

# WATERTON LAKES NATIONAL PARK

## 2000 Waterton Community Plan



Également offert en français

# Waterton Community Plan

"Working Towards a Model National Park Community"

Located along the north shoreline of Upper Waterton Lake in Waterton Lakes National Park, the Waterton Community is a focal point for visitors to Waterton-Glacier International Peace Park World Heritage Site. Waterton National park protects for all time a unique and extraordinary diverse assemblage of physical, biological and cultural resources for the benefit, understanding and enjoyment of present and future generations of Canadians and other visitors. Growth in regional tourism, and economic changes place increasing demands upon the community. The role of this community plan is to guide community management; ensuring the Waterton Community continues to contribute to the national parks' mandate for years to come.

On June 26, 1998, principles were announced by the Minister of Canadian Heritage to guide the community planning process in Canada's national parks. These principles have been applied in the *Waterton Community Plan* as follows:

- No Net Negative Environmental Impact



The *Waterton Community Plan* enforces the principle of No Net Negative Environmental Impact by establishing an appropriate limit to development which is 49% less than the amount of development possible under the previous plan. The Environmental Reserve district will be expanded, environmentally sensitive areas and wildlife movement protected, and the amount of native vegetation increased. In addition to these measures a monitoring framework will be implemented to gauge the health of the park in relation to the community.

The Canadian Environmental Assessment Act (CEAA) will be rigorously applied to new growth proposals and any environmental issues will be mitigated to ensure the principle of No Net Environmental Impact is maintained.

- Appropriate Use Guidelines

The *Waterton Community Plan* defines basic and essential services as well as principles to assess the appropriateness of goods and services offered in the national park. Clear guidelines and regulatory procedures have been outlined for defining appropriate new businesses. The *Waterton Community Plan* reinforces the community's primary function as a visitor service centre.

- Responsible Growth Management

The *Waterton Community Plan* establishes a maximum of 1049m<sup>2</sup> of additional commercial retail floor space in the community. This represents an increase of approximately 3% of the existing commercial space. Commercial accommodation will be capped at the existing number of units. No new land will be released for cottages and commercial developers are required to provide on-site staff housing.

- Leadership in Environmental Stewardship and Heritage Conservation

The *Waterton Community Plan* sets out an environmental stewardship strategy which includes standards for energy efficiency, waste management and recycling. Environmentally responsible practices are required for all new and existing development. Natural and cultural heritage messages will be communicated to lessees and visitors.

A comprehensive strategy for the protection of built heritage resources is included in the *Waterton Community Plan*. In addition, design parameters have been established to ensure new development is compatible in design and quality with the community's built heritage.

In shaping the direction outlined in the *Waterton Community Plan*, Parks Canada relied on public input and involvement through a series of public consultation events.

This community plan replaces the *Waterton Community Plan* (1994) and builds upon and replaces the *Waterton Lakes National Park, A Framework for Managing Development* (1996).

Approved by:

Sheila Copps  
Minister of Canadian Heritage

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# Foreword

## ROLE OF A COMMUNITY PLAN

A community plan sets out a comprehensive program of land-use policies and other planning and design proposals that help to determine and guide the future of a community. The plan assembles knowledge of today to apply to actions of the future so that growth may be orderly and efficient. As such, the purpose of this plan is to detail a course of action for the Waterton Community in Waterton Lakes National Park. It will ensure that a defined role, purpose and character for the community are achieved.

