



General Reference Guide for

CASTLE MOUNTAIN RESORT

Updated 2019

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THE CORPORATION - Castle Mountain Resort

Castle Mountain Resort is a ski and alpine recreation resort located 50 kilometers south west of Pincher Creek, Alberta. The resort, formerly known as Westcastle Park, has operated for over 50 years.

Castle Mountain Resort Inc. (CMR) was incorporated in 1995 to handle the development and operation of the Westcastle Ski Area. CMR is a privately controlled corporation with approximately 150 shareholders. Approximately 80% of the shares are owned by residents of CMR. Share ownership entitles residents to vote for the Board of Directors and have a say in the operation and development of CMR. All residents are encouraged to become shareholders of the corporation. For further information on share ownership contact Milne Prichard Law Office at 403-329-1133. Half of the Directors of the Corporation are elected each year to two year terms. (See Appendix A for a list of Directors and Officers of CMR)

CMR owns 46 acres of deeded land where the village and resort core are located. These lands are regulated by the Municipality of Pincher Creek under an Area Structure Plan (ASP). CMR also controls approximately 3600 acres of public recreational lands by way of a License of Occupation (LOC) granted by the Province of Alberta. CMR's lands are bounded to the north by the Castle Provincial Park, to the east and south by the Castle Wildland Park and to the west by the Province of British Columbia and by the Castle Wildland Park.

A portion of CMR's deeded lands have been leased to residents for the purposes of long term fixed residential accommodation and short term trailer park accommodation (the Leasees). The ASP approved by the Municipality of Pincher Creek does not permit subdivision of these lands at present.

CMR's principal business activity is to operate and further develop Castle Mountain Resort, offering excellent year round recreational opportunities to residents and visitors. With the support of the Province of Alberta, the corporation has recently completed an updated Master Development Plan (MDP) which is intended to guide development for the next 20 years. This plan anticipates a significant expansion of CMR's recreational infrastructure and growth of user visits to the resort. This plan can be reviewed at www.skicastle.ca/master-development-plan/.

THE COMMUNITY - Castle Mountain Community Association



Mission-we are committed to promoting a family-friendly, safe and sustainable community experience in our unique alpine setting.

Vision-A vibrant community sustained through collaborative partnerships, shared values and common interests.

Goals: Expand membership/enhance member engagement

Enhance community connectivity

Develop community recreational potential

Environmental stewardship

Community beautification

Develop fundraising capacity

Represent member interests effectively to CMR and external interest groups

Monitor and evaluate utility resources for the community

The Castle Mountain Community (the Community) is comprised of all Leasees and is represented by the Castle Mountain Community Association (CMCA). CMCA acknowledges the symbiotic relationship between the Community and CMR, while recognizing many areas of difference. CMCA is dedicated to enhancing the economic sustainability of CMR while preserving and protecting the social vitality and sustainability of the Community.

CMCA represents residents, sponsors events and activities throughout the year, is continually seeking ways to improve and enhance our community and is a great source of information about the hill. To join the Community Association email info@castlemountaincommunity.org.

Additional information can be found at:

CMCA Website www.castlemountaincommunity.org

CMCA Newsletter The Lifeline – published quarterly

CMCA E transfer TreasurerCMCA@gmail.com

CMCA Facebook page www.facebook.com/castlemountaincommunity

The CMCA is a registered not-for-profit society and is governed by an executive. One half of the executive is elected each year for a two-year term. A list of the current executive and contacts is contained in Appendix A.

CMCA is committed to being environmentally responsible as outlined in Section 7 and to supporting local businesses in Beaver Mines, Lundbreck, Pincher Creek and the Pass whenever possible.

CMCA is committed to water conservation. All households are respectfully expected to be conservative with water consumption. Water wise appliances are respectfully requested in all homes at Castle Mountain Resort and water conservation practices put into place for all residents and guests.

Call 911 for an emergency – ambulance, police, and fire. Know and provide your lot #.

Castle Mountain is a family oriented community. Please show respect for your neighbours and the community at all times. Quiet time is from 10:00 pm to 8:00 am. Outdoor get-togethers are fine, but speak in indoor voices, turn down the music, drink responsibly. **REFRAIN FROM FOUL LANGUAGE** and ensure behaviour is appropriate for a family oriented community.

Any form of violence or threat of violence, whether verbal or physical, is not acceptable and will be reported to the RCMP and may result in being banned from public spaces.

Maintain your premises and public spaces. Pick up and dispose of rubbish, litter, weeds, deadfall, and animal waste. Remove inoperable vehicles. Report abandoned vehicles.

Help out with community events ~ Weed Pulls and Clean Up Day. Get connected: castlemountaincommunity@gmail.com or Follow us on FB

We love our pets at Castle. however, pets at large within the resort are a nuisance and a threat to other community members and guests. The off leash area is west of the River, south of Haig Creek. Pick up and dispose of your pets waste. Appropriate bags and receptacles for this are located throughout the resort.

CMR slopes - tobogganing or sledding are not allowed.

Smoking is prohibited within 5 meters of a public doorway.

