

APPENDIX F

CRYSTAL MOUNTAIN ZONING BYLAW (PHASE 1)

June 2006

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PREAMBLE

The following Comprehensive Development Zones (CD) relate specifically to the Crystal Mountain Resort Development.

1.0 SINGLE FAMILY CHALETS**CD6 (A)****(Low Density; Crystal Mountain Comprehensive Development Zone)****Purpose:**

To accommodate low-density single-family chalets with some associated uses.

PERMITTED USES TABLE FOR CD6 (A) ZONE

1.1 Permitted uses, buildings and structures:
1.1.1 <i>Townhomes</i> in clusters of 2 to 6 units.
1.1.2 <i>Accessory buildings and structures</i> ; (see Section 3.17)

REGULATIONS TABLE FOR CD6 (A) ZONE

Column 1	Column 2
1.2 Minimum <i>parcel area</i>	1,000 m ² (10,763.9 sq. ft.)
1.3 Maximum <i>density</i>	6 <i>dwelling units/ha</i>
1.4 Minimum <i>parcel frontage</i>	20.0 m (65.6 ft.) 13.0m (42.7 t.) for cul-de-sacs
1.5 Minimum <i>front setback</i>	4.5 m (14.8 ft.)
1.6 Minimum <i>side setback</i>	3.0 m (9.8 ft.)
1.7 Minimum <i>corner side setback</i>	4.5 m (14.8 ft.)
1.8 Minimum <i>rear setback</i>	5.0 m (16.4 ft.)
1.9 Maximum <i>parcel coverage</i>	35% of the <i>parcel area</i>
1.10 Maximum <i>number of single detached houses</i>	1 per parcel
1.11 Minimum <i>building width of principal building</i>	7.5m (24.6 ft.)
1.12 Maximum <i>building height</i>: .1 <i>Principal buildings</i> .2 <i>Accessory buildings and structures</i> (see Section 3.17)	9.0 m (39.4 ft.) to a maximum of 3 <i>storeys</i> 5.0 m (16.4 ft.) to a maximum of 1 <i>storey</i>

2.0 GOLFCOURSE TOWNHOMES

CD6 (B)

(Medium Density; Crystal Mountain Comprehensive Development Zone)

Purpose:

To accommodate golf course townhomes (medium density) in clusters of 2 to 6 units and some associated uses.

PERMITTED USES TABLE FOR CD6 (B) ZONE	
2.1 Permitted uses, buildings and structures:	
2.1.1 <i>Townhome housing;</i>	.9 <i>Group home, major;</i>
2.1.2 <i>Apartment housing;</i>	.10 <i>Accessory buildings and structures;</i> (see Section 3.17)

REGULATIONS TABLE FOR CD6 (B) ZONE	
Column 1	Column 2
2.2 Minimum parcel area	800 m ² (8,611.1 sq. ft.)
2.3 Maximum density	35 <i>dwelling units/ha</i>
2.4 Minimum parcel frontage	20.0 m (65.6 ft.)
2.5 Minimum front setback	6.0 m (19.7 ft.)
2.6 Minimum side setback	3.0 m (9.8 ft.)
2.7 Minimum corner side setback	6.0 m (19.7 ft.)
2.8 Minimum rear setback	6.0 m (19.7 ft.)
2.9 Maximum parcel coverage	35% of the <i>parcel area</i>
2.10 Maximum building height:	
.1 <i>Principal buildings</i>	9.0 m (39.4 ft.) to a maximum of 3 <i>storeys</i>
.2 <i>Accessory buildings and structures</i>	5.0 m (16.4 ft.) to a maximum of 1 <i>storey</i>

3.0 BED AND BREAKFAST**CD6 (C)****(Medium Density; Crystal Mountain Comprehensive Development Zone)****Purpose:**

To accommodate medium density Bed and Breakfast accommodation and some associated uses.

