

ASP Updates 2015

Update December 20, 2015

The CMCA/CMR committee met to edit the current ASP brought forward by the MD and worked through the entire document. Very good progress was made in this effort and the revision of the document will be ready by month's end. The committee chair will ask for a meeting with the MD authors of the current ASP, after the middle of January 2016. The timing is based on CMR getting a bit of time to develop the framework for the CMR Master Development Plan. Many changes to the document were done to or revise or remove irrelevant, outdated or impertinent information. The committee is also editing the document to reflect a fairly short-term approach due to the upcoming changes about Parks surrounding the resort. The MD in the current ASP is looking for a fairly long term commitment however your committee feels there will be many changes taking place with the development of the park which may effect the ASP. CMR/CMCA committee sees flexibility as a vital part of the process over the next few years. The committee and the community wishes to thank Chad K. for his efforts in this work over the past year. Chad has indicated he can no longer participate in the process due to another commitment that will benefit our community.

Update December 7, 2015

A meeting of the CMR/CMCA Area Structure Plan Committee will take place December 20, 2015 to prepare for the meeting with the authors of the ASP. CMR/CMCA will present our position at that meeting. The meeting date has yet to be set.

Update Nov. 23, 2015

The MD of Pincher Creek has asked the CMR/CMCA committee to meet with Gavin and Roland, the authors of the ASP and Wendy Kay from the MD to discuss the document. The committee has done an edit of the document, which will be the basis for the meeting. Meeting date has yet to be set.

Update Nov. 10, 2015

Dennis M. ASP committee chair, has asked each of the committee members to edit the ASP draft from the MD and revise to what each member thinks may be acceptable to CMCA and CMR. I would expect the committee would have this editing done and back to the MD by December. No word from the Province at this point.

Update October 18, 2015 Members of the ASP committee presented information at the regular October MD of Pincher Creek Council meeting requesting increased reply time for the ASP from CMR and CMCA until the end of December 2015. Additionally the members requested the MD provide forty thousand dollars to assist with the development of the Master Development Plan for Castle Mountain Resort. Councilors asked questions about what would their assistance bring back to the MD and the reply was that CMR provides a valuable recreational service to the MD and Alberta through school programs, ski programs and general public recreation. The Council thanked us for our presentation however little more information was offered. Update September 27, 2015

The committee met on September 27 to discuss the ASP draft that has come down from the MD. At first glance there are many similarities to the existing ASP however the committee will need time to look closely at the changes put forward by the MD. There is a provision for land ownership however it will not be feasible financially for CMR at this time. The expense for CMR would be substantial. More examination of the document by the committee is needed. CMR has been mandated by the Provincial Government to produce a Master Development Plan (MDP) which needs to be drafted into the ASP. The MDP must be completed prior to moving forward with the ASP. The committee will be taking action requesting the MD to table the ASP document until the MDP can be completed.

Update September 21, 2015

The ASP was delivered to the committee and the committee will review the document at the meeting September 27, 2015. At the request of the MD the ASP document is only available to the committee for the review and not to the general community. We are abiding by their request at this time.

Update September 6, 2015

The committee has met with the contractor and some possible strategies to move forward has come to light however, with the big announcement from the government about the new Castle parklands being created, we are sure the M. D of Pincher Creek will need some time to evaluate. We are now in a bit of a holding pattern until that consultation has taken place. Depending on what happens there, it may change what the M. D. brings forward to us. Updates will follow ASAP. Please check the Alerts page of this website for more information!

Update July 20, 2015

The contractor that has been hired jointly between CMR and CMCA has come back with some ideas that require further information. Once the members of the ASP committee has had a chance to meet with the contractor and had a chance to meet further information will be provided. Still no information from the MD at all.

Update July 7, 2015

Sorry to say there is no news on the ASP front from the MD Pincher Creek. Kevin, Frazer and Brad did meet with the deputy minister of Tourism and others from his department and they were encouraging about the resort and the community. More details to follow as they become available. The community will be writing a letter back to the deputy minister in the near future, thanking them for coming to meet with us and ask further questions about how the new government will be able to support the CMCA and CMR.

Update May 10, 2015

Another change has happened on the advice of Frank Lizezak and Cory Armfeld in they recommended we work with Phil Dack from Infracycle Fiscal Solutions.

A meeting was held on May 4, 2015 where the committee met with Phil and Cory to outline the current status of our ASP. A two-hour meeting with Phil resulted in some very positive results and a request for information from Murray Prichard, Brad Brush and Dennis Miller so work can proceed. It was clear from the meeting that Phil is very experienced in this area and seems to be the correct choice for the advice our community/CMR needs.