Report any suspicious activity. RCMP 403-627-6000 (830-4 Mon-Fri). Do not confront suspicious individuals yourself. We are a Rural CrimeWatch community.

The speed limit within the resort is 15 kmh. Get license numbers and report violators.

We appreciate the company of visitors and guests at Castle. However, these rules apply to them too. Please post these “rules for living at Castle Mountain” in your guest rooms and rental accommodation.

Winter parking is at a premium at Castle. Following a major snowfall, move your vehicle to plowed parts of the main parking lot as soon as practicable. If you normally park outside of the main parking lot, move your vehicle back to its normal place as soon as is practicable.

Parking is permitted in approved spaces adjacent to you cabin or in designated spaces around the Resort. Parking is not permitted along any roadways. They are Firelanes.

Dispose of garbage and refuse in large garbage bins.

Dispose of clean cardboard (no pizza boxes etc.) in cardboard recycling containers. Recycler will stop accepting our cardboard recycling if we foul it with garbage.

Recycling is also available for refundable bottles (proceeds go to local ski clubs).

THE MD OF PINCHER CREEK

CMR is located in Division 3 of the MD of Pincher Creek. The MD is responsible for land use planning and regulation including building codes and permits, subdivision, emergency services, municipal roads and some recreation opportunities. The MD also operates the Municipal Landfill located 3 km southeast of Lundbreck.

Residents are responsible for the payment of their share of the Resort's Municipal Tax assessment. Residents will receive individual assessment notices in May. Taxes can be paid annually or in installment by cheque or direct deposit. See the MD website or contact the MD office for more info.

The MD offices are located at 1037 Herron Avenue in the town of Pincher Creek. 403-627-3130

Website: www.mdpinchercreek.ab.ca. Municipal Landfill: 403-628-3849

The MD councillor for Division 3 is Bev Everts:

Bus. 403-627-3130

Phone 403-627-4983

Fax 403-627-5070

Email: CouncilDiv3@mdpinchercreek.ab.ca

Castle Provincial Parks

Castle Mountain Resort is literally surrounded by the newly created Castle Parks. CMR was deliberately left outside of the Parks in the interest of tourism and recreation development.

The Castle Region is famous for its pristine wilderness, biological and ecological diversity and environmental sensitivity. Our unique access to the Castle Provincial Park, Castle Wildland Park and West Castle Wetlands is a special feature of CMR and is a privilege. We earn this privilege every day by knowing and scrupulously respecting the letter and intent of all Park rules and regulations and embracing a stewardship role toward the Parks.

Off highway vehicles and snow machines are currently permitted in the Parks on MARKED TRAILS ONLY. Non-permitted use may result in significant fines and vehicle impoundment. Be smart – use a map and if in doubt stay out.

More information is available at:

Alberta Parks Pincher Creek Office

General Park information

Fire Bans

Avalanche Canada

Conservation Officer and Public Safety

Report a Fire:

Report a Poacher

403-627-1165

www.albertaparks.ca/castle toll free 1-866-427-3582

www.albertafirebans.ca

www.avalanche.ca/map

1-844-435-7775

403-310-3473

1-800-642-3800

EMERGENCY SERVICES

Call 911 or

POLICE: 403-627-4424

POLICE service to Castle Mountain is provided through the Pincher Creek Detachment of the R.C.M.P.

FIRE:

- **First Response: 403-627-5101**
- **MD of Pincher Creek Fire Response: 403-627-3700**

FIRE FIGHTING SERVICE is provided through the M.D. of Pincher Creek Fire Station. Response time from Beaver Mines is approximately 20 minutes and from Pincher Creek about 40 minutes.

FIRST RESPONSE is provided by CMR which has two portable fire response units located in the Firehall on Westcastle loop beside the Staff Accommodation building (see Winter and Summer maps in Section 5). These units can be pulled behind a vehicle, snowmobile or quad and are intended to provide first response capability while awaiting MD of Pincher Creek fire response teams. An auxiliary power plant is available to supply water if there is a shortage of electricity or a fire that demands a large amount of water. The well can produce 400 gallons per minute at 80 psi.

AMBULANCE: 403-627-3700

PARAMEDIC service is provided by Pincher Creek Emergency Services. The response time is approximately 30 minutes.

FIRST AID: 403-627-5101 x 240

During the hours of operation of the Resort, Canadian Ski Patrol volunteers and CMR Mountain Safety staff provide first aid services for the persons using our mountain facilities. Alberta Health Services and Pincher Creek Fire also respond as needed. When there is an emergency involving injury or fire always call 911 for response.

NEIGHBOURHOOD WATCH:

As a seasonal resort and a close-knit community, please take time to watch over your neighbours' properties and report any suspicious activities to the RCMP.

HOSPITALS

- **Pincher Creek Health Centre:** 1222 Bev McLachlin Drive, Pincher Creek, AB 403-627-1234
- **Crowsnest Pass Health Centre:** 2001 10th St., Blairmore, AB 403-562-5011

PARKING AND MAPS

Castle Mountain has been designated a “park and walk” community. See Village map for designated parking areas and vehicle access.

Speed limit for all types of vehicles is 20 km/hr.

