

Castle Mountain Resort Area Structure Plan – Proposed Goals and Objectives

Plan Goals

1. To develop and maintain Castle Mountain as a viable resort area through:
 - a. promoting a quality ski experience;
 - b. recognizing development limitations and integration of locational attributes;
 - c. developing quality residential accommodation;
 - d. provision of commercial and recreational amenities desired by resort patrons.
2. To establish sustainable development that will ensure the long term stability of resort operations by:
 - a. reducing reliance on the use of fossil fuels and encouraging the use of alternative energy;
 - b. minimizing effects of resort use and development on adjacent lands;
 - c. designing the resort for optimal use of infrastructure and capital improvements;
 - d. treating water as a valuable resource to be preserved, protected, and used wisely.
3. To utilize the resorts location and amenities in support of the South Saskatchewan Regional Plan's outcomes and strategies for the region.

Plan Objectives

General

1. To develop a resort master plan for implementation of future development and redevelopment in a cohesive manner that is in keeping with this area structure plan.
2. To ensure the appropriate size and scale of development of the base area facilities are directly linked to the capacity, location and scope of the resort attractions.
3. To ensure the redeveloped and infilled core continues to establish a pedestrian character and a unique over snow access and egress.
4. To encourage residential development with direct access to trail systems and ski in/ski out opportunities.
5. To delineate the required parking among the various resort uses sufficient for day skiers and events. To minimize the potential visual impact associated with large parking lots by proper design and distribution of the lots.
6. To minimize potential for skier/pedestrian/vehicular circulation conflicts. The plan will ensure vehicular circulation and transportation improvements are safe.
7. To cooperate with the Municipal District and provincial agencies in any future planning of Castle Mountain Resort including the development of a Master Plan and Infrastructure Plan.
8. To develop complimentary base facilities developed to meet skier needs including retail, recreational, and dining venues.

9. To promote diversification of winter use and four-season use that has a low impact on the environment.
10. To outline redesignation, subdivision, and development processes that are transparent in their intent.
11. To ensure development proposals are designed with 360 degree architecture and are sited within the context of the visibility from the hill as well as adjacent buildings and structures.

Residential

1. To enforce a high quality of architectural design through the use of residential design guidelines or architectural controls.
2. To provide an adequate supply of land in the resort area to accommodate a mix of residential housing types and tenures which cater to varying lifestyles.
3. To ensure that multiple-family residential developments form part of a comprehensively planned community at the resort.
4. To support small lot/cluster housing development to reflect the steep slope/undulating topography.
5. To encourage appropriate and sensitive design in this hillside environment.

Commercial

1. To support and encourage a compact commercial core that is pedestrian oriented and contains a mixture of visitor accommodation, resort-related commercial uses and skier facilities and services.
2. To enforce a high quality resort experience through the use of commercial architectural design guidelines to treat form and character of new buildings.
3. To complement the core uses with appropriate visitor accommodation.

Open Space

1. To incorporate public open spaces and trails into the base area so they form an integral part of the resort and residential development.
2. To use open spaces as a means of establishing buffer zones between various development areas.
3. To use the open space and trail system as a way to reinforce the pedestrian focus of the resort.
4. To ensure the open space system is sensitive to natural features including water flow, drainage courses and wildlife corridors.

Environmental

1. To implement watershed and stream protection measures.

2. To guide development and management of the resort by an Environmental Management Plan that addresses environmental issues relevant to the location and operation of the facilities.
3. To emphasize winter activities and minimize the impact on wildlife. All non-winter activities are to be reviewed against impact analysis on wildlife and the environment.
4. To strive to become climate neutral.
5. To reduce the potential of point source contamination.

Infrastructure

1. To provide a safe and efficient internal road system, designed to meet anticipated demand.
2. To reduce reliance on the single occupant automobile trips as a primary means of transportation to the resort.
3. To ensure there is sufficient water to serve domestic and fire protection needs.
4. To promote efficient use of water and reduce water consumption rates wherever possible
5. To provide a full storm water management plan with sufficient capacity to accommodate existing and proposed uses.
6. To ensure there is sufficient waste water infrastructure to serve domestic and commercial needs.
7. To ensure the level and phasing of service corresponds with the pace of development.
8. To encourage the use of solar and wind generation to reduce the reliance on fossil fuels.
9. To promote a recycling program that is endorsed by all land uses within the resort.