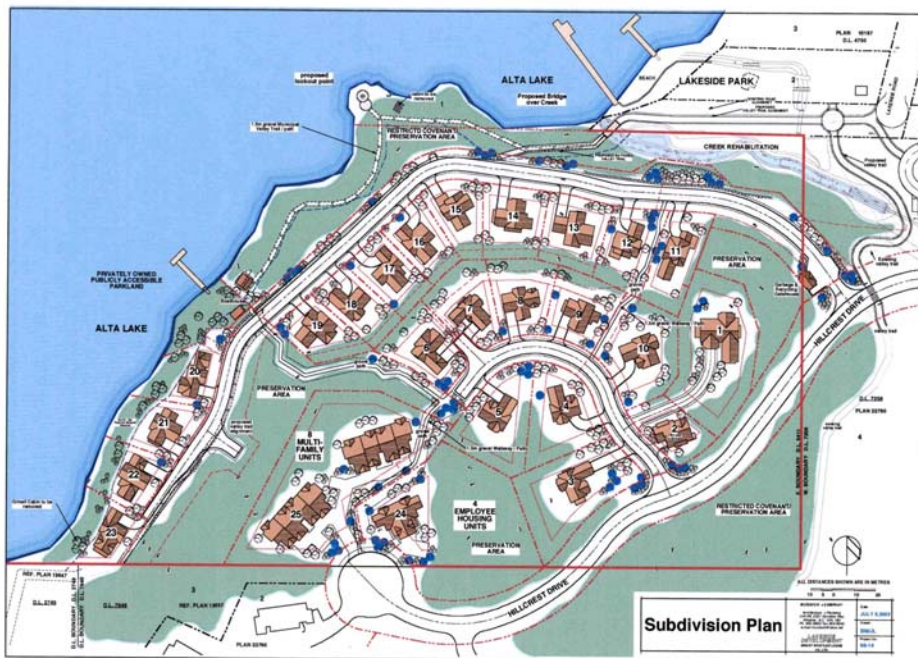


# Welcome to Lakecrest

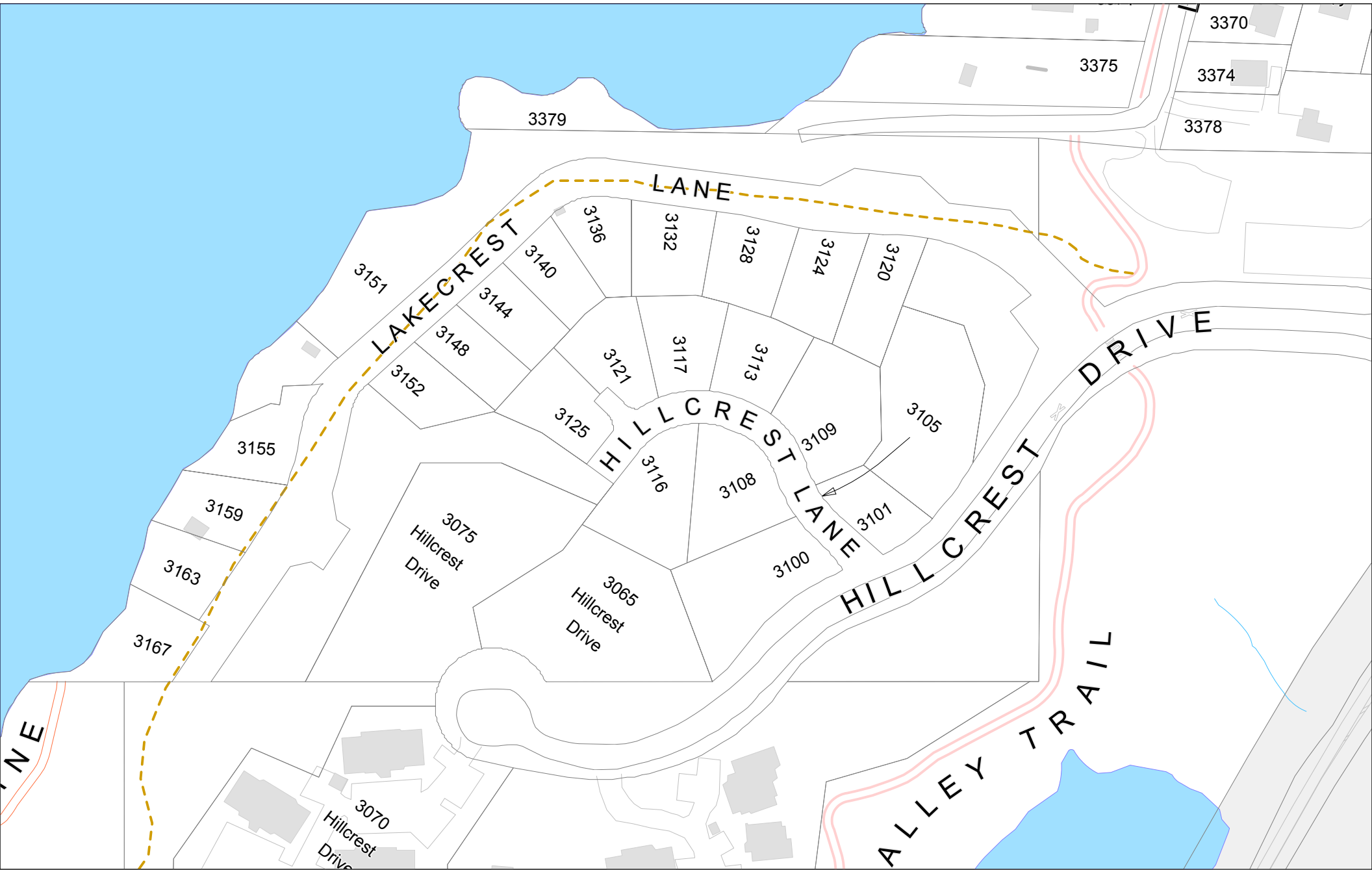


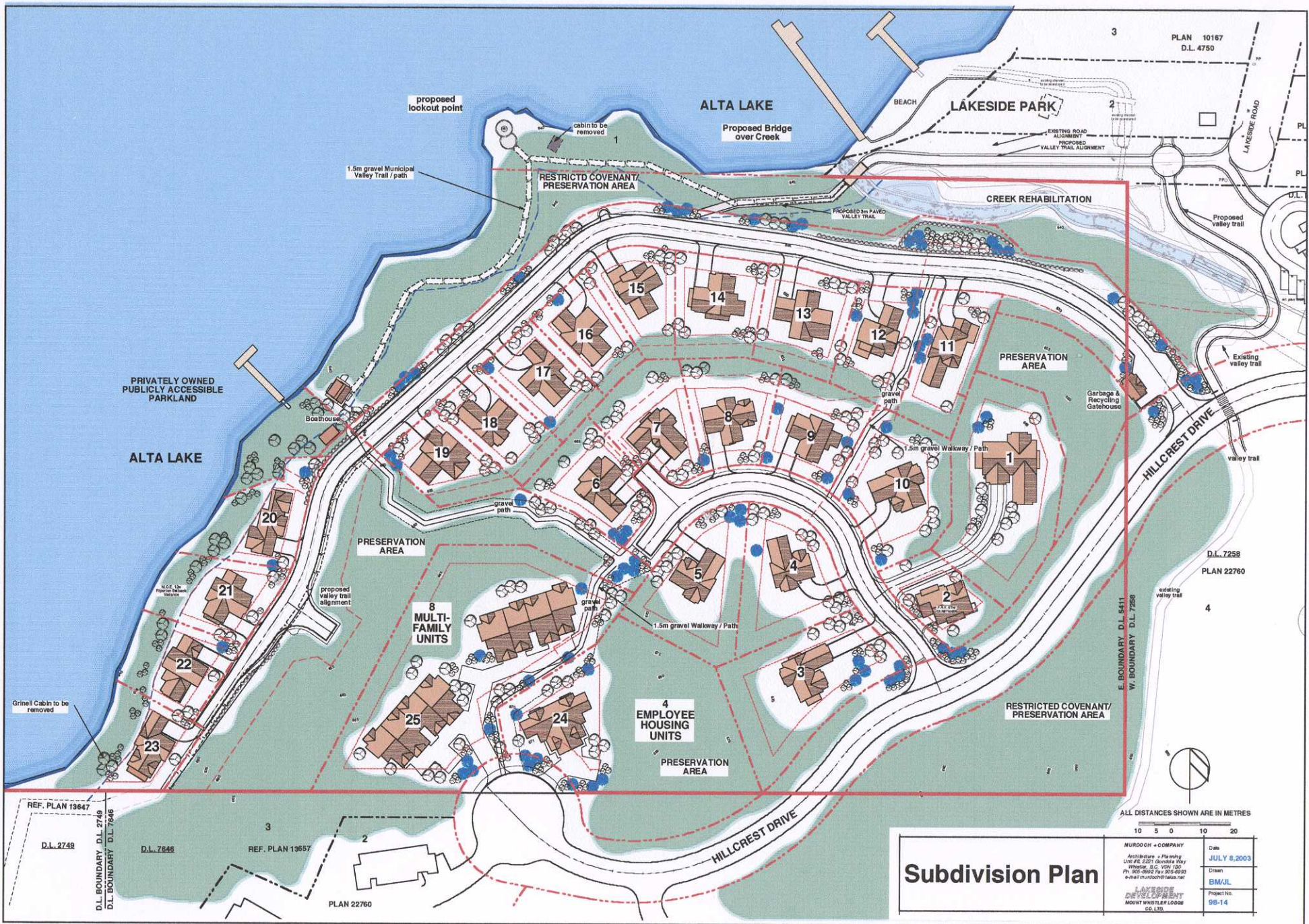
 Lakecrest

After twenty plus years of negotiations with the Resort Municipality of Whistler the owners of the Mt. Whistler Lodge Ltd have finally received the approvals to proceed with this stunning development. This is a small exclusive development on the shores of Alta Lake and equidistant to both Creekside and the Village. For those of you that do not remember Whistler Lodge, the property is located next to Alta Vista and across the street from Alta Vista Pointe. The roads have been roughed in and the lots are being staked as we speak.

Whistler Lodge was an active hotel in the 1970's and prior to that was called Hillcrest Lodge. The Mansell family owned Hillcrest Lodge and Doug Mansell lived in Whistler up until quite recently. The Lodge was one of a few