colorado.

Market Demand

The market potential for a marine hut-to-hut product is probably significant, judging from the increasing demand for hut stays in Alaska. Paramount to determining the development of a hut system would be to determine what activities it will support. In the outer coastal portion of the Mid Coast it is likely that ocean kayaking and nature viewing will be the predominant activity linked to the hut system. A recent survey in the US showed that an estimated 2.6 million people participated in kayaking (whitewater and kayak touring) in 1994/95. Since this time the sport has continued to grow in popularity with participation increasing by 5 to 7 percent in the US in 1999 alone. Canada and the US are identified as the top global destinations for sea kayaking.

The kayaking market has three components: ecotourism, wilderness, and adventure. The rustic hut-to-hut product is likely to appeal to the wilderness ocean kayaker, who is generally characterized as follows:

- seeks recreation with pristine environment, moderate challenge, solitude;
- prefers minimum development and limited modern conveniences;
- travels in small groups, little tolerance for other people; and,
- enjoys multi-day camping trips.

Also on the outer coast there would be the opportunity to capitalize on the small boaters and sail boats coming to the area. In the inner coastal portion of the Mid Coast the hut system would likely be linked to nature viewing and hiking. These components of adventure tourism have also experienced strong growth throughout the 1990s.

Land Use Impacts and Issues for Hut System

Existing Recreation Uses

Recreational use is generally low throughout the areas where the hut systems would be considered for development. However, when actual hut locations are identified it is assumed that the location will be selected with consideration and respect for existing recreation use.

Rustic hut-to-hut would be compatible with other tourism and recreation activities as long as the carrying capacity for the local area was not exceeded. Local recreational users would likely raise concerns if the hut-to-hut network drew significantly more recreational users to an area already popular with locals. To maintain the appropriate balance, good communications would be required between local recreational users and the operator of the hut-to-hut venue. High-end hut-to-hut would likely be marketed as an exclusive activity. Therefore, it would be best placed where there is limited interaction with existing recreational activities.

Other Land Uses

Other land uses will need to be considered when the development of tourism opportunities on the Mid Coast are undertaken. The two most predominate land uses to be considered on the Mid Coast will be forestry activities and First Nations agreements with the government.

For hut-to-hut product, visual quality is a critical consideration for this type of product. Therefore, forest practices carried out within view of a hut would need to be planned accordingly. Set back of the huts from the view of passing vessels would also be important to maintain privacy and a sense of remoteness. Therefore, forest practices carried out within view of the huts and along the travel corridors would need to be planned accordingly.

Areas with high potential for hut-to-hut will be impacted differently by forestry activity, specifically:

- Athone Island, Dufferin Island, Horsfall Island, and Campbell Island are not chartered forestry areas and should not encounter any forest use issues.
- Ellerslie Lake is in the chartered area of Western Forest Products, therefore, it is currently planned for future logging activity.
- Alexander Mackenzie Trail and the Nuxalk-Carrier Grease Trail cross through several chartered areas of forest licensees with various logging activities along the trail network outside of Tweedsmuir Park.
- Anchor Lake and Canonna Lake are not within a chartered forest area and should not encounter any land use issues.

These chartered areas are subject to the Central Coast LRMP, and a variety of other plans, that control whether and how logging will take place.

First Nations Land Concerns

The Kitsoo, Oweekeno, and Heiltsuk have completed traditional use studies outlining culturally significant areas in the Mid Coast Forest District. The Nuxalk are currently conducting a Nuxalk Use Study and are seeking funding to undertake a Traditional Use Study for their traditional territory. Special considerations are given when development is considered in these areas and on the Mid Coast the region is rich in cultural sites. As well, First Nations on the Mid Coast are involved in treaty negotiations and/or have outlined specific interim measures and issues with the provincial government. While in treaty negotiations interim measure agreements are often negotiated.

Community Use or Planning

The development of a series of huts would benefit communities through the tourism opportunities they present and by providing outlets that would facilitate monitoring of nearby lands by members of the community. This second benefit is of particular importance to First Nation's communities. Huts also provide a

“safe haven” which can be utilized by local residents during winter months when tourism use is expected to be minimal.

