



## Notice of Golf Course Development

*April 19, 2021*

Dear local resident,

In the coming week, Revelstoke Mountain Resort will commence the first phase of development on Cabot Revelstoke, an 18-hole championship golf course, which includes clearing, grubbing and preliminary grading to prepare the land for construction.

The area in question is approximately 120 acres in size and includes land on the east and west sides of Camozzi Road, spanning from McInnes Road to Nichol Road, as well as a parcel adjacent to Airport Way. The first area to be cleared will be the Practice Facility along Sheill Road, followed by clearing on the Holes adjacent to Camozzi Road. A tree buffer zone will be maintained to ensure privacy for local residents.

The second phase of the development will include the construction of the golf course, practice facility and maintenance facilities. The construction of the golf course will include a new intersection at Nichol Road and Camozzi Road, a realignment of Camozzi Road and upgrades to Camozzi Road from Nichol Road to Mountain Road. We are targeting late spring or early summer to commence the second phase of development.

Personally, I am excited to see this project come to fruition. An 18-hole championship golf course has been a part of the Resort's Master Development Plan since 2003 and Cabot is the perfect partner for RMR to make this project a reality. Cabot is a leading brand within the golf community and the addition of a world-class golf experience will have an impressive impact on Revelstoke's ability to serve as a year-round tourism destination.

I would also like to emphasize that we are committed to pursuing this development in a sustainable and responsible manner. As a resident of Revelstoke and an engaged member of the community, I too have a vested interest in maintaining the beautiful environment that we call home. If you have any further questions concerning Cabot Revelstoke, or other developments at Revelstoke Mountain Resort, please visit our website at [revelstokemountainresort.com/development](https://revelstokemountainresort.com/development) or contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Nielsen", with a stylized flourish at the end.

Peter Nielsen  
Vice President of Operations  
Revelstoke Mountain Resort  
[pnielsen@revelstokemountainresort.com](mailto:pnielsen@revelstokemountainresort.com)



## Additional Information on this Project

### Management Plan Overview

The location and design of the Cabot Revelstoke golf course will provide valuable open spaces, greenbelts, natural sanctuaries, and wildlife habitats. The management plan ensures development impacts are identified and mitigation actions are established for the protection of the environment. This plan applies only to the clearing and grubbing of the lands. Development and Operations Environmental Management Plans for the second phase of the development will address construction impacts of the golf course and will ensure the design and operation of the golf course will apply best practices in environmental protection and enhancement.

It is also important to note that environmental monitoring will be conducted throughout each phase of construction, as well as into operation, to ensure the effective protection of the environment. All employees and contractors will confirm that they understand their roles and responsibilities by signing an Environmental Orientation Record (EOR), prior to commencing work. Throughout the project several types of monitoring and reporting methods will also be undertaken, including:

- Baseline monitoring: constituting pre-construction, pre-harvest as well as upland/upstream monitoring during each phase.
- Implementation Monitoring: on-site monitoring during active phases to ensure compliance with best management practices. These will also allow for modifications to be made based on the results, if practices have been implemented incorrectly or impractically.
- Effectiveness Monitoring: including downstream monitoring to ensure practices are achieving their intended objectives. These will also allow for modification to ensure effectiveness.

### Falling and Yarding

Tree harvesting will conform to the provincial best practices for land development. All works will comply with the Riparian Protection Regulation and the Water Sustainability Act.

### Riparian Area Regulation

A detailed riparian areas assessment was conducted for all streams and wetlands within the proposed development area and included Locks Creek, Hayes Creek, Dominic Creek, Yates Creek, and their tributaries.

### Invasive Species

Prior to any harvesting activities, the development lands will be surveyed for invasive species and all operators will be required to wash equipment that has been working outside the region to ensure that they are free from seeds or other plant material.

### Wildlife

Prior to harvesting or construction, a wildlife monitoring program will be conducted to ensure no harm or harassment of wildlife during the project. Wildlife corridors have also been identified to ensure links



through and around the site for wildlife access to water courses, undisturbed forest ranges and passage through urban development.

### Roads

Where possible, existing roads and trails through the area will be used for access and skidding of harvested timber. Deck locations will be located at mid-elevation locations along Camozzi Road. Roads and trails that cross streams will have minimized widths and be located at designated stream or wetland crossings. Skid trails will be laid out to minimize the number of trails and will use previous trails where possible. Road surfaces will be designed to ensure that surface runoff is diverted and sediment is removed before entering streams or wetlands.

### Chemical Use

As part of our development plan, an Integrated Pest Management Plan (IMP) has been developed that uses a combination of techniques in an organized program to suppress pests effectively in an environmentally responsible manner. The IMP aims to reduce pest problems with methods that are effective, economical, and environmentally responsible. The plan focuses on the prevention of pests with healthy turf first, positive pest identification to concentrate treatment, and non-chemical pest treatment methods.

For additional information on this project, including frequently asked questions, please visit our website at [revelstokemountainresort.com/development](https://revelstokemountainresort.com/development).

- Legend
- Hole
  - Fairways / Green
  - Yardage
  - Hazard
  - Clearing Boundary
  - GC Lands (285 ac)

