

WHISTLER

AGENDA

**PUBLIC HEARING OF MUNICIPAL COUNCIL
TUESDAY, DECEMBER 4, 2010 STARTING AT 6:00 PM**

**In the Franz Wilhelmssen Theatre at Maurice Young Millennium Place
4335 Blackcomb Way, Whistler, BC V0N 1B4**

The Public Hearing is convened pursuant to Section 890 of the Local Government Act R.S.B.C. 1996, c. 323 to allow the public to make representations to Council respecting matters contained in "Land Use Contract Discharge Bylaw (4921 Horstman Lane) No. 2017, 2012" (the "proposed Bylaw").

Everyone present shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw. No one will be discouraged or prevented from making their views known. However, it is important that remarks be restricted to matters contained in the proposed Bylaw.

When speaking, please commence your remarks by clearly stating your name and address.

Members of Council may, ask questions following presentations however, the function of Council at a Public Hearing is to listen rather than to debate the merits of the proposed Bylaw.

As stated in the Notice of Public Hearing,

Land Use Contract
Discharge Bylaw (4921
Horstman Lane) No.
2017, 2012

**PURPOSE OF "LAND USE CONTRACT DISCHARGE BYLAW (4921
Horstman Lane) NO. 2017, 2012":**

In general terms, the purpose of the proposed Bylaw is to discharge the Blackcomb Land Use Contracts from the title of the subject property and rezone the lands to RS3 (Residential Single Family Three).

Explanation

Explanation by Municipal staff concerning the proposed Bylaw.

Submissions

Submissions by any persons concerning the proposed Bylaw.

Correspondence

Receipt of correspondence or items concerning the proposed Bylaw.

ADJOURNMENT

INDEX

Public Hearing Document Index		
Land Use Contract Discharge Bylaw (4921 Horstman Lane) No. 2017, 2012		
Document Type	Date	Details
Public Hearing Document Index		
Notice of Public Hearing		
Bylaw	6-Nov-12	Land Use Contract Discharge Bylaw (4921 Horstman Lane) No. 2017, 2012
Report	6-Nov-12	Administrative Report to Council No. 12-118: 4921 Horstman Lane - Land Use Contract Discharge from the November 6, 2012 Council meeting package.
Report	6-Nov-12	Presentation slides from the November 6, 2012 meeting of Council regarding Administrative Report No. 12-118
Council Minutes	6-Nov-12	Minutes of the Regular Meeting of Council of Tuesday, November 6, 2012
Other		G2520 ('Old' Land Use Contract)
Other		GB77455 ('New' Land Use Contract)
Correspondence	17-Sep-12	Letter from Raymond So, dated September 17, 2012, expressing concern for the rezoning of Lot 28 at Horstman Lane.
Correspondence	17-Sep-12	Email from George and Nancy Lobisser, dated September 17, 2012, opposed to the rezoning.
Correspondence	18-Sep-12	Letter from Maurice and Sophia White, dated September 18, 2012, asking staff and council to reject the rezoning application.
Correspondence	29-Oct-12	Email from Rod Senft dated October 29, 2012 in opposition to Zoning Variance Application for 4921 Horstman Lane.
Correspondence	30-Oct-12	Email from Roman Licko to Maurice White with preliminary massing diagrams attached.
Correspondence	30-Oct-12	Email from Roman Licko to George Lobisser dated October 30, 2012 with preliminary massing diagrams for the application.
Correspondence	30-Oct-12	Email from George and Nancy Lobisser, dated October 30, 2012, in opposition to the proposed rezoning.
Correspondence	31-Oct-12	Emails between Raymond So and Roman Licko between October 28, 2012 and October 31, 2012.
Correspondence	9-Nov-12	Emails between Raymond So and Roman Licko between October 28, 2012 and November 9, 2012
Correspondence	22-Nov-12	Email from Roman Licko to Mr. Gelfand regarding tree clearing.



THE RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, BC Canada V0N 1B4
www.whistler.ca

TEL 604 932 5535
TF 1 866 932 5535
FAX 604 932 8109

NOTICE OF PUBLIC HEARING

LAND USE CONTRACT DISCHARGE BYLAW (4921 Horstman Lane) NO. 2017, 2012

Notice is hereby given in accordance with the *Local Government Act* RSBC, 1996, c.323 that the Council of the Resort Municipality of Whistler will hold a Public Hearing to consider representations regarding amendments to the Resort Municipality of Whistler's "Zoning and Parking Bylaw No. 303, 1983" (Zoning Bylaw) by means of "Land Use Contract Discharge Bylaw (4921 Horstman Lane) No. 2017, 2012" (the "proposed Bylaw") in the Franz Wilhelmsen Theatre at Maurice Young Millennium Place, 4335 Blackcomb Way, Whistler, British Columbia commencing at **6:00 p.m., December 4th, 2012**.

AT THE HEARING the public will be allowed to make representations to Council or present written submissions respecting matters contained in the proposed Bylaw and will be afforded a reasonable opportunity to be heard.

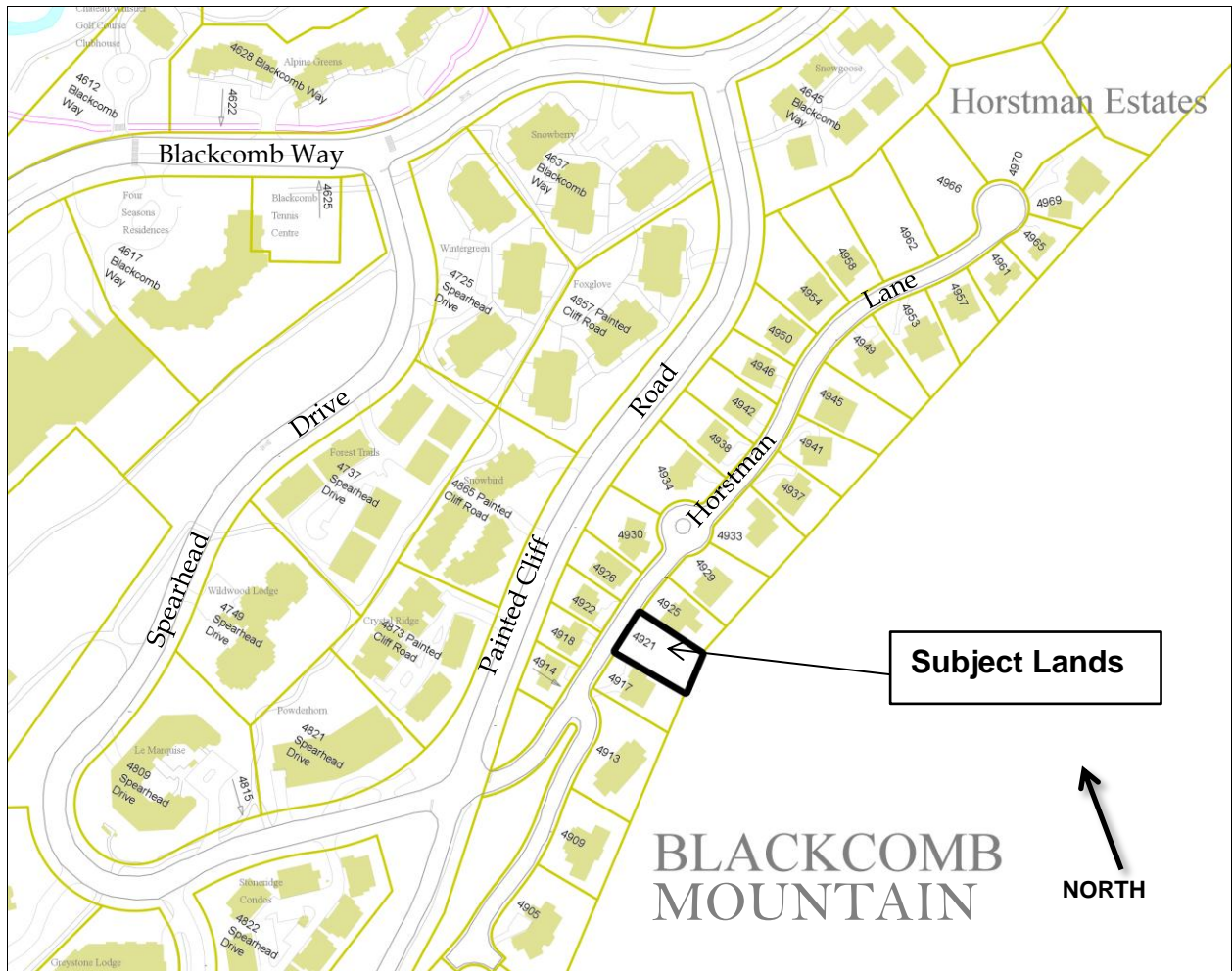
SUBJECT LANDS: The lands, which are the subject of the proposed Bylaw, are located at 4921 Horstman Lane ("the Lands"). More specifically these lands are described as Strata Lot 28, District Lots 3903 & 4214, Strata Plan VR 2482, as shown outlined in bold on the map attached to this notice.

PURPOSE OF "LAND USE CONTRACT DISCHARGE BYLAW (4921 Horstman Lane) NO. 2017, 2012": In general terms, the purpose of the proposed Bylaw is to discharge the Blackcomb Land Use Contracts from the title of the subject property and rezone the lands to RS3 (Residential Single Family Three).

AND FURTHER TAKE NOTICE that a copy of the aforementioned "Land Use Contract Discharge Bylaw (4921 Horstman Lane) No. 2017, 2012" and related documents which have been or will be considered by the Council of the Resort Municipality of Whistler may be inspected at the Reception Desk of Municipal Hall of the Resort Municipality of Whistler located at 4325 Blackcomb Way, Whistler, British Columbia, between the hours of 8:00 a.m. and 4:30 p.m., from Monday to Friday only, from November 22nd, 2012 to December 4th, 2012 (inclusive) (statutory holidays excluded).

Shannon Story
Corporate Officer

Subject Lands – 4921 Horstman Lane - Bylaw 2012, 2017



**RESORT MUNICIPALITY OF WHISTLER
LAND USE CONTRACT DISCHARGE BYLAW (4921 HORSTMAN LANE) NO. 2017, 2012**

**A BYLAW TO AMEND THE WHISTLER ZONING AND PARKING BYLAW NO.303, 1983 AND
DISCHARGE A LAND USE CONTRACT**

WHEREAS Council may, in a zoning bylaw pursuant to Sections 903, 904 and 906 of the *Local Government Act*, R.S.B.C. 1996, c.323, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones, require the provision of parking spaces and loading spaces for uses, buildings and structures, and establish different density regulations for a zone, one applicable to the zone generally and the other to apply if conditions are met; and

WHEREAS a land use contract may, under s.930 of the *Local Government Act*, be discharged by bylaw with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the discharge; and

WHEREAS the owners of the lands legally described as Strata Lot 28, Strata Plan VR. 2482, District Lots 3903 and 4214 have agreed in writing to the discharge of the land use contract charging those lands;

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

1. This Bylaw may be cited for all purposes as "Land Use Contract Discharge Bylaw (4921 Horstman Lane) No. 2017, 2012"
2. Zoning and Parking Bylaw No. 303, 1983 is amended by:
 - (a) amending Schedule "A" Zoning Map by changing the zoning designation of the lands described as Strata Lot 28, Strata Plan VR. 2482, District Lots 3903 and 4214 to RS3 (Residential Single Family Three) as shown in heavy black outline and identified on the plan annexed to this Bylaw as Schedule "1".
3. That certain land use contract registered in the Vancouver Land Title Office under No. G2520 on January 11, 1979, as subsequently modified under No. GB77455, is discharged from the lands described in Section 2(a), and the Corporate Officer shall register a discharge of that land use contract in respect of such lands, together with a certified copy of this bylaw, in the Land Title Office in accordance with the *Land Title Act* and Section 930(10) of the *Local Government Act*.
4. If any section or phrase of this bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

Given first and second readings this 6th day of November, 2012.

Pursuant to Section 890 of the *Local Government Act*, a Public Hearing was held this _____ day of _____, ____.

Given third reading this _____ day of _____, ____.

Approved by the Minister of Transportation this _____ day of _____, ____.

Adopted by the Council this ____ day of _____, ____.

Land Use Contract Discharge Bylaw (4921 Horstman Lane) No. 2017, 2012

Nancy Wilhelm-Morden,
Mayor

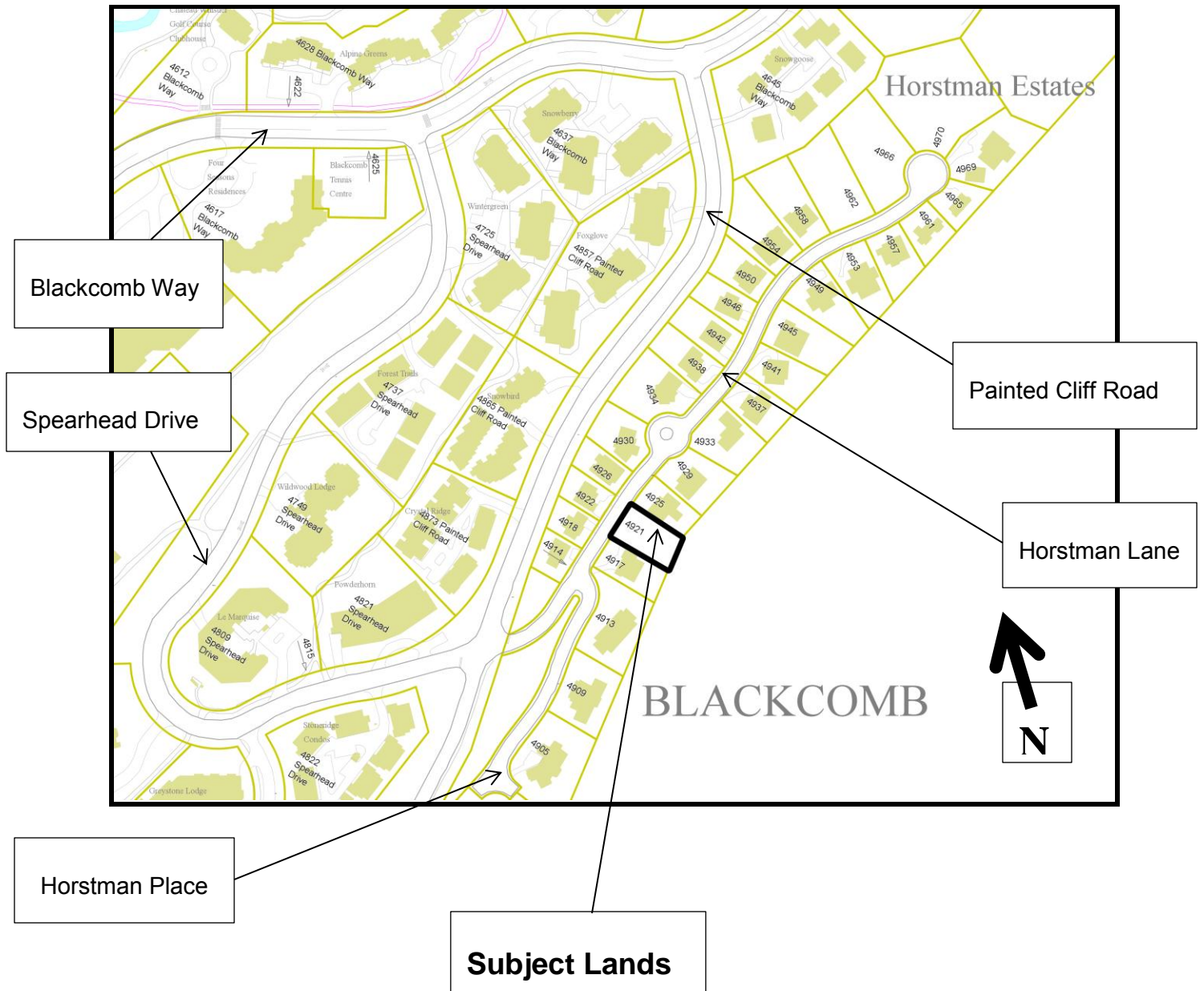
Shannon Story,
Corporate Officer

I HEREBY CERTIFY that this is a true
copy of "Land Use Contract Discharge
Bylaw (4921 Horstman Lane) No. 2017,
2012"

Shannon Story,
Corporate Officer

SCHEDULE 1

**4921 Horstman Lane
(Strata Lot 28, Strata Plan VR. 2482, District Lots 3903 and 4214)
to be zoned RS3 (Residential Single Family Three)**





REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: November 6, 2012

REPORT: 12-118

FROM: Resort Experience

FILE: RZ. 1064

SUBJECT: 4921 Horstman Lane - Land Use Contract Discharge

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Council consider giving first and second readings to “Land Use Contract Discharge Bylaw (4921 Horstman Lane) No. 2017, 2012”;

That Council authorize the Corporate Officer to schedule a Public Hearing regarding “Land Use Contract Discharge Bylaw (4921 Horstman Lane) No. 2017, 2012”; and to advertise for same in a local newspaper; and further

That Council direct staff to advise the applicant that before consideration of adoption of “Land Use Contract Discharge Bylaw (4921 Horstman Lane) No. 2017, 2012”, the following matters are to be completed to the satisfaction of the General Manager of Resort Experience:

1. Modification of the existing development covenant registered on title as GC125596 to reflect this Land Use Contract discharge;
2. Registration of a covenant requiring that any development on the site is generally consistent with the massing diagrams attached to this report as Appendix “E”; and further

That Council authorize the Mayor and Corporate Officer to sign the legal documents associated with the prior to adoption conditions stipulated by Council.

REFERENCES

Owner: Anchana Gelfand

Location: 4921 Horstman Lane

Legal Description: PID: 014-850-541

Strata Lot 28, Strata Plan VR. 2482

District Lots 3903 & 4214

Appendices: “A” Location Plan

“B” Zoning Map

“C” RS3 (Residential Single Family Three) Zone

“D” Correspondence from Neighbours

“E” Preliminary Massing Diagrams

PURPOSE OF REPORT

This report presents Rezoning Application No. RZ. 1064, an application to discharge the Blackcomb Land Use Contract (the "LUC") from the lands at 4921 Horstman Lane, and rezone the lands to RS3 (Residential Single Family Three).

DISCUSSION

Background

The Horstman Estates subdivision lies on the outskirts of the Blackcomb Benchlands between Painted Cliff Road and the foot of Blackcomb Mountain. This is a bareland strata subdivision consisting of 33 single family lots of various sizes. As can be seen from Appendix "C", the strata plan is split zoned; the lands lie partially within the Blackcomb Land Use Contract area, and partially within the RS3 Zone of Zoning and Parking Bylaw 303, 1983. The boundary between the LUC and the RS3 zone bisects the neighbourhood in such a way that some lots lie within the LUC, some lie within the RS3 Zone, and some are split zoned. A numerical breakdown of this distribution is shown in Table 1:

Table 1

Regulating Document	Number of Lots
Primarily Land Use Contract	19
Primarily RS3 Zoning	9
Split Zoned	5
Total	33

Staff note that the RS3 Zone was created in 1989 expressly for the Horstman Estates subdivision. The "Intent" statement at the beginning of the zone reads as follows:

"The intent of this zone is to provide for detached residential dwellings on lands contiguous to the Blackcomb Land Use Contract Lands."

The lot that is the subject of this rezoning application lies entirely within the LUC lands (specifically Area L of Zone 2 of the amended Blackcomb Land Use Contract, GB7745) and is currently undeveloped.

Current Application

Rezoning Application No. RZ. 1064 proposes to discharge the LUC from the title of Strata Lot 28 (4921 Horstman Lane) and rezone the lands to RS3. Staff note that this would enable the applicants to take advantage of recent changes to Zoning and Parking Bylaw 303 excluding basement areas from the calculation of gross floor area, thereby increasing the development potential on the parcel.

In addition to the LUC, there is a development covenant registered on the titles of all the Horstman Estates lots as GC1235596. This covenant provides design criteria for the Horstman Estates subdivision and site specific restrictions for each strata lot above and beyond the LUC. Design

guidelines, materials, landscaping, density, height and parking are all addressed in this document. Further, the covenant requires design approval by both the RMOW & the approving architect (Gordon Hlynsky) prior to issuance of a building permit.

Should this application be successful, this document may need to be modified to reflect this rezoning. It would, however, remain registered on title. Therefore this lot, like all the other RS3 lots in Horstman, would need to satisfy both documents.

Table 2 provides a comparison of the RS3 Zone and compares it to the applicable requirements of the Blackcomb Land Use Contract and the development covenant:

Table 2

	Blackcomb LUC	Development Covenant GC125596	RS3 Zone
Permitted Uses	<ul style="list-style-type: none"> Multi-residential Duplex Single Family 	Single family dwellings	<ul style="list-style-type: none"> Detached Dwelling Auxiliary Residential Dwelling Unit
Density	0.35 fsr	331 m2 maximum gfa.*	0.35 fsr
Height	4 stories or 45 feet	9.1 m	10.6 m
Site Coverage	35 %		35%
Setbacks	<ul style="list-style-type: none"> 7.0 metres from a public highway. 3.0 metres from any other parcel boundary. 	Building Envelope shown in Schedule "C" to the covenant.	<ul style="list-style-type: none"> Front: 7.6 m Sides: 3.0 m Rear: 7.6 m
Parking	3 spaces	3 spaces required, 2 of which must be contained within the building.	3 spaces for dwelling 1 space for suite

*331 m² is equal to an fsr of 0.35.

WHISTLER 2020 ANALYSIS

TABLE 3

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected.	Discharge of the LUC would mean that the new GFA exclusions for basements contained in Zoning and Parking Bylaw 303 would be applicable to this parcel.

Table 4

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
None.		

OTHER POLICY CONSIDERATIONS

Appendix "E" to this report shows massing diagrams generated by the applicant's architect demonstrating how a new home that incorporates the new GFA exclusions for basements would look on this site. Given that this is a rezoning application, rather than a form and character development permit, the only tool available to the RMOW to ensure that the new dwelling conforms to the general massing diagrams shown here is a restrictive covenant. Therefore staff recommends that Council require a covenant restricting development on the site to be generally in conformance with the massing diagrams. This would ensure that the dwelling will be consistent with the schematics shown to staff, Council, and the general public.

BUDGET CONSIDERATIONS

There are no significant budget implications associated with this proposal. Rezoning application fees provide for recovery of costs associated with this application.

Building Permit fees and Works and Services charges will be applicable at the time of Building Permit.

COMMUNITY ENGAGEMENT AND CONSULTATION

A sign describing Rezoning Application RZ. 1064 was posted on the property in August of this year. As of October 25th, three responses have been received from affected neighbours expressing some concerns. These are attached for Council's review as Appendix "D" to this report. Staff have contacted these neighbours and forwarded the massing diagrams for their review.

Per the requirements of the *Local Government Act*, the Land Use Contract Discharge Bylaw will require a Public Hearing wherein the public will be allowed to make representations to Council or present written submissions respecting matters contained in the Land Use Contract Discharge Bylaw.

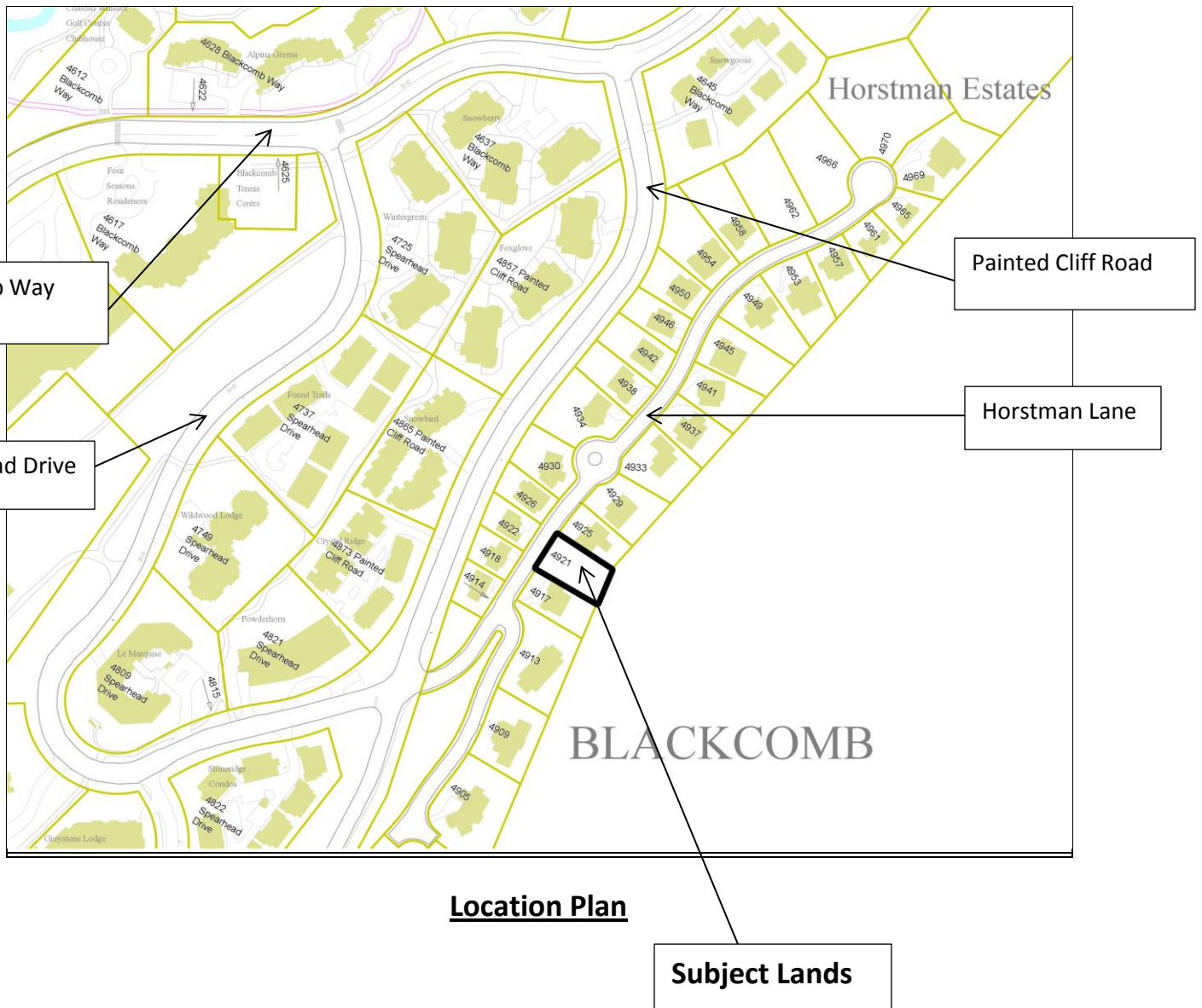
SUMMARY

Rezoning Application RZ. 1064 proposes to discharge the Blackcomb Land Use Contract from 4921 Horstman Lane and replace it with zoning. The lands are proposed to be rezoned to RS3 (Residential Single Family Three), similar to several other parcels in the Horstman Estates subdivision.

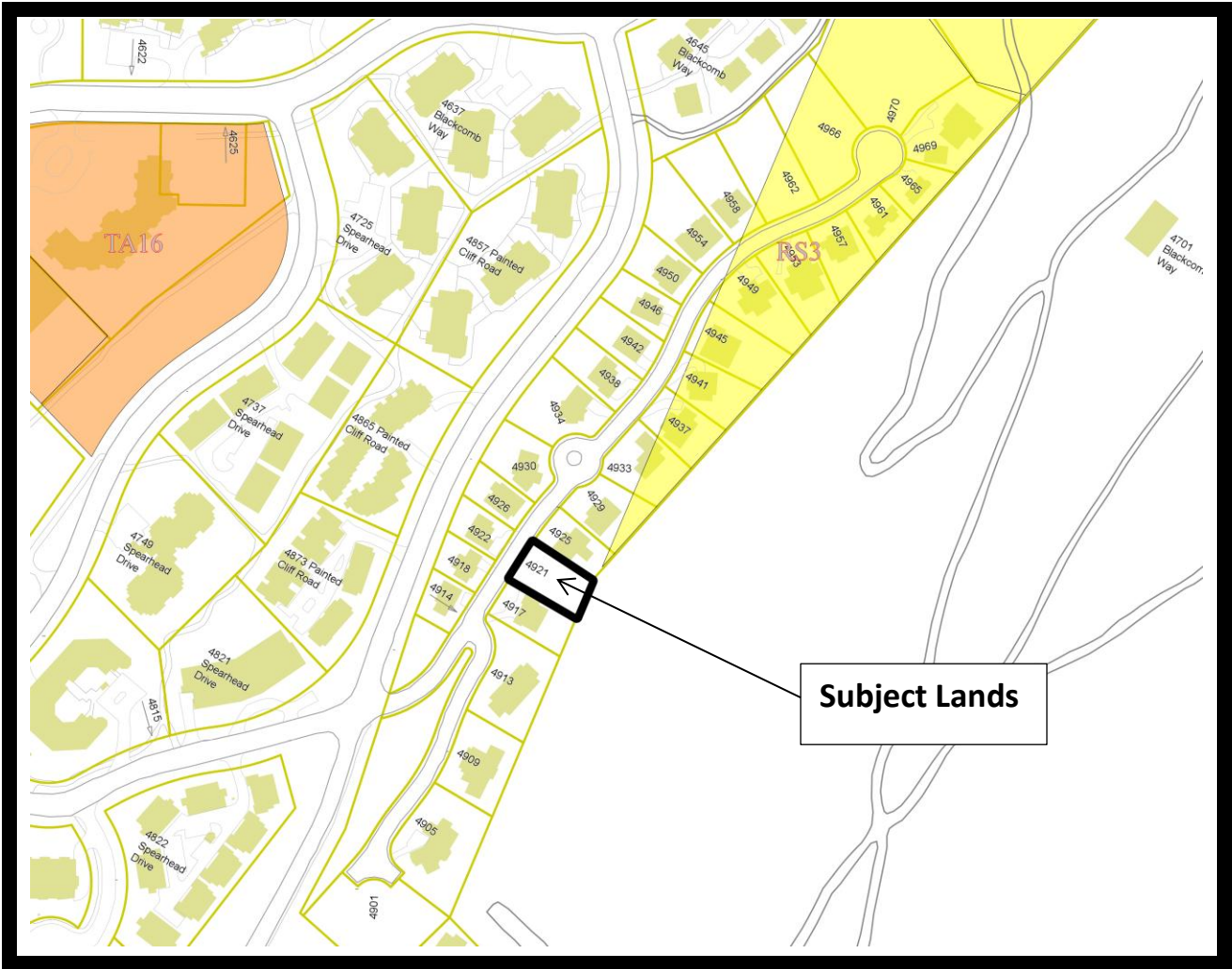
Respectfully submitted,

Roman Licko
PLANNING TECHNICIAN
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

RZ. 1064, 4921 Horstman Lane



4921 Horstman Lane Zoning Map



RS3 Zone (Residential Single Family Three) (Bylaw No. 742)**Intent**

The intent of this zone is to provide for detached residential dwellings on lands contiguous to the Blackcomb Land Use Contract lands.

In a RS3 Zone:

Permitted Uses

- 5.1 The following uses are permitted and all other uses are prohibited:
- (a) detached single family residential dwellings;
 - (b) an auxiliary residential dwelling unit not exceeding a gross floor area of 90 square metres; and (Bylaw No. 1621)
 - (c) park.

Density

- 5.2.1 The maximum permitted floor space ratio is 0.35. (Bylaw No. 1621)
- 5.2.2 Notwithstanding any other regulations contained in this section, an additional 56 square metres of gross floor area may be added to a dwelling unit or an auxiliary building for employee use and rental, provided that the floor space ratio on a parcel does not exceed .35. This bonus density is subject to the owner entering into an employee housing agreement with the Municipality for the auxiliary residential dwelling unit, the terms of which shall be the Municipality's standard charge terms for employee housing covenants as of the date on which the building permit is issued. (Bylaw No. 1621)
- 5.2.3 Notwithstanding s. 5.3.1 (a), the maximum gross floor area of an auxiliary building containing both auxiliary parking use and an auxiliary residential dwelling unit is 110 square metres and the maximum permitted gross floor area for an auxiliary building containing only an auxiliary residential dwelling unit is 90 square metres. (Bylaw No. 1621)

Height

- 5.3 The maximum permitted height of a building is 10.6 metres.

Site Coverage

- 5.4 The maximum permitted site coverage is 35 percent.

Setbacks

- 5.5.1 The minimum permitted front setback is 7.6 metres.
- 5.5.2 The minimum permitted side setback is 3 metres.
- 5.5.3 The minimum permitted rear setback is 7.6 metres.
- 5.5.4 Whenever provision 5.14.1 of this Bylaw applies, the minimum permitted front setback is 5 metres for auxiliary residential dwelling units located within an auxiliary building for garage or carport use. (Bylaw No. 1621)
- 5.5.5 Whenever provision 5.14.2 of this Bylaw applies, the minimum permitted front setback is 2 metres for an auxiliary residential dwelling unit located within an auxiliary building for garage or carport use. (Bylaw No. 1621)
- 5.5.6 In no case shall a parcel contain both an auxiliary building containing an auxiliary residential dwelling unit and an auxiliary building containing parking use. (Bylaw No. 1621)
- 5.5.7 An auxiliary building containing both an auxiliary residential dwelling unit and parking use shall be no less than 2 storeys in height, to a maximum of 7 metres. (Bylaw No. 1621) (Bylaw No. 1656)

Off-Street Parking and Loading

- 5.6 Off-street parking and loading shall be provided and pursuant to the requirements and standards set out in Schedule "K" of the Blackcomb Land Use Contract Bylaw No. 650, 1988.

4925 Horstman Lane,
Legal/Lot#: 027
Whistler BC
V0N 1B4

Resort Municipality of Whistler
Planning Department
4325 Blackcomb Way,
Whistler, BC
V0N 1B4
Tel: 604-935-8170
Fax: 604-935-8188

Attention: Roman Licko

September 17, 2012

Dear sir/Mme,

I am writing to express my concern of the rezoning of Lot 28 at Horstman Lane. I am directly next to this property and have very limited information of the implications that may affect my house and the neighbourhood. In speaking to the owners at Horstman Lane, they all have expressed their concerns. I understand the approval process will involve 3 council meetings and a public hearing. The first council meeting is scheduled on September 19th. As such, I would like to register my objection to the rezoning without full understanding of the implications to the neighbourhood. I am asking the municipality to provide me with the proposed architecture of the house as well as the landscape plan. I would appreciate it if you could illustrate the changes of this rezoning in regards to the design envelope, increased allowable footage, height, width, etc. Your assistance and cooperation is very much appreciated.

Yours sincerely,

Raymond So

P.S. As we do not have a mailbox at our Whistler residence, please send all mail communications to **#118 – 2498 West 41st Avenue, Vancouver BC, Canada V6M 2A7, our contact number is 604-2692377**



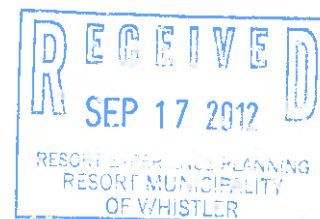
Kay Chow

R21064

From: George Lobisser <GeorgeL@paceint.com>
Sent: Monday, September 17, 2012 1:44 PM
To: Planning
Cc: Raymond So; NANCY LOBISSER
Subject: RS3 Zoning in Horstman

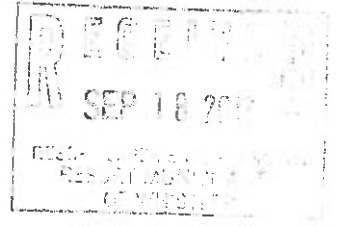
My name is George Lobisser. I own the home directly across the street from the Gelfand property currently being considered for rezone to RS3. I am opposed to the rezone. I understand RS3 allows for auxiliary dwelling units as well as larger building envelopes. Auxiliary dwelling units are not necessary in Horstman. The neighborhood is comprised mostly of residents who use the places for the quiet enjoyment and do not rent. In addition most of the homes have been built to tight guidelines requiring homes to fit well within their lots. Allowing an exception now could create a home totally out of character with the neighborhood. The current zoning and guidelines offer Mr. Gelfand adequate room to build a fine home. There is no need for him to seek to build a larger one and he purchased the lot knowing this.

George & Nancy Lobisser
4922 Horstman Lane
Whistler, B.C.



Sept 18, 2012

Municipal Planning and Development Dept.
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.
V0N 1B4



Attention: Roman Licko

Dear Sir,

We are writing you in regards to the rezoning application for 4921 Horstman Lane (strata lot 28) in Horstman Estates at Whistler. It is our understanding that Mr. Gelfand has applied for rezoning the property from the Land Use Contract to RS3 Residential. If the rezoning is approved we understand that a "basement" designation relating to lot slope and "one metre below grade construction" would enable the potential construction of upwards to approximately 5500 square feet of building from the currently zoned approximate 3500 square feet of building. Further, we understand that relief could be sought, and realized to build outside the currently approved building

envelope. This would have significant implication.
with regards to back/front and side setbacks.

We are the immediate owners/neighbours (4917) strata lot 29 to (4921) - strata lot 28. We purchased our home a couple of years ago. We were fully aware of the vacant lot at 4921 and have anticipated a home being built there in the range of 3500 square feet. The rezoning application implies changes that are significantly beyond our expectations and comprehension. A 57% increase in permitted square footage, and the potential to encroach beyond the approved building envelope is well beyond reason to us.

Approximately 85% of the lots in Horstman Estate have been built upon and the aesthetics and characteristics of our neighbourhood have been clearly established. This has been achieved even while a smaller portion of the strata lots are zoned for R53 and the majority are under the Land Use Contract. The existing construction has conformed to the building envelope guidelines and square footage limits previously established. To allow construction

(3) ^{of} symmetry
that now challenges the ~~separateness~~ of our neighbourhood
is incongruous to the outstanding developed neighbourho
Harstman Estates is today. We urge the Planning
Department and City Council to reject this rezoning
application.