summer spots that people would frequent after coming up by train from Vancouver. The lake was the focal point of the valley in those days with its clean and warm waters.

The development includes 23 single family lots, 8 multi family units and 4 employee housing units. There is a dock, boathouse and barbecue at the waters edge for the use of all of the owners. There is also a separate dwelling, which could be for the caretaker of the neighbourhood. 7 of the lots are required to have employee suites.





PLAN 10157  
D.L. 4750

D.L. 7258  
PLAN 22760

REF. PLAN 13647  
D.L. 2749  
D.L. BOUNDARY D.L. 2749  
D.L. BOUNDARY D.L. 7846

REF. PLAN 13657

PLAN 22760

ALL DISTANCES SHOWN ARE IN METRES



<b>MURDOCH + COMPANY</b>		Drawn
Architecture + Planning Unit #2021 Dundas West Whisper, B.C. V6W 1S5 Ph: 604-269-2222 Fax: 604-269-2223 www.murdochco.com		Date <b>JULY 8, 2003</b>
<b>LAKESIDE DEVELOPMENT</b> MOUNT WHISTLER LODGE S.D. LTD.		Drawn <b>BM/JL</b>
		Project No. <b>98-14</b>

# Subdivision Plan

BARE LAND STRATA PLAN OF LOT 2 DISTRICT LOT'S 5411 AND 7258 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP 18820.

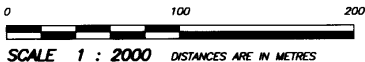
DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 12 DAY OF JULY, 2005.

NAME OF DEVELOPMENT LAKECREST

CIVIC ADDRESS: 3100 HILLCREST DRIVE WHISTLER, B.C.

Jan Mac Donald 10P REGISTRAR Bx 354876-888

RESORT MUNICIPALITY OF WHISTLER BCGS 92J.016



LEGEND

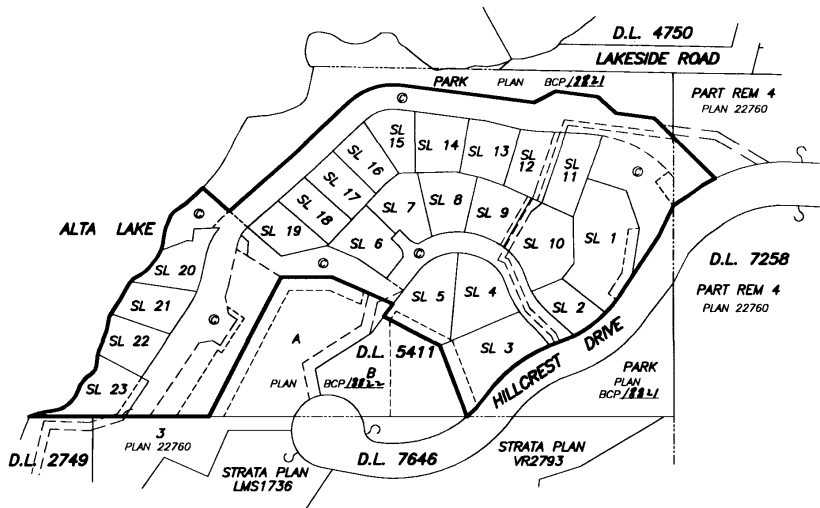
BEARINGS ARE ASTROMOMIC AND ARE DERIVED FROM PLAN BCP

FOUND PLACED

- DENOTES STANDARD IRON POST
■ DENOTES LEAD PLUG
⊕ DENOTES STANDARD CAPPED POST
⊙ DENOTES STANDARD ROCK POST
⊙ DENOTES STANDARD CONCRETE POST
m2 DENOTES SQUARE METRES
ha DENOTES HECTARES
W DENOTES WITNESS
SL DENOTES STRATA LOT
⊙ DENOTES COMMON PROPERTY

BEARINGS TO BEARING TREES ARE MAGNETIC.