Vehicle Access To Residences

- Please observe areas where there is no winter access. Vehicle access to residences is restricted during the winter months to those lots adjacent to the parking lot or the four-season ring road, Westcastle Loop.
- Vehicles are to be driven only on the designated roadways. The laneways off the main roadways are for residents to drop off passengers and supplies.
- Please limit the standing time of your vehicle to 30 minutes.

Residents' Parking

- Please park in the designated community parking lots as depicted on the map.
- Parking on your lot is only permitted if a designated parking area has been approved as part of a development application submitted to the corporation and the M.D. of Pincher Creek. If you have your own parking spot and would like a snow clearing service, please contact the office.
- **Parking on either side of roadways marked as fire lanes is not permitted.** Vehicles parked in these areas are subject to fines and being towed at the owner's expense.
- Community parking areas need to be vacated after snowfalls during the weekdays to allow for CMR to efficiently remove snow.
- **All trailers must be parked in the trailer parking lot** (see Winter Village Area Map).
- **All vehicles and trailers must have valid licenses**

Off-Road Vehicles (Quads, snow machines, dirt bikes, side-by-sides, etc.)

- Off road vehicle use should be restricted to coming and going from residences to the adjacent public trails. Riders should minimise noise to ensure the quiet enjoyment of the area by all our diverse users.
- During winter months off road vehicles are not permitted in the base area during hours of operation of the ski hill and are not permitted during the hours of 10:00 p.m. to 8:00 a.m. other than by CMR employees and approved operators.
- No vehicles of any kind are allowed on the ski runs or on the access routes to the upper slopes.
- Off road vehicles must be licensed and insured to operate on CMR property and operators must be of legal age.
- All off road vehicles must have proper exhaust baffles and mufflers.
- Parking is restricted to the resident's lot and approved parking areas, not on laneways or roadways.

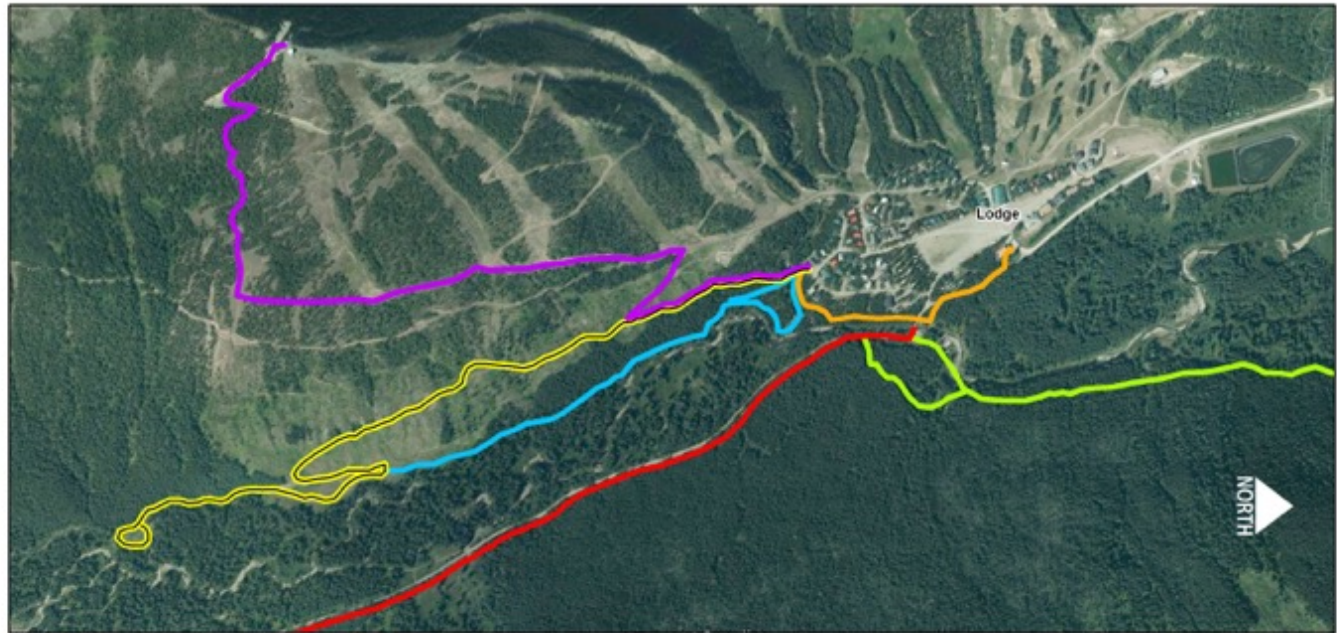
The use of off road vehicles in the resort will be strictly controlled and is viewed as a privilege, not a right. Privileges may be removed by written notice to the resident at the absolute discretion of the management.

Figure 1: Winter Village Area Map



Figure 2: West Castle Valley Winter Multi-Use Trails

West Castle Valley Winter Multi-Use Trails



Winter Trails (one-way distances)

- Moose Meander (10 km to Syncline X-Country Trails)
- Groomed Trail (2.4 km)
- Village Trail (0.6 km)
- Little Dipper (1.5 km)
- West Castle Valley Trail (2 km+)
- Uphill Ski Mountaineering (2.5 km)

Google Earth Imagery



Multi-use trails include X-Country, Snowshoeing and Fat Bikes.