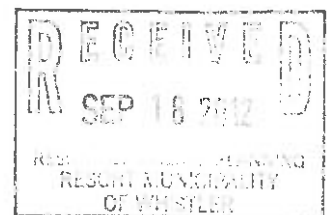
Yours very truly,

MAURICE WHITE

Maurice White

SOPHIA WHITE

Sophia White





Revisions:	Date:
ISSUED FOR REZONING	OCTOBER 22 2012
<small>Copyright reserved. This plan and design is and remain at all times the exclusive property of Brigitte Loranger Architecture & Planning Ltd. and cannot be used in whole or in part without the Architect's written consent. This drawing is not to be used. Dimensions are approximate. Any discrepancies noted on the drawing must be reported to the Architect immediately.</small>	

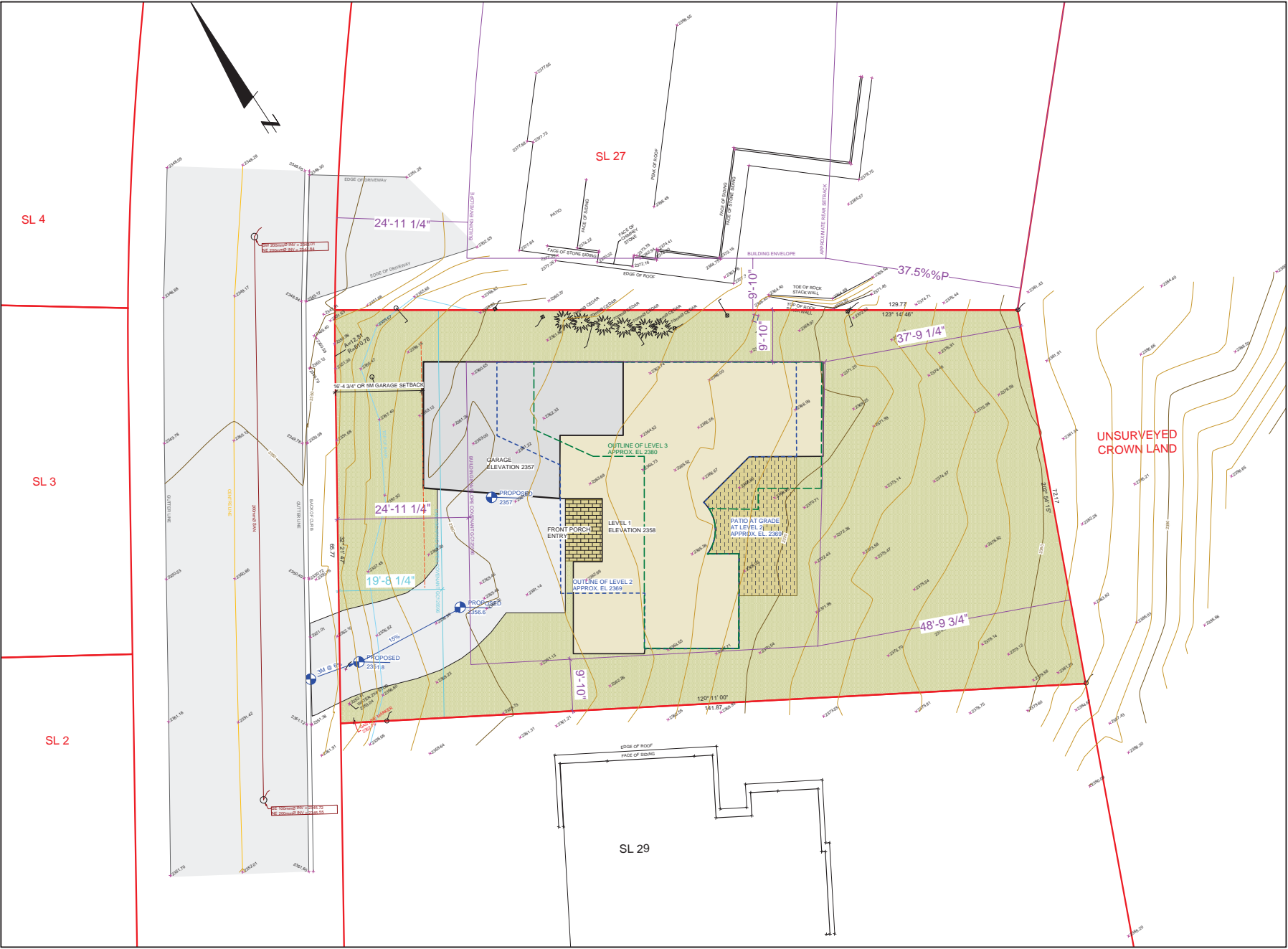
Brigitte Loranger 
Architecture & Planning Ltd.
7310 Toni Saller Lane, Whistler, B.C. V0N 1B7
Tel: 604. 932-4426 Fax: 604. 932-4613

Project Title:
4921 HORSTMAN LANE
HORSTMAN ESTATES
Whistler, BC

Project No: 201006	Date: OCT 22 2012
Drawn: BL	Scale: 1/16" = 1'0"

Drawing Title:
Site Context

Drawing No:
A 1.0



Revisions:	Date:
ISSUED FOR REZONING	OCTOBER 22 2012
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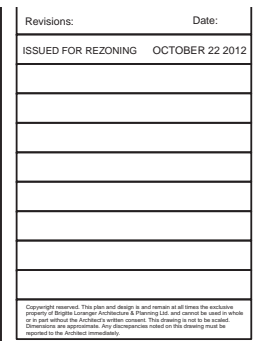
Brigitte Loranger
Architecture & Planning Ltd.
7310 Toni Saller Lane, Whistler, B.C. V0N 1B7
Tel: 604. 932-4426 Fax: 604. 932-4613

Project Title:
4921 HORSTMAN LANE
HORSTMAN ESTATES
Whistler, BC

Project No: 201006	Date: OCT 22 2012
Drawn: BL	Scale: 1/8" = 1'0"

Drawing Title:
Preliminary Site Plan

Drawing No:
A 1.1



7310 Toni Sailer Lane, Whistler, B.C. V0N 1B7
Tel: 604. 932-4426 Fax: 604. 932-4613

Drawing No:
A 1.2

RZ 1064 - 4921 Horstman Lane Land Use Contract Discharge

Council Presentation
November 6th, 2012

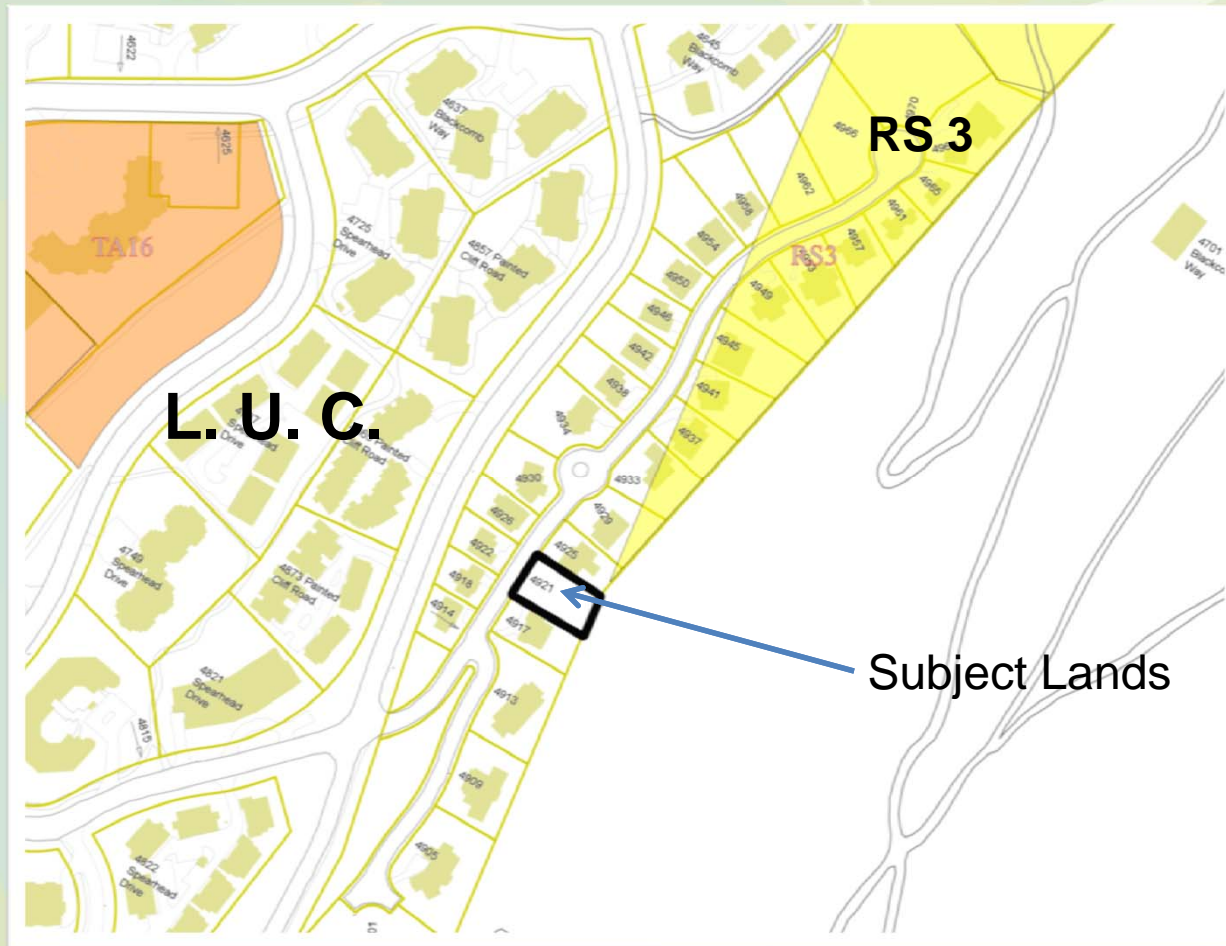
RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, British Columbia
Canada VON 1B4
www.whistler.ca

TEL 604 932 5535
TF 1 866 932 5535
FAX 604 935 8109



Location



RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, British Columbia
Canada V0N 1B4
www.whistler.ca

TEL 604 932 5535
TF 1 866 932 5535
FAX 604 935 8109



Discussion

- A development covenant is registered on title of all the Horstman Estates strata lots providing:
 - design criteria for the subdivision
 - site specific criteria for each strata lot re: design guidelines, materials, landscaping, density, building height and parking.

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, British Columbia
Canada V0N 1B4
www.whistler.ca

TEL 604 932 5535
TF 1 866 932 5535
FAX 604 935 8109



Discussion

- The subject lot is limited to 331 sq. m. per the covenant (0.35 fsr)
- Rezoning the lands to RS3 would permit 0.35 fsr, **and** permit the owners to take advantage of the recent changes to Zoning Bylaw 303 excluding basement areas from the calculation of GFA.

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, British Columbia
Canada V0N 1B4
www.whistler.ca

TEL 604 932 5535
TF 1 866 932 5535
FAX 604 935 8109



Discussion

- The Zoning Bylaw allows for excluded basement area up to 125 % of the floor immediately above.
- The preliminary design proposes approximately 185 sq. m. on the main floor; therefore the basement could add up to 231 sq. m. additional floor area excluded from GFA.

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Preliminary Massing Diagrams



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Preliminary Massing Diagrams



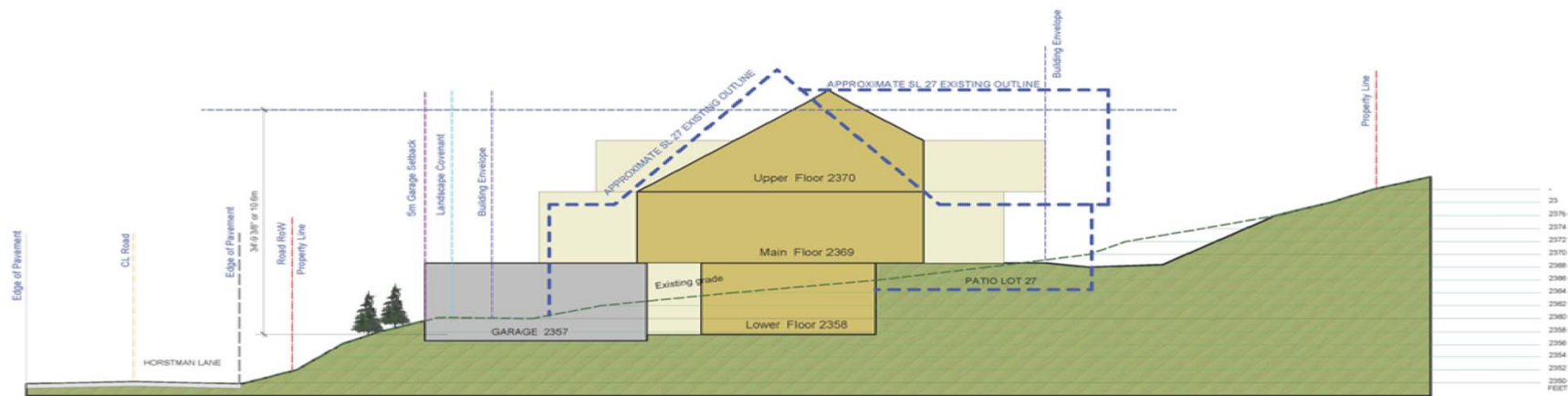
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Preliminary Massing Diagrams



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Policy Considerations

- Consistent with Council's direction to allow for excluded basement areas in detached and duplex dwellings within the municipality.

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Recommendation

That Council consider giving first and second readings to “Land Use Contract Discharge Bylaw (4921 Horstman Lane) No. 2017, 2012”;

That Council authorize the Corporate Officer to schedule a Public Hearing regarding “Land Use Contract Discharge Bylaw (4921 Horstman Lane) No. 2017, 2012”; and to advertise for same in a local newspaper;

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Recommendation

That Council direct staff to advise the applicant that before consideration of adoption of Bylaw 2017, the following matters are to be completed to the satisfaction of the General Manager of Resort Experience:

1. Modification of the existing development covenant registered on title as GC125596 to reflect this Land Use Contract Discharge;
2. Registration of a covenant requiring that any development on the site is generally consistent with the massing diagrams; and further

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Recommendation

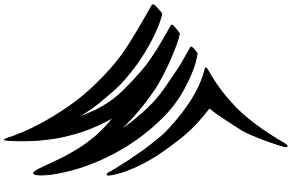
That Council authorize the Mayor and Corporate Officer to sign the legal documents associated with the prior adoption conditions stipulated by Council.

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WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, NOVEMBER 6, 2012, STARTING AT 5:30 PM**

**In the Franz Wilhelmsen Theatre at Maurice Young Millennium Place
4335 Blackcomb Way, Whistler, BC V0N 1B4**

PRESENT:

Mayor N. Wilhelm-Morden

Councillors: J. Crompton, J. Faulkner, J. Grills, D. Jackson, A. Janyk,
and R. McCarthy

Chief Administrative Officer, M. Furey
General Manager of Corporate and Community Services, B. MacPherson
General Manager of Infrastructure Services, J. Paul
General Manager of Resort Experience, J. Jansen
Interim Director of Finance, K. Roggeman
Corporate Officer, S. Story
Manager of Planning, M. Kirkegaard
Manager of Communications, M. Comeau
Manager of Strategic Alliances, J. Rae
Planner, F. Savage
Planner, M. Laidlaw
Transportation Demand Management Coordinator, E. DalSanto
Sustainability Coordinator, K. Damaskie
Senior Communications Officer, M. Darou
Deputy Corporate Officer, L. Schimek
Recording Secretary, A. Winkle

RCMP Constable T. Merrie
Firefighter/Inspector, B. Buchholz

APPROVAL OF AGENDA

Moved by Councillor J. Grills
Seconded by Councillor J. Crompton

That Council approve of the Regular Council agenda of November 6, 2012.
CARRIED

ADOPTION OF MINUTES

Moved by Councillor A. Janyk
Seconded by Councillor R. McCarthy

That Council adopt the Committee of the Whole and Regular Council minutes
of October 16, 2012.

CARRIED

PRESENTATIONS/DELEGATIONS

BC Transit Memorandum of Understanding A presentation was given by Councillor J. Crompton, Chair of the Transit Management Advisory Committee, Manuel Achadinha, President and CEO of BC Transit, and Mayor Wilhelm-Morden regarding the agreement between the Resort Municipality of Whistler (RMOW) and BC Transit to augment transit services in Whistler.

A Memorandum of Understanding was signed by Mayor Wilhelm-Morden and Manuel Achadinha of BC Transit.

PUBLIC QUESTION AND ANSWER PERIOD

There were no questions from the public.

PRESENTATIONS/DELEGATIONS

Walk Safe Program A presentation was given by RCMP Constable Tara Merrie regarding the Walk Safe Program for the Winter of 2012/2013.

Remembrance Day A presentation was given by Brian Bucholz regarding Remembrance Day.

New Cell Tower for Alpine A presentation was given by Corrine Allison asking that Whistler oppose the new cell tower in Alpine Meadows.

MAYOR'S REPORT

Mayor Wilhelm-Morden reported that Hurricane Sandy, which touched down on the U.S. eastern seaboard destroying homes and businesses last week, leaving millions without power and causing billions of dollars worth of damage, in addition to taking as many as 62 lives. The storm has had impact on U.S., Canada, and the Caribbean. Mayor Wilhelm-Morden expressed that our thoughts and support go out to those affected by this hurricane, and commented on Whistler's strong relationship with the U.S. as many Americans visit us on a regular basis or have chosen to make Whistler their home away from home.

Mayor Wilhelm-Morden reported that the RMOW participated in the Great BC ShakeOut Earthquake Drill on Thursday, October 18 at 10:18 a.m. This drill was meant to increase awareness and overall earthquake preparedness. Over 150 staff in six municipal facilities participated, and performed the recommended Drop, Cover and Hold On for one-minute before four of the facilities were fully evacuated. The October 27 Haida Gwaii earthquake was a reminder for municipalities, businesses and individuals to prepare for earthquakes and other emergencies. The RMOW's Emergency Plan from 2005 is in the process of being updated and that the Emergency Management Committee, which she and Councillor McCarthy sit on, has been recently re-instated.

At 6:00 p.m. a Public Hearing was held for Official Community Plan Amendment Bylaw 1983, 2011.

Mayor Wilhelm-Morden reported that Whistler will be hosting the Ironman

Canada event for the next five years, beginning in 2013. Since the opening of registration on October 18 there has been a steady response and all but 100 spots have already sold out.

Mayor Wilhelm-Morden reported that a Nicklaus North only day pass will be offered as a pilot project and new cross-country ski option for the 2012/13 winter season. For a reduced price, skiers of all ages and abilities can enjoy a four-kilometre loop on the Nicklaus North trails. This option for cross-country skiers is aimed at beginner to intermediate skiers was created based on feedback from the new Recreation and Leisure Advisory Committee and visitors and residents. The Nicklaus North loop re-establishes more than two-thirds of the former Nicklaus North trails that were shut down in 2011. More information can be found at whistler.ca.

Mayor Wilhelm-Morden reported that the RMOW continues to work with the Audain Foundation to review the site proposed for a world-class art museum to house the Audain Collection in Whistler. The location being considered is located across the street from Millennium Place. Last week the Audain Art Museum board announced that it has chosen Vancouver firm Patkau Architects to design the proposed 2,500-square-metre building. The mayor reported that this project fits with the municipality's cultural tourism development strategy and in fact an art gallery/ museum was one of the recommendations in that report. She commented that the belief is this project will drive visits to the resort and will provide a wonderful amenity for the community.

Mayor Wilhelm-Morden reported on the refurbishment of the Paralympic Agitos and the replacement of the Olympic Rings at Whistler Olympic Plaza. She reported that the Olympic Rings will be removed from Whistler Olympic Plaza from December 14 to 16, and will be replaced, while the Agitos will be removed from November 26 to December 14 for refurbishing. The Olympic Rings and Paralympic Agitos are some of the most popular and photographed spots in Whistler Village. This will be done at a cost of about \$90,000 for both, and will be funded through the RMI funding.

Mayor Wilhelm-Morden reported that the Whistler Remembrance Day Service will take place on Sunday, November 11, 2012 at 10:45 a.m. and will take place at the Whistler Cenotaph located next to the Whistler Fire Hall. The mayor thanked all of the partners and staff who organize this event, and in particular Brian Buchholz. She encouraged community members to go to this family-oriented community event to recognize and remember those people who have served in the armed forces over the years.

Mayor Wilhelm-Morden congratulated Alison Taylor, Pique Newsmagazine reporter, on her receipt of a Jack Webster Award. This is the top journalism prize in British Columbia and she won it for her feature on the Whistler Health Centre.

Mayor Wilhelm-Morden reported that the memorial for Florence Petersen was held on October 31, 2012, Florence's birthday. She was honoured with the Freedom of the Municipality at a ceremony during a special Council meeting on June 4, 2012. This is the highest honour a municipality can

bestow, and she was one of only three female recipients of this award. The book that Florence was working on, called First Tracks, is available through the Whistler Museum. She reported that she spoke at the memorial service and it was well-attended and it confirmed again the significant contributions made to this town.

Mayor Wilhelm-Morden reported that she recently met with Gord Annand, Chair of the Whistler Public Library Board of Trustees, and Elizabeth Tracy, the new Executive Director of the library, and that Council and the board will be meeting together on December 18.

Mayor Wilhelm-Morden reported that she marched in the "Defend our Coast" march on October 24th and there was good turnout at this event.

Mayor Wilhelm-Morden reported that on October 28th, she and Joan Richoz, Chair of the Whistler Arts Council Board of Directors, attended the Bowen Island Arts Council Annual General Meeting. The mayor spoke on the theme of the role of local government in culture. Earlier that day, the mayor and Richoz had lunch with the Board and Bowen Island's Mayor and his wife.

INFORMATION REPORTS

Third Quarter Investment
Report – 2012
Report No. 12-115
File No. 4572

Moved by Councillor J. Faulkner
Seconded by Councillor J. Crompton

That Council receive Information Report No.12-115 on Investment Holdings as of September 30, 2012.

CARRIED

Community Engagement
Update
Report No. 12. 116
File No. 4119

Moved by Councillor J. Faulkner
Seconded by Councillor J. Grills

That Council receive Information Report No. 12-116.

CARRIED

ADMINISTRATIVE REPORTS

LLR 1126 – Squamish
Lil'Wat Cultural Centre
Patio Expansion
Report No. 12-117
File No. LLR 1126

Moved by Councillor D. Jackson
Seconded by Councillor R. McCarthy

That Council pass the resolution attached as Appendix "A" to Administrative Report No. 12–117 providing Council's recommendation to the Liquor Control and Licensing Branch in support of an application from the Squamish Lil'wat Cultural Centre to increase the physical size of the mezzanine patio and increase the mezzanine patio occupant load to 505 persons for liquor primary license No. 303388.

CARRIED

4921 Horstman Lane -
Land Use Contract
Discharge
Report No. 12-118
File No. RZ. 1064

Moved by Councillor A. Janyk
Seconded by Councillor R. McCarthy

That Council consider giving first and second readings to “Land Use Contract Discharge Bylaw (4921 Horstman Lane) No. 2017, 2012”;

That Council authorize the Corporate Officer to schedule a Public Hearing regarding “Land Use Contract Discharge Bylaw (4921 Horstman Lane) No. 2017, 2012”; and to advertise for same in a local newspaper; and further

That Council direct staff to advise the applicant that before consideration of adoption of “Land Use Contract Discharge Bylaw (4921 Horstman Lane) No. 2017, 2012”, the following matters are to be completed to the satisfaction of the General Manager of Resort Experience:

1. Modification of the existing development covenant registered on title as GC125596 to reflect this Land Use Contract discharge;

That Council authorize the Mayor and Corporate Officer to sign the legal documents associated prior to adoption conditions stipulated by Council.

CARRIED

Release of Existing Over
Height Crawl Space
Section 210 Covenants
Report No. 12-119
File No. 4604

Moved by Councillor R. McCarthy
Seconded by Councillor J. Grills

That, in accordance with “Zoning Amendment Bylaw (Gross Floor Area Exclusions) No. 1992, 2012,” Council resolves upon issuance of an Occupancy Permit for Crawl Space that is subject to a Section 219 Covenant prohibiting the use of such Crawl Space, releases of such Covenants may be executed from time to time either by the General Manager of Resort Experience or by the Mayor and Corporate Officer.

CARRIED

2013 Council Meetings
Report No. 12-120
File No. 3014.02

Moved by Councillor D. Jackson
Seconded by Councillor A. Janyk

That Council for the Resort Municipality of Whistler endorse the following Regular Council Meeting Schedule for 2013:

January 8 January 22	May 7 May 21	September 3
February 5 February 19	June 4 June 18	October 1 October 15
March 5 March 19	July 2 July 16	November 5 November 19
April 2 April 16	August 20	December 3 December 17

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Liquor License Advisory
Committee

Moved by Councillor J. Grills
Seconded by Councillor J. Crompton

Minutes of the Liquor License Advisory Committee of September 13, 2012 be received.

CARRIED

Audit and Finance
Standing Committee

Moved by Councillor D. Jackson
Seconded by Councillor J. Crompton

Minutes of the Audit and Finance Standing Committee of September 20, 2012 be received.

CARRIED

Forest and Wildland
Advisory Committee

Moved by Councillor J. Faulkner
Seconded by Councillor J. Grills

Minutes of the Forest and Wildland Advisory Committee of October 10, 2012 be received.

CARRIED

BYLAW FOR FIRST AND SECOND READING

Land Use Contract
Discharge Bylaw (4921
Horstman Lane) No.
2017, 2012

Moved by Councillor D. Jackson
Seconded by Councillor A. Janyk

That Land Use Contract Discharge Bylaw (4921 Horstman Lane) No. 2017, 2012 receive first and second readings.

CARRIED

BYLAWS FOR THIRD READING

Official Community Plan
Adoption Bylaw 1983,
2011

No action was taken regarding Official Community Plan Adoption Bylaw 1983, 2011.

OTHER BUSINESS

There were not items of Other Business.

CORRESPONDENCE

Speed Limit from
Tamarisk to Function
Junction
File No. 3009

Moved by Councillor J. Crompton
Seconded by Councillor J. Grills

That correspondence from Jen Roote, Vanessa Dy Teves, Craig Mason, Russell Long, C. Riordon, Chelsey Hall, and E. Riordon dated October 10, 2012 regarding the reduction of posted speed limit from Tamarisk to Function Junction be received and referred to staff.

CARRIED

Water Pipes in White
Gold
File No. 3009

Moved by Councillor R. McCarthy
Seconded by Councillor A. Janyk

That correspondence from Scott Carrell, dated October 18, 2012, regarding asbestos drinking water pipes in White Gold, be received and referred to staff.

CARRIED

Boots on Hydro Lines
File No. 3009

Moved by Councillor A. Janyk
Seconded by Councillor R. McCarthy

That correspondence from Mike Suggett, dated October 19, 2012, regarding cell towers and boots and shoes from hanging hydro wires be received.

CARRIED

Audain Collection
File No. 3009

Moved by Councillor D. Jackson
Seconded by Councillor A. Janyk

That correspondence from Kitty and John Chase, dated October 17, 2012, regarding the opportunity to house the Audain collection in Whistler be received.

CARRIED

Audain Art Collection
File No. 3009

Moved by Councillor J. Grills
Seconded by Councillor R. McCarthy

That correspondence from Margot Paris, dated October 4, 2012, regarding congratulations on the Audain Art Collection be received.

CARRIED

Route Frequency
Changes by Greyhound
File No. 3009

Moved by Councillor J. Crompton
Seconded by Councillor J. Grills

That correspondence from G. M. Odsen, Regional Manager, Greyhound Canada Transportation ULC, regarding amended public notice regarding proposed changes in route frequency between Vancouver and Mt. Currie be received.

CARRIED

Northern Gateway
Pipeline
File No. 3009

Moved by Councillor R. McCarthy
Seconded by Councillor A. Janyk

That correspondence from Kim Sapruff, dated October 16, 2012, and October 22, 2012, regarding a peaceful protest in opposition to the proposed Enbridge Northern Gateway Pipeline in Whistler be received.

CARRIED

ADJOURNMENT

Moved by Councillor J. Crompton

That Council adjourn the November 6, 2012 Council meeting at 7:51 p.m.

CARRIED

MAYOR: N. Wilhelm-Morden

CORPORATE OFFICER: S. Story

BC OnLine



BC OnLine Land Title Internet Service
Provided in co-operation with
Land Title and Survey Authority

LTSA - DOCUMENT RETRIEVAL REF # N84369 REQUESTED: 2010-05-17 11:55

CLIENT NAME: RESORT MUNICIPALITY OF WHISTLER
ADDRESS: TAX DEPARTMENT
WHISTLER BC VON 1B4

PICK-UP INSTRUCTIONS:

USER ID: PB34453 APPL-DOC # G2520 VA Registered RCVD:1979-01-11
ACCOUNT: 328313
FOLIO Rlicko

REMARKS:

G2520

'OLD' LUC

Help Desk Victoria (250) 953-8200
In B.C. 1-800-663-6102
Administration Office ... (250) 953-8250
Fax Number (250) 953-8222

Persons who need to rely on a plan for legal purposes must examine the official version at the Land Title Office in which the plan is deposited. However, plans with plan numbers beginning with the letters EPP or EPS are electronic plans which constitute the official version.

Film

2520

G 2520

JAN 11 2 46 P 79



CANADA

Certificate of Authenticity

Canada Business
Corporations Act

Certificat d'authenticité

Loi sur les corporations
commerciales canadiennes

G 2520

FORTRESS MOUNTAIN RESORTS LTD.

77751-0

Name of Corporation Nom de la corporation

Number-Numéro

I hereby certify the within to be
a true copy of the certificate ofJe certifie que la présente est une
copie exacte du certificat d'(de)

Incorporation



Incorporation

Continuance



continuation

Amendment



modification

Amalgamation



fusion

issued to the above
corporationaccordé à la corporation mentionnée
ci-dessus

Director or Officer / Directeur ou Officier

January 4, 1979

Date

2520

**Certificate of Continuance****Canada Business
Corporations Act****Certificat de continuation****Loi sur les corporations
commerciales canadiennes****FORTRESS MOUNTAIN RESORTS LTD.**

Name of Corporation - Nom de la corporation

77751-0

Number - Numéro

I hereby certify that the above-mentioned Corporation was continued under Section 181 of the Canada Business Corporations Act as set out in the attached articles of Continuance.

Je certifie par les présentes que la corporation mentionnée ci-haut a été continuée en vertu de l'article 181 de la Loi sur les corporations commerciales canadiennes, tel qu'indiqué dans les statuts de continuation ci-joints.


Deputy Director - Directeur**November 21, 1978**

Date of Continuance - Date de la continuation

CANADA BUSINESS
CORPORATIONS ACT
FORM 11ARTICLES OF CONTINUANCE
(SECTION 181)LOI SUR LES CORPORATIONS
COMMERCIALES CANADIENNES
FORMULE 11
STATUTS DE CONTINUATION
(ARTICLE 181)

Name of Corporation

FORTRESS MOUNTAIN RESORTS LTD.

Nom de la corporation

The place in Canada where the registered office is to be situated

300, 330 5th AVENUE S.W.,
CALGARY, ALBERTA, CANADA

Lieu au Canada où doit être situé le siège social

The classes and any maximum number of shares that the corporation is authorized to issue

THE ANNEXED SCHEDULE 1 IS
INCORPORATED IN THIS FORM

Catégories et tout nombre maximal d'actions que la corporation est autorisée à émettre

Restrictions if any on share transfers

THE ANNEXED SCHEDULE 2 IS
INCORPORATED IN THIS FORM

Restrictions sur le transfert des actions s'il y a lieu

Number (or minimum and maximum number) of directors

THE MINIMUM NUMBER OF DIRECTORS IS FOUR & THE MAXIMUM NUMBER OF DIRECTORS IS NINE

Nombre (ou nombre minimum et maximum) d'administrateurs

Restrictions if any on businesses the corporation may carry on

Restrictions imposées quant aux entreprises que la corporation peut exploiter, s'il y a lieu

Other provisions if any

Autres dispositions s'il y a lieu

Pre-emptive Right

It is hereby provided that no shares shall be issued unless the shares have first been offered to the Class A shareholders of the Corporation and those Class A shareholders have a pre-emptive right to acquire the offered shares in proportion to their holdings of shares, at such price and on such terms as those shares are to be offered to others.

Lien on Shares

The Corporation has a lien on a share registered in the name of a shareholder or his legal representative for a debt of that shareholder to the Corporation, and such lien may be enforced in the manner from time to time provided for in the Corporation's By-Laws.

Date
October 27, 1978

Signed

[Signature]

President

INCORPORATED IN CANADA

AN URGENT BUSINESS DOCUMENT

SCHEDULE 1

1. The Corporation is authorized to issue an unlimited number of Class A and Class B shares.

2. The Class A shares shall be entitled to vote at all meetings of the Shareholders except meetings at which only holders of a specified class of shares are entitled to vote. The Class A shares shall rank junior to the Class B shares and shall be subject in all respects to the rights, restrictions, conditions and limitations attaching to the Class B shares. Upon liquidation or dissolution the holders of the Class A shares shall share equally the remaining property of the Corporation.

3. The Directors may authorize the issue of one or more series of shares within the Class B class of shares and may fix the number of shares in each series, and determine the designation, dividend, rights, privileges, restrictions and conditions attaching to the shares of each series. Upon the liquidation or winding-up of the Corporation, the holders of the Class B shares shall be entitled to repayment of the amount paid for such shares (plus any declared and unpaid dividends) in priority to the Class A shares, but they shall not be entitled to any further participation in profits or assets. The Class B shares shall be non-voting unless and until the Corporation, from time to time, shall fail to pay in the aggregate two yearly dividends on the Class B shares on the dates on which the same should be paid, whether or not consecutive and whether or not such dividends have been declared and whether or not there are any monies of the Corporation properly applicable to the payment of dividends. Thereafter each holder of a Class B share shall be entitled to receive notice of and to attend all meetings of the Corporation and shall be entitled at any and all such meetings to one vote for each class Class B share held and shall continue to be entitled to a notice, to attend and so to vote until such time as all arrears of dividends on all outstanding Class B shares shall have been paid whereupon the rights of the holders of Class B shares to receiving notice of meetings, to attend and to vote in respect of Class B shares shall cease unless and until two yearly dividends on the Class B shares shall again be in arrears and unpaid whereupon the holders of the Class B shares shall again have the right to receive notice and to vote as above provided and so on from time to time. The said Class B shares or any part thereof shall be redeemable at the option of the Corporation without the consent of the holders thereof at a price equal to the amount paid for such shares plus any declared and unpaid dividends.

4. All of the Class B shares shall, as a class, carry and be subject to the preferences, priorities, rights, limitations, conditions and restrictions hereinafter set forth in sub-paragraphs (a) to (j) of this paragraph:

- (a) Reference in these Articles to any class or series of shares ranking on a parity with another class or series of shares shall mean ranking on a parity with respect to payment of dividends and distribution of assets in the event of liquidation, dissolution or winding-up of the Corporation, whether voluntarily or involuntarily, to the extent of their respective rights in that connection.

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- (b) The shares of each series of Class B shares rank on a parity with the shares of every other series; provided, however, that when any fixed cumulative dividends or amounts payable on a return of capital are not paid in full in accordance with the respective terms of each series, the shares of all series shall rank on a parity and shall participate rateable in respect of such dividends, including all unpaid cumulative dividends (which for such purpose shall be calculated as if the same were accruing from day to day for the period from the expiration of the last period for which dividends shall have been paid up to and including the date of distribution) in accordance with the sums which would be payable on said shares if all such dividends were declared and paid in full in accordance with their respective terms and on any return of capital in accordance with the sums which would be payable on such return of capital if all such sums so payable were paid in full in accordance with their respective terms; and provided further that in the event there shall be insufficient assets to satisfy in full all such claims as aforesaid then the claims of the holders of said shares with respect to return of capital shall be paid and satisfied and any assets remaining thereafter shall be applied towards the payment and satisfaction of claims in respect of dividends as aforesaid.
- (c) The Class B shares shall be entitled to preference over the Class A shares of the Corporation and any other class of shares of the Corporation ranking junior to the said shares with respect to payment of dividends and distribution of assets in the event of liquidation, dissolution or winding-up of the Corporation, whether voluntary or involuntary, to the extent fixed in the case of each respective class and may also be given such other preference over the Class A shares of the Corporation and any other class of shares of the Corporation ranking junior to the said shares as may be fixed in the case of each such class.
- (d) Subject to the provisions relating to any particular series of the Class B shares theretofore issued and to the other provisions of this paragraph 4, shares of any series may be made subject to redemption and, or in the alternative, to purchase by the Corporation at such times and at such prices, not being in excess of 109% of the amount paid for such shares plus an amount equal to all unpaid accumulated dividends thereon (which for such purpose shall be calculated as if such dividends were accruing from day to day for the period from the expiration of the last period for which dividends shall have been paid up to and including the date of such redemption or purchase) plus in the case of purchase an amount equal to cost of purchase, the whole upon and subject to such other terms and conditions as may be specified in the rights, restrictions, conditions and limitations attaching to the shares of such series as set forth in any resolution relating to such series. Shares redeemed or purchased by the Corporation shall be cancelled and shall not be reissued.

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Shares of any series of the Class B shares shall not be redeemed nor shall any funds of the Corporation be applied in the purchase of shares in any series, whether through the operation of a share purchase fund or otherwise, unless at the time of such redemption or purchase all accumulated preferential dividends, if any, on all the shares outstanding ranking on a parity with, or in priority to, such series of shares so redeemed or purchased, shall have been declared and paid, or funds in respect thereof set apart for that purpose.

- (f) The holders of the Class B shares shall not, as such, be entitled as of right to subscribe for or purchase or receive any part of any issue of shares or of bonds, debentures or other securities of the Corporation now or hereafter authorized.
- (g) No class of shares may be created ranking as to capital or dividends prior to or on a parity with the Class B shares without the approval of the holders of the Class B shares given as specified in sub-paragraph (h) of this paragraph 4.
- (h) If and so often as the holders of Class B shares shall become entitled to voting rights, they shall, notwithstanding any other provisions in that behalf in these Articles, so long as such voting rights subsist, at each annual general meeting of shareholders of the Corporation, have the exclusive right, voting separately and as a class to elect two of the members of the board of directors of the Corporation from among the holders of Class B shares, and the holders of other classes of shares of the Corporation shall have no voice in said particular election, provided always that the holders of Class B shares shall have no voice or vote in the election of the other directors of the Corporation. Nothing in this sub-paragraph (h) contained shall be deemed to limit the right of the Corporation from time to time to increase or decrease the number of its directors.
- (i) The approval of the holders of the Class B shares, as a class, as to any matter requiring approval of the holder of the shares of such class, may be given by a special resolution of the holders of the Class B shares.
- (j) Subject to the provisions of the Canada Business Corporations Act, the provisions of sub-paragraphs (a) to (i) hereof inclusive, and the provisions of this paragraph (j) hereof shall be deemed to be modified to (1) increase or decrease the number of directors of the Corporation from time to time to increase or decrease the number of its directors.
- (k) Nothing in this paragraph (k) contained shall be deemed to limit the right of the Corporation from time to time to increase or decrease the number of its directors.

5 The Corporation hereby designates two million of its Class B Shares as its 8% non-cumulative redeemable preferred shares Series B (sometimes herein referred to as "Class B Shares First Series") and that such shares shall carry and be subject to the preferences, rights, restrictions, conditions and limitations hereinafter set forth:

- (a) The holders of the Class B Shares First Series shall be entitled to receive in priority to the holders of Class A shares of the Corporation and any other shares ranking junior to the Class B shares, and the Corporation shall pay thereon, as and when declared by the Directors of the Corporation, out of any or all profits or surplus available for that purpose, fixed, non-cumulative, preferential cash dividends at the rate of eight (8%) per cent per annum on the amounts paid for such shares, payable yearly on the 30th day of June of each year. Such dividends shall accrue from such date or dates as may be determined by the directors in case no date be so determined, then from the date of allotment. The holders of the Class B Shares First Series shall not be entitled to any dividend other than or in excess of the non-cumulative dividend at the rate hereinbefore provided. Cheques of the Corporation payable at par at any branch of the Corporation's bankers for the time being in Canada shall be issued in respect of such dividends. The holders of the class B Shares First Series shall not be entitled to any dividends other than, or in excess of, the cash dividends hereinbefore provided for.
- (b) In the event of the liquidation, dissolution or winding-up of the Corporation or other distribution of assets of the Corporation among its shareholders for the purpose of winding-up its affairs the holders of the Class B Shares First Series shall be entitled to receive the amount paid up on such shares together with all accrued and unpaid preferential dividends thereon (which for such purpose shall be calculated as if such dividends were accruing for the period from the expiration of the last payment date for dividends up to the date of such distribution) before any amount shall be paid or any property or assets of the Corporation distributed to the holders of any Class A shares or shares of any other class ranking junior to the Class B Shares. After payment to the holders of the Class B Shares First Series of the amount so payable to them, they shall not be entitled to share in any further distribution of the property or assets of the Corporation.
- (c) The holders of the Class B Shares First Series shall not be entitled as such (except as hereinafter specifically provided) to receive notice of or attend any meeting of the shareholders of the Corporation and shall not be entitled to any vote at any such meeting unless and until the Corporation from time to time

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shall have to pay in the aggregate two (2) yearly dividends on the Class B Shares First Series on the dates on which the same should be paid whether or not consecutive and whether or not such dividends have been declared and whether or not there are any monies of the Corporation properly applicable to the payment of dividends. Thereafter each holder of Class B Shares First Series shall be entitled to receive notice of and to attend all meetings of shareholders and shall be entitled at any and all such meetings to as many votes as he holds Class B Shares First Series and shall continue to be entitled to notice, to attend and so to vote until such time as all arrears of dividends on all outstanding Class B Shares First Series shall have been paid whereupon the rights of holders of the Class B Shares First Series to receive notice of meetings, to attend and to vote in respect of such Class B Shares First Series shall cease unless and until two (2) yearly dividends on the Class B Shares First Series shall again be in arrears and unpaid whereupon the holders of the Class B Shares First Series shall again have the right to receive notice and to vote as above provided and so on from time to time.

- (d) Subject to the provisions of the Canada Business Corporations Act, the Corporation may upon giving notice as hereinafter provided, redeem at any time the whole or from time to time any part of the then outstanding Class B Shares First Series pursuant to tenders received by the Corporation upon request for tenders addressed to all holders of Class B Shares First Series, upon payment for each Class B Share First Series to be redeemed an amount equal to the amount paid therefore, together with all accrued and unpaid dividends thereon (which for such purpose shall be calculated as if such dividends were accruing for the period from the last dividend payment date up to the date of such redemption). If, in response to an invitation for tenders, two (2) or more shareholders submit tenders at the same price and if such tenders are accepted by the Corporation in whole or in part, then, unless the Corporation accepts all such tenders in whole, the Corporation shall accept such tenders in proportion as nearly as may be to the number of shares offered in each such tender.

- (e) In any case of redemption of Class B Shares First Series under the provisions of sub-paragraph (d) hereof, the Corporation shall at least sixty (60) days before the date specified for redemption, mail to each person who at the date of mailing is a registered holder of Class B Shares First Series to be redeemed, a notice in writing of the intention of the Corporation to redeem such class B Shares First Series; such notice shall be mailed in a prepaid registered letter addressed to each such shareholder at his address as it appears on the books of the

Corporation or in the event of the address of any such shareholder not so appearing then to the last address known to the Corporation of such shareholders; provided, however, that accidental failure or omission to give any such notice to one (1) or more of such holders shall not affect the validity of such redemption; such notice shall set out the redemption price, if offered, the date on which redemption is to take place and, if part only of the Class B Shares First Series held by the person to whom such notice is addressed is to be redeemed, the number thereof so to be redeemed; on and after the date so specified for redemption the Corporation shall pay or cause to be paid to or to the order of the registered holder of the Class B Shares First Series to be redeemed the redemption price on presentation and surrender at the head office of the Corporation or any other place designated in such notice the certificates representing the Class B Shares First Series so called for redemption; such payment shall be made by cheque payable at par at any branch of the Corporation's bankers for the time being in Canada; if part only of the Class B Shares First Series represented by any certificate shall be redeemed, a new certificate for the balance shall be issued at the expense of the Corporation; from and after the date specified for redemption in any such notice, the Class B Shares First Series called for redemption shall cease to be entitled to dividends and the holders thereof shall not be entitled to exercise any of the rights of shareholders in respect thereof unless payment of the redemption price shall not be made upon presentation and surrender of certificates in accordance with the foregoing provisions, in which case the rights of the holders shall remain unaffected the Corporation shall; have the right at any time after the mailing of notice of its intention to redeem any Class B Shares First Series as aforesaid to deposit the redemption price of the Class B Shares First Series so called for redemption or of such of the said shares represented by certificates as have not at the date of such deposit been surrendered by the holders thereof in connection with such redemption to a special account in any chartered bank or any trust company in Canada named in such notice to be paid without interest to or to the order of the respective holders of such Class B Shares First Series called for redemption upon presentation and surrender to such bank or trust company of the certificates representing the same and upon such deposit being made or upon the date specified for redemption in such notice, whichever is the later, the Class B Shares First Series in respect whereof such deposit shall have been made shall be redeemed and the rights of the holders thereof after such deposit or such redemption date, as the case may be, shall be

limited to receiving without interest their proportionate part of the total redemption price so deposited against presentation and surrender of the said certificates held by them respectively; any interest allowed on any such deposit shall belong to the Corporation. Class B Shares First Series redeemed or deemed to be redeemed in accordance with any of the provisions hereof shall be and be deemed to be cancelled and shall not be re-issued.

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- (f) The Corporation shall not without but may from time to time with the approval of the holders of the Class B Shares First Series given as specified in sub-paragraph (j) hereof increase the authorized amount of Class B Shares First Series or create or issue any class of shares ranking in priority to the Class B Shares First Series.
- (g) The Corporation shall not without but may from time to time with the approval of the holders of the Class B Shares First Series given as specified in sub-paragraph (j) hereof:
- (i) declare or pay any dividends (other than stock dividends in shares of the Corporation ranking junior to the Class B Shares First Series) on any of its shares at any time outstanding and ranking junior to the Class B Shares First Series; or
 - (ii) redeem, purchase, reduce or otherwise pay off any of its shares at any time outstanding and ranking junior to the Class B Shares First Series (except out of the proceeds of an issue of shares ranking junior to the Class B Shares First Series).
- (h) The Corporation shall not declare, pay or set apart any dividend on the Class A shares or any other shares of the Corporation ranking junior to the Class B Shares First Series unless all dividends, up to and including the dividend payable on the last preceding dividend payment date, on all the Class B Shares First Series then issued and outstanding shall have been declared and provided for.
- (i) The provisions of sub-paragraphs (a) to (k) hereof inclusive may be repealed, altered, modified, amended or amplified by special resolution of the holders of the Class A shares but only with the approval of the holders of Class B Shares First Series given as hereinafter specified, in addition to any other approval required by the Canada Business Corporations Act.

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The approval of the holders of the Class B Shares First Series as to any and all matters referred to herein may be given by a special resolution of the holders of the Class B Shares First Series.

- (k) The Class A shares shall rank junior to the Class B Shares First Series and shall be subject in all respects to the rights, restrictions, conditions and limitations attaching to the Class B Shares First Series.

