
19. TA18 Zone (Tourist Accommodation Eighteen) (Bylaw No. 2351)**Intent**

- (1) The intent of this zone is to provide commercial tourist accommodation and ancillary facilities adjacent to the ski slopes of Blackcomb Mountain.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) convenience retail;
 - (c) restaurant;
 - (d) sporting goods repair and rental; and
 - (e) tourist accommodation.
- (3) Notwithstanding any other provision of this Bylaw, seasonal residential use is permitted for all dwelling units in the TA18 Zone, and for this purpose “seasonal residential use” means the occupancy of a dwelling unit by its owner or by persons designated by the owner, strictly in accordance with the terms of any rental pool covenant registered on title to the unit, and for certainty does not include the occupancy of the unit for “residential” purposes as defined in section (1) of Part 2 of this Bylaw.

Density

- (4) The maximum permitted gross floor area for the TA18 Zone is 13,842 square metres.
- (5) The maximum permitted number of dwelling units in the TA18 Zone is 186.
- (6) The maximum permitted gross floor area for accommodation uses is 12,291 square metres.
- (7) The maximum permitted gross floor area for auxiliary buildings and uses is 1,453 square metres.
- (8) The maximum permitted gross floor area for commercial uses is 98 square metres.
- (9) Despite subsections (4), (6), (7) and (8), if the actual gross floor area of the buildings in the TA18 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to May 24, 2022, measured and calculated in accordance with this Bylaw, exceeded the amount specified in subsections (4), (6), (7) and (8), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.

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- (10) Despite subsections (4), (6), (7) and (8), if the actual gross floor area of the buildings in the TA18 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to May 24, 2022, measured and calculated in accordance with this Bylaw, is less than the amount specified in subsections (4), (6), (7) and (8), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.
- (11) For the purposes of subsections (9) and (10), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area in existence in the zone, as of a date specified in the certification.
- (12) Despite subsections (4), (7), (9) and (10), the gross floor area for auxiliary buildings and uses may be increased by three percent and the maximum permitted gross floor area for the TA18 Zone under subsection (4) may be increased accordingly.
- (13) Despite subsections (4), (8), (9) and (10), the gross floor area for commercial uses may be increased by 100 square metres and the maximum permitted gross floor area for the TA18 Zone under subsection (4) may be increased accordingly.

Height

- (14) The maximum permitted height of a principal building is 13.7 metres or 4 storeys, whichever is less.

Site Area

- (15) The minimum parcel area is 17,960 square metres.

Site Coverage

- (16) No regulations.

Setbacks

- (17) The minimum setback of any building from a highway is 7 metres.

Off-Street Parking and Loading

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