

FERNIE ALPINE RESORT DEVELOPMENT PLAN

October, 1998

Prepared for:
Fernie Alpine Resort Ltd.
Ski Area Road
Fernie, B.C.
V0B 1M1
(250) 423-4655

EXECUTIVE SUMMARY

INTRODUCTION

The Skiing Louise Group purchased Fernie Alpine Resort Ltd. in June 1997. Since that time, they have completed an evaluation of the existing mountain and base area facilities to act as the basis to creating a new Development Plan for the resort's future. That plan is contained within this document. It includes the description of the resort's facilities, the proposed Village and the various Development Parcels that will be offered for sale.

The Skiing Louise Group has a strong commitment to providing exceptional resort recreational facilities, operations and management at Fernie to enhance the "Fernie Resort Experience" for destination skiers and year round visitors alike. In the summer of 1998, they invested \$4.5 million into Fernie Alpine Resort in the form of two new lifts, one detachable quad, one fixed grip quad and a variety of new ski trails. Over the next five years, they will invest over \$6 million on the mountain facilities at Fernie that will include two more chairlifts, ski trail expansion and a new day lodge.

Complementing the planned mountain development will be Fernie Resort Village. The vision is to create a Village that evokes a sense of the great landmark mountain lodges and hotels of the west that will collectively act as the focal point and image of Fernie Alpine.

Over the course of the next several years, the existing base area facilities will be replaced with the new Village. As planned, it is made up of nine Development Parcels, carefully designed to cater to the needs and expectations of the resort guests and residents and will include a well balanced variety of hotels, condotels, resort commercial and retail, convenience commercial, convention facilities, restaurants, bars, resort services and office space.

The development parcels will be ready for construction by mid to late 1999. The intent is to attract developers who will individually take on each of these sites. They will have to adhere to strict architectural programming and design guidelines, developing within prescribed volumetric space. Operationally, the owner of the Development Parcel will have to join and participate in the Fernie Alpine Resort Association. The belief is that the resultant collection of unique interpretations of the development controls will result in a very special stage to celebrate and passionately participate in all that Fernie Alpine has to offer.

DISCLAIMER

The request of the proposals and the sale of the real estate referred to in this Development Plan are exempt from the provisions of Part 2 of the Real Estate Act (the "Act") and purchasers will not receive a prospectus or disclosure statement receipted under the Act and will not have the benefit of any rights or protections afforded by Part 2 of the Act.

While the Skiing Louise Group and their consultants have made reasonable efforts to ensure that the material contained in the Development Plan is accurate and complete, the Skiing Louise Group and their consultants make no representations in that regard and expressly disclaim any and all liability for the accuracy or completeness of such material or for any omissions. There are no representations or warranties with respect to the parcels of land referred to in the Development Plan except as expressly included in the formal Agreement of Purchase and Sale to be entered into pursuant to the terms of the Offer to Purchase after an offer has been accepted. It is the sole responsibility of any prospective purchaser to evaluate the information available and make such further inquiries and investigations as it deems fit in connection with the Offer to Purchase.

****NOTE: THIS SHOULD/MUST BE REVIEWED BY YOUR
LAWYERS TO ENSURE THAT THE ABOVE IS SUFFICIENT****

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I. INTRODUCTION

I.1 Background

In June, 1997, the Skiing Louise Group Ltd. purchased Fernie Alpine Resort Ltd. In addition to Fernie, the Skiing Louise Group owns and operates Lake Louise, Nakiska, Fortress Mountain and Wintergreen ski resorts in Alberta, Kimberley Alpine Resort in B.C., and Stoneham Ski Resort in Quebec.

Shortly after the purchase of the resort, Brent Harley and Associates Inc. (BHA) were retained to develop a Resort Village Master Plan for Fernie. With the Master Plan complete, the Skiing Louise Group is presently offering the opportunity to invest in the transformation of this popular ski area into a unique, year-round, regional destination resort of choice in the southern Canadian Rockies.

The ski area development at Fernie was started by the incorporation of Fernie Ski Development Ltd. on November 20, 1961. This company was formed by local skiers who raised the initial capital from private sources to finance the construction of a T-bar and Day Lodge. The area commenced operations in the 1962/63 skiing season, and utilization has steadily increased to 166,000 visitors during the 1997/98 season. Although alpine skiing is the primary attraction at Fernie, other winter and summer recreation attractions include:

- 15 kilometres of track set and skate groomed nordic trails;
- Horse drawn sleigh rides from the Village;
- Snowmobiling;
- Cat skiing at nearby Island Lake Resort;
- Lift accessed summer sightseeing and alpine hiking;
- Mountain biking;
- Horseback riding;
- Golf at the nearby Fernie Golf and Country Club.

The Skiing Louise Group has a strong commitment to providing exceptional resort recreational facilities, operations and management at Fernie to enhance the “Fernie Resort Experience” for destination skiers and year round visitors alike. In the summer of 1998, they invested \$4.5 million into Fernie Alpine Resort in the form of two new lifts, one detachable quad and one fixed grip speed quad and a variety of new ski trails. Over the next five years, they will invest over \$6

million on the mountain facilities at Fernie that will include two more chairlifts, ski trail expansion and a new day lodge.

Complementing the planned mountain development will be Fernie Resort Village. The vision is to create a Village that evokes a sense of the great landmark mountain lodges and hotels of the west that will collectively act as the focal point and image of Fernie Alpine.

Over the course of the next several years, the existing base area facilities will be replaced with the new Village. As planned, it is made up of nine Development Parcels, carefully designed to cater to the needs and expectations of the resort guests and residents and will include a well balanced variety of hotels, condotels, resort commercial and retail, convenience commercial, convention facilities, restaurants, bars, resort services and office space.

The development parcels will be ready for construction by mid to late 1999. The intent is to attract developers who will individually take on each of these sites. They will have to adhere to strict architectural programming and design guidelines, developing within prescribed volumetric space. Operationally, the owners of each Development Parcel will have to join and participate in the Fernie Alpine Resort Association. The belief is that the resultant collection of unique interpretations of the development controls will result in a very special stage to celebrate and passionately participate in all that Fernie Alpine has to offer.

The following Development Plan describes the Building Program, Design Guidelines and Zoning of the various development parcels that will collectively make up Fernie Alpine Village. The components for each Development Parcel include:

1. The location of each building footprint.
2. The size and shape of each building in the form of a three dimensional envelope within which the proposed development must be contained.
3. The architectural programming describing the interior space use of each building.
4. The total amount of space within each building.
5. The parking requirements within each building.
6. The developer/operator obligations.

I.2 Location and Access

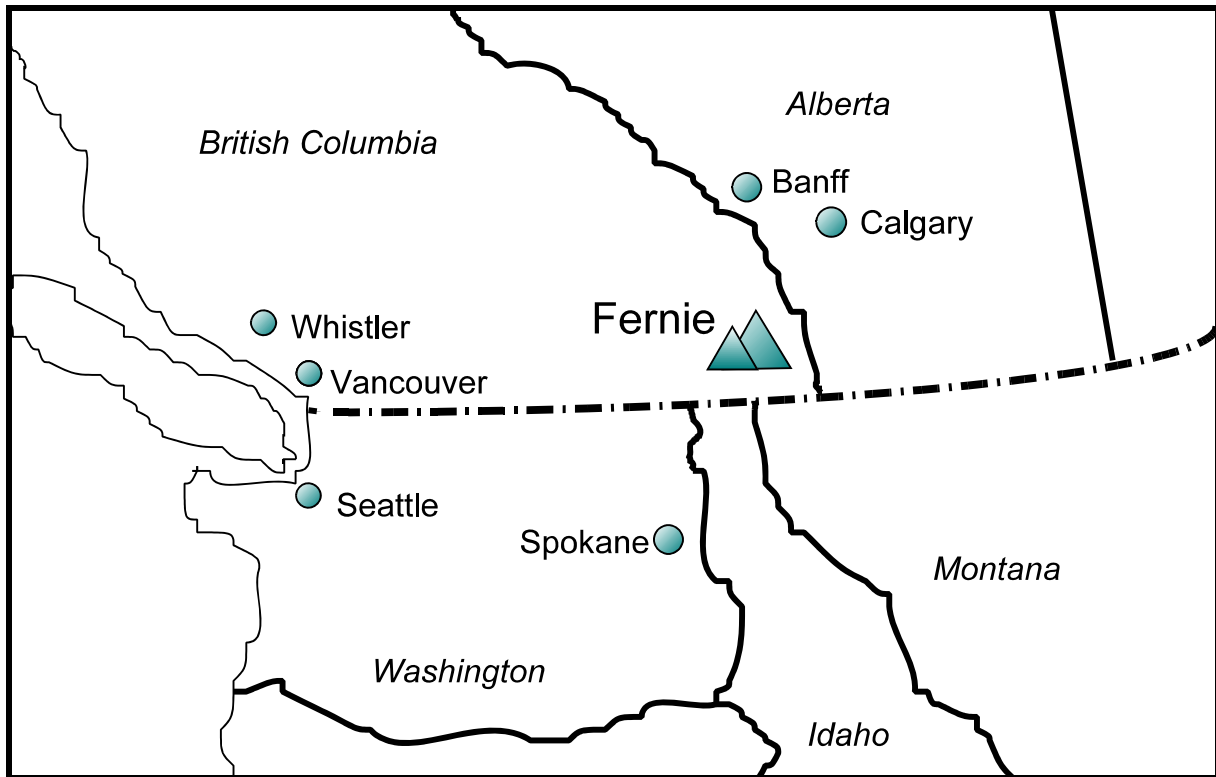
Fernie Alpine Resort located in British Columbia, Canada, is situated on the southeastern slopes of the Lizard Range of the southern Canadian Rockies, 5 kilometres southwest of the City of Fernie, within the Regional District of East Kootenay (Fig. 1). This region has a rich and ongoing coal mining tradition, spectacular mountain scenery and extensive recreation opportunities.

Located on the Crowsnest Highway (Hwy. 3), the City of Fernie is approximately 50 km west of the British Columbia/Alberta border and 60 km north of the Canada/U.S. border. The nearest international airport is Calgary International Airport, approximately three hours east of Fernie. There are two regional airports: Cranbrook, BC, one hour west of Fernie; and Kalispell, Washington, two hours south of Fernie. (See Table 1).

TABLE 1.
Driving Distances to Fernie

CITY	DISTANCE
Cranbrook, BC	93 km
Kimberley, BC	148 km
Vancouver, BC	938 km
Banff, AB	368 km
Calgary, AB	286 km
Spokane, WA	306 km

Fig. 1. Area Location Map



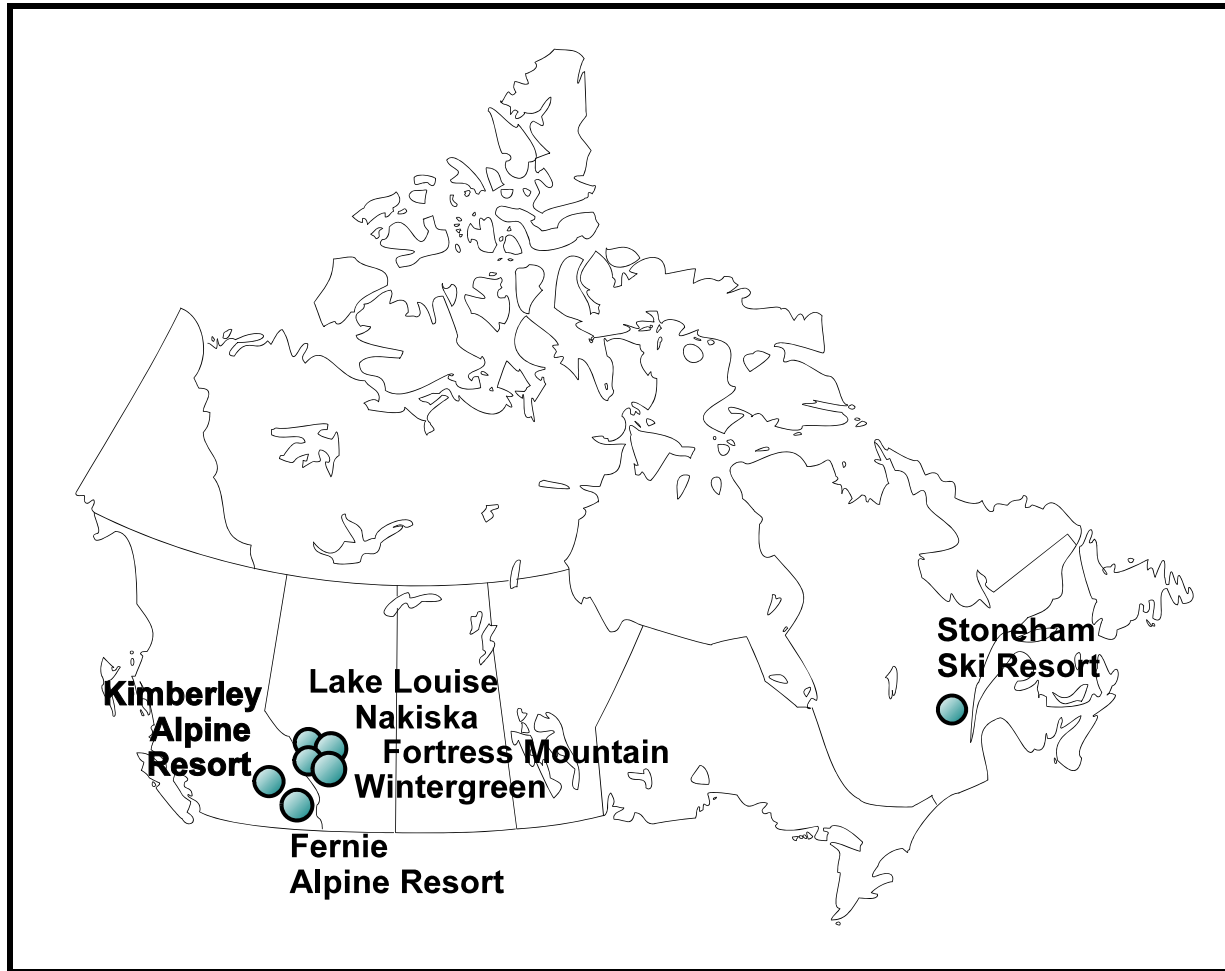
I.3 The Resorts of the Rockies Connection

Fernie Alpine Resort complements the Skiing Louise Group's family of resorts: Lake Louise, Nakiska, Fortress Mountain and Wintergreen ski resorts in Alberta; Kimberley Alpine Resort in B.C., and; Stoneham Ski Resort in Quebec (see Figure 2) . With seven resorts, the Skiing Louise Group is able to market many different resort and skiing experiences to a large tourist market. Some of the partnership advantages include:

- Increased efficiency in resort operations through umbrella marketing, finance and reservations systems.
- Participation in a shared marketing budget of \$1.3 million.
- Established network of national and international tour wholesalers.
- Access to a larger skier market; skier visits to the Skiing Louise Group ski areas totalled 885,100 skier visits during the 1997/98 season.
- Participation in the transferrable Skiing Louise Group day pass.
- Potential creation of a "Resorts of the Rockies" ski pass.

Currently, there is a high demand within Alberta for mountain recreation properties. However, this opportunity is largely non existent in Alberta due to the fact that most of the ski areas are located within the National Parks. As Fernie Alpine is only about a three hour drive from Calgary, it is considered to be ideally situated to capture this market.

Fig. 2. Resorts of the Rockies



II. FERNIE ALPINE RESORT MASTER PLAN

II.1 Mountain Master Plan

The alpine skiing is the primary winter attraction at Fernie Alpine Resort. The existing mountain facilities are indicated in Figure 3. The ski season runs from the end of November to mid-April each year, accounting for a total of approximately 140 operating days. Since opening in 1962, annual skier visits have steadily increased to 166,000 skier visits during the 1997/98 season.

Fernie's 1993 Mountain Master Plan indicates expansion of the alpine skiing to ultimately include a total 318.5 hectares of ski terrain and twelve ski lifts including one detachable quad, one fixed grip quadruple chairlift, two triple chairlifts, four double chairlifts, two T-Bars, one handle tow and one platter lift. With this expansion, the Comfortable Carrying Capacity (CCC) of the resort will be 7,290 skiers at buildout. The CCC is a measure of the optimum number of skiers/snowboarders who can utilize the resort at any one time, being guaranteed a pleasant recreational experience without causing a decline in the quality of the environment. Generally, of the total CCC, 70-85% (depending on weather and snow conditions) will be active skiers, while the remaining skiers are rated as passive and will be using the skier service facilities and amenities.

The estimation of the CCC of a ski area is the single most important planning criterion for the resort. Based on the proper identification of the mountain's true capacity, all other related skier service facilities can be planned, such as restaurants, retail outlets, resort services, parking, overnight accommodation, and other destination facilities.

Fig. 3. Fernie 1998/99 Trail Map

II.2 The Village Master Plan

In July, 1997, Brent Harley and Associates Inc. (BHA) were retained to develop a Resort Village Master Plan for Fernie. Working closely with the Client group, the study utilized a systemized process designed to fully explore the development potential of the study area, in terms of the Client's goals and objectives. A series of concepts were created, leading to the establishment of the Village Master Plan. The Village Master Plan capitalizes on the special development opportunities that will distinguish Fernie as a unique mountain resort in Western Canada.

II.2.1 The Village Vision Statement

The Fernie Alpine Resort Vision aims to build on the area's reputation of a backcountry ambience where visitors and residents alike passionately pursue a joy of being in the rocky mountains. All aspects of the resort's ongoing refinements will cater to this sentiment and ambience. Reflecting this, the Village has been planned to establish a fun, dynamic and yet relaxing atmosphere that celebrates its natural surroundings. As such, the Vision Statement for Fernie Alpine Village is:

To create a resort village that evokes a sense of the great landmark mountain lodges and hotels of western North America (ie. the Prince of Wales Hotel, the Post Hotel, the Timberline Lodge, Glacier Parks Lodge, etc.), carefully placed to enable the Fernie Alpine guests to physically and aesthetically interact with the rugged beauty of the Lizard Range of the Canadian Rockies.

To that end, the Village has been designed to be pedestrian oriented, carefully laid out to cater to the resort visitors' and residents' every need. It will promote an authentic ambience of familiarity and friendly interaction. The Village will act as a stage, oriented to complement and access the natural attributes of the site. The buildings will accent and frame the surrounding mountains. Their placement and height will maximize solar access during the day and throughout the year. The intent is to create a memorable facility that can cater to the high quality resort experience that is Fernie Alpine Resort.

II.2.2 Base Village Plan

Recognizing that the skiing is the primary attraction to Fernie, the base lands have been planned to fully complement the needs and expectations of resident and visiting skiers.

A review of the 1993 Resort Area Master Plan suggests that a maximum of 7,290 skiers per day can be staged out of the existing base area. Complementing this, an inventory and analysis of the base area lands were completed in terms of the development goals and objectives, to gain an understanding of the village and base area development potential at Fernie. These results were then subjected to an in-depth evaluation of the study area's capability to physically and environmentally support the appropriate amount of base area development. The subsequent

delineation of opportunities and constraints led to the creation of a variety of development concepts for Fernie Alpine Resort. Through a review process including public meetings, the concepts were refined into a Preferred Concept and ultimately into the Master Plan.

The Base Village Master Plan (Fig. 4) was carefully designed such that all facilities and overnight accommodation are in balance with the Comfortable Carrying Capacity of the mountain. All buildings, facilities, structures and residential development were carefully placed to:

- Offer a positive resort experience acting as an interface with the natural surroundings;
- Form comfortable and usable spaces;
- Capture views of the surrounding mountains;
- Take advantage of solar aspect throughout the year.

The circulation patterns of the skiers, pedestrians, and vehicles, especially as impacted by the access and egress periods at the beginning and end of the day, have been anticipated and provided for in the layout of all facilities.

FERNIE

Alpine Resort
Mountains of Snow

Village Master Plan

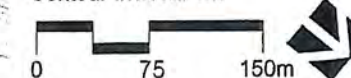
September 1998



Planning by:
Brent Harley and Associates Inc.
The Resort Planning Group
201 - 1200 Alpha Lake Road
Whistler, BC Canada V0N 1B1
Ph: 604-932-7002
Fax: 604-938-1161
Email: bharley@direct.ca

Prepared for:
Fernie Alpine Resort
Ski Area Road
Fernie, BC Canada
V0B 1M1
Skiing Louise Group
505 - 1550 8th Street SW
Calgary, AB Canada
T2R 1K1

Contour Interval 1m



II.2.3 Village Core

The Village is the primary focal point and activity centre to the resort. As illustrated in the Village Core Plan (Fig. 5), the pedestrian oriented Village enables visitors to leave their car behind as they enter the Village from a variety of access points.

The Village Core layout has been arranged to offer the visitor all of the necessary facilities and amenities in a logical fashion and progression. The buildings within the Village Core have been oriented to take advantage of the natural attributes of the site, framing the surrounding mountain views and establishing building heights and roof lines to maximize solar access during the day and throughout the year. The size and scale of structures have been designed to establish and maintain a comfortable human scale. The intent is to reinforce a high quality resort experience and provide every opportunity to effect and maintain the desired animation and people oriented character that will define the ambience of Fernie Alpine Resort.

The amount of skier service space was determined in terms of the Comfortable Carrying Capacity of the skiing. At buildout, the Village Core will include approximately 7,990 square metres of skier service space. Specifically related to the operation and management of the ski area, this space includes restaurant seating, kitchen, bar/lounge, public washrooms, retail sales, administration, ticket sales, public lockers, equipments rental and repair, ski school, guest services, daycare, employee facilities, first aid, ski patrol, and storage/mechanical. In addition, 2,800 square metres of resort destination guest space in the form of conference, restaurants and a variety of recreation facilities is proposed. Through detailed architectural programming, the skier service and resort space has been placed to effect the animated use of the Village Core. The architectural programming ties directly into the Village Design Guidelines (Appendix A) and Zoning Bylaws (Appendix C).

FERNIE

Alpine Resort
Mountains of Snow

Village Core Plan

September 1998



Planning by:
Brent Harley and Associates Inc.
The Resort Planning Group
201 - 1200 Alpha Lake Road
Whistler, BC Canada V0N 1B1
Ph: 604-932-7002
Fax: 604-938-1161
Email: bharley@direct.ca

Prepared for:
Fernie Alpine Resort
Ski Area Road
Fernie, BC Canada
V0B 1M1
Skiing Louise Group
505 - 1550 8th Street SW
Calgary, AB Canada
T2R 1K1

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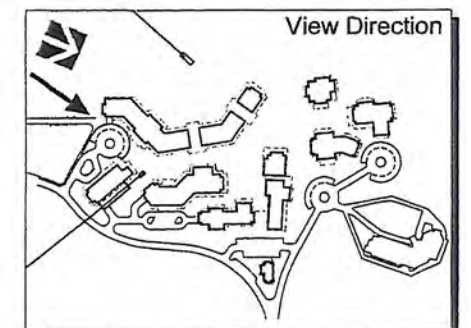
FERNIE

Alpine Resort
Mountains of Snow

Artist's Rendering
of Proposed Village

Winter View

August 1998



Planning by:

Brent Harley and Associates Inc.

The Resort Planning Group

201 - 1200 Alpha Lake Road

Whistler, BC Canada V0N 1B1

Ph: 604-932-7002

Fax: 604-938-1161

Email: bharley@direct.ca

Prepared for:

Fernie Alpine Resort

Ski Area Road

Fernie, BC Canada

V0B 1M1

Skiing Louise Group

505 - 1550 8th Street SW

Calgary, AB Canada

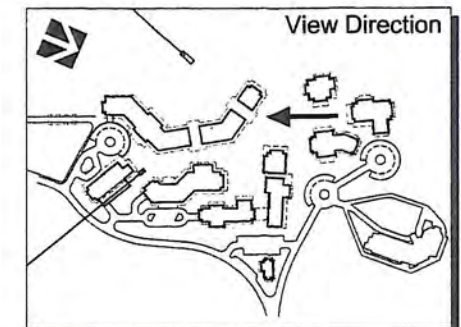
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FERNIE

Alpine Resort
Mountains of Snow

Artist's Rendering
of Proposed Village
Summer View

August 1998



Planning by:

Brent Harley and Associates Inc.

The Resort Planning Group

201 - 1200 Alpha Lake Road

Whistler, BC Canada V0N 1B1

Ph: 604-932-7002

Fax: 604-938-1161

Email: bharley@direct.ca

Prepared for:

Fernie Alpine Resort

Ski Area Road

Fernie, BC Canada

V0B 1M1

Skiing Louise Group

505 - 1550 8th Street SW

Calgary, AB Canada

T2R 1K1

II.2.4 Recreation Facilities and Amenities

Fernie Alpine Resort will develop the alpine skiing facilities to ultimately include a total 318.5 hectares of ski terrain and twelve ski lifts including one detachable quad, one fixed grip quadruple chairlift, two triple chairlifts, four double chairlifts, two T-Bars, one handle tow and one platter lift. In addition, a people mover is proposed that will enable ski to/ski from accessibility for the residential subdivisions. In the summer, some of the lifts will be utilized to deliver guests to the top of the mountain for hiking, mountain biking, sight seeing, and mountain top dining.

The existing nordic ski trail system will be expanded into a series of loops that will connect the Village with lands to the north and south. When complete it is anticipated that these trails will be groomed and lighted for night skiing. These same trails will be utilized for hiking, mountain biking, and roller blading.

A community centre/tennis club has been located in close proximity to the base of the people mover, thus enabling direct user access from the Village.

Several eighteen hole golf course routing plans have been explored. The final location is dependant upon potential adjacent land purchases. One golf course development opportunity currently being considered would see the golf club house at the bottom of the people mover, enabling guests staying in the Village to access the golf course without having to use their cars or a shuttle.

The Village will act as the stage for a variety of events and activities. These will depend upon the resort's operations programming, but may include:

- special events
- rallies
- races
- training camps
- concerts
- skate boarding
- festivals
- trapeze
- alpine slide
- climbing wall
- competitions

II.2.5 Central Plaza

The Central Plaza is a planned cross-roads and meeting place (Figure 8). Virtually all guests to Fernie must pass through this space during their visit. A variety of restaurant/bar patios have been placed to take advantage of the plaza's excellent solar exposure and people watching opportunities. Running along the one edge is a creek that will provide a primary landscape amenity to the space. Preliminary plans for the creek call for a stacked rock wall edge treatment accented with plant material. The existing water wheel, currently located in the creek, will be refurbished and maintained as a character piece. It is anticipated that a variety of public art pieces will be established at several locations in the plaza and along the creek.



Parcel J: Central Plaza

Age Group	Number of People
0-3	2
3-6	3
6-15	4
15+	15

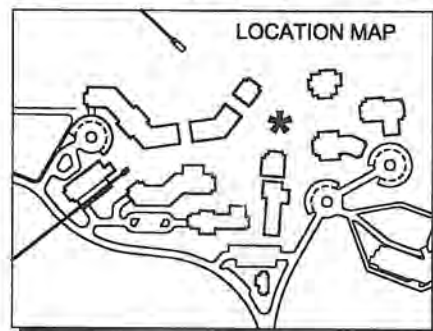


FIGURE
7

201 - 1200 Alpha Lake Road
Whistler, BC Canada V0N 1B1
Ph: 604-932-7002

II.2.6 Public Overnight Accommodation

Most of the public overnight accommodation has been provided throughout the Village. All of these units have ski to/ski from capabilities.

Mixed within the single family development are a variety of multi-family (condominium and townhouse) development packages. In total, at build-out there will be approximately 3,436 beds available for public use. As planned, (see Table 2) this equates to 315 hotel rooms and 319 condo hotel units in the Village. Of these 165 hotel rooms and 217 condo hotel units are described in this Development Plan. The hotel and condo hotel units will be developed with rental pool covenants, allowing owners to purchase the units subject to restricted use. Outside of the Village Core an additional planned 108 multi-family units equating to 432 multi-family beds may also be available for public use through optional rental pool agreements.

II.2.7 Private Residential Accommodation

The newly planned private residential subdivision adjacent to the existing Timberline Subdivision is made up of single family and multi-family developments. The medium density, multi-family accommodations are located in a variety of locations in relatively close proximity to the Village Core. There are 108 multi-family units planned for and 89 single family lots planned for development, all with direct ski to / ski from capabilities.

TABLE 2
Overnight Accommodation

Type	Existing and Committed ¹			Proposed Expansion ²			Total Buildout		
	Units	Bed Units	%	Units	Bed Units	%	Units	Bed Units	%
Public Accommodation									
Hotel	150	342		165	330		315	672	
Condotel	102	382		217	434		319	816	
Multifamily	238	980		0	0		238	980	
Single Family	22	132		0	0		22	132	
B&B	1	10		0	0		1	10	
Total Public	513	1,846	64%	382	764	44%	895	2,610	57%
Private Accommodation									
Condo/Townhouse	78	430		108	432		186	862	
Single Family	72	432		89	534		161	966	
Duplex	30	180		0	0		30	180	
Total Private	180	1,042	36%	197	966	56%	377	2,008	43%
Totals	693	2,888		579	1,730		1,272	4,618	

1. Additional undedicated development from the 1993 Master Plan equals 414 bed units

2. In addition to the existing bed units within the Wolf's Den.

III. DESCRIPTION OF DEVELOPMENT PARCELS

III.1 Introduction

Included in this Development Plan are nine parcels of land within the Village Core. Each parcel has been delineated, within which the building footprint as well as the programmed internal and external uses of the development have been defined. It is important to note that the placement of specific facilities such as restaurants, retail outlets, tickets, ski patrol, day care etc. have all been carefully determined to choreograph the use of the Village; to optimize the quality of resort experience that will offered, and; to maximize the economic potential of Fernie Alpine Resort. Although refinements can be made to the locations of these facilities, the architectural programming should be looked upon as being inflexible. Further, the size, number of floors, basic shape and roof pitch of the buildings that have been prescribed must be respected.

The Development Parcels include the following:

Parcel A:	Hotel / Recreation Centre / Tourist Commercial
Parcel B:	Condo Hotel / Convenience Commercial
Parcel C:	Condo Hotel / Tourist Commercial / Conference
Parcel D:	Condo Hotel / Tourist Commercial
Parcel E:	Condo Hotel / Tourist Commercial (Wolf's Den)
Parcel F:	Central Reservations / Sales Pavilion
Parcel G:	Day Lodge / Skier Services / Tourist Commercial
Parcel H:	Condo Hotel / Tourist Commercial
Parcel I:	Condo Hotel / Skier Services

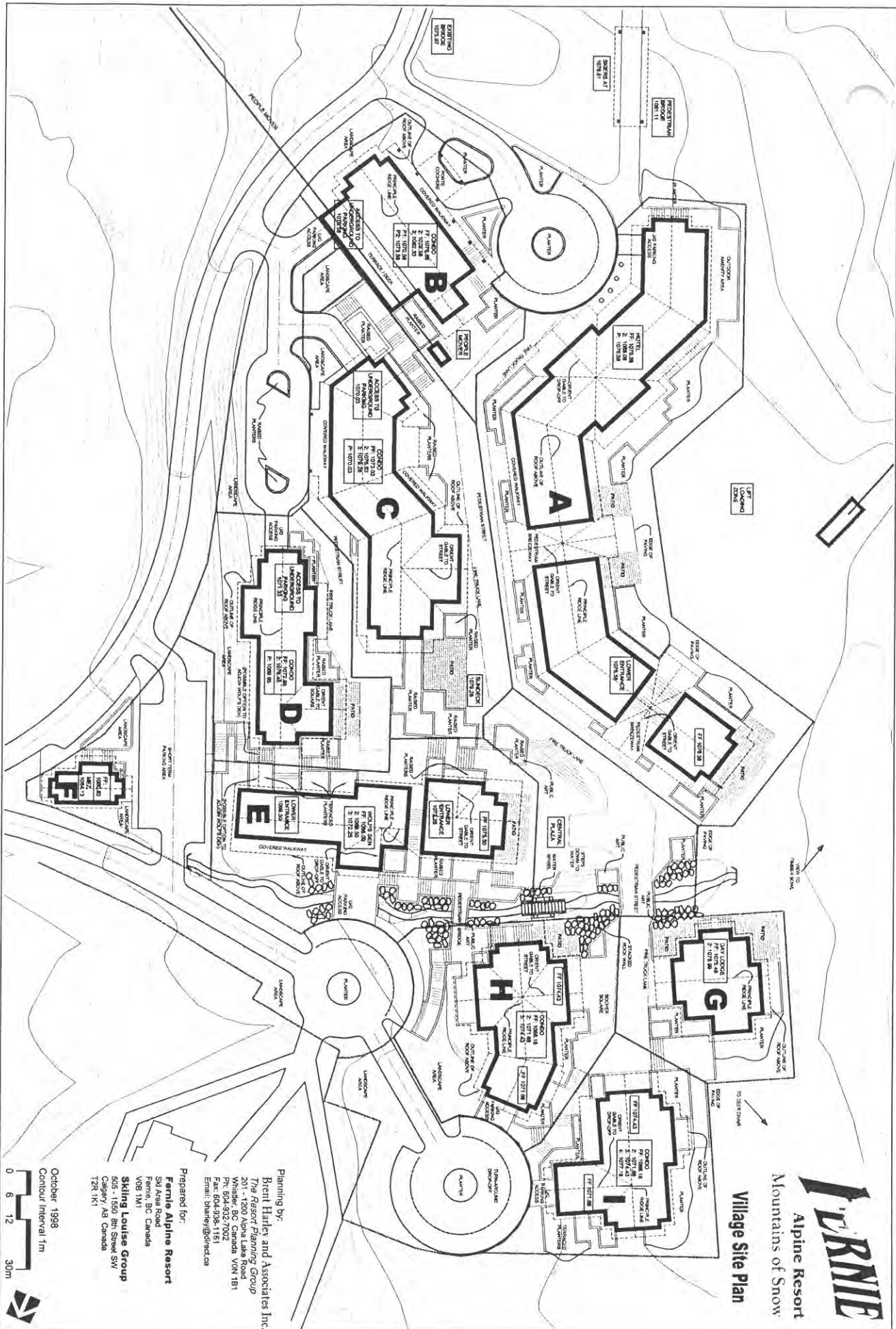
A Development Parcel Summary is presented in Table 3. Detailed information for each parcel follows.

LEARNIE

Alpine Resort

Mountains of Snow

Village Site Plan



Planning by:
Brent Harley and Associates Inc.
The Resort Planning Group
201 - 1200 Alpha Lake Road
Whisper, BC Canada V0N 1B1
Ph: 804-332-7002
Fax: 804-332-7002
Email: bharley@shred.ca

Prepared for:

Fernie Alpine Resort
541 Aras Road
Fernie, BC Canada
V0B 1M1

Skiing Louise Group
505 - 1550 8th Street SW
Calgary AB Canada
T2R 1K1

TABLE 3
Development Parcel Summary

TABLE 3
Development Parcel Summary

Parcel	Commercial Space (m2)	Auxiliary Space (m2)	Accommodation Space (m2)	Total Building Space (m2)	# of Units/ Rooms*	Bed Units	UG Parking (Cars)	
							Max.	Min.
A	2,320	0	10,720	13,040	165	330	300	210
B	800	0	3,420	4,220	53	105	90	63
C	2,680	0	3,170	5,850	49	98	130	91
D	770	0	2,570	3,340	40	79	80	56
E	900	0	2,820	3,720	43	87	70	49
F	0	0	410	410	0	0	30	21
G	0	1,850	0	1,850	0	0	0	0
H	810	0	2,730	3,540	42	84	70	49
I	0	950	2,125	3,075	33	65	60	42
Totals	8,280	2,800	27,965	39,045	424	848	830	581

*The maximum and minimum number of rooms/units is based on the assumption of 65 sq. metres of gross space.

III.2 Parcel A: Hotel / Recreation Centre / Tourist Commercial

This is the major hotel development of Fernie Village. It has two faces: the pedestrian street side and the Timberline Quad /skiing side. The south end of the building is adjacent to the pedestrian drop off with access to underground parking. The two levels of underground parking have been sized for \pm 300 cars. Servicing and “back of house” activities will also be accommodated in the underground floors.

The ground floor includes the hotel lobby; the recreation centre; equipment rental and repairs; public washrooms; tourist oriented commercial retail; restaurants and bars. The restaurants have been oriented to maximize views of the mountain; views of the street and; solar access. The second, third and fourth floors are for tourist accommodation with a total of \pm 165 hotel rooms.

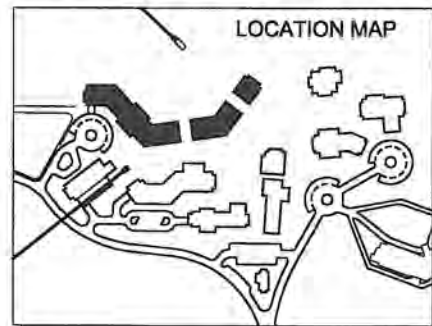
Detailed space use and architectural programming are described in Table 4 and Sketches A-1 to A-3f.