Trails are volunteer maintained and not patrolled.
Use at your own risk.

January 2017

Figure 3: Summer Hiking Trail Guide

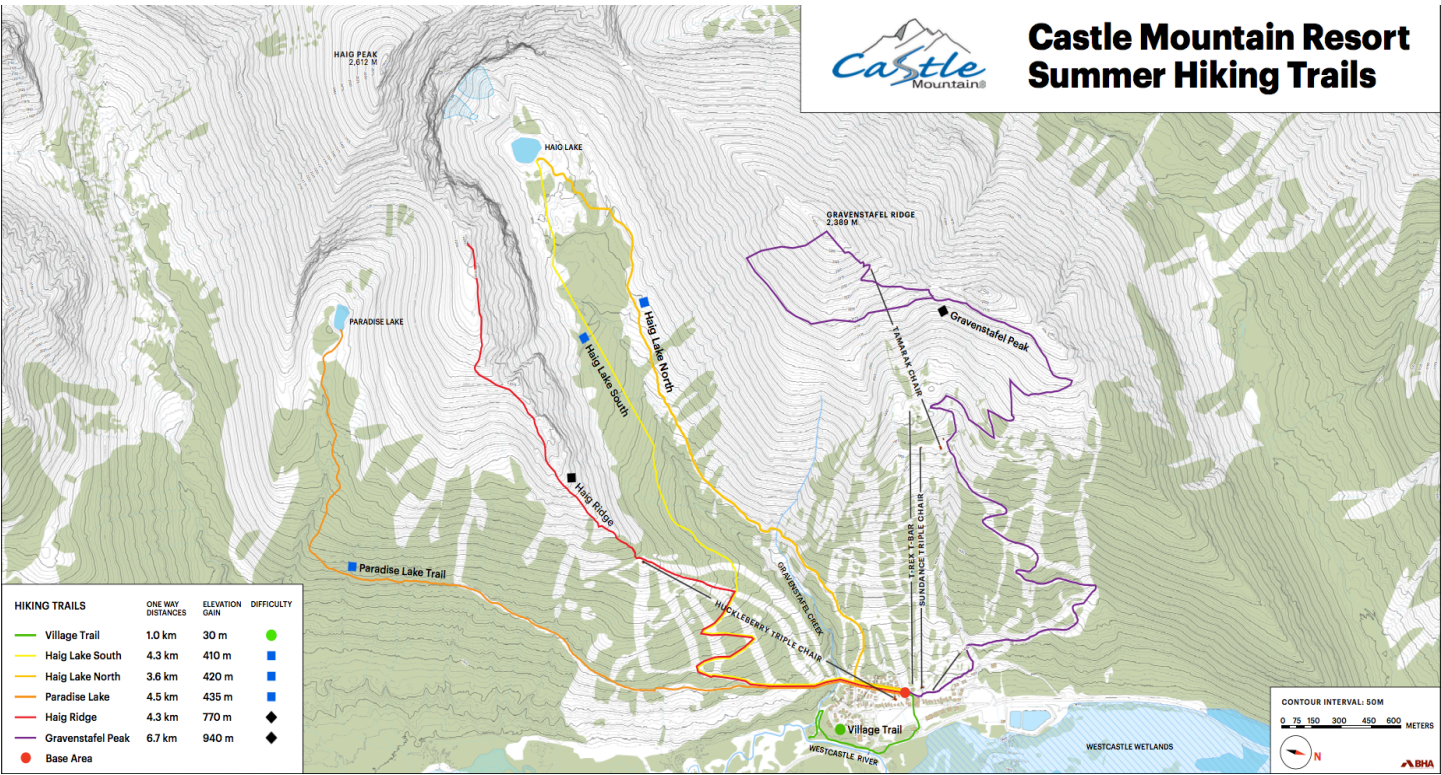
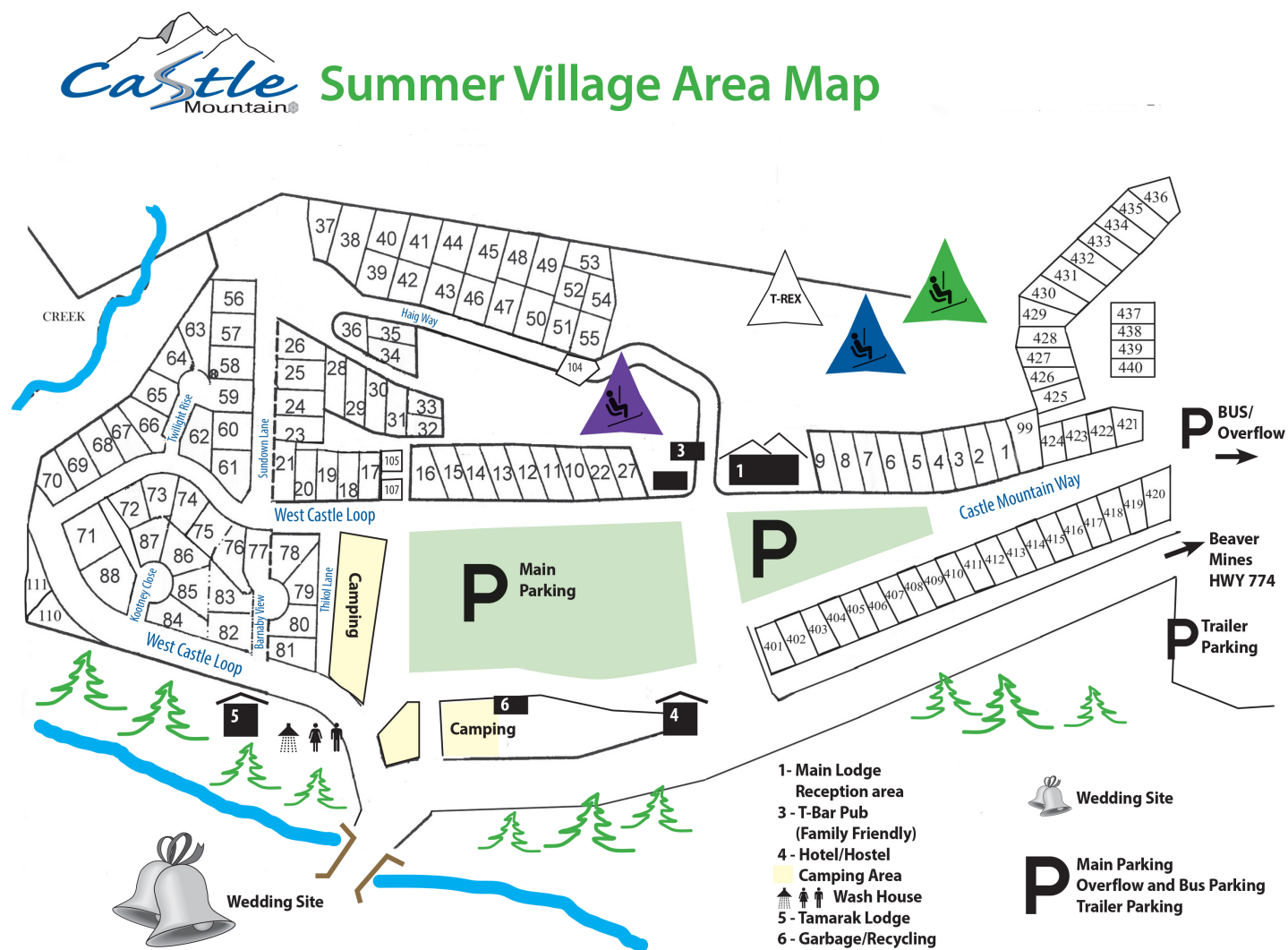