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SCHEDULE 2

RESTRICTIONS IF ANY ON SHARE TRANSFERS

- (a) The Corporation shall not make a distribution to the public of any of its securities; and
- (b) The number of shareholders is limited to twenty (20), not including persons who are in the employment of the Corporation and persons who, having been formerly in the employment of the Corporation, were, while in that employment, and have continued after the termination of that employment, to be shareholders of the Corporation, two or more persons holding one or more shares jointly being counted as a single shareholder; and
- (c) No shares of the capital of the Corporation shall be transferred without the sanction of a majority of the directors of the Corporation; and
- (d) The approval of all the Class A shareholders of all of the Corporation as evidenced by the unanimous resolution of such shareholders; or
- (e) The written consent of all the Class A shareholders of the Corporation as evidenced by an instrument in writing signed by all such shareholders.

SUBSTITUTE FOR FORM N.C. 11

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JAN. 11 1979

LAND USE CONTRACT

RESORT MUNICIPALITY OF WHISTLER

BYLAW NO. 107

G 2520

A Bylaw to amend the Resort Municipality of Whistler Zoning Bylaw No. 9, 1975 by the Approval of a Land Use Contract.

WHEREAS Section 702A of the Municipal Act provides that the Resort Municipality of Whistler may enter into a Land Use Contract for the development of any area previously declared by Bylaw to be a development area;

AND WHEREAS this proposed development is within the development area established by Bylaw No. 43 and Bylaw No. 99.

AND WHEREAS the Official Community Plan for the Resort Municipality of Whistler designates this land aforementioned as Town Centre.

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 "Resort Municipality of Whistler Zoning Bylaw No. 9, 1975 Land Use Contract Approval Bylaw (Fortress Mountain Resorts Ltd.) Bylaw No. 107, 1978."
2. The Land Use Contract between the Resort Municipality of Whistler and Whistler Village Land Co. Ltd. and Fortress Mountain Resorts Ltd. respecting the real property described as D.L. 3866 and D.L. 3903, Group 1, N.E.C. is hereby approved.
3. The Mayor and the Clerk/Treasurer are hereby authorized to sign the aforementioned Land Use Contract and to affix the Corporate Seal thereto.

READ A FIRST time this 30th day of October, 1978.

READ A SECOND time this 11th day of December, 1978.

Pursuant to 703 of the Municipal Act, a Public Hearing was held on the 13th day of November, 1978.

READ A THIRD time this 11th day of December, 1978.

RECEIVED THE APPROVAL of the Inspector of Municipalities this 5th day of January, 1979.

RECONSIDERED and finally ADOPTED this 8th day of January, 1979.

"Wm. (Pat) Carleton"

"G. F. Pearce"

Wm (Pat) Carleton, Mayor

G.F. Pearce, Clerk/Treasurer

This is to certify that this is a true copy of Bylaw No. 107, 1978 cited as the "Resort Municipality of Whistler Zoning Bylaw No. 9 1975 Land Use Contract Approval Bylaw (Fortress Mountain Resorts Ltd.) No. 107, 1978."

G.F. Pearce, Clerk/Treasurer

8168 \$095.50

VANCOUVER
MAY 11 1979

11 JAN 79

LAND USE CONTRACT

THIS AGREEMENT made the ____ day of _____, 1978,

BETWEEN:

RESORT MUNICIPALITY OF WHISTLER, a
Municipality incorporated under the
laws of the Province of British Columbia
with its principal office at Whistler,
in the Province of British Columbia,

(hereinafter called the "Municipality")

OF THE FIRST PART

AND:

WHISTLER VILLAGE LAND CO. LTD.,
a body corporate incorporated under the
laws of the Province of British Columbia,
having an office at the Resort Municipality
of Whistler, in the Province of British
Columbia,

(hereinafter called "Whistler Land Co.")

OF THE SECOND PART

AND:

FORTRESS MOUNTAIN RESORTS LTD., a body
corporate having an office and place of
business at 2600 - 700 West Georgia Street,
in the City of Vancouver, Province of
British Columbia,

(hereinafter called "Fortress")

OF THE THIRD PART

FORM G. LAND REGISTRY ACT
(SECTION 40)
MEMORANDUM OF REGISTRATION
REGISTERED

JAN 12 1979

on application received at the time
written or stamped on the application:
D. H. STURCH, REGISTRAR
VANCOUVER LAND REGISTRATION DISTRICT

(both Whistler Land Co. and Fortress are
hereinafter sometimes collectively referred
to as the "Developers" and are singularly
sometimes referred to as the "Developer")

WHEREAS:

A. Her Majesty the Queen in Right of the Province of
British Columbia as represented by the Minister of the
Environment (herein called "Her Majesty") invited proposals
for the development of Blackcomb Mountain in the Resort
Municipality of Whistler;

B. Fortress has presented a proposal to Her Majesty
which provides for the development of ski facilities on
Blackcomb Mountain and for the use and development of the
Lands referred to in Recital "E" hereof;

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C. The Municipality, pursuant to Section 702A of the "Municipal Act", may, notwithstanding any By-Law of the Municipality or Sections 712 or 713 of the "Municipal Act", upon the application of an owner of land within a development area designated as such by By-Law of the Municipality, enter into a Land Use Contract containing such terms and conditions for the use and development of the land as may be mutually agreed upon and thereafter the use and development of that land shall be in accordance with such Land Use Contract;

D. The "Municipal Act" requires that the Municipal Council in exercising the powers given by Section 702A shall have due regard to the considerations set out in Section 702(2) and Section 702A(1) in arriving at the use and development permitted by any Land Use Contract and the terms, conditions and considerations thereof;

E. Whistler Land Co. is the registered owner of those lands and premises situate, lying and being in the Resort Municipality of Whistler, in the Province of British Columbia being more particularly described in Schedule "A" hereto (herein called the "Lands"). The Lands are shown outlined in red on Schedule "B" hereto.

F. Fortress is or shall become the registered holder of an option to purchase (herein called the "Option") the Lands. The Option provides, inter alia, that Fortress shall only be permitted to purchase portions of the Lands when Fortress has constructed or is in the process of constructing certain ski lift facilities (herein called the "Ski Facilities") on Blackcomb Mountain in accordance and compliance with the terms of the Option and of lease and right of way arrangements as may be amended, added to or replaced from time to time (herein called the "Lease") which will be entered into between Fortress and Her Majesty;

G. Fortress is a party to this Land Use Contract to ensure that upon Fortress exercising any of its rights under the Option and obtaining title to any portion or portions of the Lands that those portions so acquired by Fortress shall only be used or be permitted to be used in accordance with the restrictions contained in this Land Use Contract;

H. The Developers have presented to the Municipality a scheme for the use and development of the Lands and have made application to the Municipality to enter into this Agreement upon the terms and conditions hereinafter set forth;

I. The Municipality is desirous of having the Ski Facilities on Blackcomb Mountain properly developed and the Council of the Municipality is of the opinion that the approval of this Land Use Contract is in the public interest;

J. The Council of the Municipality, having given due regard to the considerations set forth in Sections 702(2) and 702A(1) of the "Municipal Act" has agreed to the terms, conditions and considerations herein contained;

K. The Developers acknowledge that they are aware of the provisions of Section 702A of the "Municipal Act" and that the Council of the Municipality cannot enter into this Land Use Contract until it has held a Public Hearing on a By-Law authorizing this Land Use Contract, has duly considered the representations made at such Hearing, and unless at least a majority of all the Members of the Council present at the meeting at which the vote is taken and entitled to vote on the By-Law vote in favour of the same;

L. The Ministry of Highways have approved the said By-Law pursuant to the "Controlled Access Highways Act";

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M. The Inspector of Municipalities has approved the said By-Law pursuant to the "Resort Municipality of Whistler Act";

NOW THEREFORE THIS CONTRACT WITNESSETH that in consideration of the premises and the conditions and covenants hereinafter set forth, the Municipality and each of the Developers severally covenant and agree as follows:

1. DEFINITIONS:

In this Contract, in addition to the other definitions herein contained, unless the context otherwise requires:

"BU" shall be a method of computing the permitted development on the Lands in that:

- (a) a Single Residential Dwelling shall require 6 BU's per Dwelling Unit;
- (b) a Multiple Residential Dwelling shall require 4 BU's per Dwelling Unit;
- (c) a Hotel or Lodge shall require 2 BU's per Dwelling Unit;
- (d) a Hostel shall require 1 BU for each individual for whom lodging is provided or is permitted to be provided.

"Covenant" shall mean the covenant granted by the Developers to the Municipality as provided in clause 7 hereof.

"Dwelling Unit" shall mean one or more rooms used or intended to be used for domestic purposes and shall include each bedroom or sleeping room in a Hotel or Lodge.

"Lodge" shall mean a building intended for transient occupancy which contains sleeping units and may contain restaurant and bar facilities primarily used by the occupants.

A Lodge may not contain any other commercial space and does not include a hotel, hostel or motel.

"Single Residential Dwelling" shall mean a building consisting of one Dwelling Unit (other than a mobile home) which is occupied or intended to be occupied seasonally or permanently by one family or six or fewer unrelated persons.

"Multiple Residential Dwelling" shall mean a building entirely comprised of three or more self contained Dwelling Units each of which is occupied or intended to be occupied seasonally or permanently by one family or by six or fewer unrelated persons.

"Hostel" shall mean a building intended for the use or used as a temporary place of lodging for individuals and containing a communal cooking facility or provision for cooking in an individual room or apartment, but does not include a motel, inn, or hotel.

"Hotel" shall mean a building intended for transient occupancy which contains sleeping units and may contain restaurant, entertainment and personal service facilities for the public, but does not include hostel or motel.

"Municipal Engineer" shall mean and include the Municipal Engineer for the Municipality and his duly authorized assistants or replacements and such other consultants or engineers as may be appointed to act for the Municipality.

"Approving Officer" shall mean and include the Approving Officer for the Municipality appointed pursuant to the provisions of the Land Registry Act and his duly authorized assistants or replacements and such other consultants as may be appointed by him.

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"Building Inspector" shall mean and include the Building Inspector for the Municipality and his duly authorized assistants or replacements and such other consultants as may be appointed to act for the Municipality.

"Developer" means any one or more of Whistler Land Co., or Fortress, their successors or assigns.

"Complete" or "Completion" or any variation of these words when used with respect to the work or works referred to herein shall mean completion to the satisfaction of the Municipal Engineer of the Municipality reasonably determined when so certified by him in writing.

"Town Centre" shall mean those lands in Resort Municipality of Whistler being

Block B,
District Lot 3020, and
District Lot 1902,
All of Group 1,
New Westminster District.

"Zone" or "Zones" shall mean one or more of "Zone 1", "Zone 2" or "Zone 3" as shown on Schedule "D" hereto, the permitted uses and restrictions for each of which are described in Schedule "C" hereto.

2. CONSENTS:

The Developers have obtained the consent of all persons holding any registered interest in the Lands as set out in the Consents which are attached hereto.

3. PERMITTED USES OF THE LANDS:

The Lands and the various portions thereof shall be used for the uses and purposes specified in Schedule "C" hereto and for no other uses or purposes.

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4. AREA DENSITY PLAN FOR THE LANDS:

The Developers acknowledge and agree that without restricting in any way the effect and restriction of the other restrictions contained in this Land Use Contract, no portion of the Lands shall be used and no development or subdivision plan shall be approved nor building permit issued which has the effect of creating or allowing a density for that development or subdivision in excess of the maximum number of BU's per Zone as permitted by Schedule "C".

5. DEVELOPMENT ZONES:

The Developers agree that the use and development of the Lands is further restricted by the requirements as set out in Schedules "C" and "D" hereto and that only certain types of development may be constructed in certain of the Zones as shown on Schedule "D" hereto. Accordingly the Developers are and shall be limited to the permitted uses and purposes in Schedule "C" as they relate to the Zones in Schedule "D". These restrictions shall be in addition to all other restrictions herein contained. No building, structure or improvement shall be constructed, developed or used upon the Lands, except in compliance with Schedules "C" and "D" hereto.

6. ENTITLEMENT TO BU'S

The Developers shall only be permitted to obtain approval of a subdivision plan or the issuance of building permits for any Dwelling Units or other buildings, structures, or improvements when and to the extent that the Developers and in particular Fortress have earned and not previously used BU's in accordance with Schedule "E" hereto. The Developers obtain BU's as a result of constructing certain of the Ski Facilities pursuant to the Lease. The formula to be used to calculate the number of BU's to be acquired by the Developers is more particularly described in Schedule "E" hereto (which formula is herein sometimes called the

"SAOT Formula"). The Developers shall only be permitted to obtain approval of a subdivision plan or the issuance of building permits for improvements having aggregate BU's equal to or less than the BU's to which the Developers are entitled pursuant to the SAOT Formula and which have not been previously allocated by the Developers, provided that:

- (a) as part of any development the Developers shall, provided such facilities are not inconsistent with the Covenant, be permitted to construct in addition to the improvements to which BU's have been allocated: recreational facilities, including without limitation, open and enclosed tennis courts, other court games, recreational pavilions, swimming pools and open and covered ice rinks but excluding other buildings which shall only be permitted in accordance with the terms hereof and which shall require the allocation of BU's as herein provided; and
- (b) in Zone 1 only, certain commercial facilities as described in Schedule "C-1" may be constructed, repaired or reconstructed as part of a development without the allocation of BU's therefor.

If the Developers shall have constructed buildings, structures or improvements on the Lands and shall have allocated BU's therefor all in accordance with the terms of this Land Use Contract, and if any of these buildings, structures or improvements shall be damaged, destroyed, demolished or torn down, then the Developers shall be entitled to obtain building permits to permit the repair or replacement of any such building, structure or improvement without the allocation of additional BU's therefor subject always to the following conditions:

- (i) the Developers must otherwise be entitled to the issuance of the building permit;
- (ii) the repaired or replaced building, structure or improvement shall be of a type which would not

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- represent more BU's than the number of BU's allocated to the original building, structure or improvement;
- (iii) the proposed repair or replacement must comply in all aspects with the provisions of this Land Use Contract and of the Covenant.

Any commercial facilities other than those permitted under (b) above shall require the allocation of BU's on the basis set out in Schedule "C-1".

7. DEVELOPMENT PLAN AND COVENANT AS TO USE

At the time of application by the Developer for any approval of a subdivision plan under the Strata Titles Act or the Land Registry Act for any parts of the Lands, or prior thereto as hereinafter provided, the Developers shall submit to the Municipality for approval a plan (herein called the "Development Plan") showing the proposed development of the portion to be subdivided including the size, number, siting, location and type of all structures, the numbers and types of Dwelling Units, the area and type of commercial space, the number of BU's, the open spaces, the trails, and walkways, recreational facilities, parking, proposed and potential future subdivision of this portion to be subdivided under the Strata Titles Act or the Land Registry Act, the landscape concept, and all roads and services. The Municipality agrees to approve any Development Plan which is in compliance with the provisions of this Land Use Contract and which is reasonably responsive to the guidelines as set out in Schedule "C" hereto. The Municipality shall advise the Developers within 60 days of receipt of a complete Development Plan or such longer time as herein provided whether or not the Development Plan is acceptable, provided always that the Municipality shall before this 60 day period shall expire have been afforded an opportunity to consider the proposed area and nature of the development on that portion of the Lands for a period of not less than 30 days while the ground

is snow free. The Developers agree to enter into a covenant (herein called the "Covenant") in the form as may be agreed between the Municipality and the Developers, restricting the use and development of that portion of the lands to the use and development as set out in the Development Plan as approved by the Municipality. The Covenant shall be executed and registered in the Vancouver Land Registry Office, concurrently with the subdivision plan.

The Municipality agrees that the Developers shall be entitled to apply for approval of a Development Plan for any portion or portions of the lands prior to the application for subdivision of all or any parts of those portions and the Municipality agrees to process any such application within the time limits herein provided. All future development must be in accordance with any approved Development Plan provided however that any Development Plan with respect to any part of the lands therein described for which a Covenant has not been registered may be amended by mutual agreement.

8. SIGNS:

No sign shall be erected upon the Lands or on any building or structure thereon except in accordance with the particulars contained in the Sign By-Law of the Municipality.

9. PARKING:

Off-street parking and loading spaces shall be provided, located and constructed in accordance with the requirements set out in Schedule "C" hereto. The Municipality shall have the right, but not the obligation, that in the event changing circumstances make it appropriate for less parking to be allocated to buildings or ski lifts to consent to a lessening of the parking requirements under this Land Use Contract.

10. OPEN AREAS

The Developers covenant and agree that in addition

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to the other restrictions contained in this Land Use Contract at least twenty per cent (20%) of the area covered by each Development Plan shall be left as open areas and in particular the Developers agree that no buildings and no other structures other than recreational facility structures permitted under clause 6(a) hereof may be erected thereon and no parking of automobiles will be permitted thereon.

11. WALKWAY AND SKI TRAIL

The Developers agree with the Municipality to provide in the manner chosen by Fortress either by deed, dedication or by way of right-of-way to or in favour of Her Majesty or the Municipality, a finished pedestrian walkway system throughout the Lands as may be required by Municipal By-Laws of general application or if there are no such By-Laws then to the design and construction standard reasonably required by the Municipality. The location of the walkway shall be shown on the Development Plan. This pedestrian walkway shall be completed through each subdivided portion of the Lands no later than twelve months after the date upon which the first occupancy permit is issued for that portion of the Lands.

The Developers and the Municipality agree that the portion of the existing cross country ski trail running through the Lands from the Town Centre to Lost Lake shall be preserved either by deed, dedication or securing the same by right-of-way in the manner chosen by Fortress to or in favour of Her Majesty or the Municipality. The Developers shall be entitled to change the location of this ski trail provided:

- (a) the new ski trail is of a similar or higher standard as the existing trail;
- (b) the ski trail is kept open on a continuous basis subject to the right of the Developer to close the ski trail for repair, maintenance or construction; and

- (c) the new ski trail shall be deeded, dedicated or secured by right-of-way as aforesaid whereupon the prior deed, dedication or right-of-way shall be released, discharged, reconveyed or cancelled.

12. TREE CUTTING:

The Developers covenant and agree that they shall be bound by any tree cutting By-Law having general application in the Municipality, provided that the application of this By-Law shall not have the effect of prohibiting or unreasonably restricting the ability of the Developers to develop the Lands in accordance with this Land Use Contract.

13. ROADS:

The Developers agree to dedicate and construct certain roads on the Lands in the manner required by the By-Laws of the Municipality and in a way which will tie into the road system of the Town Centre. The Municipality and the Developers agree that actual siting of the roads cannot be made until such time as the final engineering and survey studies for these respective roads have been completed.

The Developers agree that prior to dedicating any areas as road, that Developer must either complete the road and related services to the stage of completion required by this Land Use Contract and the By-Laws of the Municipality or must, if required by the Municipality supply the Municipality with security by way of Letter of Credit or other security acceptable to the Municipality in accordance with standard Municipality practices and requirements at that time.

The Municipality agrees with Fortress that the Municipality shall by the 31st day of October, 1980 at its sole expense build, cause to be dedicated and thereafter maintain a paved highway, having a paved width of not less than 24 feet, running from Highway 99 to the Day Skier

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Service Area as shown on the plan attached hereto as Schedule "F"; provided however that if further studies indicate that the said highway should follow another alignment, it shall be constructed along such alignment as Fortress and the Municipality shall agree and failing agreement as shall be decided by arbitration as herein provided. The Municipality agrees that the said highway shall include a bridge over Fitzsimmons Creek which shall accommodate vehicular and separated pedestrian traffic, be provided with adequate lighting facilities, and shall be designed with architectural character as an integral part of the Town Centre. The Municipality further agrees that it will at its sole expense construct a cross country skiing bridge to connect the Town Centre and the Lands, the cross country skiing bridge and pedestrian bridge may at the option of the Municipality be combined as one bridge. Provided always and it is hereby agreed by Fortress that if for any reason the Municipality does not construct the said highway bridges or other services or facilities required to be constructed by the Municipality under this paragraph 13 or under paragraph 14 either within the stated times or at all then the sole remedy of Fortress shall be to take the actions permitted to be taken by Fortress under the Option.

14. ON SITE SERVICES:

The Developers shall carry out at their own cost all on site services required on the Lands as required by all Municipal By-Laws. These on site services shall include roads, water, drainage, sanitary sewer, telephone and electricity and shall connect into the works and services provided by the Municipality and others. The Developers agree to provide the works and services to the standard and in the time limits required by any Municipal By-Laws.

Each Developer shall at its cost maintain all roads and on-site works and services constructed over that Developer's Lands for a period of one year from the date of

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completion of the roads, works or services as certified by the Municipality. The Developers agree that prior to the Municipality being required to grant formal approval to any development or prior to any approval of any subdivision plan the Developers shall:

- (a) complete all roads and on and off site works and services to the satisfaction of the Approving Officer and the Municipality or alternatively shall lodge security with the Municipality by way of Irrevocable Letter of Credit or other security approved by the Municipality in the manner and form as may be required by the By-Laws of the Municipality; and
- (b) shall lodge with the Municipality security by way of Irrevocable Letter of Credit or other security approved by the Municipality, in an amount equal to 10% of the cost of roads and on-site works and services, which security shall be held for a period of one year from the date of completion of the said works, services and roads.

Should the Developers fail to complete the roads works or services required within the time specified or fail to maintain the same as above provided the roads, works and services may be constructed or maintained by the Municipality at the sole cost of the Developers and the Municipality may call down or cash the deposited security and use such funds to complete, construct or maintain such roads works and services.

If there is insufficient money or security on deposit with the Municipality to remedy such defects, then the Developers shall pay the amount of any deficiency to the Municipality immediately upon receipt of the Municipality's invoice therefor.

The security, if any remains, shall be returned to the Developers upon the completion of such roads, works and services as to the security lodged under clause (a) above and upon completion of such maintenance period as to the security lodged under clause (b) above.

The Municipality agrees that it shall construct at its cost from the Town Centre to the Day Skier Service Area as shown on the plan attached hereto as Schedule "F" a twelve inch (12") sanitary sewer and a twelve inch (12") watermain or such other diameter sanitary sewer or watermain as may be agreed between the parties hereto. The watermain shall be installed by June 1, 1980 and the sewer by October 31, 1980. Notwithstanding that the Municipality has agreed that it shall pay for the construction of the sewer and watermain the Developers agree that the Municipality may charge full sewer and water impost fees for all portions of the Lands and for all development thereon. These per unit impost fees shall not exceed those charged for similar development in the Town Centre. The sewer and watermain shall be designed by a professional engineer, shall follow the most direct route to the said Day Skier Service Area but where necessary or where economically feasible shall avoid future development locations and ski trails. The alignment of the sewer and watermain shall be agreed to by the parties and failing agreement shall be determined by arbitration. The Municipality further agrees that it shall maintain said sewer and watermain and that they shall be connected to the Municipality's main sewer and water systems. The Municipality agrees that at the time the said watermain is connected to the Municipal water system, that water system shall provide water pressure of not less than 40 pounds per square inch at an elevation of 2400 feet above sea level. The Developers agree that the obligation of the Municipality under this Land Use Contract is to provide the watermain having water pressure as aforesaid. Once the watermain has been originally installed the Municipality shall have no further obligations under this Land Use Contract with respect to the watermain. The Municipality shall however have the same obligations with respect to the maintenance and operation of this watermain and the delivery and supply of water as it has with respect to other public watermains throughout the Municipality. The

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Developers agree, to the extent of their ownership in the Lands, to dedicate to the Municipality the areas required for the said road and to grant a right-of-way to the Municipality in the Municipality's standard form for the sewer and watermain facilities.

Fortress agrees that the Municipal obligation to supply water to any portion of the Lands is limited to water service to a level determined by the Municipal Engineer in respect to the present Municipal maximum supply elevation of 2450 feet above sea level. Fortress at its sole cost will supply any lines and storage tanks required by demand above 2400 feet above sea level.

15. EASEMENTS AND RIGHTS-OF-WAY:

Each Developer agrees to the extent of their ownership in the Lands to grant to the Municipality such easements and rights-of-way as may reasonably be required in connection with the development and servicing of the Lands. Each Developer shall be permitted flexibility in the location of any required easement or right-of-way so long as the easement or right-of-way as provided is sufficient to serve the needs of the Municipality. Each Developer acknowledges and agrees to cooperate with the Municipality to make areas available for easements and rights-of-way as may be required in connection with the overall development of the Lands. Nothing in this clause 15 shall in any way restrict the Municipality's rights of expropriation.

16. APPROVAL OF BUILDING PERMITS:

The Developers agree that notwithstanding the development permitted under this Land Use Contract or the BU's which can be earned by the Developers pursuant to the SAOT Formula as contained in Schedule "G" hereto or any other provisions of this Land Use Contract, the Developers shall not be entitled to obtain building permits for Dwelling

Units having BUs in the aggregate in excess of 7500 BUs for the whole of the Lands.

17. TIMING OF BUILDING PERMITS:

The Developers agree that the Municipality shall not be required to approve any applications for subdivisions or building permits in respect of the Lands prior to first January 1982, unless, prior to that date, the Municipality approves similar applications at any other locations within the Municipality other than in the Town Centre, and other than those which have been approved by zoning on or before the 16th day of January, 1979 or by land use contract on or before 16th January 1979, in which event the Developers shall thereupon be entitled to approval of applications for subdivisions or building permits for a like number of BU's provided that the Developers are otherwise entitled thereto and provided always that this provision shall affect the timing of subdivision approval and issuance of building permits only and shall not in any way increase the total number of BU's for the Lands or any Zone. Provided always that if by first November 1981 there shall not have been constructed or substantially constructed in the Town Centre buildings comprising sleeping accommodation of not less than 2000 beds and not less than 38,000 square feet of commercial space then the Municipality may at its sole option extend the first January 1982 approval date to first January 1983. Notwithstanding the foregoing restriction in this clause 17, the Developers, provided they have acquired property under the Option, and have complied with the terms hereof, shall be entitled to subdivision approvals and building permits to authorize the subdivision and construction of the Day Skier Service Area and the Maintenance Facility described in Schedule "C-1".

The Developers shall have the right at any time to submit Development Plans for the Day Skier Service Area and the Maintenance Area to the Municipality and after November 1, 1981, to submit other Development Plans to the Municipality for approval.

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18. LANDSCAPING:

The Developers shall submit a conceptual landscaping plan with each Development Plan or at the time of application for a building permit as the Municipality may determine.

19. LANDSCAPING BY-LAW:

The Developers covenant and agree that they shall be bound by any Landscaping By-Law having general application in the Municipality provided this By-Law shall not have the effect of prohibiting or unreasonably restricting the ability of the Developers to develop the Lands in accordance with this Land Use Contract.

20. SUBDIVISIONS:

No portion of the Lands shall be subdivided except in compliance with and according to the particulars set out in this Land Use Contract and:

- (a) until December 31, 1981, in accordance with the By-Laws of the Municipality then in force which regulate or affect the subdivision of land;
- (b) between January 1, 1982 and December 31, 1991, in accordance with the By-Laws of the Municipality in force on December 31, 1981 which regulate or affect the subdivision of land;
- (c) after December 31, 1991, in accordance with the By-Laws of the Municipality then in force which regulate or affect the subdivision of land.

Provided however that in no event shall the application of aforesaid By-Laws have the effect of prohibiting or unreasonably restricting the ability of the Developer to develop the Lands in accordance with this Land Use Contract.

21. PROFESSIONAL ENGINEER TO DESIGN ALL SITE SERVICES:

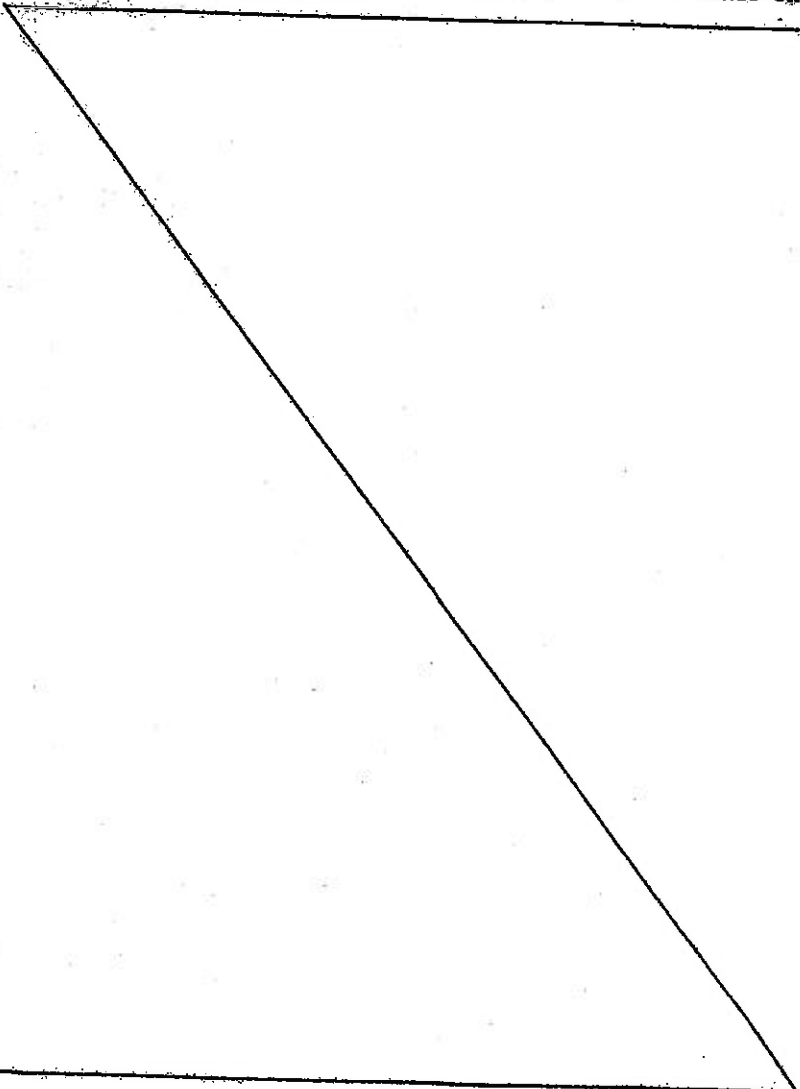
The Developers covenant and agree that all works and services required herein, to facilitate the use and development of the Lands or any portion thereof, except landscaping, shall be designed by a Professional Engineer,

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who shall be registered with the Association of Professional Engineers of British Columbia and retained by the Developers. Plans and specifications for the said site services shall be prepared and sealed by the said Professional Engineer and delivered to the Municipality for review and approval as required herein.

22. DEVELOPERS TO PAY TAXES AND COSTS:

(a) The Developers agree to pay all arrears of taxes outstanding against the Lands before the formal approval of any portion of the development upon the Lands, provided however that Fortress shall only be responsible for taxes on



any portion of the Lands for which Fortress has registered title.

(b) In addition to the security referred to herein the Developers covenant and agree to pay to the Municipality all inspection fees, administration fees, engineering fees and legal costs reasonably incurred by the Municipality in settling and registering this Land Use Contract throughout the whole of the term of this Land Use Contract, provided that the fees and costs payable under this clause 22(b) shall not exceed an aggregate of \$10,000. These provisions shall not limit the requirement that the Developers pay the fees and charges referred to in clause 32 hereof. These amounts shall be paid by the Developers forthwith upon receipt of an invoice for the same from the Municipality and the Developers agree that the Municipality may withhold any approvals for the Lands or the development thereof while any such amounts are outstanding. The Developers shall pay the cost of connecting all utilities to service the Lands. Fortress shall, upon completion of the sale of any portions or parts of the Lands be released from future obligations under this clause with respect to those portions sold.

23. INDEMNITY BY DEVELOPERS:

The Developers, and all subsequent purchasers of the Lands or parts thereof except to the extent the same is caused by the negligence of the Municipality or its servants or agents, covenant to save harmless and effectually indemnify the Municipality against:

- (a) all actions and proceedings, costs, damages, expenses, claims and demands whatsoever and by whomsoever brought by reason of any construction and installation of any works or improvements herein described or permitted;
- (b) all expenses and costs which may be incurred by reason of the execution of the said works or

improvements resulting in damage to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly, in any way or to any degree, to construct, repair or maintain;

(c) all expenses and costs which may be incurred by reason of liens for non-payment of labour or materials, workmen's compensation assessments, unemployment insurance, Federal or Provincial Tax, check-off and for encroachments owing to mistakes in survey;

(d) any and all actions and proceedings, costs, damages, claims and demands whatsoever caused by or resulting directly or indirectly from any breach or non-performance by the Developers of any of the provisions or restrictions of this Land Use Contract.

Provided always and notwithstanding anything herein to the contrary that in no event shall a Developer or a subsequent purchaser of the Lands or part thereof be liable to indemnify and save harmless the Municipality as herein provided unless its obligation to do so arises from matters or things occurring during the time it held title to any part of the Lands or was in occupation or possession thereof and is restricted to matters or things done or performed or to be done or performed or not to be done by such person and which are relative to said part of the Lands or the occupancy or possession thereof by such person.

24. RIGHTS OF MUNICIPALITY:

Notwithstanding any provisions of this Land Use Contract and notwithstanding the provisions of the Municipal "Building By-Law" and amendments thereto and of the "Municipal Act", R.S.B.C. 1960 Chapter 255 and amendments thereto, the Developers covenant and agree that the Municipality may withhold the granting of an occupancy permit for the occupancy and/or use of any building or part thereof constructed upon

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a portion of the Lands until all requirements of this Land Use Contract required to be performed at that time by any person owning or holding a right to purchase (excluding the Option) in that portion of the Lands have been completed to the reasonable satisfaction of the Municipality and all moneys owing to the Municipality by any person owning or holding a right to purchase (excluding the Option) in that portion of the Lands have been paid in full. Accordingly Fortress acknowledges, covenants and agrees that the Municipality shall not be required to approve any subdivision plan or issue any building permit or, notwithstanding the provisions of the Municipal "Building By-Law" and amendments thereto or of the "Municipal Act" RSBG 1960 Ch. 255 and amendments thereto, to grant any occupancy permit unless and until each of the following have occurred:

- (a) the proposed development is in accordance with all terms of this Land Use Contract; and
- (b) the proposed development is in accordance with all terms of any existing Covenant for that portion of the Lands;
- (c) all statutory requirements have been complied with.

25. NO REPRESENTATIONS

It is understood and agreed that neither the Municipality nor the Developers have made any representations, covenants, warranties, guarantees, promises or agreements whether verbal or otherwise with respect to the Land Use Contract other than those contained in this Land Use Contract however Fortress and the Municipality acknowledge that in order to carry out the development of Blackcomb Mountain and the Lands Fortress and Whistler Land Co. shall enter into the Option and Fortress and Her Majesty shall enter into the Lease.

26. DESTINATION RESORT ASSOCIATION

The Municipality, Whistler Land Co. and Fortress agree to work together to create and operate an association or similar body to promote the year-round destination resort

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concept comprised of the Lands, the Town Centre, and Whistler and Blackcomb Mountains, in conjunction with other skiing commercial, recreational, hotel and rental managed condominium facilities in and around the Municipality.

27. ALL DEVELOPMENT TO COMPLY WITH BY-LAWS:

Except as specifically otherwise provided in this Land Use Contract, all subdivisions and development on the Lands shall comply in all respects with all of the By-Laws of the Municipality and all Federal and Provincial regulations and restrictions including environmental and floodplain regulations and restrictions.

27A. MAINTENANCE:

Where, by the terms of this Land Use Contract the Municipality is required to provide, construct, install, operate or maintain any roads, works or services such requirement shall not be deemed to or require the Municipality to operate, maintain or repair such roads, works or services in any manner or to any extent different from the Municipality's obligations in relation to similar roads, works or services constructed by the Municipality out of its general municipal funds provided through the annual budget of the Municipality.

28. MINOR AMENDMENTS:

The Municipality and the Developers acknowledge and agree that both prior to and subsequent to the holding of a Public Hearing to consider this Land Use Contract and the execution and registration of this Land Use Contract, that by written agreement, minor amendments may be made to the Schedules forming part of this Land Use Contract and to the Land Use Contract itself in order to more properly reflect the requirements and wishes of the parties in connection with this project. No such amendment shall affect the overall intent or alter the substance of this Land Use Contract.

29. SCHEDULES PART OF CONTRACT:

Schedules "A" to "G" herein referred to are hereby incorporated into and made part of this Land Use Contract.

30. EXERCISE OF OPTION PRECONDITION OF GRANTING OF ANY APPROVALS

The Developers and in particular Fortress acknowledge and agree that it is a precondition to the rights of Fortress to develop any portion of the Lands that Fortress shall have exercised its Option to purchase a portion of the Lands in accordance with the terms of the Option and shall have acquired title to that portion of the Lands, and shall have granted the Covenant. Thereafter Fortress, its successors and assigns shall only be permitted to develop that portion of the Lands as may be permitted under the terms of this Land Use Contract and in accordance with the Covenant.

31. ALL OBLIGATIONS ARE FORTRESS OBLIGATIONS:

Fortress acknowledges and agrees that all covenants contained in this Land Use Contract by the Developers with respect to those portions of the Lands acquired by Fortress under the Option shall from the time of acquisition of said portions by Fortress be covenants of Fortress, its successors and assigns alone, and Fortress acknowledges and agrees that Whistler Land Co. shall not be liable for any of such covenants or agreements, that the Municipality need not take any action against Whistler Land Co. in respect of same but may proceed solely against Fortress in respect of same and that Fortress shall have no right to claim any indemnity or contribution or to have Whistler Land Co. joined as a defendant or third party or to claim from Whistler Land Co. in any manner whatsoever in respect of any claim against Fortress, its successors and assigns under such covenants or agreements; provided however that upon the sale by deed, transfer or by agreement for sale of any of the aforesaid portions of the Lands by Fortress, all covenants of Fortress contained in this Land

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Use Contract with respect to such portions and pertaining to matters arising following the date of said sale shall become the covenants of the new owners from time to time of such portions and fortress shall no longer be bound thereby.

32. DEVELOPERS TO PAY ALL MUNICIPAL IMPOST FEES, DEVELOPMENT COST, CHARGES, ETC.:

The Developers acknowledge and agree that notwithstanding any provisions of this Land Use Contract the Developers shall be required to pay to the Municipality prior to obtaining any subdivision approvals or building permits, all sewer and water impost fees as herein provided, development cost charges, building permit fees, subdivision approval fees, and all other similar fees or charges required to be paid to the Municipality for similar developments or subdivisions throughout the Municipality. The Municipality hereby acknowledges and agrees that this Land Use Contract makes adequate provision for public open space.

33. REGISTRATION AND EFFECT:

This Agreement shall be construed as running with the Lands and shall be registered in the Vancouver Land Registry Office against the Lands by the Municipality pursuant to the provisions of Section 702(4) of the Municipal Act and shall not be amended except by agreement between the Municipality and each Developer affected. Provided always that if any portion of the Lands shall be zoned to permit a use and regulations acceptable to all affected parties, the Municipality may at its sole option, upon the written request of the Developers, execute and register a release and discharge of this Land Use Contract as it relates to the portion of the Lands so zoned. The Municipality shall be under no obligation to execute or deliver a release and discharge and it shall be in its sole discretion to do so.

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34. GENDER:

Wherever the singular or masculine is used herein the same shall be construed as meaning the plural, feminine, or body corporate, or body politic where the contract or parties so require.

35. BINDING EFFECT:

This Land Use Contract shall enure to the benefit of, and be binding upon the parties hereto and their respective successors and assigns. Notwithstanding anything contained herein to the contrary, no person shall be liable hereunder with respect to any matter arising after that person ceases to be an owner of the portion of the Lands to which that matter relates.

36. ARBITRATION:

In the event of any disagreement between the Municipality and any one or more of the Developers concerning the application, interpretation or implementation of any of the provisions of this Land Use Contract, such disagreement shall be resolved by arbitration pursuant to the Arbitration Act of the Province of British Columbia, any reference thereunder being to three Arbitrators one appointed by the Municipality, one by the Developers and the third by the first two. All costs of the arbitration shall be borne by the Municipality as to one-half and by the Developer or Developers involved as to one-half.

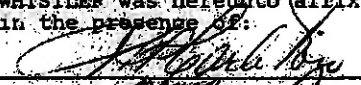
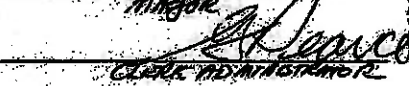
37. SEVERABILITY:

Should any clause or portion thereof set forth herein be declared or held invalid for any reason, such invalidity shall not affect the validity of the remainder of that clause or of this Land Use Contract which shall continue in force and effect and be construed as if this Land Use Contract had been executed without the invalid portion.

38. A public Hearing on this Land Use Contract was held on the 13th day of November, 1978.


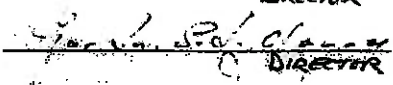
IN WITNESS WHEREOF the parties hereto have executed this Agreement this 8 day of January, 1978

The Corporate Seal of
RESORT MUNICIPALITY OF
WHISTLER was hereunto affixed
in the presence of:


Mayor

Clerk

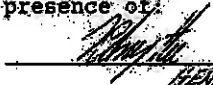
(C/S)

The Corporate Seal of WHISTLER
VILLAGE LAND CO. LTD.
was hereunto affixed in the
presence of:



Director

Director

(C/S)

The Corporate Seal of FORTRESS
MOUNTAIN RESORTS LTD. was
hereunto affixed in the
presence of:


General Manager

(C/S)

Approved under the Controlled Access Highways Act	
On <u>12</u> day of <u>Feb</u>	1978
	
Approving Officer, Ministry of Highways & Public Works	

SCHEDULE "A"

Those lands and premises situate, lying and being ²⁵²⁰
in the Resort Municipality of Whistler and being more particu-
larly described as:

District Lots 3866 and 3903,
Group 1,
New Westminster District.

SCHEDULE "C"

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(For the purposes of this Schedule "C" the definitions set forth in the Resort Municipality of Whistler Zoning By-Law No. 9 as at October 1, 1978 (in this Schedule "C" called the Zoning By-Law") shall apply.)

PLAN REFERRED TO HEREIN

I.

ZONE 1

PRESERVED AND HELD UNDER

DOCUMENT NUMBER 62520

The aggregate total development in Zone 1 shall not exceed 6500 BU's.

Permitted Uses of Land, Buildings and Structures

In Zone 1 the use of land, buildings and structures is restricted to:

- (a) indoor and outdoor recreational uses;
- (b) the following commercial uses: the sale, rental and repair of recreational equipment; office space; restaurants; convenience food and beverage stores; licensed premises; boutiques and gift shops;
- (c) lodges, hotels, hostels and multiple residential dwellings;
- (d) accessory off-street parking use;
- (e) accessory off-street loading use;
- (f) accessory residential use;
- (g) buildings and structures accessory to the uses permitted in clauses (a) and (b);
- (h) public utility installations excluding any uses which are primarily of a maintenance and storage nature;
- (i) skiing facilities including without limitation: administrative and maintenance facilities, ski runs, ski school offices, lift facilities, skier parking, and the Day Skier Service Area defined in Schedule "C-1".

Provided that no Hotels or commercial space, other than the Day Skier Service Area or Maintenance Area as defined in Schedule "C-1" and no Lodges shall be permitted in Zone 1 until such time as lift #9 as described in the Lease has been constructed or committed to be constructed and approved under the Lease.