PERMITTED USES TABLE FOR CD6 (C) ZONE

3.1 Permitted uses, buildings and structures:
3.1.1 <i>Bed and Breakfast (Max of 10 rooms)</i>
3.1.2 <i>Restaurant</i>
3.1.3 <i>Accessory buildings and structures; (see Section 3.17)</i>

REGULATIONS TABLE FOR CD6 (C) ZONE

Column 1	Column 2
3.2 Minimum <i>parcel area</i>	1,600 m ² (17,223 sq. ft.)
3.4 Minimum <i>parcel frontage</i>	30.0 m (98.4 ft.)
3.5 Minimum <i>front setback</i>	6.0 m (19.7 ft.)
3.6 Minimum <i>side setback</i>	6.0 m (19.7 ft.)
3.7 Minimum <i>corner side setback</i>	6.0 m (19.7 ft.)
3.8 Minimum <i>rear setback</i>	6.0 m (19.7 ft.)
3.9 Maximum <i>parcel coverage</i>	35% of the <i>parcel area</i>
3.10 Maximum <i>building height</i>:	
.1 <i>Principal buildings</i>	9.0 m (39.4 ft.) to a maximum of 3 <i>storeys</i>
.2 <i>Accessory buildings and structures</i>	5.0 m (16.4 ft.) to a maximum of 1 <i>storey</i>

4.0 TOURIST AND RESORT COMMERCIAL CD6 (D)

(High Density; Crystal Mountain Comprehensive Development Zone)

Purpose:

To accommodate commercial tourist accommodation in the form of hotels, condominiums with ground floor commercial and amenity spaces and associated uses.

PERMITTED USES TABLE FOR CD6 (D) ZONE	
4.1 Permitted uses, buildings and structures:	
4.1.1 <i>Condominium dwellings (no occupancy period restrictions)</i>	4.1.6 <i>Recreation services, indoor</i>
4.1.2 <i>Hotels (no occupancy period restrictions)</i>	4.1.7 <i>Recreation services, outdoor</i>
4.1.3 <i>Outdoor recreation equipment rental</i>	4.1.8 <i>Restaurants</i>
4.1.4 <i>Amusement establishments, outdoor</i>	4.1.9 <i>Automobile rental</i>
4.1.5 <i>Personal service establishments</i>	4.1.10 <i>Accessory buildings and structures; (see Section 3.17)</i>

REGULATIONS TABLE FOR CD6 (D) ZONE	
Column 1	Column 2
4.2 Minimum parcel area	2,000 m ² (21,528 sq. ft.)
4.3 Minimum parcel frontage	30.0 m (98.4 ft.)
4.4 Minimum front setback*	0.0 m (0.0 ft.) Ground Floor; 2.0 m (6.6 ft.) Above GF
4.5 Minimum side setback*	0.0 m (0.0 ft.) Ground Floor; 2.0 m (6.6 ft.) Above GF
4.6 Minimum corner side setback*	0.0 m (0.0 ft.) Ground Floor; 2.0 m (6.6 ft.) Above GF
4.7 Minimum rear setback*	0.0 m (0.0 ft.) Ground Floor; 2.0 m (6.6 ft.) Above GF
4.9 Maximum parcel coverage*	According to site specific building envelope
4.10 Maximum building height:	
4.10.1 <i>Principal buildings</i>	17.5 m (57.4 ft.) to a maximum of 4 storeys + loft
4.10.1.1 <i>Ground Floor</i>	4.5 m (14.8 ft.)
4.10.1.2 <i>2nd Floor</i>	3.75 m (12.3 ft.)
4.10.1.3 <i>3rd Floor</i>	3.75 m (12.3 ft.)
4.10.1.4 <i>4th Floor + Loft</i>	5.5 m (18.0 ft.)
4.10.2 <i>Accessory buildings and structures</i>	
*Setbacks and site coverage will be determined on a parcel-by-parcel basis whereby a specific building envelope and volumetrics will define those parameters. These specific design parameters are to be presented for review by the developer at the Development Permit stage and must take into account the Crystal Mountain Design Guidelines, compatibility with existing structures and the enhancement of the urban space defined by the proposed development.	

5.0 PARK AND OPEN SPACE (Crystal Mountain Comprehensive Development Zone)

CD6 (E)

Purpose:

To accommodate parks and recreational open spaces and other associated uses.

