

MUNICIPAL DISTRICT OF BIGHORN NO. 8

BYLAW 04/11

A BYLAW OF THE MUNICIPAL DISTRICT OF BIGHORN NO. 8 IN THE PROVINCE OF ALBERTA TO AMEND THE RAFTER SIX RANCH RESORT AREA STRUCTURE PLAN.

WHEREAS the Municipal District of Bighorn adopted the Rafter Six Ranch Resort Area Structure Plan through Bylaw 13/05;

AND WHEREAS pursuant to the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000 as amended, a Council may adopt, and amend from time to time, area structure plans;

AND WHEREAS Council has received an application from the landowner to amend the Rafter Six Ranch Resort Area Structure Plan in order to better achieve the development objectives of the landowners;

AND WHEREAS Council, having considered at a public hearing the concerns of persons claiming to be affected by this bylaw amendment believes that the amendment of the Area Structure Plan should be allowed in order to achieve the orderly, economical and beneficial use of land in the Municipal District.

NOW THEREFORE the Council for the Municipal District of Bighorn No. 8 in the Province of Alberta, duly assembled, hereby enacts as follows:

1. The Rafter Six Ranch Resort Area Structure Plan is hereby amended as follows:

- a) Section 4.3 under the heading 'Short Term Development Objectives', the line 'Phase 1 – Lodge Redevelopment, Cabin Relocation and/or Removal, Hotel Development and Staff Accommodation' is replaced with:

'Phase 1 – Lodge Redevelopment, Cabin Redevelopment, Hotel Development, Western Main Street, Staff Accommodation, and Maintenance and Support Facilities'.

- b) Section 4.3.1, the heading 'Phase 1 – Cabin Redevelopment and Relocation' is replaced with:

'Cabin Redevelopment'.

- c) Section 4.3.1, under the new heading Cabin Redevelopment, the existing paragraph is replaced with:

'Existing guest cabins can be renovated, relocated, removed and/or redeveloped as new visitor or resort accommodations. In the case of renovation or relocation, existing cabin buildings may also be used for purposes other than accommodation (i.e. rafting, guiding outfitters and/or sales offices, common amenities and guest services, and other resort support uses that are permitted under the RSTR district). Redevelopment includes the introduction of new cabin structures (detached and attached) to replace some or all of the existing cabins.

Within the Phase 1 area, a total of 30 renovated or newly constructed cabin units can be developed. However, where cabins incorporate a convertible 'lock off' room to increase the versatility of the cabins, a total of 42 cabin units can be developed. The cabins will be strategically integrated within the Phase 1 area of the resort based on a comprehensive and cohesive resort development vision.'

d) Section 4.3.1, below the heading Hotel Development, a new heading 'Western Main Street' is added.

e) Section 4.3.1, under the new heading 'Western Main Street', the following paragraph is added:

'A Western Main Street is envisioned as an adventure activity hub to complement the main Lodge expansion. The built form will be reminiscent of western main street architecture, while respecting the scale of the existing Lodge.

The buildings may house a range of visitor services, retail uses, staff accommodations, mechanical equipment, storage, as well as centralize all adventure outfitters in an efficient and accessible manner.

The alignment of the western main street is intended to take advantage of Mount Laurie/Yamnuska and other surrounding natural features in the Bow Valley as a visual backdrop.

f) Section 4.3.1, a new heading 'Maintenance and Support Facilities' is added below the Staff Accommodation section.

g) Section 4.3.1, under the new heading 'Maintenance and Support Facilities', the following paragraph is added:

"In order to facilitate Phase 1 development, critical support facilities will be accommodated. This may include and not be limited to;

- new or upgraded infrastructure;
- relocation or redevelopment of the existing maintenance building to a more strategic location;
- re-configuration or redevelopment of the riding arena, outdoor paddocks, circulation networks, parking areas, and other support facilities."

h) Section 9.0 under the heading 'Architectural Guidelines, the words '(Appendix A)' are deleted from the first paragraph.

i) 'Appendix A' is deleted in its entirety.

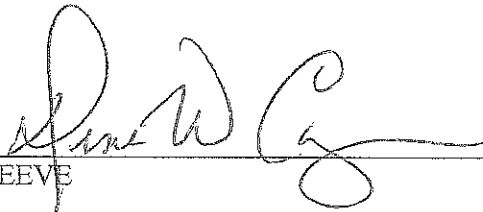
j) Figure 4 is replaced by the attached Schedule 'A' – Figure 4 Revised January 2011.




READ A FIRST TIME THIS 8th DAY OF FEBRUARY, A.D., 2011.

READ A SECOND TIME THIS 10th DAY OF MAY, A.D., 2011.

READ A THIRD TIME THIS 10th DAY OF MAY, A.D., 2011.



REEVE



EXECUTIVE ASSISTANT