

PURPOSE: To provide for the development of residential, recreational and related activities in a ski village consistent with an approved area structure plan.

1. PERMITTED USES

- Accessory buildings and uses
- Eating establishments
- Fourplex dwellings
- Resorts
- Rowhouse dwellings
- Semi-detached dwellings
- Sixplex dwellings
- Triplex dwellings
- Single-family dwellings
- Garages or carports accessory to single family dwellings
- Parking areas
- Supplementary dwellings to single family dwellings within garage lofts or as a stand alone structure-not to exceed 55 m2
- Show dwellings for display only – not for occupation – with no or temporary services

PROHIBITED USES

- Commercial logging
- Dog Kennels
- Mobile Homes
- Shipping Containers

2. MINIMUM LOT SIZE (per residential unit)

Use	Width		Length		Area	
	m	ft.	m	ft.	m	ft.
Single-family	9.1	30	30.5	100	278.8	3,000
Semi-detached	9.1	30	30.5	100	278.8	3,000
Triplex	9.1	30	30.5	100	278.8	3,000
Fourplex	7.6	25	30.5	100	232.3	2,500
Rowhouse	7.6	25	30.5	100	232.3	2,500
Sixplex	7.6	25	30.5	100	232.3	2,500
Interior units	6.1	20	30.5	100	185.9	2,000
All other uses	As required by the Municipal Planning Commission					

3. MINIMUM BUILDING SETBACKS

Use	Front Yard		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.
Single-family	3.0	10	1.5	5	3.0	10
Semi-detached	3.0	10	1.5	5	3.0	10
Triplex	3.0	10	1.5	5	3.0	10
Fourplex	3.0	10	1.5	5	3.0	10

DISCRETIONARY USES

- Amenity areas
- Amphitheatres
- Assembly structures
- Bed and Breakfast
- Commercial kiosks
- Conference facilities
- Home Occupations
- Hotels
- Indoor and outdoor recreation facilities
- Manufactured or modular homes
- Private institutional use
- Public institutional uses
- Public park, playground or recreation
- Public and private utilities
- Real estate sales offices
- Rental accommodation
- Retail stores
- Signs
- Spas
- Storage facilities
- Similar uses
- Visitor accommodation

Rowhouse	3.0	10	1.5	5	3.0	10
Sixplex	3.0	10	1.5	5	3.0	10
Interior Units	3.0	10	1.5	5	3.0	10
All other uses	As required by the Municipal Planning Commission					

4. MAXIMUM LOT COVERAGE

- Principal building - 40%
- Accessory buildings - 15%

5. MAXIMUM GRADE

Lots with an effective grade of 15% or less are considered fully developable.

Lots with an effective grade of greater than 15% require the plan to be approved by a professional engineer licensed in the Province of Alberta demonstrating the viability of the proposed development.

6. MAXIMUM BUILDING HEIGHT

- Principal building - 15 m (49.20 ft.)
- Accessory building - 6 m (19.70 ft.)

7. MINIMUM FLOOR AREA

- Single-family - 69.7 m2 (750 sq. ft.)
- Semi-detached - 69.7 m2 (750 sq. ft.)
- Triplex - 69.7 m2 (750 sq. ft.)
- Fourplex - 69.7 m2 (750 sq. ft.)
- Rowhouse - 69.7 m2 (750 sq. ft.)
- Sixplex - 69.7 m2 (750 sq. ft.)
- Interior units - 69.7 m2 (750 sq. ft.)
- All other uses - As required by the Municipal Planning Commission

8. DESIGN GUIDELINES

As a condition of any approval by the Municipal Planning Commission within this land use district, design guidelines may be required to uphold the integrity and prevailing aesthetics of the village.

9. AREA STRUCTURE PLANS

No approvals shall be granted by the Municipal Planning Commission within this land use district until a detailed area structure plan has been adopted by municipal Council.

10. STANDARDS OF DEVELOPMENT – See Schedules 4 and 5.

11. OFF-STREET PARKING AND LOADING – See Schedule 6.