Lot Coverage

Parking areas, buildings, and structures (excluding the facilities set forth in clause 6(a) of this Land Use Contract) together shall not cover an area greater than eighty percent (80%) of the site area.

Height

Buildings will not exceed a height of sixty-five (65') feet and shall not exceed six stories.

Fire Fighting Platform

The provisions of the Zoning By-Law shall apply unless stand pipes, hydrants, on site hose storage, or other fire fighting devices are provided for in the proposed development to the satisfaction of the Fire Marshall and the Municipality.

Slope

No buildings shall be erected on any portion of any site which has a natural slope in excess of 30 percent (30%).

Parking

Off-street parking shall be provided in accordance with the provisions of Part III of the Zoning By-Law except that off-street parking spaces may be provided on a separate parcel, in a central parking area within a distance of 500 feet from the building to which the parking relates or 1500 feet from a ski trail to the ski lift to which the parking relates, or in a central parking area served by public or private transit, in every such event in a manner and location approved by the Municipality and the following off-street parking ratio will apply:

<u>Building Class</u>	<u>Required Number of Off-Street Parking Spaces</u>
Multiple Residential Dwelling	1 space per Dwelling Unit
Hotel and Lodge	.75 spaces per Dwelling Unit
Commercial	1 space per two employees
Ski Lifts	As required by Municipal By-Laws provided that lesser parking shall be approved from time to time by the Municipality if the Developers are able to reasonably show a lesser number is required for day skier parking.

If off-site parking is provided, the use of the land upon which the parking is provided shall be restricted by the Covenant or by a covenant in favour of the Municipality and registered in the Vancouver Land Registry Office. The Developers and the Municipality may from time to time, by mutual agreement, amend a Development Plan, the Covenant and a covenant in favour of the Municipality and registered in the Land Registry Office to provide for alternative parking locations and for alternative uses of areas originally to be used for parking, provided always that the alternative parking locations and alternative uses are otherwise in accordance with the provisions of this Land Use Contract.

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2.

ZONE 2

The aggregate total development in Zone 2 shall not exceed 2500 BU's.

Permitted Uses of Land, Buildings and Structures

In Zone 2 the use of land, buildings and structures is restricted to:

- (a) multiple residential dwellings;
- (b) duplex residential dwellings;
- (c) single residential dwellings;
- (d) buildings and structures accessory to the uses permitted in clauses (a), (b) and (c);
- (e) accessory off-street parking use;
- (f) lodges;
- (g) parks and recreational uses;
- (h) skiing facilities including without limitation: administrative and maintenance facilities, ski runs, lift facilities and skier parking.

Site Area

A. The minimum site area per Dwelling Unit is as follows:

	<u>MINIMUM SITE AREA PER DWELLING UNIT</u>		
	<u>Level of Service Provided</u>		
	<u>Community Water Supply & Community Sewer System</u>	<u>Community Water Supply But No Community Sewer System</u>	<u>Neither Community Water Supply Nor Community Sewer System</u>
	<u>Sq.Ft.</u>	<u>Sq.Ft.</u>	<u>Sq.Ft.</u>
Single Residential Dwelling	7,500 or such smaller area as approved under clause B below	Not Permitted	Not Permitted
Duplex Residential Dwelling	4,500 or such smaller area as approved under clause B below	Not Permitted	Not Permitted
Multiple Residential Dwelling			
a) For each of the first two Dwelling Units	3,750	Not Permitted	Not Permitted
b) Each additional Dwelling Unit	1,500	Not Permitted	Not Permitted

B. The Approving Officer, in his sole discretion may approve a subdivision plan or strata plan which provides for certain lots of smaller area than set out above provided that:

- (i) the Municipality has requested such approval;
- (ii) the average lot area (including the common areas but excluding roads) is not less than the minimum site area otherwise required; and
- (iii) the subdivision plan or strata plan is otherwise in compliance with the terms hereof.

Lot Coverage

The maximum lot coverage of all buildings and structures (excluding the facilities set forth in clause 6(a) of this Land Use Contract) together shall not exceed fifty percent (50%) of the lot area.

Slope

No buildings shall be erected on any portion of any site which has a natural slope in excess of 30 percent (30%).

Setback and Height

- (1) No building shall be sited within twenty-five (25') feet of a front lot line adjoining a public road unless approved by the Municipality.
- (2) No building or structure should in any event exceed forty-five (45') feet in height for multiple residential dwellings or twenty-five (25') feet for duplex and single residential dwellings.
- (3) No building, other than an accessory building, shall be located within ten (10') feet of a rear or side lot line unless approved by the Municipality.

Fire Fighting Platform

The provisions of the Zoning By-Law shall apply unless stand pipes, hydrants, on site hose storage, or other fire fighting devices are provided for in the proposed development to the satisfaction of the Fire Marshall and the Municipality.

Floor Area

The minimum floor area requirement for a multiple residential dwelling is three hundred and fifty (350 sq. ft.) square feet.

Parking

Off-street parking shall be provided in accordance with the provisions of Part III of the Zoning By-Law except that off-street parking spaces may be provided on a separate parcel, in a central parking area within a distance of 500 feet from the building to which the parking relates or 1500 feet from a ski trail to the ski lift to which the parking relates, or in a central parking area served by public or private transit, in every such event in a manner and location approved by the Municipality and the following off-street parking ratio will apply:

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<u>Building Class</u>	<u>Parking Number of Off-Street Parking Spaces</u>
Detached single residential dwelling and duplex residential dwelling	2 spaces per Dwelling Unit
Lodge	.75 spaces per Dwelling Unit
Multiple Residential Dwelling	1 space per Dwelling Unit
Ski Lifts	As required by Municipal By-Laws provided that lesser parking shall be approved from time to time by the Municipality if the Developers are able to reasonably show a lesser number is required for day skier parking.

If off-site parking is provided, the use of the land upon which the parking is provided shall be restricted by the Covenant or by a covenant in favour of the Municipality and registered in the Vancouver Land Registry Office. The Developers and the Municipality may from time to time, by mutual agreement, amend a Development Plan, the Covenant and a covenant in favour of the Municipality and registered in the Vancouver Land Registry Office to provide for alternative parking locations and for alternative uses of areas originally to be used for parking, provided always that the alternative parking locations and alternative uses are otherwise in accordance with the provisions of this Land Use Contract.

5 Acre Parcel

In this Zone 2 one parcel, to be transferred to the Municipality or Whistler Land Co. not to exceed 5 acres as may be approved by the Municipality may be used for the following uses:

- school, educational facilities, fine arts facility, associated residential facilities and such other uses as may be approved by the Municipality and all necessary uses incidental thereto.

The Municipality agrees that no structures or buildings on this parcel shall require the allocation of BU's.

All buildings on this parcel shall otherwise comply with the Zone 2 restrictions.

3. ZONE 3

The aggregate total development in Zone 3 shall not exceed 4000 BU's.

Permitted Uses of Land, Buildings and Structures

In a Zone 3, the use of land, buildings and structures is restricted to:

- (a) multiple residential dwellings;
- (b) duplex residential dwellings;
- (c) single residential dwellings;
- (d) buildings and structures accessory to the uses permitted in clauses (a), (b) and (c);

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- (e) accessory off-street parking use;
- (f) parks and recreational uses;
- (g) skiing facilities including without limitation: administrative and maintenance facilities, ski runs, lift facilities and skier parking.

Site Area

A. The minimum site area per Dwelling Unit is as follows:

	MINIMUM SITE AREA PER DWELLING UNIT		
	Level of Service Provided		
	Community Water Supply & Community Sewer System	Community Water Supply But No Community Sewer System	Neither Community Water Supply Nor Community Sewer System
	Sq.Ft.	Sq.Ft.	Sq.Ft.
Single Residential Dwelling	7,500 or such smaller area as approved under clause B below	Not Permitted	Not Permitted
Duplex Residential Dwelling	4,500 or such smaller area as approved under clause B below	Not Permitted	Not Permitted
Multiple Residential Dwelling			
a) For each of the first two Dwelling Units	3,750	Not Permitted	Not Permitted
b) Each additional Dwelling Unit	2,000	Not Permitted	Not Permitted

B. The Approving Officer, in his sole discretion may approve a subdivision plan or strata plan which provides for certain lots of smaller area than set out above provided that:

- (i) the Municipality has requested such approval;
- (ii) the average lot area (including the common areas but excluding roads) is not less than the minimum site area otherwise required; and
- (iii) the subdivision plan or strata plan is otherwise in compliance with the terms hereof.

Lot Coverage

The maximum lot coverage of all buildings and structures (excluding the facilities set forth in clause 6(a) of this Land Use Contract) together shall not exceed fifty percent (50%) of the lot area.

Slope

No buildings shall be erected on any portion of any site which has a natural slope in excess of 30 percent (30%).

Setback and Height

- (1) No building shall be sited within twenty-five (25') feet of a front lot line adjoining a public road unless approved by the Municipality.
- (2) No building or structure should in any event exceed thirty-five (35') feet in height for multiple residential dwellings or twenty-five (25') feet for duplex and single residential dwellings.
- (3) No building, other than an accessory building, shall be located within ten (10') feet of a rear or side lot line unless approved by the Municipality.

Fire Fighting Platform

The provisions of the Zoning By-Law shall apply unless stand pipes, hydrants, on site hose storage, or other fire fighting devices are provided for in the proposed development to the satisfaction of the Fire Marshall and the Municipality.

Floor Area

The minimum floor area requirement for a multiple residential dwelling is three hundred and fifty (350 sq. ft.) square feet.

Parking

Off-street parking shall be provided in accordance with the provisions of Part III of the Zoning By-Law except that off-street parking spaces may be provided on a separate parcel, in a central parking area within a distance of 500 feet from the building to which the parking relates or 1500 feet from a ski trail to the ski lift to which the parking relates, or in a central parking area served by public or private transit, in every such event in a manner and location approved by the Municipality and the following off-street parking ratio will apply:

<u>Building Class</u>	<u>Parking Number of Off-Street Parking Spaces</u>
Detached single residential dwelling and duplex residential dwelling	2 spaces per Dwelling Unit
Multiple Residential Dwelling	1 space per Dwelling Unit
Ski Lifts	As required by Municipal By-Laws provided that lesser parking shall be approved from time to time by the Municipality if the Developers are able to reasonably show a lesser number is required for day skier parking.

If off-site parking is provided, the use of the land upon which the parking is provided shall be restricted by the Covenant or by a covenant in favour of the Municipality and registered in the Vancouver Land Registry Office. The Developers and the Municipality may from time to time, by mutual agreement, amend a Development Plan, the Covenant and a covenant in favour of the Municipality and registered in the Vancouver Land Registry Office to provide for alternative parking locations and for alternative uses of areas originally to be used for parking, provided always that the alternative parking locations and alternative uses are otherwise in accordance with the provisions of this Land Use Contract.

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SCHEDULE C-1I. COMMERCIAL SPACE PERMITTED IN ZONE 1 WITHOUT
ALLOCATION OF BU'S THEREFOR

The Developers shall be entitled as part of the development of Zone 1 to construct, provided that such development is otherwise approved under this Land Use Contract, and without allocating BU's therefor, the following:

- (a) one or more buildings in Zone 1 (herein called the "Day Skier Service Area") which shall be a day skier facility and may include the following:
 - (i) ticket office,
 - (ii) ski school office,
 - (iii) ski sales, rentals and repairs,
 - (iv) administration and accounting office,
 - (v) first aid,
 - (vi) cafeteria,
 - (vii) ski patrol room,
 - * (viii) licensed premises,
 - (ix) restaurant, and
 - (x) parking structures or parking lots.

The maximum floor area of the Day Skier Service Area excluding parking structures or parking lots shall not exceed 25,000 square feet and the Day Skier Service Area shall otherwise be in compliance with the requirements of this Land Use Contract.

- (b) One or more maintenance buildings and yards (herein called the "Maintenance Area") in Zone 1 to serve for overall maintenance, vehicle, construction and general storage and related uses.
- (c) For each Dwelling Unit in a hotel in Zone 1, the Developers shall be entitled provided such space complies in all other respects with the requirements of this Land Use Contract, to construct 40 square feet of commercial space in that hotel without the allocation of BU's therefor.

- (d) Conference and meeting rooms, convention facilities, common areas, maintenance and utility areas and administrative areas in Lodges and Hotels in Zone 1 shall not for the purposes of this Land Use Contract be considered in determining the permitted amount of commercial space and shall be permitted without the allocation of BU's therefor.

II. COMMERCIAL SPACE FOR WHICH BU'S MUST BE ALLOCATED

Any commercial space other than that listed in Section I, if otherwise permitted under this Land Use Contract, shall require the allocation of 1 BU for each 400 square feet of the commercial space subject always to the overall restriction on commercial space as contained in Section III.

III. OVERALL RESTRICTION ON COMMERCIAL SPACE

Provided always that in no event shall the total commercial square footage allowed on the Lands including all commercial space in all Hotels and Lodges (but excluding any Dwelling Units in Hotels and Lodges and excluding the Day Skier Service Area and the Maintenance Area) exceed in the aggregate 50,000 square feet.

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SCHEDULE D
BLACKCOMB
BRITISH COLUMBIA, CANADA

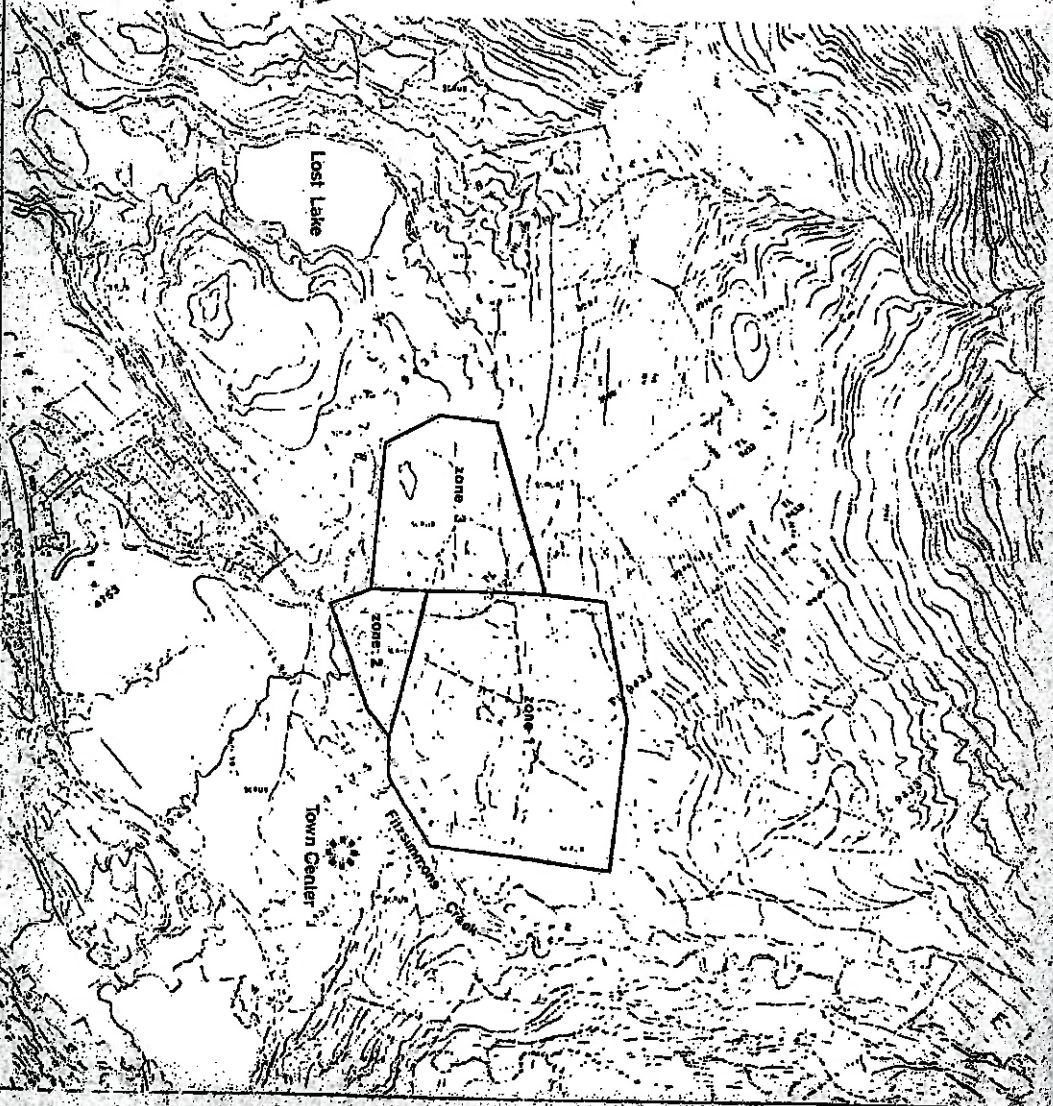
Developer:
 Feibers Mountain
 Resorts Ltd.
 P.O. Box 7230
 Station E
 Calgary, Alberta
 T2C 3M1

Mapping:
 British Columbia
 Department of Lands
 750 3M1

Scale:
 0 100 200 300 400 500
 0 100 200 300 400 500
 feet meters

North arrow symbol

Legend:
 1/4 acre grid



SCHEDULE "E"
"SAGT FORMULA"

The "SAGT FORMULA" (Skier At One Time Formula) to be used to calculate the BU's of Fortress under this Land Use Contract shall operate as follows:

1. One BU is equal to 2 "SKIERS" as that term is defined under the following formula based on the ski lifts constructed or to be constructed by Fortress under the Lease.
2. In order to qualify as a ski lift for the calculation of the number of SKIERS the ski lift must either:

(a) be constructed and operational; or

(b) each of the following must have occurred:

- (i) the ski lift must be a ski lift provided for under the terms of the Lease other than those lifts referred to in the Lease as Lifts #1 - #4 inclusive or the fourteenth lift built by Fortress;
- (ii) Fortress must hold a right-of-way or a right of occupation for the ski lift pursuant to the provisions of the Lease;
- (iii) Fortress must have entered into a bona fide firm agreement to lease or to purchase the ski lift, and paid a deposit therefor;
- (iv) the lift must be scheduled for completion within a period of one year from the date of delivery of a Certificate;
- (v) all lifts for which BU's have previously been earned or allocated under this sub-clause (b) prior to the date of delivery of the Certificate for the ski lift:
 - (A) shall have been completed within a period of eighteen months from the respective dates of delivery of the Certificates for such lifts subject to any force majeure as provided in clause 9 of this Schedule E; or
 - (B) if not completed, not more than twelve months shall have expired from the date of delivery of the Certificate to the Municipality;

provided always that Fortress shall not at any given time be entitled to earn BU's under this sub-clause (b) for more than three lifts.

3. When Fortress wishes to obtain BU's for a ski lift it shall deliver to the Municipality a certificate (herein this Schedule E called the "Certificate") containing:

- 2 -

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- (a) a statement that the requirements of clause 2 of this Schedule E have been complied with and the number of BU's for which the ski lift qualifies;
- (b) a statement certified by a professional engineer under his seal appointed or employed by the manufacturer of the ski lift specifying the length, vertical height, hourly capacity, operating speed and design capacity of the ski lift;

and if the ski lift is not then constructed and operational the Certificate shall as well contain:

- (c) a true copy of the ski lift purchase or lease agreement showing the specifications of the ski lift and the deposit paid; and
- (d) a statement that the ski lift when completed and operational will be in substantial compliance with the provisions of the Lease.

The Certificate shall be accompanied by a Statutory Declaration of an officer of Fortress declaring that to the best of his information, knowledge and belief all of the statements and information contained in the Certificate are true and correct.

4. If within forty-five days from its receipt of a Certificate with respect to a ski lift which is constructed and operational the Municipality:

- (a) does not deliver to Fortress a letter from The Minister of Lands or his duly authorized representative stating that there is an existing material default by Fortress under the Lease and giving particulars thereof, Fortress shall have earned the number of BU's specified in the Certificate;
- (b) delivers a letter to Fortress from The Minister of Lands or his duly authorized representative stating that there is an existing material default by Fortress under the Lease and giving particulars thereof, Fortress shall only earn the BU's specified in the Certificate after Fortress has delivered to the Municipality a letter from the Minister of Lands or his duly authorized representative confirming that the said default has been cured and that there is no existing material default by Fortress under the Lease, or has obtained at its option either a declaration from a Court of competent jurisdiction or a determination by arbitration in accordance with this Land Use Contract that there was no existing material default under the Lease as set forth in aforesaid letter.

5. If within forty-five days from its receipt of a Certificate with respect to a ski lift which is not constructed and operational the Municipality:

- (a) does not deliver:

- 3 -

- (i) a letter from The Minister of Lands or his duly authorized representative stating that there is an existing material default by Fortress under the Lease and giving particulars thereof; and/or
- (ii) a notice in writing stating that in its opinion the information or one or more of the statements contained in the Certificate is untrue and giving particulars thereof,

Fortress shall have earned the number of BU's specified in the Certificate;

- (b) Delivers either a letter or notice or both a letter and notice as provided for in sub-Clause (a)(i) and (a)(ii) hereof, then Fortress shall only earn the BU's specified in the Certificate after Fortress has obtained at its option either a declaration from a Court of competent jurisdiction or a determination by arbitration in accordance with this Land Use Contract that there was no existing material default under the Lease as set forth in aforesaid letter and that the statements and information set forth in the Certificate were true at the date of delivery of the Certificate; provided always that if the Municipality delivers to Fortress a letter as provided for in sub-clause (a)(i) hereof but does not deliver to Fortress a notice as provided for in sub-clause (a)(ii) hereof then Fortress shall upon delivery to the Municipality of a letter from the Minister of Lands or his duly authorized representative confirming that the default set forth in the said letter has been cured and that there is no existing material default by Fortress under the Lease, earn the BU's specified in the Certificate without the necessity of obtaining either a declaration or determination as aforesaid.

6. The Municipality acknowledges and agrees that it is important for Fortress to have any dispute under this Schedule E resolved as soon as possible and agrees to use all reasonable efforts to have any Court proceedings heard or arbitration concluded in as short a period of time as possible.

7. Fortress shall be entitled to re-apply for:

- (a) BU's with respect to any ski lift for which BU's have not been earned; and
- (b) additional BU's earned as a result of any modification made to existing ski lifts,

and the provisions of this Schedule E shall apply.

8. Fortress shall receive credit for ski lifts which qualify under the provisions hereof, on the following basis:

- (a) for all ski lifts which have their loading area at an elevation of greater than 3000 feet above sea level and for lifts referred to in the Lease as lifts #6 and #14, then

Number of SKIERS	=	Vertical height in feet	x
		of the ski lift	
Hourly capacity	x	7 hours (being the agreed	x .9
of the ski lift		number of hours of operation	
		per day for the ski lift)	
<hr/>			
10,000 feet			

- 4 -

2520

(b) for all ski lifts other than lifts #6 and #14 which have their loading area at an elevation of 3000 feet above sea level or less then the formula in (a) is multiplied by .5;

(c) the Town Centre lift referred to in the Lease as Lift #1 and originating in the Town Centre shall not qualify for any BU's under this formula or under this Land Use Contract.

9. If, by reason of strike, lockout, war or acts of military authority, rebellion or civil commotion, material or labour shortage, or labour strikes not within the control of Fortress, fire or explosion, flood, wind, water, earthquake, act of God or other casualty, or any event or matter not wholly or mainly within the control of Fortress and not caused by its default or act of commission or omission and not avoidable by the exercise of reasonable effort or foresight by Fortress (including any act or omission of the Municipality), Fortress is, in good faith and without default or neglect on its part, prevented or delayed in the construction or completion of a ski lift which under the terms of this Land Use Contract it is required to do by a specified date, or within a specific period of time, the date or the period of time within which the ski lift was to have been completed may be extended by a period of time equal to that of such delay or prevention, and Fortress shall not be deemed to be in default if it performs and completes the ski lift in the manner required by the terms of this Land Use Contract within such extended period of time, or within such further extended period of time as may be agreed upon from time to time between the Municipality and Fortress.

BC OnLine



BC OnLine Land Title Internet Service
Provided in co-operation with
Land Title and Survey Authority

LTSA - DOCUMENT RETRIEVAL REF # N84369 REQUESTED: 2010-05-17 11:55

CLIENT NAME: RESORT MUNICIPALITY OF WHISTLER
ADDRESS: TAX DEPARTMENT
 WHISTLER BC VON 1B4

PICK-UP INSTRUCTIONS:

USER ID: PB34453 APPL-DOC # GB77455 VA Registered RCVD:1988-07-13
ACCOUNT: 328313
FOLIO RLICKO

REMARKS:

GB77455

'NEW' LUC

Help Desk Victoria (250) 953-8200
 In B.C. 1-800-663-6102
Administration Office ... (250) 953-8250
Fax Number (250) 953-8222

Persons who need to rely on a plan for legal purposes must examine the official version at the Land Title Office in which the plan is deposited. However, plans with plan numbers beginning with the letters EPP or EPS are electronic plans which constitute the official version.

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to
GB077464 ✓

10x35.00

LAND TITLE ACT
Form 17
(Sections 151, 152(1), 220)

FORM 1 (Section 36)
MEMORANDUM OF REGISTRATION
Registered on application received on
the day and time written hereon
N. D. JACQUES, Registrar of the
Vancouver Land Title Office

APPLICATION

NATURE OF CHARGE: Amendment to
Land Use Contract G2520 with
priority over:

- (a) option to purchase R20673
- (b) right of first refusal R20674
- (c) mortgage R20675
- (d) mortgage R20676
- (e) profit a prendre H95618
- (f) option to purchase R115924
- (g) mortgage R117844
- (h) mortgage GB62945
- (i) assignment of rents GB62946

Address of Person entitled to be
registered as owner, if different
than shown in instrument: N/A

Legal Description, if not shown
in instrument being submitted
with this application: same.

(see Schedule A to Schedule "1")

Parcel Identifier Nos.:

- 008-049-530 - GB3300 GB64480
- 008-049-556 - GB19817 GB64479
- 008-846-251 - R113008
- 008-846-308 - R113009
- 008-849-382 - R115922
- 008-849-404 - R115923
- 009-587-047 - R135605

Herewith Fees of: \$350.00

Full Name, Address, Telephone
Number of person presenting
application:

Keith E. Burrell
Shrum, Liddle & Heberton
Barristers and Solicitors
1300 - 399 West Hastings Street
Vancouver, B.C. V6C 2W5
669 - 2611

07/13/88 AD686h CHG NO 350.0

Signature of Solicitor

PA GB77454
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THIS LAND USE CONTRACT AMENDMENT AGREEMENT is dated the 15th day of June, 1988 (the "Amending Agreement")

BETWEEN:

RESORT MUNICIPALITY OF WHISTLER, a Municipality incorporated under the laws of the Province of British Columbia having an office at 4381 Blackcomb Way, Whistler, British Columbia VON 1B0

(the "Municipality")

OF THE FIRST PART

WHISTLER VILLAGE LAND CO. LTD., a British Columbia company having a registered office at Suite 2100 - 700 West Georgia Street, Vancouver, British Columbia V7Y 1V8

("Whistler Land Co.")

OF THE SECOND PART

BLACKCOMB SKIING ENTERPRISES LTD. (formerly called Fortress Mountain Resorts Ltd.), a British Columbia company, having a place of business at 4545 Blackcomb Way, Whistler, British Columbia VON 1B0

("Fortress")

OF THE THIRD PART

CANADIAN PACIFIC HOTELS CORPORATION, a company pursuant to the laws of Canada having an office at #360 - 601 Cordova Street, Vancouver, British Columbia V6B 1G1

OF THE FOURTH PART

BOSA DEVELOPMENT CORPORATION, a British Columbia company having an office at 4585 East Hastings Street, Burnaby, British Columbia V5C 2K3

OF THE FIFTH PART

W.L.C. DEVELOPMENTS LTD., a British Columbia company having its registered office at Suite 2100 - 700 West Georgia Street, Vancouver, British Columbia V7Y 1A8

("WLC")

OF THE SIXTH PART

(all six parties hereinafter collectively called the "ties")

GB077455

WHEREAS:

A. The Parties of the First, Second and Third Parts entered into that certain Land Use Contract dated January 8, 1979 and registered in the Vancouver Land Title Office on January 11, 1979 under number G2520 (the "LUC") pursuant to Section 702A of the Municipal Act R.S.B.C. 1960, c. 255 and containing certain terms and conditions governing the use and development of certain lands situated in Whistler, British Columbia and described in the Land Use Contract;

B. Section 382 of the Municipal Act, R.S.B.C. 1979, c. 290 authorizes the parties to a land use contract to amend it by bylaw with the agreement of the Municipality and the owner of any parcel of land that is described in the bylaw as being covered by the amendment;

C. The owners of the parcels of land described in Land Use Contract Amending Bylaw No. 650, 1988 (the "Lands") are the Parties of the Second, (subject to recital D hereof) and Third, Fourth and Fifth Parts;

D. Whistler Land Co. has advised that it may transfer its interest in the Lands (as hereinafter defined) to WLC, including its right, title and interest and its covenants and obligations under the LUC, which transfer may be completed either before or after the execution, delivery and registration of this Amending Agreement.

NOW THEREFORE in consideration of the premises, and the covenants herein, and the sum of one dollar (\$1.00), receipt of which from each party is hereby acknowledged by the other, and other good and valuable consideration, the Parties agree to amend the LUC as follows:

1. All those words, phrases, clauses, sentences, paragraphs, numbers, definitions, headings, schedules and legal descriptions of lands appearing in the LUC and not reproduced in Schedule "1" to this Amending Agreement are hereby deleted in their entirety and the LUC is amended accordingly as it applies to the Lands.
2. All those words, phrases, clauses, sentences, paragraphs, numbers, definitions, headings, schedules and legal descriptions of lands appearing and forming part of Schedule "1" to this Amending Agreement which do not appear in the LUC as registered January 11, 1979 under No. G2520 are hereby added and the LUC is amended accordingly as it applies to the Lands.

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3. The following provision shall be deemed to be part of the LUC, and the LUC is amended accordingly as it applies to the Lands:

"Unless and until a transfer of Whistler Land Co.'s interest in the Lands to WLC is registered, Whistler Land Co. shall keep, observe and perform all of its covenants under this Land Use Contract. Upon registration of a transfer of Whistler Land Co.'s interest in the Lands to WLC, WLC shall keep, observe and perform all of the covenants and obligations of Whistler Land Co. under this Land Use Contract and be entitled to the benefit of all right, title and interest of Whistler Land Co. under this Land Use Contract, as if "WLC" was substituted for "Whistler Land Co." wherever those words appear. The Municipality, Fortress and WLC acknowledge and agree that upon the registration of a transfer of Whistler Land Co.'s interest in the Lands to WLC, Whistler Land Co. (but not WLC) shall be released from any and all such covenants and obligations and no action of any kind whatsoever shall be taken against Whistler Land Co. in respect thereof. WLC shall provide written notice to the Municipality and Fortress forthwith following transfer to WLC of the interest of Whistler Land Co. in the Lands.

Upon the transfer of any of the Lands by Whistler Land Co. or WLC (except a transfer from Whistler Land Co. to WLC) all covenants of Whistler Land Co. or WLC contained in this Land Use Contract with respect to the Lands so transferred and pertaining to matters arising following the date of completion of such transfer shall become the covenants of the new owners from time to time of such portions and Whistler Land Co. and WLC shall no longer be bound thereby."

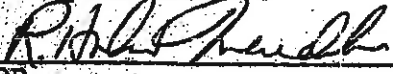
4. Except as above provided in Sections 1, 2 and 3 of this Amending Agreement all other terms, conditions and covenants of the LUC shall remain unchanged.
5. The Parties covenant and agree that Schedule "1" hereto is and shall be deemed to be the LUC as amended herein and applicable to the Lands.
6. Schedule "1" is incorporated into and deemed to be part of this Amending Agreement.

GP/77455

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IN WITNESS WHEREOF the parties have executed this Land Use Contract Amendment Agreement this 15th day of June, 1988.

The Corporate Seal of the
RESORT MUNICIPALITY OF
WHISTLER was hereunto affixed
in the presence of:


MAYOR

C/S

DEPUTY CLERK

The Common Seal of BLACKCOMB
SKIING ENTERPRISES LTD. was
hereunto affixed in the
presence of:


AUTHORIZED SIGNATORY

C/S


AUTHORIZED SIGNATORY

The Common Seal of WHISTLER
VILLAGE LAND CO. LTD. was
hereunto affixed in the
presence of:


AUTHORIZED SIGNATORY

C/S


AUTHORIZED SIGNATORY

The Common Seal of CANADIAN
PACIFIC HOTELS CORPORATION
was hereunto affixed in the
presence of:


AUTHORIZED SIGNATORY

C/S


AUTHORIZED SIGNATORY

6

The Common Seal of BOSA
DEVELOPMENT CORPORATION was
hereunto affixed in the
presence of:



AUTHORIZED SIGNATORY

C/S

AUTHORIZED SIGNATORY

The Common Seal of W.L.C.
DEVELOPMENTS LTD. was
hereunto affixed in the
presence of:



AUTHORIZED SIGNATORY

C/S



AUTHORIZED SIGNATORY

GB077455

7

LAND TITLE ACT

FORM 6
(Section 46)

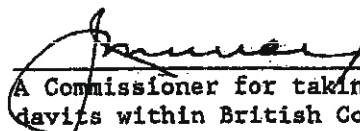
PROOF OF EXECUTION BY CORPORATION

I certify that on the 30th day of June, 1988 at the City of Vancouver, in the Province of British Columbia

PETER KENT

personally known to me, appeared before me and acknowledged to me that he is the authorized signatory of RESORT MUNICIPALITY OF WHISTLER and that he is the person who subscribed his name and affixed the seal of the corporation to the instrument, that he was authorized to subscribe his name and affix the seal to it, and that the corporation existed at the date the instrument was executed by the corporation.

In testimony of which I set my hand at Vancouver, British Columbia, this 30 day of June, 1988.


A Commissioner for taking Affidavits within British Columbia.

LAND TITLE ACT

FORM 6
(Section 46)


PROOF OF EXECUTION BY CORPORATION

I certify that on the 6th day of July, 1988 at the City of Vancouver, in the Province of British Columbia

GEORGE FLANIGAN

personally known to me, appeared before me and acknowledged to me that he is the authorized signatory of WHISTLER VILLAGE LAND CO. LTD. and that he is the person who subscribed his name and affixed the seal of the corporation to the instrument, that he was authorized to subscribe his name and affix the seal to it, and that the corporation existed at the date the instrument was executed by the corporation.

In testimony of which I set my hand at Vancouver, British Columbia, this 7th day of June, 1988.


A Commissioner for taking Affidavits within British Columbia.

8045j/1

BARRY D. CHASE
BARRISTER & SOLICITOR
2100 - 700 W. Georgia St.
VANCOUVER, B.C. V7Y 1A8

LAND TITLE ACT

FORM 6
(Section 46)

PROOF OF EXECUTION BY CORPORATION

I certify that on the 16th day of June, 1988 at the City of Vancouver, in the Province of British Columbia

Gary Raymond

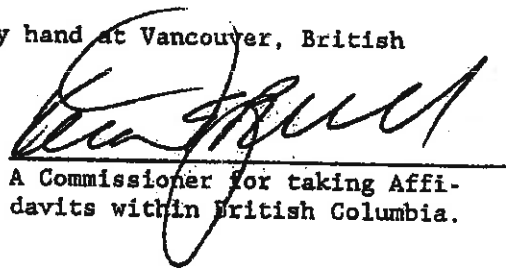
personally known to me, appeared before me and acknowledged to me that he is the authorized signatory of BLACKCOMB SKIING ENTERPRISES LTD. and that he is the person who subscribed his name and affixed the seal of the corporation to the instrument, that he was authorized to subscribe his name and affix the seal to it, and that the corporation existed at the date the instrument was executed by the corporation.

In testimony of which I set my hand at Vancouver, British Columbia, this 16th day of June, 1988.

KEITH BURRELL

Barrister & Solicitor

#1300 - 999 WEST HASTINGS STREET
VANCOUVER, B.C.
V6C 2W5


A Commissioner for taking Affidavits within British Columbia.

LAND TITLE ACT

FORM 6
(Section 46)

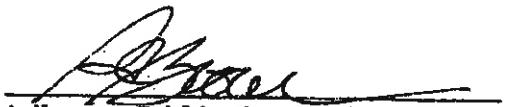
PROOF OF EXECUTION BY CORPORATION

I certify that on the 27th day of June, 1988 at the City of Toronto, in the Province of Ontario

LARRY T. BEARD

personally known to me, appeared before me and acknowledged to me that he is the authorized signatory of CANADIAN PACIFIC HOTELS CORPORATION and that he is the person who subscribed his name and affixed the seal of the corporation to the instrument, that he was authorized to subscribe his name and affix the seal to it, and that the corporation existed at the date the instrument was executed by the corporation.

In testimony of which I set my hand and seal of office at Toronto, Ontario, this 27th day of June, 1988.


A Notary Public in and for the Province of Ontario

GB077455

9

LAND TITLE ACT

FORM 6
(Section 46)

PROOF OF EXECUTION BY CORPORATION

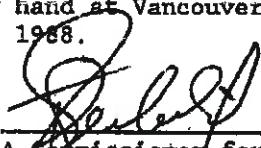
I certify that on the 23rd day of June, 1988 at the City of Vancouver, in the Province of British Columbia

Natale BOSA.

personally known to me, appeared before me and acknowledged to me that he is the authorized signatory of BOSA DEVELOPMENT CORPORATION and that he is the person who subscribed his name and affixed the seal of the corporation to the instrument, that he was authorized to subscribe his name and affix the seal to it, and that the corporation existed at the date the instrument was executed by the corporation.

In testimony of which I set my hand at Vancouver, British Columbia, this 23rd day of June, 1988.

TERRY V. SEIBOLD
A Commissioner for taking Affidavits
for British Columbia


A Commissioner for taking Affidavits within British Columbia.

LAND TITLE ACT

FORM 6
(Section 46)

PROOF OF EXECUTION BY CORPORATION


I certify that on the 6th day of ~~June~~ July, 1988 at the City of Vancouver, in the Province of British Columbia

GEORGE FLANIGAN

personally known to me, appeared before me and acknowledged to me that he is the authorized signatory of W.L.C. DEVELOPMENT'S LTD. and that he is the person who subscribed his name and affixed the seal of the corporation to the instrument, that he was authorized to subscribe his name and affix the seal to it, and that the corporation existed at the date the instrument was executed by the corporation.

In testimony of which I set my hand at Vancouver, British Columbia, this 7th day of ~~June~~ July 1988.

8045j/3


A Commissioner for taking Affidavits within British Columbia.

BARRY D. CHASE
BARRISTER & SOLICITOR
2100 - 700 W. Georgia St.
VANCOUVER, B.C. V7Y 1A8

LAND TITLE ACT

FORM 6
(Section 46)

PROOF OF EXECUTION BY CORPORATION

I certify that on the 22nd day of June, 1988 at the City of Vancouver, in the Province of British Columbia

Gary Raymond

personally known to me, appeared before me and acknowledged to me that he is the authorized signatory of BLACKCOMB SKIING ENTERPRISES LTD. and that he is the person who subscribed his name and affixed the seal of the corporation to the instrument, that he was authorized to subscribe his name and affix the seal to it, and that the corporation existed at the date the instrument was executed by the corporation.

In testimony of which I set my hand at Vancouver, British Columbia, this 22nd day of June, 1988.


A Commissioner for taking Affidavits within British Columbia.

KEITH BURRELL
Barrister & Solicitor
#1300 - 999 WEST HASTINGS STREET
VANCOUVER, B.C.
V6C 2W5

LAND TITLE ACT

FORM 6
(Section 46)

PROOF OF EXECUTION BY CORPORATION

I certify that on the 13th day of July, 1988 at the City of Vancouver, in the Province of British Columbia

CHRIS FREEMAN

personally known to me, appeared before me and acknowledged to me that he is the authorized signatory of ROYAL TRUST CORPORATION OF CANADA and that he is the person who subscribed his name and affixed the seal of the corporation to the instrument, that he was authorized to subscribe his name and affix the seal to it, and that the corporation existed at the date the instrument was executed by the corporation.

In testimony of which I set my hand at Vancouver, British Columbia, this 13th day of July, 1988.

John A. Doolan
A Commissioner for taking Affidavits within British Columbia.

JOHN A. DOOLAN
Barrister & Solicitor
1300 - 999 WEST HASTINGS STREET
VANCOUVER, B.C.
V6C 2W5

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LAND TITLE ACT

FORM 6
(Section 46)

PROOF OF EXECUTION BY CORPORATION

I certify that on the 24th day of June, 1988 at the City of Vancouver, in the Province of British Columbia

DAVID MUNSON

personally known to me, appeared before me and acknowledged to me that he is the authorized signatory of SECURITY PACIFIC BANK CANADA and that he is the person who subscribed his name and affixed the seal of the corporation to the instrument, that he was authorized to subscribe his name and affix the seal to it, and that the corporation existed at the date the instrument was executed by the corporation.

In testimony of which I set my hand at Vancouver, British Columbia, this 24th day of June, 1988.



A Commissioner for taking Affidavits within British Columbia.

JOHN A. DOOLAN
Barrister & Solicitor
1300 - 989 WEST HASTINGS STREET
VANCOUVER, B.C.
V6C 2W5

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LAND TITLE ACT

FORM 6
(Section 46)

PROOF OF EXECUTION BY CORPORATION

I certify that on the 23 day of June, 1988 at the City of Vancouver, in the Province of British Columbia

DOUG THALER

personally known to me, appeared before me and acknowledged to me that he is the authorized signatory of NATIONAL TRUST COMPANY and that he is the person who subscribed his name and affixed the seal of the corporation to the instrument, that he was authorized to subscribe his name and affix the seal to it, and that the corporation existed at the date the instrument was executed by the corporation.

In testimony of which I set my hand at Vancouver, British Columbia, this 23 day of June, 1988. **BRUCE E. WILKINS**
Commissioner for taking Affidavits
in the Province of British Columbia
Expiry - July 31, 1989

A Commissioner for taking Affidavits within British Columbia.

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PRIORITY AGREEMENT

WHEREAS BLACKCOMB SKIING ENTERPRISES LTD. (the "Chargeholder") is the holder of an option to purchase, right of first refusal and profit a pendre which are registered in the Vancouver Land Title Office under numbers R20673, R20674 and H95618 respectively and an additional option to purchase registered under number R115924 (the "Charges").

