

Resort Land & Town Centre Designation and Covenants

TW Property Type/ Covenant	Description	Billing	UDF Eligible
Phase 2	Phase 2 covenant restricts owner usage to 28 days per Winter Season and per Summer Season, with the property being in a rental pool for the rest of the time.	Lodging Resort Lot all the time due to the nature of the Phase 2 covenant.	No
Phase 2 Town Centre	Phase 2 covenant restricts owner usage to 28 days per Winter Season and per Summer Season, with the property being in a rental pool for the rest of the time.	Lodging Resort Lot all the time due to the nature of the Phase 2 covenant.	No
Phase 1 Town Centre	Phase 1 covenant gives unlimited owner usage, but when the owner is not using the property, it <u>must be placed in a rental pool.</u>	Lodging Resort Lot all the time regardless of usage according to the TW bylaws due to the <u>location within the Town Centre.</u>	No
Phase 1 Outside Town Centre	Phase 1 covenant gives unlimited owner usage, but when the owner is not using the property, it <u>must be placed in a rental pool.</u>	Residential Resort Lot eligible with completion of UDF declaring no more than 14 nights of <u>availability for Tourist Accommodation rentals</u>	Yes
Permissive Phase 1 Town Centre	Properties located in the Town Centre with a Phase 1 covenant without a rental pool requirement.	Residential Resort Lot eligible with completion of UDF declaring no more than 14 nights of <u>availability for Tourist Accommodation rentals</u>	Yes
Residential Town Centre	Properties located in the Town Centre with no restrictive Phase 1 or Phase 2 covenant with <u>rental pool requirements.</u>	Residential Resort Lot eligible with completion of UDF declaring no more than 14 nights of <u>availability for Tourist Accommodation rentals</u>	Yes
Residential	Properties located outside of the Town Centre with no restrictive Phase 1 or Phase 2 covenant <u>with rental pool requirements.</u>	Residential Resort Lot eligible with completion of UDF declaring no more than 14 nights of <u>availability for Tourist Accommodation rentals</u>	Yes
Not TA Zoned	Properties that are located on Resort Land, but are not zoned for Tourist Accommodation	Residential Resort Lot all the time with no requirement to complete a UDF.	Not required
Commercial	Properties zoned for commercial purposes.	Assessed based on the square footage of the space at the same rate as Lodging Resort Lot.	Not required
Far less frequent			
WHA Resale Value Restricted	Properties located on Resort Land, but resale value is controlled, and ownership/ occupancy is restricted to local employees & retirees.	Tourism Whistler fees are not assessed.	Not required
WHA Occupancy Restricted	Properties located on Resort Land, but occupancy is restricted to local employees & retirees.	Residential Resort Lot all the time with no requirement to complete a UDF.	Not required
Bare Land	Undeveloped land.	Discounted flat rate assessment based on the type of lot.	Not required

<https://www.whistler.ca/business/land-use-and-development/planning/policies-and-regulations/covenants>

Residential Resort Lot = pays only Common Fees (either because no rental covenant exist at all or eligible based on usage of property (Phase 1 or eligibility for UDF discount))

Lodging Resort Lot = pays Common and Commercial Fees

Resort Land Properties with Restrictive Covenants Assessed as Lodging Resort Lots

Below is a list of properties that will be assessed as a Lodging Resort Lot at all times.

All Phase 1 Properties located in the area designated as Town Centre in the Tourism Whistler Bylaws, and all Phase 2 properties, will be assessed as Lodging Resort Lot at all times regardless of the usage of the property.

<u>Property Name</u>	<u>Covenant Type</u>	<u>Town Centre Designated</u>
Aava Hotel	Phase 2	
Adara Hotel	Phase 2	
AlpenGlow	Phase 2	
Aspens On Blackcomb	Phase 1	Yes
Blackcomb Lodge	Phase 2	
Blackcomb Professional Building	Phase 1	Yes
Clocktower	Phase 2	
Coast Blackcomb Suites	Phase 2	
Coast Whistler Hotel	Phase 2	
Crystal Lodge	Phase 2	
Delta Whistler Village Suites	Phase 2	
Executive Inn	Phase 2	
Fairmont Chateau Whistler	Phase 2	
Fitzsimmons	Phase 1	Yes
Four Seasons Private Residences	Phase 1	Yes
Four Seasons Resort Whistler	Phase 2	
Glacier Lodge	Phase 1	Yes
Hilton Whistler Resort	Phase 1	Yes
Holiday Inn Sunspree	Phase 2	
Horstman House	Phase 2	
Intrawest Resort club	Phase 1	Yes
Le Chamois	Phase 1	Yes
Listel Whistler Hotel	Phase 2	
Market Pavilion	Phase 1	Yes
Marketplace Lodge	Phase 1	Yes
Mountainside Lodge	Phase 2	
Nancy Greene Lodge	Phase 2	
Nita Lake Lodge	Phase 2	
Northern Lights	Phase 1	Yes
Pan Pacific Lodge Mountainside	Phase 2	
Pan Pacific Lodge Village	Phase 2	
Pinnacle International Hotel	Phase 2	
Rainbow Building	Phase 1	Yes
Snoland	Phase 1	Yes
St Andrews House	Phase 1	Yes
Summit Lodge and Spa	Phase 2	
Sundial Boutique Hotel	Phase 2	
Tantalus Lodge	Phase 1	Yes
Telemark	Phase 1	Yes
The Cornerstone Building	Phase 1	Yes
The Hearthstone	Phase 1	Yes
The Marquise	Phase 1	Yes
Twin Peaks	Phase 1	Yes
Tyndall Stone Lodge	Phase 1	Yes
Village Gatehouse	Phase 2	
Wedgeview Centre	Phase 1	Yes
Westin Resort and Spa	Phase 2	
Whistler Cascade Lodge	Phase 2	
Whistler Town Plaza	Phase 1	Yes
Whistler Village Ctr	Phase 2	
Whistler Village Inn+Suites	Phase 2	
Whistlerview	Phase 2	
Wildwood Lodge	Phase 1	Yes
Windwhistle	Phase 1	Yes
Woodrun	Phase 1	Yes

All information above correct at time of publication, but is subject to verification by reviewing the title of the property in question