KEY PLAN



OWNER Barry Dunner
WITNESS Name Scott T. Johnston
ADDRESS 1908-985 WEST GEORGIA ST. VAN. B.C. V6C 3H4
BARRISTER & SOLICITOR OCCUPATION

MORTGAGEE ROYAL BANK OF CANADA
Name James Sutcliffe
Authorized Signatory
Name James E. Sutcliffe
Authorized Signatory

PURSUANT TO MY ORDER DATED June 27, 2005 THE MONUMENTATION ON THIS BLOCK OUTLINE SURVEY IS HEREBY APPROVED.
F. 10500-30-4/5

OWNERS Glen Dean Mason, Pauline Mason
WITNESS AS TO BOTH SIGNATURES Name Scott T. Johnston
ADDRESS 19TH FLOOR 885 WEST GEORGIA ST. VAN. B.C. V6C 3H4
BARRISTER & SOLICITOR OCCUPATION

THE REGISTERED OWNERS DESIGNATED HEREON DECLARE THAT THEY HAVE ENTERED INTO COVENANTS WITH THE RESORT MUNICIPALITY OF WHISTLER UNDER SECTION 219 OF THE LAND TITLE ACT.

WITNESS AS TO BOTH SIGNATURES Name JAMES E. SUTCLIFFE
ADDRESS BARRISTER & SOLICITOR
BULL, HOUGHER & TUPPER INC
#3000, 1055 HURST GEORGIA RD
VANCOUVER, B.C. V6C 3R8
(604) 641-4000
OCCUPATION

THE ORDER OF THE SURVEYOR GENERAL DATED JUNE 27, 2005 HAS BEEN FILED IN THE LAND TITLE OFFICE IN NEW WESTMINSTER, B.C. AS NUMBER Bx 354875
Name Jan Mac Donald 10P
REGISTRAR

OWNER MOUNT WHISTLER LODGE LTD. (INC. NO. 67465)
Name Ken Mason
Authorized Signatory
WITNESS AS TO BOTH SIGNATURES Name Scott T. Johnston
ADDRESS 19TH FLOOR 885 WEST GEORGIA ST. VAN. B.C. V6C 3H4
BARRISTER & SOLICITOR OCCUPATION

THE CONDITIONS OF THE ABOVE MENTIONED ORDER ARE ACCEPTED:
MOUNT WHISTLER LODGE LTD. (INC. NO. 67465)

Name Ken Mason
Authorized Signatory
Name Glen Dean Mason
Authorized Signatory
Name Pauline Mason
Authorized Signatory
Name Barry Dunner
Authorized Signatory

APPROVED AS A BARE LAND STRATA PLAN UNDER SECTION 243 OF THE STRATA PROPERTY ACT THIS 19 DAY OF July 2005.

APPROVING OFFICER FOR THE RESORT MUNICIPALITY OF WHISTLER

I, DARRYL J. MITCHELL, A BRITISH COLUMBIA LAND SURVEYOR OF SURREY, BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON THE 9th DAY OF JUNE, 2005. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER #32574 ON THE 12th DAY OF JUNE, 2005.