NOW THEREFORE THIS AGREEMENT WITNESSES THAT:

1. The Chargeholder hereby consents to the granting and registration of the Land Use Contract Amendment Agreement (the "LUC Amendment") to which the Priority Agreement is attached and the Chargeholder hereby agrees that the LUC Amendment shall be binding upon its interest in and to the lands in respect of which the Charges are registered.
2. The Chargeholder hereby grants priority for the LUC Amendment over the Chargeholder's right, title and interest in and to the lands in respect of which the Charges are registered and the Chargeholder hereby postpones the Charges and all of its right, title and interest thereunder to the LUC Amendment as if the LUC Amendment had been executed, delivered and registered prior to the execution and registration of the Charges.

IN WITNESS WHEREOF the Chargeholder has executed this Agreement this 22nd day of June, 1988.

The Common Seal of BLACKCOMB)
SKIING ENTERPRISES LTD.)
was hereunto affixed in the)
presence of:)



Title: Secretary)
(Authorized Signatory))

C/S

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PRIORITY AGREEMENT

WHEREAS THE ROYAL BANK OF CANADA (the "Chargeholder") is the holder of a mortgage which is registered in the Vancouver Land Title Office under number R20675 (the "Charge").

NOW THEREFORE THIS AGREEMENT WITNESSES THAT:

1. The Chargeholder hereby consents to the granting and registration of the Land Use Contract Amendment Agreement (the "LUC Amendment") to which the Priority Agreement is attached and the Chargeholder hereby agrees that the LUC Amendment shall be binding upon its interest in and to the lands in respect of which the Charge is registered.
2. The Chargeholder hereby grants priority for the LUC Amendment over the Chargeholder's right, title and interest in and to the lands in respect of which the Charge is registered and the Chargeholder hereby postpones the Charges and all of its right, title and interest thereunder to the LUC Amendment as if the LUC Amendment had been executed, delivered and registered prior to the execution and registration of the Charge and prior to the advance of any monies pursuant to the Charge.

IN WITNESS WHEREOF the Chargeholder has executed this Agreement this 5 day of ~~June~~ ^{July}, 1988.

SIGNED, SEALED and DELIVERED
in the presence of:

Janice McDonald
Witness - Signature

JANICE MCDONALD
1055 WEST GEORGIA

Witness - ~~VANCOUVER~~ ^{VANCOUVER}, B.C.
SECRETARY

Address

Occupation

THE ROYAL BANK OF CANADA
by its attorneys:

E. J. DOWNSTON
ACCOUNT MANAGER

M. H. LEES
ACCOUNT MANAGER

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**STATUTORY DECLARATION OF ATTORNEYS AND
CERTIFICATE OF ACKNOWLEDGMENT TRANSFEROR**

We, PETER FREDERIC JOHNSTON and MAURICE HARVEY LEES,
of VANCOUVER, in
British Columbia, make oath and say:


1. We are the attorneys for THE ROYAL BANK OF CANADA under a Power of Attorney filed under the Land Title Act.
2. We are the persons who subscribed the name of THE ROYAL BANK OF CANADA and my name in the instrument as a transferor.
3. At the time of execution of the instrument the Power of Attorney had not been revoked by or on behalf of THE ROYAL BANK OF CANADA, that THE ROYAL BANK OF CANADA is legally entitled to hold and dispose of land in British Columbia, and I had not received any notice or information of the bankruptcy or dissolution of THE ROYAL BANK OF CANADA.
4. We know the contents of the instrument and subscribed the name of THE ROYAL BANK OF CANADA to it voluntarily as the free act and deed of THE ROYAL BANK OF CANADA.

AND we make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

SEVERALLY DECLARED BEFORE ME at)
the City of Vancouver, in the)
Province of British Columbia,)
this 5 of July, 1988.)
AND I CERTIFY that on the said)
day and at the said place the)
above-named attorneys who are)
personally known to me, appeared)

before me and acknowledged to me that they are the persons mentioned in the annexed instrument as attorneys of the transferor, that their names are subscribed to it, that they know the contents of the instrument and executed it voluntarily, and are of the age of 19 years or more.

In testimony of which I set my hand at Vancouver, British Columbia, this 5 day of July, 1988.


A Commissioner for Taking
Affidavits for British Columbia

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PRIORITY AGREEMENT

WHEREAS ROYAL TRUST CORPORATION OF CANADA (the "Chargeholder") is the holder of a mortgage which is registered in the Vancouver Land Title Office under number R20676 (the "Charge").

NOW THEREFORE THIS AGREEMENT WITNESSES THAT:

1. The Chargeholder hereby consents to the granting and registration of the Land Use Contract Amendment Agreement (the "LUC Amendment") to which the Priority Agreement is attached and the Chargeholder hereby agrees that the LUC Amendment shall be binding upon its interest in and to the lands in respect of which the Charge is registered.
2. The Chargeholder hereby grants priority for the LUC Amendment over the Chargeholder's right, title and interest in and to the lands in respect of which the Charge is registered and the Chargeholder hereby postpones the Charges and all of its right, title and interest thereunder to the LUC Amendment as if the LUC Amendment had been executed, delivered and registered prior to the execution and registration of the Charge and prior to the advance of any monies pursuant to the Charge.

IN WITNESS WHEREOF the Chargeholder has executed this Agreement this 13 day of July, 1988.

The Common Seal of ROYAL
TRUST CORPORATION OF CANADA
was hereunto affixed in the
presence of:

[Signature]
Title: Mgr. Corp. Trust.
(Authorized Signatory)

[Signature]
Title: MGR CLIENT SERVICES
(Authorized Signatory)

C/S

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PRIORITY AGREEMENT

WHEREAS SECURITY PACIFIC BANK CANADA (the "Chargeholder") is the holder of a mortgage which is registered in the Vancouver Land Title Office under number R117844 (the "Charge").

NOW THEREFORE THIS AGREEMENT WITNESSES THAT:

1. The Chargeholder hereby consents to the granting and registration of the Land Use Contract Amendment Agreement (the "LUC Amendment") to which the Priority Agreement is attached and the Chargeholder hereby agrees that the LUC Amendment shall be binding upon its interest in and to the lands in respect of which the Charge is registered.
2. The Chargeholder hereby grants priority for the LUC Amendment over the Chargeholder's right, title and interest in and to the lands in respect of which the Charge is registered and the Chargeholder hereby postpones the Charges and all of its right, title and interest thereunder to the LUC Amendment as if the LUC Amendment had been executed, delivered and registered prior to the execution and registration of the Charge and prior to the advance of any monies pursuant to the Charge.

IN WITNESS WHEREOF the Chargeholder has executed this Agreement this 24 day of June, 1988.

The Common Seal of SECURITY
PACIFIC BANK CANADA
was hereunto affixed in the
presence of:

Title: [Signature]
(Authorized Signatory)

Title: VICIE - [Signature]
(Authorized Signatory)

C/S

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PRIORITY AGREEMENT

WHEREAS NATIONAL TRUST COMPANY (the "Chargeholder") is the holder of a mortgage and an assignment of rents which are registered in the Vancouver Land Title Office under numbers GB62945 and GB62946 respectively (the "Charges").

NOW THEREFORE THIS AGREEMENT WITNESSES THAT:

1. The Chargeholder hereby consents to the granting and registration of the Land Use Contract Amendment Agreement (the "LUC Amendment") to which the Priority Agreement is attached and the Chargeholder hereby agrees that the LUC Amendment shall be binding upon its interest in and to the lands in respect of which the Charges are registered.
2. The Chargeholder hereby grants priority for the LUC Amendment over the Chargeholder's right, title and interest in and to the lands in respect of which the Charges are registered and the Chargeholder hereby postpones the Charges and all of its right, title and interest thereunder to the LUC Amendment as if the LUC Amendment had been executed, delivered and registered prior to the execution and registration of the Charges and prior to the advance of any monies pursuant to the Charges.

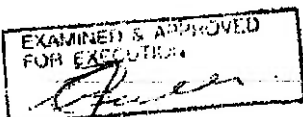
IN WITNESS WHEREOF the Chargeholder has executed this Agreement this 23 day of June, 1988.

The Common Seal of
NATIONAL TRUST COMPANY
was hereunto affixed in the
presence of:

Title: [Signature]
REGIONAL SUPERVISOR - MORTGAGES
PACIFIC COLUMBIA REGION
(Authorized Signatory)

Title: [Signature]
REGIONAL SUPERVISOR - MORTGAGES
PACIFIC COLUMBIA REGION
(Authorized Signatory)

C/S



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SCHEDULE 1

LAND USE CONTRACT

THIS AGREEMENT made the ____ day of ____, 1979,

BETWEEN:

RESORT MUNICIPALITY OF WHISTLER, a
Municipality incorporated under the
laws of the Province of British Columbia
with its principal office at Whistler,
in the Province of British Columbia,

(hereinafter called the "Municipality")

OF THE FIRST PART

AND:

WHISTLER VILLAGE LAND CO. LTD.,
a body corporate incorporated under the
laws of the Province of British Columbia,
having an office at the Resort Municipality
of Whistler, in the Province of British
Columbia,

(hereinafter called "Whistler Land Co.")

OF THE SECOND PART

AND:

BLACKCOMB SKIING ENTERPRISES LTD.
(formerly FORTRESS MOUNTAIN RESORTS LTD.),
a body corporate having an office and place of
business at 2600 - 700 West Georgia Street,
in the City of Vancouver, Province of
British Columbia,

(hereinafter called "Fortress")

OF THE THIRD PART

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WHEREAS:

A. Her Majesty the Queen in Right of the Province of British Columbia as represented by the Minister of Environment (herein called "Her Majesty") invited proposals for the development of Blackcomb Mountain in the Resort Municipality of Whistler;

B. Fortress has presented a proposal to Her Majesty which provides for the development of ski facilities on Blackcomb Mountain and for the use and development of the Lands referred to in Recital "E" hereof;

C. The Municipality, pursuant to Section 702A of the "Municipal Act", may, notwithstanding any Bylaw of the Municipality or Sections 712 or 713 of the "Municipal Act", upon the application of an owner of land within a development area designated as such by Bylaw of the Municipality, enter into a Land Use Contract containing such terms and conditions for the use and development of the land as may be mutually agreed upon and thereafter the use and development of that land shall be in accordance with such Land Use Contract;

D. The "Municipal Act" requires that the Municipal Council in exercising the powers given by Section 702A shall have due regard to the considerations set out in Section 702(2) and Section 702A(1) in arriving at the use and development permitted by any Land Use Contract and the terms, conditions and considerations thereof;

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E. At the time this Land Use Contract will be entered into Whistler Land Co. will be the registered owner of those lands and premises situate, lying and being in the Resort Municipality of Whistler, in the Province of British Columbia being more particularly described in Schedule "A" hereto (herein called the "Lands"). The Lands are shown outlined in heavy black on Schedule "B" hereto.

F. Fortress is or shall become the registered holder of an option to purchase (herein called the "Option") the Lands. The Option provides, inter alia, that Fortress shall only be permitted to purchase portions of the Lands when Fortress has constructed or is in the process of constructing certain ski lift facilities (herein called the "Ski Facilities") on Blackcomb Mountain in accordance and compliance with the terms of the Option and of lease and right of way arrangements as may be amended, added to or replaced from time to time (herein called the "Lease") which will be entered into between Fortress and Her Majesty;

G. Fortress is a party to this Land Use Contract to ensure that upon Fortress exercising any of its rights under the Option and obtaining title to any portion or portions of the Lands that those portions so acquired by Fortress shall only be used or be permitted to be used in accordance with the restrictions contained in this Land Use Contract;

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H. The Developers have presented to the Municipality a scheme for the use and development of the Lands and have made application to the Municipality to enter into this Agreement upon the terms and conditions hereinafter set forth;

I. The Municipality is desirous of having the Ski Facilities on Blackcomb Mountain properly developed and the Council of the Municipality is of the opinion that the approval of this Land Use Contract is in the public interest;

J. The Council of the Municipality, having given due regard to the considerations set forth in Section 702(2) and 702A(1) of the "Municipal Act" has agreed to the terms, conditions and considerations herein contained;

K. The Developers acknowledge that they are aware of the provisions of Section 702A of the "Municipal Act" and that the Council of the Municipality cannot enter into this Land Use Contract until it has held a Public Hearing on a Bylaw authorizing this Land Use Contract, has duly considered the representations made at such Hearing, and unless at least a majority of all the Members of the Council present at the meeting at which the vote is taken and entitled to vote on the Bylaw vote in favour of the same;

L. The Ministry of Highways has approved the said Bylaw pursuant to the "Controlled Access Highways Act";

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M. The Inspector of Municipalities has approved the said Bylaw pursuant to the "Resort Municipality of Whistler Act";

NOW THEREFORE THIS CONTRACT WITNESSETH that in consideration of the premises and the conditions and covenants hereinafter set forth, the Municipality and each of the Developers severally covenant and agree as follows:

1. DEFINITIONS:

In this Contract, in addition to the other definitions herein contained, unless the context otherwise requires:

"BU" means "bed units" and is used in this Land Use Contract as a method of determining and computing the intensity of development on the Lands. From the total number of BU's allocated for the Lands pursuant to Clause 16 of this Land Use Contract:

- (a) a Single Residential Building shall require 6 BU's;
- (b) a Duplex Residential Building shall require 12 BU's;
- (c) a Multiple Residential Building without a Check In Facility and whether or not charged by a Rental Pool Covenant shall require:
 - (i) 6 BU's for every Dwelling Unit having a floor area in excess of 232 square metres;

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- (ii) 5 BU's for every Dwelling Unit having a floor area between 185 square metres to and including 232 square metres;
 - (iii) 4 BU's for every Dwelling Unit having a floor area of less than 185 square metres;
- (d) a Multiple Residential Building having or sharing a Check In Facility on the same site and charged by a Rental Pool Covenant shall require:
 - (i) for every dwelling unit having a floor area exceeding 75 square metres the number of BU's calculated pursuant to subclause (c) hereof;
 - (ii) 3 BU's for every Dwelling Unit having a floor area in excess of 55 square metres and not greater than 75 square metres;
 - (iii) 2 BU's for every Dwelling Unit having a floor area of 55 square metres or less;
- (e) a Hotel or Lodge shall require 2 BU's per Sleeping Unit and a Dwelling Unit in a Hotel or Lodge shall require the number of BU's calculated pursuant to sub-clause (c) hereof;
- (f) a Hostel shall require 1 BU for each bed;

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"Covenant" shall mean the covenant granted by the Developers to the Municipality upon Development Approval as defined and provided for in clause 7(h) hereof.

"Duplex Residential Building" means a building consisting of two dwelling units only each of which has a floor area in excess of 80 square metres.

"Dwelling Unit" means a self-contained residential unit having cooking facilities.

"Lodge" means a building comprising forty (40) Sleeping Units or less for the Temporary Use and occupation by tourists or transients and which may where provided for in the Zone contain commercial uses pursuant to Schedule C and which commercial uses are wholly contained within the Lodge.

"Single Residential Building" shall mean a building consisting of one Dwelling Unit (other than a mobile home) which is occupied or intended to be occupied seasonally or permanently by one family or six or fewer unrelated persons living together as a single domestic unit provided that where permitted in the Zone a Single Residential Building may contain an Auxilliary Dwelling Unit having a floor area not exceeding the lesser of one-third of the aggregate floor area of the building or 80 square metres.

"Multiple Residential Building" shall mean a building containing three or more Dwelling Units each of which is occupied

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or intended to be occupied by one family or by six or fewer unrelated persons living together as a single domestic unit and may, where situate in Zone 2 and charged by a Rental Pool Covenant and having or sharing a Check-In Facility on the same site, contain a restaurant and Licensed Facilities, provided that in Zone 1 a Multiple Residential Building having or sharing a Check In Facility on the same site and charged by a Rental Pool Covenant may also contain any other commercial use permitted in Schedule C which commercial uses are wholly contained within the building.

"Hostel" means a building for the Temporary Use of tourists or transients and containing communal cooking facilities and communal washing and toilet facilities for the use of hostellers.

"Hotel" means a building containing more than forty (40) Sleeping Units for the Temporary Use and occupation by tourists or transients and which may contain, where provided for in the Zone, commercial uses pursuant to Schedule C provided and which commercial uses are wholly contained within the Hotel.

"Municipal Engineer" means the Municipal Engineer of the Municipality and his duly authorized assistants and such other consultants or engineers as may be appointed to act in that capacity for the Municipality.

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"Approving Officer" means the Approving Officer for the Municipality appointed pursuant to the provisions of the Land Title Act.

"Development Approval" means approval of the Municipality of an application made by the Developers pursuant to Clause 7(f) of this Land Use Contract.

"Building Inspector" means the Building Inspector of the Municipality and his duly authorized assistants and such other consultants as may be appointed to act in that capacity for the Municipality.

"Developer" and "Developers" means Whistler Land Co. and Fortress, their respective successors and assigns and the owner from time to time of a parcel with respect to that parcel.

"Complete" or "Completion" or any variation of these words when used with respect to the work or works referred to herein shall mean completion to the satisfaction of the Municipal Engineer of the Municipality reasonably determined and so certified by him in writing.

"Sleeping Unit" means a self-contained unit equipped to be used for sleeping and sitting purposes, not containing any cooking facilities but may include not more than one bathroom limited to the exclusive use of the Sleeping Unit of which it forms a part.

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"Town Centre" shall mean those lands in Resort Municipality of Whistler being

Block B,
District Lot 3020, and
District Lot 1902,
All of Group 1,
New Westminster District.

"Zone" or "Zones" shall mean either or both of "Zone 1" and "Zone 2" as shown on Schedule "B" hereto, the permitted uses of land and restrictions pertaining thereto are described in Schedule "C" hereto.

"Temporary Use" means the use and occupation of a Sleeping Unit, Dwelling Unit, or a bed or Sleeping Unit in a Hostel for not more than four consecutive weeks and not more than a total of eight weeks in a calendar year by the same person or persons.

"Check In Facility" means all of the following without exception contained in a Multiple Residential Building: a check-in counter and lobby appurtenant to the main entrance to the building; common laundry facilities or in the alternative provision for the installation of laundry facilities in each Dwelling Unit in the Building; permanent storage lockers for owners; and temporary storage areas for guests."

"Rental Pool Covenant" means a restrictive covenant substantially in the form annexed to this Land Use Contract as Schedule "J".

"Indoor Recreation" means private, public or commercial sporting and athletic recreation facilities including arenas, swimming pools, tennis courts, curling rinks, racquet courts and other similar facilities.

"Licensed Facilities" means facilities licensed to serve liquor to patrons for consumption within the licensed facility pursuant to the Liquor Control and Licensing Act R.S.B.C. 1979, c. 237.

"Servicing Agreement" means an agreement substantially in the form of Schedule "H" hereto.

2. CONSENTS:

At the time of entering into this Land Use Contract, the Developers obtained the consent of all persons necessary to this Land Use Contract.

3. PERMITTED USES OF THE LANDS:

The Lands and the various portions thereof and all buildings, structures and improvements thereon may be used for the uses and purposes permitted in Schedule "C" hereto and for no other uses or purposes and shall be used only in accordance with the regulations, restrictions and provisions contained in this Land Use Contract.

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4. AREA DENSITY PLAN FOR THE LANDS:

The Developers acknowledge and agree that without limiting in any way the force and effect of other provisions and restrictions contained in this Land Use Contract, no portion of the Lands shall be used and no development or subdivision plan shall be approved nor building permit issued which has the result of authorizing or allowing a greater intensity of development than the maximum number of BU's on the Lands that is provided for in Clause 16 of this Land Use Contract, or greater than the maximum number of BU's permitted in each Zone as provided for in Schedule "C" to this Land Use Contract.

5. DEVELOPMENT ZONES:

The Developers agree that the use and development of the Lands is further limited and restricted by the limitations and requirements set out in Schedule "C" hereto with the effect that only certain types of development may be constructed in certain of the Zones as shown on the Plan attached as Schedule "B" hereto. Accordingly the Developers are and shall be limited to the permitted uses of land, buildings and structures prescribed in Schedule "C" as they relate to the Zones shown in Schedule "B". These restrictions shall be in addition to all other restrictions herein contained. No part of the Lands shall be used and no building, structure or improvement on the Lands shall be placed, constructed, reconstructed, altered, added to,

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developed or occupied except in compliance with Schedules "C" and "B" hereto.

6. ENTITLEMENT TO BU'S:

The Developers shall only be permitted to obtain approval of a subdivision plan or the issuance of building permits for any Dwelling Units or other buildings, structures, or improvements when and to the extent that the Developers and in particular Fortress have earned and not previously used BU's in accordance with Schedule "E" hereto. The Developers gain entitlement to BU's as a result of constructing certain of the Ski Facilities pursuant to the Lease. The formula to be used to calculate the number of BU's acquired by the Developers is more particularly described in Schedule "E" hereto (which formula is herein sometimes called the "SAOT Formula"). The Developers shall only be permitted to obtain approval of a subdivision plan or the issuance of building permits for improvements having in the aggregate BU's equal to or less than the BU's to which the Developers are entitled and have earned pursuant to the SAOT Formula and which have not been previously allocated by the Developers, provided that:

- (a) as part of any development the Developers shall, provided such facilities are not inconsistent with the Covenant, be permitted to construct in addition to the improvements to which BU's have been allocated recreational facilities, including without limitation,

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open and enclosed tennis courts, other court games, recreational pavilions, swimming pools and open and covered ice rinks; and

- (b) certain commercial facilities as described in Schedule "C-1" may be constructed, repaired or reconstructed as part of a development without the allocation of BU's therefor.

If the Developers shall have constructed buildings, structures or improvements on the Lands and shall have allocated BU's therefor all in accordance with the terms of this Land Use Contract, and if any of these buildings, structures or improvements shall be damaged, destroyed, demolished or torn down, then the Developers shall be entitled to obtain building permits to authorize and allow the repair or replacement of any such building, structure or improvement without the allocation of additional BU's therefor subject always to the following conditions:

- (i) the Developers must otherwise be entitled to the issuance of the building permit;
- (ii) the repaired or replaced building, structure or improvement shall be of a type which would not utilize or require the allocation of more BU's than the number of BU's allocated to the original building, structure or improvement;

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(iii) the proposed repair or replacement must comply in all respects with the provisions of this Land Use Contract and of the Covenant.

A building, structure or improvement that is repaired, replaced or reconstructed under this provision, shall unless the repairs, replacement or reconstruction comply with the Covenant, require a new Development Approval pursuant to Clause 7 before a building permit may be issued authorizing such repair, replacement or reconstruction.

Any commercial facilities other than those permitted under (b) of this Clause 6 shall require the allocation of BU's on the basis set out in Schedule "C-1".

7. DEVELOPMENT CONCEPT PLAN, SUBDIVISION, DEVELOPMENT APPROVAL AND COVENANT

(a) The Developers and the Municipality agree that, that certain plan, dated for reference March 9, 1988, a copy of which is attached to this Land Use Contract as Schedule "B" (hereinafter referred to as the "Development Concept Plan") Numbered DCP-1, and consistent with the guidelines set out in Schedule "G" in this Land Use Contract, and prepared by the Developers and on file in the Municipality shall constitute the Development Concept Plan for the Lands. Notwithstanding any provision of this Land Use Contract such Development Concept Plan may be amended and

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altered by agreement between the Developers and the Municipality provided such amendments and alterations otherwise conform and comply with the guidelines set out in Schedule "G" and this Land Use Contract.

- (b) The Developers covenant and agree that in the event and whenever Development Approval or subdivision approval is sought for the Lands or any portion thereof and any works and services required to be provided by the Developers anywhere on the Lands are not by reasonable engineering standards adequate in size, capacity or do not meet other reasonable engineering standards or criteria to serve the Lands or the Development Approval or subdivision approval then sought, that the Developers shall wherever the same shall occur bear the entire cost of upgrading the established works and services notwithstanding that such works and services may have already been completed, accepted by, approved, in the possession of and are the property of the Municipality.

- (c) The Approving Officer may approve any subdivision application for the Lands, or of a portion thereof subject to the Development Concept Plan and an approved Technical Concept Plan, submitted by the Developers, provided that such subdivision application is not inconsistent with or at variance with the Development Concept Plan and the approved Technical Concept Plan

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applicable to the Lands or the portion thereof subject of the said subdivision application.

- (d) The Developers covenant and agree that the Lands or any portion thereof shall not be built upon, improved or developed in any way except for the works and services required by Clause 7(e) until Development Approval and a building permit has been obtained from the Municipality. Further no Development Approval shall be obtained until the Developers have submitted for approval of the Municipality a plan hereinafter referred to as a Technical Concept Plan. A Technical Concept Plan shall apply to one or more of areas "D" through "P" as shown and delineated on the Development Concept Plan and shall contain in reasonable detail the information set out in the form of Technical Concept Plan attached to this Land Use Contract as Schedule "D" which Schedule "D" is hereby approved as the Technical Concept Plan for areas "D" to "K" inclusive as delineated on the Development Concept Plan. The Municipality agrees subject to sub clause (k) to approve any Technical Concept Plan that conforms to the Development Concept Plan and this Land Use Contract within 30 days of receipt thereof.

- (e) No subdivision plan shall be approved or deposited until such time as the Developers have either substantially completed all works and services required

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to be constructed, installed and connected pursuant to Resort Municipality of Whistler Subdivision Bylaw No. 265, 1981 and pursuant to this Land Use Contract, or have entered into a Servicing Agreement with the Municipality and have deposited with the Municipality a bond or other security satisfactory to the Municipality as security for the provision and completion of all works and services required by this Land Use Contract to be provided and constructed by the Developers. Such works and services shall be constructed, to the standards provided in Municipality of Whistler Subdivision Bylaw No. 265, 1981 of the Municipality and such standards shall where more onerous than those applying to other areas of the Municipality be based on reasonable engineering criteria specific to the Lands, and the amount of security so deposited shall be that required by the policy of Council from time to time which policy shall be of general application to all servicing agreements in the Municipality.

- (f) At any time after approval of a Technical Concept Plan for the Lands or any portion thereof, the Developers may submit an application for Development Approval for the Lands, or any portion thereof, in respect of which a Technical Concept Plan has been approved. An application for Development Approval shall include writing and plans containing the following information

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in detail satisfactory to the Municipality acting reasonably:

- (i) Scale not less than 1:200 to accurately illustrate the proposed scheme.
- (ii) Site area and lot boundaries.
- (iii) Size and location of all buildings including existing adjacent buildings.
- (iv) Number, size and location of all off-street parking.
- (v) Building elevations.
- (vi) Exterior finishes and materials.
- (vii) Development Programme including:
 - Gross floor area.
 - Floor space ratio.
 - Site coverage.
 - Total number of Dwelling Units and Sleeping Units and in the case of a Hostel, beds.
 - Breakdown by area of Dwelling Units and Sleeping Units and in the case of a Hostel, beds by area.
- (viii) Roof plan including layout of all structures, equipment and apparatus.

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- (ix) Landscape plans and specifications including site grading details and exterior lighting detail.
 - (x) Recreational amenities, public trails and walkways on the portion of the Lands subject of the application for Development Approval.
 - (xi) Sun/shade analysis in commercial areas where public open space/guest amenities may be affected by development.
 - (xii) Subdivision plans (if not already submitted or approved) or proposed plan of subdivision applicable to the portion of the Lands subject of the Development Approval in a form sufficient for deposit in the Land Title Office upon approval of the Approving Officer.
- (g) An application for Development Approval shall be complete upon the date the Municipality has received from the Developers all the information as provided for in sub-clause (f) hereof in the form and manner therein required; and provided the application for Development Approval is substantially in conformance with the approved Development Concept Plan, the Technical Concept Plan, the subdivision plan pertaining to the land which is subject of the Development Approval application, and this Land Use Contract, the

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Municipality, subject to sub-clause (k) hereof, agrees to approve such application within 60 days of receipt of a complete application for Development Approval.

- (h) No building permit authorizing or permitting the excavation, placing, construction, re-construction, alteration, repair or addition, of any building or structure on the Lands shall be issued except in accordance with and after Development Approval and upon Development Approval, no buildings, structures or improvements of whatsoever nature may be placed, erected, constructed, or otherwise made on or to the land subject of the Development Approval except as provided therein, and the Developers shall grant to the Municipality a restrictive covenant (the "Covenant") in registrable form to that effect, which Covenant shall charge such portion of the Lands.
- (i) Nothing in this Clause 7 applies to or restricts the Developers from placing, erecting, or constructing ski lifts or trails on the Lands.
- (j) It is agreed between the Developers and the Municipality that the Covenant shall include the following provision:

"This covenant shall not be released, discharged or amended without the written consent of "Fortress" and

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Whistler Land Co. provided such consent shall not be necessary or required after the earlier of the Lands being fully developed as contemplated by this Land Use Contract or December 31, 2009."

- (k) Wherever in this Clause 7 the Municipality is obligated to act to approve a Development Concept Plan, Technical Concept Plan, or Development Approval within a stipulated time period such period of time shall not expire unless and until during the said period there shall be a continuous period of 30 clear days during which the Lands subject of the approval are sufficiently snow free in the reasonable opinion of the Municipality to permit inspection of the Lands subject of the approval.

- (l) The Municipality's obligation to approve any Development Concept Plan, Technical Concept Plans and to give Development Approvals shall be exercised by resolution of the Council.

Wherever the Municipality has a discretion under this Land Use Contract in respect of the giving or withholding of an approval or consent, the discretion, if exercised, shall be exercised by resolution of Council and shall not require a public hearing or notice.

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8. SIGNS:

No sign shall be erected upon the Lands or on any building or structure thereon except in accordance with the particulars contained in the Sign Bylaw of the Municipality provided that where the Sign Bylaw establishes different regulations for different zones or areas of the Municipality, the regulations applicable to the Lands shall where more onerous or restrictive than in the Town Centre be based on reasonable criteria distinguishing the two areas.

9. PARKING:

Off-street parking and loading spaces shall be provided, located and constructed in accordance with the requirements set out in Schedule "K" hereto. The Municipality shall have the right, but not the obligation, that in the event changing circumstances make it appropriate for less parking to be allocated to buildings or ski lifts to consent to a reduction of the parking requirements under this Land Use Contract. Notwithstanding any thing in this Land Use Contract to the contrary, Fortress shall provide and continue to provide 1,500 parking spaces for day skier parking, which parking areas are identified on the Development Concept Plan. The portion of the Lands forming the aforesaid parking area shall on or before December 31, 1995 be transferred and conveyed to the Crown in the Right of the Province of British Columbia.

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10. OPEN AREAS:

The Developers covenant and agree that in addition to the other restrictions contained in this Land Use Contract at least 20% of the area covered by each Development Approval shall be left as open areas and in particular the Developers agree that no buildings and no other structures other than recreational facility structures permitted under clause 6(a) hereof may be erected thereon and no parking of automobiles will be permitted thereon.

11. WALKWAY AND SKI TRAIL:

The Developers agree to provide in conformance with all Development Approvals and Clause 7(f)(x), a finished public pedestrian trail system throughout the Lands and further agree that all public trails required by a Development Approval shall be secured by a statutory right-of-way in favour of the Municipality and the Municipality may require prior to Development Approval that such plans and instruments necessary to grant a registered interest to the Municipality as aforesaid in such public trails be deposited and registered against the Lands in priority to all other charges and encumbrances provided that the Developers may at their option undertake in writing to provide such plans and instruments and to deposit and register the same as aforesaid in priority to all other charges and encumbrances before any occupancy permit is granted and before any occupancy whatsoever of and in respect of buildings and

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structures approved by the same Development Approval. The Developers covenant and agree to construct and improve all such public trails to the standards set out in Schedule "I" hereto and to enter into a Servicing Agreement with the Municipality and provide a bond or other security satisfactory to the Municipality as security for the construction and improvement of the public trails. The amount of security so deposited shall be that required by the Municipality from time to time of general application to all servicing agreements in the Municipality.

The Developers and the Municipality agree that the portion of the existing trail running through the Lands from the Town Centre to Lost Lake shall be secured by right-of-way to and in favour of the Municipality. The Developers shall be entitled to change the location of this trail provided:

- (a) the new trail is of a similar or higher standard as the existing trail;
- (b) the trail is kept open on a continuous basis subject to the right of the Developer upon reasonable notice to the Municipality to temporarily close the trail for repair, maintenance or construction; and
- (c) the new trail shall be secured by right-of-way as aforesaid whereupon the former right-of-way shall be released and discharged.

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12. TREE CUTTING:

The Developers covenant and agree that they shall be bound by any Tree Cutting Bylaw or regulations pertaining to tree cutting of the Municipality which are of general application in the Municipality, provided that the application of the said Bylaw or regulations shall be limited to those portions of the Lands shown on the approved Development Concept Plan as residential or open space (but shall not apply to public trails, ski runs, roads and golf courses). The Developers covenant and agree not to cut, remove or destroy any trees prior to the Development Approval applicable to that portion of the Lands on which it is proposed trees should be cut, removed or destroyed. Nothing in this Clause 12 shall restrict reasonable tree cutting for survey purposes.

13. ROADS:

The Developers agree to dedicate and construct certain roads on the Lands in the manner required by the Bylaws of the Municipality and in a way which will integrate in accordance with good engineering practice with the existing or proposed road system of the Town Centre. The Municipality and the Developers agree that actual siting of the roads cannot be made until such time as the final engineering and survey studies for these respective roads have been completed.

The Developers agree that prior to dedicating any areas as road, that Developer must either substantially complete the road and related services to the stage of completion required by

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this Land Use Contract and the Bylaws of the Municipality or must, if required by the Municipality enter into a Servicing Agreement and provide security in the manner provided for in sub-clause (e) of clause 7 of this Land Use Contract.

The Municipality further agrees with Fortress that the Municipality shall the earlier of:

- (a) notice in writing from Fortress which notice shall not be given until the Lands have been developed to an intensity utilizing 5000 BU's and building permits issued therefor; or
- (b) the Approving Officer requiring further and better access to the Lands as a condition of further subdivision;

cause to be built at its sole expense within a reasonable period after either event described in (a) or (b) above a paved highway of not less than two lanes being an extension of Lorimer Road via Blackcomb Way to the boundary of the Lands generally in conformance with Schedule "M". The Municipality shall be under no obligation to provide or construct the said paved highway unless there is already in place on the Lands a connector to continue the said road in order to serve the Lands. In the event of any dispute in respect of the alignment of the said paved highway or the said connector the alignment of either or both shall be decided by arbitration pursuant to Clause 36 of this Land Use Contract.

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The Municipality further agrees that the said paved highway shall include a three lane bridge along the appropriate section of Lorimer Road over Fitzsimmons Creek which bridge shall be capable of accommodating vehicular and pedestrian traffic.

14. SERVICES:

Without limiting any requirements or obligations of the Developers elsewhere contained in this Land Use Contract the Developers shall provide and construct at their own cost all on site services required on the Lands as required by all Municipal bylaws of general application and where such bylaws differentiate by area within the Municipality the obligations and standards shall be based on reasonable engineering criteria specific to the Lands. These on site services shall include without limitation roads, water, drainage, sanitary sewer, telephone and electricity and shall connect into the works and services provided by the Municipality and others. The Developers agree to provide the works and services to the standards and in the time limits required by any Municipal bylaws as aforesaid. The Developers agree to make reasonable effort to cause the Lands to be centrally serviced by a grid system for propane distribution and may themselves provide on site propane services, provided that the Developers covenant and agree that after the Lands or a portion thereof have been centrally serviced by a grid system for propane distribution, that no part of the Lands so serviced shall be used for the storage of propane in any amount for commercial or domestic heating purposes, hot water or cooking facilities

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(excluding outdoor barbecues) appurtenant to any building or structure. Upon the Lands or any portion thereof being centrally serviced as aforesaid, all existing propane storage on the Lands or portion thereof so serviced shall be removed.

Upon completion of all public works and services by the Developers to be constructed and installed pursuant to this Land Use Contract the Municipality shall accept and take possession of the same. The Developers shall cause all such works and services to be fully and properly constructed and completed as in this Land Use Contract provided. The Developers hereby covenant and agree that upon acceptance by the Municipality of any of such works and services that the Developers shall at their cost remedy any defects appearing within one year from the date of acceptance by the Municipality of the said works and services save and except for reasonable wear and tear, negligence on the part of the Municipality, its servants or agents, acts of God, or by vandalism committed after the date of acceptance by the Municipality. The Developers agree to provide to the Municipality upon its acceptance of the said works and services security in the form of a bond or irrevocable clean letter of credit in the amount of 10% of the construction cost of such works or services for a period of one year after acceptance by the Municipality of the said works and services. Such security may be drawn down and used by the Municipality to remedy any defects as aforesaid in the event that the Developers should fail to do so. The Municipality shall not be deemed to have accepted

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the works or services until the said security is provided to it.

If there is insufficient money or security on deposit with the Municipality to remedy such defects, then the Developers shall pay the amount of any deficiency to the Municipality immediately upon receipt of the Municipality's invoice therefor.

The security, if any remains, shall be returned to the Developers upon expiry of the one year period above provided. Upon acceptance, the public works and services shall become the property of the Municipality and be the sole responsibility of the Municipality and the Developer shall have no obligation except as set out above, and as set out in Clause 7(b) and Schedule "H" of this Land Use Contract.

Fortress and the Municipality acknowledge that notwithstanding anything in this Land Use Contract herein provided, that water must be supplied to the Lands in sufficient quantities and capacity to meet fire flow requirements. Fortress and the Municipality agree that the cost and their respective shares of the cost of providing fire flow capacity to the Lands shall be determined and be as follows:

- (a) Fortress and the Municipality shall agree on a location for a reservoir or water storage facility sufficient to meet fire flow demands for the Lands which location shall be the least expensive location to construct and install all necessary storage facilities, pipe

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connections and delivery systems to deliver to the nearest boundary of the Lands sufficient water to service fire flows on the Lands to the 2400 feet geodetic elevation. The cost of providing a complete, fully installed, connected and operating facility to properly ensure sufficient capacity of water to service fire flows to the nearest boundary of the Lands from or at the aforesaid location shall be the "Base Cost". If Fortress and the Municipality fail to agree as aforesaid on the least expensive location, the matter shall be determined by arbitration pursuant to Clause 36 of this Land Use Contract;

- (b) if Fortress shall require fire flows above the said 2400 feet level or require a location different or a facility larger than the location or size upon which the Base Cost has been determined then any and all costs necessary to provide the same in excess of the Base Cost shall be the sole responsibility of Fortress;
- (c) if the Municipality shall require a location different or a facility larger than the location or size upon which the Base Cost has been determined to provide water capacity or fire flow for general municipal purposes for other lands in addition to the Lands then any and all costs necessary to provide the same in excess of either the Base Cost or the cost pursuant to

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subparagraph (b) whichever is greater shall be the sole responsibility of the Municipality;

- (d) in all events the Base Cost shall be shared equally between Fortress and the Municipality; and
- (e) the Base Cost shall include land, site preparation, engineering studies, inspection and contract administration and all necessary storage facilities, pipes, pumps, connections and appurtenances of whatsoever nature sufficient and necessary to bring sufficient capacity of water to the boundary of Lands.
- (f) If pursuant to sub-clauses (a) to (e) of this paragraph 14 the reservoir or water storage facility is located on the Lands then in such case for the purpose of calculating the Base Cost the provision of service to the boundary of the Lands shall be deemed to exist.

15. EASEMENTS AND RIGHTS-OF-WAY:

Each Developer agrees to the extent of their ownership in the Lands to grant to the Municipality such easements and rights-of-way as may reasonably be required in connection with the development and servicing of the Lands. Each Developer shall be permitted flexibility in the location of any required easement or right-of-way so long as the easement or right-of-way as provided is sufficient to serve the needs of the Municipality. Each Developer acknowledges and agrees to cooperate with the

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Municipality to make areas available for easements and rights-of-way as may be required in connection with the overall development of the Lands. Nothing in this clause 15 shall in any way restrict the Municipality's rights of expropriation.

16. APPROVAL OF DEVELOPMENT:

Notwithstanding anything to the contrary contained in or authorized by this Land Use Contract, the Developers shall not be entitled to develop the Lands to an intensity of more than 6688 BU's less any BU's earned pursuant to this Land Use Contract and re-allocated on the request of Fortress with the approval of the Municipality to other lands owned by Fortress and properly zoned to receive them. Nothing in this Clause 16 shall limit or restrict development that does not require the allocation or utilization of BU's.

17. Intentionally Deleted

18. Intentionally Deleted

19. LANDSCAPING BYLAW:

The Developers covenant and agree that they shall be bound by any Landscaping Bylaw having general application in the Municipality.

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20. SUBDIVISIONS:

No portion of the Lands shall be subdivided except in compliance with this Land Use Contract and according to the requirements as to works and services and standards prescribed therefor set out in this Land Use Contract and the Resort Municipality of Whistler Subdivision Bylaw No. 265, 1981. In the event of irreconcilable conflict this Land Use Contract shall govern.

21. Intentionally Deleted

22. DEVELOPERS TO PAY TAXES AND COSTS:

(a) The Developers agree to pay all arrears of taxes outstanding against the Lands before the formal approval of any portion of the development upon the Lands, provided however that Fortress shall only be responsible for taxes on any portion of the Lands for which Fortress has registered title.

(b) The Developers shall pay the cost of connecting all utilities to service the Lands. Fortress personally but not its successors or assigns, shall, upon completion of the sale of any portions or parts of the Lands be released from any obligations under this clause arising after the sale with respect to those portions sold.

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23. INDEMNITY BY DEVELOPERS:

The Developers, and all subsequent purchasers of the Lands or parts thereof except to the extent the same is caused by the negligence of the Municipality or its servants or agents, covenant to save harmless and effectually indemnify the Municipality against:

- (a) all actions and proceedings, costs, damages, expenses, claims and demands whatsoever and by whomsoever brought by reason of any construction and installation of any works or improvements herein described or permitted;
- (b) all expenses and costs which may be incurred by reason of the execution of the said works or improvements resulting in damage to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly, in any way or to any degree, to construct, repair or maintain;
- (c) all expenses and costs which may be incurred by reason of liens for non-payment of labour or materials, workmen's compensation assessments, unemployment insurance, Federal or Provincial Tax, check-off and for encroachments owing to mistakes in survey;
- (d) any and all actions and proceedings, costs, damages, claims and demands whatsoever caused by or resulting

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directly or indirectly from any breach or non-performance by the Developers of any of the provisions or restrictions of this Land Use Contract.,

Provided always and notwithstanding anything herein to the contrary that in no event shall a Developer or a subsequent purchaser of the Lands or part thereof be liable to indemnify and save harmless the Municipality as herein provided unless its obligation to do so arises from matters or things occurring during the time it held title to any part of the Lands or was in occupation or possession thereof and is restricted to matters or things done or performed or to be done or performed or not to be done by such person and which are relative to said part of the Lands or the occupancy or possession thereof by such person.