Local Employment Impact

Both low and high-end hut-to-hut products would generate a small number of direct jobs, with the number depending on the level of services and support required. Potential jobs could include:

- marketing and central booking,
- operations, maintenance, policing,
- boat/shuttle operations to huts, and
- guides and activity providers.

All of this employment could be realized locally. More employment would be generated in the guiding and catering services, which could be developed in conjunction with a hut-to-hut system. This employment would be seasonal. For the high-end hut-to-hut product on the outer Mid Coast there may be the potential to develop a storm viewing market (shoulder season), that could extend employment to eight or more months of the year.

Regulatory or Crown Tenure Requirements

If the hut-to-hut venture were privately owned and operated on Crown land, it would require a tenure issued by BC Assets and Land Corporation.

The Ministry of Forests has indicated that if this development opportunity is undertaken by a non-profit organization, a co-management agreement between the organization and Ministry of Forests could be established. Under these circumstances, the Ministry of Forests would be able to assume some of the liability associated with the endeavour. A non-profit organization also has more avenues to obtain funding for hut construction, including lotteries and fund-raisers.

Level of Community Support

A locally-owned and operated rustic hut-to-hut product would likely fit well within the local economic development plans of the communities in the area. However, a venture owned and operated by a non-Mid Coast business or organization would likely not be highly supported. The venture would need to demonstrate clear economic linkages and partnerships for the local community before it would be considered a good fit within the local economic objectives.

The communities best able to capitalize on hut-to-hut opportunities would need to be provided with more detail regarding a hut-to-hut system opportunity before a general consensus could be developed locally but would likely have the general insights:

- Bella Coola Valley would likely support a hut system providing it did not negatively impact any of their other tourism goals or recreational values. The community would need to be provided with a specific location and insights before a final decision could be made on supporting such a venture.
- Bella Bella is interested in developing a hut system utilizing their network of 17 existing rustic cabins. This hut system would be developed by the community to meet tourism goals they are currently working towards.
- Oweekeno will be doing some work in tourism in the near future and would be able to consider the development of a hut system at that time. However, currently it is too early to know how a hut system would fit with their economic development goals.
- In the short-term Klemtu is focusing on the development of adventure tourism products and undertaking tourism marketing. In the longer term a hut system to support ocean kayaking is something they might consider.

Infrastructure Requirements

The development of the huts represents the key infrastructure requirement for this opportunity. However, the hut product by itself will not support the tourist visit so the development of the infrastructure to support the other tourism product will need to be in place. For hut-to-hut activities linked with the marine environment, and associated with activities such as kayaking, little other infrastructure would be required. Hut-to-hut system linked with land based activities would need the development of an appropriate trail network.

General Capital Requirements

The investment required for the development of rustic hut-to-hut would likely be minimal to moderate and would depend on the number and type of cabins built. The huts could be a feasible investment for a community or non-profit group in partnership with a government agency such as the Ministry of Forests. The appropriate approach may be to start off with a small number of rustic cabins and then over time develop the network as financing becomes secured. Bank financing would be difficult to obtain for this type of venture because of the remote nature of the cabins. As well, if the cabins were situated on land that was not owned by the operators, it could create further difficulties in financing.

A high-end hut system would represent a more significant investment. These kinds of cabins are best built on floating platforms to allow for relocation during the non-operating season to protect the investment. This could necessitate registering them as marine vessels, making them more difficult to finance. The source of capital for this type of venture will depend on who is initiating and ultimately operating the network of huts. In Alaska, the hut system is entirely owned and operated by the US Forest Service, with central bookings carried out by a contractor in New York. The US Forest Service - Alaska Region does not run on a for-profit basis and, in fact, only 60 to 70 percent of the annual costs incurred are recovered from user fees (the rest is paid for by the Forest Service).

For the private investor, the concept would need to be sound and self-supporting and obtaining capital from traditional banking sources will be challenging, in light of the seasonal nature and remoteness of the operation.

The most likely financing would be through equity raised by the operator directly or from private investors who would be interested in partnering in such a concept.