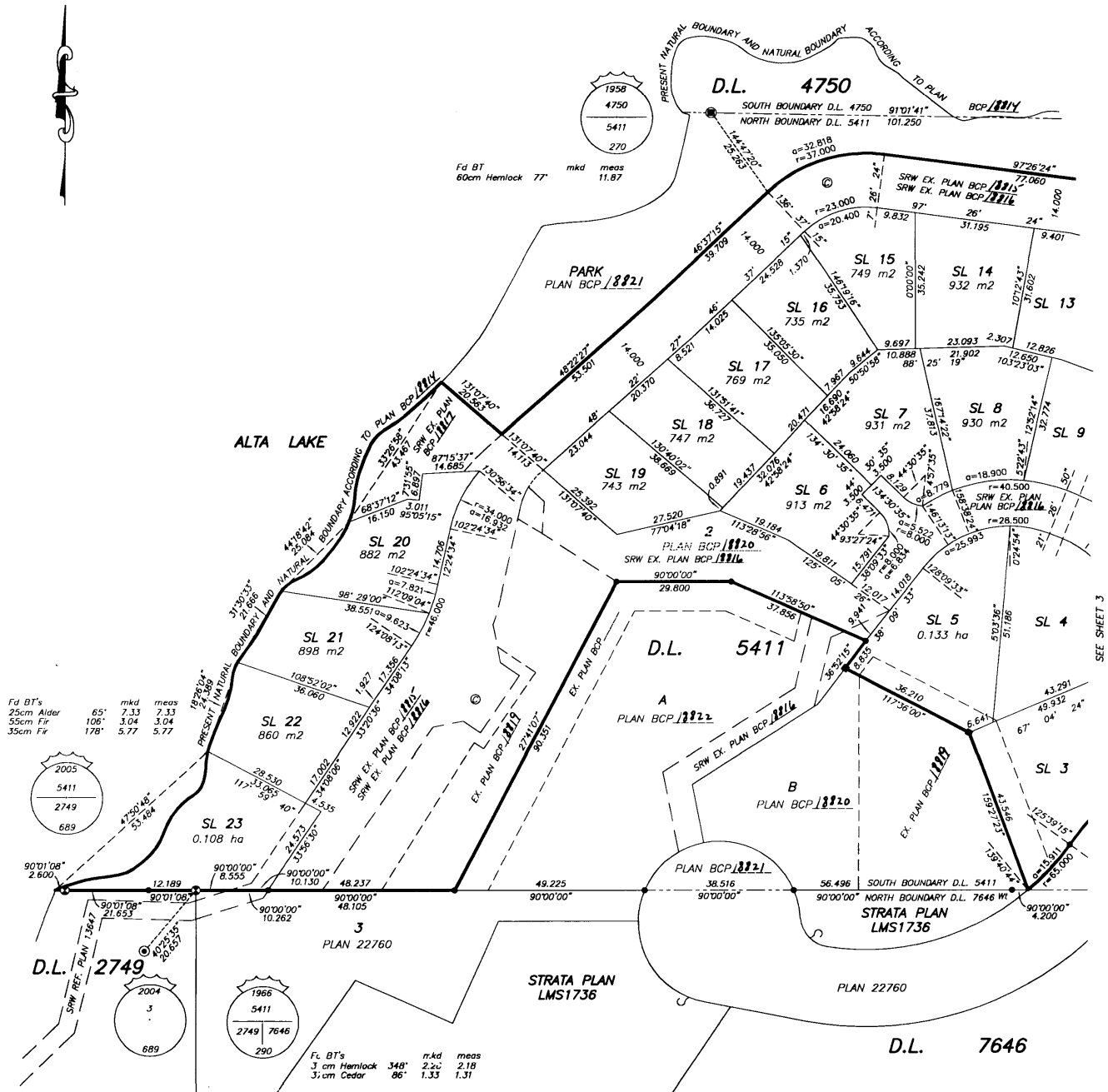
D. J. Mitchell B.C.L.S.

THIS PLAN LIES WITHIN THE SQUAMISH LILLOOET REGIONAL DISTRICT

BUTLER SANDWICK & ASSOCIATES PROFESSIONAL LAND SURVEYORS 101 - 32885 VENTURA AVENUE ABBOTSFORD, BC V2S 6A3 T. 604-853-2700 F. 604-853-2710 FILE : M3200 DWG : 3200-B5