TABLE 4
Parcel A: Space Use Program

	Commercial (m2)	Residential (m2)	Auxiliary (m2)	Total (m2)
Parking Level El. 1073.58				
± 100 Cars				
Parking Level El. 1076.58				
± 200 Cars				
Restaurant	300			
Bar/Lounge	100			
Floor Total	400			400
Ground Floor El. 1078.58				
Recreation Amenity	250			
Lobby Check-In/Admin./Common		320		
Public Restrooms	70			
Restaurant	750			
Bar/Lounge	100			
Commercial/Retail	750			
Floor Total	1,920	320		2,240
Second Floor El. 1083.08				
# Hotel Rooms±55				
Commercial/Residential		3,600		
Floor Total		3,600		3,600
Third Floor El. 1085.83				
# Hotel Rooms±55				
Commercial/Residential		3,600		
Floor Total		3,600		3,600
Fourth Floor El. 1088.58				
# Hotel Rooms±55				
Commercial/Residential		3,200		
Floor Total		3,200		3,200
Building Total	2,320	10,720	0	13,040

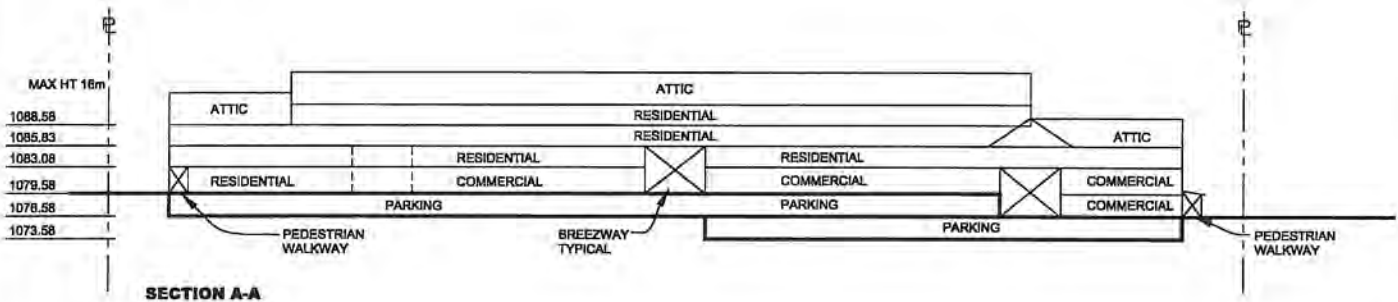
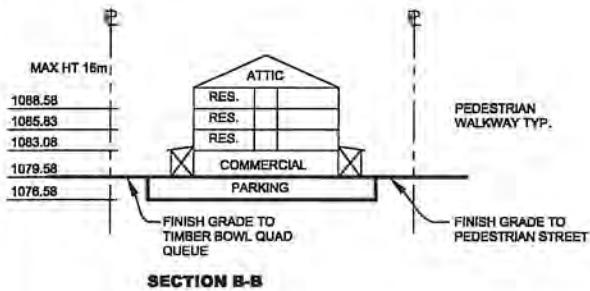


Parcel A: Hotel / Recreation Centre / Tourist Commercial



SKETCH
A-1

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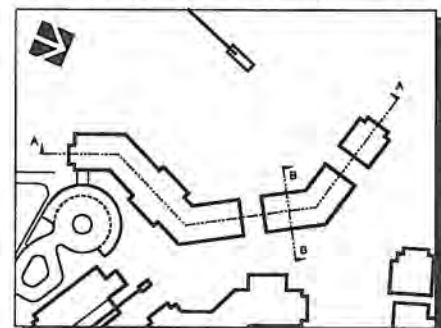
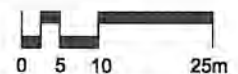


FERNIE
Alpine Resort
Mountains of Snow

BUILDING VOLUMETRICS

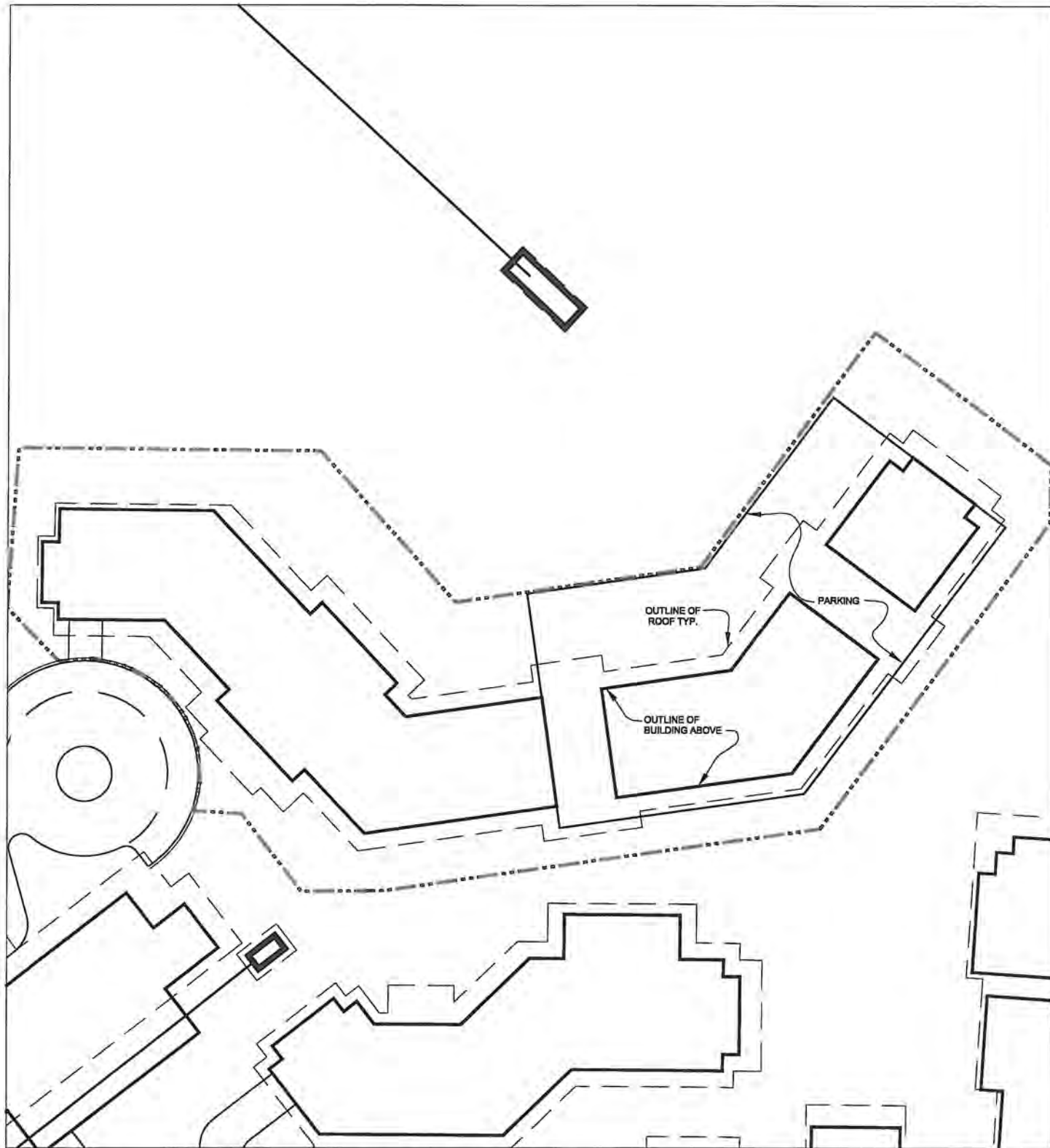
Parcel A

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Scale 1:1000



SKETCH
A-2

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The Resort Planning Group
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Parcel A Partial Parking Level

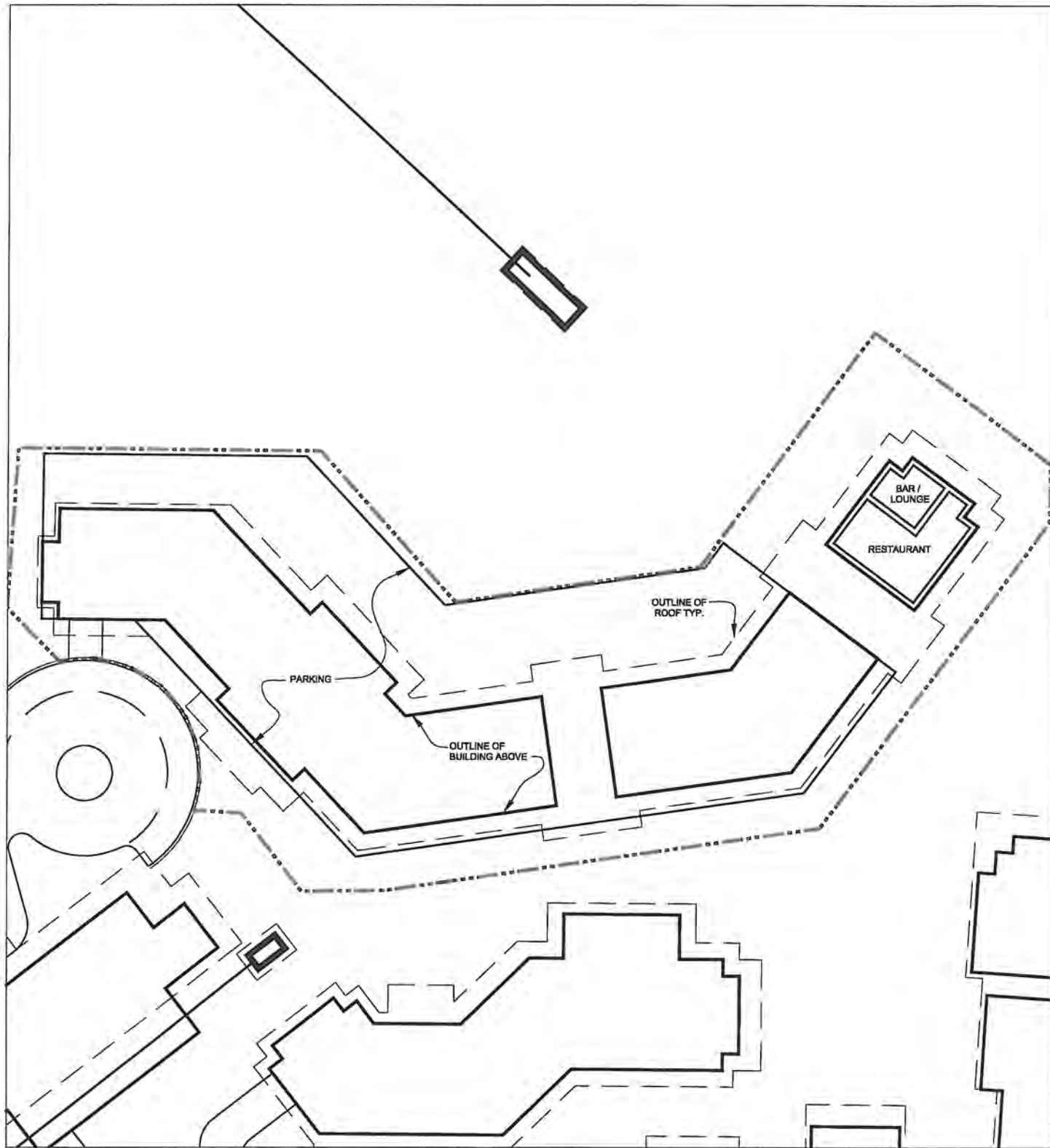
August 1998
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0 5 10 25m



**SKETCH
A-3a**

Planning by:
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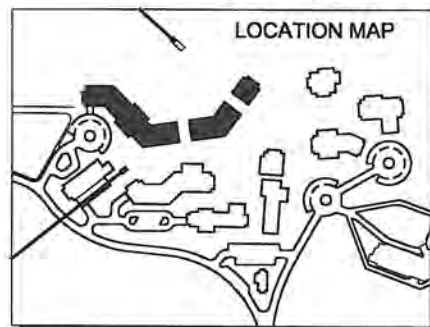


ARCHITECTURAL PROGRAMMING

Parcel A Partial Ground Floor and Parking Level

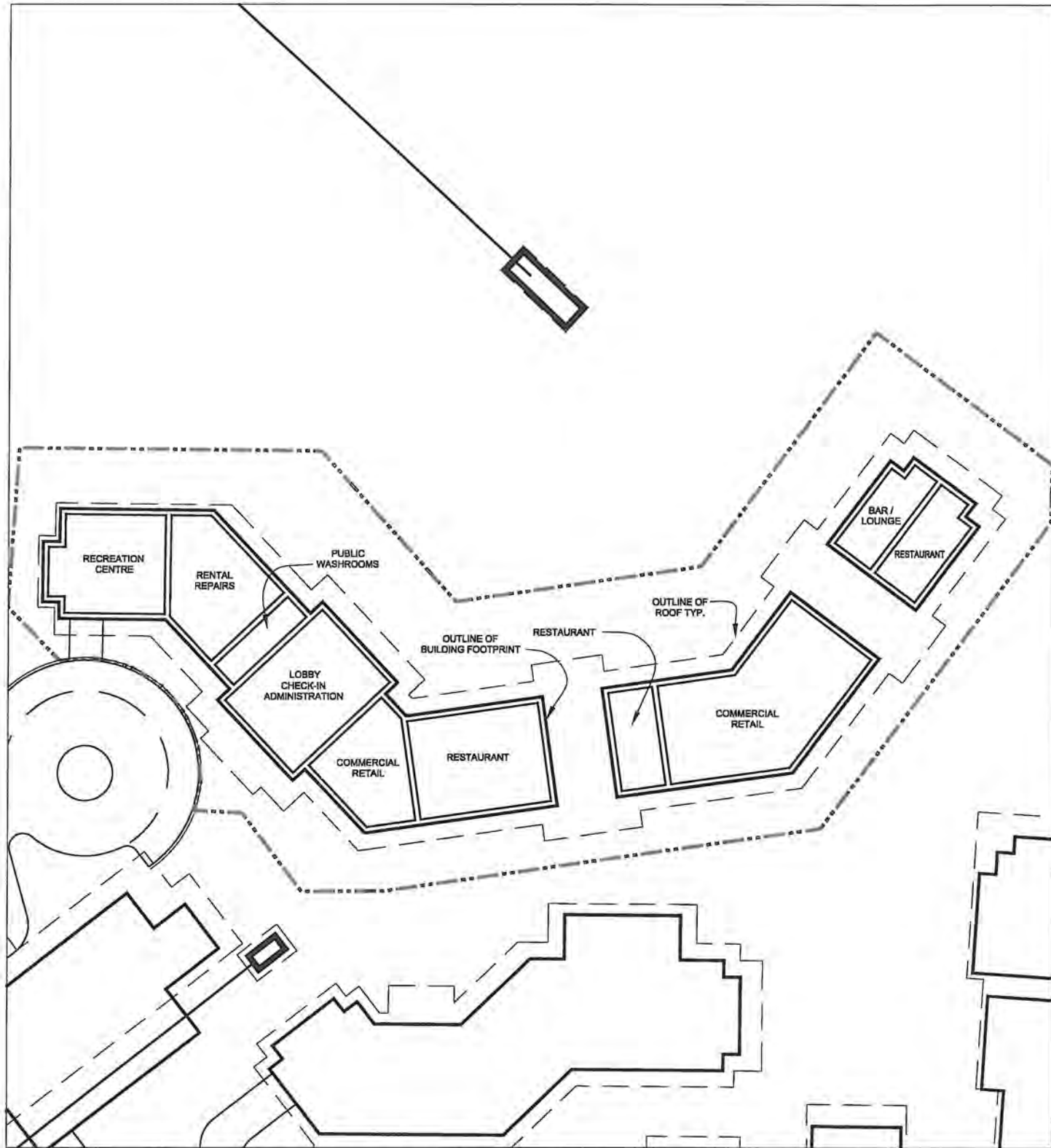
August 1998
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**SKETCH
A-3b**

Planning by:
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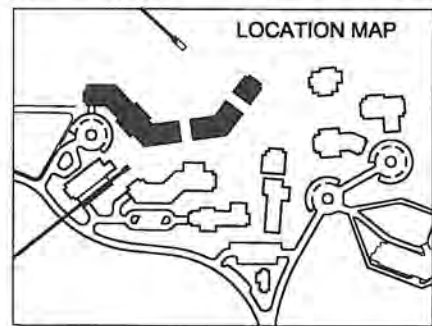
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ARCHITECTURAL PROGRAMMING

Parcel A Partial Ground Floor

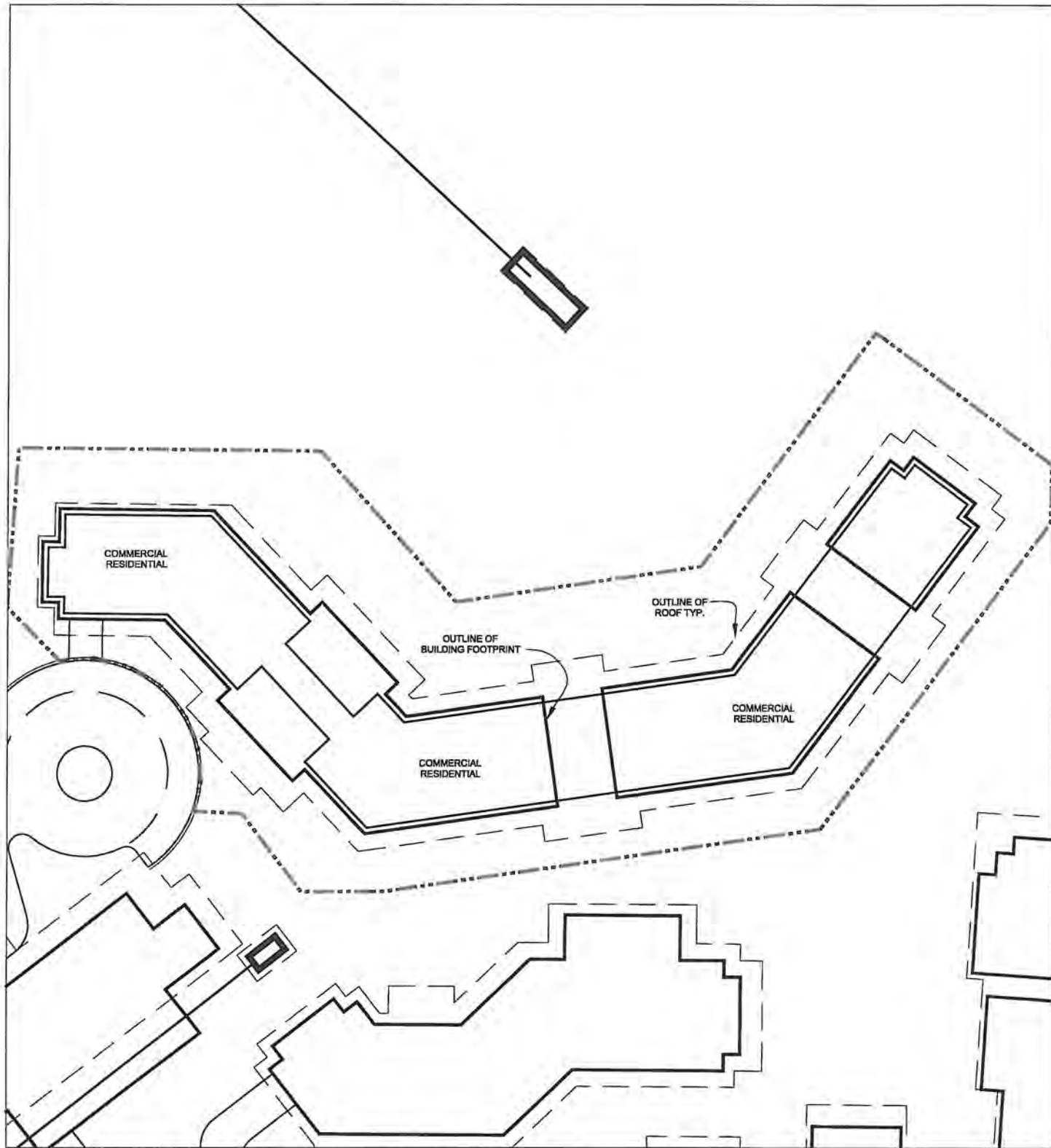
August 1998
Scale 1:1000

0 5 10 25m



**SKETCH
A-3c**

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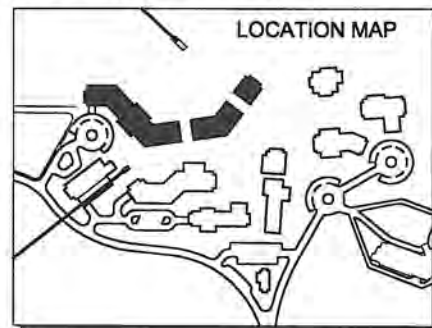
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Parcel A Second Floor

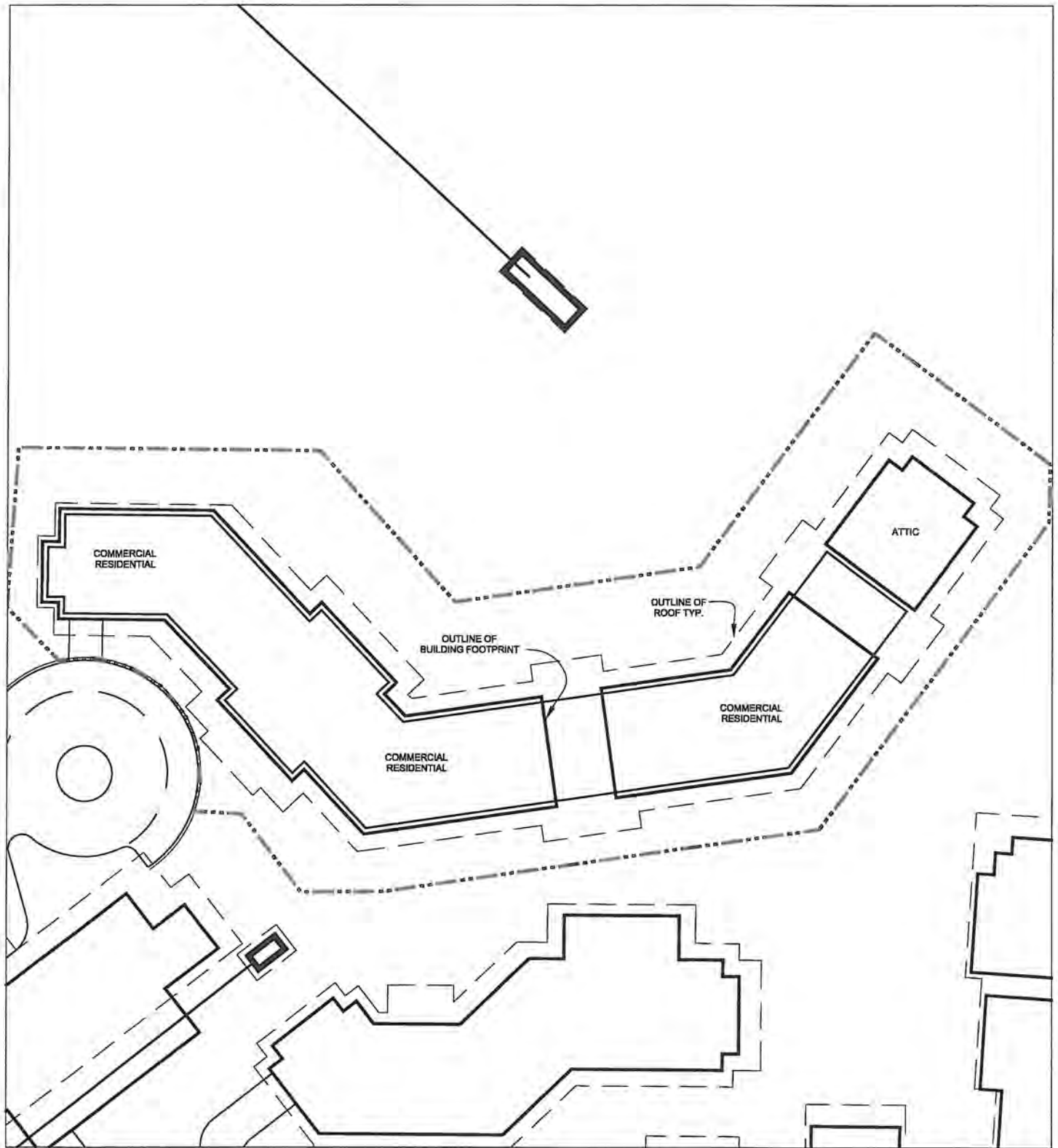
August 1998
Scale 1:1000

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**SKETCH
A-3d**

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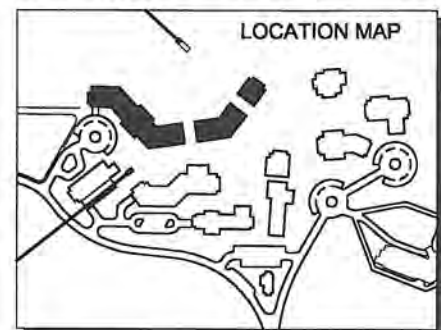
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ARCHITECTURAL PROGRAMMING

Parcel A Third Floor

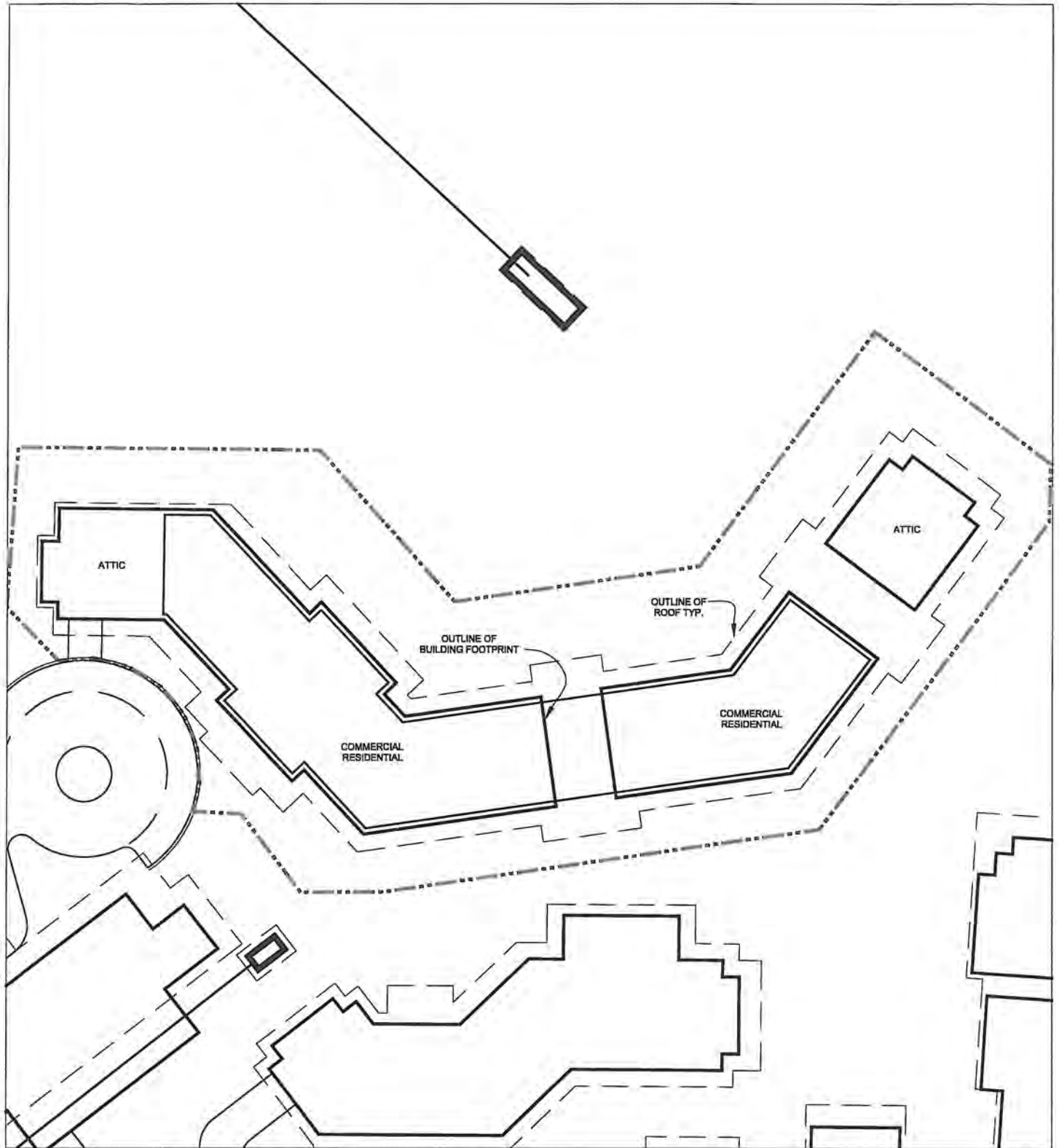
August 1998
Scale 1:1000

0 5 10 25m



**SKETCH
A-3e**

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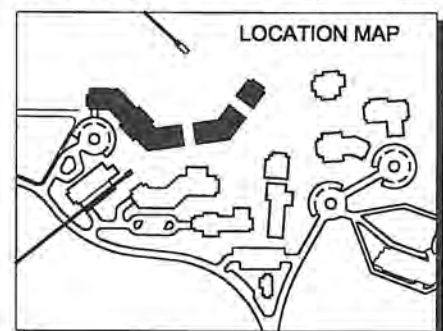
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Parcel A Fourth Floor

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Scale 1:1000

0 5 10 25m



SKETCH
A-3f

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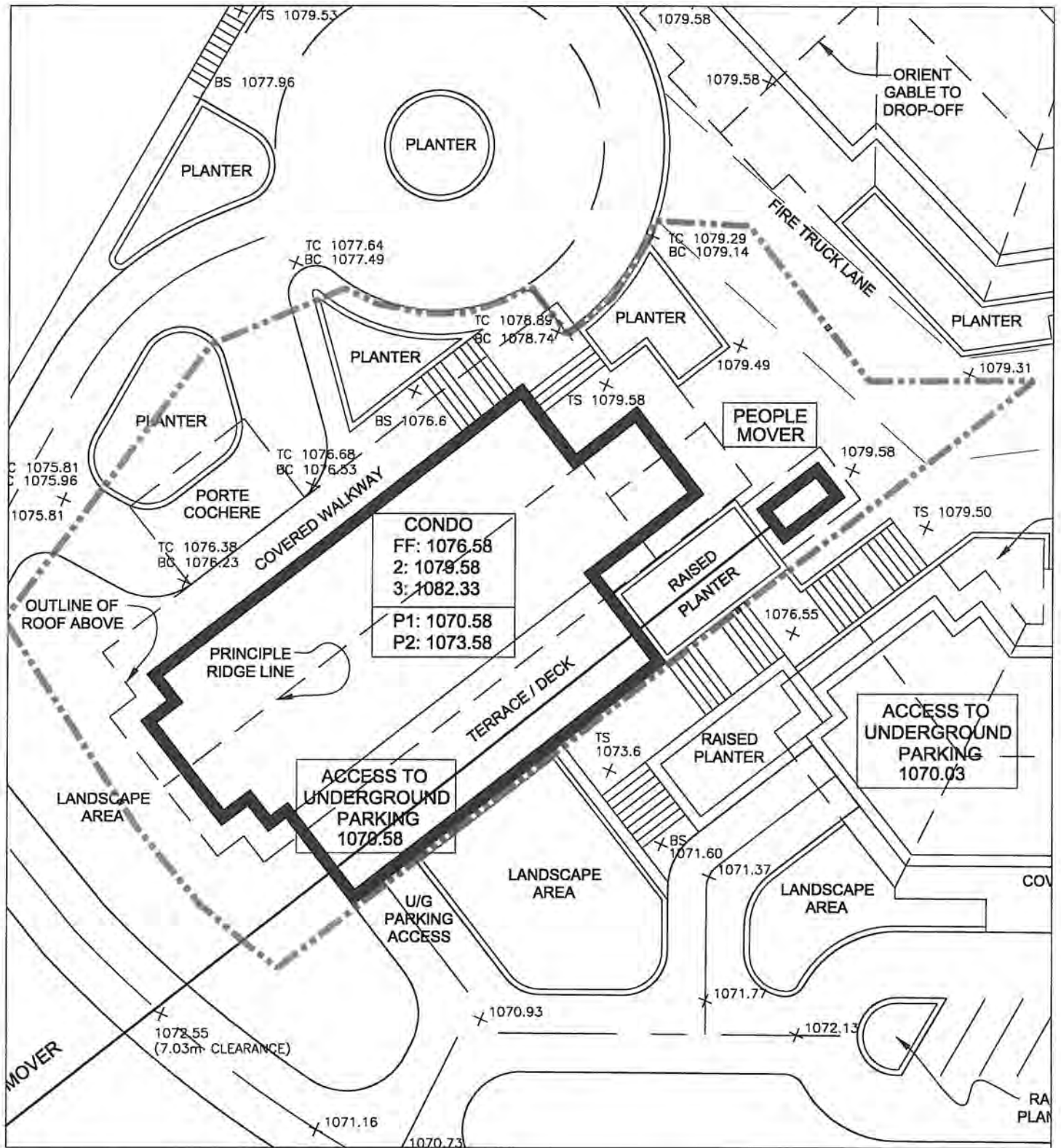
III.3 Parcel B: Condo Hotel / Convenience Commercial

Parcel B is comprised of convenience commercial on the ground floor with condominium hotel accommodations on the second, third and fourth floors for a total of ± 52 units. There are two levels of underground parking with a capacity to park ± 90 cars.

The convenience commercial space is intended to provide general store goods; video; post office, and; perhaps liquor and beer sales for the local residents.

TABLE 5
Parcel B: Space Use Program

	Commercial (m2)	Residential (m2)	Auxiliary (m2)	Total (m2)
Parking Level El. 1070.58				
± 45 Cars				
Parking Level El. 1073.58				
Ground Floor El. 1076.58				
Check-In/Admin./Common		240		
Commercial Convenience	800			
Floor Total	800	240		1,040
Second Floor El. 1080.08				
# Condotel Rooms ± 20				
Commercial/Residential		1,190		
Floor Total		1,190		1,190
Third Floor El. 1082.83				
# Condotel Rooms ± 20				
Commercial/Residential		1,190		
Floor Total		1,190		1,190
Fourth Floor El. 1085.58				
# Condotel Rooms ± 12				
Commercial/Residential		800		
Floor Total		800		800
Building Total	800	3,420	0	4,220

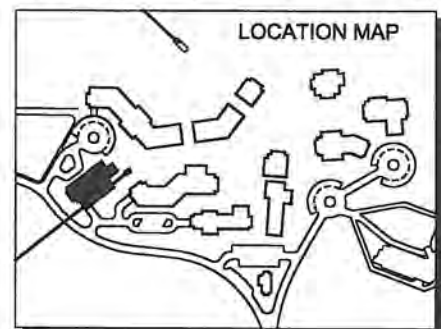


SITE PLAN

Parcel B: Condo Hotel / Convenience Commercial

August 1998

Scale 1:500

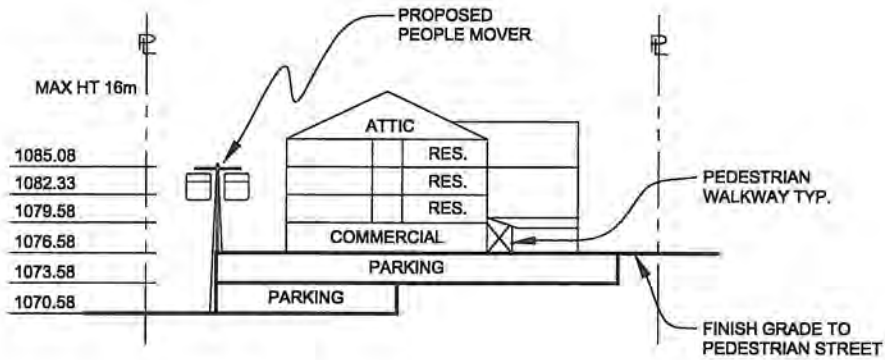


**SKETCH
B-1**

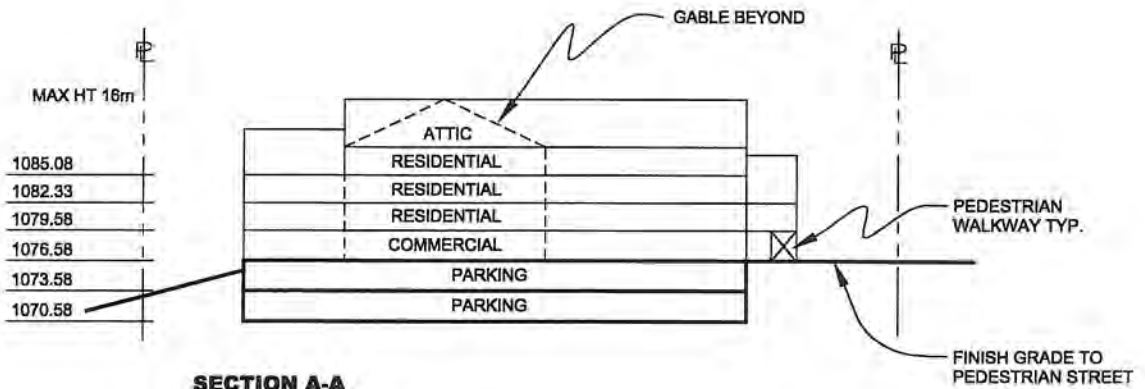
Planning by:

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The Resort Planning Group**

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SECTION B-B



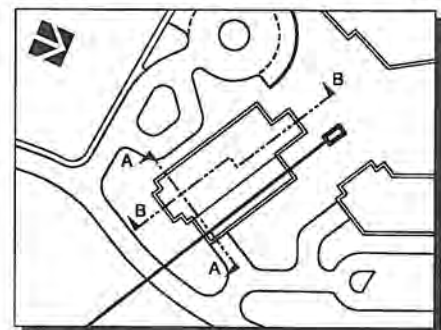
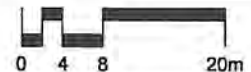
SECTION A-A



BUILDING VOLUMETRICS

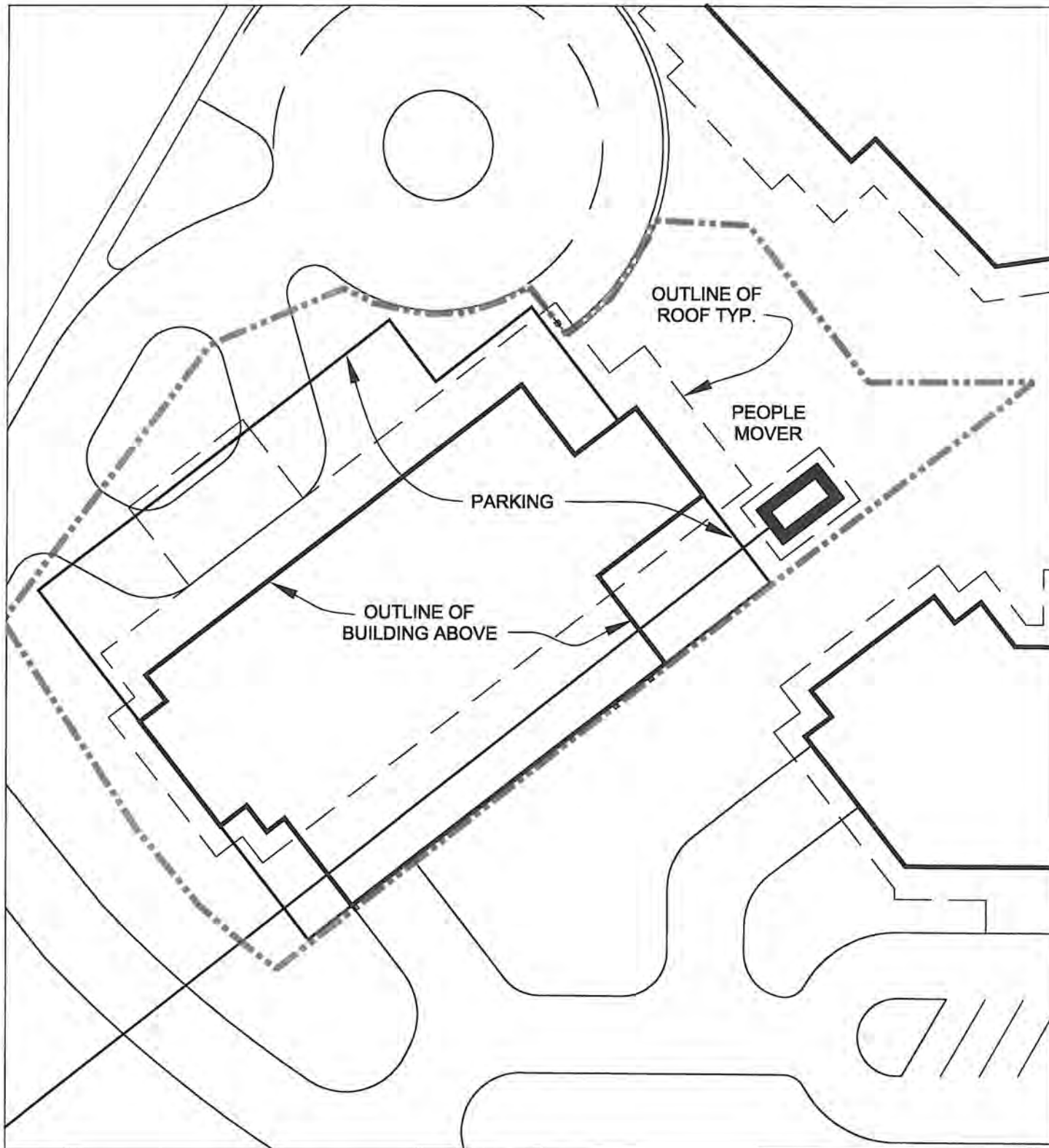
Parcel B

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**SKETCH
B-2**

Planning by:
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The Resort Planning Group
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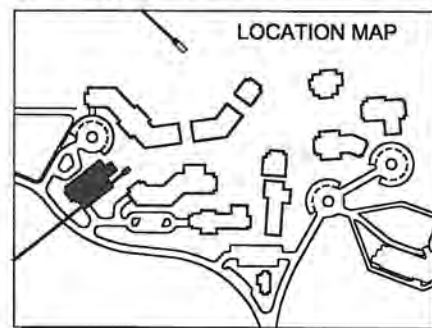


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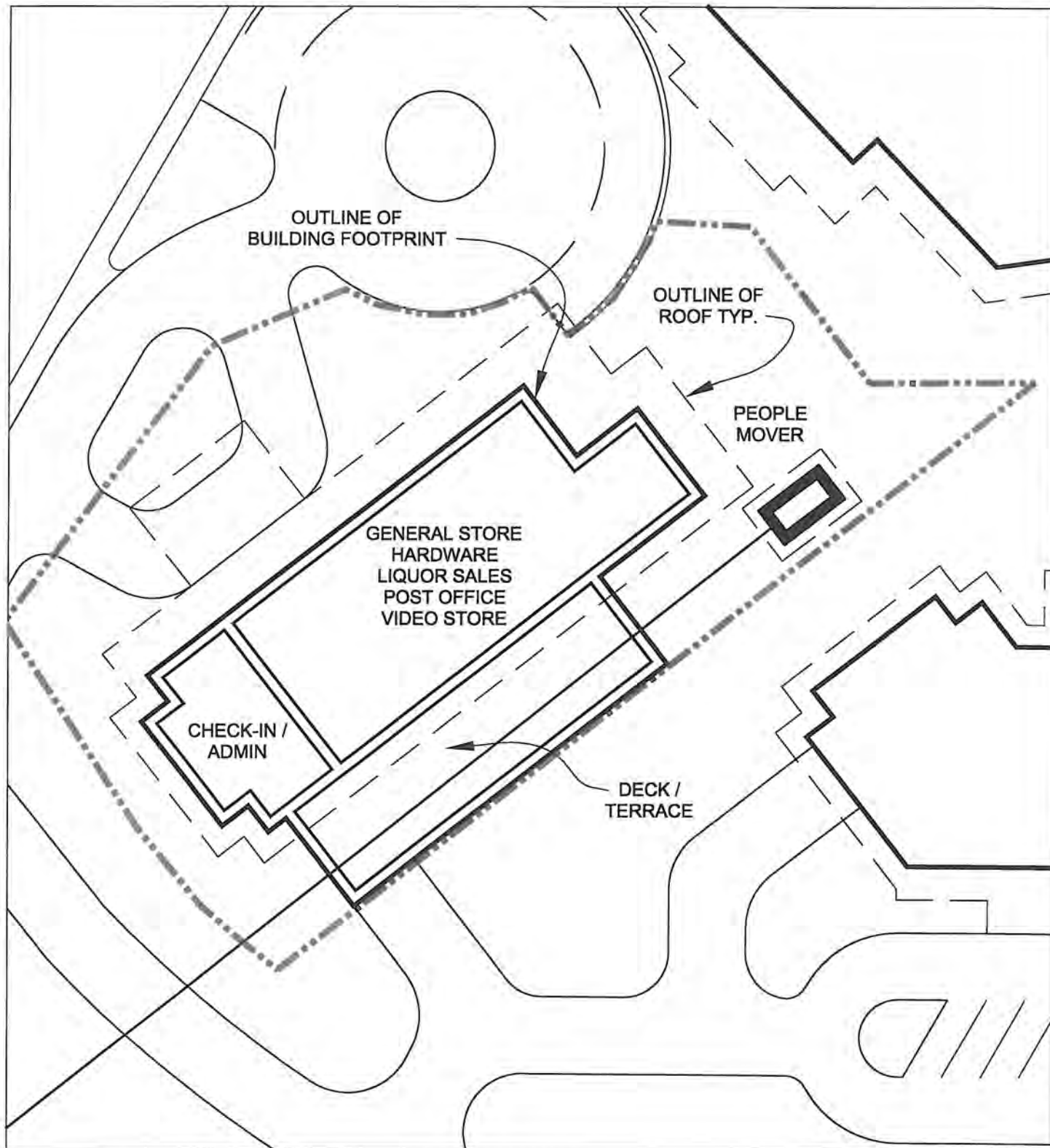
Parcel B Parking Levels

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Scale 1:500



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**SKETCH
B-3a**

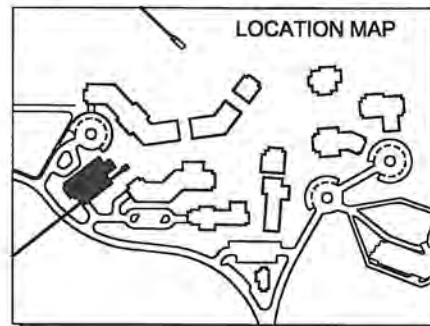


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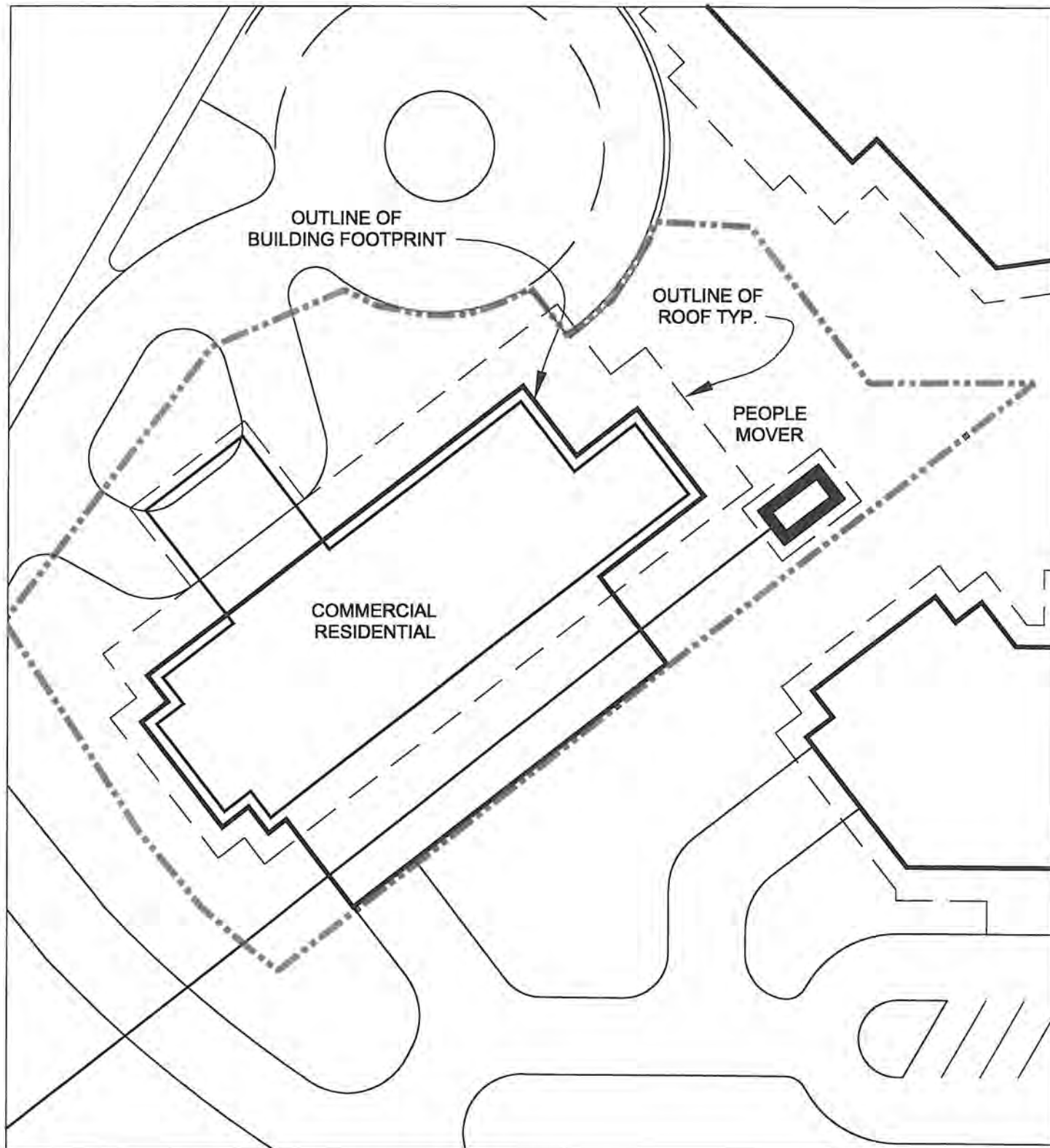
Parcel B Ground Floor