24. RIGHTS OF MUNICIPALITY:

Notwithstanding any provisions of this Land Use Contract and notwithstanding the provisions of the Municipal "Building Bylaw" and amendments thereto and of the "Municipal Act" R.S.B.C. 1979, c. 290 and amendments thereto, the Developers covenant and agree that the Municipality may withhold the granting of an occupancy permit for the occupancy and/or use of any building or part thereof constructed upon a portion of the Lands until all requirements of this Land Use Contract required to be performed at that time by the Developers or any person owning or holding a right to purchase (excluding the Option) in that portion of the Lands have been completed to the reasonable

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satisfaction of the Municipality and all moneys owing to the Municipality by the Developers or any person owning or holding a right to purchase (excluding the Option) in that portion of the Lands have been paid in full. Accordingly Fortress acknowledges, covenants and agrees that the Municipality shall not be required to approve any subdivision plan or issue any building permit or, notwithstanding the provisions of the Municipal "Building Bylaw" and amendments thereto or of the "Municipal Act" R.S.B.C. 1979, c. 290 and amendments thereto, to grant any occupancy permit unless and until each of the following have occurred:

- (a) the proposed development is in accordance with all terms of this Land Use Contract; and
- (b) the proposed development is in accordance with all terms of any existing Covenant for that portion of the Lands;
- (c) all statutory requirements have been complied with.

25. NO REPRESENTATIONS:

It is understood and agreed that neither the Municipality nor the Developers have made any representations, covenants, warranties, guarantees, promises or agreements whether verbal or otherwise with respect to the Land Use Contract other than those contained in this Land Use Contract however Fortress and the Municipality acknowledge that in order to carry out the development of Blackcomb Mountain and the Lands Fortress and

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Whistler Land Co. shall enter into the Option and Fortress and Her Majesty shall enter into the Lease.

26. WHISTLER RESORT ASSOCIATION:

The Municipality and Fortress agree to work together to continue to operate the Whistler Resort Association established by them to promote the year-round destination resort concept comprised of the Lands, the Town Centre, and Whistler and Blackcomb Mountains, in conjunction with other skiing commercial, recreational, hotel and rental managed condominium facilities in and around the Municipality.

27. ALL DEVELOPMENT TO COMPLY WITH BYLAWS:

Except as specifically otherwise provided in this Land Use Contract, all subdivisions and development on the Lands shall comply in all respects with all the bylaws of the Municipality and all Federal and Provincial regulations and restrictions including environmental and floodplain regulations and restrictions.

27A. MAINTENANCE:

Where, by the terms of this Land Use Contract the Municipality is required to provide, construct, install, operate or maintain any roads, works or services such requirement shall not be deemed to or require the Municipality to operate, maintain or repair such roads, works or services in any manner or to any

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extent different from the Municipality's obligations in relation to similar roads, works or services constructed by the Municipality out of its general municipal funds provided through the annual budget of the Municipality.

28. AMENDMENT:

This Land Use Contract may only be amended by written agreement of the owner of any parcel that is subject of the amendment, Whistler Land Co., Fortress and the Municipality. A written agreement amending this Land Use Contract as aforesaid shall be authorized by resolution of the Council before being effective and binding on the Municipality except where the amendments alter the uses permitted in Schedule "C" of this Land Use Contract or the maximum number of BU's provided in Section 16 of this Land Use Contract in which case a written agreement amending this Land Use Contract shall be authorized by bylaw of the Council. Notwithstanding the foregoing, the written agreement of Fortress and Whistler Land Co. (except as an owner of lands subject to the amendment) shall not be required after the earlier of the full utilization of bed units referred to in Clause 16, or December 31, 2009.

29. SCHEDULES PART OF CONTRACT:

Schedules "A" to "M" herein referred to are hereby incorporated into and made part of this Land Use Contract.

30. Intentionally Deleted

31. ALL OBLIGATIONS ARE FORTRESS OBLIGATIONS:

Fortress acknowledges and agrees that all covenants contained in this Land Use Contract by the Developers with respect to those portions of the Lands acquired by Fortress under the Option shall from the time of acquisition of said portions by Fortress be covenants of Fortress, its successors and assigns alone, and Fortress acknowledges and agrees that Whistler Land Co. shall not be liable for any of such covenants or agreements, that the Municipality need not take any action against Whistler Land Co. in respect of same but may proceed solely against Fortress in respect of same and that Fortress shall have no right to claim any indemnity or contribution or to have Whistler Land Co. joined as a defendant or third party or to claim from Whistler Land Co. in any manner whatsoever in respect of any claim against Fortress, its successors and assigns under such covenants or agreements; provided however that upon the sale by deed, transfer or by agreement for sale of any of the aforesaid portions of the Lands by Fortress, all covenants of Fortress contained in this Land Use Contract with respect to such portions and pertaining to matters arising following the date of completion of the said sale shall become the covenants of the new owners from time to time of such portions and Fortress shall, except for its covenants pursuant to Clauses 7(b), 9 in respect of day skier parking provision and 14(a) to (f) inclusive, no longer be bound thereby.

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Nothing herein shall release or discharge Fortress or the Developers from any obligation to be observed or covenant to be performed relating to the provision of any statutory right-of-way or works and services to be constructed, installed or completed as a condition of subdivision approval or the result of subdivision approval under this Land Use Contract where such obligation was to be observed or duty to perform arose before the date of the transfer of the Lands or any portion thereof by the Developers or Fortress to a third party.

32. DEVELOPERS TO PAY ALL MUNICIPAL WORKS CHARGES, ETC.

The Developers acknowledge and agree that notwithstanding any provision of this Land Use Contract or any contributions of money or obligations to provide works and services made or to be observed by the Developers, the Developers shall be required to pay without set off to the Municipality prior to obtaining a building permit, all fees and charges including building permit fees, land title fees, inspection fees, occupancy permit fees, subdivision application fees and fees for each Development Approval equal to current development permit fees in force in the Municipality as if the Development Approval was a development permit, and all charges and fees pursuant to the following Bylaws:

- (a) Transportation Works Charge Bylaw No. 609, 1987;
- (b) Sewer Works Charge Bylaw No. 610, 1987;

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(c) Water Works Charge Bylaw No. 611, 1987;

(d) Recreation Works Charge Bylaw No. 612, 1987;

33. REGISTRATION AND EFFECT:

This Agreement shall be construed as running with the Lands and shall be registered in the Vancouver Land Registry Office against the Lands by the Municipality pursuant to the provisions of Section 702(4) of the Municipal Act and shall not be amended except by agreement as hereinbefore provided; Provided always that if any portion of the Lands shall be zoned to permit a use and regulations acceptable to all affected parties, the Municipality may at its sole option, upon the written request of the Developers, execute and register a release and discharge of this Land Use Contract as it relates to the portion of the Lands so zoned. The Municipality shall be under no obligation to execute or deliver a release and discharge and it shall be in its sole discretion to do so.

34. GENDER:

Whenever the singular or masculine is used herein the same shall be construed as meaning the plural, feminine, or body corporate, or body politic where the contract or parties so require.

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35. BINDING EFFECT:

This Land Use Contract shall enure to the benefit of, and be binding upon the parties hereto and their respective successors and assigns. No person shall be liable hereunder with respect to any obligation arising after that person ceases to be an owner of the portion of the Lands to which that obligation relates.

36. ARBITRATION:

Wherever specifically provided in this Land Use Contract or in the event of any disagreement between the Municipality and any one or more of the Developers concerning the application, interpretation or implementation of any of the provisions of this Land Use Contract, such disagreement shall be resolved by arbitration pursuant to the Arbitration Act of the Province of British Columbia, any reference thereunder being to three Arbitrators one appointed by the Municipality, one by the Developers and the third by the first two. All costs of the arbitration shall be borne by the Municipality as to one-half and by the Developer or Developers involved as to one-half.

In the event that the subject matter of the disagreement is principally one of construction of the Land Use Contract such disagreement may at the instance of either party be resolved by way of originating application pursuant to Rule 10 of the Rules of Court rather than by arbitration.

37. SEVERABILITY:

Should any clause or portion thereof set forth herein be declared or held invalid for any reason, such invalidity shall not affect the validity of the remainder of that clause or of this Land Use Contract which shall continue in force and effect and be construed as if this Land Use Contract had been executed without the invalid portion.

38. A public hearing on this Land Use Contract was held on the 13th day of November, 1978.

39. APPLICABLE LAW

Except where otherwise provided in this Land Use Contract every reference to an enactment as defined in the Interpretation Act R.S.B.C. 1979 c. 206 shall be construed as a reference to the enactment from time to time as amended, revised, consolidated or re-enacted and in the event that an enactment referred to herein is repealed and another enactment substituted for it then Section 36 of the Interpretation Act shall apply. Whenever in this Land Use Contract, the Developers are required to comply with a bylaw or the bylaws of the Municipality such requirement shall not be construed as requiring compliance with anything other than lawful provisions of such bylaw or bylaws.

40. All letters of credit required to be provided and deposited by the Developers by the Land Use Contract or any

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Schedule thereof shall be clean, unconditional and irrevocable letters of credit in favour of the Municipality and drawn on either a Canadian Chartered Bank or a financial institution satisfactory to the Municipality and in all cases negotiable at the head office of such bank or financial institution in British Columbia or at any branch office in the Municipality.

IN WITNESS WHEREOF the parties hereto have executed this Agreement this 8th day of January, 1979.

The Corporate Seal of
RESORT MUNICIPALITY OF
WHISTLER was hereunto
affixed in the presence
of:

(C/S)

The Corporate Seal of
WHISTLER VILLAGE LAND
CO. LTD. was hereunto
affixed in the presence
of:

(C/S)

The Corporate Seal of
BLACKCOMB SKIING
ENTERPRISES LTD. was
hereunto affixed in the
presence of:

(C/S)

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SCHEDULE "A"

Those land and premises situate, lying and being in the
Resort Municipality of Whistler and being more particularly
described as:

Legal DescriptionRegistered Owner

Resort Municipality of Whistler
Parcel Identifier 008-049-530
District Lot 3866
Except Part in Plans 19506,
21332, 21500, 21501 and 21578

Whistler Village Land Co. Ltd.

Resort Municipality of Whistler
Parcel Identifier 008-049-556
District Lot 3903
Except Part in Plans 19506,
20511, 21332, 21366, 21391, 21497,
21500, 21501, 21573 and 21585

Whistler Village Land Co. Ltd.

Resort Municipality of Whistler
Lot 1
District Lot 3903
Plan 19506

Blackcomb Skiing Enterprises
Ltd.

Resort Municipality of Whistler
Lot 6
District Lot 3866
Plan 21500

Blackcomb Skiing Enterprises
Ltd.

Resort Municipality of Whistler
Parcel Identifier 008-846-308
Lot 11
District Lots 3866 and 3903
Plan 21500

Blackcomb Skiing Enterprises
Ltd.

Resort Municipality of Whistler
Parcel Identifier 008-849-382
Lot 7
District Lots 3866 and 3903
Plan 21501

Canadian Pacific Hotels
Corporation

Resort Municipality of Whistler
Parcel Identifier 008-849-404
Lot 12
District Lot 3866
Plan 21501

Canadian Pacific Hotels
Corporation

Resort Municipality of Whistler
Parcel Identifier 009-587-047
Lot 9
District Lot 3866
Plan 21578

Bosa Development Corporation

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DCP-1 SCHEDULE B
 PRELIMINARY CONCEPT PLAN

March 8, 1989

BLACKCOMB

[illegible]

SCHEDULE "B"

This plan forms part of the Blackdown Land Use Contract and is provided for reference purposes in the event of any variations or amendments between this plan and the Land Use Contract, the provisions of the Land Use Contract are given.

Public-Opinion Summary: Attended Land Use Contest									
Tulsa, Westing, Inc., March 1966									
DATE	TIME IN AM	TIME OUT	NO. OF AMERICAN PARTICIPANTS	NO. OF AMERICAN PARTICIPANTS	NO. OF AMERICAN PARTICIPANTS	NO. OF AMERICAN PARTICIPANTS	NO. OF AMERICAN PARTICIPANTS	NO. OF AMERICAN PARTICIPANTS	NO. OF AMERICAN PARTICIPANTS
3/1	8:00	9:00	10	10	10	10	10	10	10
3/2	8:00	9:00	10	10	10	10	10	10	10
3/3	8:00	9:00	10	10	10	10	10	10	10
3/4	8:00	9:00	10	10	10	10	10	10	10
3/5	8:00	9:00	10	10	10	10	10	10	10
3/6	8:00	9:00	10	10	10	10	10	10	10
3/7	8:00	9:00	10	10	10	10	10	10	10
3/8	8:00	9:00	10	10	10	10	10	10	10
3/9	8:00	9:00	10	10	10	10	10	10	10
3/10	8:00	9:00	10	10	10	10	10	10	10
3/11	8:00	9:00	10	10	10	10	10	10	10
3/12	8:00	9:00	10	10	10	10	10	10	10
3/13	8:00	9:00	10	10	10	10	10	10	10
3/14	8:00	9:00	10	10	10	10	10	10	10
3/15	8:00	9:00	10	10	10	10	10	10	10
3/16	8:00	9:00	10	10	10	10	10	10	10
3/17	8:00	9:00	10	10	10	10	10	10	10
3/18	8:00	9:00	10	10	10	10	10	10	10
3/19	8:00	9:00	10	10	10	10	10	10	10
3/20	8:00	9:00	10	10	10	10	10	10	10
3/21	8:00	9:00	10	10	10	10	10	10	10
3/22	8:00	9:00	10	10	10	10	10	10	10
3/23	8:00	9:00	10	10	10	10	10	10	10
3/24	8:00	9:00	10	10	10	10	10	10	10
3/25	8:00	9:00	10	10	10	10	10	10	10
3/26	8:00	9:00	10	10	10	10	10	10	10
3/27	8:00	9:00	10	10	10	10	10	10	10
3/28	8:00	9:00	10	10	10	10	10	10	10
3/29	8:00	9:00	10	10	10	10	10	10	10
3/30	8:00	9:00	10	10	10	10	10	10	10
3/31	8:00	9:00	10	10	10	10	10	10	10

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SCHEDULE "C"

For the purposes of this Schedule "C" except where elsewhere in this Land Use Contract defined, the definitions set forth in the Resort Municipality of Whistler Zoning Bylaw No. 303 (in this Schedule "C" called the "Zoning Bylaw") shall apply.

1.

ZONE 1

The aggregate total development in Zone 1 shall not exceed 6000 BU's.

Permitted Uses of Land, Buildings and Structures

In Zone 1 the use of land, buildings and structures is restricted to:

- (a) indoor and outdoor recreational uses;
- (b) commercial uses provided floor area is earned or allocated pursuant to Schedule C-1 hereof and limited to assembly, bakery shops, child care facilities, convenience food and beverages, Licensed Facilities facilities for the sale, rental and repair of sporting goods, laundromat and dry cleaning, office, personal service, commercial indoor and outdoor recreational facilities, restaurants, retail, theatre and video arcades and rentals;
- (c) Lodge, Hotel, Hostel, Duplex Residential Building and Multiple Residential Building;
- (d) accessory uses, buildings and structures subject to size, height, and siting regulations for accessory uses, buildings and structures set out in Section 5 of the Zoning Bylaw and customarily incidental to and subordinate to the uses permitted in sub-clauses (a), (b) and (c) provided that no more than one dwelling unit wholly contained within and necessary for the operation, administration or maintenance of a Hotel, Lodge or Hostel shall be permitted as an accessory use;
- (e) public utility installations excluding any uses which are primarily of a maintenance and storage nature;
- (f) skiing facilities including without limitation: administrative and maintenance facilities, ski runs, ski school offices, lift facilities, skier parking, and the Day Skier Service Area defined in Schedule "C-1".

Lot Coverage

Parking areas, buildings, and structures (excluding the facilities set forth in clause 6(a) of this Land Use Contract)

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together shall not cover an area greater than eighty percent (80%) of the site area provided a Duplex Residential Building shall not cover an area greater than thirty-five (35%) percent of the site area.

Density

No Duplex Residential Building shall exceed a floor space ratio of .35 calculated pursuant to the provisions of the Zoning Bylaw and no Multiple Residential Building falling within clause 1(c) of the Land Use Contract shall exceed a floor space ratio of 1.5 calculated as aforesaid.

Height

Buildings shall not exceed the lesser of a height of twenty (20) metres or six stories provided that any Hotel situate on Lot 7, District Lots 3866 and 3903 may exceed the aforesaid height limitation but shall in no case be higher than 47 metres calculated and measured in accordance with the Zoning Bylaw. Notwithstanding the foregoing a Duplex Residential Building shall not exceed a height of 10.6 metres calculated and measured as aforesaid.

Slope

No building shall be erected on any portion of any site which has a natural slope in excess of 30 percent (30%) except with the consent of the Municipality.

Parking shall be provided pursuant to the requirements and standards set out in Schedule "K".

Setbacks

Except as otherwise permitted by resolution of the Council of the Municipality the minimum setback of any building from a public highway dedicated by plan on deposit in the Land Title Office shall be 7.0 metres. A Single Family Dwelling, a Duplex Residential Building, and a Multiple Residential Building not charged by a Rental Pool Covenant shall be set back from all other parcel boundaries by 3.0 metres or more.

5 Acre Parcel

In this Zone 1, one parcel, no more than 5 acres of which shall be located within the Lands may be used for the following uses: school, educational facilities, fine arts facility, residential facilities associated with the foregoing, and such other residential uses as may be approved by the Municipality at its discretion, which approval may be given by Council resolution prior to the submission of a Technical Concept Plan or application for Development Approval relating to the 5 acre parcel. Once given the terms of any such approval shall be incorporated in and form part of this Land Use Contract and may

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be amended in accordance with Clause 28. Nothing herein relieves the owner of the said 5 acre parcel from complying with all other provisions of this Land Use Contract relating to approval of development, subdivision requirements and servicing standards in respect of the said 5 acre parcel.

The Parcel shall have the boundaries shown on Schedule "L" hereto and may be consolidated with land not included in the Lands.

No structures or buildings on any portion of this parcel within the Lands shall require the allocation of BU's.

All buildings and structures situate on the portion of this parcel within the Lands shall otherwise comply with the requirements and restrictions set out in this Zone 1.

2.

ZONE 2

The aggregate total development in Zone 2 shall not exceed 3000 BU's.

Permitted Uses of Lands, Buildings and Structures

In Zone 2 the use of land, buildings and structures is restricted to:

- (a) Multiple Residential Buildings;
- (b) Duplex Residential Buildings;
- (c) Single Residential Buildings including a one bedroom auxilliary Dwelling Unit wholly enclosed within the building not exceeding the lesser of 80 square metres or one-third of the total floor area of the building;
- (d) buildings and structures accessory to the uses permitted in clauses (a), (b) and (c) provided the same comply with the size, height and siting regulations for accessory buildings and structures provided in Section 5 of the Zoning Bylaw;
- (e) accessory off-street parking use;
- (f) Lodges including a restaurant and Licensed Facilities;
- (g) parks, recreational uses and golf courses and such commercial uses accessory and subordinate thereto as are provided for pursuant to Section I(e) of Schedule C-1.
- (h) skiing facilities including without limitation: administrative and maintenance facilities, ski runs, lift facilities and skier parking.

Site Area

A. The minimum site area per Dwelling Unit is as follows:

MINIMUM SITE AREA PER DWELLING UNIT			
Level of Service Provided			
	Community Water Supply & Community Sewer System	Community Water Supply But No Community Sewer System	Neither Community Water Supply Nor Community Sewer System
	Sq. Metres	Sq. Metres	Sq. Metres
Single Residential Building	696 or such smaller area as approved under clause B below	Not Permitted	Not Permitted
Duplex Residential Building	418 or such smaller area as approved under clause B below	Not Permitted	Not Permitted
Multiple Residential Building Without a Rental Pool Covenant or Check In Facility			
(a) For each of the first two Dwelling Units	348	Not Permitted	Not Permitted
(b) Each additional Dwelling Unit	139	Not Permitted	Not Permitted

Notwithstanding the foregoing the minimum site area of a Multiple Residential Building, except a Multiple Residential Building conforming to Clause 1(d) of this Land Use Contract, shall not be less than 985 square metres.

B. The Approving Officer, in his sole discretion may approve a subdivision plan or strata plan which provides for certain lots of smaller area than set out above provided that:

- (i) the Municipality has requested such approval;

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- (ii) the average lot area (including the common areas but excluding roads) is not less than the minimum site area otherwise required; and
- (iii) the subdivision plan or strata plan is otherwise in compliance with the terms hereof.

Lot Coverage

The maximum lot coverage of all buildings and structures (excluding the facilities set forth in clause 6(a) of this Land Use Contract) together shall not exceed fifty percent (50%) of the lot area provided that no Single Residential Building or Duplex Residential Building shall cover a greater area than thirty-five percent (35%) of the site area.

Slope

No buildings shall be erected on any portion of any site which has a natural slope in excess of 30 percent (30%) except with the consent of the Municipality.

Setback and Height

- (1) No building shall be sited within 7 metres of a public highway dedicated by plan on deposit in the Land Title Office.
- (2) No building or structure should in any event exceed 13.7 metres in height except that the height of duplex and Single Residential Building shall be limited to a maximum of 10.6 metres. Height shall be calculated and measured as provided in the Zoning Bylaw.
- (3) No Single Residential Building, Duplex Residential Building or Multiple Residential Building not charged by a Rental Pool Covenant shall be located within 3 metres of any parcel boundaries not abutting a highway.

Floor Area

The minimum floor area requirement for a Multiple Residential dwelling is thirty-two and one-half (32.5) square metres. The maximum floor space ratio calculated pursuant to the Zoning Bylaw shall not exceed .35 for Single Residential Buildings and Duplex Residential Buildings and for all other buildings of whatsoever nature shall not exceed in the aggregate on any one site a floor space ratio of 1.5.

Parking shall be provided pursuant to the requirements and standards set out in Schedule "K" to this Land Use Contract.

3.

ZONE 3

(Intentionally Deleted)

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SCHEDULE "C-1"

I. COMMERCIAL SPACE PERMITTED WITHOUT ALLOCATION OF BU'S THEREFOR

Fortress shall be entitled as part of the development of Zones 1 and 2 to construct, provided that such development is otherwise approved under this Land Use Contract, and without allocating BU's therefor (except as hereinafter provided), the following:

- (a) one or more buildings in either Zone (herein called the "Day Skier Service Area") which shall be a day skier facilities and may include the following:
 - (i) ticket office,
 - (ii) ski school office,
 - (iii) sporting goods sales, rentals and repairs, storage and public locker rooms,
 - (iv) administration and accounting office,
 - (v) first aid,
 - (vi) cafeteria,
 - (vii) ski patrol room,
 - (viii) licensed premises,
 - (ix) restaurant,
 - (x) parking structures or parking lots,

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- (xi) therapy and health facility, and
- (xii) display and exhibition area.

The maximum floor area of the Day Skier Service Area excluding parking structures or parking lots shall not exceed 3716 square metres without the allocation of BU's therefor, and the Day Skier Service Area shall otherwise be in compliance with the requirements of this Land Use Contract. This 3716 square metres of floor area may be situated in Zone 1 or Zone 2 or partially in each. Any floor area of the Day Skier Service Area in excess of 3716 square metres shall require the use and allocation of BU's pursuant to Section II of this Schedule C-1 subject to the maximum therein set out.

- (b) One or more maintenance buildings and yards (herein called the "Maintenance Area") in Zone 1 to serve for overall maintenance, vehicle, construction and general storage and related uses.
- (c) For each Sleeping Unit in a Hotel or Lodge, and for each Dwelling Unit in a Multiple Residential Building having a Check In Facility and charged by a Rental Pool Covenant, the Developers shall earn and may construct an additional 3.7 square metres of commercial floor space without the allocation of BU's therefor ("Earned Commercial Floor Space"); Provided that such additional Earned Commercial Floor Space as aforesaid shall only

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be built and constructed where permitted in the Zone and as part of and within any Hotel, Lodge or Multiple Residential Building only up to a maximum of 6.5 square metres per Sleeping Unit in a Hotel or Lodge or in the case of a Multiple Residential Building per Dwelling Unit. Nothing in Section II of this Schedule C-1 shall increase the amount of Earned Commercial Floor Space that may be used and provided in any Hotel, Lodge or Multiple Residential Building.

(d) In any Hotel, Lodge and Multiple Residential Building having a Check In Facility and charged by a Rental Pool Covenant, conference rooms, commissaries, food preparation areas, meeting rooms, convention facilities, common areas, maintenance and utility and administrative areas; and in any Hotel Lodge or Multiple Residential Building swimming pools, tennis courts; and in a day skier facility, commissaries, and food preparation areas, shall not be considered in determining the permitted amount of commercial space and shall be permitted without allocation of BU's therefor.

(e) Commercial floor area accessory and subordinate to a golf course, tennis courts or similar athletic sporting facilities shall be permitted without allocation of BU's therefor up to a maximum of 929 square metres; Provided that the area of any such accessory and subordinate commercial floor area appurtenant to any

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one athletic sporting facility shall exceed neither twenty percent (20%) of the actual playing or active area of the sporting facility exclusively devoted to the activity of athletic participants nor 185 square metres. For the purposes of this provision commercial floor area accessory and subordinate to a golf course, tennis courts or similar athletic sporting facilities means pro-shops for the retail sale or rental of equipment and goods directly related to the athletic activity for which the facility is purpose designed and intended.

- (f) No Sleeping Unit or Dwelling Unit provided on the Lands and dedicated exclusively under terms and conditions acceptable to the Municipality for the use and occupation of residents employed in the Municipality shall require the allocation of BU's.

II. COMMERCIAL SPACE FOR WHICH BU'S MUST BE ALLOCATED

In addition to Earned Commercial Floor Space pursuant to subclause (c) of Section I of this Schedule C-1 and in addition to the commercial space authorized by subclause (e) of Section I of this Schedule C-1, there shall be permitted on the Lands where provided for in the Zone other commercial floor space up to a maximum of 2323 square metres (herein called the "Allocated Commercial Floor Space") subject to the following terms and conditions:

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- (a) each 37 square metres of Allocated Commercial Floor Space shall require the allocation of 1 BU;
- (b) no more than 929 square metres of Allocated Commercial Floor Space shall be located outside of a Lodge, Hotel or Multiple Residential Building;
- (c) in Zone 1 Allocated Commercial Floor Space may be used and provided in any Hotel, Lodge, Day Skier Facility or in a Multiple Residential Building, charged by a Rental Pool Covenant and having or sharing a Check In Facility on the same site, without restriction up to the maximum of Allocated Commercial Floor Space available and unused pursuant to this Section II of this Schedule C-1; and
- (d) in Zone 2 Allocated Commercial Floor Space may be used and provided in any Lodge or in a Multiple Residential Building, charged by a Rental Pool Covenant and having or sharing a Check In Facility on the same site, provided that the commercial use is a permitted use in Zone 2, and provided that the total aggregate commercial floor area of Earned Commercial Floor Space and Allocated Commercial Floor Space shall not in any Lodge or Multiple Residential Building exceed the maximum of Earned Commercial Floor Space permitted in such Hotel, Lodge, or Multiple Residential Building as provided in subclause (c) of Section I of this Schedule C-1.

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III. OVER ALL RESTRICTION ON COMMERCIAL SPACE

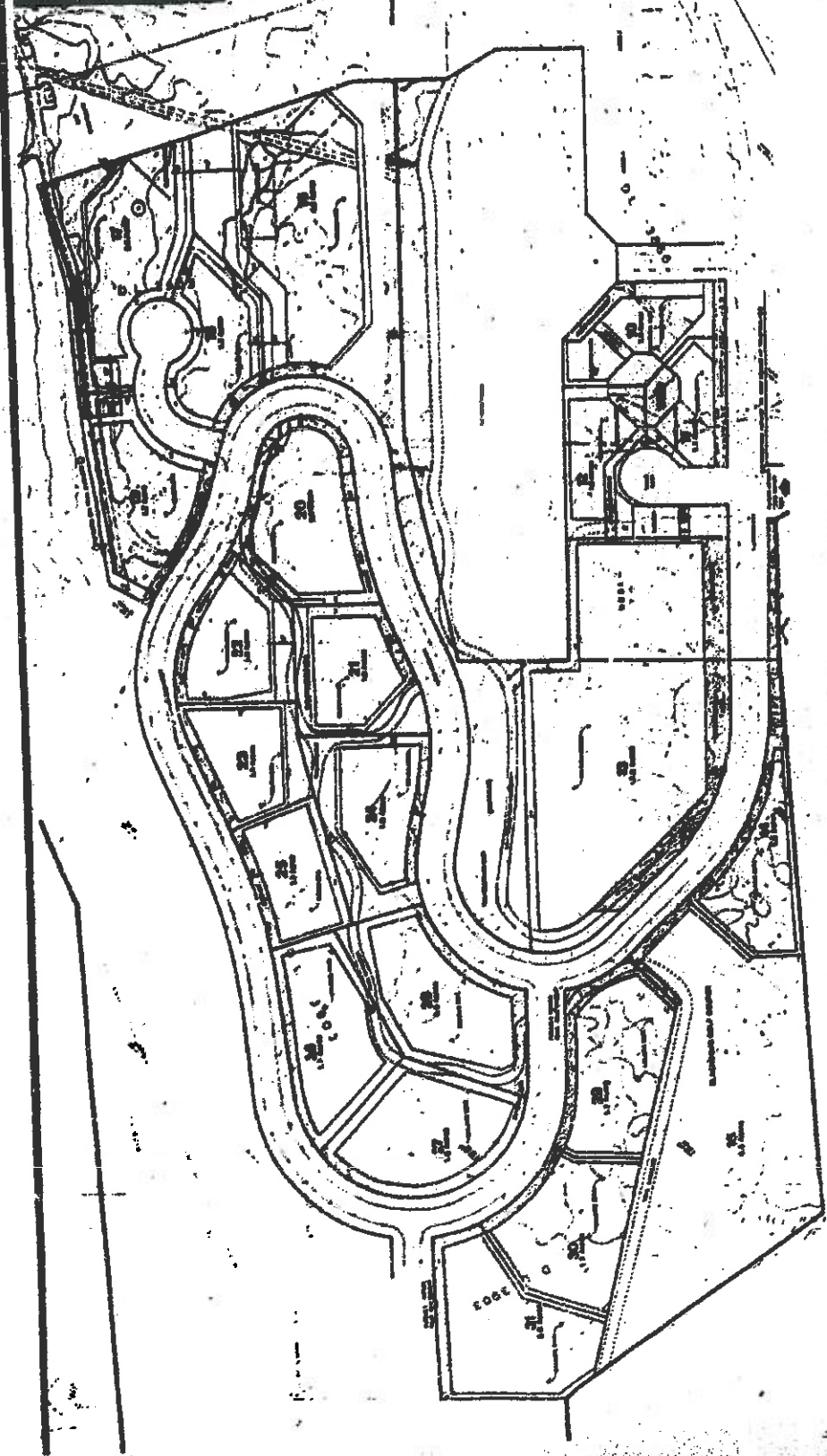
(a) With the exception only of golf courses and the uses and areas described in Section I(d) of this Schedule C-1 in no event shall the total floor area of commercial uses allowed on the Lands exceed in the aggregate 15,329 square metres.

(b) Without extending the limit above set out, it is further provided that in no event shall the floor area of commercial uses set out in Section III(a) of Schedule C-1, other than restaurants, Licensed Facilities and within a day skier facility ticket offices, ski schools, first aid, ski patrol, administrative and accounting areas, storage and public locker rooms and display and exhibition areas, exceed 4645 square metres.

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SCHEDULE "D"



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SCHEDULE "E""SAOT FORMULA"

The "SAOT FORMULA" (Skier At One Time Formula) to be used to calculate the BU's of Fortress under this Land Use Contract shall operate as follows:

1. One BU is equal to 2 "SKIERS" as that term is defined under the following formula based on the ski lifts constructed or to be constructed by Fortress under the Lease.

2. In order to qualify as a ski lift for the calculation of the number of SKIERS the ski lift must either:

(a) be constructed and operational; or

(b) each of the following must have occurred:

(i) the ski lift must be a ski lift provided for under the terms of the Lease other than those lifts referred to in the Lease as Lifts #1 - #4 inclusive or the fourteenth lift built by Fortress;

(ii) Fortress must hold a right-of-way or a right of occupation for the ski lift pursuant to the provisions of the Lease;

(iii) Fortress must have entered into a bona fide firm agreement to lease or to purchase the ski lift, and paid a deposit therefor;

(iv) the lift must be scheduled for completion within a period of one year from the date of delivery of a Certificate;

(v) all lifts for which BU's have previously been earned or allocated under this sub-clause (b) prior to the date of delivery of the Certificate for the ski lift:

(A) shall have been completed within a period of eighteen months from the respective dates of delivery of the Certificates for such lifts subject to any force majeure as provided in clause 9 of this Schedule "E"; or

(B) if not completed, not more than twelve months shall have expired from the date of delivery of the Certificate to the Municipality;

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provided always that Fortress shall not at any given time be entitled to earn BU's under this sub-clause (b) for more than three lifts.

3. When Fortress wishes to obtain BU's for a ski lift it shall deliver to the Municipality a certificate (herein this Schedule "E" called the "Certificate") containing:

- (a) a statement that the requirements of clause 2 of this Schedule "E" have been complied with and the number of BU's for which the ski lift qualifies;
- (b) a statement certified by a professional engineer under his seal appointed or employed by the manufacturer of the ski lift specifying the length, vertical height, hourly capacity, operating speed and design capacity of the ski lift,

and if the ski lift is not constructed and operational the Certificate shall as well contain:

- (c) a true copy of the ski lift purchase or lease agreement showing the specifications of the ski lift and the deposit paid; and
- (d) a statement that the ski lift when completed and operational will be in substantial compliance with the provisions of the Lease.

The Certificate shall be accompanied by a Statutory Declaration of an officer of Fortress declaring that to the best of his information, knowledge and belief all of the statements and information contained in the Certificate are true and correct.

4. If within forty-five days from its receipt of a Certificate with respect to a ski lift which is constructed and operational the Municipality:

- (a) does not deliver to Fortress a letter from the Minister of Lands or his duly authorized representative stating that there is an existing material default by Fortress under the Lease and giving particulars thereof, Fortress shall have earned the number of BU's specified in the Certificate;
- (b) delivers a letter to Fortress from the Minister of Lands or his duly authorized representative stating that there is an existing material default by Fortress under the Lease and giving particulars thereof, Fortress shall only earn the BU's specified in the Certificate after Fortress has delivered to the Municipality a letter from the Minister of Lands or his duly authorized representative confirming that the said default has been cured and that there is no existing material default by Fortress under the Lease, or has

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obtained at its option either a declaration from a Court of competent jurisdiction or a determination by arbitration in accordance with this Land Use Contract that there was no existing material default under the Lease as set forth in aforesaid letter.

5. If within forty-five days from its receipt of a Certificate with respect to a ski lift which is not constructed and operational the Municipality:

(a) does not deliver:

- (i) a letter from the Minister of Lands or his duly authorized representative stating that there is an existing material default by Fortress under the Lease and giving particulars thereof; and/or
- (ii) a notice in writing stating that in its opinion the information or one or more of the statements contained in the Certificate is untrue and giving particulars thereof,

Fortress shall have earned the number of BU's specified in the Certificate..

- (b) delivers either a letter or notice or both a letter and notice as provided for in sub-clause (a)(i) and (a)(ii) hereof, then Fortress shall only earn the BU's specified in the Certificate after Fortress has obtained at its option either a declaration from a Court of competent jurisdiction or a determination by arbitration in accordance with this Land Use Contract that there was no existing material default under the Lease as set forth in aforesaid letter and that the statements and information set forth in the Certificate were true at the date of delivery of the Certificate; provided always that if the Municipality delivers to Fortress a letter as provided for in sub-clause (a)(i) hereof but does not deliver to Fortress a notice as provided for in sub-clause (a)(ii) hereof then Fortress shall upon delivery to the Municipality of a letter from the Minister of Lands or his duly authorized representative confirming that the default set forth in the said letter has been cured and that there is no existing material default by Fortress under the Lease, earn the BU's specified in the Certificate without the necessity of obtaining either a declaration or determination as aforesaid.

6. The Municipality acknowledges and agrees that it is important for Fortress to have any dispute under this Schedule "E" resolved as soon as possible and agrees to use all reasonable efforts to have any Court proceedings heard or arbitration concluded in as short a period of time as possible.

7. Fortress shall be entitled to re-apply for:
- (a) BU's with respect to any ski lift for which BU's have not been earned; and
 - (b) additional BU's earned as a result of any modification made to existing ski lifts,

and the provisions of this Schedule "E" shall apply.

8. Fortress shall receive credit for ski lifts which qualify under the provisions hereof, on the following basis:

- (a) for all ski lifts which have their loading area at an elevation of greater than 3000 feet above sea level and for lifts referred to in the Lease as lifts #6 and #14, then

Number of SKIERS - Vertical height in feet x
of the ski lift

Hourly capacity of the ski lift x 7 hours (being the agreed x .9
number of hours of operation
per day for the ski lift)

10,000 feet

- (b) for all ski lifts other than lifts #6 and #14 which have their loading area at an elevation of 3000 feet above sea level or less then the formula in (a) is multiplied by .5;
- (c) the Town Centre lift referred to in the Lease as Lift #1 and originating in the Town Centre shall not qualify for any BU's under this formula or under this Land Use Contract.

9. If, by reason of strike, lockout, war or acts of military authority, rebellion or civil commotion, material or labour shortage, or labour strikes not within the control of Fortress, fire or explosion, flood, wind, water, earthquake, act of God or other casualty, or any event or matter not wholly or mainly within the control of Fortress and not caused by its default or act of commission or omission and not avoidable by the exercise of reasonable effort or foresight by Fortress (including any act or omission of the Municipality), Fortress is, in good faith and without default or neglect on its part, prevented or delayed in the construction or completion of a ski lift which under the terms of this Land Use Contract it is required to do by a specified date, or within a specific period of time, the date or the period of time within which the ski lift was to have been completed may be extended by a period of time equal to that of such delay or prevention, and Fortress shall not be deemed to be in default if it performs and completes the ski lift in the

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manner required by the terms of this Land Use Contract within such extended period of time, or within such further extended period of time as may be agreed upon from time to time between the Municipality and Fortress.

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SCHEDULE "F"

Intentionally Deleted

SCHEDULE "G"

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Any Development Concept Plan, shall, in relation to the whole of the Lands, be reasonably responsive to:

- (a) environmental issues including soils, geology, fish and wildlife, vegetation, and surface and ground water runoff to the extent that consideration of these environmental elements may be of general application within the Municipality;
- (b) the year-round destination resort concept for the Municipality;
- (c) the provision of trails and walkways consistent with the Town Centre and the Municipality's trail and walkway system;
- (d) the provision of such recreational facilities as the Developers may decide and as are suitable for a year-round destination resort and specifically shall provide one heated swimming pool or hot pool for every 600 BUs allocated and one tennis court for every 600 BUs allocated.

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SCHEDULE "H"

SUBDIVISION DEVELOPMENT AGREEMENT

THIS AGREEMENT made the day of , 1988

BETWEEN:

RESORT MUNICIPALITY OF WHISTLER,
Post Office Box 35
Whistler, British Columbia
V0N 1B0

("Whistler")

AND:

("Developer")

WHEREAS:

- A. The Developer desires to subdivide the lands in accordance with a plan of subdivision in the form attached hereto as Schedule 1.
- B. The Developer is required to construct certain roads and other works and services within the lands as a condition to obtaining approval to subdivide the lands.
- C. The Developer has requested approval of the subdivision prior to the construction and installation of the works and is agreeable to entering into this Agreement pursuant to Section 991 of the Municipal Act and to deposit the security herein specified.

NOW THEREFORE in consideration of the premises, the sum of One Dollar (\$1.00), the receipt and sufficiency of which from Whistler is hereby acknowledged by the Developer and other good and valuable consideration, the parties covenant and agree as follows:

1. In this Agreement:
 - (a) "approving officer" means the approving officer of Whistler appointed by Council, or such other person as may from time to time be duly authorized to act in his stead by Council or the approving officer;
 - (b) "completion" means completion of the works to the satisfaction of the engineer when so certified by him in writing;
 - (c) "engineer" means the municipal engineer of Whistler appointed by Council or such other person as may, from time to time, be duly

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authorized to act in his stead by Council, the approving officer or the municipal engineer;

- (d) "lands" means those certain lands shown as Lots _____ and _____ on the plan or plans of subdivision attached hereto as Schedule 1;
- (e) "maintenance deposit" means the letter of credit or other security provided by the Developer to Whistler pursuant to section 7;
- (f) "security deposit" means the letter of credit or other security provided by the Developer to Whistler pursuant to section 4;
- (g) "subdivision" means the subdivision of the lands in accordance with the plan of subdivision in the form attached hereto as Schedule 1;
- (h) "Subdivision Bylaw" means Subdivision Bylaw No. 265, 1981, as amended to the date hereof; and
- (i) "works" means the works to be constructed and services to be performed by the Developer in accordance with the Subdivision Bylaw and to the satisfaction of the engineer, including, without limiting the generality of the foregoing, the works and services specified by reference to the drawings and specifications referred to in Schedule 2 hereto.

2. The Developer covenants and agrees to:

- (a) pay all arrears of taxes outstanding against the lands on or before the approval of the subdivision;
- (b) pay all current taxes levied or to be levied on the lands on the basis of and in accordance with the assessment and tax roll entries to the extent the same are applicable to the lands taking into account the land use contract registered against the lands;
- (c) grant a statutory right-of-way over Lot 12 as shown on the plan attached hereto as Schedule 1 substantially in the form of statutory right-of-way attached hereto as Schedule 3; and
- (d) complete the works to the satisfaction of the engineer within 365 days of the date of this Agreement, to the standards required under the Subdivision Bylaw.

3. In addition to the security deposit and the maintenance deposit the Developer agrees to pay to Whistler:

- (a) inspection and testing costs actually incurred by Whistler prior to completion of the works and expiry of the maintenance period when the engineer requires inspection and testing in addition to or in substitution for the inspection and testing provided by the Developer, both by its own staff and in retaining the services of a professional engineer registered in the Province of British

Columbia to certify that the works are constructed and installed in accordance with the Subdivision Bylaw; and

- (b) all costs actually incurred by Whistler in connecting all utilities to be used for servicing the lands where the Developer has failed to carry out its obligations with respect thereto

it being agreed that, in the event any invoice of Whistler for these costs or disbursements remains unpaid for more than 30 days after its receipt by the Developer, Whistler may recover the amount of the invoice from the security deposit.