## NEED FOR THIS PLAN

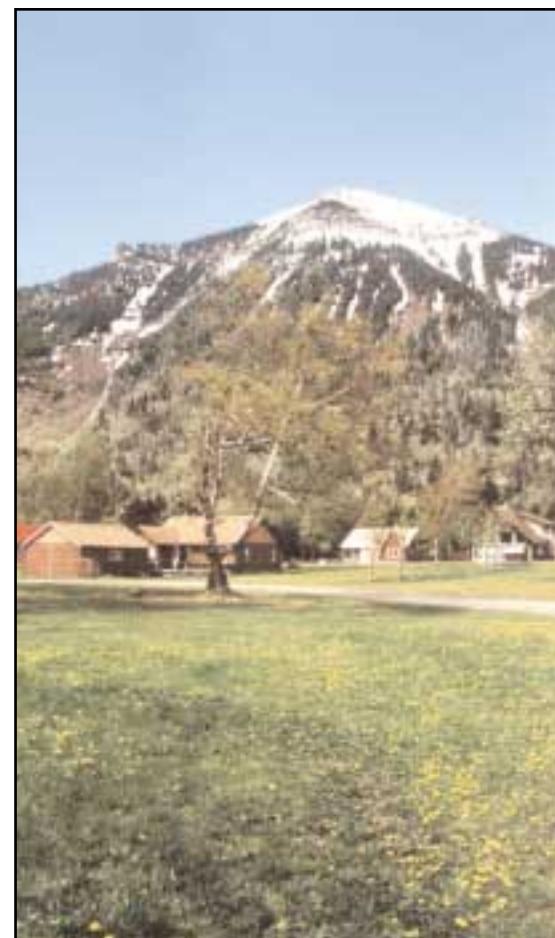
Interest is growing in the Waterton Community with regard to economic, social and tourism opportunities.

This has created pressures for additional commercial development. This plan responds to those pressures by defining a desirable future vision for the community.

## PUBLIC INPUT

Parks Canada encourages the involvement of the public in the planning and development of national parks. Through varied forums, individuals and special groups with an interest in national parks contribute to park development and management.

While it is not always possible or practical to include everyone's ideas in a final plan, public participation helps identify issues and their relative importance before decisions are made. The public comments regarding preparation of this plan are compiled in a separate document.



# 1 Introduction

## 1.1 MINISTER'S ANNOUNCEMENT

On June 26, 1998, the Honourable Sheila Cotts, Minister of Canadian Heritage announced a set of objectives and a framework to guide the community planning process for communities located within Canada's National Parks. The following objectives and framework form the foundation for all national park community plans:

### Objectives

- To ensure that commercial development reflects basic and essential services and is consistent with the legislative requirement to maintain ecological integrity in national parks.

- To provide an effective planning and governance framework for future commercial development in national park communities.

### Framework

- Boundaries for all park communities will be fixed in legislation;
- **Community plans will be prepared for all national park communities, approved by the Minister, and tabled in Parliament;**
- The principles to guide community plans will be set out in legislation, and will deal with, but not be limited to the following:
  - No net negative environmental impacts;
  - Responsible growth management;

- Appropriate use guidelines; and
- Leadership in environmental stewardship and heritage conservation;
- The commercial zones and maximum commercial floor space for each park community (from the community plan) will be set out in legislation requiring an Act of Parliament to amend them; and,
- No extension of the Banff model of a local self-government will be granted to other park communities.