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Scale 1:500



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**SKETCH
B-3b**



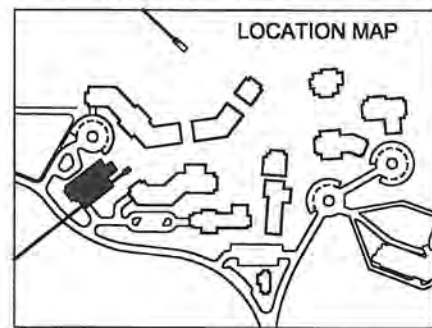
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Parcel B Second Floor

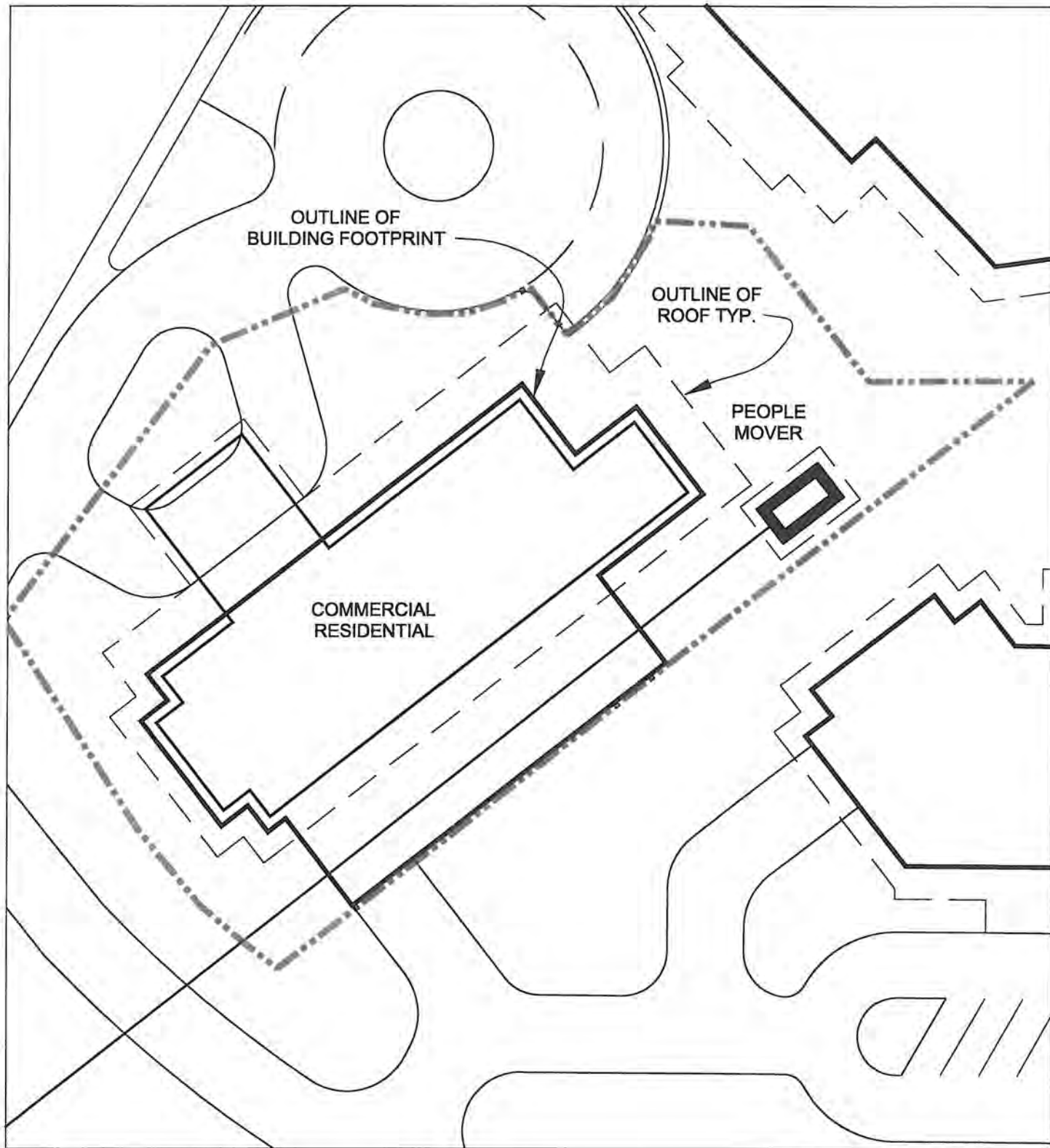
August 1998
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0 3 6 15m



**SKETCH
B-3c**

Planning by:
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The Resort Planning Group
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Ph: 604-932-7002



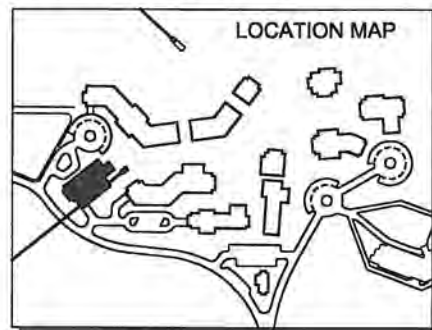
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ARCHITECTURAL PROGRAMMING

Parcel B Third Floor

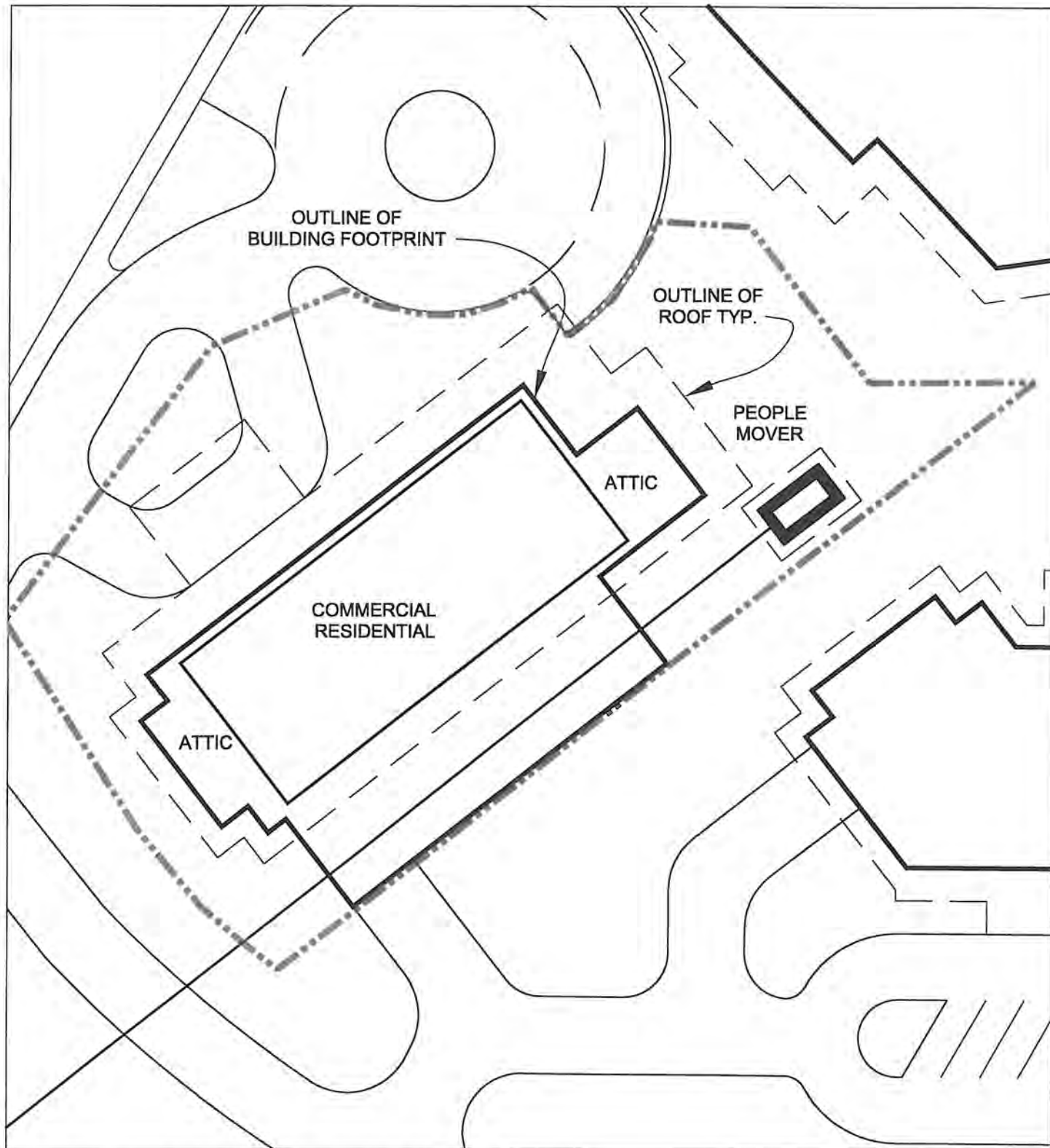
August 1998
Scale 1:500

0 3 6 15m



SKETCH
B-3d

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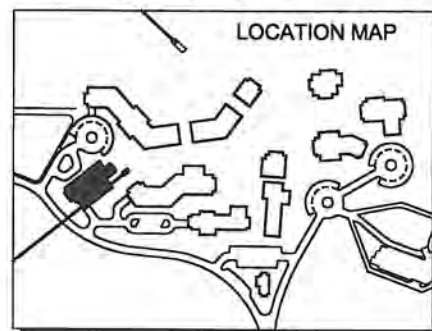
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ARCHITECTURAL PROGRAMMING

Parcel B Fourth Floor

August 1998
Scale 1:500

0 3 6 15m



SKETCH
B-3e

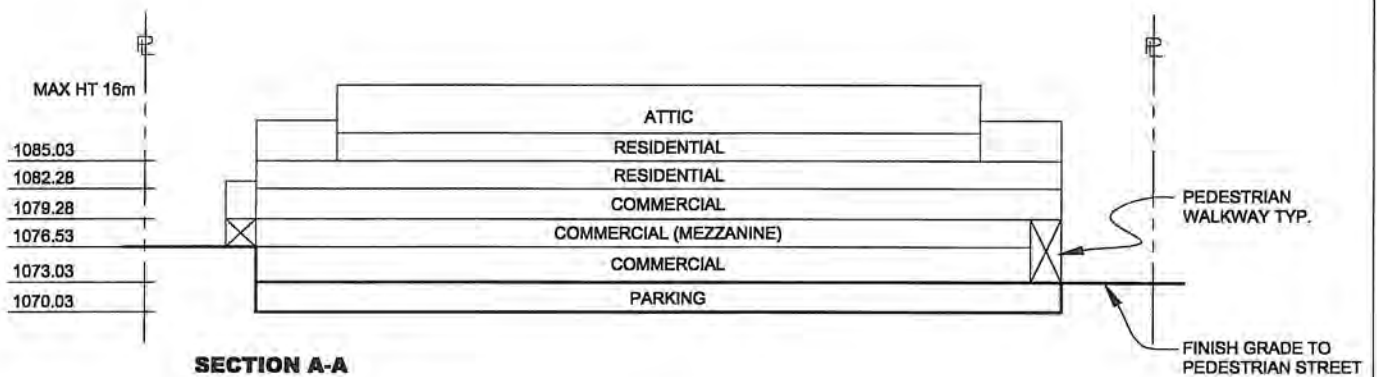
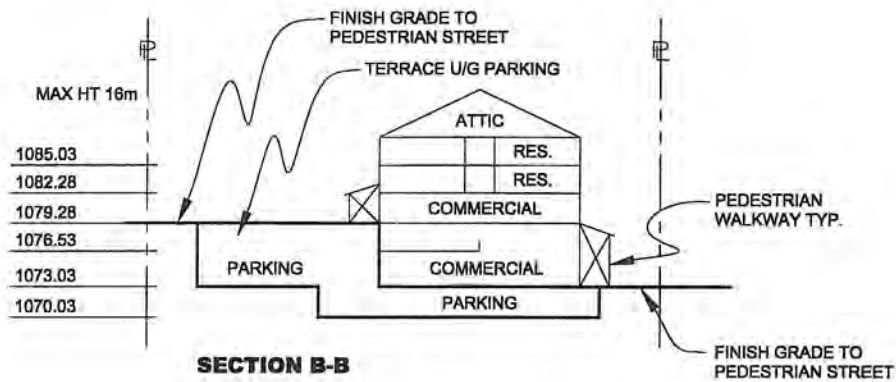
Planning by:
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Ph: 604-932-7002

III.4 Parcel C: Condo Hotel / Tourist Commercial / Conference

Parcel C defines a portion of the pedestrian main street where all of the day use visitors moving from the parking lots into the Village Core must pass. The building has underground parking on three levels with a total capacity of ± 130 cars. The ground level and a portion of the mezzanine level on the lower side of the building can accommodate a variety of potential uses that may include conference and seminar space; and/or commercial office space; recreation centre facilities; studio workshops; craft shops; administration; etc. as well as accommodation check-in. The second floor level and a portion of the mezzanine level, accessed from the pedestrian street, includes tourist commercial space and two small restaurants/cafes. The third and fourth floor will accommodate ± 49 condo hotel units.

TABLE 6
Parcel C: Space Use Program

	Commercial (m2)	Residential (m2)	Auxiliary (m2)	Total (m2)
Parking Level El. 1070.03				
± 100 Cars				
Ground Floor El. 1073.03				
Parking: ± 30 cars				
Commercial/Conference/Amenity	850			
Check-In/Admin./Common		300		
Public Restrooms	100			
Floor Total	950	300		1,250
Mezzanine El. 1076.53				
Parking: ± 30 cars				
Commercial/Conference/Amenity	380			
Check-In/Admin./Common		120		
Floor Total	380	120		500
Second Floor El. 1079.28				
Restaurant	450			
Commercial/Retail	900			
Floor Total	1,350			1,350
Third Floor El. 1083.83				
# Condotel Rooms ± 29				
Commercial/Residential		1,600		
Floor Total		1,600		1,600
Fourth Floor El. 1085.78				
# Condotel Rooms + 20				
Commercial/Residential		1,150		
Floor Total		1,150		1,150
Building Total	2,680	3,170	0	5,850

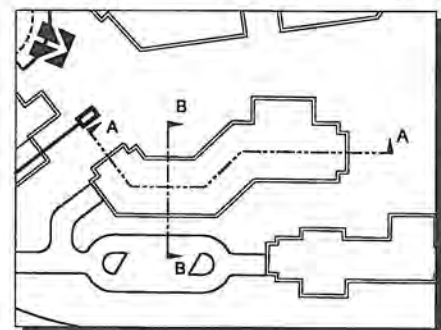


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BUILDING VOLUMETRICS

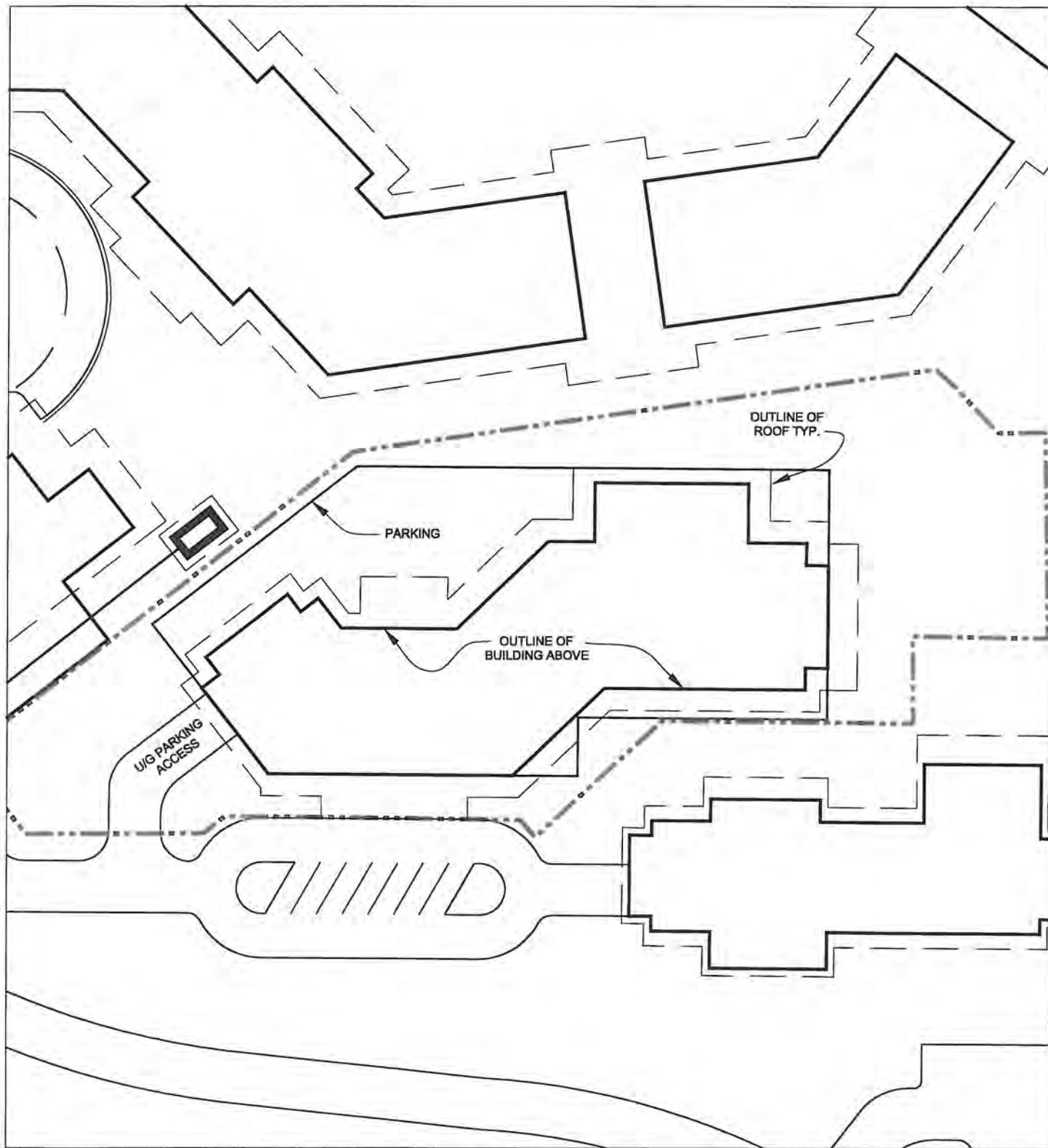
Parcel C

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Scale 1:750



SKETCH
C-2

Planning by:
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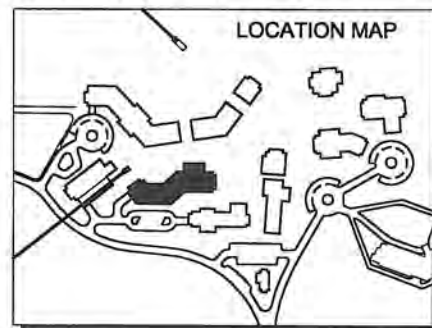
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ARCHITECTURAL PROGRAMMING

Parcel C Parking Level

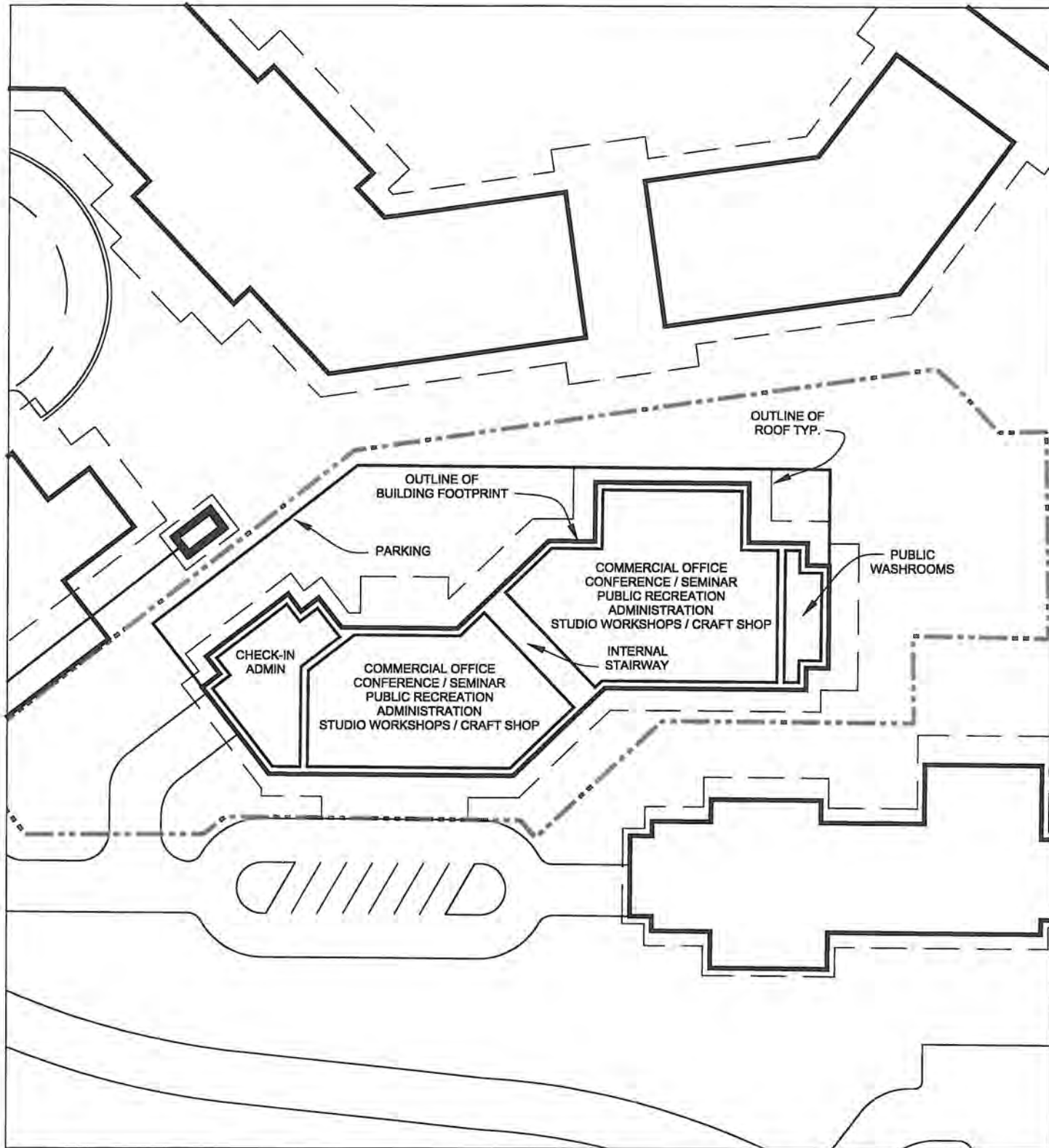
August 1998
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0 4 8 20m



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SKETCH
C-3a



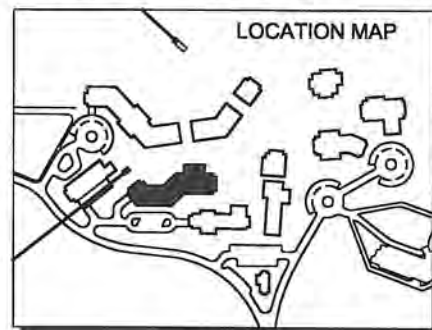
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ARCHITECTURAL PROGRAMMING

Parcel C Ground Level

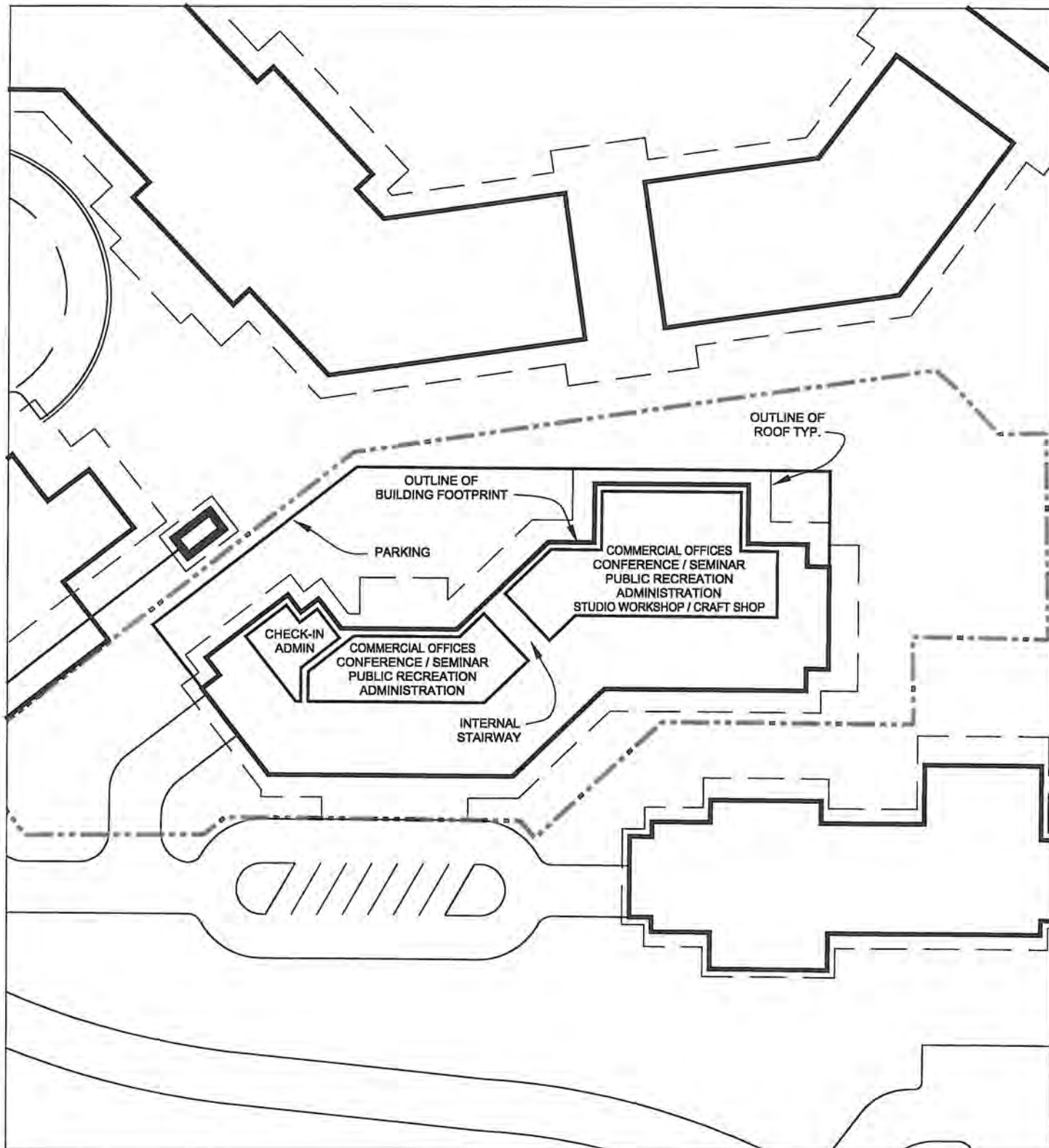
August 1998
Scale 1:750

0 4 8 20m



**SKETCH
C-3b**

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The Resort Planning Group
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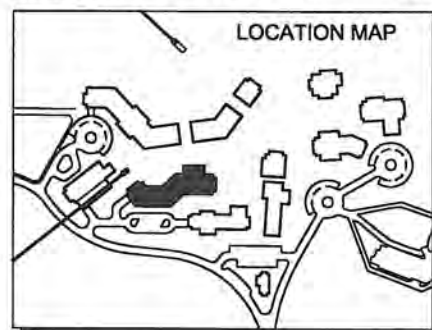
FERNIE
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ARCHITECTURAL PROGRAMMING

Parcel C Mezzanine Level

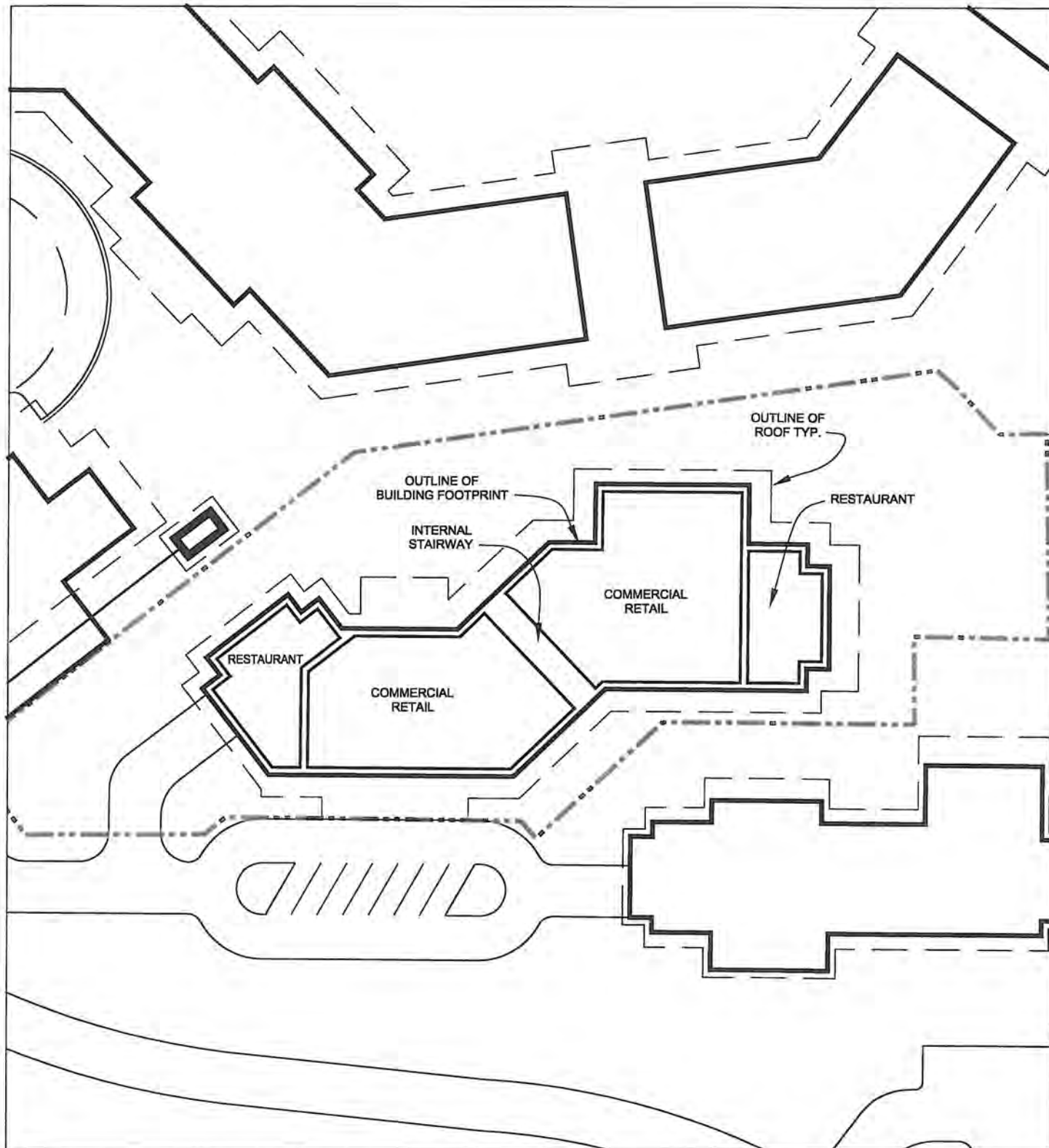
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0 4 8 20m



SKETCH
C-3c

Planning by:
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The Resort Planning Group
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Ph: 604-932-7002



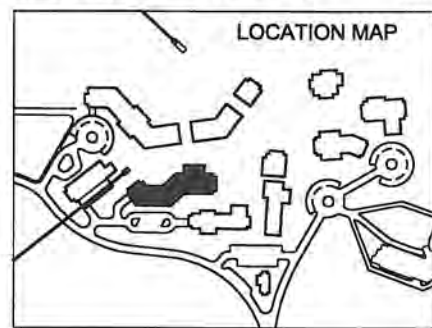
FERNIE
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ARCHITECTURAL PROGRAMMING

Parcel C Second Floor

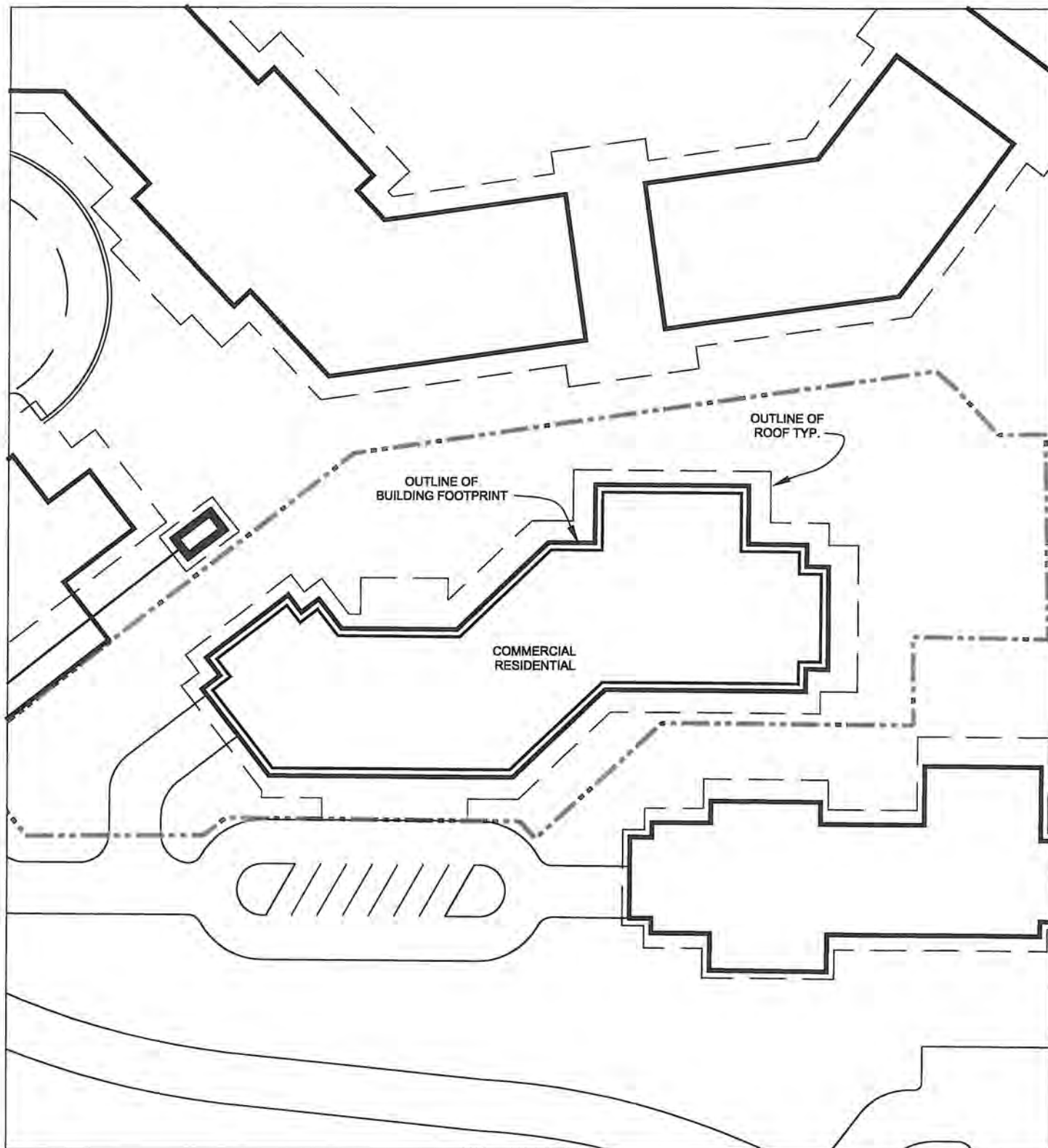
August 1998
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0 4 8 20m



**SKETCH
C-3d**

Planning by:
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The Resort Planning Group
201 - 1200 Alpha Lake Road
Whistler, BC Canada V0N 1B1
Ph: 604-932-7002



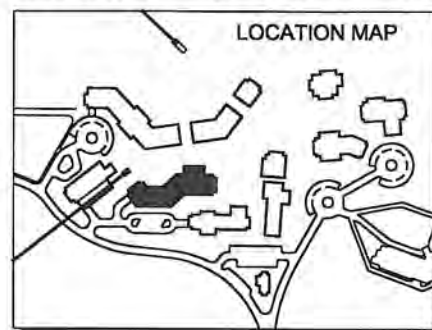
FERNIE
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ARCHITECTURAL PROGRAMMING

Parcel C Third Floor

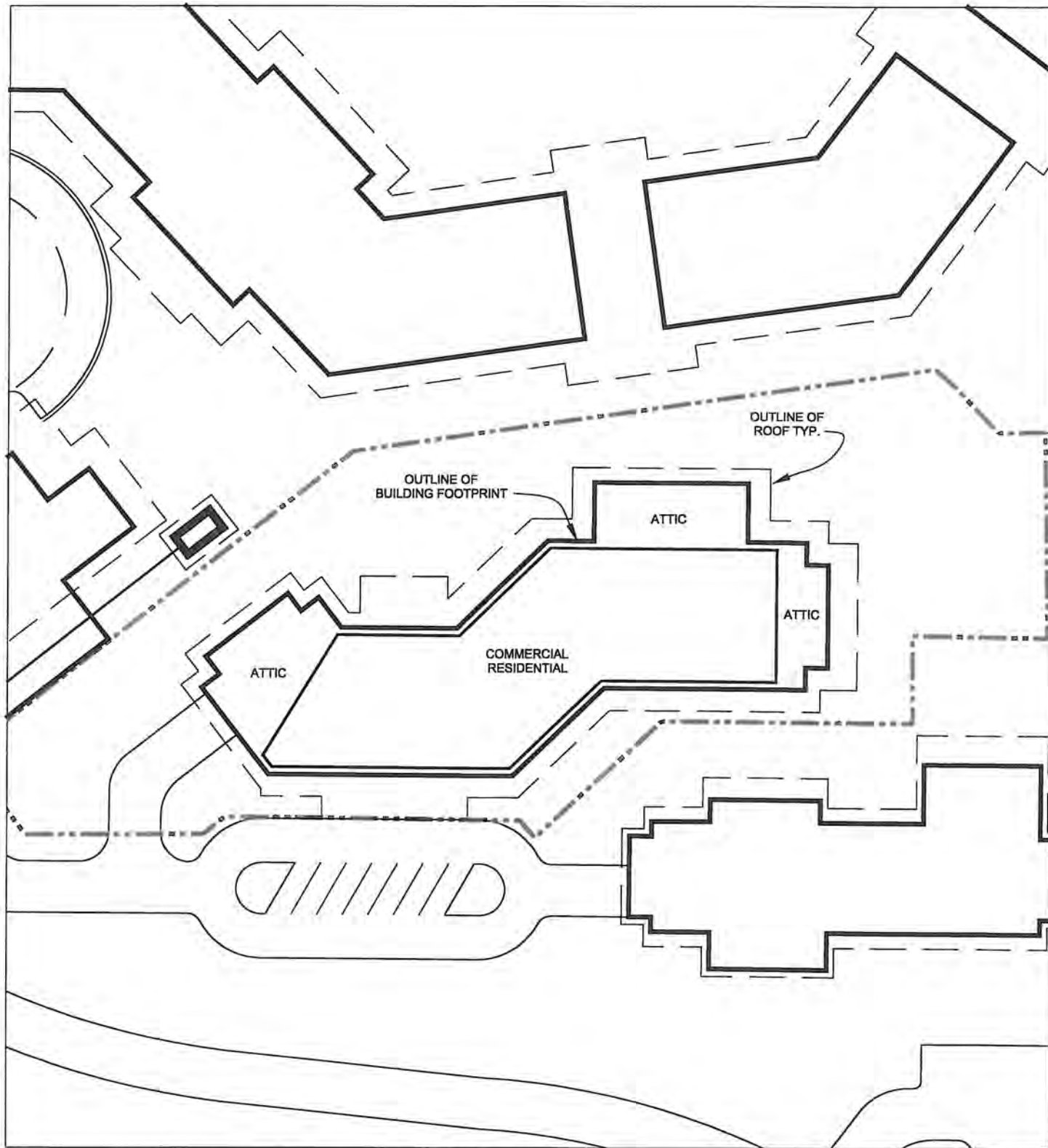
August 1998
Scale 1:750

0 4 8 20m



**SKETCH
C-3e**

Planning by:
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The Resort Planning Group
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Whistler, BC Canada V0N 1B1
Ph: 604-932-7002



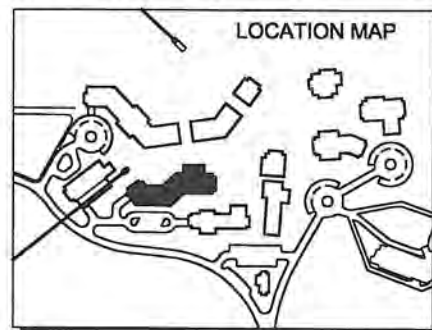
FERNIE
Alpine Resort
Mountains of Snow

ARCHITECTURAL PROGRAMMING

Parcel C Fourth Floor

August 1998
Scale 1:750

0 4 8 20m



SKETCH
C-3f

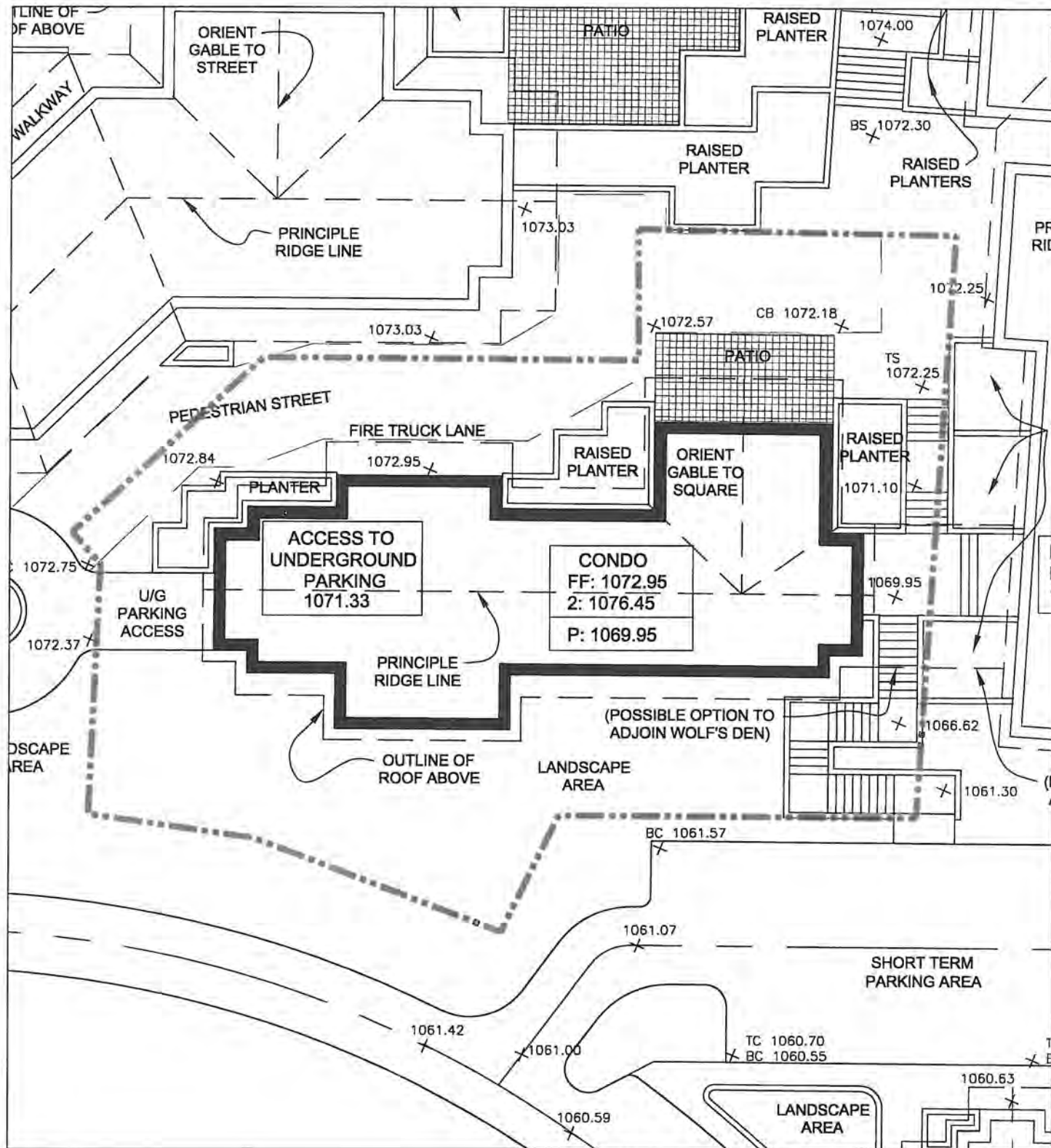
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III.5 Parcel D: Condo Hotel / Tourist Commercial

Parcel D is located on the western edge of the Village, adjacent to the Central Plaza area and at a right angle to the existing Wolf Den Hotel. The underground parking has a capacity of ± 80 cars. The ground floor has restaurant with patio on the Plaza; tourist commercial, and; lobby/check-in area. The second, third and fourth floors accommodate ± 40 rooms/units. In addition, the fourth floor may be directly connected to the top floor of the Wolf's Den if so desired.