Figure 4: Summer Village Area Map



CASTLE INTEREST GROUPS

There are several interest groups associated with Castle Mountain Resort. These groups encourage residents to join them and /or support their efforts.

CASTLE MOUNTAIN COMMUNITY ASSOC.

www.castlemountaincommunity.org

info@castlemountaincommunity.org

The Castle Mountain Community Association focuses on the community aspects rather than the business side of Castle Mountain Resort. Association members are active in making their CMR community a better place to live. Membership is available for a one-time membership fee of \$20.00.

WESTCASTLE SKI CLUB

www.westcastle.org

registrar@westcastle.org

The Westcastle Ski Club provides a complete range of ski programs for young people aged 6 to 19. Membership is open to residents and non-residents. Available programs include Nancy Green Ski Development, All Mountain Ski Development, and Ski Racing.

CASTLE MOUNTAIN FREESTYLE CLUB

www.castlefreestyle.ca

The Castle Mountain Freestyle Club is a member club of Alberta Freestyle Skiing Association with their home at Castle Mountain. Canadian Freestyle Association Certified Coaches offer freestyle skiing instructions in Moguls, Big Air, New School and All Mountain Ski Jumping. The limited enrolment introductory program, Jumps and Bumps, is an affordable way to introduce younger skiers to the sport of freestyle skiing. The team focuses on safe, qualified coaching in a fun supportive learning environment.

CANADIAN SKI PATROL SYSTEM - SOUTHERN ALBERTA ZONE

The Canadian Ski Patrol System (CSP) is a nation-wide volunteer first aid organisation with over 6000 members. Castle Mountain Resort is home to the Southern Alberta Zone. The 60 plus patrollers pride themselves with setting a high standard for providing first aid. Many members have patrolled for 10 years or more. Each year the CSP members participate in an extensive first aid training course specific to skiing related injuries.

CANADIAN ASSOCIATION OF DISABLED SKIING

403-327-7956 www.lethbridge@cadsalberta.ca

Lethbridge Chapter of the **Canadian Association of Disabled Skiers** runs program at Castle Mountain. Volunteers work to ensure that people of all abilities safely get on the lifts and down the mountain. The disabled skiers they hang out with love skiing every bit as much as the rest of us do. The squeals from the whole gang as they cruise down the mountain are a testament to how well something works when your heart's just in the right place. The **Lethbridge Zone** of the CADS he has been running for 15 seasons at the resort. Volunteers of this program have experience with most disabilities. If you'd like more information or would consider volunteering, feel free to contact them.

LIVINGSTONE SKI ACADEMY

www.s-livingstone@lsrd.ab.ca

The Livingstone Ski Academy (LSA) is a featured program at Livingstone School in Lundbreck and is offered in partnership with Castle Mountain Resort. The Academy is a skills based, student centered program encompassing freestyle, alpine and big mountain skiing and snowboarding. LSA offers a full spectrum of coaching to both competitive athletes and students enrolled in the international and recreational programs who want to experience all that the region has to offer.

ENVIRONMENT

Castle Mountain Resort is close to the Westcastle Wetland Ecological Reserve. This wetland area was designated an environmentally sensitive area by the Municipal District Council of Pincher Creek in September of 1998. Please be aware of the sensitive nature of this area, respect its boundaries and educate others.

Garbage Pick Up and Recycling

Garbage pickup for Castle Mountain Resort is provided by the MD of Pincher Creek. To facilitate the ease and efficiency of garbage pickup, please ensure that all garbage is placed in one of the centrally located bins provided for that purpose. (See Village maps).

Improperly disposed household garbage and waste serves as an attractant for dogs, bears, cougars, birds and other animals. These animals are adept at opening seemingly secure containers. Therefore, please do not leave any garbage or household waste out of doors for later disposal. Dispose of it immediately in tied garbage bags in the animal proof containers and close the lids.

Residents are responsible for their disposal of non-household refuse. The Municipal Landfill site is located 3 km. south east of Lundbreck. If you have any additional questions please call them directly 403-628-3849

Examples of refuse that cannot be placed in garbage bins or left for pick up include construction materials (drywall, lumber, insulation) and cast-offs like refrigerators, sofas, chairs, etc. The MD of Pincher Creek can provide dumpsters to disposal of the above items for lot owners. Please contact the MD of Pincher Creek.

OTHER RECYCLING

The MD Pincher Creek #9 provides dumpsters at the south end of the parking lot (see map). The following items can be recycled: **Dry cardboard recycling only, bins located in the south parking**

DRINK CONTAINER RECYCLING

Empty drink containers can be bagged and deposited in the trailer in the parking lot directly north of the lodge (see map). Our ski club and freestyle club return these containers to the depots and all proceeds help to fund their programs.

Waste Water (Sewage) Facility

Castle Mountain Resort Inc. owns and operates class 1 water and wastewater treatment facilities, which adhere to and are governed by codes of practice set forth by Alberta Environment and Parks. The operation of the facilities and all costs incurred are paid for out of the monthly maintenance fees charged to lot holders.

To maintain a healthy wastewater system and surrounding environment CMR requests that you **refrain** from disposing of the following items in your sinks, drains or toilets:

- Varsol
- Paint
- Turpentine
- Gasoline
- Oil
- Cooking Spray
- Chemicals
- Wax Removers
- Excessive Amounts of Bleach
- Insecticides
- Feminine Hygiene Products

Please note it is a criminal offense to dispose of chemicals or solvents in the wastewater system!

CMR also requests that you please use phosphate-free cleaning products when possible. Phosphates are essential for plants and animals, but too much phosphate contributes to eutrophication—fertilization—of our streams, rivers, and lakes, allowing algae to grow so abundantly that it dies for lack of light; the decomposition of the algae uses the water's dissolved oxygen, thereby causing the death of fish and other marine life. Below is a list of phosphate-free cleaning supplies for your convenience:

- Seventh Generation
- Ecover
- Method
- Bio Life
- Tide
- Sunlight
- Ivory
- Gain
- Zero
- Cheer

When possible please also limit your water consumption; the conversion to and usage of low volume plumbing fixtures are also highly encouraged.

Water Treatment Facility

Castle Mountain Resort Inc. owns and operates the Water Utility System, which meets all Provincial standards. The corporation is responsible for delivering potable water to Castle Mountain Resort and its residents. The monthly maintenance fee includes water.

Water: Your help is needed with Rural Water Management

- Explain water use to your children and guests. Post info in bathrooms and kitchen.
- Limit to one flush/person/day unless necessary.
- Shower before / after coming to Castle or every other day. Use a low-flow showerhead.
- Wash clothes off-site or only full loads. Match the amount of water with load size.
- Take short showers instead of baths. Turn tap off while brushing your teeth, lathering your hands. Plug the sink as opposed to running water to rinse your razor.
- Use a dishwasher or by hand with a rinse basin.
- Re-use water glasses. Soak pots/pans.
- Wash fruits and vegetables in a bowl vs running under water. Cook in as little water as possible
- Check for and repair leaky fixtures.
- Water plants with rain water or melted snow.
- When purchasing a new washer or toilet, select energy and water saving.
- Change hot tub water only when necessary.

Pets

Pets must be kept on a leash or under direct control of their handlers at all times. It is the owners' responsibility to immediately pick up and dispose of any feces left by their pet. Pets shall not be allowed to cause disturbances to neighbours or resort visitors. Animals showing aggressive or vicious tendencies towards people or other animals will not be tolerated.