## Community Vision

### The character of the Waterton

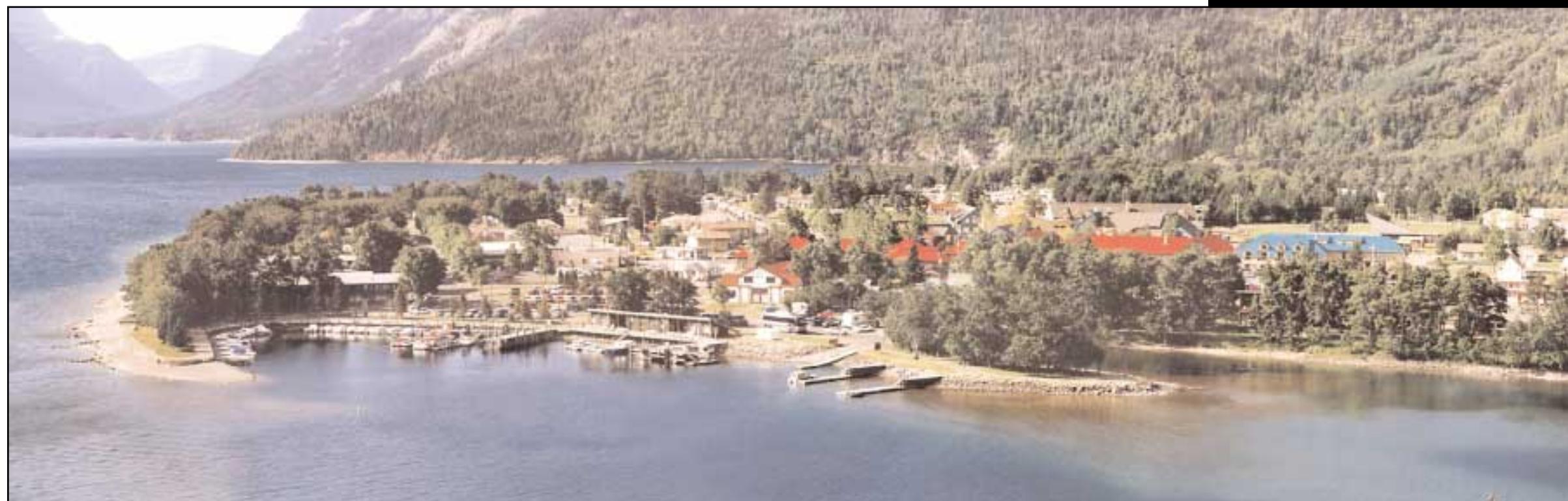
Community will be that of a leisurely paced, small scale village. **The community will consist of low-density, small-scale commercial facilities and cottages** which are in keeping with the historic character of the community. Redevelopment will respect existing and historic patterns and details of construction; land-use; protect views of the lake shore, the marina and The Prince of Wales Hotel; conserve the natural landscape;

and maintain existing ground and tree cover.

Narrow shop fronts and an abundance of window displays and doorways will give an impression of intimacy. Additional and accessory buildings will match the detailing, scale, colour, finishes and forms of existing buildings where the building has historical and architectural merit.

A variety of public and private sector alliances will be developed to assist Parks Canada in meeting its objectives including: resource protection; enhancing the park experience; managing visitor impacts; sharing responsibility for guiding the future development and operation of the community; and ensuring that the Waterton Community consistently fulfils its primary function as a visitor centre.

**The community will be a seasonal one – festive and active in the summer months, quiet and more relaxed with fewer people in late spring and early fall and, nestled down in the winter months undergoing rest and renewal.**



The Waterton Community is nestled at the base of the mountains, along the north shoreline of Upper Waterton Lake, in Waterton Lakes National Park

## **1.2 THE WATERTON COMMUNITY PLANNING PRINCIPLES**

Based on the direction provided by the Minister, the following planning principles have been defined for the Waterton Community. These principles form the basis upon which objectives and policies have been made in order to achieve the over riding goal of a “model national park community” for Waterton.

#### No Net Negative Environmental Impacts

The principle of no net negative environmental impact has been established for all national park communities to ensure they do not undermine the ecological health of their parks. This includes approving only those development proposals which clearly demonstrate that there will be no net negative environmental impact on the park. All potential negative environmental impacts caused by development must be mitigated in accordance with the *Canadian Environmental Assessment Act*. The community plan will establish baseline data to ensure the principle of no net negative environmental impact is achieved.

## Limits to Growth - Responsible Growth Management

Waterton Lakes National Park plays a significant role in the regional tourism industry of south western Alberta. The park will maintain this role, however, limits to community growth must be clearly defined to ensure national park values are preserved. The community plan will define both the community boundary and **the maximum amount of commercial and residential growth that will be permitted.**

## Appropriate Uses

The Waterton Community is designated as a visitor centre. Its role is to provide visitor services and facilities. It is important that new businesses and development proposals assist the community in this role and at the same time be appropriate to the national park setting. The community plan will provide direction to outline basic and essential services, as well as principles for assessing the appropriateness of such activities.

## Heritage Character

Heritage character focuses on the protection and preservation of the built heritage and archaeological resources of the landscape as well as the community character and quality of life that make Waterton a unique and identifiable place. The community plan will define a program which protects the heritage character of the community so that future generations may experience this unique place.