TABLE 7
Parcel D: Space Use Program

	Commercial (m2)	Residential (m2)	Auxiliary (m2)	Total (m2)
Parking Level El. 1069.95				
± 80 Cars				
Ground Floor El. 1072.95				
Check-In/Admin./Common		100		
Commercial/Retail	470			
Restaurant	300			
Floor Total	770	100		870
Second Floor El. 1076.45				
Commercial/Residential		890		
Floor Total		890		890
Third Floor El. 1079.20				
# Condotel Rooms ± 15				
Commercial/Residential		890		
Floor Total		890		890
Fourth Floor El. 1081.95				
# Condotel Rooms ± 10				
Commercial/Residential		690		
Floor Total		690		690
Building Total	770	2,570	0	3,340

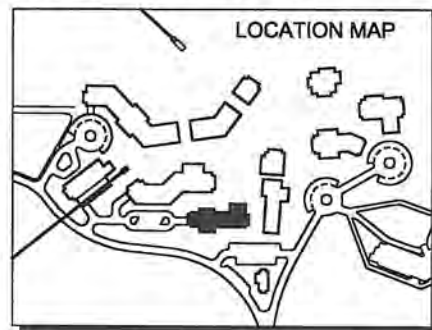
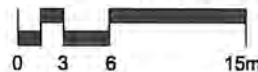


FERNIE
Alpine Resort
Mountains of Snow

SITE PLAN

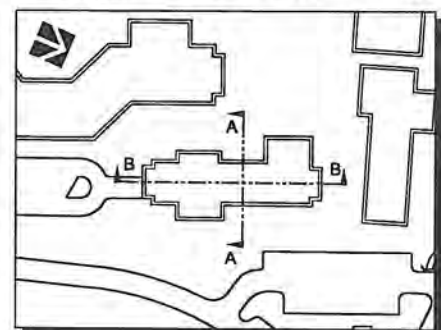
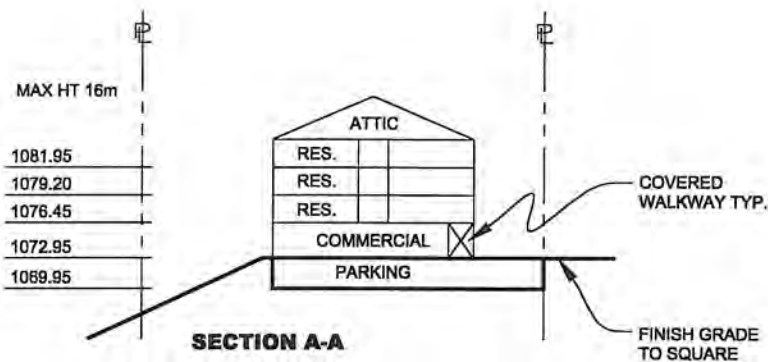
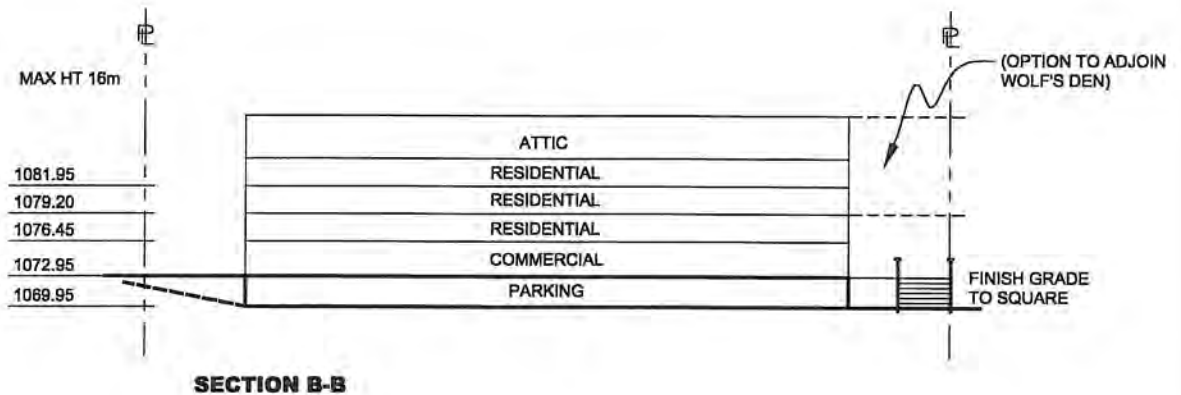
**Parcel D: Condo Hotel /
Tourist Commercial**

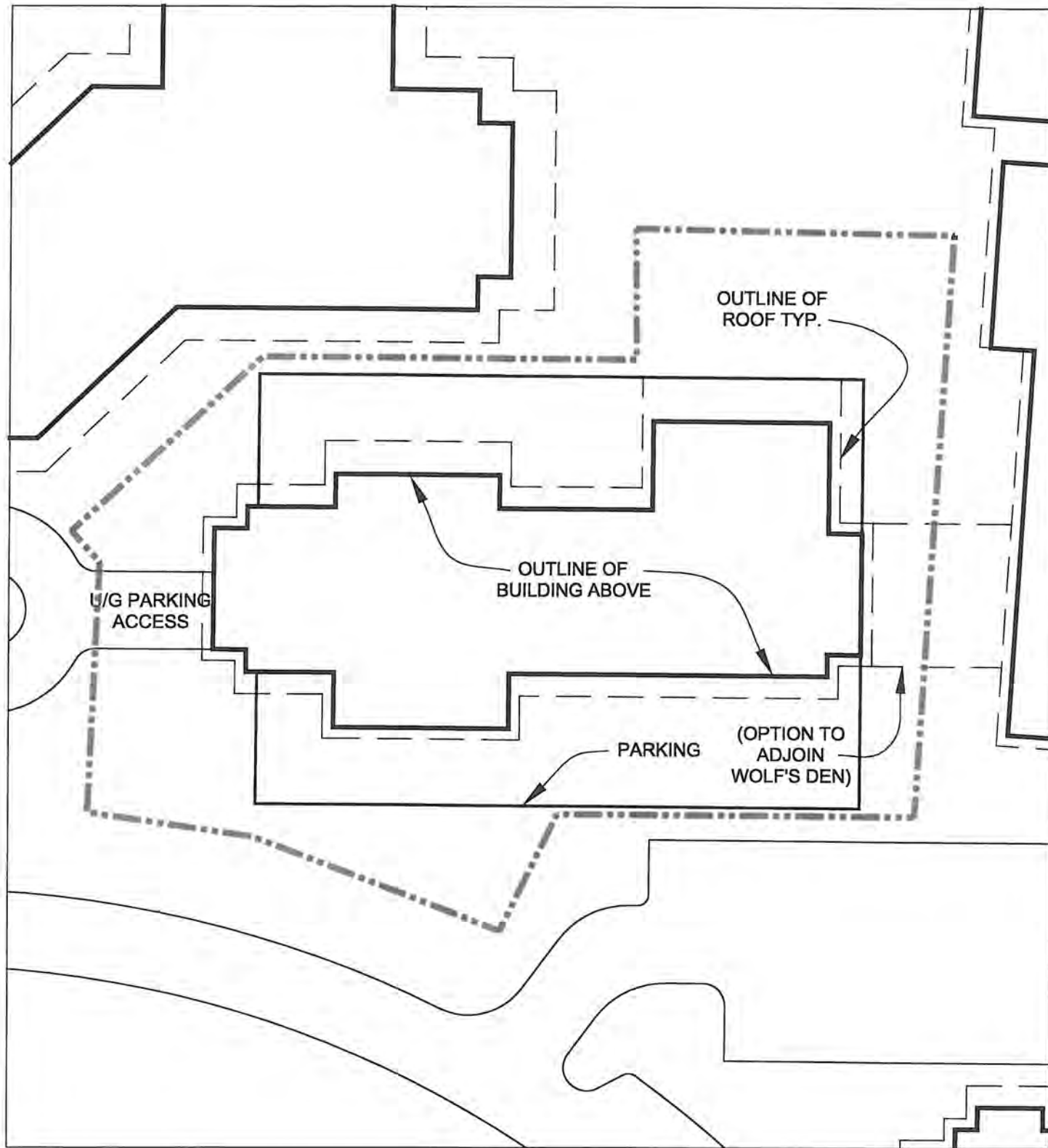
August 1998
Scale 1:500



**SKETCH
D-1**

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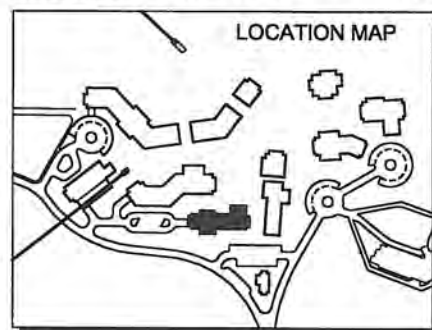
FERNIE
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ARCHITECTURAL PROGRAMMING

Parcel D Parking Level

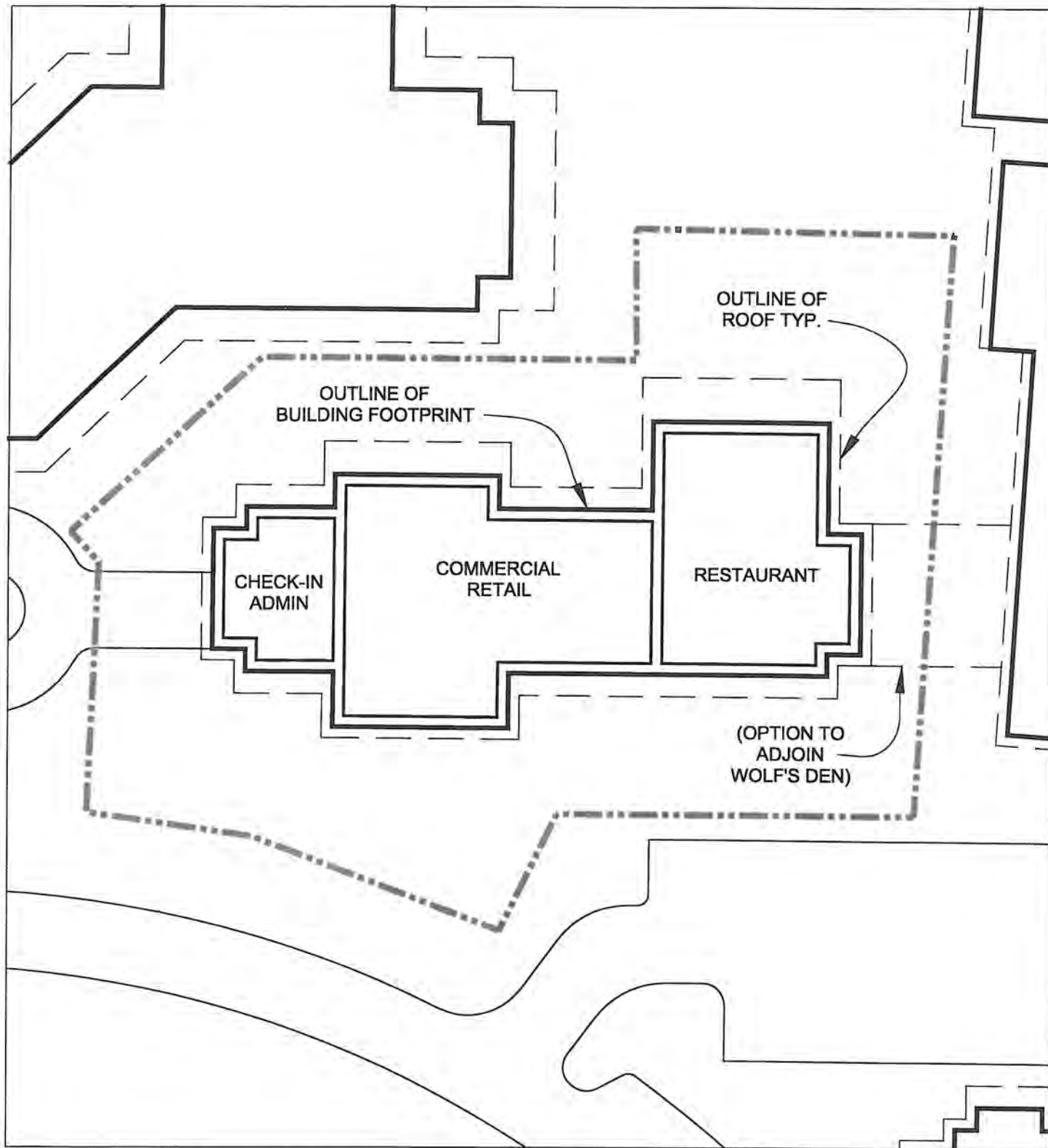
August 1998
Scale 1:500

0 3 6 15m



**SKETCH
D-3a**

Planning by:
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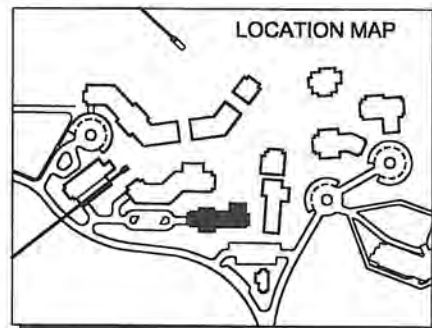
FERNIE
Alpine Resort
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ARCHITECTURAL PROGRAMMING

Parcel D Ground Floor

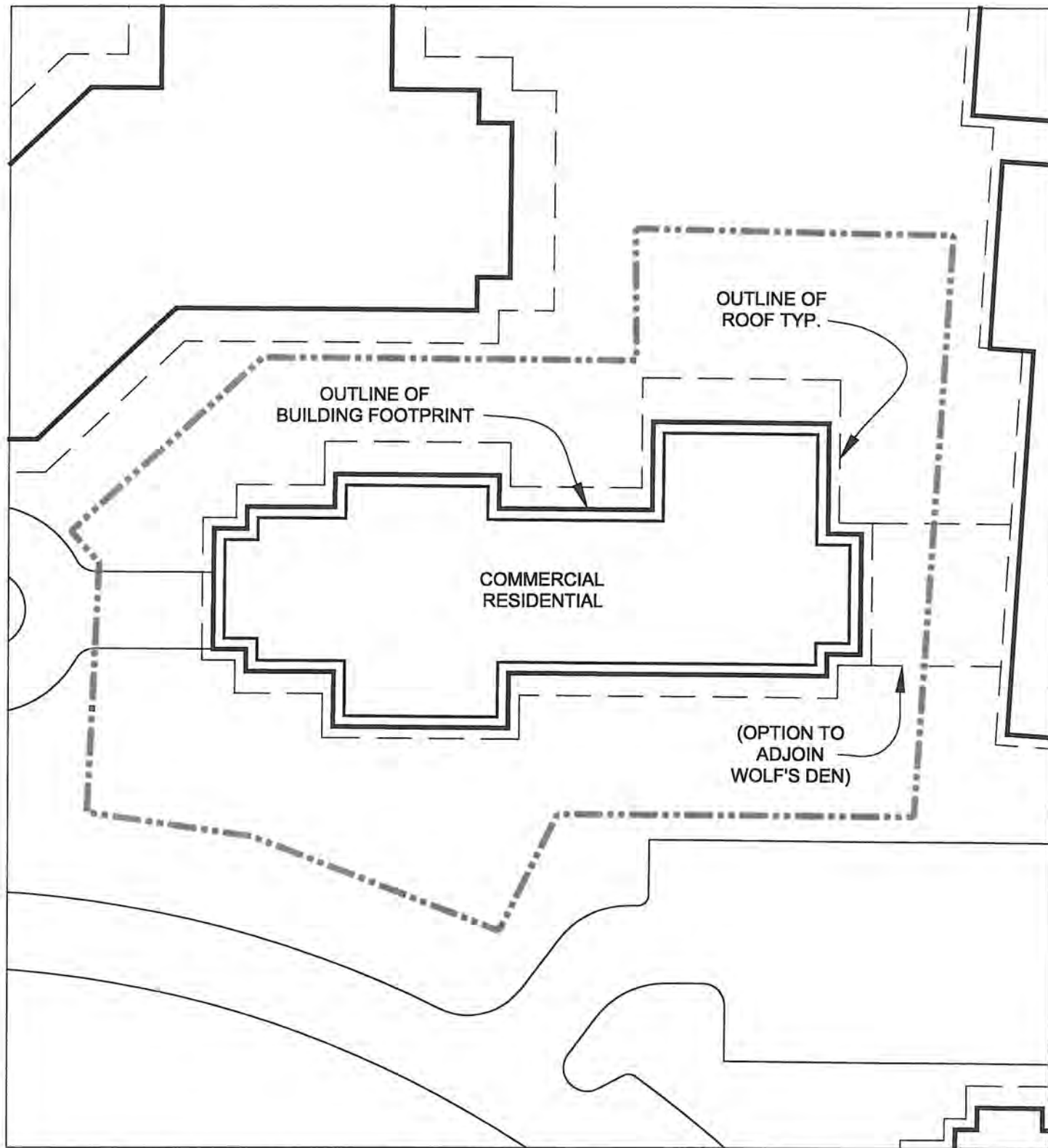
August 1998
Scale 1:500

0 3 6 15m



Planning by:
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The Resort Planning Group
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**SKETCH
D-3b**



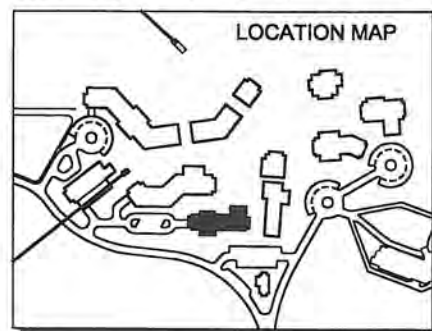
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ARCHITECTURAL PROGRAMMING

Parcel D Second Floor

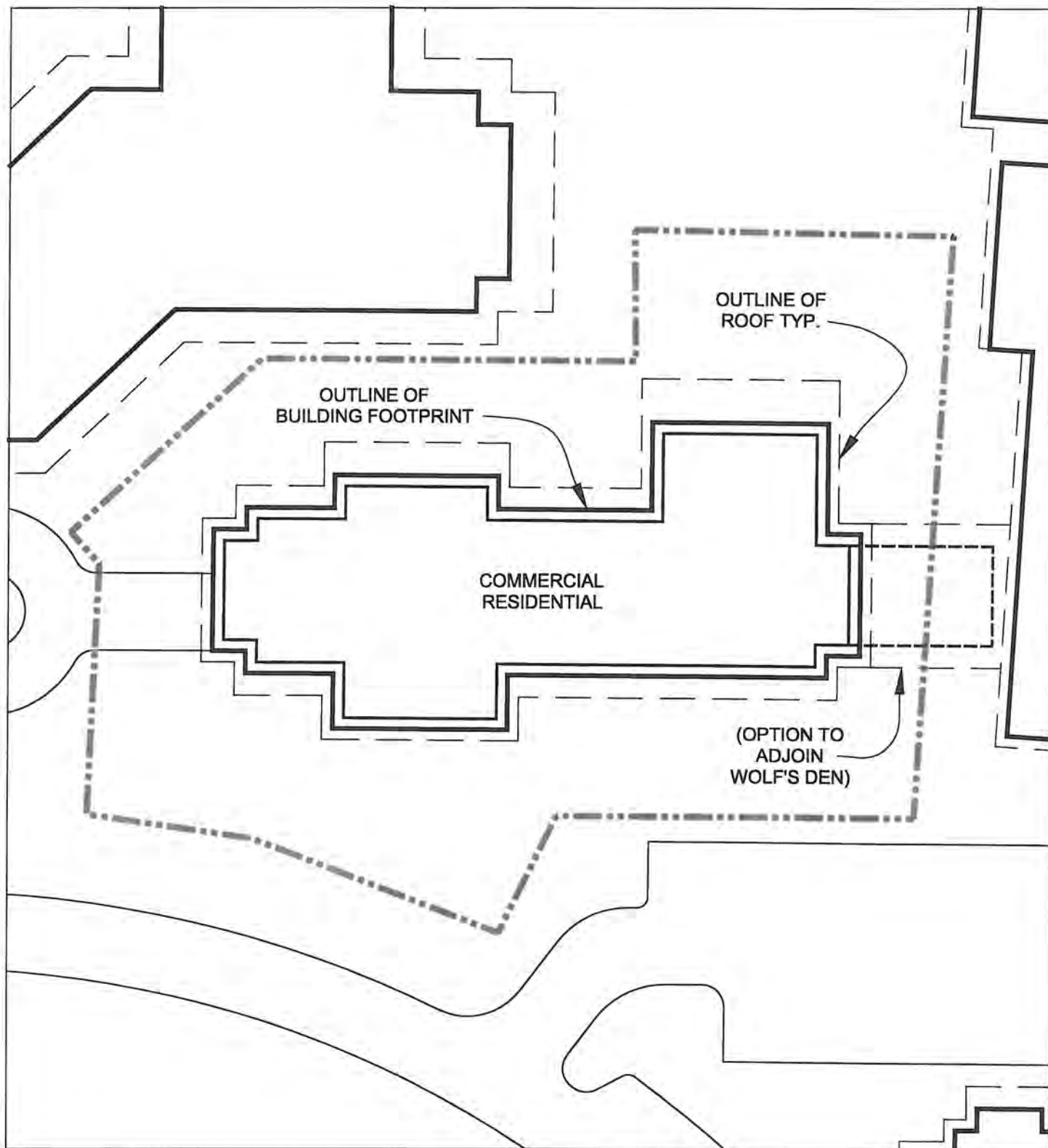
August 1998
Scale 1:500

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**SKETCH
D-3c**

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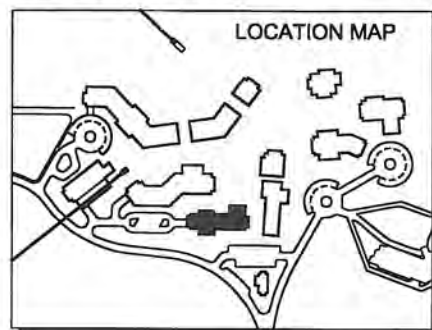
FERNIE
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ARCHITECTURAL PROGRAMMING

Parcel D Third Floor

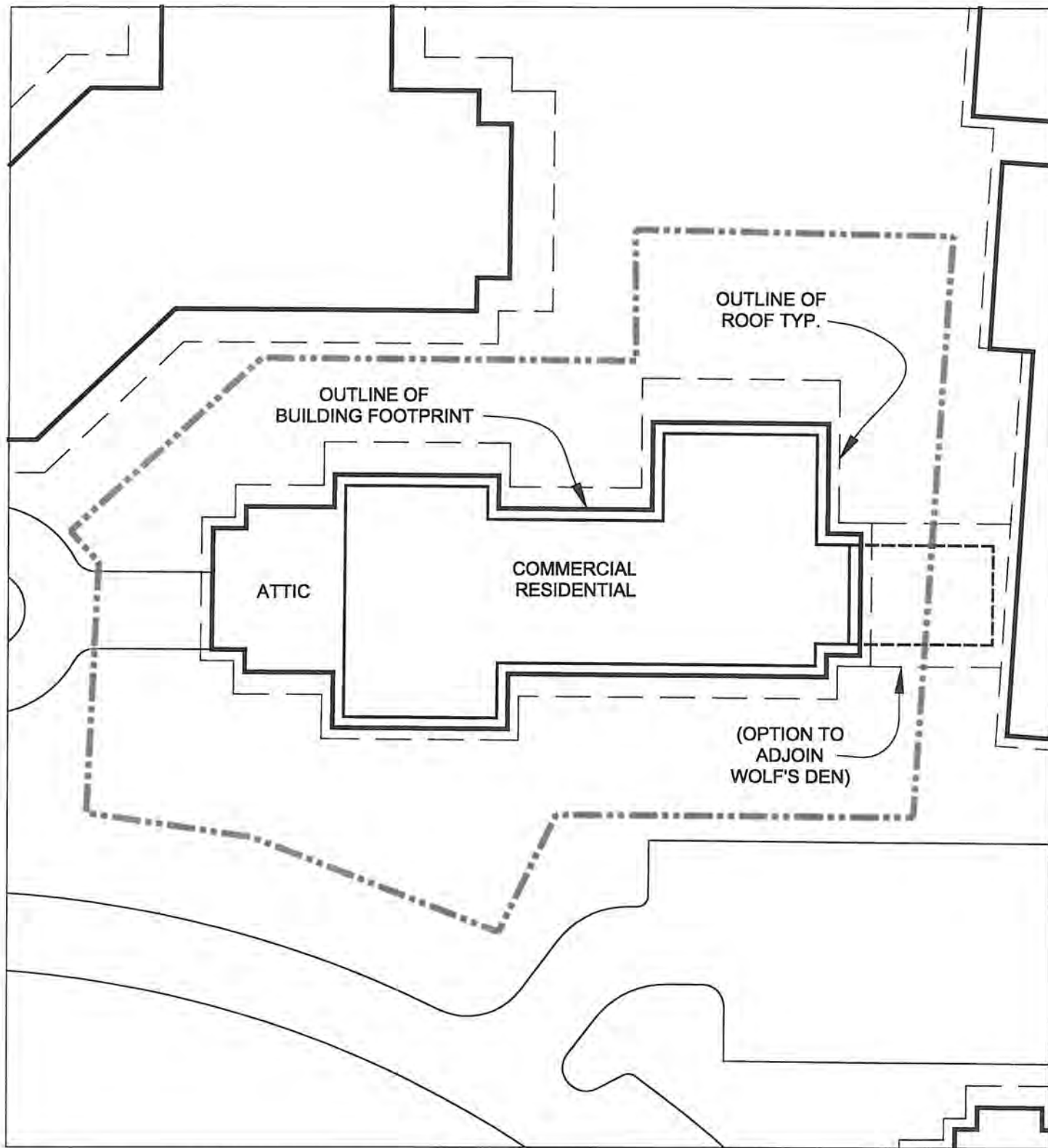
August 1998
Scale 1:500

0 3 6 15m



**SKETCH
D-3d**

Planning by:
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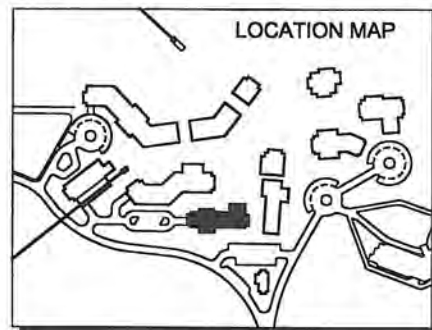
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ARCHITECTURAL PROGRAMMING

Parcel D Fourth Floor

August 1998
Scale 1:500

0 3 6 15m



SKETCH
D-3e

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III.6 Parcel E: Condo Hotel / Tourist Commercial (Wolf's Den)

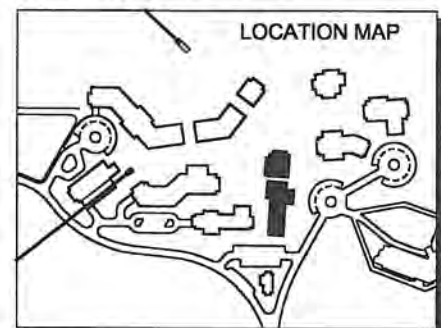
Parcel E is largely occupied by the existing Wolf's Den Hotel. In its current or expanded state, Parcel E will play an important role in the success of the Village due to its prominent cross-roads location and proximity to the Central Plaza. There are a variety of development scenarios for this site that range from a renovation of the existing building (extending an addition on the east end and improving the facade and landscape treatment of the surrounding area) to removing the existing Wolf's Den and developing a new building. Assuming the latter, the new building would have underground parking for ± 50 cars. The ground floor would include the lobby, condominium/hotel units and parking for ± 30 cars. The second floor would include a bar/night club and condominium/hotel units (potentially connected to Parcel D). The fourth and fifth floor will be condominium/hotel units. In total, the new Wolf's Den will have approximately 42 hotel rooms/units.

TABLE 8
Parcel E: Space Use Program

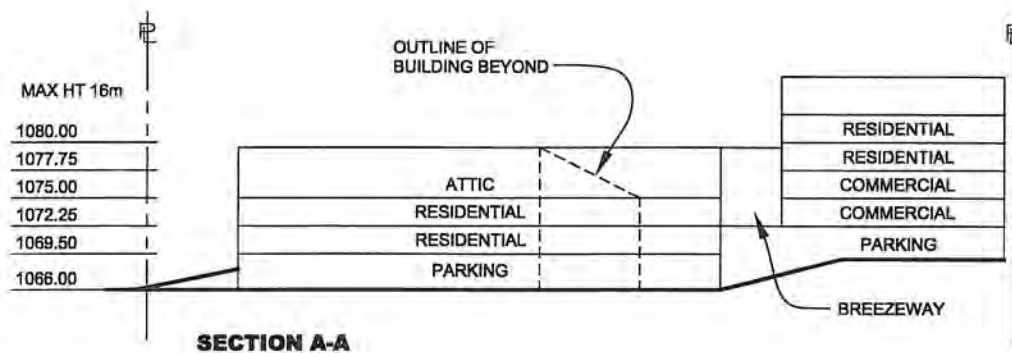
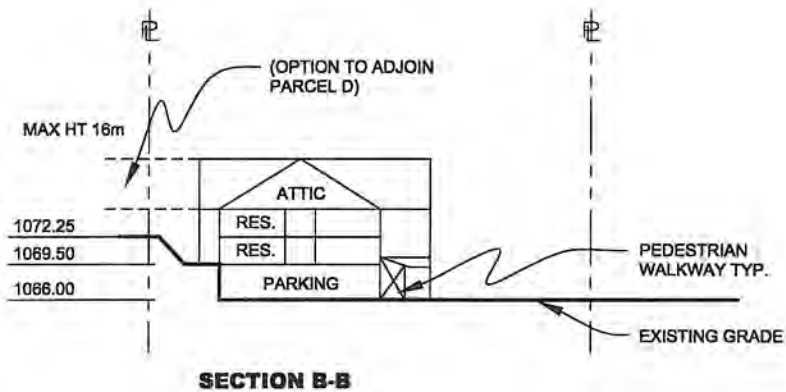
	Commercial (m2)	Residential (m2)	Auxiliary (m2)	Total (m2)
Parking Level El. 1066.00				
± 50 Cars				
Ground Floor El. 1069.50				
Parking: ± 20 cars				
Check-In/Admin./Common		150		
Commercial/Residential		660		
Floor Total		810		810
Second Floor El. 1072.25				
# Condotel Rooms ± 18				
Bar/Night Club	500			
Commercial/Residential		810		
Floor Total	500	810		1,310
Third Floor El. 1075.0				
Restaurant	400			
Floor Total	400			400
Fourth Floor El. 1077.75				
# Condotel Rooms ± 12				
Commercial/Residential		600		
Floor Total		600		600
Fifth Floor				
# Condotel Rooms ± 12				
Commercial/Residential		600		
Floor Total		600		600
Building Total	900	2,820	0	3,720



Parcel E: Condo Hotel / Tourist Commercial (Wolf's Den)

**SKETCH
E-1**

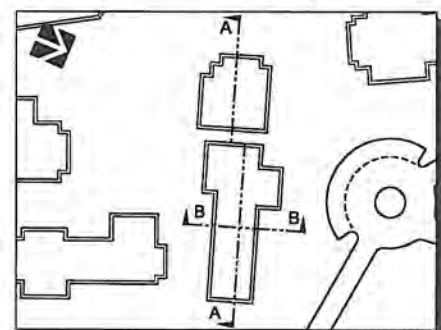
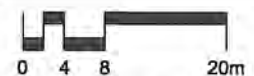
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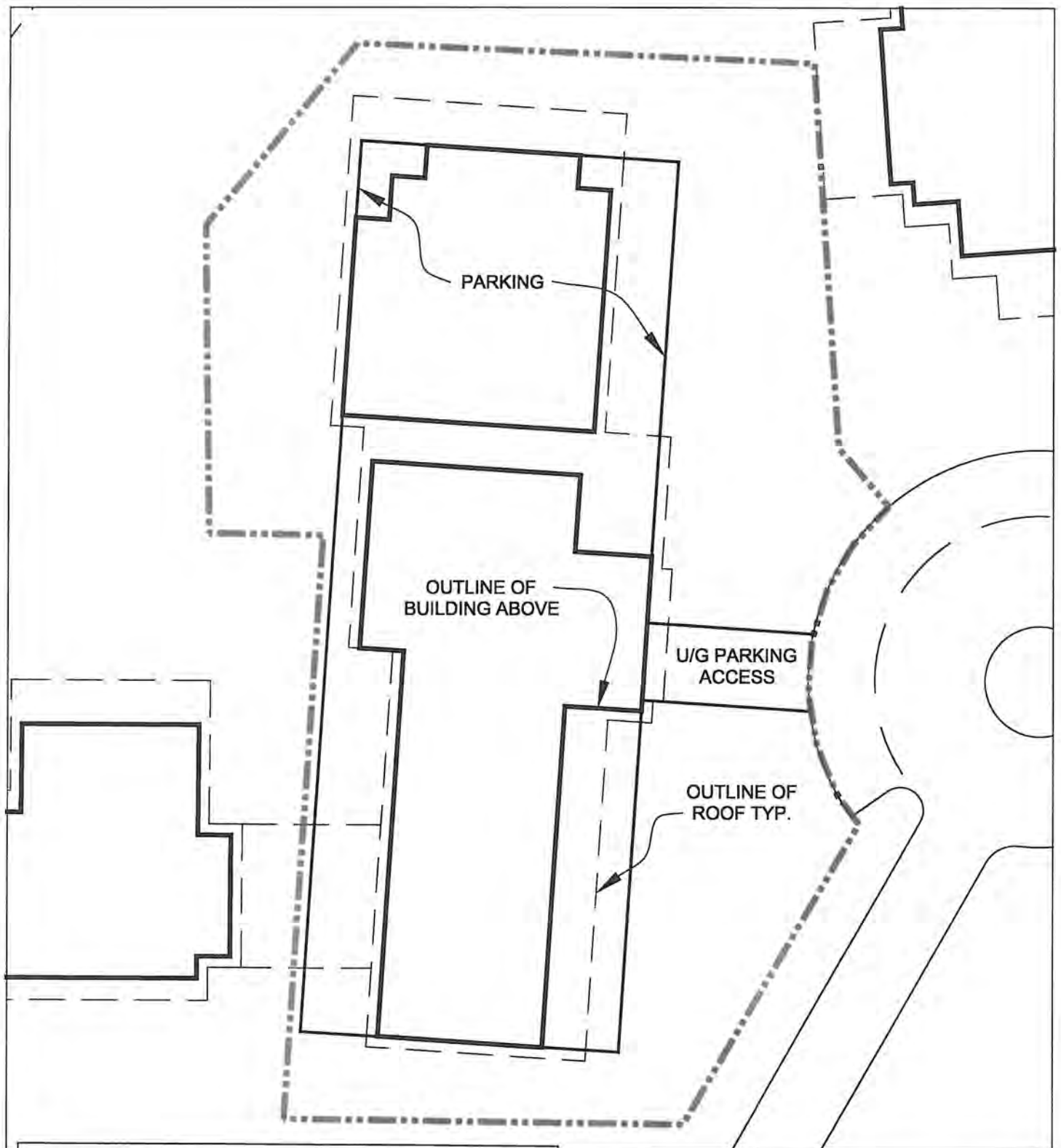
BUILDING VOLUMETRICS

Parcel E

August 1998
Scale 1:750



**SKETCH
E-2**



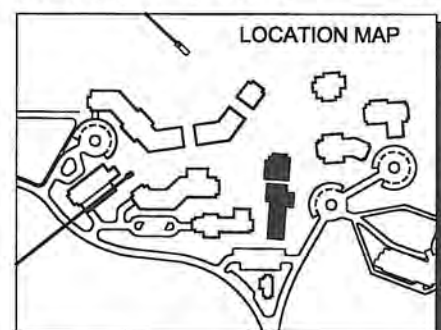
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ARCHITECTURAL PROGRAMMING

Parcel E Wolf's Den Parking Level

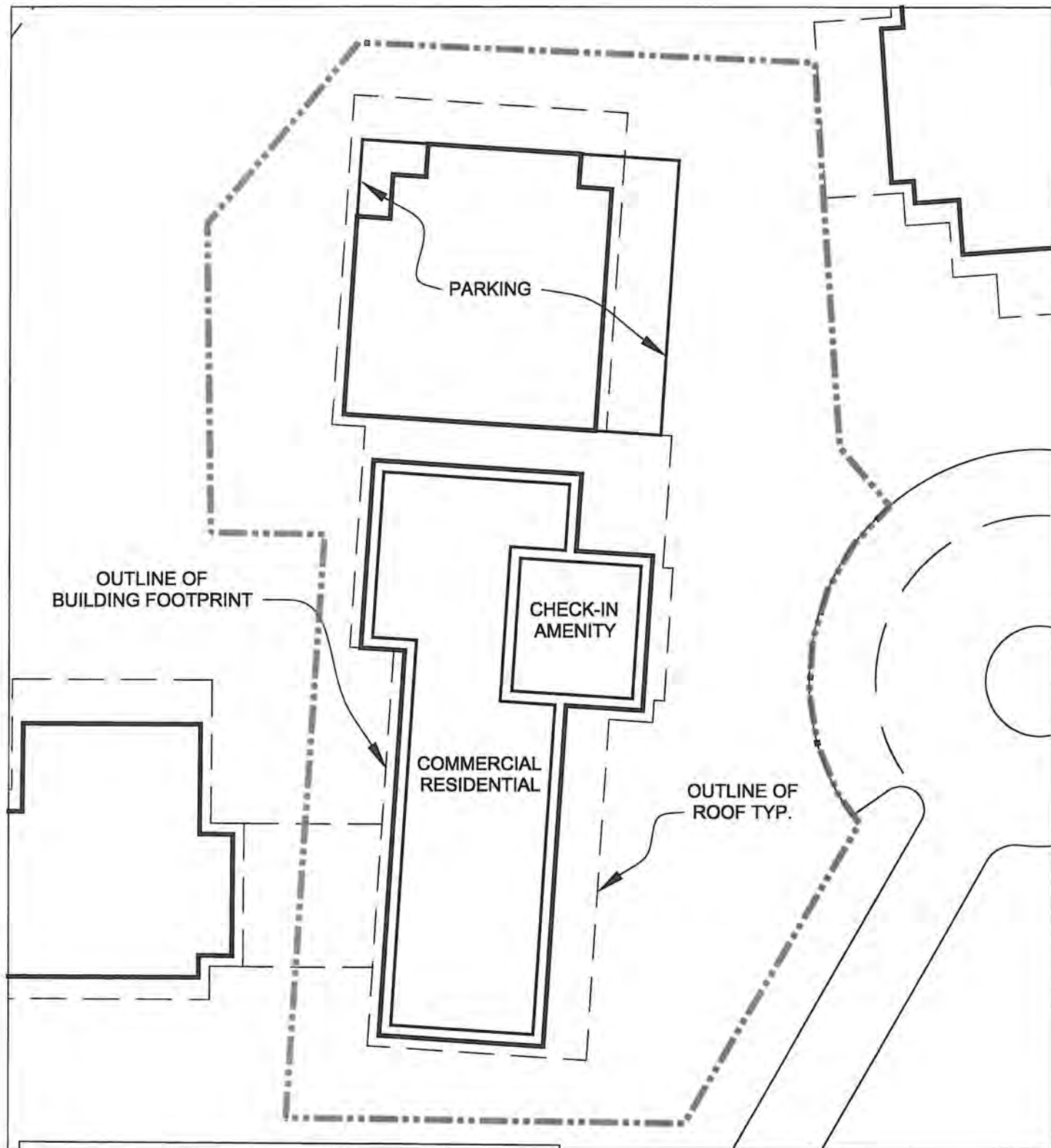
August 1998
Scale 1:500

0 3 6 15m



SKETCH
E-3a

Planning by:
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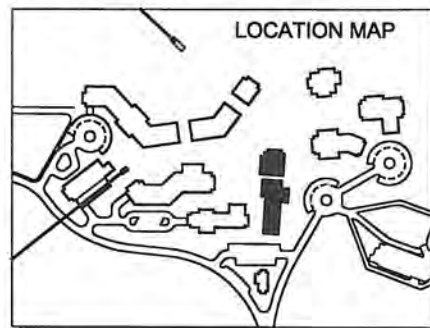
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ARCHITECTURAL PROGRAMMING