PERMITTED USES TABLE FOR CD6 (E) ZONE

5.1 Permitted uses, buildings and structures:	
5.1.1 <i>Parks and playgrounds</i>	
5.1.2 <i>Conservation Area</i>	
5.1.3 <i>Ecological reserves</i>	
5.1.4 <i>Gift and snack shop</i>	
5.1.5 <i>Interpretive centre</i>	
5.1.6 <i>Accessory buildings and structures</i> (see Section 3.17)	

REGULATIONS TABLE FOR CD6 (E) ZONE

Column 1	Column 2
5.2 Minimum <i>parcel frontage</i>	30.0 m (98.4 ft.)
5.3 Minimum <i>front setback</i>	6.0 m (19.7 ft.)
5.4 Minimum <i>side setback</i>	6.0 m (19.7 ft.)
5.5 Minimum <i>corner side setback</i>	6.0 m (19.7 ft.)
5.6 Minimum <i>rear setback</i>	6.0 m (19.7 ft.)
5.8 Maximum <i>parcel coverage</i>	35% of the <i>parcel area</i>
5.9 Maximum <i>building height</i>:	
.1 <i>Principal buildings</i>	9.0 m (39.4 ft.) to a maximum of 3 <i>storeys</i>
.2 <i>Accessory buildings and structures</i>	5.0 m (16.4 ft.) to a maximum of 1 <i>storey</i>

6.0 GOLF COURSE

CD6 (F)

(Crystal Mountain Comprehensive Development Zone)

Purpose:

To accommodate golf courses, driving ranges, and other associated uses

PERMITTED USES TABLE FOR CD6 (F) ZONE
6.1 Permitted uses, buildings and structures:
6.1.1 <i>Golf course</i>
6.1.2 <i>Golf driving range</i>
6.1.3 <i>Golf clubhouse (retail, restaurant, change rooms, lockers, golf club offices)</i>
6.1.4 <i>Golf maintenance and storage buildings</i>
6.1.5 <i>Accessory buildings and structures</i> (see Section 3.17)

REGULATIONS TABLE FOR CD6 (F) ZONE	
Column 1	Column 2
6.3 Minimum front setback	6.0 m (19.7 ft.)
6.4 Minimum side setback	4.5 m (14.8 ft.)
6.5 Minimum corner side setback	6.0 m (19.7 ft.)
6.6 Minimum rear setback	6.0 m (19.7 ft.)
6.8 Maximum parcel coverage	35% of the <i>parcel area</i>
10.2.11 Maximum building height:	
.1 <i>Principal buildings</i>	9.0 m (39.4 ft.) to a maximum of 3 <i>storeys</i>
.2 <i>Accessory buildings and structures</i>	5.0 m (16.4 ft.) to a maximum of 1 <i>storey</i>

7.0 SKI
 (Crystal Mountain Comprehensive Development Zone)

CD6 (F)

Purpose:
 To accommodate ski and other associated uses

PERMITTED USES TABLE FOR CD6 (F) ZONE
7.1 Permitted uses, buildings and structures:
7.1.1 <i>Ski lifts</i>
7.1.2 <i>Downhill ski runs and cross country ski trails</i>
7.1.3 <i>Clubhouse (retail, restaurant, change rooms, lockers, management offices)</i>
7.1.4 <i>Ski resort maintenance and storage buildings</i>
7.1.5 <i>Accessory buildings and structures</i> (see Section 3.17)

REGULATIONS TABLE FOR CD6 (F) ZONE	
Column 1	Column 2
6.3 Minimum <i>front setback</i>	6.0 m (19.7 ft.)
6.4 Minimum <i>side setback</i>	4.5 m (14.8 ft.)
6.5 Minimum <i>corner side setback</i>	6.0 m (19.7 ft.)
6.6 Minimum <i>rear setback</i>	6.0 m (19.7 ft.)
6.8 Maximum <i>parcel coverage</i>	35% of the <i>parcel area</i>
10.2.11 Maximum <i>building height</i>:	
.1 <i>Principal buildings</i>	9.0 m (39.4 ft.) to a maximum of 3 <i>storeys</i>
.2 <i>Accessory buildings and structures</i>	5.0 m (16.4 ft.) to a maximum of 1 <i>storey</i>