4. (a) Forthwith upon execution of this Agreement, the Developer will deposit with Whistler cash, a certified cheque or an irrevocable letter of credit substantially in the form attached hereto as Schedule 4, in the amount of 150% of the cost of the works as estimated by the engineer. A letter of credit shall be drawn on a Canadian chartered bank, trust company or credit union located in Vancouver, North Vancouver, West Vancouver, Burnaby, Richmond, Squamish, Whistler or Pemberton.
 - (b) The security deposit letter of credit shall terminate on a date between May 1 and October 31, and shall be valid for a minimum of one year from the date of this Agreement. If the works are not completed within the term of the letter of credit the Developer shall renew the letter of credit for a further year, and if the letter of credit has not been renewed 10 days before its expiry, Whistler may draw down the full amount of the letter of credit to be held as the security deposit in lieu of a letter of credit.
 - (c) If the Developer fails to complete the works within the time provided herein and Whistler then exercises its discretion to complete the works or any part thereof, such action by Whistler shall be at the Developer's expense and the costs thereby actually incurred shall be paid out of the security deposit. The security deposit and any unused proceeds of draws thereunder, after deduction of amounts to which Whistler is entitled, will afterward be returned to the Developer less an administrative fee payable to Whistler of 10% of the costs incurred in completing the works by Whistler. If the security deposit is for an insufficient amount, the Developer will promptly pay any deficiency to Whistler upon receipt of Whistler's invoice. It is understood that Whistler may do all of this work either itself or through contractors and its employees.
 - (d) If the works are satisfactorily completed as herein provided, the Developer pays all invoices of Whistler as herein required, the Developer deposits the maintenance deposit as herein required and the Certificate of Acceptance has been issued, then Whistler shall forthwith return the cash deposit, certified cheque or letter of credit or any unused proceeds of draws thereunder to the Developer.
5. (a) The Developer covenants and agrees to comply with the provisions of all applicable Whistler bylaws throughout the construction of the works.

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- (b) In the event the Developer leaves material or debris on any road during or after the construction of the works, the Developer agrees that Whistler may forthwith remove such material and debris at the expense of the Developer. The cost of the removal is to be the actual cost of removal incurred by Whistler plus an amount equal to 10% of that cost.
 - (c) In the event that any invoice from Whistler for the removal of such material or debris remains unpaid for more than 30 days after receipt of the same by the Developer, Whistler is authorized to deduct the amount of such invoice from the security deposit.
6. (a) The Developer shall not employ any person who, in the opinion of the engineer, is unqualified or not skilled in the work assigned to him.
- (b) The Developer shall at all times in connection with the execution of the work employ a competent general superintendent satisfactory to the engineer. It is agreed that if the individual so employed is not satisfactory to the engineer the Developer will forthwith on request by the engineer replace the general superintendent and hire an individual who is regarded by the engineer as satisfactory. Any explanations, orders, instructions, directions and requests given by the engineer to the superintendent retained by the Developer shall be deemed to have been given to the Developer.
7. The Developer covenants and agrees to:
- (a) modify and reconstruct the works prior to the issuance of the Certificate of Acceptance, should the works prove to be in any way defective or not operate, so that any defects are corrected and so that the works shall be fully operative and function in accordance with the requirements and standards contained in Subdivision Bylaw No. 265, 1981 and the design as described in Schedule 2;
 - (b) remedy any defects appearing within a period of one year from the date of completion of the works and pay for any damage to other work or property resulting therefrom, save and except for defects caused by reasonable wear and tear, negligence of Whistler, its servants or agents, acts of God or vandalism proved to have been committed after the date of completion;
 - (c) deposit with Whistler for a period of one year from completion of the works cash, a certified cheque or an irrevocable letter of credit substantially in the form attached hereto as Schedule 4, in the amount of 10% of the cost of the works and in the event the Developer fails to comply with its obligations under subsection 7(a) or (b), Whistler may pay the cost of carrying out the required work from the security provided pursuant to this section; and
 - (d) remedy any defects appearing within a period of one year from the date of completion of the repair of any defects pursuant to subsection 7(b) and pay for any damage to other work or property

resulting therefrom, save and except for defects caused by reasonable wear and tear, negligence of Whistler, its servants or agents, acts of God or vandalism proved to have been committed after the date of completion of repair of such defects. An amount of 200% of the value of the works found deficient under this clause shall be retained for a period of one year from the date of the repair of the deficiency as a maintenance deposit.

8. The Developer will submit to Whistler final record drawings consisting of three sets of paper prints and one set of mylar transparencies sealed by a professional engineer registered in the Province of British Columbia, of the works as constructed and as accepted by the engineer.

9. The satisfactory completion of the works shall be established only by confirmation in writing of the completion by the engineer in a Certificate of Acceptance. The Municipality will cause the engineer to inspect the works forthwith upon completion thereof and to issue such certificate forthwith upon the Developer being entitled to receipt thereof.

10. Subject to the termination of the Developer's obligations hereunder as provided for in section 12, the Developer covenants and agrees to save harmless and indemnify Whistler from and against:

- (a) all actions and costs of any proceeding, damages, expenses, claims and demands related to construction and installation of any work or service done or provided under this Agreement;
- (b) all expenses and costs which may be incurred by reason of this Agreement, or resulting from damage to any property owned in whole or in part by Whistler or which Whistler is obliged, directly or indirectly, in any way or to any degree, to construct, repair or maintain; and
- (c) all expenses and costs which may be incurred by reason of liens or non-payment of labour or materials, workers' compensation assessments, unemployment insurance, or federal or provincial tax.

11. Whistler covenants and agrees with the Developer:

- (a) to permit the Developer to perform all the works herein upon the terms and conditions herein contained; and
- (b) that Whistler and the engineer shall be reasonable in their requirements where this Agreement confers discretion upon Whistler or the engineer.

12. Whistler covenants and agrees that, upon satisfactory completion by the Developer of all the covenants and conditions in this Agreement, excluding the obligations of the Developer set out in subsections 7(b), 7(c) and 7(d), it will provide the Developer with a Certificate of Acceptance of the works, signed by the engineer. Thereafter the works shall become the property of Whistler and be the sole responsibility of Whistler and the Developer shall have no further obligation hereunder except under subsections 7(b), 7(c) and 7(d).

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13. The Developer covenants and agrees that Whistler may withhold the granting of an occupancy permit for any building, or part thereof, upon a lot within the lands until all of the works have been completed with respect to such lot.

14. It is understood and agreed that Whistler has made no representations, covenants, warranties, guarantees, promises or agreements with the Developer other than those in this Agreement.

15. Wherever the singular or masculine are used in this Agreement, the same shall be deemed to include the plural, feminine, body politic or body corporate as the context so requires; all references to each party hereto includes the successors and assigns of that party where the context so requires or the parties so require; this Agreement shall enure to the benefit of and be binding on the parties hereto and their successors and assigns; and time shall be of the essence of this Agreement.

16. If any section or portion of this Agreement is declared or held invalid for any reason, such invalidation shall not affect the validity of the remainder of that section or of this Agreement and this Agreement shall continue to be in force and effect and be construed as if it had been executed without the invalid portion.

17. Any notice or other communication required or contemplated to be given or made by any provision of this Agreement shall be given or made in writing and either delivered personally (and if so shall be deemed to be received when delivered) or mailed by prepaid registered mail in any Canada Post Office in the City of Vancouver or the Resort Municipality of Whistler (and if so shall be deemed to be delivered on the third business day following such mailing, except that, in the event of interruption of mail service notice shall be deemed to be delivered only when actually received by the party to whom it is addressed), so long as the notice is addressed as follows:

to the Developer at:

with a copy to:

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to the Municipality at:

Resort Municipality of Whistler
P.O. Box 35
Whistler, British Columbia
VON 1B0

Attention: Clerk

or to such other address of which a party hereto from time to time notifies in writing the other party hereto.

18. The following appendices are annexed to and form part of this Agreement:

- | | |
|------------|---|
| Schedule 1 | Proposed Plan of Subdivision |
| Schedule 2 | Works |
| Schedule 3 | Form of Agreement of Statutory Right-of-Way |
| Schedule 4 | Form of Letter of Credit |

19. All obligations of the parties hereto will be suspended so long as the performance of such obligation is prevented or hindered in whole or in part, by reason of labour dispute, fire, act of God, unusual delay by common carriers, earthquake, act of the elements, riot, civil commotion or inability to obtain necessary materials on the open market.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

The Seal of THE RESORT
MUNICIPALITY OF WHISTLER
was hereunto affixed
in the presence of:

Mayor

Clerk

C/S

The Common Seal of
was
hereunto affixed in the
presence of:

Title:

C/S

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The form of this Agreement and amount of the security deposit letter of credit is approved by the Approving Officer of Whistler this _____ day of _____, 1988.

APPROVING OFFICER

RENEWAL

Whistler and the Developer hereby agree this _____ day of _____, 1989 that this Agreement and the security deposit herein is hereby renewed for a further period of 12 months in form identical to this Agreement which renewal is approved by the approving officer.

The Seal of THE RESORT
MUNICIPALITY OF WHISTLER
was hereunto affixed
in the presence of:

C/S

Mayor

Clerk

The Common Seal of
_____ was
hereunto affixed in the
presence of:

C/S

Title:

APPROVING OFFICER

This is page eight (8) of a Subdivision Development Agreement made the day of _____, 1988 between Resort Municipality of Whistler and _____

8069j/1-8

SCHEDULE 1

PROPOSED SUBDIVISION PLAN

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SCHEDULE 2

WORKS

The works are those works and services described in the following drawings and specifications:

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SCHEDULE 3

LAND TITLE ACT
Form 17
(Sections 151, 152(1), 220)

APPLICATION

NATURE OF CHARGE: Statutory
Right of Way

Address of Person entitled to be
registered as owner, if different
than shown in instrument: N/A

True Value: Nominal

Herewith Fees of: \$25.00

Legal Description, if not shown
in instrument being submitted
with this application: same.

Parcel Identifier No.(s): _____

Full Name, Address, Telephone
Number of person presenting
application:

Signature of Solicitor

ACCESS AND UTILITY STATUTORY RIGHT OF WAY

THIS AGREEMENT dated the _____ day of _____, 1988

BETWEEN:

(the "Grantor")

AND:

RESORT MUNICIPALITY OF WHISTLER
Post Office Box 35
Whistler, British Columbia
V0N 1B0

(the "Municipality")

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WHEREAS the Grantor is the registered owner of the Lands defined herein;

AND WHEREAS the Municipality requires and the Grantor has agreed to grant to the Municipality the Statutory Right of Way defined herein;

AND WHEREAS this Statutory Right of Way is necessary for the operation and maintenance of the Municipality's undertaking;

NOW THEREFORE in consideration of the premises, of the sum of ONE DOLLAR (\$1.00) the receipt and sufficiency of which from the Municipality is hereby acknowledged by the Grantor and other good and valuable consideration THE PARTIES AGREE AS FOLLOWS:

1. The Grantor hereby grants in perpetuity:

(a) to the Municipality the non-exclusive right at all times to:

(i) enter over, on, in and under ALL AND SINGULAR that certain parcel of land situated in the Resort Municipality of Whistler, British Columbia which is more particularly known as:

Lot ____
District Lot 3866 and 3903
Plan _____

(the "Lands")

to:

(A) conduct surveys and examinations;

(B) dig up, remove and replace soil; and

(C) construct, install, operate, maintain, clean, cover with soil, alter, relocate, renew, inspect and replace power poles, transmission lines, pipes, culverts, retaining walls, wing walls, manholes, meters, pumps, valves and similar equipment, or any of them, together with all ancillary attachments and fittings (all of which are collectively called the "Works")

for the purpose of conveying, draining, containing, protecting, metering or disposing of water, gas, sewage, liquid waste, electrical energy, communication services, or any of them;

(ii) bring onto the Lands all materials and equipment it requires or desires for any of the foregoing purposes;

(iii) clear the Lands and keep it clear of anything which in the opinion of the Municipality constitutes or may constitute an obstruction to the use of the Lands or to the Works; and

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- (iv) do all acts which in the opinion of the Municipality are incidental to the foregoing;
- (b) to the Municipality and to every member of the public the non-exclusive right:
 - (i) of passage at all times to enter over, on and in the Lands to the same extent as if the Lands was a public highway; and
 - (ii) do all acts which are in the opinion of the Municipality incidental to the foregoing.

2. The Grantor shall:

- (a) not do or permit to be done any act or thing which in the opinion of the Municipality might interfere with, injure, impair the operating efficiency of, or obstruct access to or the use of the Lands or to the Works;
- (b) allow the Municipality to trim or, if necessary, cut down any tree or other growth on the Lands which in the opinion of the Municipality constitutes or may constitute a danger or obstruction to those using the Lands or to the Works;
- (c) permit the Municipality to bring on to the Lands all material and equipment, including motor vehicles, it requires or desires for the use by it of the Lands;
- (d) permit the Municipality to clear the Lands and keep it clear of anything which in the opinion of the Municipality constitutes or may constitute a danger or obstruction to those using the Lands; and
- (e) permit the Municipality, and every member of the public for the period during which the Municipality accepts this grant but not beyond the day if ever on which the Municipality releases this grant, to peaceably hold and enjoy the rights hereby granted.

3. The Municipality shall:

- (a) use the Lands and carry out the Works in a good and workmanlike manner in order to cause no unnecessary damage or disturbance to the Grantor, the Lands or any improvement on the Lands;
- (b) not bury, without the prior written consent of the Grantor, debris or rubbish in excavations or backfill;
- (c) remove shoring and like temporary structures as backfilling proceeds;
- (d) rake up all rubbish and construction debris it creates in order to leave the Lands in a reasonably neat and clean condition;

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- (e) exercise the utmost care not to damage the Lands or any improvement on the lands and if the Municipality should cause any such damage restore such damaged Lands or improvements thereon to as close to their pre-damaged condition as is reasonably practical with reasonable dispatch or where the Municipality deems restoration to be impractical reimburse the Grantor for all damage the Municipality has caused but not restored;
 - (f) maintain, care for and clean the surface of the Lands and remove grass and other growth from the surface of the Lands as required by the Municipality and do all other things deemed by the Municipality to be reasonably necessary for the safe use and preservation of the Lands;
 - (g) accept sole responsibility for carrying out the Works; and
 - (h) not be unreasonable in its opinions herein.
4. All chattels and fixtures installed by the Municipality over, on, in or under the Lands are and shall remain owned by the Municipality, any rule of law or equity to the contrary notwithstanding.
5. Notwithstanding anything herein contained the Municipality reserves all rights and powers of expropriation otherwise enjoyed by the Municipality.
6. Waiver of any default by either party shall not be deemed to be a waiver of any subsequent default by that party; this Agreement runs with the Lands; whenever it is required or desired that either party shall deliver or serve a notice on the other, delivery or service shall be deemed to be satisfactory if and deemed to have occurred when:
- (a) that party has been served personally, on the date of service; or
 - (b) mailed by pre-paid registered mail, on the date received or on the sixth day after receipt of mailing by any Canada post office, whichever is the earlier, so long as the notice is mailed to the party at the most recent address shown on title to the Lands in the records of the Vancouver Land Title Office for that party or to whatever address the parties from time to time in writing agree to;

whenever the singular or masculine is used in this Agreement, the same is deemed to include the plural or the feminine or the body politic or corporate as the context so requires; every reference to each party is deemed to include the heirs, executors, administrators, successors, assigns, employees, agents, officers and invitees of such party wherever the context so requires or allows; any opinion which the Municipality is entitled by virtue of this Agreement to form may be formed on behalf of the Municipality by the Municipal Engineer in which event the opinion of the Municipal Engineer shall be deemed to be the opinion of the Municipality for the purposes of this Agreement; nothing herein grants to the Municipality any interest in the riparian or littoral rights of the Grantor to the lands which may accrete to the Lands; if any section, subsection, sentence, clause

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or phrase in this Agreement is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the decision that is invalid shall not affect the validity of the remainder of this Agreement; this Agreement shall inure to the benefit of and be binding on the parties hereto notwithstanding any rule of law or equity to the contrary; and this Agreement shall be governed and construed in accordance with the laws of the Province of British Columbia.

7. Nothing in this Agreement shall be interpreted so as to restrict or prevent the Grantor from using the Lands in any manner which does not unreasonably interfere with the exercise by the Municipality and others who benefit hereunder of the rights of way hereby granted.

IN WITNESS WHEREOF the parties hereto have executed this agreement as of the date first above written.

The Corporate Seal of)
)
 was hereunto affixed in)
 the presence of:)
)
 Title: _____)
 (Authorized Signatory))

C/S

The Corporate Seal of RESORT)
 MUNICIPALITY OF WHISTLER)
 was hereunto affixed in the)
 presence of:)
)
 Title: Mayor)
)
 Title: Clerk)

C/S

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SCHEDULE 4

Form of Letter of Credit

[Bank Letterhead]

Date: _____

No.: _____

Resort Municipality of Whistler
P.O. Box 35
Whistler, B.C.
VON 1B0

Dear Sirs:

At the request of _____ we hereby establish in
your favour our irrevocable credit for a sum not
exceeding _____ Dollars (\$ _____). This credit shall be
available to you by sight drafts drawn on the Bank of _____
_____ when
supported by your written demand for payment made upon us.

This Letter of Credit is required in connection with an undertaking by the
Developer to perform certain works and services required by you.

We specifically undertake not to recognize any notice of dishonour of any
sight draft that you shall present to us for payment under this Letter of
Credit.

You may make partial drawings or full drawings at any time.

We shall honour your demand without enquiring whether you have a right as
between yourself and our customer.

If you have not demanded on this Letter of Credit in full by
_____ it will be considered cancelled unless other
arrangements or a renewal have been made with the Bank prior to the
aforementioned date.

Except so far as otherwise expressly stated, this Letter of Credit is
subject to Uniform Customs and Practice for Documentary Credits (1983
Revision), International Chamber of Commerce - Publication 400.

Our reference for this Letter of Credit is the Bank of
_____.

Letter of Credit No. _____.

BANK OF _____

per: _____

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SCHEDULE "1"
P. 1

WHISTLER TRAIL STANDARDS

INTRODUCTION

The guidelines and specifications in the Whistler Trail Standards were developed to clarify the various trail standards for pedestrians, cyclists and cross country skiers' use. The standards were developed from existing trail standards, research on trail standards, and in consultation with the Whistler Parks Department.

The standards are general and do not replace an "in the field", experienced trail layout and design specialist.

NOTES

A. LAYOUT

1. Minimize damage to trees, roots and forest floor by good on-site trail layout and design.
2. Do not disrupt natural drainage patterns. Provide culverts and bridges where necessary.
3. Avoid steep grades and cross slopes to reduce cut-and-fill scars.

B. CONSTRUCTION

1. Pre-emergence herbicide (premier "ATLANTA") applied below asphalt or gravel surface immediately prior to construction.
2. Trail fill and base to contain no organic material.
3. Junk cut material may be used as trail base if it contains no organic materials.
4. Suelen required on all Nordic trails and trails with poor drainage.
5. Standard removable Valley Trail bollards required at entry/exits to vehicle areas.
6. Suelen may be used to shore up edges and reduce cut-and-fill scars on all but Nordic trails.
7. Minimum disturbance to surrounding vegetation and soil during construction required.
8. All disturbed areas to be re-graded, organic matter replaced and seeded.

9. No grade change over 50m in depth permitted around trees and shrubs to be retained.
10. Solid YELLOW line (10cm) required down centre of paved trails. Symbols to define pedestrian, bicycle and bicycle lane required.
11. Signs indicating distances, directions, permitted uses, maximum bicycle speed and lane use to be located at all trail heads or intersections.
12. Guard rails and warning signs required on tight corners and along steep embankments lower fill.

SPECIFICATIONS

Specification	Valley Trail	Green Trail	Pedestrian Footpath
1. Permitted Uses	Pedestrians & jacks on beach, bicycles, jacks on beach, cross country.	Pedestrians & jacks on beach, bicycles, cross country.	Pedestrians & jacks on beach, cross country.
2. Paving Surface	asphalt	gravel	gravel
3. Width	3000mm	3000mm	1500-2000mm
4. Shoulder	600mm	600mm	300mm
5. Min. Cleared Width for Nordic Trails	6200mm	6200mm	n/a
6. Max. 5 Grade	25	25	25
7. Max. Preferred Grade	65	65	65
8. Max. Arc radius (outside edge)	7.5m	5m	n/a
9. Max. Cut & Fill Slopes	1:3 (33%)	1:2 (50%)	1:2 (50%)
10. Max. Depth of Cut & Fill Slope from edge of shoulder	2.5m	2m	1m
11. Max. Depth of Disturbance from outside shoulder	3m	2.5m	1.5m

RESORT
MUNICIPALITY
WHISTLER

VALLEY TRAIL STANDARD

scale N/A

date D 21

drawn VB

appr.

PRELIMINARY
NOT FOR
CONSTRUCTION

sheet 1 of 2

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SCHEDULE "J"

LAND TITLE ACT
Form 17
(Sections 151, 152(1), 220)

APPLICATION

NATURE OF CHARGE:
Section 215 Covenant

Parcel Identifier No.:

Herewith Fees of: \$25.00
Full Name, Address, Telephone
Number of person presenting
application:

Address of Person entitled to be
registered as owner, if different
than shown in instrument: N/A

Legal Description, if not shown
in instrument being submitted
with this application: same.

Signature of Solicitor

THIS AGREEMENT made as of the
BETWEEN:

(the "Covenantor")

AND:

RESORT MUNICIPALITY OF WHISTLER,
- Box 35, General Delivery,
Whistler, British Columbia, V0N 1B0

(the "Municipality")

OF THE FIRST PART

OF THE SECOND PART

WHEREAS:

A. The Covenantor is the registered owner of those lands and premises
situated in the Resort Municipality of Whistler, British Columbia, and
legally described as:

Lot
District Lot
Plan

(the "Lands");

B. It is of mutual interest to the Covenantor and the Municipality that
the accommodation built on the Lands be used in a manner which will maximize
the number of people occupying such accommodation; and

C. Section 215 of the Land Title Act (British Columbia) (the "Land Title Act") provides, inter alia, that a covenant, whether of a negative or positive nature, in respect of the use of land or the use of a building on or to be erected on land, in favour of a Municipality, may be registered as a charge against the title to that land.

NOW THEREFORE THIS AGREEMENT WITNESSES that pursuant to Section 215 of the Land Title Act, and in consideration of the premises and the sum of One Dollar (\$1.00), now paid by the Municipality to the Covenantor (the receipt and sufficiency whereof is hereby acknowledged), the Covenantor covenants and agrees with the Municipality as follows:

1. Each and every unit of residential dwelling unit (a "Unit") now or hereafter created on the Lands shall be used in the following manner:
 - (a) all Units shall be placed in or listed with a bona fide rental pool arrangement or a bona fide rental management arrangement (collectively called a "Rental Pool") through which the Units will be made available for rental to the public;
 - (b) the Rental Pool may allow use of the Unit by the owner of the Unit or his nominees or designates (collectively called an "Owner") for such periods as the Owner may determine. The Rental Pool shall require that the Owner shall make a prior reservation of the period or periods for which the Owner wishes to occupy the Unit for his use, such reservation to be made in accordance with the provisions of the Rental Pool; and
 - (c) the Rental Pool shall provide that in the event an Owner has reserved a Unit for his own use and is unable to occupy the Unit for any substantial period of time for which the Unit has been reserved by him, such Owner shall forthwith inform the Rental Pool and make the Unit available for rental to the public for the period for which such Owner will be unable to occupy the Unit.
2. The Municipality, by resolution of its Council, may upon such terms as it deems appropriate, release any Unit from the provisions of paragraph 1 herein.
3. Nothing contained or implied herein shall prejudice or affect the Municipality's rights and powers in the exercise of its functions pursuant to the Municipal Act or the Resort Municipality of Whistler Act or its rights and powers under all of its public and private statutes, bylaws, orders and regulations, or the rights of the Municipality under the Land Use Contract, all of which may be fully and effectively exercised in relation to the Lands as if this Covenant had not been executed and delivered by the Covenantor.
4. The covenants set forth herein shall charge the Lands pursuant to Section 215 of the Land Title Act and shall be covenants the burden of which shall run with the Lands and bind the Lands and every part or parts thereof and shall attach to and run with the Lands and each and every part to which the Lands may be divided or subdivided whether by subdivision plan, strata plan or otherwise howsoever. The covenants set forth herein shall not terminate if and when a purchaser, becomes the owner in fee-simple of the

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SCHEDULE "K"**PARKING AND LOADING REQUIREMENTS****1.0 GENERAL REQUIREMENTS**

Parking and loading spaces shall be provided and maintained in accordance with the regulations in this Schedule.

2.0 GENERAL REQUIREMENTS FOR PARKING & LOADING SPACES

- 2.1 Parking and loading spaces shall be provided and continuously maintained in accordance with Schedule K-1.

In Schedule K-1, Column 1 classifies the use; Columns II and III set out the number of parking and loading spaces that are to be provided.

- 2.2 If a use is not specifically mentioned in Column I of Schedule K-1, then the number of parking and loading spaces required shall be calculated on the basis of the most similar use that is listed in the schedule.

- 2.3 Where a calculation of the total required parking or loading spaces results in a fractional number of 0.5 or greater, the required number of spaces shall be rounded to the next highest number, and in no case shall less than 1 space be provided.

- 2.4 If a building or structure contains more than one use or provides collective parking for more than one class of building or use, the total number of spaces required shall be the sum of the various classes of uses calculated separately, and except as permitted in this section, a space required for one use shall not be included in the requirement for any other use.

- 2.5 Adequate provision shall be made for vehicles to gain access from a highway to all parking and loading spaces by means of an unobstructed manoeuvring aisle.

3.0 PARKING FOR DISABLED PERSONS

- 3.1 Parking spaces for disabled persons shall be provided at 1 space per 40 sleeping units or guest rooms or part thereof, and 1 space per 100 parking spaces or part thereof required for commercial uses.

- 3.2 All parking for disabled persons shall be located adjacent to a main entrance of a building for which the parking is required, and marked with a sign identifying each space reserved for such parking.

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Lands but shall charge the whole of the interest of such purchaser and shall continue to run with the Lands and bind the Lands and all future owners of the Lands or any portion thereof.

5. Notwithstanding anything contained herein, neither the Covenantor named herein nor any future owner of the Lands or any portion thereof shall be liable under any of the covenants and agreements contained herein where such liability arises by reason of an act or omission occurring after the Covenantor named herein or any future owner ceases to have any further interest in the Lands.

6. Forthwith upon request from time to time of the Covenantor, the Municipality will confirm in writing to any third party that the terms of this Covenant have been complied with or, if that is not the case, details of the extent to which this Covenant has not been complied with.

7. Wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic where the context or the parties so require.

8. The parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Covenant.

9. This Covenant and each and every provision hereof shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF this Covenant was executed by the parties hereto as of the day and year first above written.

The Common Seal of)
 s was)
 hereunto affixed in the)
 presence of:)
)
 Title:)
 (Authorized Signatory))

- C/S

The Common Seal of RESORT)
 MUNICIPALITY OF WHISTLER was)
 hereunto affixed in the)
 presence of:)
)
 Title: Mayor)
)
 Title: Clerk)

C/S

7846j

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Schedule "K"

- 3.3 All parking spaces for disabled persons shall be a minimum width of 3.7 metres and a minimum length of 6.1 metres.

4.0 LOCATION OF PARKING & LOADING SPACES

- 4.1 The regulations in this subsection apply to all parcels.

- 4.1.1 Except as otherwise permitted in Section K-2, all parking spaces shall be located on the same parcel as the building or use for which they are required.

- 4.1.2 All loading spaces shall be located on the same parcel as the building or use for which they are required.

- 4.1.3 When a building is enlarged, altered, or a change in the use occurs which requires a greater number of parking or loading spaces, the additional parking or loading spaces required under the provisions of this Schedule shall be provided. In addition, any spaces removed due to the enlargement or alteration shall be replaced.

- 4.1.4 (a) Parking spaces and driveways, except those driveways which connect a parking area to a highway, are prohibited in setback areas in parcels containing lodge, hotel, hostel or commercial uses.
- (b) In all parcels containing multiple residential buildings, not more than 50 percent of setback areas shall be used for parking spaces and driveways.
- (c) In all parcels containing hostels, no parking space shall be located within 1.2 metres of a parcel boundary.

- 4.2 The regulations in this subsection shall apply to parcels other than parcels used for retail sale of both liquor and groceries, for financial institutions or as a post office.

- 4.2.1 Required parking spaces may be provided on land other than that to be developed provided that:

- (a) the alternate parking site is located within a distance of fifty (50) metres from the site where the principal building is located or where the use requiring provision of parking is carried on; an-

- (b) the alternate parking site is secured by an easement or restrictive covenant in a form acceptable to the Municipality and is registered against the title of the lands upon which the parking is located requiring the parking to be provided for the building, structure or use which requires the parking. Such easement or restrictive covenant shall contain a clause prohibiting release, discharge, surrender, or modification without the written approval of the Municipality.

4.2.2 Notwithstanding clause 4.2.1 hereof, the parking requirement for Lot 8 of Phase I and Lots 10, 11 and 12 of Phase II all identified on the Development Concept Plan may be satisfied off site provided such parking is provided on Parcel 9 shown on the said Development Concept Plan which Parcel 9 is situated in Area C delineated on the Development Concept Plan. Such parking shall be secured as provided in Section 4.2.1(b).

4.3 No parking spaces shall be located within the setback area of a parcel boundary in all parcels fronting a Controlled Access Highway.

5.0 PARKING AND LOADING DESIGN STANDARDS

- 5.1 (a) A parking space which has a roof or other structure above it shall:
- (i) be not less than 2.4 metres in width and 5.1 metres in length; and
 - (ii) have a minimum vertical clearance of 2.13 metres.
- (b) Parking spaces for compact automobiles may comprise up to 20 percent of the parking spaces required for a building or use:
- (i) be not less than 2.25 metres in width and 4.1 metres in length;
 - (ii) have a minimum vertical clearance of 2.13 metres;
 - (iii) be grouped together in a separate parking area designated for compact automobiles only; and
 - (iv) have a roof or other structure above.
- (c) A loading space shall:
- (i) be not less than 3 metres in width and 9 metres in length;
 - (ii) have a minimum vertical clearance of 4 metres.

GB077455

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Schedule 'X'

- (d) Any covered parking space which has a roof or other structure above it shall comply with Table 1: Minimum Dimensions for Aisle Width and Depth of Stall to Aisle.

Table 1: Minimum Dimensions for Aisle Width and Depth of Stall to Aisle

Width of Stall (metres)	Angle of Parking (Degrees)	Minimum Width of Aisle (metres)	Minimum Depth of Stall Perpendicular to Aisle (metres)
2.4 metres	90	* 5 metres	5.8 metres
2.4 metres	60 to 90	** 5.5 metres	5.8 metres
2.4 metres	45 to 60	** 3.6 metres	5.8 metres
2.4 metres	30 to 45	** 3.2 metres	5.2 metres

* Two way circulation required.

** One way circulation required.

- 5.2 All uncovered parking spaces shall have a minimum width of 2.4 metres and a minimum length of 6.1 metres.

- 5.3 Where a parking space abuts a fence or other structure on one or both sides, the minimum width of the parking space shall be 3 metres.

5.4 Driveway gradients

- 5.4.1 The maximum gradient of a driveway shall not exceed 6 per cent within a distance of 3 metres from an edge of pavement of a Municipal or private roadway, or from the existing ditch, or ditch required under Municipal regulations, whichever distance is greater.

- 5.4.2 The maximum permitted gradient for driveways which access off-street parking for all commercial, lodge, hotel, hostel and indoor recreation uses is 6 percent.

- 5.4.3 For driveways that slope downwards from a road for all single, duplex and multiple residential uses, the following regulations apply:

- 5.4.3.1 The maximum average gradient shall not exceed ten percent.

- 5.4.3.2 A maximum gradient of fifteen percent is permitted over one portion of a driveway not exceeding 3 metres in length.

- 5.4.4 For driveways that slope upwards from a road for all single, duplex and multiple residential uses, the maximum gradient shall not exceed

GB077455

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Schedule "K"

- 5.6.4.1 21 percent over one portion of a driveway not exceeding 6 metres in length where the obtuse angle of entry from the roadway is 130 degrees or greater.
- 5.6.4.2 18 percent over one portion of a driveway not exceeding 7 metres in length where the obtuse angle of entry from the roadway is 120 degrees or greater.
- 5.6.4.3 15 percent over one portion of a driveway not exceeding 8 metres in length where the obtuse angle of entry from the roadway is 110 degrees or greater.
- 5.6.4.4 12 percent where the obtuse angle of entry from the roadway is 90 degrees or greater.
- 5.6.5 Driveways with a gradient of 13% to 21% shall terminate with at least one required parking space.
- 5.6.6 The maximum permitted gradient for all uncovered parking areas is 5 percent.

6.0 PARKING AND LOADING CONSTRUCTION STANDARDS

- 6.1 Parking and loading spaces and access areas for all commercial, golf course, hotel, lodge, hostel and multiple residential uses shall be surfaced with asphalt paving, concrete or brick, stone, or concrete paving stone surface.
- 6.2 Each parking and loading space for all commercial, hotel, lodge, hostel and multiple residential uses shall be permanently delineated with white or yellow paint.

114

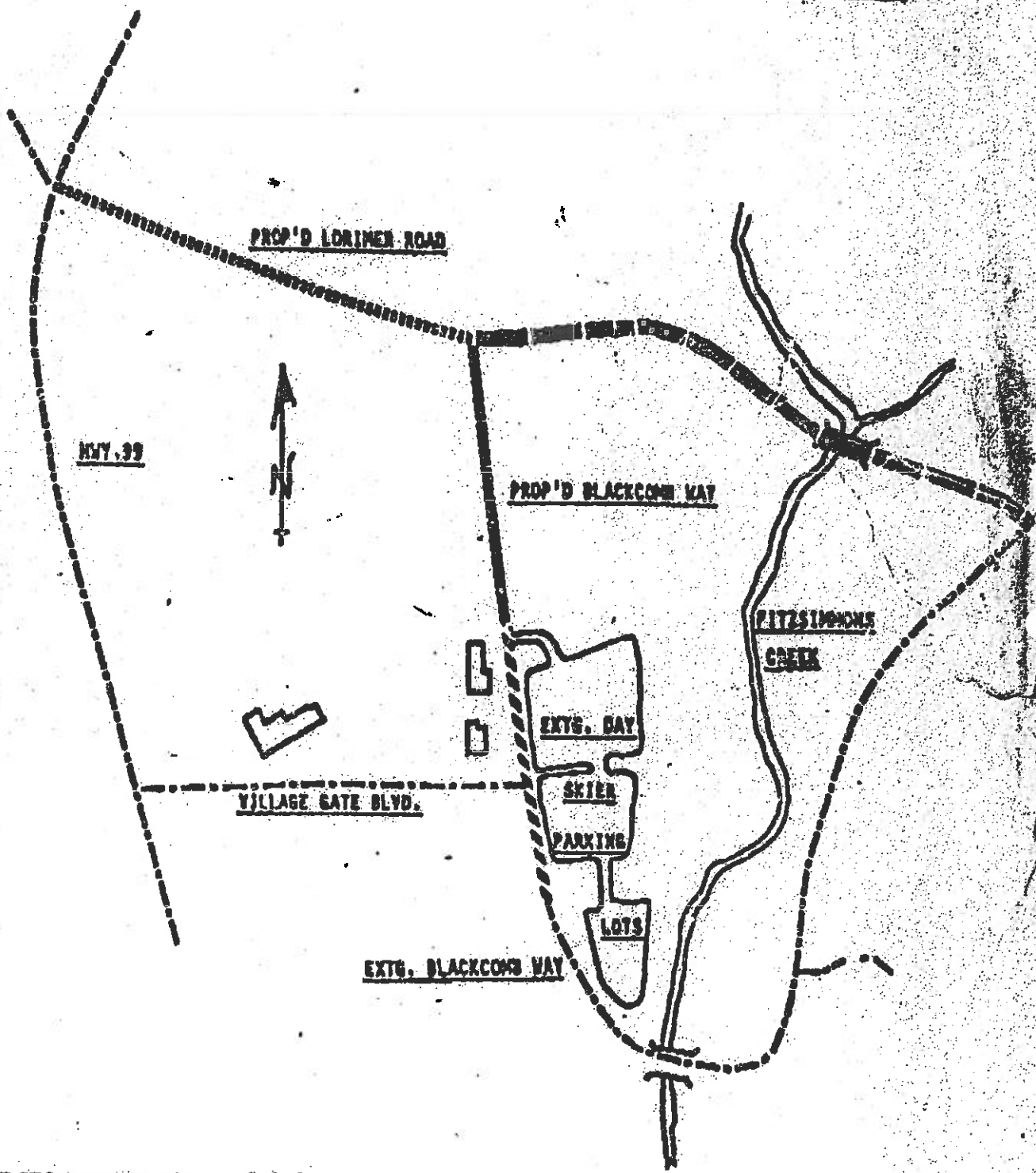
SCHEDULE "X-1"**Regulations**

The following regulations apply:

<u>COLUMN I</u>	<u>COLUMN II</u>	<u>COLUMN III</u>
<u>Type of Use</u>	<u>Required Parking Space</u>	<u>Required Loading Space</u>
Hotel, Lodge and hostel but excluding related commercial service uses for:		
0 - 100 sleeping units or guest rooms	0.175 spaces per 10 square metres of residential floor area, OR, 0.75 spaces per sleeping unit or guest room, whichever is greater	1 space for each Tourist Accommodation Building
101 - 200 sleeping units or guest rooms	0.150 spaces per 10 square metres of residential floor area, OR, 0.65 spaces per sleeping unit or guest room, whichever greater	1 space for each Tourist Accommodation Building
201+ sleeping units or guest rooms	0.125 spaces per 10 square metres of residential floor area, OR, 0.55 spaces per sleeping unit or guest room, whichever is greatest	1 space for each Tourist Accommodation Building
Multiple Residential buildings	1 space per 50 square metres of gross floor area in a dwelling unit plus 0.5 space for every additional 50 metres of gross floor area to a maximum of 2 spaces per dwelling unit	1 space for each Tourist Accommodation Building

SCHEDULE "N"

115



SCHEDULE "N" ROAD
 DASHED LINE
 EXISTING ROADS
 SOLID LINE
 PROPOSED ROADS (1988 CONSTRUCTION)
 DASHED LINE WITH DIAGONAL HATCHES
 BLACKCOMB WAY - SHOWN AS RELOCATED

RESORT MUN. OF WHISTLER

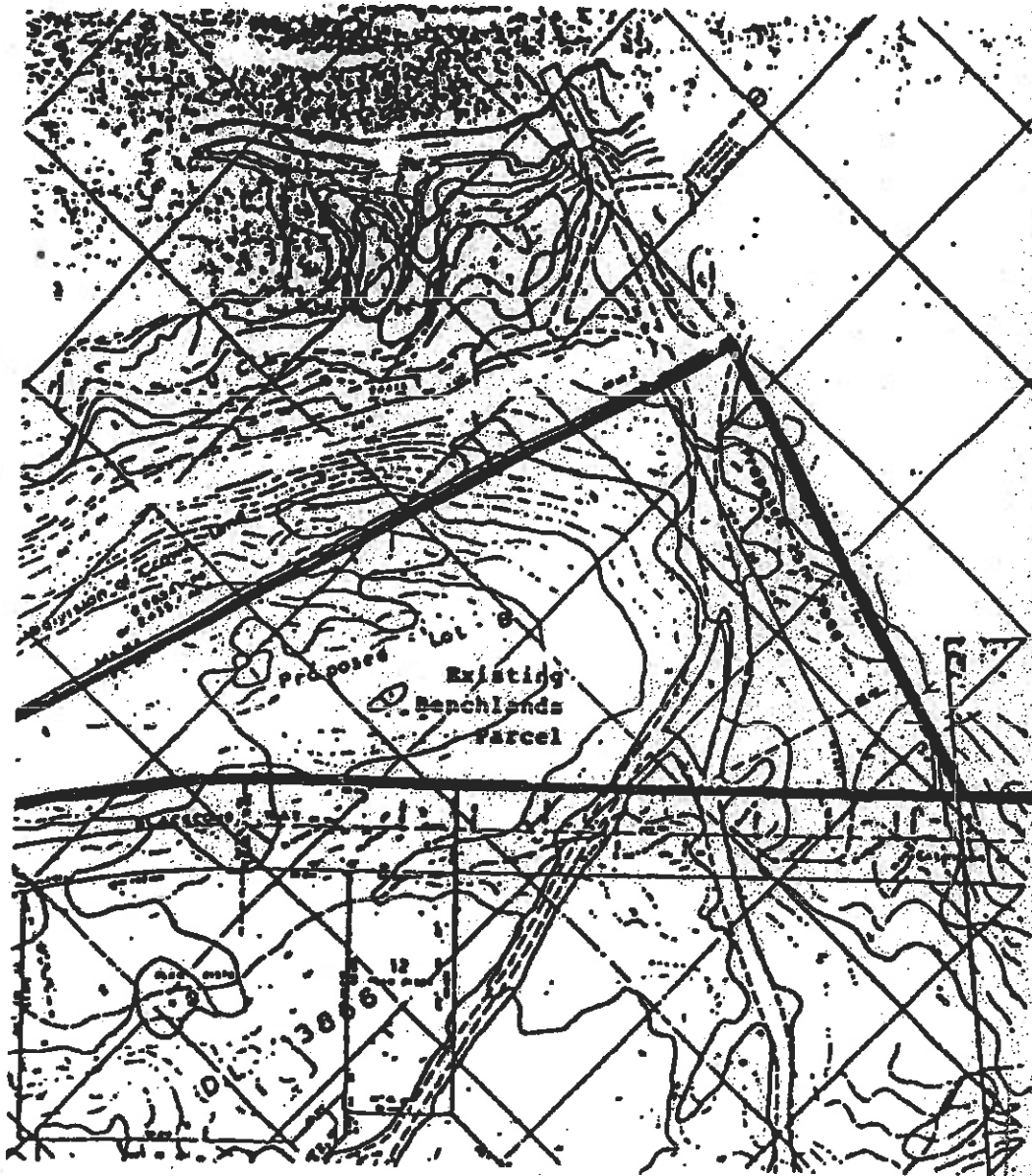
SCHEDULE "N"

DATE: MARCH 1988

116

GB077455

SCHEDULE "L"