The goal is to find some common ground between all parties. The area structure plan is viewed as the document that will provide this synergy, however, it is becoming clear that this is simply the starting point, not the end. As stated at the MDs meeting this document needs to be ongoing. Cory and Phil seem to have experience and expertise to provide a guide to start the process, however, it's difficult to predict the future with so many uncertainties. What we do know from all this talk is that the relationship with the MD needs to be better. We may need to consider some give and take BUT with the legal clarity of the rights the community already processes. The committee hopes Phil can identify what's really up for negotiation. Is Freehold the decision of the resort or the MD, is Bareland condo better for us, the resort, the MD. This process must clearly identify who controls this decision. Once we have clarity we can begin to place the other pieces.

The committee feels we are looking at this information from three different fronts. Firstly what the community is looking for is Freehold Title of their property, viability of the ski hill which is why we are there in the first place, continuation of the utilities that services the homes, as well as access to those utilities should some thing happen to CMR, better road access, better use of our taxes paid, easier access to mortgages if need be, and to be masters of our concerns and issues.

CMR is looking for the viability of the business, making money from future land sales by having a better avenue to do that process than currently exists, to not be the bylaw enforcement agency at the hill, and to concentrate on the Ski Hill business and not all the other things that have come along with this development.

MD The MD is looking to limit their liability at Castle, have limited or no involvement with the resort, and to continue to collect the tax base as it currently stands. The MD does seem to have a genuine interest in working with both the Castle Community and CMR to create the Area Structure Plan (ASP). These thoughts have seemed to come through in all of our discussions and hopefully Phil will reflect these in his notes to come in the near future. I feel Cory has a good feel for what is happening on all three fronts and hopefully he and Phil will have a productive discussion about our issues.

Update April 14, 2015

Due to lack of progress with the contractor the committee tried to hire we have had to move on to another contractor to give us advice on the ASP. His name is Frank Lizezak from Matrix Planning. Frank has had experience with SRD, and understands mountain resorts. Frank has been involved with similar problems in Buffalo Lake working with land condo's versus freehold. He will be back to us with a letter of understanding later this week. Hopefully we are now on the right track to move this process forward.

Update March 14, 2015

CMR initiated setting up a committee to dig deeper into alternatives available CMR and the Castle lot owners in view of the ASP that the MD is presently developing for us.

We need to educate ourselves on the options and also be able to educate the MD councilors as they are presently relying on recommendations provided to them from the Oldman River Planning Commission, Gavin Scott.

The committee is as follows:

Chair: Dennis M. CMR Board

Members:

Kevin F. CMR Board Rob M. CMCA Rod L. CMR

Murray P. CMR Legal Council

Cory A. CMR Planner

Glenn A. CMCA

Step one: Cory will find an independent consultant to investigate the following:

- Proposal by the MD of allow CMR to set up a Bareland Condominium
- Look into other potential options, such as setting up a Special Municipality, etc.
- Provide us with a study (report) to use as a tool to educate ourselves and others so we can may a decision as to what we really need, -what works for CMR (the company) and what works for the lot owners, then make a presentation to the council to help bring them up to speed.

Update:

- CMCA has agreed to pay 50% of the consultant cost to an upset of \$7,500.00
- CMR resort will pick up the remainder of the cost to an upset of \$7,500.00 (I know the math doesn't work)
- Cory has recommended Christopher J. Reddy, the principal of C.J. Reddy Planning and Development
- Cory has provided an information package to Christopher
- Dennis will also provide a copy of CMR's existing lot base map
- Cory expects to have a proposal early next week laying what Christopher thinks we need and what he can do for us
- Once we have this proposal we (the committee) can review the scope and see if it is covering what we think we need.

Update February, 2015

Castle Mountain Community Area Structure Plan surfacing questions Feb, 2015: The Community Association Executive met on February 14, 2015 along with some CMR directors to try and gain a better understanding of the ASP meeting that happened on January 31, 2015. It is very clear from our meeting that both CMR and CMCA have many questions about the ASP process and the information presented by Gavin Scott. Many of the questions have to do with how the Land Use here at Castle may enter into Fee Simple from Leased Property. Many questions have surfaced about what a Bare Land

Condo actually is, and what that could look like. There has been a committee struck with both CMR and CMCA members charged with further investigation about this and how it may look if adopted. At this point there is an agreement to jointly and equally hire a consultant who is an expert in this area to help both parties gain a better understanding and answer the questions. Some of the questions that have come to light are ones like; what would the benefits be of a condo over straight fee simple, how would the public spaces and roads be treated at the resort. Could a specialized municipality or hamlet be an alternative to a bare land condo. Additional questions have been raised about the utilities that currently serve the community and how could they look should CMR no longer be able to provide the services.

It is clear from today's meeting that Castle Mountain Community and Castle Mountain Resort are in a unique situation here in Alberta, with little or no other examples where the community and the corporation co-exist on crown land. There are a number of examples of this working in British Columbia under the BC Mountain Resort Act, however B. C. land use laws do not apply in Alberta. At this point the ASP Committee\CMCA will be working to keep the community as informed as possible using our Community Gmail and website: