Mountain Resort Development Policy

Key Principles

• **Balanced Resort Capacity** – Amount of base development determined by recreational capacity of terrain

• **Provincial Control of Recreational Assets** – Daylodges, lifts, runs, parking lots

• **Controlled Phased Development** – Enforced through Master Development Agreement

• **Perform and Reward** – Recreational infrastructure built prior to or concurrent with residential development
Master Development Agreements

- Contractual Agreement between Province and Resort – 60 year term
- Based on approved Master Plan
- Ensures development and phasing consistent with approved Master Plan
- Environmental Assessment & Master Plan commitments enforced through MDA

Examples of commitments:

- Environmental plans: Sedimentation Control, Wildlife Assessments, Water Quality
- Geo-tech Analysis, Avalanche Hazard Assessments
- Traffic Studies, Affordable Housing Strategy
Provincial Resort Review Process

1. Expression of Interest
2. Proposal Call
3. Interim Agreement
4. Resort Master Plan
5. Master Development Agreement
6. Local Government OCP
7. Environmental Assessment
8. Zoning Bylaws Permits