Table 6.8-2 analyses each geographical unit using resource, market, economic and social criteria. The rationale for the boundaries of these geographic units is discussed in Section 5.2 of this report. Areas with the highest potential for the Hut to Hut Product have been identified as *polygons* on the map and are described in Table 6.8-3.



Hecate lowlands: photo by Warren Fox

Table 6.8-2: PRODUCT ANALYSIS TABLE: HUT SYSTEM

Unit Name /Number		Outer Coast (1)	Fiords & Lakes(2)	Mountains & Trade Route (5)	Princess Royal Island (6)
Resource Criteria					
Uniqueness of Key Features	Setting	High	High	High	High
	Geography	High	High	Medium	High
	Wildlife	Medium	Medium	Medium	High
Supportive Resources	Sheltered approach	High	Medium	NA	Low To Medium
	Level / Water	High / Low	Low -Medium / Medium	Low / Medium	Medium / High
	Significant features	High (islands, open/sheltered waters, beaches, culture, wildlife)	High (scenic inlets and lakes, beaches, culture)	Medium (scenic, water features)	High (scenic inlets and lakes, beaches, culture, wildlife)
Existence of Supportive Infrastructure		Low	Low	Low	Low
Associated Products		Marine Non-Motorized, Marine Motorized, Cultural and Nature Observation		Cultural Observation, Trail activities	Marine Non-Motorized, Trail activities, Cultural and Nature Observation
Significance of Associated Products		High	High	Medium	High
Access to Sub Unit Area		High (Discovery Passage Ferry)	High (Discovery Passage Ferry)	High (BC Ferry And Highway)	Low
Access from Staging Area to Resource		Medium -High (Bella Bella, Klemtu, Dawsons Landing, Pruth Bay)	Low -Medium (Bella Bella, Ocean Falls)	Low (Bella Coola)	Low -Medium (Klemtu)
Prime Season		Summer	Summer	All	Summer
RESOURCE DISCUSSION		<ul style="list-style-type: none"> - Trail Hut systems associated with beaches along the Calvert Island coast and Burnett Bay. Trail development along exposed beaches required. <u>Moderate suitability.</u> Marine hut systems on islands including Swindle, Athlone, Campbell, Cunningham, Macnaughton group, Spider, Triquet and other islands west of and including Hunter Island.. Along Fitz Hugh Sound from Namu to Dawsons Landing:. - Huts may be spaced or clustered. - Trail development to link sheltered landings and exposed 	<ul style="list-style-type: none"> - Lake hut system: Lakes of outstanding scenic beauty include Ellerslie and Roderick Lakes. Primarily fly-in opportunities – - Marine hut systems in the inlets provide shelter for small boaters /kayakers from winds / currents. - Culture and nature interpretation. - <u>Moderate suitability.</u> 	<ul style="list-style-type: none"> - A trail hut system along the Alexander Mackenzie trail has limited opportunities due to the low number of recreationists, repeatability elsewhere, high potential for vandalism, difficulty in maintaining the site. - Culture and nature interpretation. - <u>Low suitability.</u> 	<ul style="list-style-type: none"> - Lake hut system: Lakes of scenic beauty include Butedale, Anchor, Canoona, Cougar, and Deer Lakes. Boating and fly-in opportunities. - Marine hut system: Shelter for small boaters/kayakers along outer coast. - Internationally recognized for the Kermodie bear - <u>Moderate suitability.</u>