Parcel E Wolf's Den Ground Floor

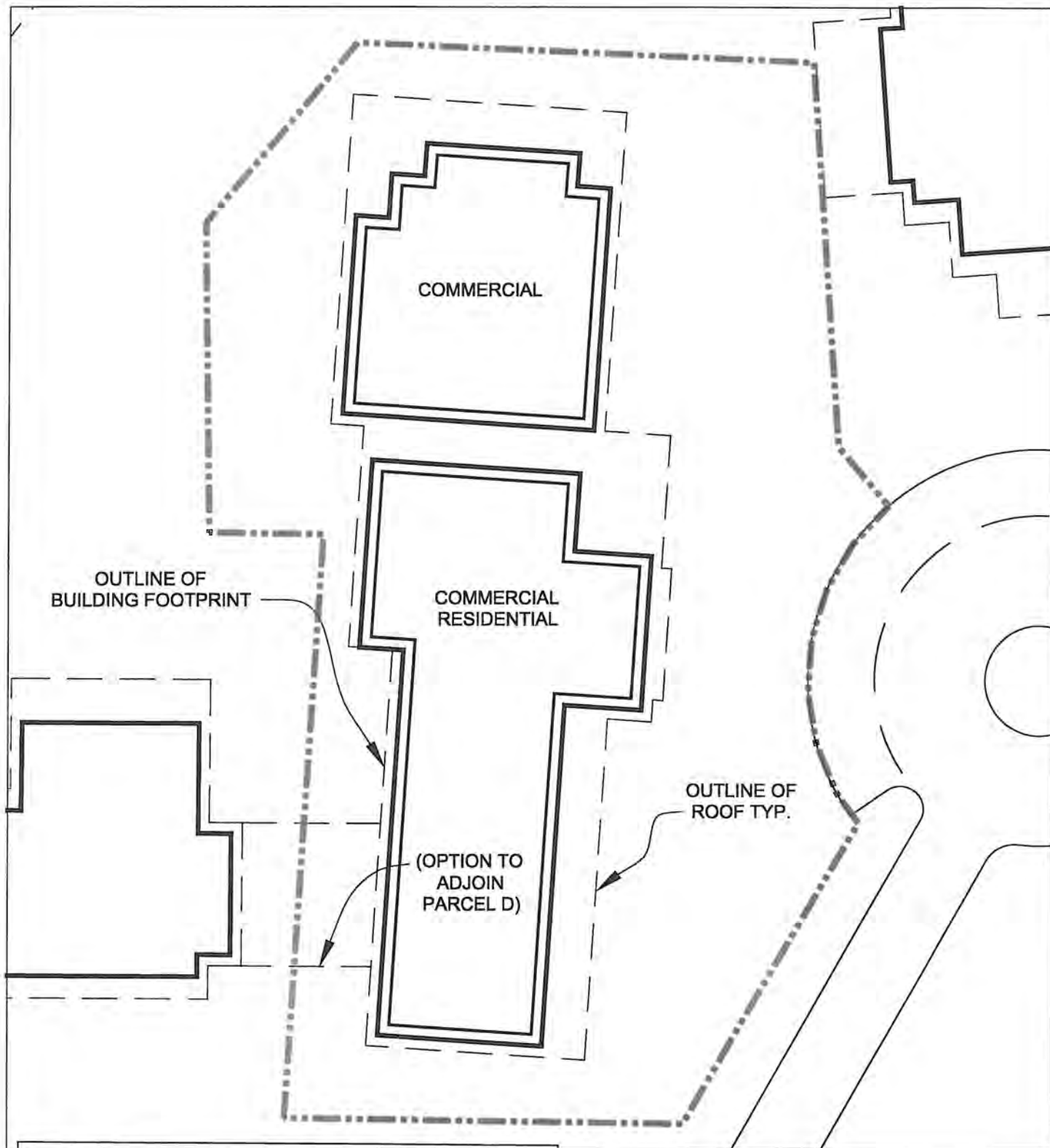
August 1998
Scale 1:500

0 3 6 15m



SKETCH
E-3b

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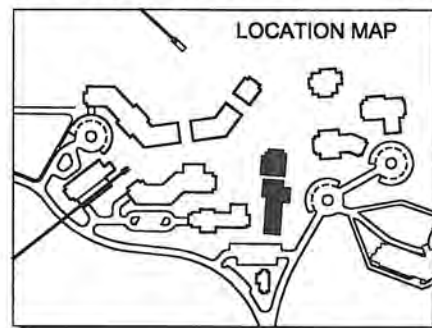
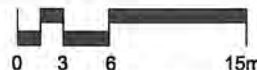


ARCHITECTURAL PROGRAMMING

Parcel E Wolf's Den Second Floor

August 1998

Scale 1:500

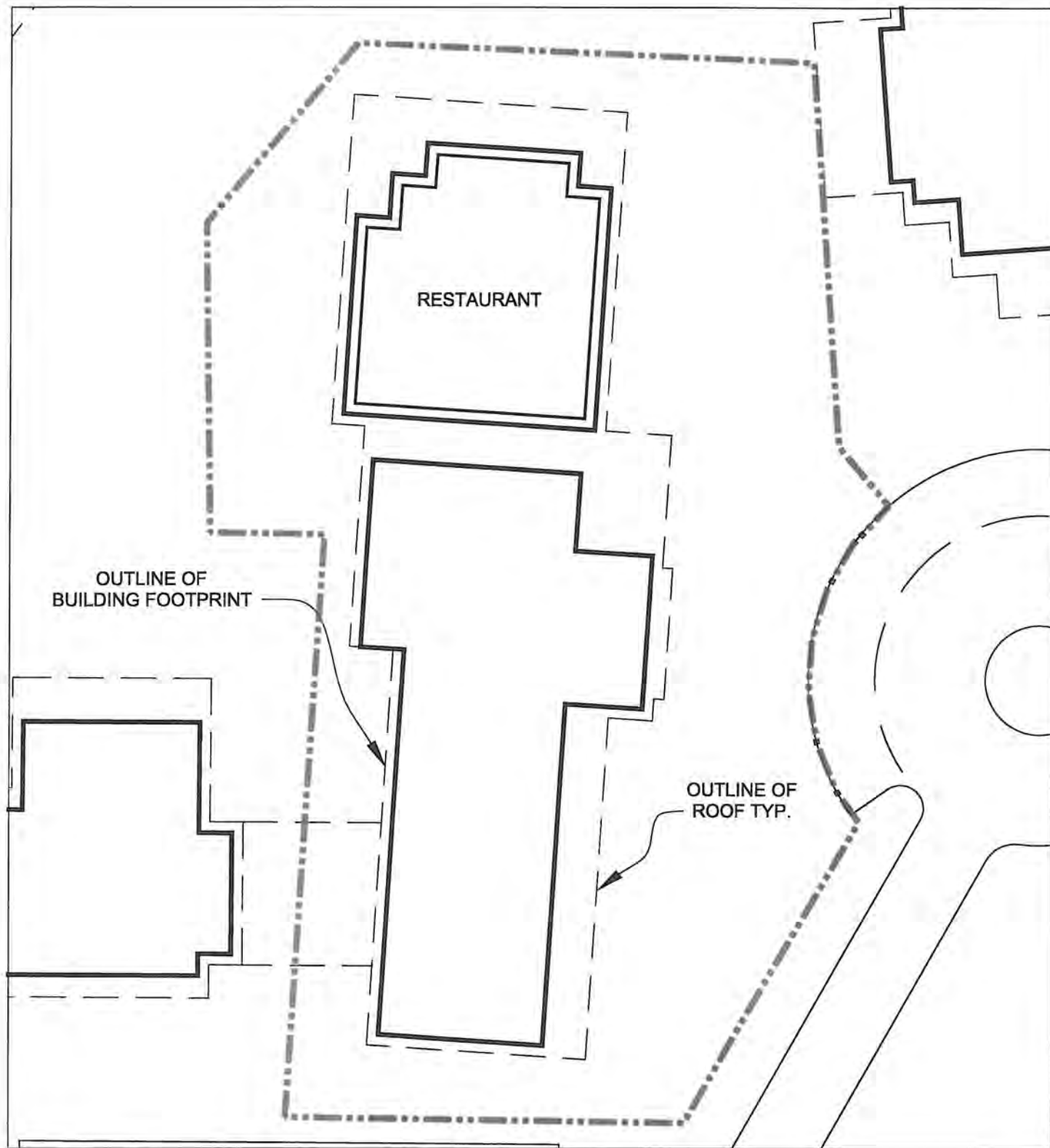


SKETCH
E-3c

Planning by:

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The Resort Planning Group

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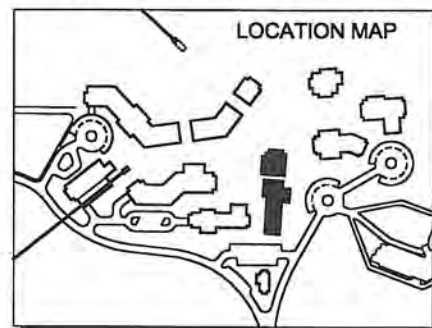
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ARCHITECTURAL PROGRAMMING

Parcel E
Wolf's Den Third Floor

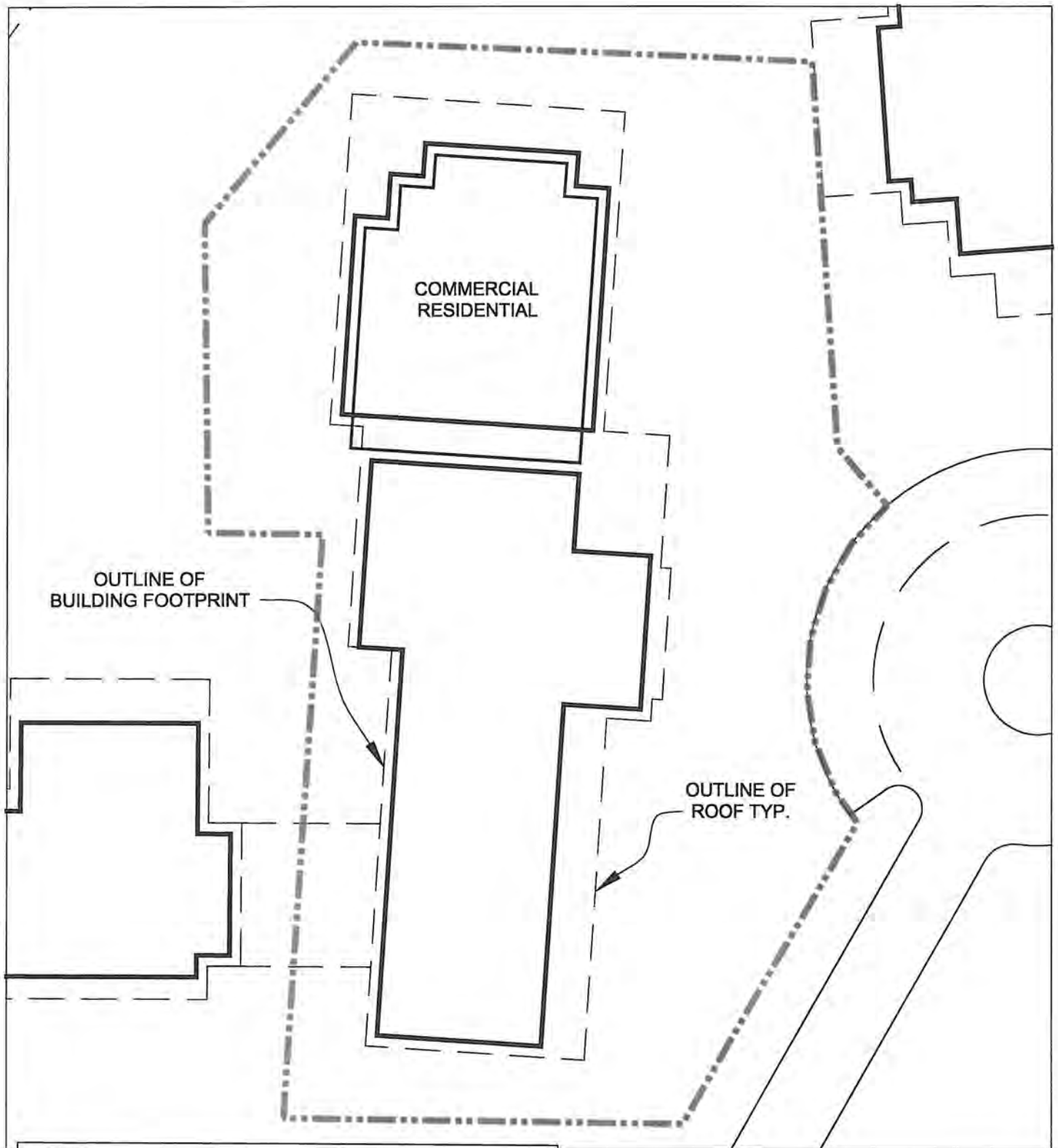
August 1998
Scale 1:500

0 3 6 15m



SKETCH
E-3d

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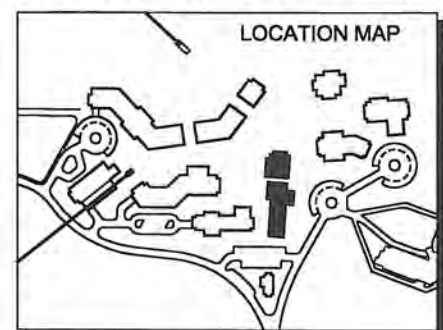
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ARCHITECTURAL PROGRAMMING

Parcel E
Wolf's Den Fourth Floor

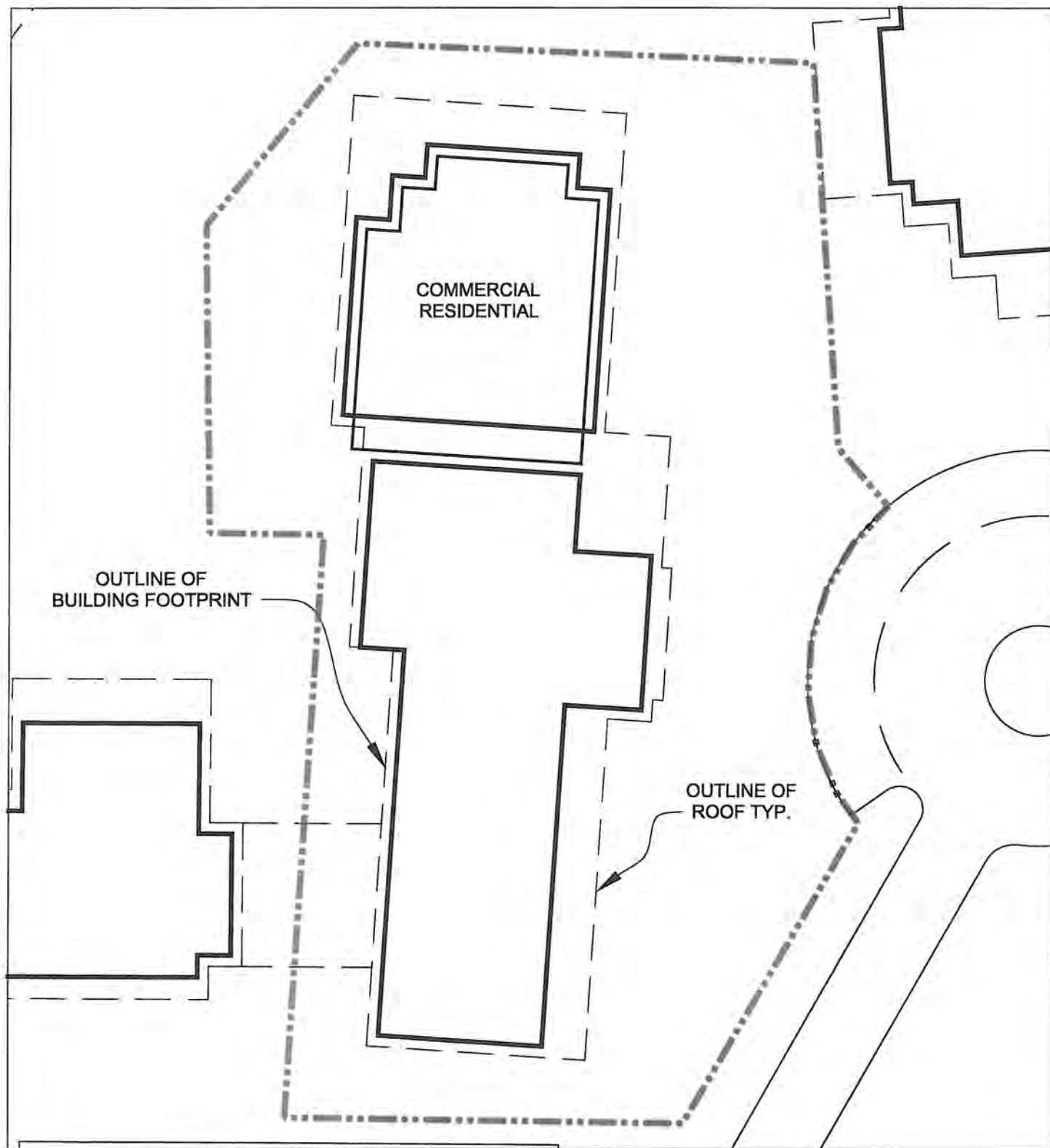
August 1998
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0 3 6 15m



SKETCH
E-3e

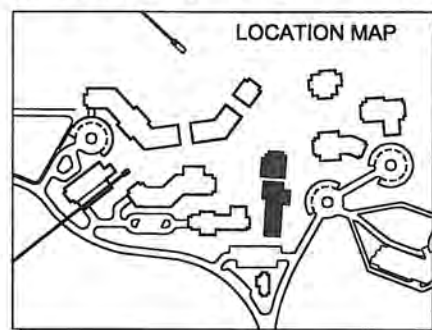
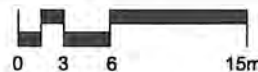
Planning by:
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ARCHITECTURAL PROGRAMMING

Parcel E
Wolf's Den Fifth Floor

August 1998
Scale 1:500



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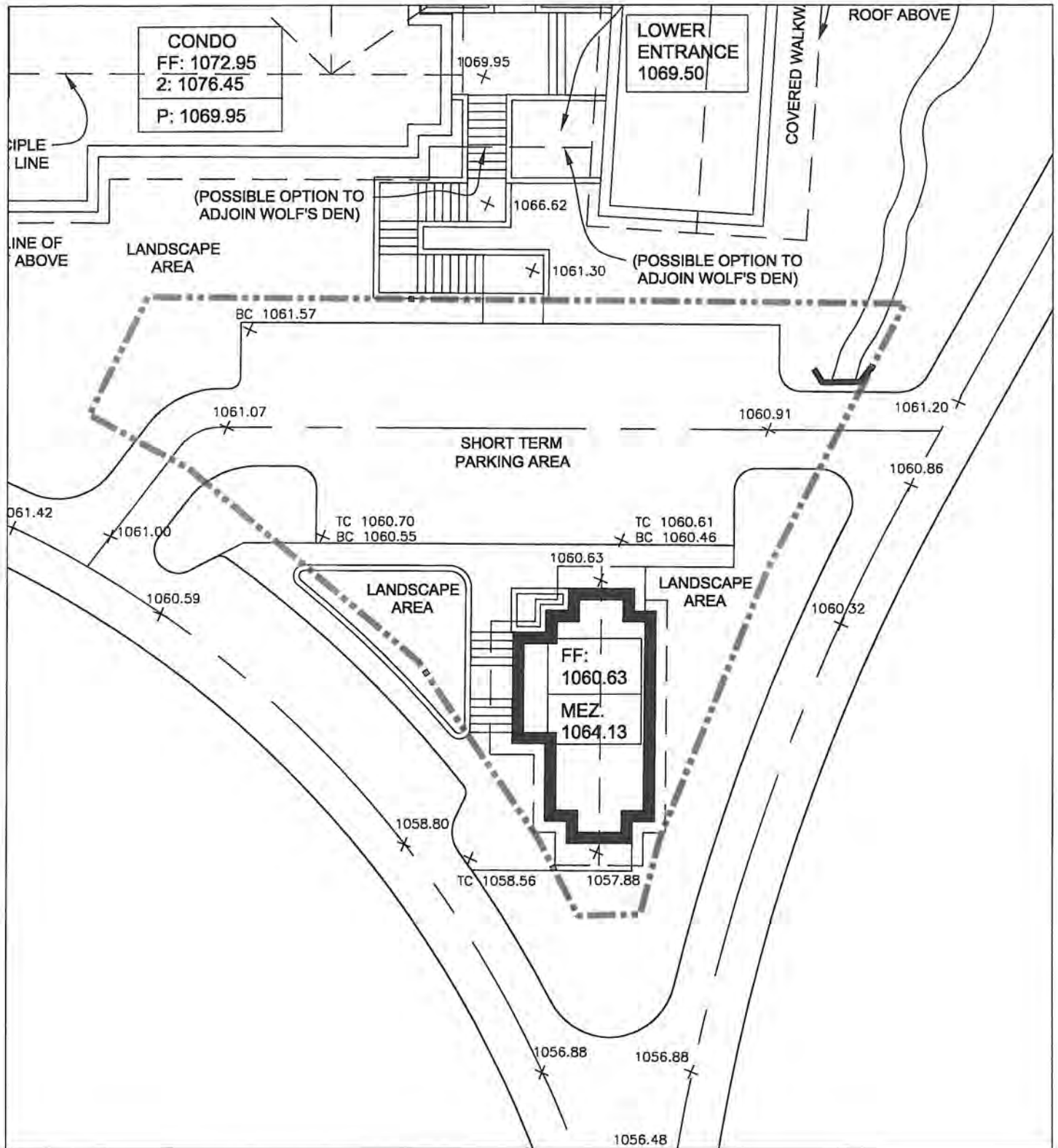
SKETCH
E-3f

III.7 Parcel F: Central Reservations / Sales Pavilion

The Central Reservations/Sales Pavilion Building is located at the intersection of the entrance road. Its character, shape and facade will set the tone of the resort image, playing a key role in the guest's sense of arrival. Its common use by all of the operator's within the Village will require ongoing financial support for the Pavilion's operation. It will house administration for resort information; the central reservations (operators, check in, key pick up, etc); sales display for real estate ventures, and; resort association (administration, marketing, events, etc.). A short term surface parking lot with a capacity for ± 30 cars is located adjacent to the building.

Table 9
Parcel F: Space Use Program

	Commercial (m2)	Residential (m2)	Auxiliary (m2)	Total (m2)
Ground Floor El. 1060.63				
Surface Parking ± 30 Cars				
Check-In/Administration		310		
Floor Total		310		310
Mezzanine El. 1063.38				
Check-In/Administration		100		
Floor Total		100		100
Building Total	0	410	0	410

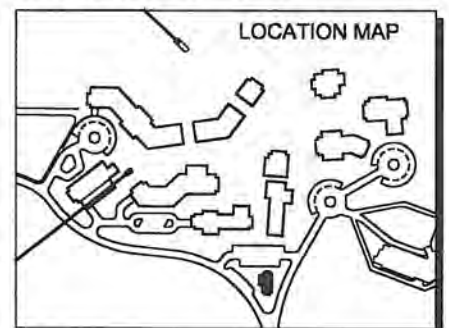
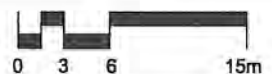


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Alpine Resort
Mountains of Snow

SITE PLAN

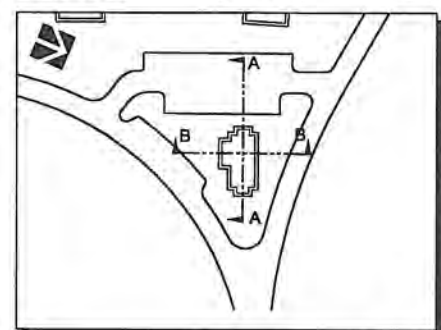
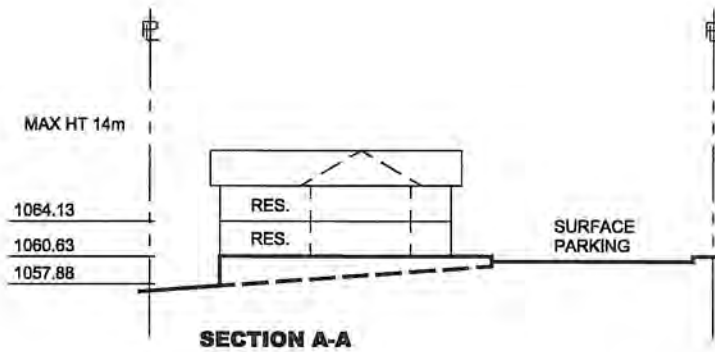
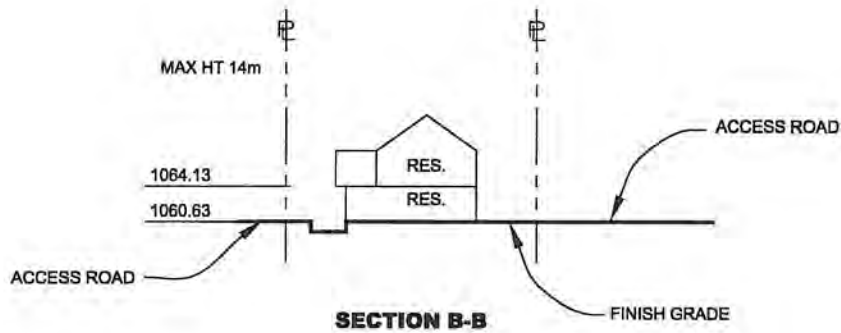
Parcel F: Central Reservations / Sales Pavilion

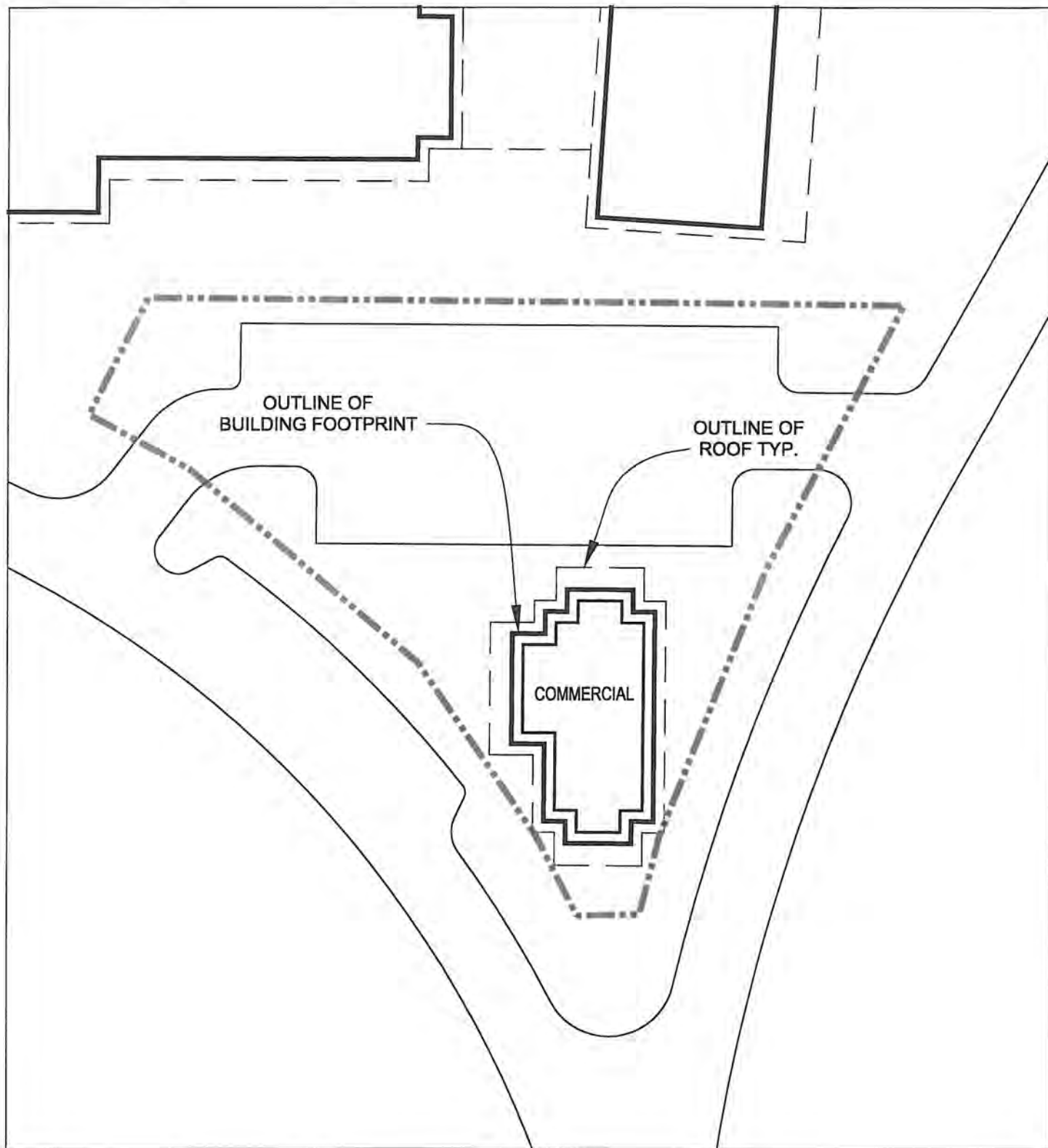
August 1998
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SKETCH
F-1

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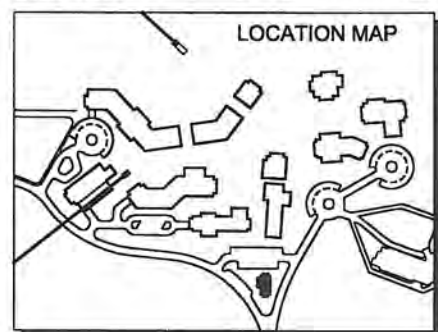
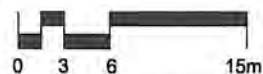


ARCHITECTURAL PROGRAMMING

Parcel F Ground Floor

August 1998

Scale 1:500

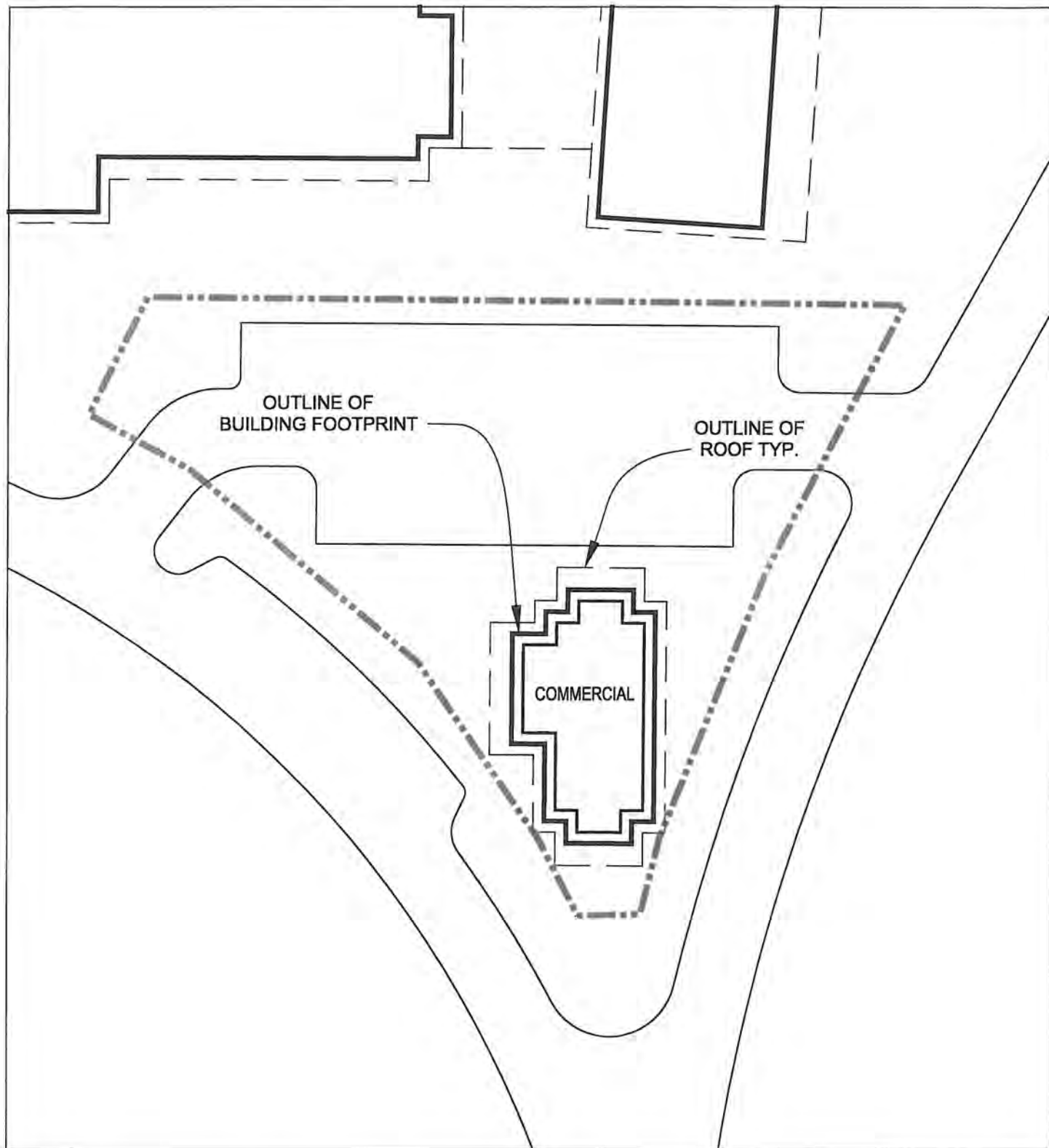


SKETCH
F-3a

Planning by:

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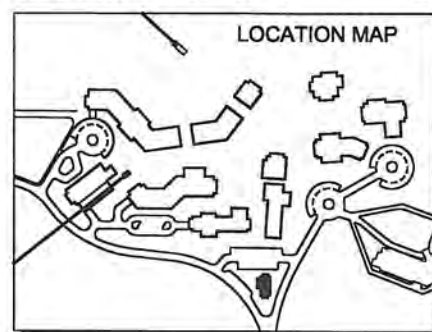
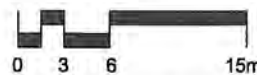
FERNIE
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Mountains of Snow

ARCHITECTURAL PROGRAMMING

Parcel F Mezzanine Level

August 1998

Scale 1:500



SKETCH
F-3b

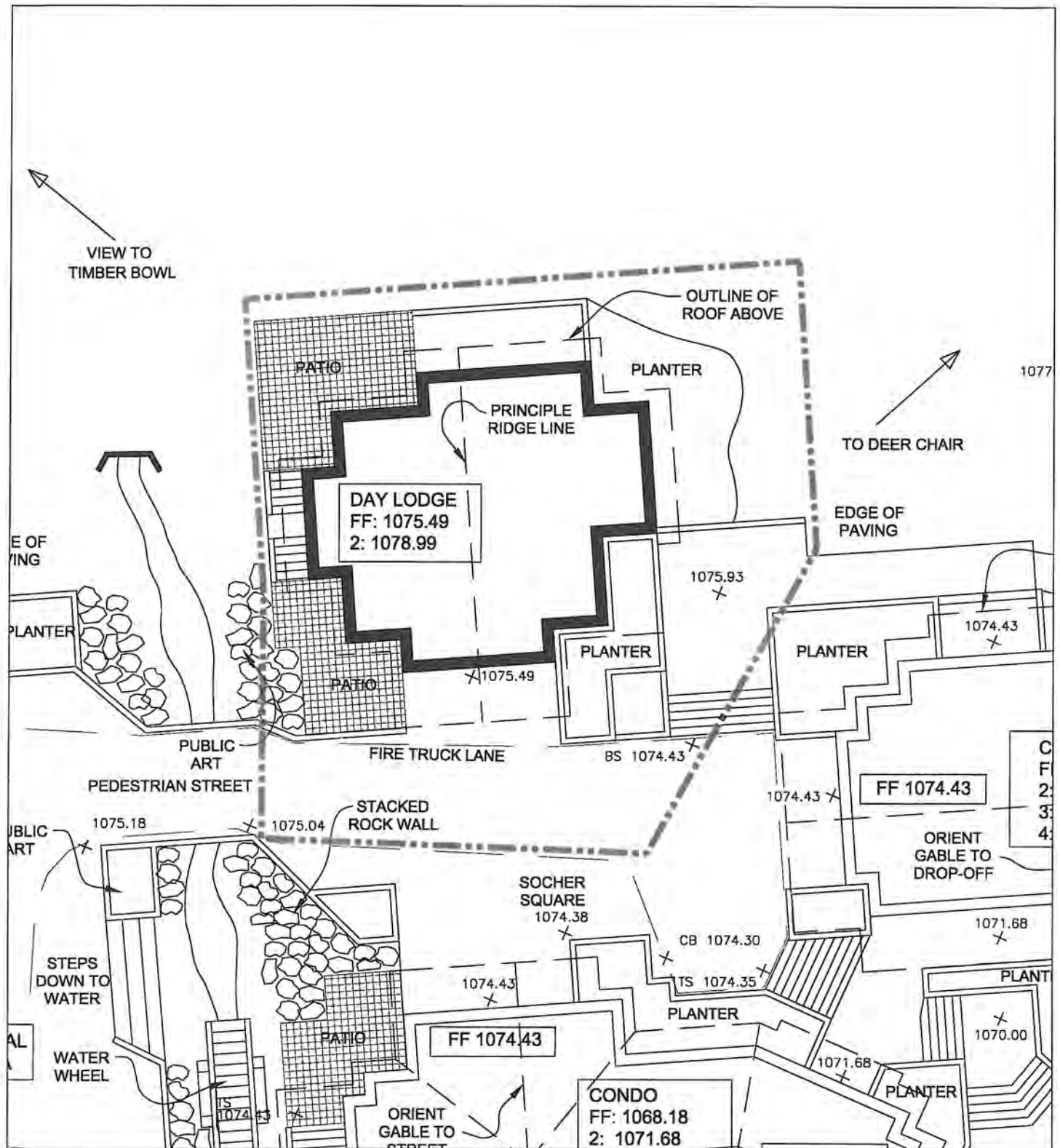
Planning by:
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The Resort Planning Group
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Whistler, BC Canada V0N 1B1
Ph: 604-932-7002

III.8 Parcel G: Day Lodge / Skier Services / Tourist Commercial

Parcel G will ultimately replace the existing skier services/ticket and administration building. Its basement will contain washrooms and lockers. The internal circulation must be such that the stairway down to the basement requires the guests to move past or through the restaurant and retail so as to maximize the exposure of those facilities. The ground floor will include a restaurant/bar oriented to maximize solar access as well as views of the mountain, the skiing and pedestrian activity. The rental/retail shop also has direct access to the ski slopes and pedestrian activity. The third floor will house resort administration.

Table 10
Parcel G: Space Use Program

	Commercial (m2)	Residential (m2)	Auxiliary (m2)	Total (m2)
Basement El. 1072.49				
Lockers			400	
Washrooms			400	
Floor Total			800	800
Ground Floor El. 1075.49				
Bar/Lounge			105	
Ski Shop Rentals			250	
Restaurant			245	
Floor Total			600	600
Second Floor El. 1078.99				
Administration			450	
Floor Total			450	450
Building Total	0	0	1,850	1,850

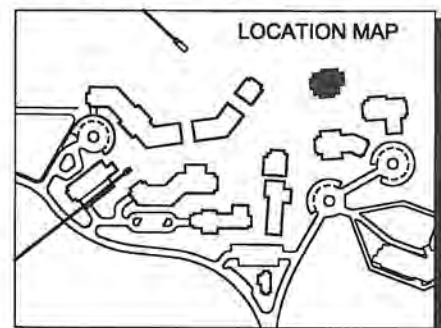
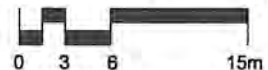


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Alpine Resort
Mountains of Snow

SITE PLAN

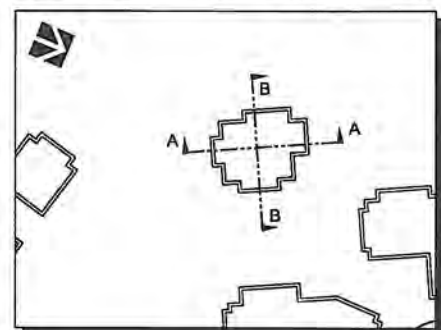
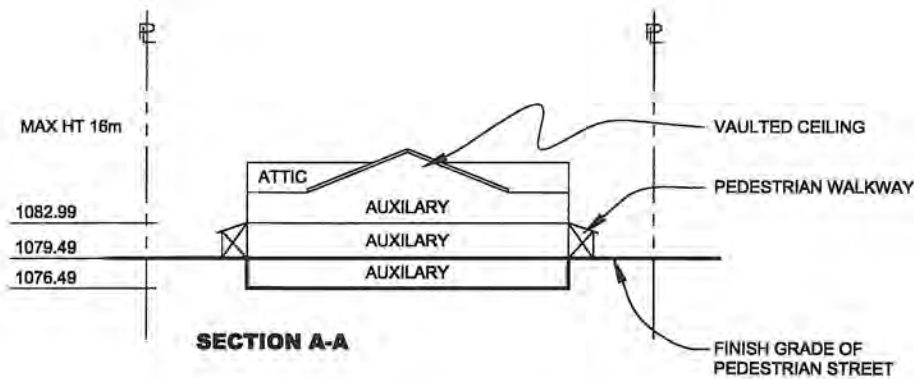
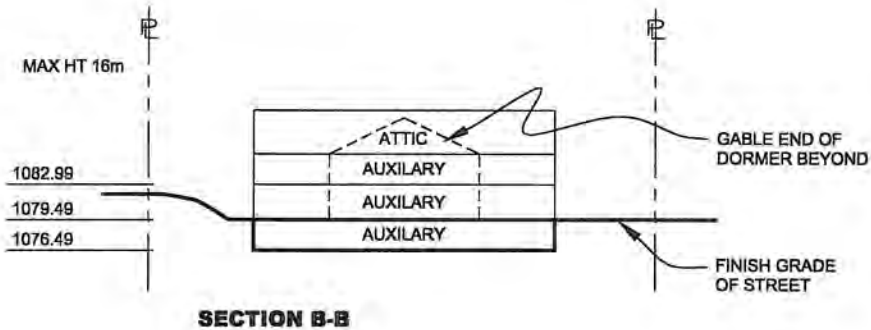
**Parcel G: Day Lodge / Skier Services /
Tourist Commercial**

August 1998
Scale 1:500



**SKETCH
G-1**

Planning by:
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OUTLINE OF
BUILDING FOOTPRINT

OUTLINE OF
ROOF TYP.

PUBLIC
WASHROOMS

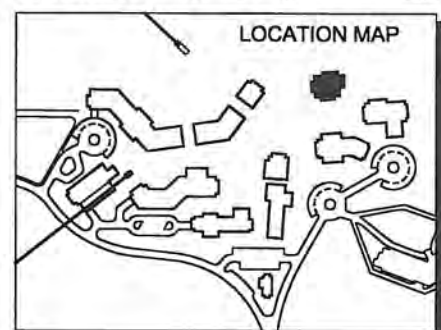
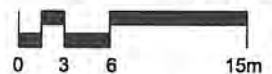
PUBLIC
LOCKERS



ARCHITECTURAL PROGRAMMING

Parcel G Basement Level

August 1998
Scale 1:500

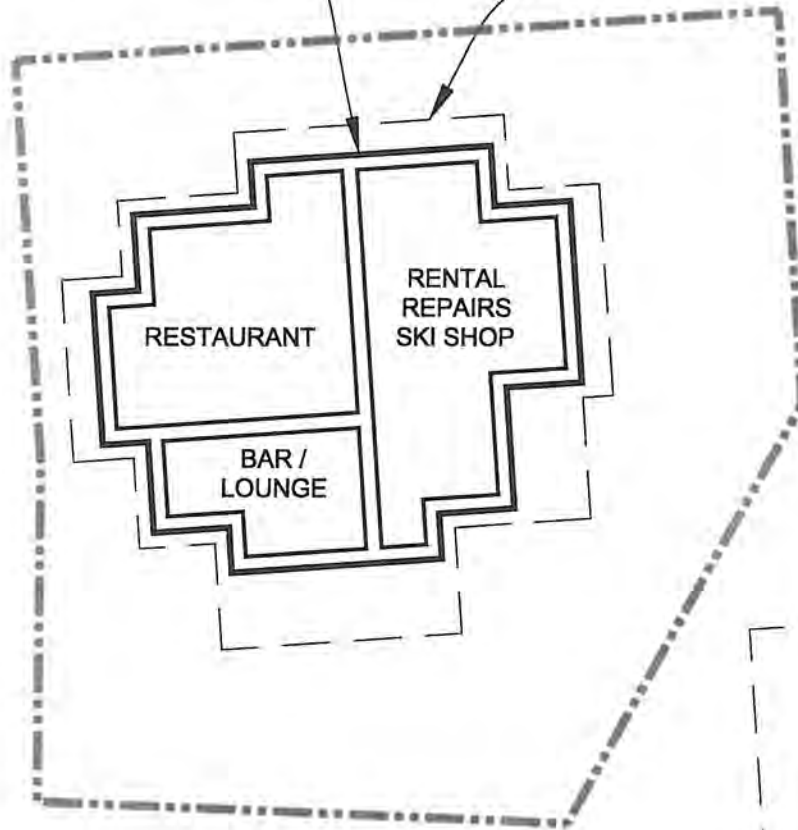


SKETCH
G-3a

Planning by:
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OUTLINE OF
BUILDING FOOTPRINT

OUTLINE OF
ROOF TYP.



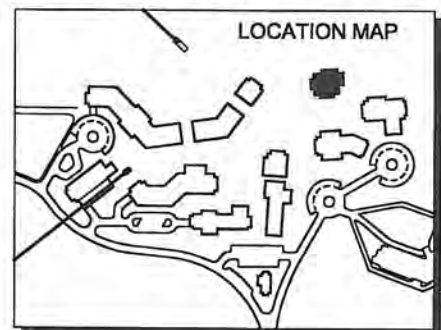
FERNIE
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ARCHITECTURAL PROGRAMMING

Parcel G Ground Floor

August 1998
Scale 1:500

0 3 6 15m



**SKETCH
G-3b**

Planning by:
Brent Harley and Associates Inc.
The Resort Planning Group
201 - 1200 Alpha Lake Road
Whistler, BC Canada V0N 1B1
Ph: 604-932-7002

OUTLINE OF
BUILDING FOOTPRINT

OUTLINE OF
ROOF TYP.

ADMINISTRATION

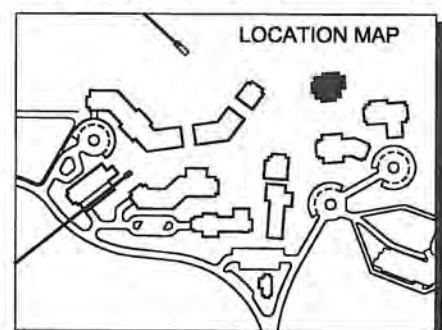
FERNIE
Alpine Resort
Mountains of Snow

ARCHITECTURAL PROGRAMMING

Parcel G Second Floor

August 1998
Scale 1:500

0 3 6 15m



SKETCH
G-3c

Planning by:
Brent Harley and Associates Inc.
The Resort Planning Group
201 - 1200 Alpha Lake Road
Whistler, BC Canada V0N 1B1
Ph: 604-932-7002

III.9 Parcel H: Condo Hotel / Tourist Commercial

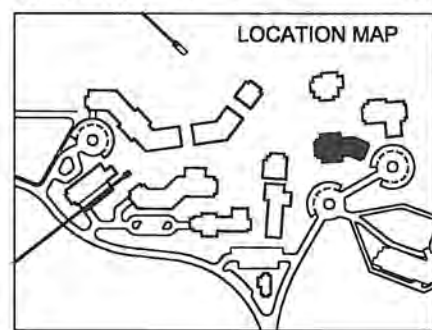
Parcel H will replace the existing Day Lodge. It will have an underground parking capacity for ± 70 cars. The ground floor will house a highly visible restaurant/bar and retail outlet. It will also have a lobby check in/administration area adjacent to the pedestrian drop off. The second, third and fourth floors will house ± 42 hotel units.

Table 11
Parcel H: Space Use Program

	Commercial (m2)	Residential (m2)	Auxiliary (m2)	Total (m2)
Parking Level El. 1068.18				
± 70 Cars				
Ground Floor El. 1071.68 -1074.43				
Check-In/Admin./Common		180		
Bar/Lounge	160			
Restaurant	450			
Commercial/Retail	200			
Floor Total	810	180		990
Second Floor El. 1077.18				
# Condotel Rooms ± 16				
Commercial/Residential		975		
Floor Total		975		975
Third Floor El. 1079.93				
# Condotel Rooms ± 16				
Commercial/Residential		975		
Floor Total		975		975
Fourth Floor El. 1082.68				
# Condotel Rooms ± 10				
Commercial/Residential		600		
Floor Total		600		600
Building Total	810	2,730	0	3,540

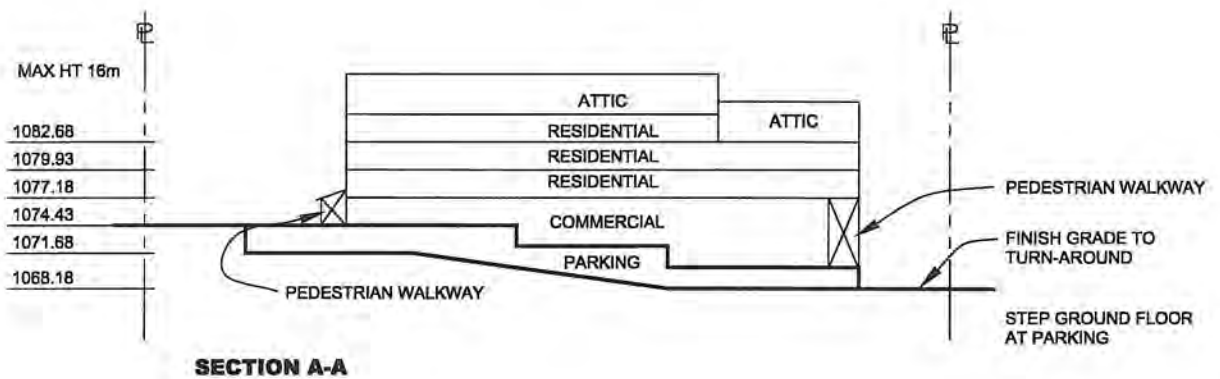
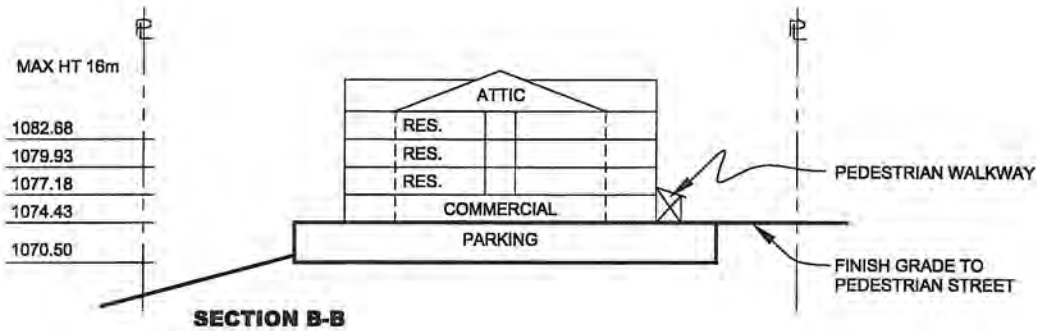


Parcel H: Condo Hotel / Tourist Commercial



SKETCH H-1

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Brent Harley and Associates Inc.
The Resort Planning Group
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Whistler, BC Canada V0N 1B1
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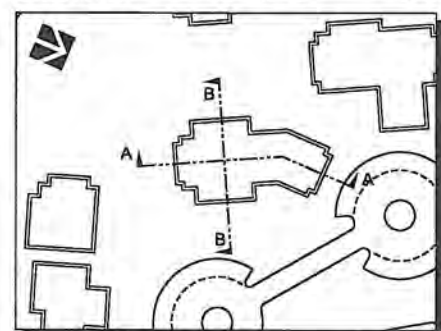
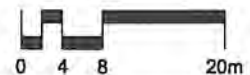


FERNIE
Alpine Resort
Mountains of Snow

BUILDING VOLUMETRICS

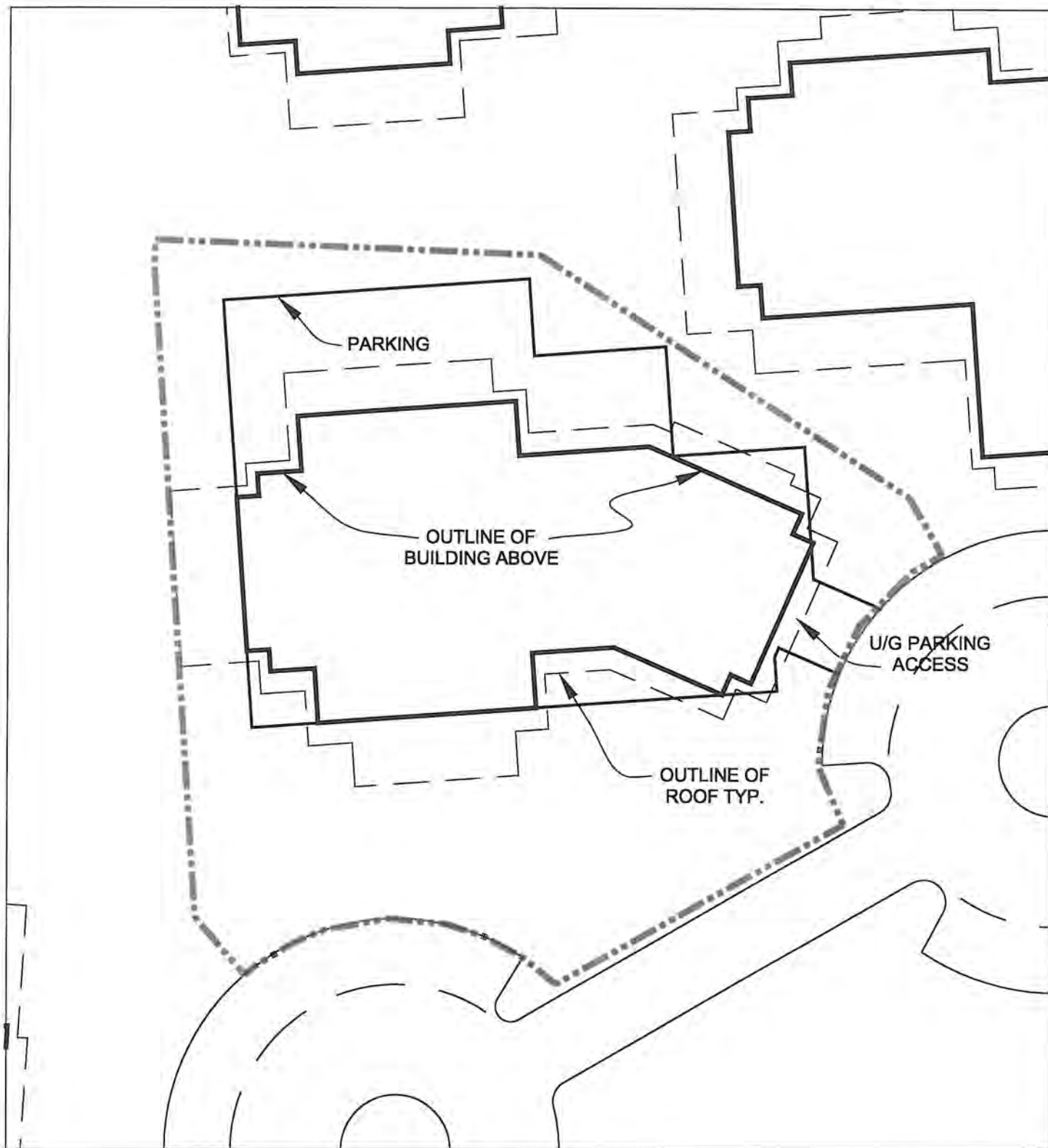
Parcel H

August 1998
Scale 1:750



**SKETCH
H-2**

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Brent Harley and Associates Inc.
The Resort Planning Group
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Ph: 604-932-7002



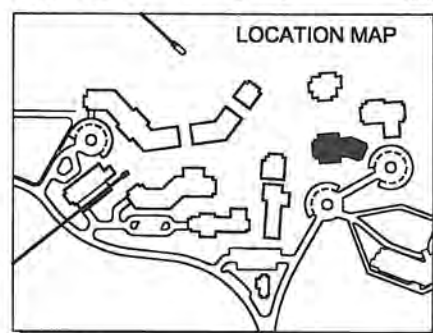
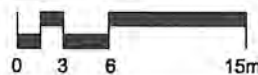
FERNIE
Alpine Resort
Mountains of Snow

ARCHITECTURAL PROGRAMMING

Parcel H Parking Level

August 1998

Scale 1:500

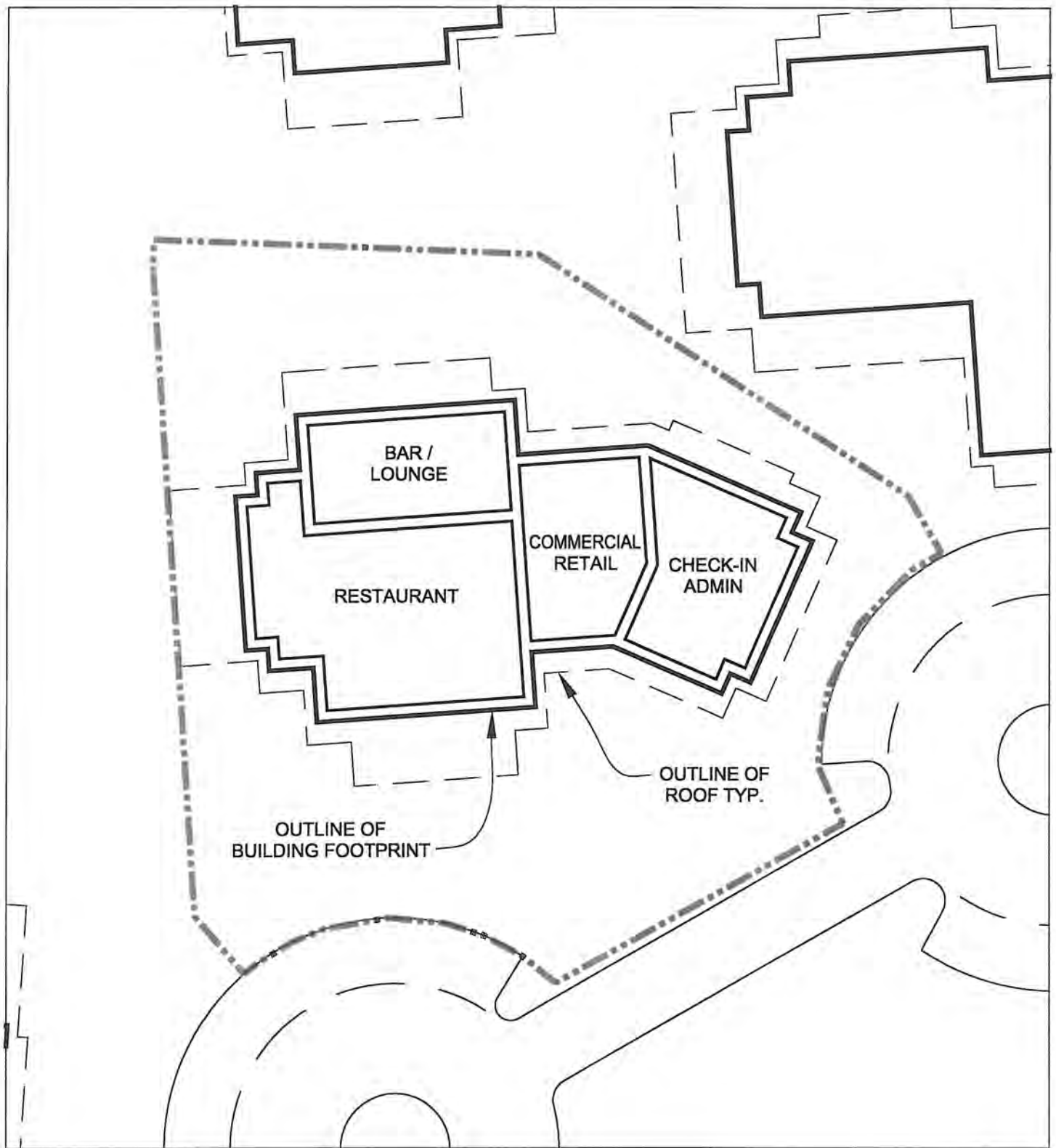


Planning by:

Brent Harley and Associates Inc.
The Resort Planning Group

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Whistler, BC Canada V0N 1B1
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SKETCH
H-3a

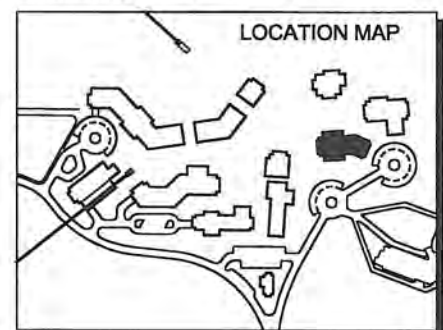
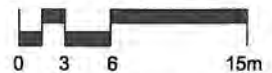


FERNIE
Alpine Resort
Mountains of Snow

ARCHITECTURAL PROGRAMMING

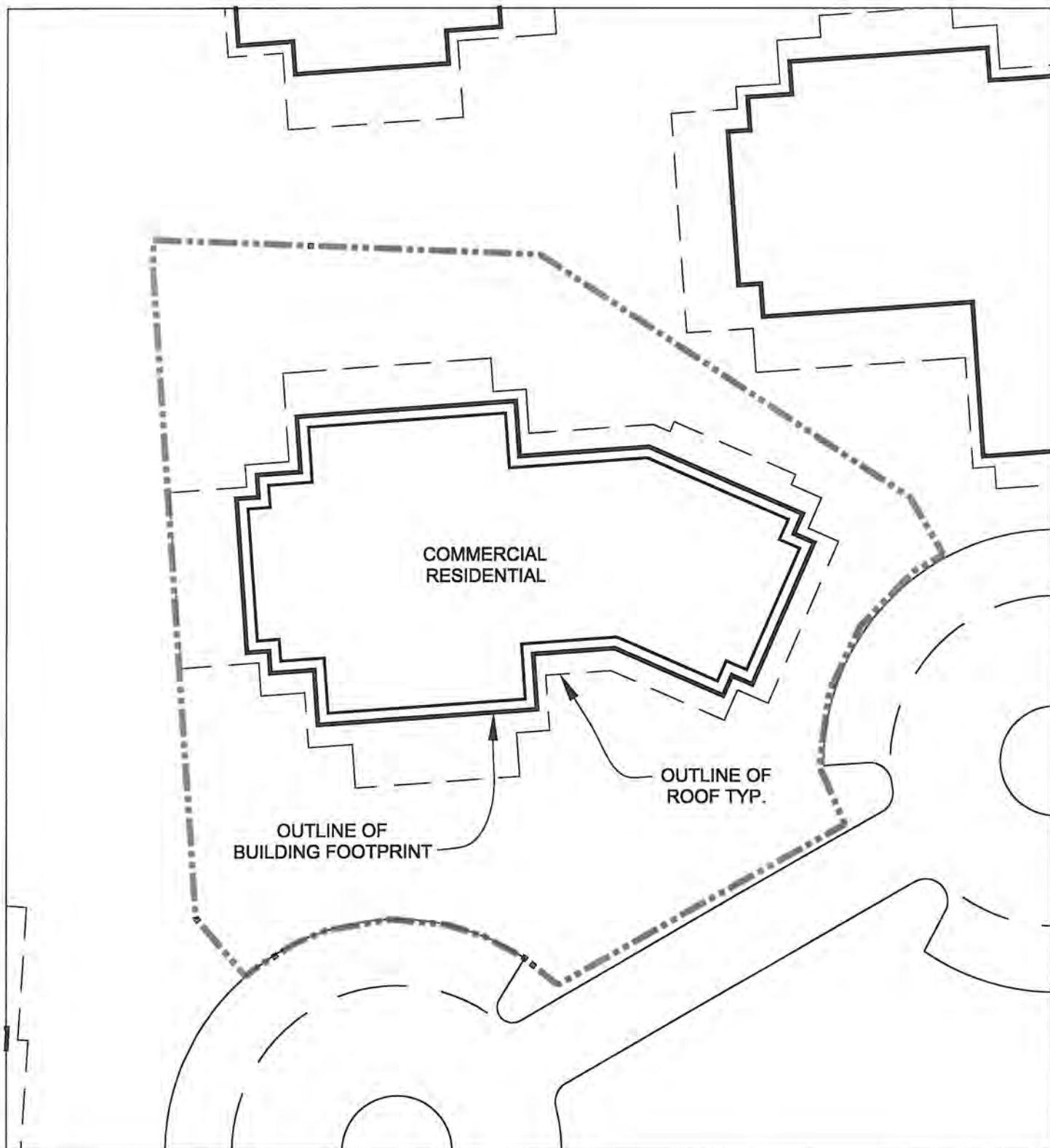
Parcel H Ground Floor

August 1998
Scale 1:500



SKETCH
H-3b

Planning by:
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The Resort Planning Group
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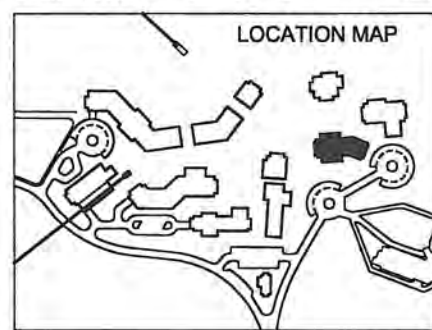
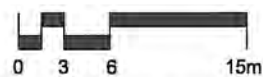
FERNIE
Alpine Resort
Mountains of Snow

ARCHITECTURAL PROGRAMMING

Parcel H Second Floor

August 1998

Scale 1:500

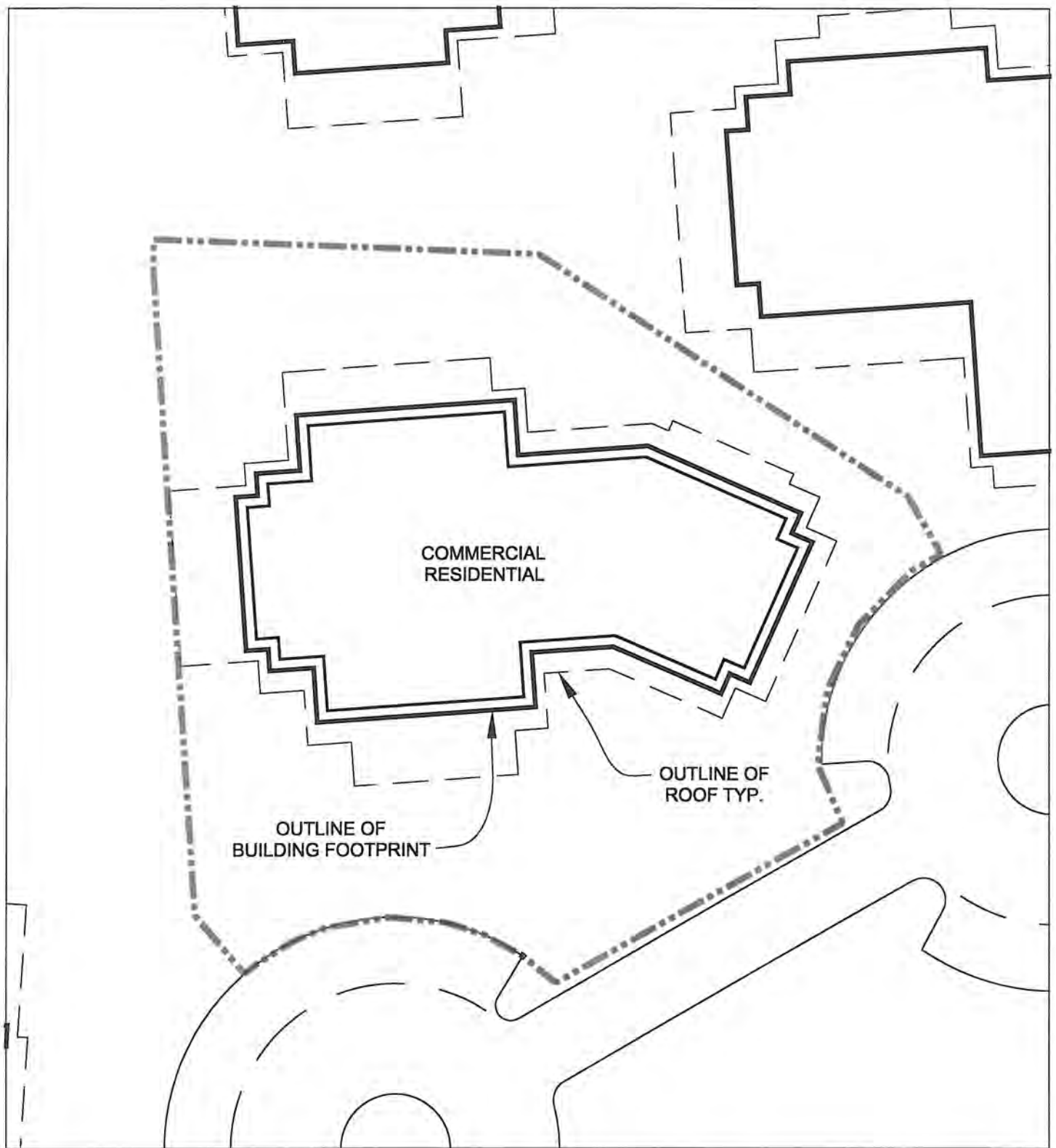


SKETCH
H-3c

Planning by:

Brent Harley and Associates Inc.
The Resort Planning Group

201 - 1200 Alpha Lake Road
Whistler, BC Canada V0N 1B1
Ph: 604-932-7002



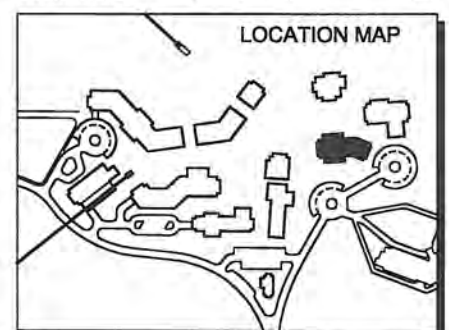
FERNIE
Alpine Resort
Mountains of Snow

ARCHITECTURAL PROGRAMMING

Parcel H Third Floor

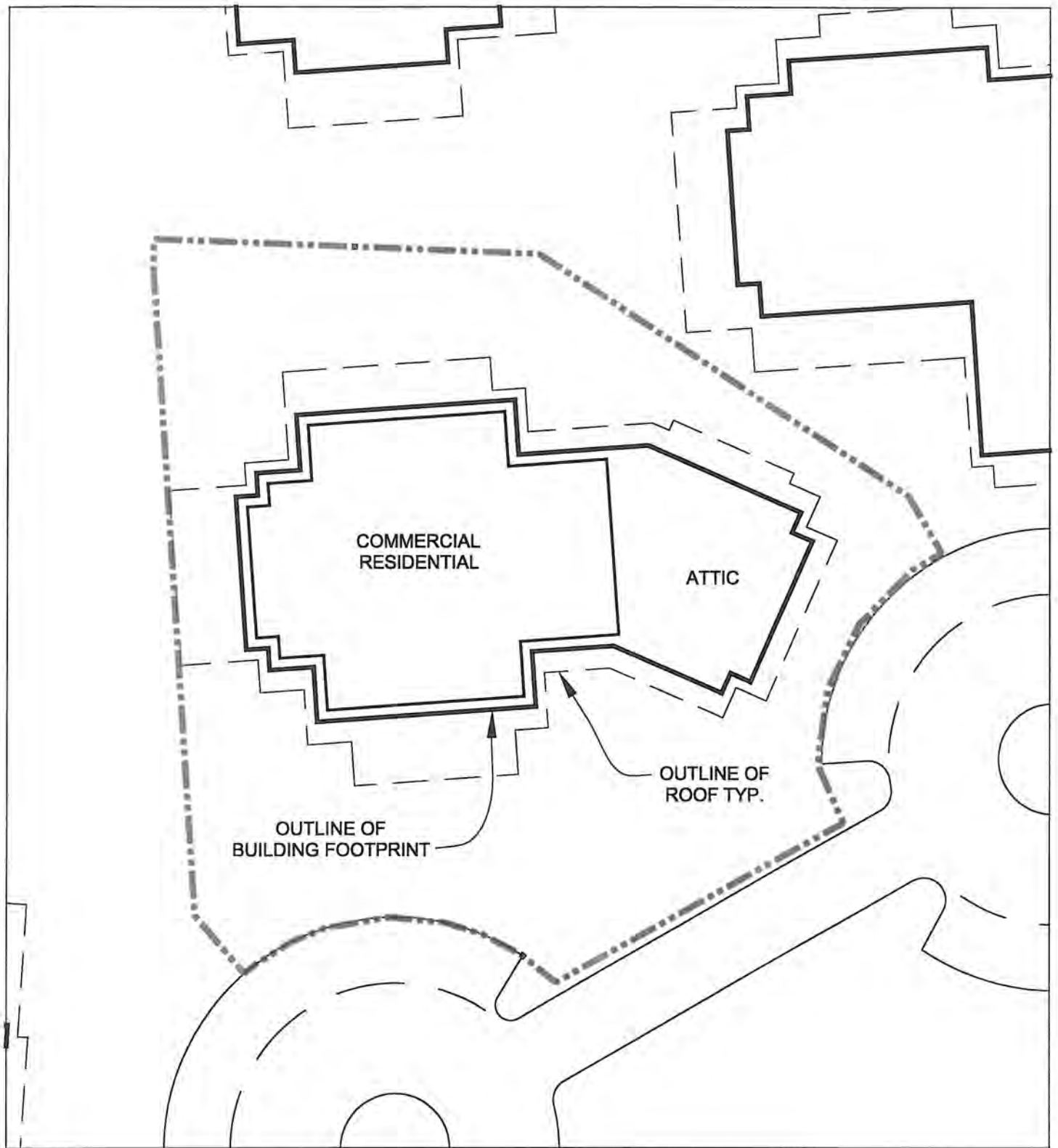
August 1998
Scale 1:500

0 3 6 15m



SKETCH
H-3d

Planning by:
Brent Harley and Associates Inc.
The Resort Planning Group
201 - 1200 Alpha Lake Road
Whistler, BC Canada V0N 1B1
Ph: 604-932-7002



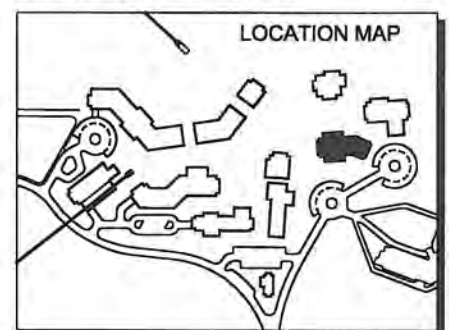
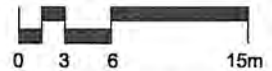
FERNIE
Alpine Resort
Mountains of Snow

ARCHITECTURAL PROGRAMMING

Parcel H Fourth Floor

August 1998

Scale 1:500



SKETCH
H-3e

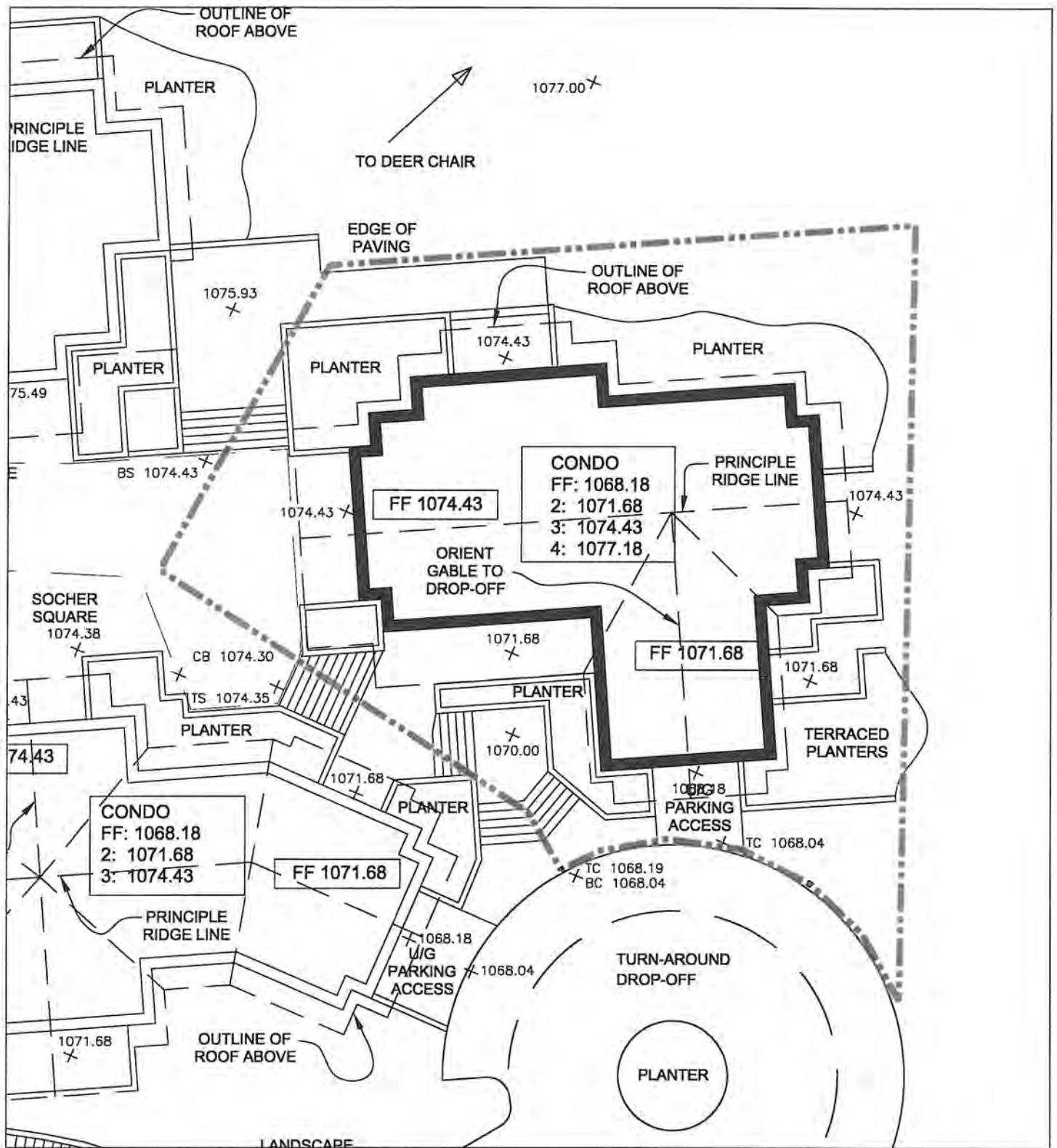
Planning by:
Brent Harley and Associates Inc.
The Resort Planning Group
201 - 1200 Alpha Lake Road
Whistler, BC Canada V0N 1B1
Ph: 604-932-7002

III.10 Parcel I: Condo Hotel / Skier Services

The building on Parcel I will act as a key terminus to the pedestrian street within the Village. This Condo Hotel/Skier Services building will replace the existing restaurant/day care building. Underground parking will have a capacity to accommodate ± 60 cars. The ground floor will house the ticket sales, ski school, day care, ski patrol and lobby check in. It must be noted that the tickets have been located on the building's south-east exposed wall for purposes of high visibility and morning sun access. This location must be adhered to. Likewise, the ski patrol facility has been located to provide centralized, easy and direct access from snow to ambulance with minimal exposure to the rest of the activities in the Village. Again, this location has very little flexibility. The second and third floors will accommodate approximately ± 33 condotel units.

Table 12
Parcel I: Space Use Program

	Commercial (m2)	Residential (m2)	Auxiliary (m2)	Total (m2)
Parking Level El. 1068.18				
± 60 Cars				
Ground Floor El. 1071.68 -1074.43				
Tickets			100	
Ski Patrol			150	
Daycare			400	
Ski School			300	
Check-In/Common/Amenity		75		
Floor Total		75	950	1,025
Second Floor El. 1077.18				
# Condotel Rooms ± 17				
Commercial/Residential		1,025		
Floor Total		1,025		1,025
Third Floor El. 1079.93				
# Condotel Rooms ± 16				
Commercial/Residential		1,025		
Floor Total		1,025		1,025
Building Total	0	2,125	950	3,075



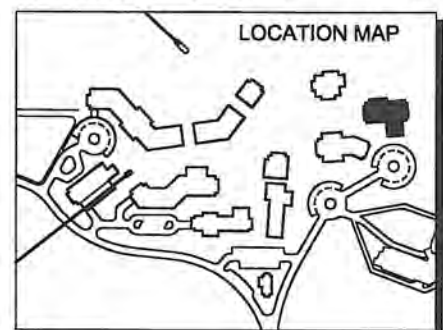
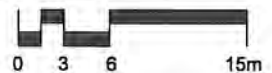
FERNIE
Alpine Resort
Mountains of Snow

SITE PLAN

Parcel I: Condo Hotel / Skier Services

August 1998

Scale 1:500

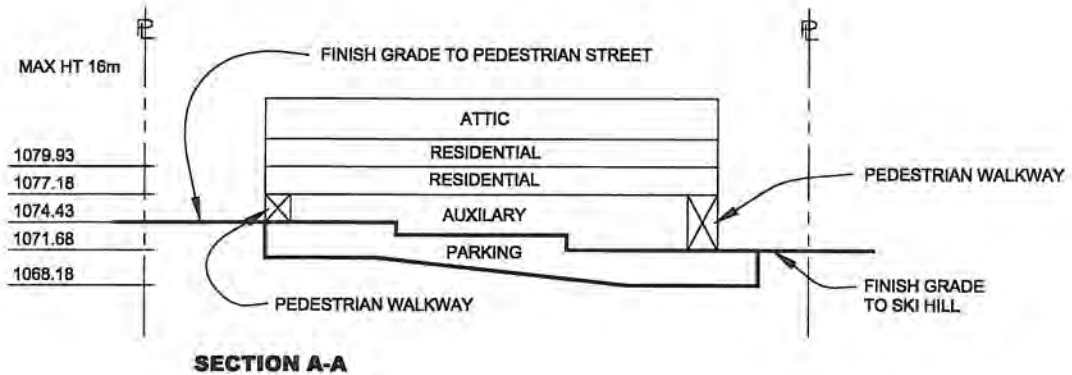
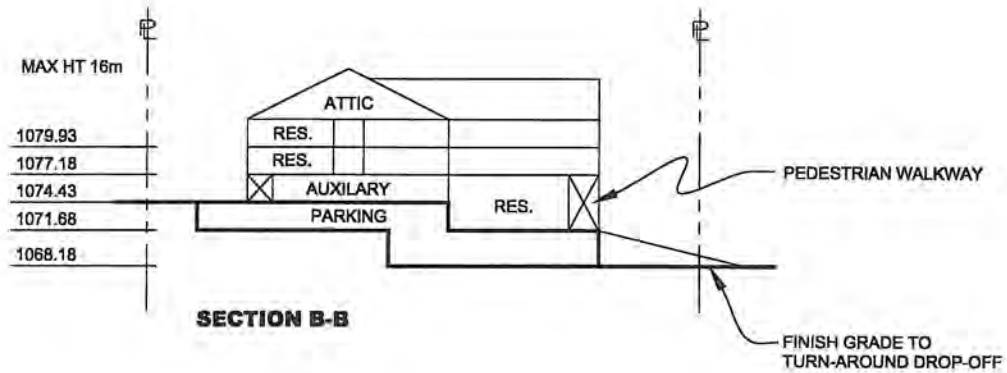


SKETCH
I-1

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The Resort Planning Group

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Whistler, BC Canada V0N 1B1
Ph: 604-932-7002

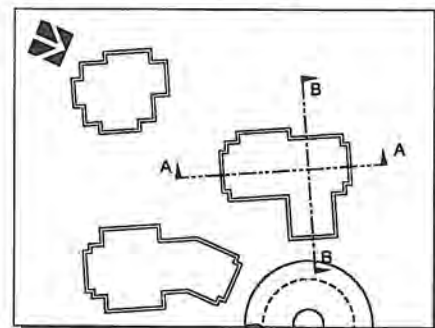
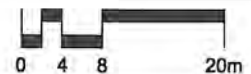


FERNIE
Alpine Resort
Mountains of Snow

BUILDING VOLUMETRICS

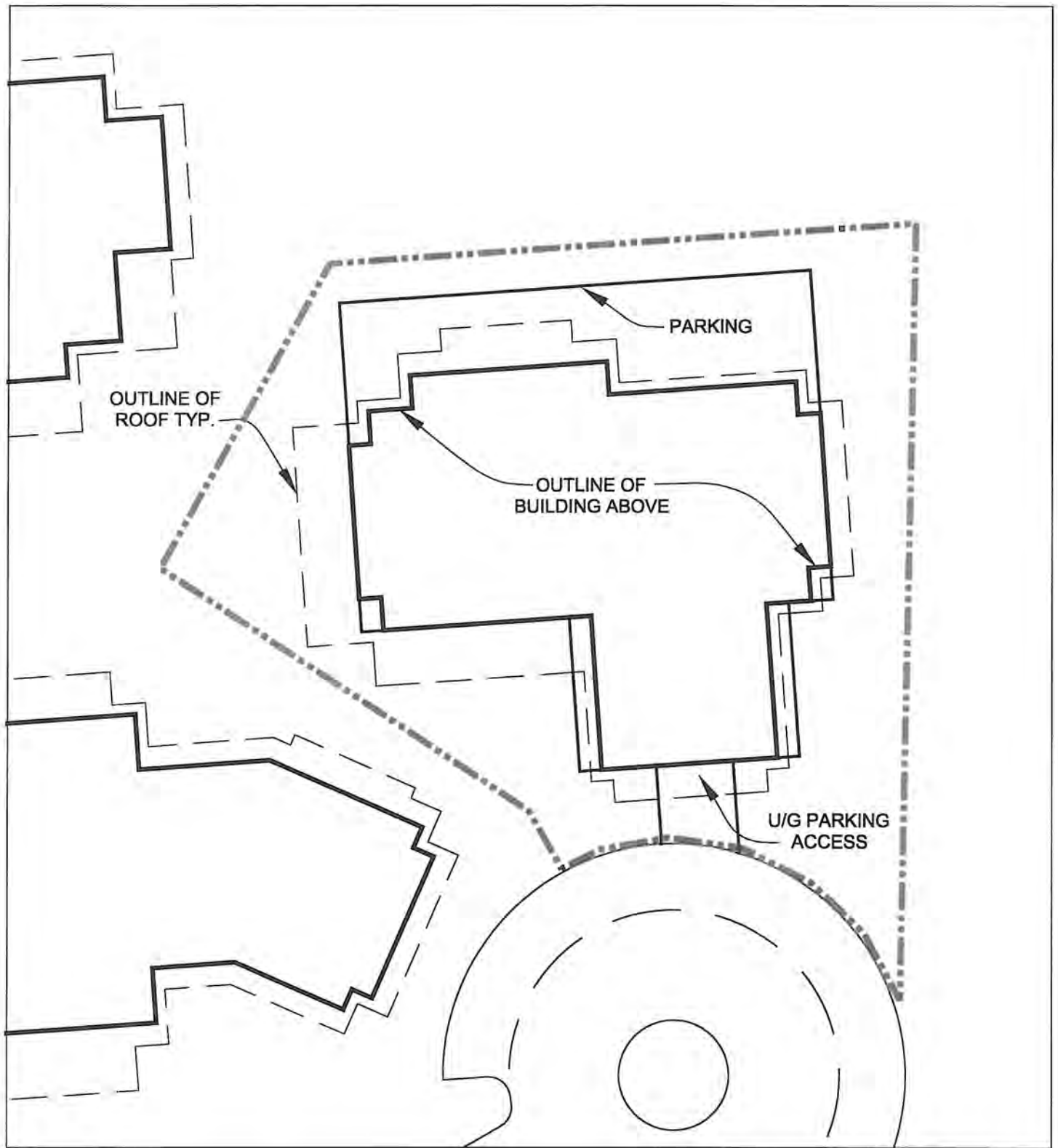
Parcel I

August 1998
Scale 1:750



SKETCH
I-2

Planning by:
Brent Harley and Associates Inc.
The Resort Planning Group
201 - 1200 Alpha Lake Road
Whistler, BC Canada V0N 1B1
Ph: 604-932-7002



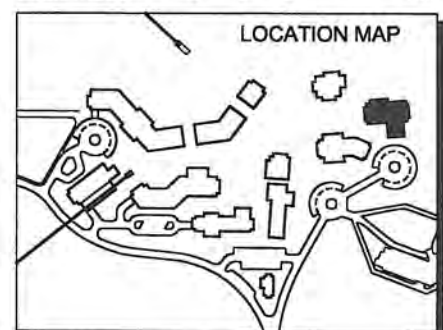
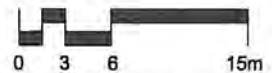
FERNIE
Alpine Resort
Mountains of Snow

ARCHITECTURAL PROGRAMMING

Parcel I Parking Level

August 1998

Scale 1:500

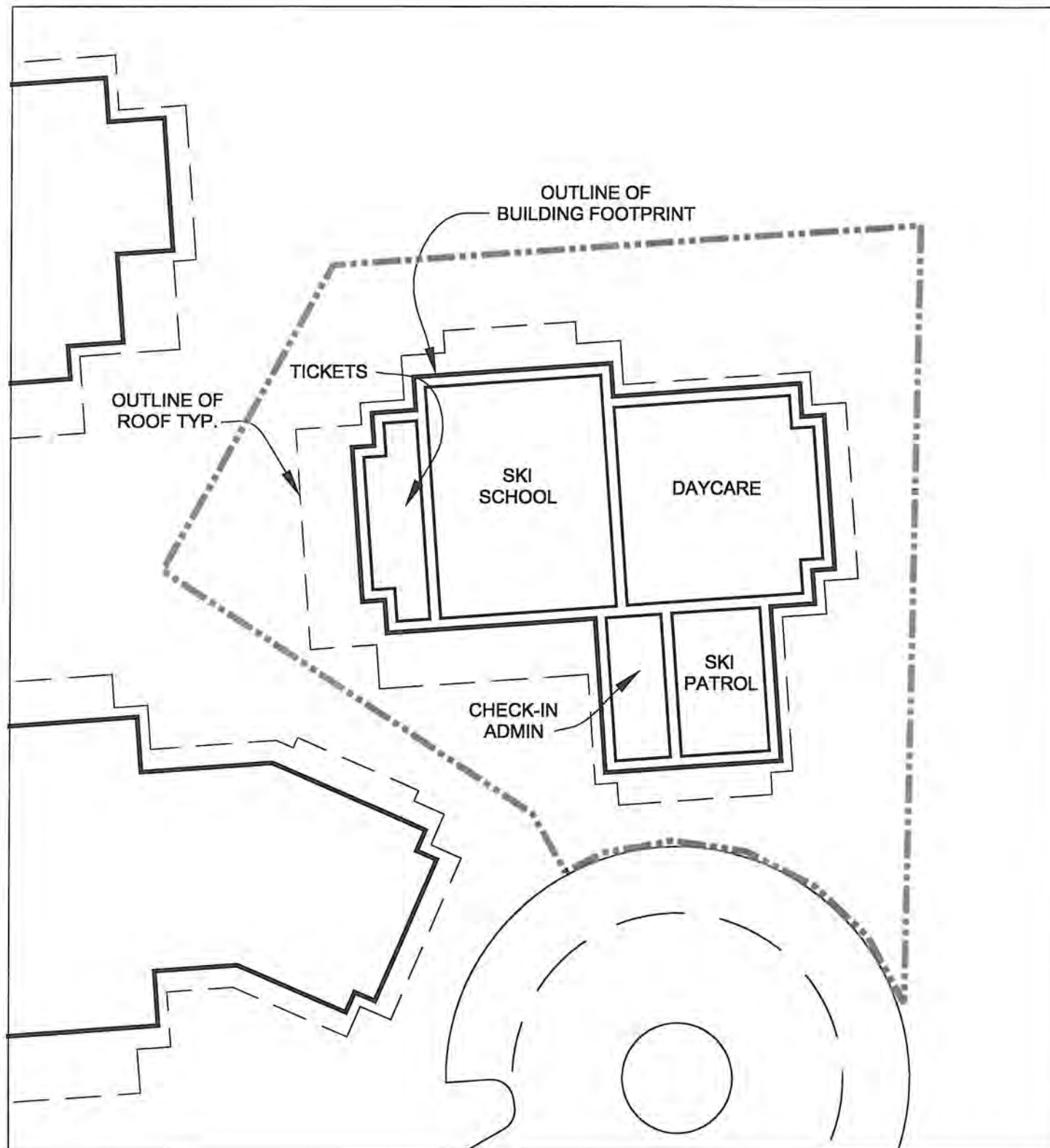


Planning by:

Brent Harley and Associates Inc.
The Resort Planning Group

201 - 1200 Alpha Lake Road
Whistler, BC Canada V0N 1B1
Ph: 604-932-7002

SKETCH
I-3a



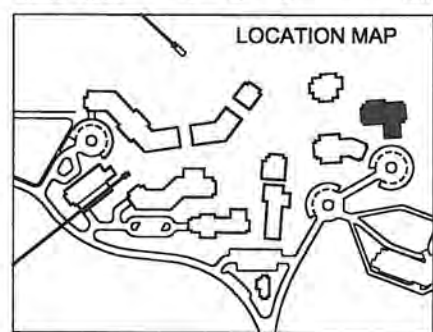
FERNIE
Alpine Resort
Mountains of Snow

ARCHITECTURAL PROGRAMMING

Parcel I Ground Floor

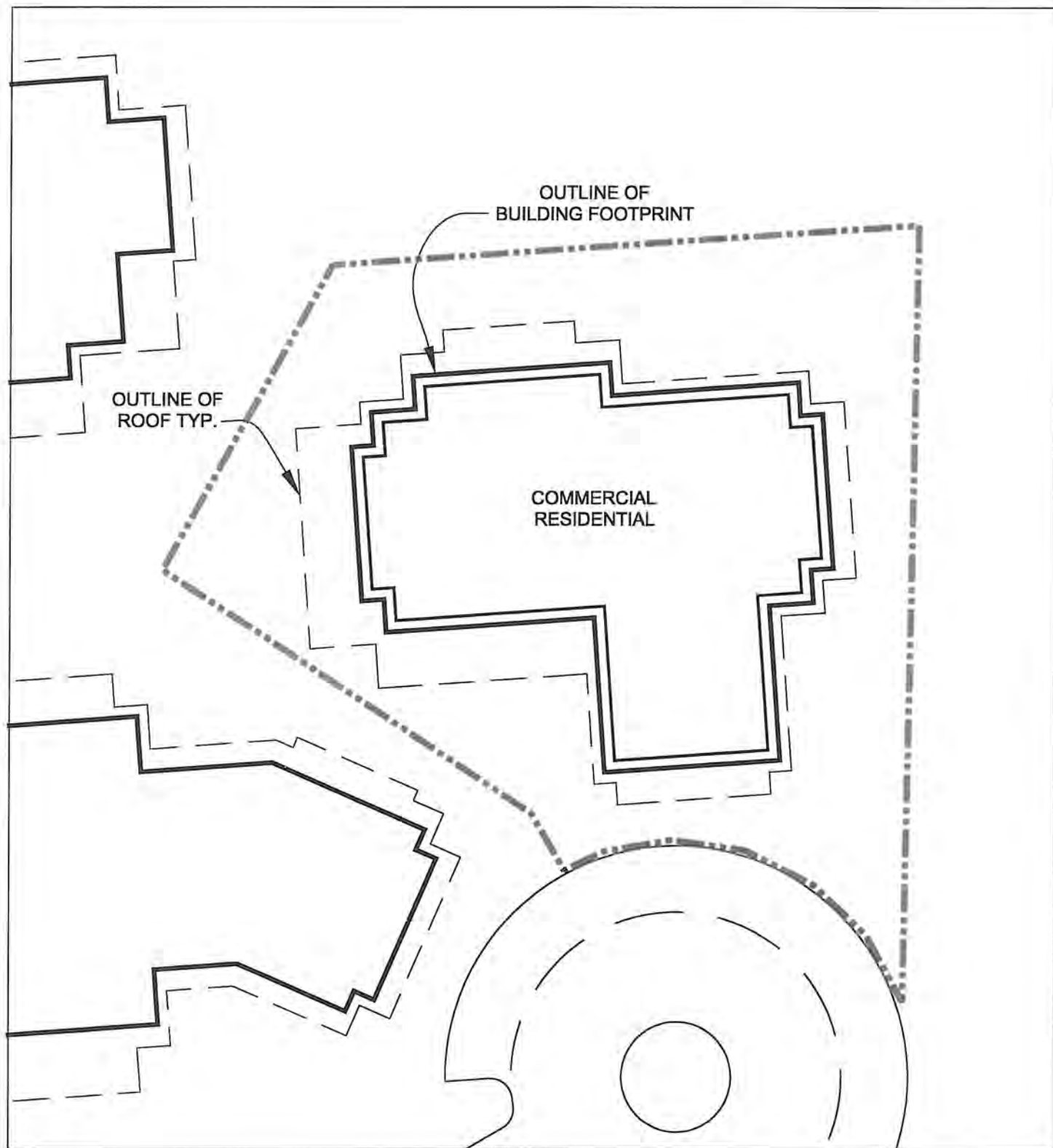
August 1998
Scale 1:500

0 3 6 15m



Planning by:
Brent Harley and Associates Inc.
The Resort Planning Group
201 - 1200 Alpha Lake Road
Whistler, BC Canada V0N 1B1
Ph: 604-932-7002

SKETCH
I-3b



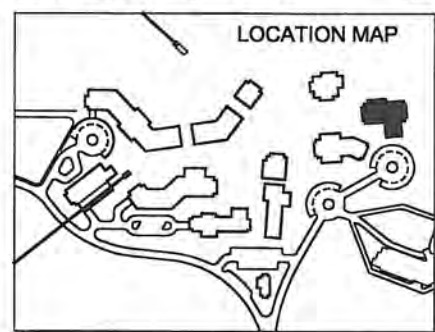
FERNIE
Alpine Resort
Mountains of Snow

ARCHITECTURAL PROGRAMMING

Parcel I Second Floor

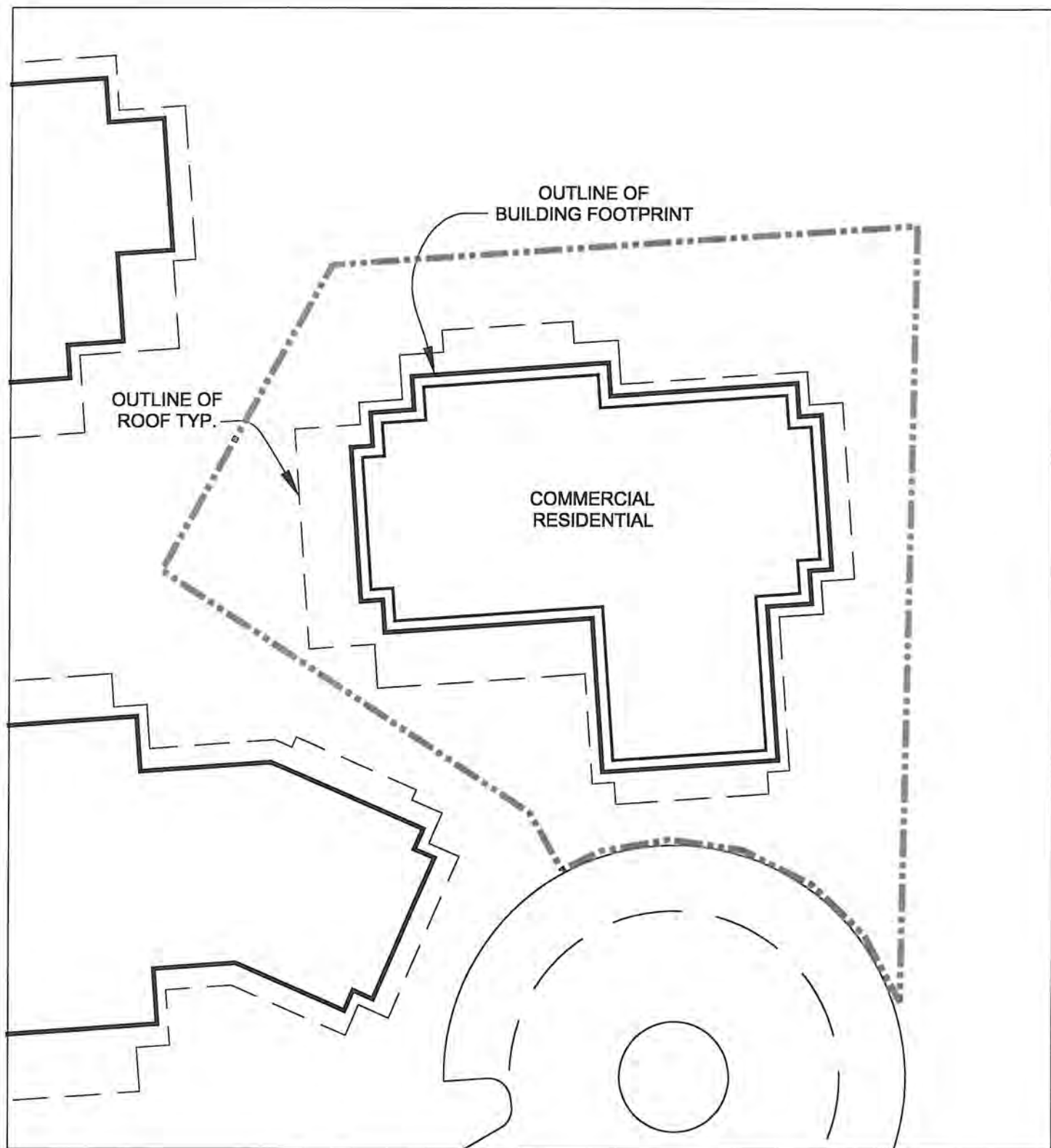
August 1998
Scale 1:500

0 3 6 15m



SKETCH
I-3c

Planning by:
Brent Harley and Associates Inc.
The Resort Planning Group
201 - 1200 Alpha Lake Road
Whistler, BC Canada V0N 1B1
Ph: 604-932-7002



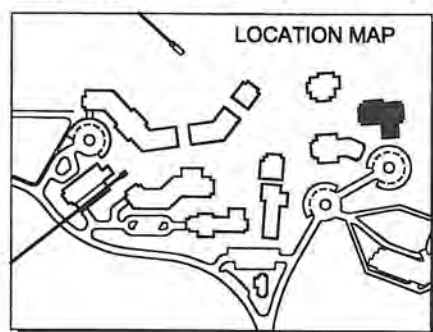
FERNIE
Alpine Resort
Mountains of Snow

ARCHITECTURAL PROGRAMMING

Parcel I Third Floor

August 1998
Scale 1:500

0 3 6 15m



SKETCH
I-3d

Planning by:
Brent Harley and Associates Inc.
The Resort Planning Group
201 - 1200 Alpha Lake Road
Whistler, BC Canada V0N 1B1
Ph: 604-932-7002

Fernie Alpine Resort is located outside of the City of Fernie municipal boundaries, within the East Kootenay Regional District. The resort community is currently in the process of creating the appropriate local government structures for providing local governance, public services and business promotion for Fernie Alpine Resort.

IV.1 Local Governance and Service Delivery

Fernie Alpine Resort is in the process of forming a Mountain Resort Improvement District. A Mountain Improvement District is a special form of improvement district through which specific public services can be provided to a resort area where neither a municipality nor a regional district can provide such services. If authorized by Cabinet, the proposed Fernie Alpine Resort Improvement District will be managed by a locally elected board of trustees to provide the resort with a vehicle for supplying specific services and recovering costs from the users. These services will include water supply and distribution, sewage, street lighting and garbage removal. The regional district will continue to provide fire protection.

IV.2 Business Promotion

Fernie Alpine Resort is in the process of creating a mountain resort association, modelled after the Whistler Resort Association. A mountain resort association is a non-profit society incorporated under the *Society Act* that is created to promote the collective economic interests of the community including central reservations, marketing, special events, general administration, snow removal, and the maintenance, repair and replacement of all statutory right-of-ways.

Through mandatory membership, mountain resort associations have a built-in means for raising monies to support their operations.

V. PROPOSAL CALL

V.1 Instructions to Proponents

The Skiing Louise Group (the Company) is seeking proposals for the purchase and development of the Fernie Alpine Resort Village. Included in the Proposal Call are nine development parcels as follows: seven hotel/condohotel parcels; one central reservations parcel; and one skier services parcel.

The preferred order of development will see Building 'A' developed first, ideally opened for the start of the 1999-2000 ski season. This will add to the critical mass of the village while enabling the existing base area structures to continue to function in their current form and use. It will also enable the preservation of the Wolf's Den parking lot for day use skiers. Subsequently, Building 'E' (the Wolf's Den) should be redeveloped, followed by the development of Buildings 'D', 'C' and 'B', in that order. Finally, Buildings 'G', 'H' and 'I' should be redeveloped.

V.2 Proposal Call Objectives

The Company is calling for proposals from developers to acquire development sites and build commercial, retail and entertainment facilities, as well as rental accommodation, including lodge and hotel type facilities, pensions and multi-family residential units.

Each site has been identified for a specific use and Building Program which includes: zoning; building footprints; building heights; building volumetrics; gross built area; architectural programming; maximum number of bed units; locations of service entrances; locations of right-of-ways; landscape features and grading. Proponents are to build within the Building Program guidelines, as described in Section III. Their architects are to design in accordance with the Design Guidelines, as described in Appendix A. The Building Program and Design Guidelines will be registered covenants applied to each development parcel. Compliance with the covenants will be a requirement of the Agreement of Purchase and Sale.

Landscape features (furniture, paving stones, plant material, etc.) must adhere to the site plans, details and specifications as described in Section III. The installation of the landscape features are the responsibility of the developer. Maintenance will become the responsibility of the Resort Association.

All parcels included in this Proposal Call will be ready for construction by mid to late 1999.

V.3 Proposal Submission

Please submit your proposal, in duplicate, to the Company as follows:

c/o Mr. Paul Bates
Skiing Louise Group
505 - 1550 8th Street SW
Calgary, AB
T2R 1K1
Ph: 403-256-8473
Fax: 403-244-3774

Proposals should be in a sealed envelope and clearly marked "Fernie Alpine Resort Development Proposal for Parcel ____". Proposals must be received prior to 5:00 pm on _____. Late submissions will be returned unopened.

All proponents are required to submit with their proposal a proposal fee of \$5000.00. The Proposal Fee will be held in an interest bearing trust account by the Company's solicitor. The Company will notify proponents by ____, (Determination Date) whether their proposals have been accepted. If a proponent's proposal has not been accepted by the Determination Date, the proponent may withdraw its proposal by notice in writing and the Company will return the Proposal Fee, together with accrued interest within 15 days of receipt of such notice. If a proponent withdraws its proposal before acceptance, or prior to the Determination Date, whichever is earlier, then the proponent forfeits its Proposal Fee to the Company. The Proposal Fee received from any proponent whose proposal has been accepted will form part of the required deposit and be applied on account of the purchase price of the land.

Submissions must include the following:

- h) Statement of prospective proponent's qualifications.
- i) Indication of corporate structure and names of key principles.
- j) Identification of proponent's financial capability to carry out the project including eligibility for performance bonding.
- k) Identification of the proponent's past experience on projects of a similar size and nature. Submit examples of previous projects and any relevant details and/or features.
- l) Name of proponent's architect, past experience, and examples of previous work.
- m) A preliminary development concept in compliance with the Building Program and Design Guidelines.

- n) Identification of proposed method of operating and managing the commercial space and rental accommodation, and past experience.
- o) Development Pro Forma including anticipated total cost of the project.
- p) Proposed construction schedule.
- q) Certified cheque or bank draft in the amount of \$5,000.00, payable to Fernie Alpine Resort.
- r) Completed Offer to Purchase attached as Appendix ____.
- s) Such other factors as Fernie Alpine Resort may determine.

In the event that a proponent wishes to submit proposals for more than one parcel, a separate submission must be made for each parcel.

Inquiries with respect to the Proposal Call should be directed to:

c/o Mr. Paul Bates
 Skiing Louise Group
 505 - 1550 8th Street SW
 Calgary, AB
 T2R 1K1
 Ph: 403-256-8473
 Fax: 403-244-3774

V.4 Proposal Evaluation

Following the submission deadline, the Company will examine each submission based on the following criteria:

- a) Detailed information of the prospective proponent's equity and financial capability for the development.
- b) Demonstration of the proponent's ability to undertake the development of the project.
- c) Demonstration of the prospective proponent's ability to provide the operational and management skill required to operate the completed project.
- d) Quality of the preliminary development concept, and compliance with the Building Program and Design Guidelines.

- e) Construction timetable.
- f) Such other factors as the Company may determine.

The review may result in a request for additional information, clarification, or a modification of the terms of the proposal. At its discretion, the Company reserves the right to accept any particular proposal or reject any or all proposals. The Company may choose not to accept any proposal if, in its opinion and at its sole discretion, none received are deemed acceptable.

Upon completion of the evaluation and on or before _____, successful proponent's will be selected and final negotiations for a fee simple transfer of land will commence. Unsuccessful proponent's will be notified by letter on or before this date.

V.5 Disclaimer

The request of the proposals and the sale of the real estate referred to in this Development Plan are exempt from the provisions of Part 2 of the Real Estate Act (the "Act") and purchasers will not receive a prospectus or disclosure statement receipted under the Act and will not have the benefit of any rights or protections afforded by Part 2 of the Act.

While the Skiing Louise Group and their consultants have made reasonable efforts to ensure that the material contained in the Development Plan is accurate and complete, the Skiing Louise Group and their consultants make no representations in that regard and expressly disclaim any and all liability for the accuracy or completeness of such material or for any omissions. There are no representations or warranties with respect to the parcels of land referred to in the Development Plan except as expressly included in the formal Agreement of Purchase and Sale to be entered into pursuant to the terms of the Offer to Purchase after an offer has been accepted. It is the sole responsibility of any prospective purchaser to evaluate the information available and make such further inquiries and investigations as it deems fit in connection with the Offer to Purchase.

****NOTE: THIS SHOULD/MUST BE REVIEWED BY YOUR
LAWYERS TO ENSURE THAT THE ABOVE IS SUFFICIENT****

VI. PROCEDURES AND OBLIGATIONS OF SUCCESSFUL PROPONENT

VI.1 Introduction

The successful proponent will be required to enter into certain legal documents and obligations, as required, by the Company. While the Company reserves the right to alter the exact terms and conditions of the documents, it is anticipated that the documents will contain the terms and conditions set forth below.

Work with their architects/planners/landscape architects to ensure that the end result seamlessly matches the adjacent properties.

- obligation to match
- How do we get the developer to perform? Or do we go to common area/zero lot line?

VI.2 Offer to Purchase

Notice of the Company's acceptance of a successful proponent's Offer to Purchase shall be in writing, and delivered personally to the successful proponent, or sent by facsimile.

VI.3 Agreement of Purchase and Sale

After acceptance of a proposal, the lawyers for the Company will prepare the Agreement of Purchase and Sale in the form attached as Appendix C incorporating the terms of the Offer to Purchase. The Agreement of Purchase and Sale will be delivered to the successful proponent (Purchaser). The Purchaser must execute and return the Agreement for Purchase and Sale and a Deposit (see Section VI.3) within 15 days of receipt.

The Purchaser will be responsible for all terms and conditions, including construction responsibilities, as stipulated within the Agreement of Purchase and Sale. Selection of a proponent does not necessarily involve the approval of all aspects of that proponent's proposal, and further details may be included in the Agreement of Purchase and Sale.

The Company reserves the right to vary the terms and conditions of the Agreement of Purchase and Sale form attached as Appendix C by mutual agreement with the Purchaser.

VI.4 Deposit

The Purchaser must provide a Deposit of 25% of the Land Price. This Deposit shall be reduced by the amount of the Proposal Fee. The amount owing for the Deposit shall be submitted on the date of the execution of the Agreement of Purchase and Sale. The Deposit shall be made payable to the Company's lawyers, and submitted by certified cheque or bank draft. The Deposit may be applied by the Company on account of any damages suffered by the Company as a result of failure of the Purchaser in completing their obligations under the Agreement for Purchase and

Sale.

VI.5 Final Payment

The Purchaser must submit a third and final payment of 75% of the Land Price on or before the closing date. The Company will transfer title to the successful proponent upon receipt of the final payment.

VI.6 Proposed Charges Against Land

In order to ensure the efficient development of Fernie Alpine Village, the Company intends to have charges or encumbrances, as described below, registered against the titles to the development parcels in the Cranbrook Land Title Office, prior to transferring the properties to the Purchasers.

VI.6.1 Requirement to Join Resort Association

Fernie Alpine Resort will require the Purchaser to covenant and agree to join a mountain resort association incorporated under the *Society Act* to provide services such as central reservations, marketing, special events, general administration, snow removal, and the maintenance, repair and replacement of all statutory right-of-ways within Fernie Alpine Village. Membership costs are based on assessments of each property by the society.

VI.6.2 Rental Pool Covenants

Rental pool covenants have been imposed to ensure the availability of tourist accommodation within Fernie Village. This will maintain warm beds (beds that are occupied regularly) as opposed to cold beds (empty beds). The two classes of rental pool covenants proposed for the resort include Type One and Type Two.

Type One covenants require all units to be placed or listed with a rental pool through which they are made available for rent to the public when not in use by the owner. Use of the unit by the owner is unrestricted, however, the owner must make a prior reservation with the rental pool for the period or periods of occupation of their unit.

Type Two covenants require all units to be placed or listed with a rental pool. Owners are allowed to use their units 56 days per year (28 days during the winter and 28 days during the summer), and the owner must make a prior reservation with the rental pool for the period or periods of occupation of their unit.

VI.6.3 Statutory Right-of-Ways

To ensure pedestrian access, all parcels are encumbered by a statutory right-of-way for public access and egress. The Purchaser must covenant and agree to construct the right-of-way to Resort specifications.

The proposed mountain resort association, or some other suitable authority, will be responsible for the maintenance, repair and replacement of all statutory right-of-ways.

VI.6.4 Building Scheme/Design Guidelines

The Building Scheme defining the site plan; external use and development; architectural programming; size, shape and volumetrics; for each Parcel have been defined within Section III of this Development Plan. In addition, Design Guidelines have been developed for the Village Core developments (See Appendix A).

VI.6.5 Public Art

It is the intention of Fernie Alpine Resort to implement a Percent for Art Policy. This policy would articulate the intention of Fernie Alpine Resort to create works of art for the enhancement of public spaces at the Resort. The Purchaser must covenant and agree to allocate one percent (1%) of the total capital construction of a project into a Public Art Fund. Money allocated to the Public Art Fund shall be expended for projects as prescribed by Fernie Alpine Resort.

VI.6.6 Construction of Improvements

The Purchaser must covenant and agree to commence and complete construction of all contemplated buildings and improvements on the Property by the expiry of the second complete Building Season after the Completion Date. A Building Season shall be deemed to commence on May 1st and expire on October 31st of each year. Completion of construction shall mean substantially complete and suitable for occupancy and in particular, 100% completion of exterior finishing and driveways and at least basic landscaping and sloping.

VI.6.7 Other

The parcels may also be subject to such further covenants, right-of-ways or agreements which are required by any utilities or services (eg. electrical transmission, cable, sewer and water). There may also be other covenants, agreements or right-of-ways which are required by provincial, municipal or other governing authorities in connections with the subdivision of the lands.

VI.7 Development Approvals Process

The Company will require that the successful proponent submit their proposed development plans to a Design Review Panel. The Design Review Panel shall consist of representation from the Skiing Louise Group, Fernie Alpine Resort, Brent Harley and Associates, the Resort Association and a coordinating architect nominated by Fernie Alpine Resort. The Design Review Panel will review all plans to ensure that all design criteria are met.

The development plan must prove adherence to the Development Parcel Descriptions. Other requirements may vary based on the Development Parcel, but will generally include:

- Site survey
- Development program
- Site plan
- Floor plans
- Elevations and sections
- Roof plan
- Shadow Analysis
- Snow Management Plan
- Signage scheme
- Landscape and grading plans
- Preliminary building code analysis
- On-site and off-site servicing plans
- Colour and material board

Submission of complete and accurate information will accelerate the review process. The review may result in a request for additional information or modification of the proposal. Upon approval of the development plans by the Design Review Panel, the proponent must submit their plans to the East Kootenay Regional District for final approvals.

APPENDIX A:

FERNIE ALPINE RESORT: VILLAGE CORE DESIGN GUIDELINES

I. INTRODUCTION

The Village Core Design Guidelines are meant to proactively define the range of acceptable building components, facade type, colour and image for development and renovation within the Village Core of Fernie Alpine. They apply to all buildings, utilitarian structures and open space areas. The Guidelines will be utilized for review of all new building construction and future internal and external renovations including.

The Fernie Alpine Resort Design Review Panel will administer the guidelines. In doing so, they will consider how each proposed project meets the Guidelines and how the proposed work would therefore help to accomplish the Vision set forth for the Resort. A project is deemed to merit a recommendation for submission to the Regional District for a building permit when the Design Review Panel has determined that the proposed development meets the spirit of the guidelines.

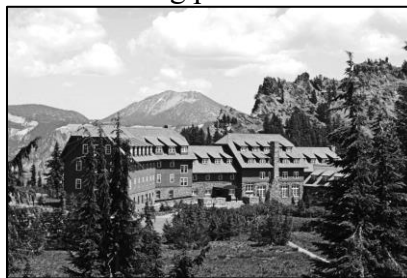
II. THE VISION

Fernie Alpine Resort has a long and colourful history from which to draw its inspiration. The goal is to have the Village plan and character act to complement and reinforce the community of resort visitors and residents; to embellish the feeling of comradery, familiarity and belonging; a place to stage the days adventures from; to reconvene for a break and; to complete the day by enjoying the resort setting, sharing stories of the days exploits and plan for tomorrow.

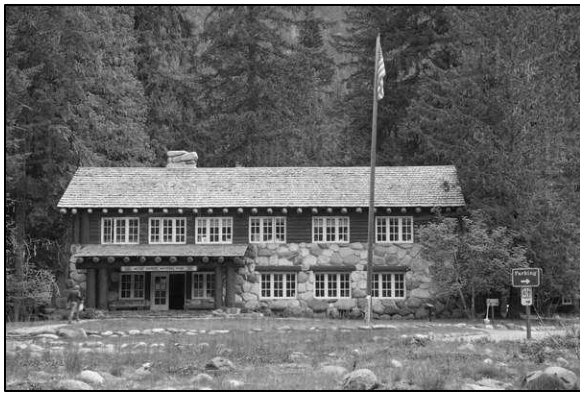
To that end, the intent of the Design Guidelines is to ensure that the physical development reflects this image. As such, the Vision Statement is:

To create a resort village that evokes a sense of the great landmark mountain lodges and hotels of western North America, carefully placed to enable the Fernie Alpine guest to physically and aesthetically interact with the rugged beauty of the Lizard Range of the Rockies.

The desired image is reflected in the following photos.



Crater Lake Lodge,
Crater Lake National Park, OR



The Longmire Administration Building,
Mount Rainier National Park, WA



Paradise Inn,
Mount Rainier National Park, WA



Timberline Lodge,
Mount Hood National Forest, OR



The Post Hotel,
Banff National Park, AB



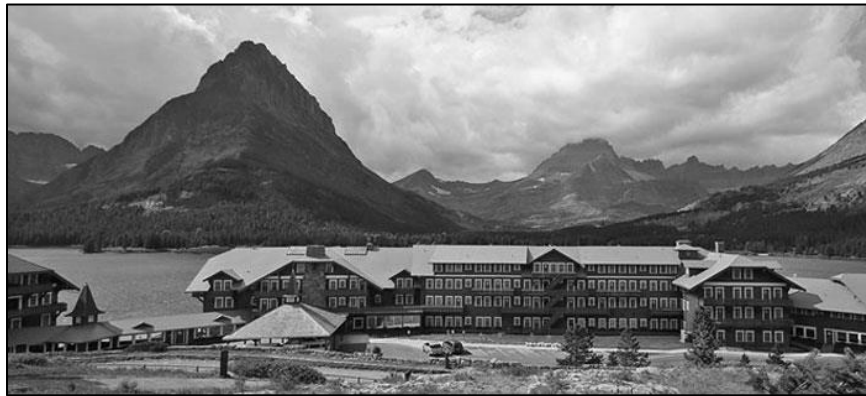
Day Lodge – Lake Louise,
Banff National Park, AB



Sperry Chalet,
Glacier National Park, MT



Timberline Lodge – Central Unit
Mount Hood National Forest, OR



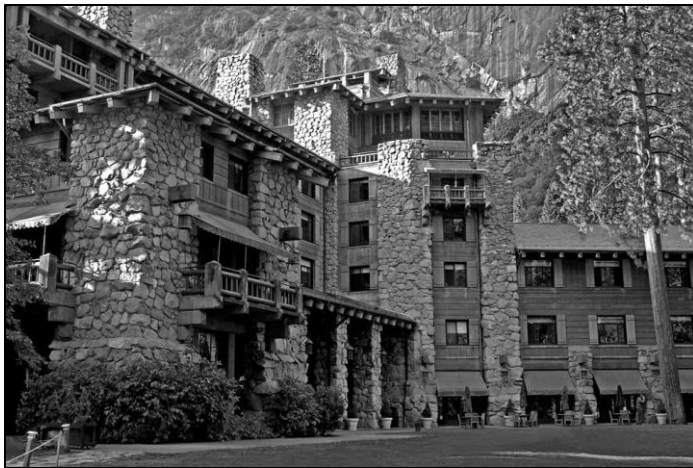
Many Glacier Lake Hotel,
Glacier National Park, MT



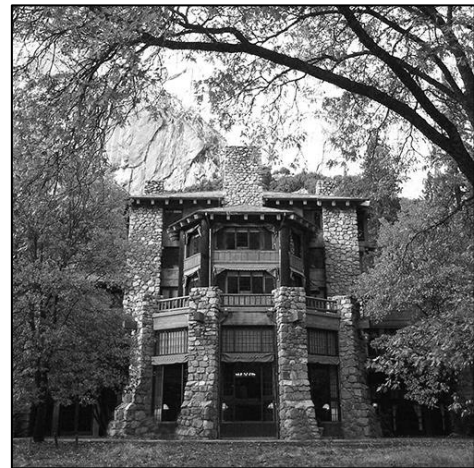
The Prince of Wales Hotel,
Waterton Lakes National Park, AB



Old Faithful Inn,
Yellowstone National Park, WY



The Ahwahnee Hotel,
Yosemite National Park, CA



The Ahwahnee Hotel,
Yosemite National Park, CA

III. REVIEW PROCESS

An application to the Design Review Panel is made by submitting all required plans and documentation as noted below. The plans must prove adherence to the Development Parcel Description. Other requirements may vary based on the development parcel but generally include:

- Site survey
- Development program
- Site plan
- Floor plans
- Elevations and sections
- Roof plan
- Landscape and grading plans
- Preliminary Building Code analysis
- On-site and off-site servicing plans
- Colour and materials board

Upon approval of the development plans by the Design Review Panel, the applicant must then submit their plans to the East Kootenay Regional District for review and application for a Building Permit.

IV. THE VILLAGE CORE DESIGN GUIDELINES

IV.1 INTRODUCTION

The Guidelines are broken into a series of sub-categories including the following:

- Building Siting
- Grading and Drainage

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- Access, Parking, Loading and Servicing
- Outdoor Activities
- Site Design
- Building Design
- Details

IV.2 BUILDING SITING

The success of any project of high quality relies on strong understanding of a site's strengths and weaknesses and the context in which it is set.

Prior to any site planning and building design an analysis of the site must occur. The objective of any site analysis is to identify the site's opportunities and constraints. The site analysis should make use of relevant professionals - Architects, Landscape Architects, Engineers, Geologists and other consultants as required. The analysis should use topographic surveys, site photos, soils reports and any other background material to help inform and reveal to the building designer the site's true condition.

IV.2.1 Policy: Location of Construction

a) GUIDELINE:

LOCATION OF BUILDINGS AND CONSTRUCTION MUST BE PLACED ON THEIR SITES SUCH THAT THEY ADHERE TO THE VILLAGE'S DEVELOPMENT PLAN, IN A WAY THAT CREATES A CAREFULLY SCALED RELATIONSHIP BETWEEN ADJACENT BUILDINGS AND LANDSCAPE FEATURES

IV.2.2 Policy: Predominant Roof Shape Amongst a Cluster of Buildings

a) GUIDELINE:

THE INTENT IS THAT A PREDOMINANT ROOF SHAPE BE ESTABLISHED WHICH VISUALLY UNIFIES A COLLECTION OR CLUSTER OF BUILDINGS.

- The predominant roof shape is to be a simple gable roof with a pitch between 6:12 to 12:12.
- Flat roofs as the principle roof are to be avoided but are useful in snow management.
- Gable roofs with false fronts and/or flat roofs with parapets are not permitted.
- Break-up the mass of a single large roof into a collection of roofs and/or masses

IV.2.3 Policy: Roof Ridge Alignment

a) GUIDELINE:

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THE ALIGNMENT OF ROOF RIDGES CAN ENHANCE THE VISUAL UNITY OF GROUPS OF BUILDINGS.

- The building designer must protect entrances, exits and exterior pathways from falling snow and ice.
- Orient the principal ridge line to the street, or major public open space where feasible.

IV.2.4 Policy: Solar Access, Micro Climate, and Seasonal Response

a) GUIDELINE:

POSITIVE PROTECTED SUNLIT SPACES ARE MORE DESIRABLE AS A USER-FRIENDLY EXPERIENCE.

- The building designer should design the building volumetric and massing to create positive sunlit public spaces and exterior rooms to encourage pedestrian use year-round. It is important that solar access is maximized and micro-climate variations considered where possible to ensure an atmosphere which is conducive to exterior pedestrian activity. (Late afternoon is generally most important for outdoor activities).
- Building designers should bear in mind that buildings, vegetation and land forms can cast shadows and block sunlight.
- Wall surfaces of buildings can play a big role in reflecting sunlight into adjoining exterior spaces, therefore color and choice of materials are important in this regard.
- Wind tunnel patterns in the winter months can create inhabitable conditions which should be avoided.

IV.2.5 Policy: Minimize the Impacts into Adjacent Properties

a) GUIDELINE:

ENCROACHMENTS BEYOND THE PROPERTY LINE ARE NOT PERMITTED.

IV.3 GRADING AND DRAINAGE

To preserve existing natural features grading plans for any new development must be sensitive to the natural massing and features of the area. Grading and construction practices which disturb natural features, promote erosion and extensive re-vegetation, works against the preservation of the natural setting at Fernie Alpine.

IV.3.1 Policy: Follow Good Engineering Practices for Grading

a) **GUIDELINE:**

GRADING MUST BE SENSITIVE TO THE EXISTING LANDSCAPE.

- Cut and fill to conform with natural topography.
- No re-grading within the drip line of a tree.
- Re-graded areas should be re-established with native plant material to reduce soil erosion and re-establish the “natural landscape”.

IV.3.2 Policy: Integrate Buildings with Landscape

a) **GUIDELINE:**

MINIMIZE THE VISUAL IMPACT OF BUILDINGS ON THE LANDSCAPE.

- The placement of buildings should respect existing land forms and should follow existing contours.
- The sense of a building should be that its walls continue down to the ground to give a feeling of solidity.

IV.3.3 Policy: Follow Natural Drainage Patterns

a) **GUIDELINE:**

MINIMIZE THE IMPACT OF ON-SITE DRAINAGE.

- Consider designs that develop systems as amenities such as planted swales or rock trench drains.
- Drainage must not affect adjacent properties.
- Preserve the natural drainage of existing contours.
- Surface systems (swales, culverts, retention basins) are preferable.

IV.3.4 Policy: Retaining Structures

a) **GUIDELINE:**

MINIMIZE THE USE AND EXTENT OF BUILT STRUCTURES TO CONTROL GRADE.

- No retaining walls higher than 1.5m. (5' 0")
- Slopes of cut and fill banks should be minimized.
- Max. allowable grade is 2:1 (grass 3:1)
- Stone retaining walls to use stones no larger than 3 ft in diameter.
- Exposed concrete retaining walls must be either exposed aggregate, bush hammered or textured in appearance.

IV.3.5 Policy: Negative Drainage Impacts Must be Minimized and Fully Mitigated

a) GUIDELINE:

A DRAINAGE SYSTEM IS REQUIRED FOR EACH PARCEL, INSURING THAT NO SURFACE DRAINAGE, TO THE GREATEST EXTENT POSSIBLE, IS DIRECTED OFF THE SITE

- Storm water retention should be considered for control of heavy snowfalls, precipitation and runoff.
- Positive drainage of plaza and walkway areas is required.
- Drains should be full catch basins or trench drains.
- Balcony floor type drains are not acceptable.