# STRATA PLAN BCS /403

0 10 50  
SCALE 1 : 750 DISTANCES ARE IN METRES



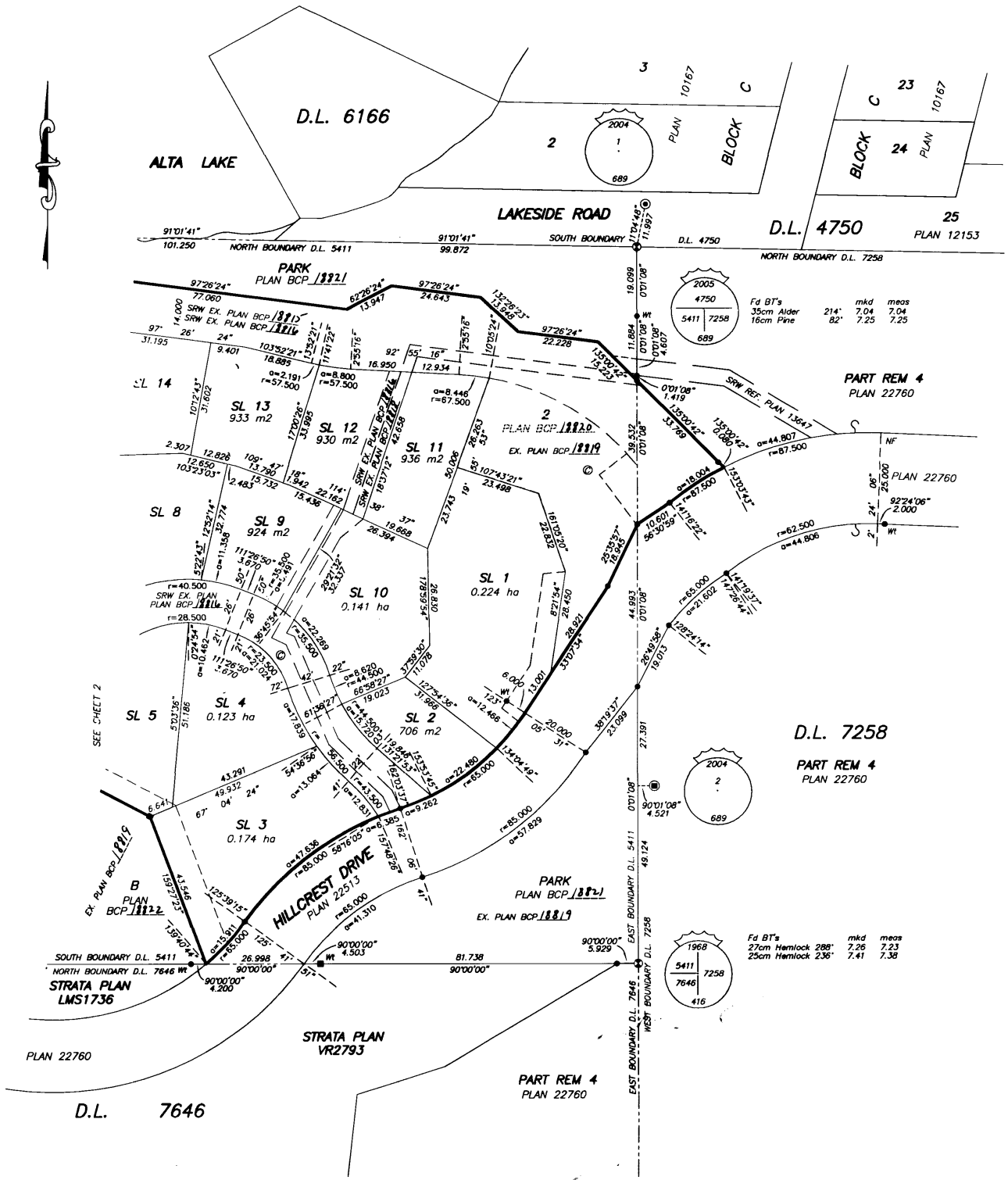
JUNE 12th, 2005

**BUTLER SUNDWICK & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
101 - 3285 VENTURA AVENUE  
ABBOTSFORD, BC V2S 6A3  
T. 604-853-2700 F. 604-853-2710  
FILE : M3200  
DWG : 3200-B5

FILED NMS1403 2005-08-05-14:47:10:290700

# STRATA PLAN BCS 1403

0 10 50  
SCALE 1 : 750 DISTANCES ARE IN METRES



Fd BT's	mkd	meas
4750	214'	7.04
5411	82'	7.25
689		7.25

D.L. 7258

PART REM 4  
PLAN 22760

Fd BT's	mkd	meas
1968	27cm Hemlock 288'	7.26
5411	25cm Hemlock 236'	7.41
7646		7.38
416		

*[Signature]*  
J. 12/16/2005

BUTLER SUNDVICK & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
101 - 32885 VENTURA AVENUE  
ABBOTSFORD, BC V2S 6A3  
T. 804-853-2700 F. 804-853-2710  
FILE : M3300  
DWG : 3200-B5

RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (MT. WHISTLER LODGE) NO. 1550, 2002

A BYLAW TO AMEND THE RESORT MUNICIPALITY  
OF WHISTLER ZONING AND PARKING BYLAW NO. 303, 1983

WHEREAS the Council may in a zoning bylaw, pursuant to Sections 903 and 906 of the Local Government Act, c.323 (the "Act"), divide all or part of the area of the Municipality into zones, define each zone and regulate the use of land, buildings and structures within the zones, and require the provision of off-street parking spaces and loading spaces for uses, buildings and structures;