Regulations

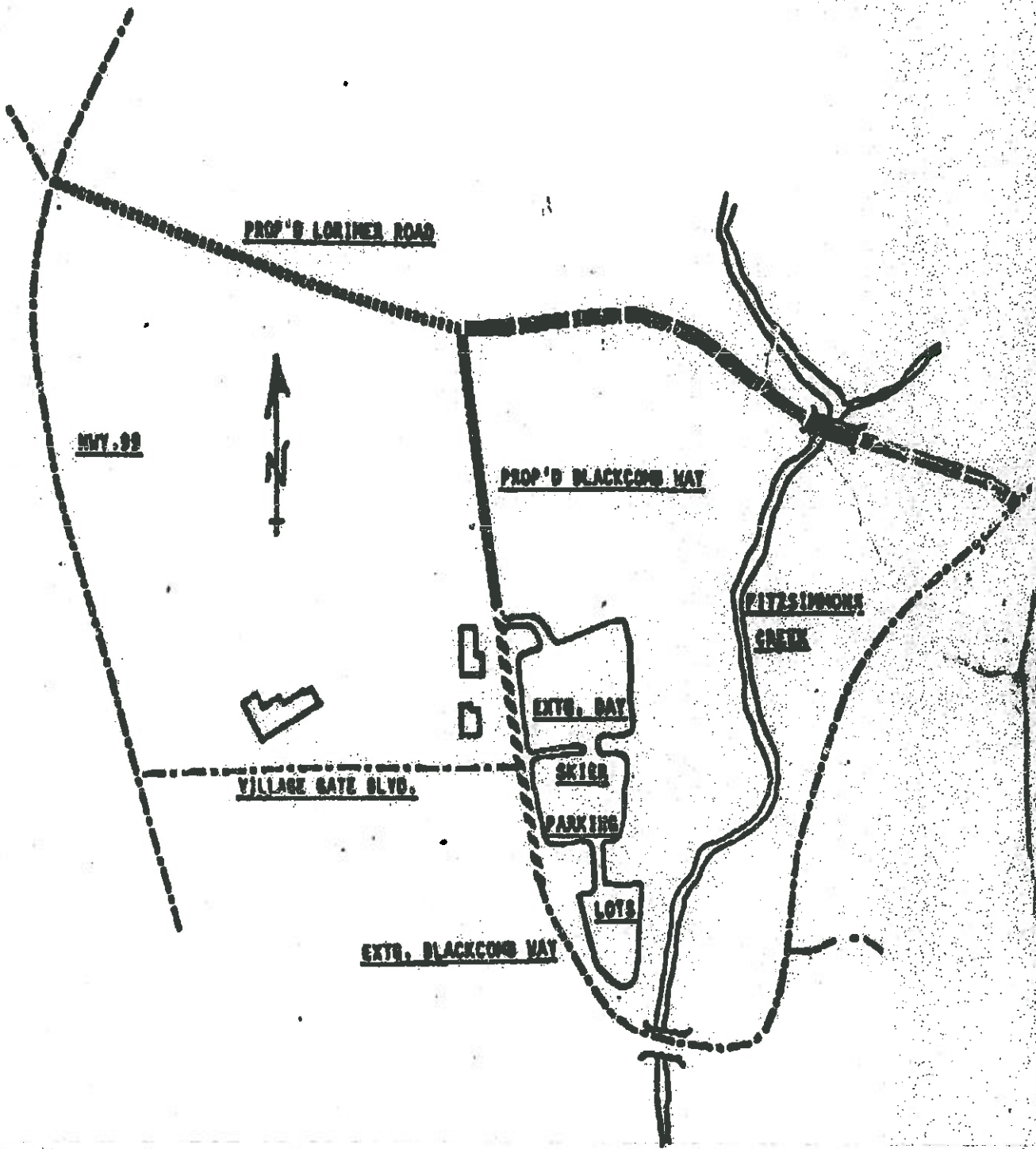
The following regulations apply:

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<u>COLUMN I</u>	<u>COLUMN II</u>	<u>COLUMN III</u>
<u>Type of Use</u>	<u>Required Parking Space</u>	<u>Required Loading Space</u>
Commercial uses including office, retail, personal service, delicatessen, bakery shop, child daycare facility, laundromat and dry cleaning, sporting goods rental and repair, indoor and outdoor recreation, convenience food and beverages, theatre and video arcades and rental, restaurant and premises or portions thereof licensed for the sale and consumption of alcoholic beverages on the premises.	3 spaces per 100 square metres of gross floor area of the Commercial use.	1 space per 1,400 square metres of gross floor area.
Assembly and theatre	1 space per 50 seats for assembly purposes.	1 space per 3,000 square metres of gross floor area.
Golf Course	4 spaces per installed golf hole or green	none required
Residential building containing 2 or less dwelling units	2 spaces per dwelling unit with a gross floor area of 235 square metres or less, 3 spaces per dwelling unit with a gross floor area in excess of 235 square metres	None required
Residential building containing 3 or more dwelling units	1 space per 50 square metres of gross floor area in a dwelling unit plus 0.5 space for every additional 50 square metres of gross floor area to a maximum of 2 spaces per dwelling unit	None required

SCHEDULE "N"

118



- SCHEDULE "N" ROAD
- EXISTING ROADS
- PROPOSED ROADS (1988 CONSTRUCTION)
- BLACKCOMB WAY - SHOWN AS RELOCATED

RESORT MUN. OF WHISTLER

SCHEDULE "N"

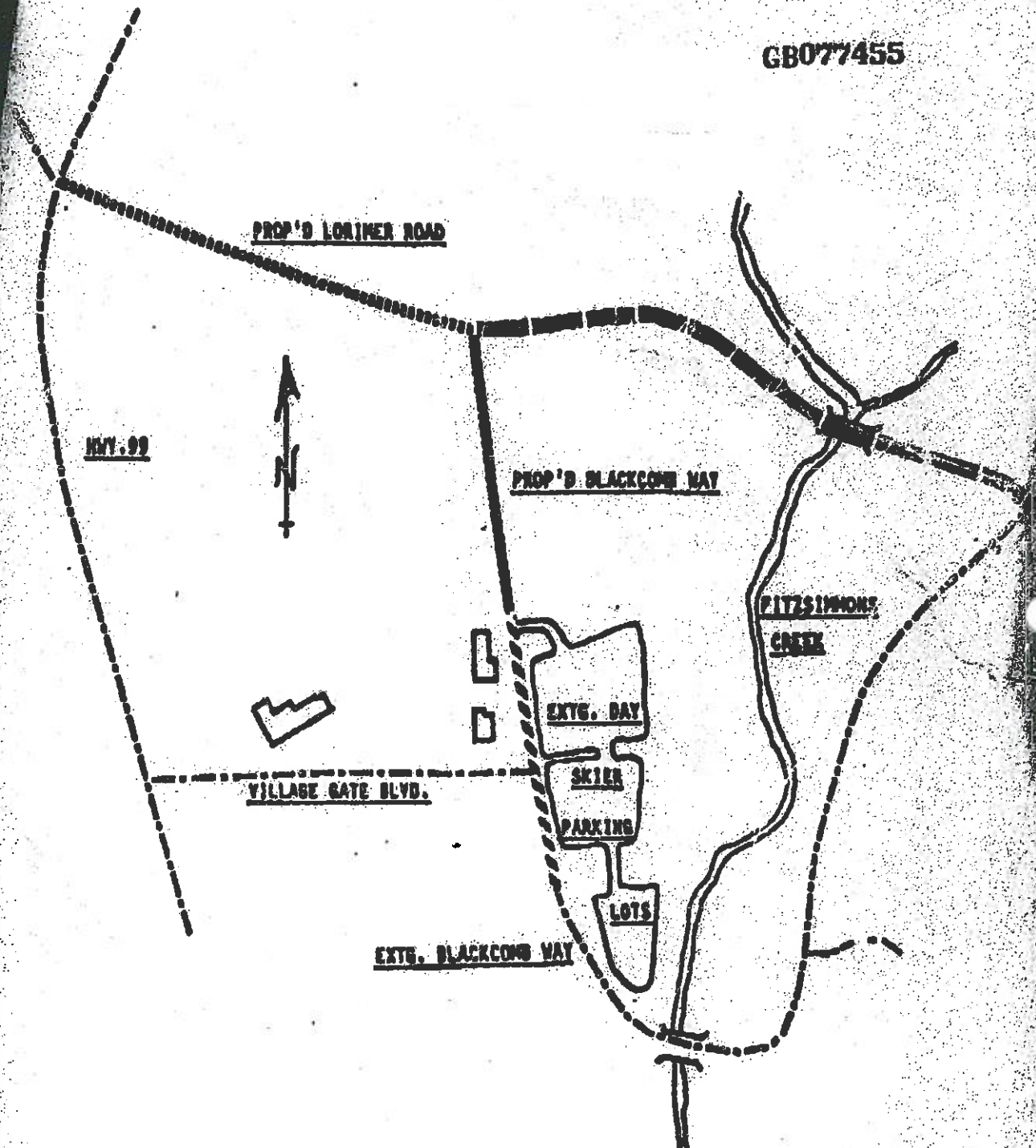
APPR

DATE: MARCH 1988

SCHEDULE "N"

ENV

GB077455



SCHEDULE "N" ROAD
 EXISTING ROADS
 PROPOSED ROADS (1988 CONSTRUCTION)
 BLACKCOMB WAY - SHOWN AS RELOCATED

RESORT MUN. OF WHISTLER

SCHEDULE "N"

APPRO:

DATE: MARCH 1988

4925 Horstman Lane,
Legal/Lot#: 027
Whistler BC
V0N 1B4

Resort Municipality of Whistler
Planning Department
4325 Blackcomb Way,
Whistler, BC
V0N 1B4
Tel: 604-935-8170
Fax: 604-935-8188

Attention: Roman Licko

September 17, 2012

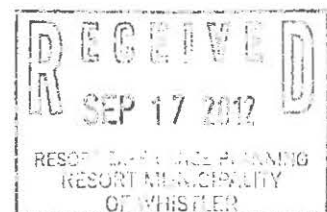
Dear sir/Mme,

I am writing to express my concern of the rezoning of Lot 28 at Horstman Lane. I am directly next to this property and have very limited information of the implications that may affect my house and the neighbourhood. In speaking to the owners at Horstman Lane, they all have expressed their concerns. I understand the approval process will involve 3 council meetings and a public hearing. The first council meeting is scheduled on September 19th. As such, I would like to register my objection to the rezoning without full understanding of the implications to the neighbourhood. I am asking the municipality to provide me with the proposed architecture of the house as well as the landscape plan. I would appreciate it if you could illustrate the changes of this rezoning in regards to the design envelope, increased allowable footage, height, width, etc. Your assistance and cooperation is very much appreciated.

Yours sincerely,

Raymond So

P.S. As we do not have a mailbox at our Whistler residence, please send all mail communications to #118 - 2498 West 41st Avenue, Vancouver BC, Canada V6M 2A7, our contact number is 604-2692377



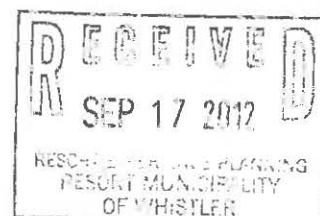
Kay Chow

R21064

From: George Lobisser <GeorgeL@paceint.com>
Sent: Monday, September 17, 2012 1:44 PM
To: Planning
Cc: Raymond So; NANCY LOBISSE
Subject: RS3 Zoning in Horstman

My name is George Lobisser. I own the home directly across the street from the Gelfand property currently being considered for rezone to RS3. I am opposed to the rezone. I understand RS3 allows for auxiliary dwelling units as well as larger building envelopes. Auxiliary dwelling units are not necessary in Horstman. The neighborhood is comprised mostly of residents who use the places for the quiet enjoyment and do not rent. In addition most of the homes have been built to tight guidelines requiring homes to fit well within their lots. Allowing an exception now could create a home totally out of character with the neighborhood. The current zoning and guidelines offer Mr. Gelfand adequate room to build a fine home. There is no need for him to seek to build a larger one and he purchased the lot knowing this.

George & Nancy Lobisser
4922 Horstman Lane
Whistler, B.C.



Sept 18, 2012

Municipal Planning and Development Dept.
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.
V0N 1B4



Attention: Roman Licko

Dear Sir,

We are writing you in regards to the rezoning application for 4921 Horstman Lane (strata lot 28) in Horstman Estates at Whistler. It is our understanding that Mr. Gelfand has applied for rezoning the property from the land use contract to RS3 Residential. If the rezoning is approved we understand that a "basement" designation relating to lot slope and "one metre below grade construction" would enable the potential construction of upwards to approximately 5500 square feet of building from the currently zoned approximate 3500 square feet of building. Further, we understand that relief could be sought, and realized to build outside the currently approved building

envelope. This would have significant implications with regards to back/front and side setbacks.

We are the immediate owners/neighbours (4917)-strata lot 29 to (4921)-strata lot 28. We purchased our home a couple of years ago. We were fully aware of the vacant lot at 4921 and have anticipated a home being built there in the range of 3500 square feet. The rezoning application implies changes that are significantly beyond our expectations and comprehension. A 57% increase in permitted square footage, and the potential to encroach beyond the approved building envelope is well beyond reason to us.

Approximately 85% of the lots in Horstman Estates have been built upon and the aesthetics and characteristics of our neighbourhood have been clearly established. This has been achieved even while a smaller portion of the strata lots are zoned for RS3 and the majority are under the Land Use Contract. The existing construction has conformed to the building envelope guidelines and square footage limits previously established. To allow construction

that now challenges the ^{Symmetrical} ~~symmetry~~, our neighbourhood
is incongruous to the outstanding developed neighbourhood.
Hartman Estate is today. We urge the Planning
Department and City Council to reject this rezoning
application.

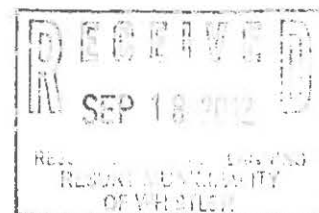
Yours very truly,

MAURICE WHITE

Maurice White

SOPHIA WHITE

Sophia White



From: Rod Senft [<mailto:rsenft@tricorpacific.com>]

Sent: Monday, October 29, 2012 1:56 PM

To: Roman Licko

Cc: Jean Senft

Subject: Re: 4921 Horstman Lane

Dear Mr... Licko

It is my understanding that you are with the Planning Office tasked with the Zoning Variance Application for 4921 Horstman Lane, Whistler.

My wife Jean and I are the owners of 4929 Horstman Lane which property is 2 properties East of the Applicant's property. In 1995/ 1996 when we purchased our lot and built we thought we were fortunate to be in an area where a lot of thought had gone into the type of residential community we were buying into. We were very comfortable the nature of the street and the value our property would have it was maintained by the zoning and land use agreements put in place. We particularly we liked the care that had gone into our street's thought and vision. We were pleased that there was an approving architect in place who tried to maintain the character of the neighbourhood. We admired Gordon Hlynsky's work and even used him to design our own home.

While the approving architect did his best, there can never be an area without some controversy. However, the controversy always seems to be around the desire of virtually everyone I know on the street who wants to maintain our community in accordance with its original vision and one resident who insists on using our residential neighbourhood for nightly rentals. As far as I know he is the only resident on the street who supports this.

Now it is my understanding that another lot owner is applying for a significant increase to the size and scale of the home which can be built on his property. Jeannie and I are opposed and want to register our opposition to this variance. The building envelopes are clear on each site. It is what the owner bought. We believe the architectural thought that went into our neighbourhood has been excellent. Jeannie and I are opposed to variations that create significantly larger homes than originally foreseen that will be an eyesore on the street. They erode the character of the neighbourhood. Monster houses do not enhance a neighbourhood particularly where that neighbourhood is supposed to be single family residential. There are few enough single family residential neighbourhoods in Whistler. The character of a neighbourhood is important and ours is important to us.

We would appreciate it if you would register our objection and ask the Council to uphold the rules and size limitations that currently apply.

Your truly

Rod Senft

Rod Senft | Managing Director | Tricor Pacific Capital, Inc. | Vancouver, Canada | 604.688.7669
x104 | rsenft@tricorpacific.com

Roman Licko

From: Roman Licko
Sent: Tuesday, October 30, 2012 11:50 AM
To: 'Maurice White'
Subject: RE: rezoning application 1064 at 4921 Horstman lane
Attachments: 4921 Horstman Ln Oct 22 2012.pdf.pdf

Mr. White,

Please find the preliminary massing diagrams attached.

Thank you

Roman Licko
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8173

From: Maurice White [<mailto:mwhite6791@shaw.ca>]
Sent: Sunday, October 28, 2012 9:50 AM
To: Roman Licko
Subject: rezoning application 1064 at 4921 Horstman lane

Roman,

Many thanks for your voice mail about the rezoning application. You stated that you have preliminary diagrams of the plans for the new home and offered to forward them to me. I would very much appreciate you forwarding them to me. My email address is mwhite6791@shaw.ca

Thank you for your consideration in this matter.

Regards,

Maurice White

Revisions:	Date:
ISSUED FOR REZONING	OCTOBER 22 2012
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Brigitte Loranger

Architecture & Planning Ltd.

7310 Toni Sailer Lane, Whistler, B.C. V0N 1B7
Tel: 604. 932-4426 Fax: 604. 932-4613

Project Title:

4921 HORSTMAN LANE
HORTSMAN ESTATES
Whistler, BC

Project No: 201006	Date: OCT 22 2012
Drawn: BL	Scale: 1/16" = 1'0"

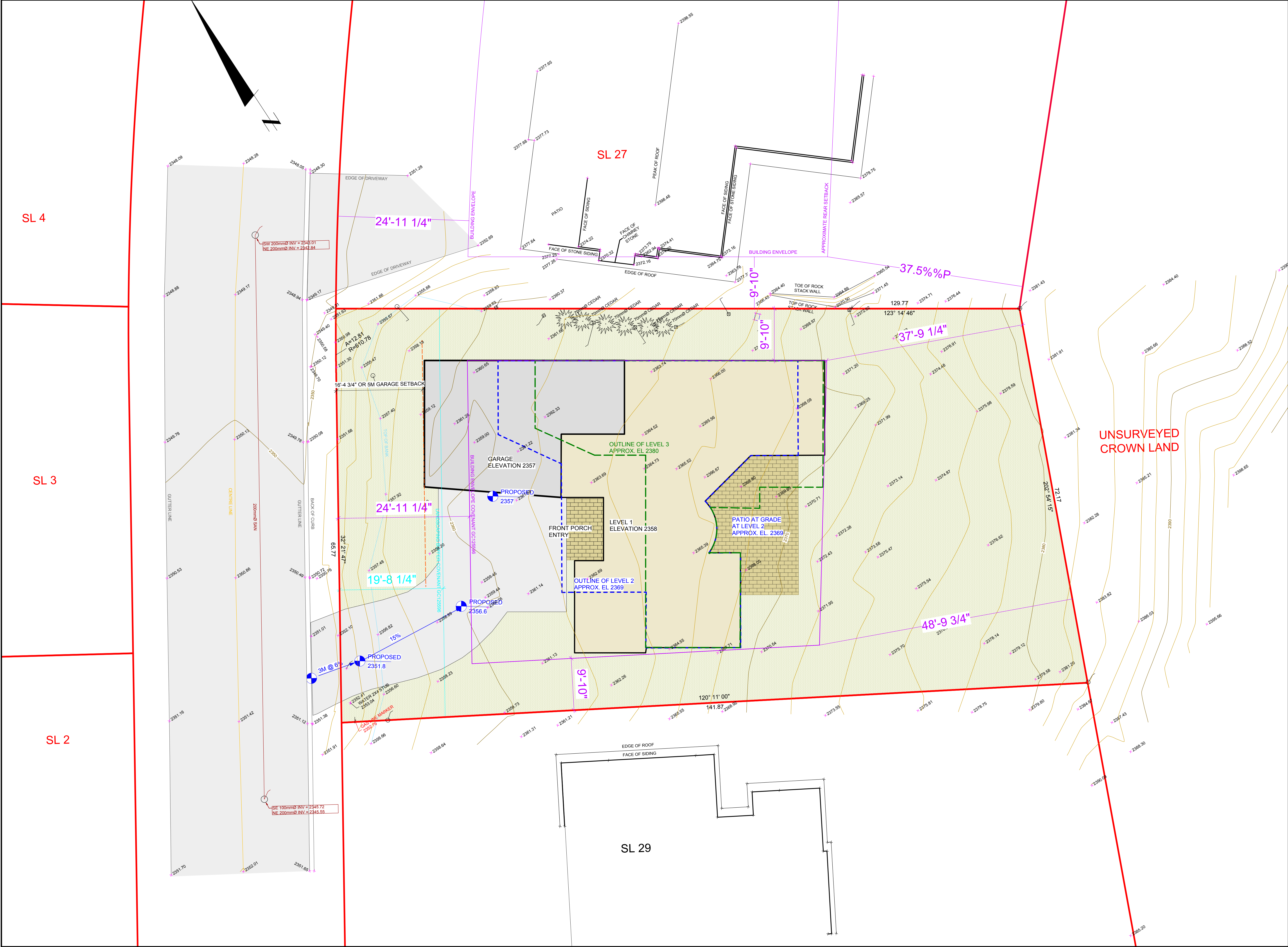
Drawing Title:

Site Context

Drawing No:

A 1.0





Revisions:	Date:
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Tel: 604. 932-4426 Fax: 604. 932-4613

Project Title:

4921 HORSTMAN LANE
HORTSMAN ESTATES
Whistler, BC

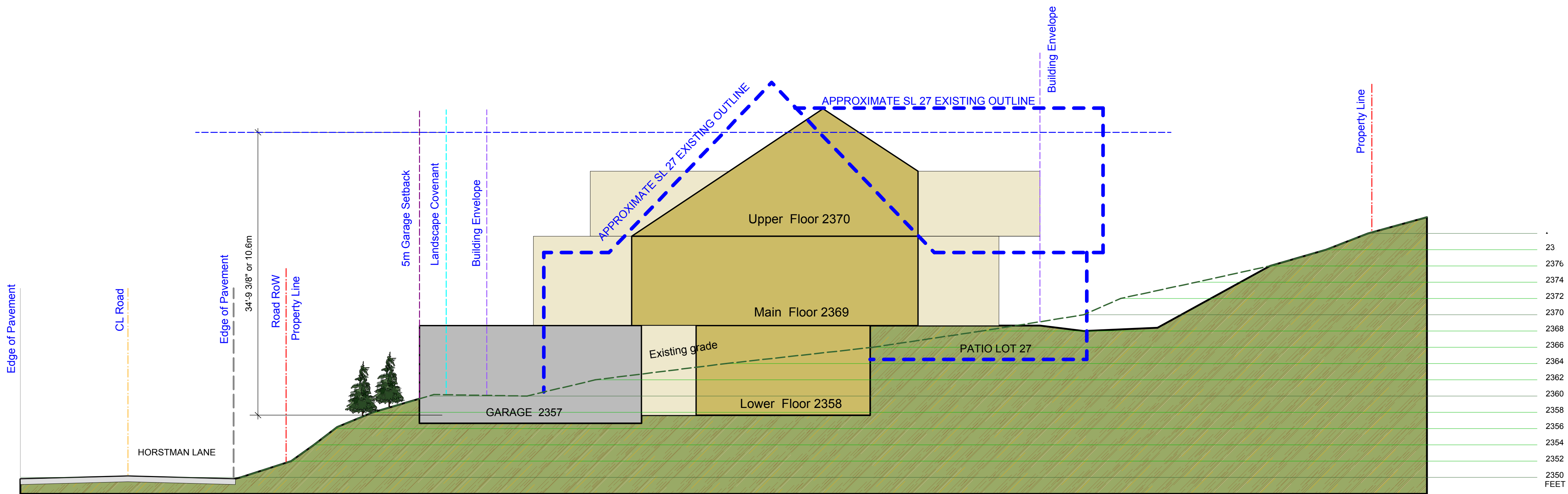
Project No: 201006	Date: OCT 22 2012
Drawn: BL	Scale: 1/8" = 10"

Drawing Title:

Preliminary Site Plan

Drawing No:

A 1.1



Revisions:	Date:
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Brigitte Loranger
Architecture & Planning Ltd.



7310 Toni Sailer Lane, Whistler, B.C. V0N 1B7
Tel: 604. 932-4426 Fax: 604. 932-4613

Project Title:

4921 HORSTMAN LANE
SL 28 HORTSMAN ESTATES
Whistler, BC

Project No: 201006	Date: OCT 22 2012
Drawn: BL	Scale: 1/8" = 1'0"

Drawing Title:

Preliminary Site Section

Drawing No:

A 1.2

Roman Licko

From: Roman Licko
Sent: Tuesday, October 30, 2012 11:54 AM
To: 'GeorgeL@paceint.com'
Subject: RZ. 1064, 4921Horstman Lane
Attachments: 4921 Horstman Ln Oct 22 2012.pdf.pdf

Mr. Lobisser,

Please find preliminary massing diagrams for this application attached to this email.

Thank you

Roman Licko

PLANNING TECHNICIAN
Planning & Development

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, B.C. V0N 1B4
TEL: 604-935-8173
FAX: 935-8179
E-MAIL: rlicko@whistler.ca

WEBSITE: www.whistler.ca

Whistler was the proud Host Mountain Resort for the 2010 Olympic and Paralympic Winter Games



Revisions:	Date:
ISSUED FOR REZONING	OCTOBER 22 2012
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Tel: 604. 932-4426 Fax: 604. 932-4613

Project Title:

4921 HORSTMAN LANE
HORTSMAN ESTATES
Whistler, BC

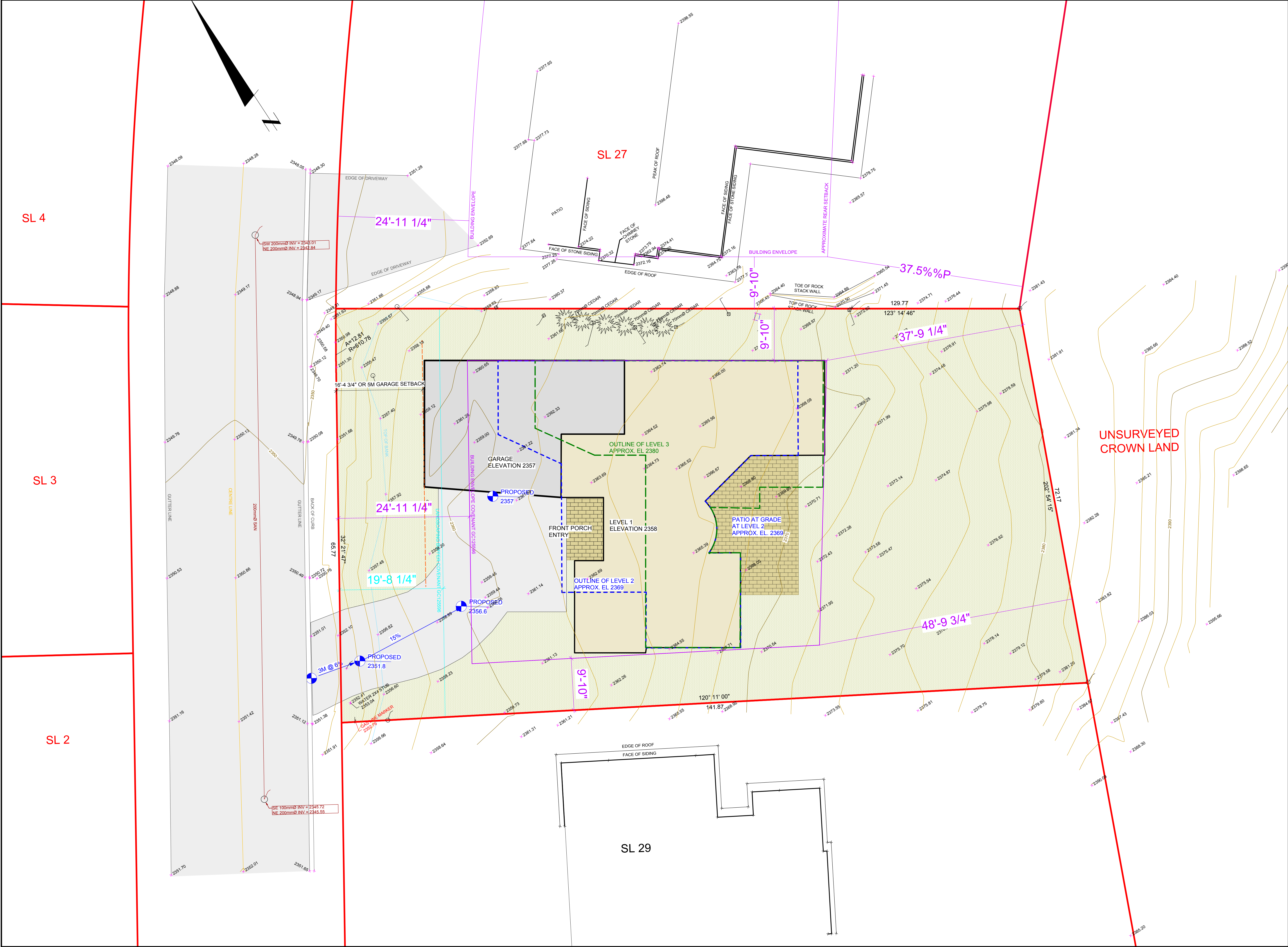
Project No: 201006	Date: OCT 22 2012
Drawn: BL	Scale: 1/16" = 1'0"

Drawing Title:

Site Context

Drawing No:

A 1.0



Revisions:	Date:
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Tel: 604. 932-4426 Fax: 604. 932-4613

Project Title:

4921 HORSTMAN LANE
HORTSMAN ESTATES
Whistler, BC

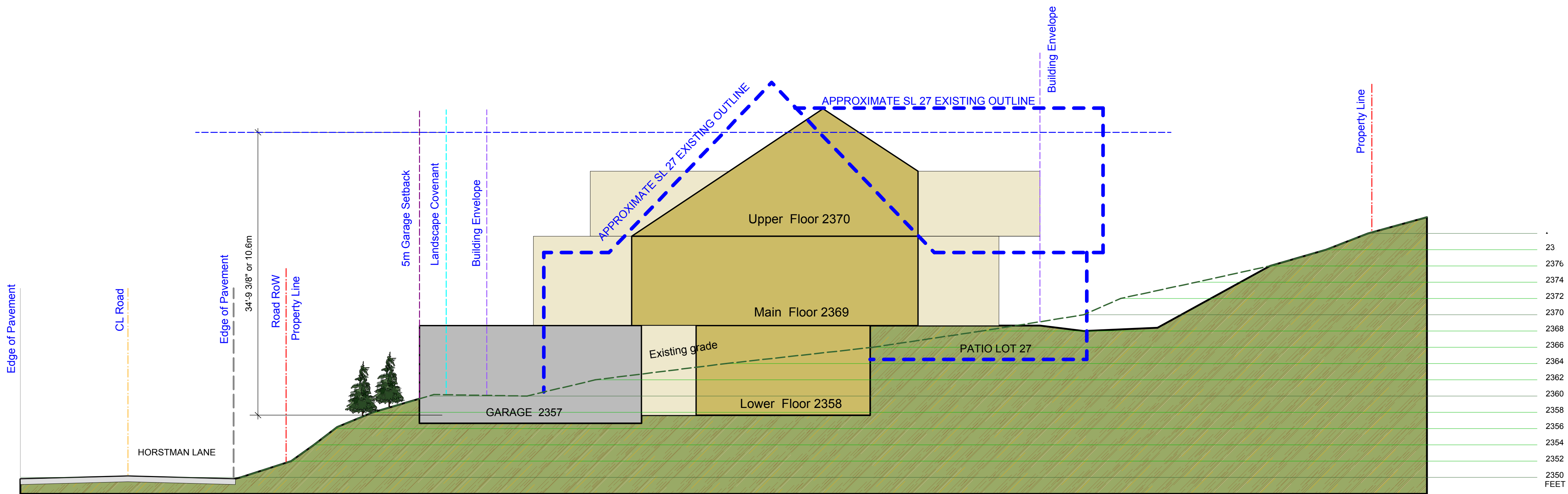
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Drawn: BL	Scale: 1/8" = 10"

Drawing Title:

Preliminary Site Plan

Drawing No:

A 1.1



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Brigitte Loranger
Architecture & Planning Ltd.



7310 Toni Sailer Lane, Whistler, B.C. V0N 1B7
Tel: 604. 932-4426 Fax: 604. 932-4613

Project Title:

4921 HORSTMAN LANE
SL 28 HORTSMAN ESTATES
Whistler, BC

Project No: 201006	Date: OCT 22 2012
Drawn: BL	Scale: 1/8" = 1'0"

Drawing Title:

Preliminary Site Section

Drawing No:

A 1.2

Roman Licko

From: George Lobisser <GeorgeL@paceint.com>
Sent: Tuesday, October 30, 2012 1:18 PM
To: Roman Licko
Cc: Raymond So; Maurice White; Nancy Lobisser
Subject: Horstman 4921 Rezone

Dear Mr Licko

My wife and I are the owners of a home located at 4922 Horstman Lane. Our home sits directly across the street from 4921 Horstman Lane, the property in question. As we understand it, the owner of 4921 Horstman Lane wishes to rezone the property to an RS3 designation. The current zoning allows for a home to be built no larger then 3,600 feet. The rezone allows for an additional bonus room to be built amounting to 125% larger then the floor above it assuming the bonus room is at least PARTIALLY below grade. So in short the rezone allows for this home to "grow" from 3,600 to 6,100! Since the floor above the bonus room is 2,000 the additional bonus room can be 2,500. This fact is what I see on the plans you sent me.

A 6,100 square foot home on this lot does not fit the character of the neighborhood. It is totally out of scale with the house to either side of it (So and White) and with the house across the street (my wife and me). Let me assure you that if I circulate this email among all the residents of Horstman almost all of them will agree that a home of this scale does not fit on this lot and will be against the rezone.

We are strongly encouraging the Municipality not to permit this rezone.

George & Nancy Lobisser

From: raymondso@telus.net [mailto:raymondso@telus.net]
Sent: Wednesday, October 31, 2012 5:02 PM
To: Roman Licko
Subject: Re: Lot 28 Horstman Lane rezoning

Dear Mr. Licko,

Thank you very much for the information. I do not think an exception should be made to one owner unless RMOW is considering changing all the zoning at Horstman from the land use contract to RS3. I understand there are many other owners aside from myself, George Lobisser and Maurice White are opposing to the rezoning and I sincerely hope that our concerns will be seriously consider at your council meeting on Nov 3rd.

Kind regards,
Raymond So
Sent from my BlackBerry device on the Rogers Wireless Network

From: Roman Licko <rlicko@whistler.ca>
Date: Wed, 31 Oct 2012 11:54:51 -0700
To: 'raymondso@telus.net' <raymondso@telus.net>
Subject: RE: Lot 28 Horstman Lane rezoning

Mr. So,

Thank you for your reply.

Part 5.25.1 (a) of the General Regulations of Zoning & Parking Bylaw 303 excludes basement floor area from the calculation of Gross Floor Area ("GFA") to a maximum of 125 % of the floor area of the storey immediately above. Strata Lot 28 is allocated 3,562 sq ft of GFA.

The dwelling is in a very preliminary design stage; however, if the distribution were 1,562 sq. ft. on the top floor and 2000 sq. ft. on the main floor, then the excluded basement area could be up to 2500 sq. ft. The basement is shown in drawing A 1.2 as being behind the garage and set into the hillside.

At this time Council is scheduled to review RZ. 1064 on November 6th. Should Council support this application, their resolution would instruct staff to schedule a Public Hearing. If this is the case, I will let you know the date of the Public Hearing (it will also be advertised in the local newspapers).

Roman Licko
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8173

From: raymondso@telus.net [mailto:raymondso@telus.net]
Sent: Tuesday, October 30, 2012 11:45 PM
To: Roman Licko
Subject: Re: Lot 28 Horstman Lane rezoning

Dear Mr. Licko,

Thank you for your prompt reply. In one of the communications from George Lobisser to you of which I was copied, it indicated that the applicant is proposing to increase the density from 3,600 to 6,100 which is 70% from the original permitted footage. If that is the case, it is way out of proportion. The applicant informed us

that RMOW is encouraging land use contract holders to rezone to RS3 at Horstman. If that is RMOW's position, RMOW should rezone all land use contracts to RS3 to avoid inconsistency and fairness. I am currently out of the country and would give you a call upon returning to Vancouver. In the meantime, please provide me with the dates for the council and public hearings. Thank you very much for your attention to this matter.

Kind regards,
Raymond So
Sent from my BlackBerry device on the Rogers Wireless Network

From: Roman Licko <rlicko@whistler.ca>
Date: Tue, 30 Oct 2012 11:50:48 -0700
To: 'Raymond So' <raymondso@telus.net>
Subject: RE: Lot 28 Horstman Lane rezoning

Mr. So,

Please find the preliminary massing diagrams attached.

Thank you

Roman Licko
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8173

From: Raymond So [<mailto:raymondso@telus.net>]
Sent: Sunday, October 28, 2012 6:26 PM
To: Roman Licko
Cc: George Lobisser
Subject: Fw: Lot 28 Horstman Lane rezoning

Dear Mr. Licko,

I refer to the attached letter I sent earlier to register my concern of the rezoning application of 4921 Horstman Lane (Lot28). I understand from my neighbour Maurice White that you will be sending him drawings and other relevant information regarding this application. I would appreciate it if you could provide me with the same information together with the drawing. Please also provide same to George Lobisser whom I am copying in this email. The three of us are the immediate neighbour of 4921 Horstman Lane and we are very concerned of this application. We also would like to have the date of the council meetings and the public hearing of this application. Your attention and cooperation in this matter is very much appreciated.

Kind regards,

Raymond So
4925 Horstman Lane

From: [Raymond So](#)
Sent: Monday, September 17, 2012 12:30 PM
To: planning@whistler.ca
Subject: Lot 28 Horstman Lane rezoning

Dear Sir/Mme,

I have attached a letter regarding my objection to Lot 28 Horstman Lane's rezoning application. Thank you.

Kind regards,

Raymond So
owner of Lot 27, 4925 Horstman Lane, Whistler

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Roman Licko

From: Roman Licko
Sent: Friday, November 09, 2012 10:51 AM
To: 'raymondso@telus.net'
Subject: RE: Lot 28 Horstman Lane rezoning

Mr. So,

Council supported this application on November 6th. At this time it looks like a Public Hearing will be held on December 4th. The RMOW will be advertising for that in the local papers. I will be sure to confirm the Public Hearing date for you once it is scheduled, but I fully expect it to be December 4th.

Thank you

Roman Licko
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8173

From: raymondso@telus.net [mailto:raymondso@telus.net]
Sent: Friday, November 09, 2012 10:02 AM
To: Roman Licko
Subject: Lot 28 Horstman Lane rezoning

Dear Mr. Licko,

I would appreciate it if you could advise me the status of your council meeting on Nov 6th. Is the council supporting this application and a public hearing is forthcoming? Thank you.

Regards,
Raymond So
Sent from my BlackBerry device on the Rogers Wireless Network

From: Roman Licko <rlicko@whistler.ca>
Date: Wed, 31 Oct 2012 11:54:51 -0700
To: 'raymondso@telus.net' <raymondso@telus.net>
Subject: RE: Lot 28 Horstman Lane rezoning

Mr. So,

Thank you for your reply.

Part 5.25.1 (a) of the General Regulations of Zoning & Parking Bylaw 303 excludes basement floor area from the calculation of Gross Floor Area ("GFA") to a maximum of 125 % of the floor area of the storey immediately above. Strata Lot 28 is allocated 3,562 sq ft of GFA.

The dwelling is in a very preliminary design stage; however, if the distribution were 1,562 sq. ft. on the top floor and 2000 sq. ft. on the main floor, then the excluded basement area could be up to 2500 sq. ft. The basement is shown in drawing A 1.2 as being behind the garage and set into the hillside.

At this time Council is scheduled to review RZ. 1064 on November 6th. Should Council support this application, their resolution would instruct staff to schedule a Public Hearing. If this is the case, I will let you know the date of the Public Hearing (it will also be advertised in the local newspapers).

Roman Licko
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8173

From: raymondso@telus.net [<mailto:raymondso@telus.net>]
Sent: Tuesday, October 30, 2012 11:45 PM
To: Roman Licko
Subject: Re: Lot 28 Horstman Lane rezoning

Dear Mr. Licko,

Thank you for your prompt reply. In one of the communications from George Lobisser to you of which I was copied, it indicated that the applicant is proposing to increase the density from 3,600 to 6,100 which is 70% from the original permitted footage. If that is the case, it is way out of proportion. The applicant informed us that RMOW is encouraging land use contract holders to rezone to RS3 at Horstman. If that is RMOW's position, RMOW should rezone all land use contracts to RS3 to avoid inconsistency and fairness. I am currently out of the country and would give you a call upon returning to Vancouver. In the meantime, please provide me with the dates for the council and public hearings. Thank you very much for your attention to this matter.

Kind regards,
Raymond So
Sent from my BlackBerry device on the Rogers Wireless Network

From: Roman Licko <rlicko@whistler.ca>
Date: Tue, 30 Oct 2012 11:50:48 -0700
To: 'Raymond So' <raymondso@telus.net>
Subject: RE: Lot 28 Horstman Lane rezoning

Mr. So,

Please find the preliminary massing diagrams attached.

Thank you

Roman Licko
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8173

From: Raymond So [<mailto:raymondso@telus.net>]
Sent: Sunday, October 28, 2012 6:26 PM
To: Roman Licko
Cc: George Lobisser
Subject: Fw: Lot 28 Horstman Lane rezoning

Dear Mr. Licko,

I refer to the attached letter I sent earlier to register my concern of the rezoning application of 4921 Horstman Lane (Lot28). I understand from my neighbour Maurice White that you will be sending him drawings and

other relevant information regarding this application. I would appreciate it if you could provide me with the same information together with the drawing. Please also provide same to George Lobisser whom I am copying in this email. The three of us are the immediate neighbour of 4921 Horstman Lane and we are very concerned of this application. We also would like to have the date of the council meetings and the public hearing of this application. Your attention and cooperation in this matter is very much appreciated.

Kind regards,

Raymond So
4925 Horstman Lane

From: Raymond So
Sent: Monday, September 17, 2012 12:30 PM
To: planning@whistler.ca
Subject: Lot 28 Horstman Lane rezoning

Dear Sir/Mme,

I have attached a letter regarding my objection to Lot 28 Horstman Lane's rezoning application. Thank you.

Kind regards,

Raymond So
owner of Lot 27, 4925 Horstman Lane, Whistler

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From: Roman Licko
Sent: Thursday, November 22, 2012 3:16 PM
To: rgelfand@telus.net
Cc: 'gord@hlynski.ca'; Raymond So (raymondso@telus.net)
Subject: Tree clearing at 4921 Horstman Lane

Mr. Gelfand,

Mr. So has contacted me with concerns regarding potential tree clearing at 4921 Horstman Lane. This email clarifies issues with regard to tree clearing as required by the restrictive covenant registered on all Horstman property titles as GC125596.

As we had discussed previously, the covenant restricts development to take place within the assigned footprint envelope, and that no tree clearing take place outside of the footprint envelope. The covenant also requires that no tree clearing whatsoever is permitted until the project has received the Approving Architect's (Mr. Gordon Hlynski) support, development approval from the RMOW Planning Department, and issuance of a Building Permit by the RMOW Building Department.

Mr. So's concern is regarding the trees that lie on your parcel between the footprint envelope and your shared property line, as he is interested in protecting privacy. The RMOW does not support cutting any healthy trees in this zone.

Thank you,

Roman Licko
PLANNING TECHNICIAN
Planning & Development

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, B.C. V0N 1B4
TEL: 604-935-8173
FAX: 935-8179
E-MAIL: rlicko@whistler.ca

WEBSITE: www.whistler.ca

Whistler was the proud Host Mountain Resort for the 2010 Olympic and Paralympic Winter Games