IV.4 ACCESS, PARKING, LOADING AND SERVICING

Due to the relatively high density within the Fernie Alpine Village and immediately adjacent areas truck access, utilities, storage and garbage collection must be considered in the overall design. The servicing requirements if not well designed can become an eyesore which detract from an otherwise quality experience.

IV.4.1 Policy: Service Bays and Loading Docks

a) GUIDELINE:

DESIGN AND LOCATE SERVICE AREAS SO THEY FUNCTION WELL AND DON'T BECOME AN EYESORE.

- Open parking and mechanical sheds are to be kept away from main buildings and shielded from view by vegetation, fences and building forms.
- Locate service bays within the building or parking structure.

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- Maneuvering of service vehicles to be within property boundaries.
- If exterior service bays are necessary, locations should not be visually apparent to hotel entries and/or commercial businesses.
- All lighting emanating from these areas should be screened or contained to the service area only.
- Consider winter use and prevent ice and snow build-up in service areas.

IV.4.2 Policy: Garbage Collection

a) GUIDELINE:

SCREEN GARBAGE COLLECTION AREAS.

- Garbage and recycling storage must be underground.
- Garbage containers shall be stored on-grade within the building away from public view. If this cannot be achieved a complete building structure should be provided to house the garbage/recycling function.
- Containers must be easily accessible to garbage trucks. Ensure space for garbage storage and recycling is sufficient to avoid overflow into visible areas.
- Adequate ventilation must be provided (vent to roof).
- Suitable screens are cedar fencing, berms, landscape planting or separation of grades.

IV.4.3 Policy: Service Bay Durability

a) GUIDELINE:

USE DURABLE MATERIALS IN SERVICE AREAS TO AVOID WEAR AND TEAR.

- Materials susceptible to maintenance and damage by service trucks and the activities associated with those uses should not be used. Appropriate materials include heavy timber, concrete, steel, stone, asphalt, etc.

IV.4.4 Policy: Utilities

a) GUIDELINE:

THE LOCATION OF UTILITIES AND HYDRO TRANSFORMERS WITHIN THE

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WHOLE SCHEME SHOULD BE CONSIDERED IN ORDER MINIMIZE POSSIBLE VISUAL IMPACTS.

- The development application shall indicate the proposed location for utility tanks, hydro transformers, mechanical equipment on the building and propane gas meters.
- Building applications should indicate all venting and proposed roof top equipment intended (roof top equipment is to be avoided, screened or contained within the roof structure).
- Incorporate fire hose connections and utility meter in the building design. Such protrusions are frequently removed during snow plowing.
- Initiate dialogue with the Utility Authority at an early stage of design process in order to minimize the visual impact of hydro transformers especially with reference to adjacent properties circulation patterns, maintaining positive landscape aesthetic values.
- Suitable treatment of a utilities feature would be screening with fences, landscape plants and/or a separate building to house the utility functions.

IV.4.5 Policy: Access and Circulation

a) GUIDELINE:

THE STRONG PEDESTRIAN ORIENTATION OF THE FERNIE ALPINE VILLAGE REQUIRES THAT THE CONFLICTS BETWEEN VEHICLES AND PEDESTRIANS BE REDUCED.

- All parking within the Fernie Alpine Village core must be underground.
- Site design should allow for efficient use of large snow removal equipment without interrupting or conflicting with pedestrian areas.

a) GUIDELINE:

PARKING ENTRANCES MUST BE WELL SIGNED YET UNOBTRUSIVE.

- Use of landscaping, appropriate materials and signage to make parking entries more attractive and/or less conspicuous.
- Automatic garage door closing systems should be considered for security and aesthetic reasons.
- Underground parking ceiling clearance should be a minimum of 7' (2.13m) high to accommodate ski racks.

- Garbage/snow ice clearance.

IV.4.6 Policy: Surface Parking

a) GUIDELINE:

MITIGATE VISUAL IMPACT OF LARGER PARKING AREAS.

- Provide areas for adequate snow storage and drainage.
- Often landscape planters can assist with breaking up large areas at hard surface.
- Pedestrian circulation routes should be isolated from vehicular routes and separated by landscape buffers, screens, walls and/or setbacks etc.

a) GUIDELINE:

IT IS PRUDENT TO ESTABLISH SEPARATE PARKING AREAS FOR BUSES NEAR LOBBY AREAS AND DROP OFF ZONES.

IV.4.7 Policy: Parking Access

a) GUIDELINE:

PROVIDE REASONABLE GRADES AT DRIVEWAY ENTRANCE.

- Design driveways to a maximum of 8% slopes.
- Slopes of driveways greater than 8% should be covered or heat traced.
- Pedestrian crossings at the entrance to parking garages or intersections should incorporate wheelchair letdowns at the curb corners.

IV.5 OUTDOOR ACTIVITIES

Fernie Alpine Village was conceived as a four-season destination resort experience. Therefore, outdoor activities are vital to the support of a festive, village atmosphere by providing opportunities to see and be seen.

IV.5.1 Policy: Activities

a) GUIDELINE:

OUTDOOR ACTIVITIES SHOULD BE CREATED WHICH ACCOMMODATE A RANGE OF PEDESTRIAN ACTIVITIES.

- Seating areas and restaurants should overlook pedestrian areas.
- Edges surrounding public open spaces should incorporate benches, seating and suitable lighting to support a comfortable pedestrian environment.
- Smaller scale public spaces (i.e. outdoor café seating etc.) on the perimeter of larger open spaces should have a degree of separation from the adjacent public space (i.e. landscape buffers, minimum setbacks or separation of space by materials and/or physical separation i.e. raised terraces etc.)
- Lighting should recognize the nocturnal activities within the resort and the pedestrian experience at that time.

IV.6 SITE DESIGN

The rural quality of the landscape at Fernie Alpine Resort is one of its most important amenities. People come here because Fernie is not typically urban - but more rural in its context. The development of the Village must not destroy this quality. The following guidelines request that building design relates to the site, their neighbours and are part of the natural fabric of its context.

It is important to enhance the pedestrian experience in order to minimize dependence on automobiles and to preserve the areas as an attraction to both residents and visitors. This is a particular concern for routes that circulate between the residential, recreational areas and the Village core.

IV.6.1 Policy: Public Areas

a) GUIDELINE:

PEDESTRIAN AREAS IN VILLAGE CORE SHOULD INTEGRATE COVERED WALKWAYS.

- Provide site furnishings within pedestrian areas (i.e. benches, ski racks, bike racks, garbage receptacles, etc.) which contribute to the quality of the public experience.
- All public pedestrian walkways to be of a standardized interlocking paver.
- All stairs within the Village Core to be covered or heat treated.
- Major public entries are to be easily identified from a distance (i.e. 40 ft.)

b) GUIDELINE:

PROVIDE PUBLIC OPEN SPACE SO THEY ARE VISIBLE FROM THE STREET, TRAILS, WALKWAYS OR PARKING LOTS.

- Public spaces should create a logical sequence of nodes within the hierarchy of circulation routes.

c) GUIDELINE:

DEVELOP A COMFORTABLE HUMAN SCALE AT THE GROUND FLOOR LEVEL THROUGH THE VILLAGE CORE.

- Minimum inside walkway width to be 1.8m (6') and a minimum clear height of 3 m (9'-10").
- Smaller scale pedestrian level detail should appear lower on the building with larger architectural postures placed on the upper floors of the building.
- The ground floor entry level should typically be a minimum of .3 m (12") above the adjacent public walkway, open space or street. Handicapped accessibility must still be maintained to all building entries and not appear as an after-thought.
- Covered walkways should be considered within the overall building design. Canvas, metal or acrylic awnings in lieu of structural covered walkways are not acceptable.
- Adjoining walkways must be co-ordinated between parcels.
- Outdoor display areas must be designated on plans submitted for Design Panel Review.
- Materials and detailing should be designed for durability, and ease of maintenance.

d) GUIDELINE:

REINFORCE THE RELATIONSHIP BETWEEN TOPOGRAPHY OF THE SITE AND PUBLIC SPACE.

- Maximum height of stairs in any one run should be no more than 2m (6'-6")
- Provide comfortably dimensioned stairs and ramps which address changes in elevation without creating difficult pedestrian routes (min. 15" tread., max. 6.0" riser).
- A comfortable mix of stairs and ramps should be used in combination to combat changes in grade.

IV.6.2 Policy: Landscape Treatment

a) GUIDELINE:

USE PLANT MATERIALS THAT ARE ADAPTED TO THE FERNIE CLIMATE.

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- Native trees, shrubs, and wild flowers and encouraged.
- Large areas of manicured landscape are discouraged, as the native rural landscape is generally preferred rather than move ornamental landscapes.
- Where feasible, preserve existing significant trees and shrubs in place. If it is absolutely necessary, relocate them within the site.
- Replacement plant materials should be similar in size or equivalent massing (i.e. a cluster of smaller, new trees may be used to establish a massing similar to one large original tree).
- Minimize disruption to root systems in excavation and relocation activity.
- New plant materials should be located in a way that respects existing planting patterns, and should, as much as possible, harmonize with them.
- As a general rule evergreen trees and shrubs should be placed on the north and east sides of sites, and deciduous trees of the south and west to preserve existing sunlight patterns.

b) GUIDELINE:

LANDSCAPE STANDARDS ARE TO BE MAINTAINED THROUGHOUT FERNIE.

- All planting shall be to BCSLA/BCNTA standards and must be designed and stamped by a registered B.C. Landscape Architect. A one-year guarantee and 135% letter of credit must be provided based on the Landscape Architect's estimate.
- The owner/developer must install parking, curbing, landscaping and lighting to Regional District standards beyond the parcel boundary. Improvements are to extend to the centre line of any street or public open space unless otherwise indicated.
- The coordination with adjacent parcels, buildings, open spaces should take into account the designs of arcades, steps, railings and planters to achieve a continuity throughout the Fernie Alpine development.

c) GUIDELINE:

DESIGN FOR DURABILITY AND EASE OF MAINTENANCE FOR ALL LANDSCAPE ELEMENTS.

- All landscape elements adjacent to areas which require snow clearing by machinery must be designed to resist damage by incorporating durable materials, rounded edges and eliminating unnecessary protrusions.

- Landscape planters should be integral to the building design. Typically, all trees and plantings are to be protected from snow clearing operations by stone walls or high concrete curbs.

d) GUIDELINE:

SEASONAL LANDSCAPE CONSIDERATIONS

- Plant material located in snow dump areas must be sufficiently durable to survive the effects of snowdump.
- Summer floral displays are encouraged in feature areas and help create added interest for the pedestrian at the ground floor level.
- Grass/sod should be a uniform turf or grass species.
- All planters and landscaped areas must incorporate an automatic irrigation system and full internal drainage.
- Drip irrigation is encouraged for hanging baskets.

IV.6.3 Policy: Landscape Structures

Landscaping often includes outdoor structures (decks, trellises, gazebos, pergolas, greenhouses and play equipment). These structures frequently detract from the overall appearance of the landscape by creating an element of visual disorder unless they are well sited and built with a high level of craftsmanship. Public pavilions are examples of positive landscape structures which help to enhance the public/pedestrian experience.

a) GUIDELINE:

DESIGN LANDSCAPE STRUCTURES TO WORK AS EXTENSIONS OF BUILDINGS.

- Free standing landscape elements should be avoided unless there is a significant reason to have them.
- Decks and trellis should be built of wood.
- All outdoor structures should avoid gimmicky and excessive ornamentation.

IV.6.4 Policy: Minimize the Visual Impact of Site Lighting

a) GUIDELINE:

ILLUMINATION LEVELS SHOULD BE OF SUFFICIENT INTENSITY TO PROVIDE SECURITY BUT NOT OVER-POWER THE NIGHT SCAP.

- Illumination should be low level, indirect and low glare.
- Provide exterior lighting for highlighting landscape areas, feature walls and pedestrian routes as required. (exterior neon is not permitted).
- A consistent lighting theme should be proposed as part of the streetscape to help unify the village core.
- Consider security lighting where necessary (i.e. trailheads, pedestrian circulation routes, cross roads, public open space etc.)
- No flashing, blinking, or coloured lighting permitted (except Christmas lights).
- Incandescent or other warm coloured lighting is preferred. The standard street lighting preferred for Fernie Alpine Resort is colour corrected metal halide.

IV.6.5 Policy: Signage

a) GUIDELINE:

COMPREHENSIVE SIGN PLANS ARE REQUIRED AS PART OF ALL DEVELOPMENT APPLICATIONS FOR ALL NEW STRUCTURES.

- Signage should be in character with the material, colour, detail and architectural features of the building.
- Character signs illustrating the products and/or services offered are encouraged.
- Front lighting of signs is encouraged, back lit signs are not permitted.
- Exterior neon signs are not permitted.
- Signs should reflect heritage character of the landmark mountain lodges.
- Corporations shall design signs to be compatible in size, material and composition to the desired mountain lodge image.

IV.7 BUILDING DESIGN

It is important that the buildings at Fernie Alpine Village be designed in such a way that they relate to the people living there and harmonize with the area and its natural features while reflecting local traditions and methods of construction.

IV.7.1 Policy: The Mass. Scale Height, Width and Depth of Buildings Should Meet the General Intent of the Specific Guidelines.

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a) **GUIDELINE:**

BUILDINGS SHOULD NOT DOMINATE THE LANDSCAPE AND OVERPOWER THE PEDESTRIAN SCALE.

- No unbroken expanse of building facade may exceed 10m before a shift in wall plane must occur (minimum 1.5 meter). Traditionally, commercial fronts were made up of a series of buildings, therefore building facade should continue to appear as a composition of several segments or masses rather than a large, homogenous entity.
- The principle ridge line must not exceed 20 meters before the ridge line must be offset or shifted, or take on a different ridge alignment.
- Appurtenances and attachments that provide variety in building form are encouraged.

IV.7.2 Policy: Building Height

- Building height is to be consistent with the Development Parcel Descriptions.

IV.7.3 Policy: Snow Management

Sloped roofs shed accumulated snow in an avalanche fashion and can be potentially dangerous. The heavy snowfalls create a significant snow management concern and design consideration. Designers not thoroughly familiar with design in areas of heavy snow fall should retain an expert consultant experienced with the problems associated with snow management, and prepare a certified snow management strategy and plan which illustrates the proposed handling of snow.

a) **GUIDELINE:**

SNOW MANAGEMENT IS THE RESPONSIBILITY OF EACH DEVELOPER.

- Each basic building form must be conducive to snow management.
- Snow and drainage from roofs must not be dumped onto adjoining streets.
- Consider potential hazards such as icicles dropping onto pedestrian areas.

b) **GUIDELINE:**

SNOW ACCUMULATION MUST BE MANAGED ON AN ONGOING BASIS.

- Snow must be positively shed or positively retained.
- Consider the effect of snow diverters, retainers, roof pitch and roof materials on snow retention.

- Snow diverters and retainers should be designed as an integral part of the roofscape; snow retainers are an acceptable solution only when no other method is possible.

c) GUIDELINE:

ENTRANCES AND ACCESS ROUTES MUST BE FULLY PROTECTED.

- Shedding snow must be deflected from pedestrian areas by dormers, angled roof, canopies or other means.
- All steps and wheelchair ramps must be covered and heat traced.
- Snow dump areas must not be accessible to pedestrians.
- Ensure access to vehicle service bays are protected from snow shed and will be functional in harsh winter conditions.
- Ensure sufficient vertical clearance for vehicular entrances and exits. Take into account snow accumulation.
- Service areas and entry ramps should be covered and heat traced.

IV.7.4 Policy: Roof Design

The proposed skyline for the village is conceived as a unified composition of sloping roofs with a limited variety of materials and colors. The intent is for a hierarchy of building scales with larger buildings in the village core, with a gradation of smaller buildings as one moves away from the core.

a) GUIDELINE:

USE ROOF FORMS IN A SIMILAR MANNER TO THOSE USED HISTORICALLY.

- Sloping roof forms, such as hip, gable and shed, should be the dominant roof shape. Flat roofs may be utilized providing that the shape as defined by the zoning bylaws, architectural programming and volumetric massing.
- Pitched roof slopes at Fernie Alpine Resort should be between 6/12 and 12/12.
- Roof shapes not permitted: mansard, fake mansard, gambrel, jointed shed roof, curvilinear, domed or A-frame.

b) GUIDELINE:

ROOF OVERHANGS TO BE PROVIDED.

- Roof overhangs are critical to protecting walls and wall openings from rain and snow and contribute to the buildings character
- Roof overhang should be a minimum of 18"

c) **GUIDELINE:**

ROOF ASSEMBLY CONSTRUCTION TO ADDRESS EXTREME CLIMATE CONDITIONS.

- Adequate roof ventilation is key to the "cold roof" concept, convective ventilation consisting of continuous vents at the eaves and exhaust vents at gable ends or the ridge line is preferred.
- Generally, conventional eaves troughs or built-in eaves troughs should be avoided as they are subject to damage from snowshed.

d) **GUIDELINE:**

ROOF SURFACING MATERIAL

- The following materials may not be used:
 - ceramic tiles
 - asphalt composition shingles
 - fire-resistant wood shingles
 - sod roofing
 - roof murals are not permitted
- All roof flashing must be of a color harmonious with roof and upper wall surfacing.

IV.7.5 Policy: Roof Appurtenances

a) **GUIDELINE:**

ROOF FORM SHOULD BE MODULATED.

- Roof appurtenances, dormers, clerestories, skylights, all create interesting pleasant interior spaces and add interest to the roof, however, it is critical to avoid over decoration and visual disorder.
- Acceptable dormer shapes include shed dormer, gable dormer and hip dormer. Barrel dormers are not permitted.
- Roof ornaments like finials, scroll work on ridges and/or decorative turrets are discouraged.

- Snow diverters/retainers should be handled as an integral part of the roof scape.
- Roof top access stairs, elevator shaft, mechanical equipment should be designed to be contained within the roof and/or screened from important sight lines. Pragmatic components, as noted above, should be treated as key building elements and considered from the start of the design phase.
- Satellite dishes are not allowed.
- Skylights should be placed flush against the roof and not placed at an angle with the roof plane.
- Skylights should not extend to the eave line.
- Chimney chases and flues are to be either wood siding or masonry finished, exposed metal chimneys are not permitted.
- Clerestories should be placed within the field of the roof.
- Solar collectors shall lie flat on pitched roofs.

IV.7.6 Policy: Materials

a) GUIDELINE:

USE MATERIALS THAT REINFORCE THE RUSTIC AND RURAL CONTEXT.

- Stained or painted wood siding is strongly recommended, and plywood or particle board is not acceptable.
- Heavy wood beam and posts are encouraged.
- Stone is encouraged for use on the lower portions of buildings; "cultured" stone is not acceptable in the Village core.
- Stucco must be acrylic based and incorporate an acrylic finish; stucco is limited to a maximum of 30% of any elevation.
- Stucco must incorporate heavy reveals and expansion joints, typically stucco should be accompanied by large overhanging eaves and heavy wood trim.
- Exposed concrete must be heavily ribbed, textured, colored or bushhammered. Unfinished, exposed concrete is not acceptable.
- A limit of three materials per building maximum is proposed in order to reduce visual disorder.

- Metal roof in matte finishes are appropriate (grey, beige, etc.).
- Materials at the ground floor level should be chosen for their durability and detailed in a manner which respects the pedestrian scale.
- Natural stone or masonry materials are not to be painted.

IV.7.7 Policy: Color Palette

a) GUIDELINE:

MUTED COLORS ARE PREFERRED FOR THE BACKGROUND COLOUR OF MOST BUILDINGS.

b) GUIDELINE:

USE BRIGHT COLOURS FOR ACCENTS ONLY.

- Reserve the use of strong, bright colors for accents, signs or ornamentation and entrances. In most cases, only one or two accent colours should be used in addition to the base colour.
- Doors may be painted an accent colour or they may be left a natural wood finish.
- Luminescent or dayglo colors are not appropriate.

IV.8 DETAILS

IV.8.1 Policy: Architectural Details Should Be Used to Provide Visual Interest

a) GUIDELINE:

WINDOW, DOOR AND PORCH OPENINGS ARE AN IMPORTANT ELEMENT OF BUILDING FORM AND APPEARANCE.

- Doorways should be rectangular in shape. Arch-formed doorways are not acceptable.
- Windows may be constructed of wood, wood covered with color-fast vinyl, aluminum or vinyl with white trim and/or molding.
- Door openings should be protected from the wind and from overhanging or drifting snow.
- Use porches, courtyards, entry features to define ground levels of buildings to provide visual interest and define human scale.

- Arcade openings should be rectangular.
- Covered walkways are to be designed within the building mass or attached to the building mass.
- Shop fronts should avoid gimmicky, garishness and excessive ornamentation. They should be simple and direct and depend mainly on interior views of displays and shop space for interest.
- Balconies should be simply designed, the use of long vertical or horizontal bands of balcony space is discouraged.
- Balconies should be designed to prevent snow accumulation, interior leaks, and icicle build-up.

b) GUIDELINE:

A VARIETY OF ARCHITECTURAL COMPONENTS ARE ENCOURAGED WHICH CONTRIBUTE TO THE VISUAL INTEREST OF THE BUILDING.

- Commercial storefront detailing was often elaborated with decorative moldings, cornices and refinements around openings for doors and windows.
- Ornament and detail should be simple.
- Traditional locations for decorative elements are porches and eaves.
- Consider eaves, true window mullions, corner boards and brackets.
- Architectural details add visual interest and can often showcase superior quality craftsmanship and architectural design.

IV.9 ENVIRONMENTAL PROTECTION DURING CONSTRUCTION

IV.9.1 Policy: Protect Against Any Potential for Long Term Damage to the Elk River

a) GUIDELINE:

AN ENVIRONMENTAL PROTECTION PLAN SHOULD CONTROL WATER TRANSPORTED HARMFUL MATERIALS SUCH AS SLURRY AND PETROCHEMICAL FLUIDS.

- Consideration should be given to an erosion and sediment control plan for each lot.

- Open streams should be preserved in their existing channels, whether natural or man-made, unless diversion is approved by BC Environment and the Department of Fisheries and Oceans.
- Deleterious substances such as concrete slurry, petrochemicals, paint chemicals, etc. shall not be placed so as to allow migration to water courses. The storage of gasoline, oil and other environmentally hazardous materials must be located at least 30 metres away from all drainage channels, and be stored in an impermeable drain pan that can retain the entire volume of the stored hazardous materials if spillage should occur.
- Water soluble herbicides and pesticides should not be used. Slow release fertilizers should be used if composted manure is not available. The use of soil sterilant is prohibited.
- At building completion, all earthworks should be stabilized against erosion.
- Land disturbing activities such as site grading should be timed to occur during dry periods.
- Any required retention areas of natural vegetation and buffer zones shall be fenced off with protective construction fencing to guarantee that these areas are not accessed during construction.
- All excavated material not removed from the site must be covered with plastic to avoid erosion related problems.
- Boulders suitable for future rockwork must be stockpiled on the lot or at a site approved by the Administrator.
- Removed topsoil must be stockpiled on site for future use.
- Trees cannot be felled onto any vegetative buffer zones around watercourses, or any public open space outside.

b) GUIDELINE:

SCREEN GARBAGE COLLECTION AREAS.

- Garbage and recycling areas for multifamily projects must be internal.
- Garbage containers shall be stored on-grade within the building and away from public view. If this cannot be achieved, a complete building structure should be provided to house the garbage/recycling facility.
- Containers must be easily accessible to garbage trucks. Ensure space for garbage storage and recycling is sufficient to avoid overflow into visible areas.

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- Adequate ventilation must be provided.
- Suitable screens are cedar fencing, berms, landscape plantings or separation of grades.

APPENDIX B: FERNIE ALPINE RESORT RESIDENTIAL DESIGN GUIDELINES

I.1 INTRODUCTION

The Guidelines are broken into a series of sub-categories including the following:

- Building Siting
- Grading and Drainage
- Building Design
- Details
- Environmental Protection

I.2 BUILDING SITING

The success of any project of high quality relies on strong understanding of a site's strengths and weaknesses and the context in which it is set.

Prior to any site planning and building design, an analysis of the site must occur. The objective of any site analysis is to identify the site's opportunities and constraints. The site analysis should make use of relevant professionals - architects, landscape architects, engineers, geologists and other consultants as required. The analysis should use topographic surveys, site photos, soils reports and any other background material to help inform and reveal to the building designer the site's true condition.

I.2.1 Policy: Location of Construction

a) GUIDELINE:

LOCATION OF BUILDINGS AND CONSTRUCTION MUST BE PLACED ON THEIR SITES SUCH THAT THEY ADHERE TO THE RESORTS DEVELOPMENT PLAN, IN A WAY THAT CREATES A CAREFULLY SCALED RELATIONSHIP BETWEEN ADJACENT BUILDINGS AND LANDSCAPE FEATURES

- Residential projects should consider their effect on privacy, view lines and overshadowing of neighbouring properties.

I.2.2 Policy: Predominant Roof Shape Amongst a Cluster of Buildings

a) GUIDELINE:

THE INTENT IS THAT A PREDOMINANT ROOF SHAPE BE ESTABLISHED WHICH VISUALLY UNIFIES A COLLECTION OR CLUSTER OF BUILDINGS.

- The predominant roof shape is to be a simple gable roof with a pitch between 4:12 to 10:12.
- Flat roofs as the principle roof are to be avoided but are useful in snow management.
- Gable roofs with false fronts and/or flat roofs with parapets are not permitted.
- Break up the mass of a single large roof into a collection of roofs and/or masses.

I.2.3 Policy: Roof Ridge Alignment

a) GUIDELINE:

THE ALIGNMENT OF ROOF RIDGES CAN ENHANCE THE VISUAL UNITY OF GROUPS OF BUILDINGS.

- The building designer must protect entrances, exits and exterior pathways from falling snow and ice.
- Orient the principal ridge line to the street or major public open space where feasible.

I.2.4 Policy: Minimize the Impact into Adjacent Properties

a) GUIDELINE:

ENCROACHMENTS BEYOND THE PROPERTY LINE ARE NOT PERMITTED.

I.3 GRADING AND DRAINAGE

To preserve existing natural features, grading plans for any new development must be sensitive to the natural massing and features of the area. Grading and construction practices which disturb natural features, promote erosion and extensive re-vegetation works against the preservation of the natural setting at Fernie Alpine Resort.

I.3.1 Policy: Follow Good Engineering Practices for Grading

a) GUIDELINE:

GRADING MUST BE SENSITIVE TO THE EXISTING LANDSCAPE.

- Cut and fill to conform with natural topography.
- No re-grading within the drip line of a tree.
- All existing and proposed grading must be shown on the site plan.
- Re-graded areas should be re-established with native plant material to reduce soil erosion and re-establish the “natural landscape”.

I.3.2 Policy: Integrate Buildings with Landscape

a) GUIDELINE:

MINIMIZE THE VISUAL IMPACT OF BUILDINGS ON THE LANDSCAPE.

- The placement of buildings should respect existing land forms and should follow existing contours.
- The sense of a building should be that its walls continue down to the ground to give a feeling of solidity.

I.3.3 Policy: Follow Natural Drainage Patterns

a) GUIDELINE:

MINIMIZE THE IMPACT OF ON-SITE DRAINAGE.

- Consider designs that develop systems as amenities such as planted swales or rock trench drains.
- Drainage must not affect adjacent properties.
- Preserve the natural drainage of existing contours.
- Surface systems (swales, culverts, retention basins) are preferable.

I.3.4 Policy: Retaining Structures

a) GUIDELINE:

MINIMIZE THE USE AND EXTENT OF BUILT STRUCTURES TO CONTROL GRADE.

- No retaining walls higher than 1.5 m. (5'0").
- Slopes of cut and fill banks should be minimized.
- Maximum allowable grade is 2:1 (grass 3:1).
- Stone retaining wall to use stones no larger than 3 ft. in diameter.
- Exposed concrete retaining walls must be either exposed aggregate, bush hammered or textured in appearance.

I.3.5 Policy: Negative Drainage Impacts Must be Minimized and Fully Mitigated

a) GUIDELINE:

A DRAINAGE SYSTEM IS REQUIRED FOR EACH PARCEL, INSURING THAT NO SURFACE DRAINAGE IS DIRECTED OFF THE SITE.

- Storm water retention should be considered for control of heavy snowfalls, precipitation and runoff.
- Positive drainage of plaza and walkway areas is required.
- Drains should be full catch basins or trench drains.
- Balcony floor type drains are not acceptable.

I.4 SITE DESIGN

The rural quality of the landscape at Fernie Alpine Resort is one of its most important amenities. People come here because Fernie is not typically urban, but more rural in its context. The development of the resort must not destroy this quality. The following guidelines request that building design relates to the site, their neighbours, and are part of the natural fabric of its context.

I.4.1 Policy: Landscape Treatment

a) GUIDELINE:

USE PLANT MATERIALS THAT ARE ADAPTED TO THE FERNIE CLIMATE.

- Native trees, shrubs and wild flowers are encouraged.
- Large areas of manicured landscape are discouraged, as the native rural landscape is generally preferred rather than ornamental landscapes.
- Where feasible, preserve existing significant trees and shrubs in place. If it is absolutely necessary, relocate them within the site.
- Replacement plant materials should be similar in size or equivalent massing (i.e. a cluster of smaller, new trees may be used to establish a massing similar to one large original tree).
- Minimize disruption to root systems in excavation and relocation activity.
- New plant materials should be located in a way that respects existing planting patterns and should, as much as possible, harmonize with them.
- As a general rule, evergreen trees and shrubs should be placed on the north and east sides of sites and deciduous trees on the south and west, to preserve existing sunlight patterns.

b) GUIDELINE

LANDSCAPE STANDARDS ARE TO BE MAINTAINED THROUGHOUT FERNIE.

- All planting shall be to BCSLA/BCNTA standards.
- The coordination with adjacent parcels, buildings and open spaces should take into account grades and existing vegetation.

c) GUIDELINE

DESIGN FOR DURABILITY AND EASE OF MAINTENANCE FOR ALL LANDSCAPE ELEMENTS.

- All landscape elements adjacent to areas which require snow clearing by machinery must be designed to resist damage by incorporating durable materials, rounded edges and eliminating unnecessary protrusions.
- Landscape planters should be integral to the building design. Typically, all trees and planting are to be protected from snow clearing operations.

d) GUIDELINE:

SEASONAL LANDSCAPE CONSIDERATIONS

- Plant material located in snow dump areas must be sufficiently durable to survive the effects of snowdump.
- Summer floral displays are encouraged in feature areas and help create added interest for the pedestrian at the ground level.
- Grass/sod should be a uniform turf or grass species.
- All planters and landscaped areas must incorporate an automatic irrigation system and full internal drainage.
- Drip irrigation is encouraged for hanging baskets.

I.4.2 Policy: Landscape Structures

Landscaping often includes outdoor structures (decks, trellises, gazebos, pergolas, greenhouses and play equipment). These structures frequently detract from the overall appearance of the landscape by creating an element of visual disorder unless they are well sited and built with a high level of craftsmanship. Public pavilions are examples of positive landscape structures which help to enhance the public/pedestrian experience.

a) GUIDELINE:

DESIGN LANDSCAPE STRUCTURES TO WORK AS EXTENSIONS OF BUILDINGS.

- Free standing landscape elements should be avoided unless there is significant reason to have them.
- Digital satellite disks are allowed.
- Decks and trellises should be built of wood.
- All outdoor structures should avoid gimmicky and excessive ornamentation.

I.4.3 Policy: Minimize the Visual Impact of Site Lighting

a) GUIDELINE:

ILLUMINATION LEVELS SHOULD BE OF SUFFICIENT INTENSITY TO PROVIDE SECURITY BUT NOT OVERPOWER THE NIGHT SCAPE.

- Illumination should be low level, indirect and low glare.
- Provide exterior lighting for highlighting landscape areas, feature walls and pedestrian routes as required. (Exterior neon is not permitted).
- A consistent lighting theme should be proposed as part of the streetscape to help unify the village core.
- Consider security lighting where necessary (i.e. trailheads, pedestrian circulation routes, cross roads, public open space, etc.)
- No flashing, blinking or coloured lighting permitted (except Christmas lights).
- Incandescent or other warm coloured lighting is preferred. The standard street lighting preferred for Fernie Alpine Resort is colour corrected metal halide.

I.5 BUILDING DESIGN

It is important that the residential buildings at Fernie Alpine Village be designed in such a way that they relate to the people living there and harmonize with the area and its natural features while reflecting local traditions and methods of construction.

I.5.1 Policy: The Mass, Scale, Height, Width and Depth of Buildings Should Meet the General Intent of the Specific Guidelines

a) GUIDELINE:

BUILDINGS SHOULD NOT DOMINATE THE LANDSCAPE AND OVERPOWER THE PEDESTRIAN SCALE.

- No unbroken expanse of building facade may exceed 10 metres before a shift in wall plane must occur (minimum 1.5m). Traditionally, commercial fronts were made up of a series of buildings; therefore, building facades should continue to appear as a composition of several segments or masses rather than a large, homogenous entity.
- Locating the garage so that the overhead garage door does not face the front of the

lot is strongly encouraged.

- The principle ridge line must not exceed 20 metres before the ridge line must be offset or shifted, or take on a different ridge alignment.
- Appurtenances and attachments that provide variety in building form are encouraged.

I.5.2. Policy: Building Height

a) GUIDELINE:

BUILDING HEIGHT IS TO BE CONSISTENT WITH THE DEVELOPMENT
PARCEL DESCRIPTIONS (9m/29.5ft.)

I.5.3 Policy: Snow Management

Sloped roofs shed accumulated snow in an avalanche fashion and can be potentially dangerous. The heavy snowfalls create a significant snow management concern and design consideration. Designers not thoroughly familiar with design in areas of heavy snowfall should retain an expert consultant experienced with the problems associated with snow management, and prepare a certified snow management strategy and plan which illustrates the proposed handling of snow.

a) GUIDELINE:

SNOW MANAGEMENT IS THE RESPONSIBILITY OF EACH DEVELOPER.

- Each basic building form must be conducive to snow management.
- Snow and drainage from roofs must not be dumped onto adjoining streets.
- Consider potential hazards such as icicles dropping onto pedestrian areas.

b) GUIDELINE:

SNOW ACCUMULATION MUST BE MANAGED ON AN ONGOING BASIS.

- Snow must be positively shed or positively retained.
- Consider the effect of snow diverters, retainers, roof pitch and roof materials on snow retention.

- Snow diverters and retainers should be designed as an integral part of the roofscape; snow retainers are an acceptable solution only when no other method is possible.

c) GUIDELINE:

ENTRANCES AND ACCESS ROUTES MUST BE FULLY PROTECTED.

- Shedding snow must be deflected from pedestrian areas by dormers, angled roofs, canopies or other means.
- All steps and wheelchair ramps must be covered and heat traced.
- Snow dump areas must not be accessible to pedestrians.
- Ensure access to vehicle service bays are protected from snow shed and will be functional in harsh winter conditions.
- Service areas and entry ramps should be covered and heat traced.

I.5.4 Policy: Roof Design

The proposed skyline for the village is conceived as a unified composition of sloping roofs with a limited variety of materials and colours. The intent is for a hierarchy of building scales, with larger buildings in the village core and a gradation of smaller buildings as one moves away from the core.

a) GUIDELINE:

USE ROOF FORMS IN A SIMILAR MANNER TO THOSE USED HISTORICALLY.

- Sloping roof forms, such as hip, gable and shed, should be the dominant roof shape. Flat roofs may be utilized in small quantities.
- Pitched roof slopes at Fernie Alpine Resort should be between 4/12 and 10/12.
- Roof shapes not permitted: mansard, fake mansard, gambrel, jointed shed roof, curvilinear, domes or A-frame.

b) GUIDELINE:

ROOF OVERHANGS TO BE PROVIDED.

- Roof overhangs are critical to protecting walls and wall openings from rain and snow and contribute to the buildings character.
- Roof overhang should be a minimum of 0.6 metres.

c) GUIDELINE:

ROOF ASSEMBLY CONSTRUCTION TO ADDRESS EXTREME CLIMATE CONDITIONS.

- Adequate roof ventilation is key to the “cold roof” concept. Convective ventilation consisting of continuous vents at the eaves and exhaust vents at gable ends or the ridge line is preferred.
- Generally, conventional eaves troughs or built-in eaves troughs should be avoided as they are subject to damage from snowshed.

d) GUIDELINE:

ROOF SURFACING MATERIAL.

- The following materials may not be used:
 - ceramic tiles
 - asphalt composition shingles
 - fire resistant wood shingles
 - sod roofing
- Roof murals are not permitted.
- All roof flashing must be of a colour harmonious with roof and upper wall surfacing.

I.5.5 Policy: Roof Appurtenances

a) GUIDELINE:

ROOF FORM SHOULD BE MODULATED.

- Roof appurtenances, dormers, clerestories and skylights all create interesting, pleasant interior spaces and add interest to the roof. However, it is critical to avoid over-decoration and visual disorder.
- Acceptable dormer shapes include shed dormer, gable dormer and hip dormer. Barrel dormers are not permitted.

- Roof ornaments like finials, scroll work on ridges and/or decorative turrets are discouraged.
- Snow diverters/retainers should be handled as an integral part of the roofscape.
- Roof top access stairs, elevator shafts and mechanical equipment should be designed to be contained within the roof and/or screened from important sight lines. Pragmatic components, as noted above, should be treated as key building elements and considered from the start of the design phase.
- Satellite dishes are not allowed, other than digital.
- Skylights should be placed flush against the roof and not placed at an angle with the roof plane.,
- Skylights should not extend to the eave line.
- Chimney chases and flues are to be either wood siding or masonry finished; exposed metal chimneys are not permitted.
- Clerestories should be placed within the field of the roof.
- Solar collectors shall lie flat on pitched roofs.

I.5.6 Policy: Materials

a) GUIDELINE:

USE MATERIALS THAT REINFORCE THE RUSTIC AND RURAL CONTEXT.

- Stained or painted wood siding is strongly recommended; plywood or particle board is not acceptable.
- Heavy wood beam and posts are encouraged.
- Stone is encouraged for use on the lower portions of buildings; “cultured” stone is not acceptable in the Village core.
- Stucco must be acrylic based and incorporate an acrylic finish; stucco is limited to a maximum of 30% of any elevation.

- Stucco must incorporate heavy reveals and expansion joints; typically, stucco should be accompanied by large overhanging eaves and heavy wood trim.
- Exposed concrete must be heavily ribbed, textured, coloured or bushhammered. Unfinished, exposed concrete is not acceptable.
- A limit of three materials per building is proposed in order to reduce visual disorder.
- Metal roof in matte finishes are appropriate (grey, beige, etc.)
- Materials at the ground floor level should be chosen for their durability and detailed in a manner which respects the pedestrian scale.
- Natural stone or masonry materials are not to be painted.

I.5.7 Policy: Colour Palette

a) GUIDELINE:

MUTED COLOURS ARE PREFERRED FOR THE BACKGROUND COLOUR OF MOST BUILDINGS.

b) GUIDELINE:

USE BRIGHT COLOURS FOR ACCENTS ONLY.

- Reserve the use of strong, bright colours for accents, signs or ornamentation and entrance. In most cases, only one or two accent colours should be used in addition to the base colour.
- Doors may be painted an accent colour or they may be left a natural wood finish.
- Luminescent or dayglo colours are not appropriate.

I.6 DETAILS

I.6.1 Policy: Architectural Details Should be Used to Provide Visual Interest

a) GUIDELINE:

WINDOW, DOOR AND PORCH OPENINGS ARE AN IMPORTANT ELEMENT OF BUILDING FORM AND APPEARANCE.

- Doorways should be rectangular in shape. Arch-formed doorways are not acceptable.
- Windows may be constructed of wood, wood covered with colour-fast vinyl, aluminum or vinyl with white trim and/or molding.
- Door openings should be protected from the wind and from overhanging or drifting snow.
- Garage doors which incorporate raised panels and windows are encouraged.
- Use porches, courtyards and entry features to define ground levels of buildings to provide visual interest and define human scale.
- Covered walkways are to be designed within the building mass or attached to the building mass.
- Balconies should be simply designed; the use of long vertical or horizontal bands of balcony space is discouraged.
- Balconies should be designed to prevent snow accumulation, interior leaks and icicle buildup.

b) GUIDELINE:

A VARIETY OF ARCHITECTURAL COMPONENTS ARE ENCOURAGED WHICH CONTRIBUTE TO THE VISUAL INTEREST OF THE BUILDING.

- Ornament and detail should be simple.
- Traditional locations for decorative elements are porches and eaves. Decks must be constructed of treated wood and should be connected to the ground by massive supports of stone/wood/log.

- Consider eaves, true window mullions, corner boards and brackets.
- Architectural details add visual interest and can often showcase superior quality craftsmanship and architectural design.

I.7 ENVIRONMENTAL PROTECTION DURING CONSTRUCTION.

I.7.1 Policy: Protect Against Any Potential for Long Term Damage to the Elk River

a) GUIDELINE:

AN ENVIRONMENTAL PROTECTION PLAN SHOULD CONTROL WATER TRANSPORTED HARMFUL MATERIALS SUCH AS SLURRY AND PETROCHEMICAL FLUIDS.

- Consideration should be given to an erosion and sediment control plan for each lot.
- Open streams should be preserved in their existing channels, whether natural or man-made, unless diversion is approved by BC Environment and the Department of Fisheries and Oceans.
- Deleterious substances such as concrete slurry, petrochemicals, paint chemicals, etc. shall not be placed so as to allow migration to water courses. The storage of gasoline, oil and other environmentally hazardous materials must be located at least 30 metres away from all drainage channels, and be stored in an impermeable drain pan that can retain the entire volume of the stored hazardous materials if spillage should occur.
- Water soluble herbicides and pesticides should not be used. Slow release fertilizers should be used if composted manure is not available. The use of soil sterilant is prohibited.
- At building completion, all earthworks should be stabilized against erosion.
- Land disturbing activities such as site grading should be timed to occur during dry periods.
- Any required retention areas of natural vegetation and buffer zones shall be fenced off with protective construction fencing to guarantee that these areas are not accessed during construction.

- All excavated material not removed from the site must be covered with plastic to avoid erosion related problems.
- Boulders suitable for future rockwork must be stockpiled on the lot or at a site approved by the Administrator.
- Removed topsoil must be stockpiled on site for future use.
- Trees cannot be felled onto any vegetative buffer zones around watercourses, or any public open space outside.

b) GUIDELINE:

SCREEN GARBAGE COLLECTION AREAS.

- Garbage and recycling areas for multifamily projects must be internal.
- Garbage containers shall be stored on-grade within the building and away from public view. If this cannot be achieved, a complete building structure should be provided to house the garbage/recycling facility.
- Containers must be easily accessible to garbage trucks. Ensure space for garbage storage and recycling is sufficient to avoid overflow into visible areas.
- Adequate ventilation must be provided.
- Suitable screens are cedar fencing, berms, landscape plantings or separation of grades.

APPENDIX C: FERNIE ALPINE RESORT ZONING BYLAWS

Fernie Alpine Resort has been working with the East Kootenay Regional District to create an Official Community Plan (OCP) and Zoning Bylaws for Fernie Alpine Resort. The draft OCP and Zoning Bylaws were submitted for approval in September 1998. Approval is pending.

Attached are the proposed zoning bylaws for the development parcel lands within this Proposal Call.

insert CG-8(2) description