Please take pride in your community by adhering to these rules.

Fire Smart

Fire is one of the most significant risks to CMR and our properties. It is important to fire smart our properties to minimize the risk of a fire spreading.

- Keep your property free of deadfall (both standing and down), litter, waste wood and flammable materials.
- Store fuel and your wood supplies away from your premises preferably in a fire proof container.
- Remove trees and brush from around the perimeter of your home and spread gravel.
- Remove dead branches from live trees as high as you can.
- Reduce the fuel load in adjacent unoccupied lands.
- Encourage the growth of more fire-resistant species like spruce and fir.

For more ideas on fire smarting your property go to www.wildfire.alberta.ca and www.firesmartcanada.ca

MOUNTAIN RESORT DEVELOPMENT

Development of Castle Mountain Resort is intended to fulfil the following goals:

1. To provide for orderly land use planning of the ski resort
2. To create new recreational housing development
3. To co-operate with other interest groups in the area

Castle Mountain Resort Inc. took over the ski hill operations from the Town and M.D. of Pincher Creek in 1996. The land, equipment and buildings were purchased in 1997.

New phases of development have taken place under the Castle Mountain Resort Area Structure Plan:

- Phase I of development included the building and leasing of 55 residential lots on part of the initial land, and the installation of the Sundance (Blue) Triple Chair in 1996.
- Phase II included the installation of the Tamarack (Red) Chair and the purchasing of an additional 27 acres at the base area of the ski hill operation. This new lift added an additional 150% to the ski terrain available and the additional land provided space for 33 new lots. A new day lodge was constructed in the fall of 1999.
- Phase III relates to the resort core which is the day lodge, ski and rental shop and hotel / hostel.
- Phase IV includes the duplex and fourplex lots at the north end of the parking lot.
- Phase V is similar to Phase IV and will be located at the south end of the parking lot and will replace the existing RV Park. The RV park will be relocated.

Master Development Plan

Looking ahead, Castle Mountain Resort in cooperation with the Castle Mountain Community Association has developed a Master Development Plan. The expansion and changes contemplated in this plan are proposed to implement CMR's Vision, Goals and Objectives. This Plan is designed to further the reputation of Castle Mountain as a backcountry-oriented powder skiing mecca, while developing a balanced all-season mountain experience and attracting visitors from across Alberta and beyond.

Supporting this, Castle Mountain's Goals and Objectives include the following:

- Respect the natural attributes of the mountain and the setting recognizing that these are CMR's primary attraction and currency
- Provide state of the art all-season facilities on the mountain and in the village and base areas
- Focus on the development and operation of a wide variety of recreation and retreat pursuits

- Accommodate the needs and expectations of the day use visitors, the destination guests, the weekend patrons and the growing population of full time residents
- Provide a well-balanced lift serviced alpine skiing and snowboarding experience as the primary winter attraction
- Offer a diverse range of winter attractions to complement the alpine skiing including:
 - Backcountry skiing and touring;
 - Cross-country skiing;
 - Snowshoeing;
 - Cat skiing; and
 - Guided recreation activities;
- Develop summer attractions which may include:
 - Lift serviced mountain biking, bike park, skills parks, and associated facilities;
 - Cross-country mountain bike trails and associated facilities;
 - Hiking and sightseeing;
 - Aerial adventure park;
 - Horseback riding, nature trails, fishing; and
 - Guided recreation activities;
- Operate as a staging area and focal point for recreational users of the adjacent Castle Provincial and Wildlands Parks, and develop the services and facilities to support their wilderness adventures
- Maintain a diverse mix of specialized resort retail and equipment rental, restaurants, pubs, workout and training facilities, and “unique to Castle” outlets
- Develop an appropriate mix of facilities that will cater to longer term visitors including a grocery store, community centre, etc.
- Ensure that the amount of real estate and overnight accommodation that is developed does not exceed the Balanced Resort Capacity of CMR’s attractions
- Develop a range of appropriate resort oriented real estate product (hotel, condominium, townhouses, single family and RV) that are designed and zoned to be used for nightly rental
- Maximize “warm beds” in the Village Core, ensuring that the majority of development caters to the needs and expectations of short term guests
- Maintain and maximize the “ski to/ski from” attribute that already defines Castle as being a truly unique ski resort

The expansion and changes contemplated in this Master Development Plan are designed to achieve Castle Mountain’s Vision, Goals and Objectives.

The Full Master Development Plan can be found at <http://www.skicastle.ca/master-development-plan/>

CONSTRUCTION AND LANDSCAPING

Castle Mountain Resort's Development and Architectural Guidelines can be found at <http://www.skicastle.ca/real-estate/>. (Please scroll to the bottom of the page.)

This document is intended for all new residential and commercial buildings as well as any exterior renovations, especially those that change the building footprint on the lot. Site planning such as landscaping, and snow management, and building controls including exterior lighting, colour schemes, vehicle access and setbacks are all outlined. Approval process, compliance and enforcement are also covered.

Approval Process for New Construction, Renovations and Landscaping

The construction plan, including the building envelope of your lot, must be submitted to Castle Mountain Resort attention of the General Manager. The plan will then be presented to the Development Committee for approval, and then submitted to the M.D. of Pincher Creek for their approval. Once approved, the development application will be returned to the General Manager who will then contact the resident.