Mid Coast Tourism Opportunity Strategy

	<ul style="list-style-type: none"> - beaches. - Shuttling /trail access opportunities. - Locating huts away from culturally and environmentally sensitive areas. - <u>Highest suitability. Marine/Lake circle hut systems</u> potential linking Fish Egg, Elizabeth Lake, Hardy and Dawson Landing. - <u>Moderate suitability.</u> 				
COMMUNITIES MOST ABLE TO BENEFIT	Bella Bella, Dawsons Landing	Bella Bella, Shearwater, Ocean Falls	Bella Coola, Hagensborg	Klemtu, Hartley Bay	
Market, Economic and Social Criteria					
Unit Name /Number	Outer Coast (1)	Fjords & Lakes(2)	Mountains&Trade Route (5)	Princess Royal Island (6)	
Level of Competition	- regional: low - provincial: low to medium - international: low	- regional: low - provincial: low to medium - international: low	- regional: low - provincial: medium - international: high	- regional: low - provincial: low to medium - international: low	
Market Demand Potential	- BC and regional US: high - international: high				
Impact/Conflict	Existing Recreation Use	- Low	- Low	- Low to Moderate	- Low
	Other Land Uses	- forestry use - low - treaty-related measures with the Heiltsuk	- forestry use - medium to high	- various issues the trail route – Nuxalk have identified several land use and opportunities	- forestry use - low - Tsimshian working towards treaty related measures
	Community Use or Plans	Would need to balance alternative local uses.			
Local Employment Impacts	Low - small amount of employment would be directly associated with the hut-to-hut system. However, the hut-to-hut system would help support employment in associated adventure tourism activities.				
Regulatory or Crown Tenure Requirements	Tenure or permit required from BCAL			License of occupation required.	
Level of Community Support	Bella Bella is exploring the development of a hut system.	Bella Bella is exploring the development of a hut system.	Would support providing no negative impacts.	Unknown.	
Infrastructure Requirements	Moderate - development of the huts.	Moderate - development of the huts.	High - development of the huts and trail system.	Moderate - development of the huts.	
General Capital Requirements	Relatively low for rustic huts rising with higher end facilities.		Relatively low for rustic huts rising with higher end facilities. Potential cost associated with trail development and maintenance.	Relatively low for rustic huts, rising with higher end facilities.	

POLYGONS EXHIBITING HIGHEST POTENTIAL	1, 2, 3			
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Refer to Table 6.1-1 for definition of foregoing criteria. The following describes the highest potential polygons.

Table 6.8-3: Descriptions of Highest Potential Polygons for the Hut System Product

Polygon Number	Polygon Description
1*	Focus: Islands of the outer coast including Athlone, Campbell, Cunningham, Macnaughton group, Spider, Triquet and other islands west of and including Hunter Island.. Staging Area: Bella Bella, Pruth Bay These areas are very suitable for the hut system for the following reasons: Geographically suited for the product. Proximity to Bella Bella allows for the maintenance, monitoring, and management of the huts. Very high Heiltsuk First Nations cultural sensitivity. High incidence of ancient village and cultural sites and sensitive food gathering sites require close monitoring of recreation user numbers, management of recreation activity including placement of suitable campsites and the hut system allows this to take place. Hut systems can increase the number of campsites that are extremely limited along the coast (and all of these sites are significant cultural heritage or food production areas). Hut System associated product:: Cultural Interpretation, Ocean Kayaking, Boating, Hiking
2*	Focus: Roscoe Inlet, Troupe passage, Return Channel and Bullock Channel to Ellerslie Lake. Staging Area: Bella Bella This areas is suitable for hut systems for the following reasons: There are suitable locations for a hut product. There is an opportunity to link Ellerslie Lake to Roscoe Inlet by trail providing access to a marine and freshwater environment. Very high Heiltsuk First Nations cultural sensitivity. High incidence of ancient village and cultural sites and sensitive food gathering sites require close monitoring of recreation user numbers, management of recreation activity including placement of suitable campsites and the hut system allows this to take place. Hut System associated product:: Cultural Interpretation, Ocean Kayaking, Boating, Hiking
3*	Focus: From Fish Egg Inlet to Rivers Inlet Staging Areas: Dawsons Landing This area is suitable for the hut system for the following reasons: Geographically suited for the product. Islands and lagoons provide diversity. Views of Fitz Hugh Sound. Potential for a loop using Elizabeth Lake, Moses and Hardy Inlet to Dawsons Landing in Rivers Inlet. Hut System associated product:: Cultural Interpretation, Ocean Kayaking, Boating, Hiking

* Although there are opportunities for hut system developments in the areas identified in the unit analysis, the final analysis focuses attention on the most geographically suitable area that can be readily managed, having the greatest potential for expansion and most beneficial to an area. The other areas have been identified as having moderate suitability (and opportunity).