NOW THEREFORE the Council of the Resort Municipality of Whistler in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw (Mt. Whistler Lodge) No. 1550, 2002".
2. The Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 1983 is hereby amended as follows:
  - (a) Section 11 is amended by adding as Section 11.37 the RS 9 (Residential Single Family Nine) Zone attached as Schedule "A" to this Bylaw.
  - (b) That portion of the Subject Lands which is shown lightly hatched and identified as RS9 on the sketch plan attached as Schedule "D" to this Bylaw is hereby rezoned from the RR1 (Rural Resource One) and CL-1 (Commercial Local One) Zones to RS9 (Residential Single Family Nine).
  - (c) Section 11 is amended by adding as Section 11.38 the RTA25 (Residential Tourist Accommodation Twenty Five) Zone attached as Schedule "B" to this Bylaw.
  - (d) That portion of the Subject Lands which is shown shaded in heavy black and identified RTA25 on the sketch plan attached as Schedule "D" to this Bylaw is hereby rezoned from the RR1 (Rural Resource One) Zone to RTA25 (Residential Tourist Accommodation Twenty Five) Zone.
  - (e) Section 12 is amended by adding as subsection 48 the RM49 (Residential Multiple Forty Nine) Zone attached as Schedule "C" to this Bylaw.
  - (f) That portion of the Subject Lands which is shown cross-hatched and identified RM49 on the sketch plan attached as Schedule "D" to this Bylaw is hereby rezoned from the RR1 (Rural Resource One) Zone to RM49 (Residential Multiple Forty Nine) Zone.
  - (g) That portion of the Subject Lands which is shown hatched in heavy black lines and identified PAN1 on the sketch plan attached as Schedule "D" to this Bylaw is hereby rezoned from the RR1 (Rural Resource One) and CL-1 (Commercial Local One) Zones to PAN 1 (Protected Area Network One) Zone.

(h) That portion of the Subject Lands which is shown in wavy lines and identified as LCB<sub>1</sub> on the sketch plan attached as Schedule "D" to this Bylaw is hereby rezoned from the RR<sub>1</sub> (Rural Resource One) Zone to the LCB<sub>1</sub> (Leisure Conservation Buffer One) Zone.

(i) Schedule "A" (zoning maps) forming part of Zoning and Parking Bylaw No. 303, 1983 is amended to give effect to the rezoning described in subparagraphs (b), (d) (f), (h) hereof.

(i) Section 7 is amended by inserting the following in number order under the heading "R Zones":

Column I

"RS9"  
"RTA25"  
"RM49"

Column II

"Single Family Residential Nine"  
"Residential Tourist Accommodation Twenty Five"  
"Residential Multiple Forty Nine"

3. If any section or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

GIVEN FIRST READING this 17<sup>th</sup> day of June, 2002.

GIVEN SECOND READING this 17<sup>th</sup> day of June, 2002.

Pursuant to Section 890 of the Local Government Act, a Public Hearing was held this 15<sup>th</sup> day of July, 2002.

GIVEN THIRD READING this 6<sup>th</sup> day of August, 2002.

APPROVED by the Ministry of Transportation this 27<sup>th</sup> day of February, 2003.

ADOPTED by the Council this \_\_\_ day of \_\_\_\_\_, 2003.

\_\_\_\_\_  
Hugh O'Reilly,  
Mayor

\_\_\_\_\_  
Brenda Sims,  
Municipal Clerk

I HEREBY CERTIFY that this is  
a true copy of " Zoning Amendment Bylaw  
(Mt. Whistler Lodge) No. 1550, 2002".

---

Brenda Sims  
Municipal Clerk

## SCHEDULE "A"

### RS9 (SINGLE FAMILY RESIDENTIAL NINE) ZONE

#### **Intent**

The intent of this zone is to provide for the development of low density detached residential dwellings and for auxiliary residential dwellings.

37 In the RS9 Zone:

#### **Permitted Uses**

- 37.1 The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
  - (b) auxiliary residential dwelling unit provided it is contained within the principal residential building or garage (whether separate or detached); and further provided the principal residential building or garage (if the auxiliary residential dwelling unit is within the garage) is serviced by a community sewer system;
  - (c) detached dwelling;
  - (d) park and playground.

#### **Density**

- 37.2 The maximum permitted gross floor area shall be as described in Table 1, attached to this zone.

#### **Height**

- 37.3 The maximum permitted height of a building is 7.6 metres.  
37.4 Notwithstanding subsection 37.3, the maximum permitted height of a garage is 5 metres.

#### **Site Coverage**

- 37.5 The maximum permitted site coverage is 35 percent.

#### **Setbacks**

- 37.6.1 The minimum permitted front setback is 7.6 metres.  
37.6.2 The minimum permitted side setback for a dwelling of 325 square metres or less is 3.0 metres.  
37.6.3 The minimum permitted side setback for a dwelling of greater than 325 square metres is 6.0 metres.  
37.6.4 The minimum permitted rear setback is 7.6 metres.  
37.6.5 Although an auxiliary residential dwelling unit may be contained within a garage, the setback requirements of sections 5.14.1 and 5.14.2 continue to apply.  
37.6.6 Notwithstanding sections 5.7 (b) and 37.6.1 of this bylaw, an unenclosed balcony, porch, canopy or sunshade may be setback 4 metres from a front parcel boundary.

