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**15. TA15 Zone (Tourist Accommodation Fifteen) (Bylaw No. 1433)****Intent**

- (1) The intent of this zone is to provide commercial tourist accommodation and ancillary facilities in the Blackcomb Benchlands Area.

**Permitted Uses**

- (2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 1513)
- (a) auxiliary uses;
  - (b) employee housing;
  - (c) hotel;
  - (d) inn;
  - (e) lodge;
  - (f) park and playground;
  - (g) parking.

**Density**

- (3) For the purpose of the TA15 Zone, density is determined on the basis of gross floor area in that zone.
- (4) The maximum gross floor area of all buildings and structures in the TA15 zone is 28,950 square metres.
- (5) Notwithstanding section (4), an additional 1,660 square metres is permitted for employee housing, and for underground corridors connecting employee housing to other uses.
- (6) Notwithstanding any other provisions in this Bylaw, in a TA15 Zone, bicycle storage shall be excluded from the gross floor area.

**Height**

- (7) The maximum permitted height of a building shall be nine storeys and the highest point of the roof shall not exceed an elevation of 701 metres Geodetic Survey of Canada (GSC).

**Site Area**

- (8) The minimum permitted parcel area is 10,000 square metres.

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**Setbacks and Siting**

- (9) All buildings and structures on a site shall be set back from any parcel boundary, except a parcel boundary common to two or more parcels developed as a single site, as follows:
- (a) a minimum of 2.5 metres for any portion of a building at grade to 10 metres in height;
  - (b) a minimum of 5 metres for any portion of a building above 10 metres up to 15 metres in height; and,
  - (c) a minimum of 7.5 metres for any portion of a building above 15 metres in height.

**Off-Street Parking**

- (10) All off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.