A signed copy of the plan will be placed on file and the original will be forwarded to the homeowner to authorize the work to proceed. Work may **NOT** begin without written approval from the General Manager.

Winter RV lot Leasing

Winter RV lots are leased from November 1st to April 30th by contacting the CMR office and signing an RV Lease Agreement. Units can be installed by October 15th. The rates are determined by July 31st each year and existing lease holders have the first right of refusal for the same lot. Lots are not transferrable and cannot be sublet. The office keeps a waiting list with \$100 deposit required. Employees of CMR have a higher priority. Summer storage is available for a fee from May 1st to October 31st annually. If RV owners wish to use their units in the summer, they must contact the office and pay the summer nightly fee.

The same regulations and courtesies outlined in this document also apply to all RV lease holders.

TRAILER PARK GUIDELINES

Summer RV sites can be rented nightly for a fee of \$25.00 which includes electric hook-ups and use of wash house. Please contact office for reservations or upon arrival.

MAINTENANCE FEES AND UTILITY HOOKUP

Maintenance fees for all lot leases are payable on the 1st of each month. Castle Mountain Resort has three options for paying maintenance fees:

- pre-authorized debit
- in person debit card transaction
- cheques made payable to Castle Mountain Resort Inc.

Current maintenance fees for a single-family dwelling are \$200.00 + GST per month and are subject to change with 90 days' notice. Maintenance fees cover the seasonal maintenance of private roads and grounds, garbage pickup from a common area, water, sewage, administration fees and repair and maintenance of all common area improvements.

In addition to maintenance fees, the equivalent of one Adult Season Pass that can be attributed to every lot must be purchased every year. Residents may upgrade to a family or corporate pass if they so wish.

Should you have any questions regarding service or fees, please contact the main office at 403-627-5101. To sign up for preauthorized payment see Appendix C.

NATURAL GAS

Castle Mountain and the community are now on Natural Gas with the infrastructure owned by ATCO. Individual house owners can purchase natural gas from one of many suppliers who supply this area such as Enmax. Homeowners are responsible to make arrangements for gas to be supplied to their residence.

[ATCO | Natural Gas](https://www.atco.com)

<https://www.atco.com> › [en-ca](#) › [for-home](#) › [natural-gas](#)

ATCO. ATCO Gas Emergency. 1-800-511-3447.

ELECTRICAL: 403-310-WIRE (9473)

Contact FORTIS to arrange for electrical hook up or other needs.

The electrical supply to Castle Mountain is limited. Each resident is encouraged to utilise energy efficient appliances or propane appliances and to avoid using electrical appliances during peak demand periods to reduce energy demands.

TELEPHONE: 403-310-2255

For your telephone needs and hook-up please call **TELUS**

INTERNET: 403-275-0332

For your internet needs and hook-up please call **Tough Country**

Appendix A

Contact List

CASTLE MOUNTAIN RESORT:

Web Site: www.skicastle.ca

email: info@skicastle.ca

Legal Land Description: N.E. Section 24, Township 4, Range 4, West of 5th

Appendix A Board of Directors as of September 2019

McGurk, Brian (Chairman)

Carmichael, Dave

Harker, Karen

Judd, Adam

Koch, George

Lanier, Rod

Miller, Rob

Mundell, Steve

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Dean Parkinson, Director, Finance and Inside Operations Dean.Parkinson@skicastle.ca

Cole Fawcett, Sales and Marketing Manager Cole.Fawcett@skicastle.ca

David McCleary, Maintenance Manager David.Mccleary@skicastle.ca

Events related requests / partnerships

- Paulette Barrish
- events@skicastle.ca
- 403-627-5101 x 289

Sales related requests (corporate, cat skiing, group bookings)

- Hamish Collins
- sales@skicastle.ca
- 403-627-5101 x 241

Marketing related requests / concerns (website, social, etc.)

- Nick Thornton
- marketing@skicastle.ca
- 403-627-5101 x 292

Any and all requests – feel free to include me on ANYTHING!

- Cole Fawcett
- Cole.Fawcett@skicastle.ca
- 403-627-5101 x 244

CASTLE MOUNTAIN COMMUNITY ASSOCIATION as of September 2019

Fraser Stewart (Past President)

Kevin Finn (President)

Tara Garrett (CO-Treasurer)

Judy Seleski (CO-Treasurer)

Monica Stewart (Secretary)

Glenn Armstrong

Julie Heinrich

Caralee Marriott

Ray Bussey Members at large Russel Orcutt, Glenn Downey

Thank you to Caroline Wright for editing in the Liftline

THIRD PARTY OPERATORS

CASTLE MOUNTAIN PRO SHOP 403-627-5389

Steve Mundell, Alpenland Lethbridge

CASTLE MOUNTAIN SKI LODGE AND HOSTEL 403-627-5121

Mariko Fujimaki, Manager mariko@castlerental.ca

Communication Lines Between CMR and CMCA

Communication Lines between CMR (business) and CMCA (Community).