### **Off-Street Parking and Loading**

- 37.7.1 Subject to subsection 37.8.2 below, off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.
- 37.7.2 Notwithstanding any other provision of this Bylaw, where three off-street parking spaces are required for a dwelling unit, one space may be provided as a tandem parking space, and where four or more off-street parking spaces are required for a dwelling unit, a maximum of two spaces may be provided as tandem parking spaces.

### **Other Regulations**

- 37.8.1 The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.
- 37.8.2 The maximum permitted number of bedrooms in a detached dwelling is 4, not counting the bedrooms in the auxiliary residential dwelling unit
- 37.8.3 The placing of more than one principal building on a parcel is prohibited.
- 37.8.4 An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres.
- 37.8.5 In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of a detached dwelling.
- 37.8.6 The maximum permitted number of bedrooms in an auxiliary residential dwelling unit is 2, and an auxiliary residential dwelling unit shall contain no more than one kitchen.
- 37.8.7 An auxiliary residential dwelling unit shall not be used for the temporary accommodation of paying guests and all other uses of the auxiliary residential dwelling unit not expressly permitted in this section are prohibited.



## SCHEDULE "B"

### RTA25 (RESIDENTIAL TOURIST ACCOMMODATION TWENTY FIVE) ZONE

#### Intent

The intent of this zone is to provide for low density residential townhouses which are also available for tourist accommodation.

38 In the RTA25 Zone:

#### **Permitted Uses**

38.1.1 The following uses are permitted and all other uses are prohibited:

- (a) auxiliary uses;
- (b) park and playground;
- (c) townhouse buildings.

38.1.2 Notwithstanding any other provision of this Bylaw, a townhouse dwelling unit in the RTA25 Zone may be used for the temporary accommodation of not more than 8 persons at the same time during periods when such dwelling unit is not occupied for residential use.

#### **Density**

38.2 The maximum permitted floor space ratio is .41 and the maximum permitted gross floor area of a townhouse dwelling unit is 230 square metres.

#### **Height**

38.3 The maximum permitted height of a building is 10.0 metres.

#### **Parcel Area**

38.4.1 The minimum permitted parcel area is 4,650 square metres.

38.4.2 The minimum permitted frontage is 10 metres.

#### **Site Coverage**

38.5 The maximum permitted site coverage is 22 percent.

#### **Setbacks**

38.7.1 The minimum permitted front setback is 6.0 metres.

38.7.2 The minimum permitted side setback is 7.6 metres.

38.7.3 The minimum permitted rear setback is 15.0 metres.

**Off-Street Parking and Loading**

- 38.8 Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.

**Other Regulations**

- 38.9.1 The minimum permitted gross floor area of a dwelling unit is 55 square metres.

## SCHEDULE "C"

### RM49 (RESIDENTIAL MULTIPLE FORTY NINE) ZONE

#### Intent

The intent of this zone is to provide for medium density residential use.

47 In the RM48 Zone:

#### **Permitted Uses**

47.1 The following uses are permitted and all other uses are prohibited:  
(a) auxiliary uses  
(b) park and playground;  
(c) townhouse buildings provided no dwelling unit in a townhouse building is occupied except as employee housing.

#### **Density**

47.2.1 The maximum permitted gross floor area is 750 square metres.  
47.2.2 The maximum permitted size of a dwelling unit is 150 square metres.  
47.2.3 The minimum permitted gross floor area is 55 square metres.  
47.2.4 Notwithstanding the definition of "gross floor area" in this Bylaw, in this zone that term shall not include the first 15 square metres of bicycle storage space.

#### **Height**

47.3 The maximum permitted height of a building is 7.6 metres.

#### **Parcel Area**

47.4.1 The minimum permitted parcel area is 3,350 square metres.  
47.4.2 The minimum permitted frontage is 15 metres.

#### **Site Coverage**

47.5 The maximum permitted site coverage is 20 percent.

#### **Setbacks**

47.6.1 The minimum permitted front setback is 7.6 metres.  
47.6.2 The minimum permitted side setback is 7.6 metres.  
47.6.3 The minimum permitted rear setback is 7.6 metres.

#### **Off-Street Parking and Loading**

47.7 Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.

**Other Regulations**

47.8.1

The minimum permitted gross floor area of a dwelling unit is 55 square metres.

47.8.2

Notwithstanding the definition of “gross floor area” in this Bylaw, bicycle storage space shall be excluded from the calculation of gross floor area up to a maximum of 15 square metres.