## A Model Environmental Community

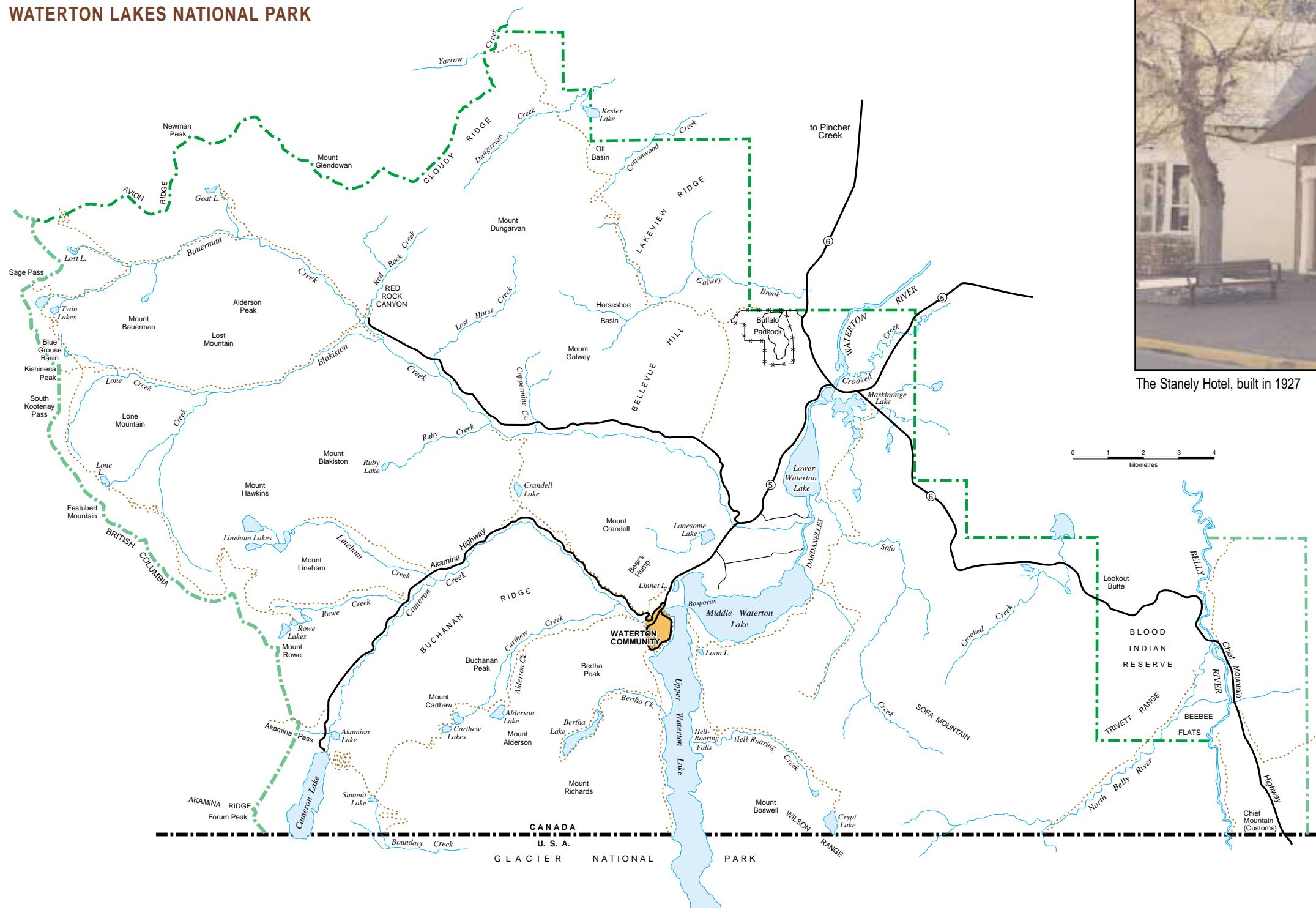
Waterton Lakes National Park's natural resources and bio-diversity require protection in the course of land-use and development within the Waterton Community. This means that the community must be operated and managed in an environmentally responsible manner. Significant natural features must be protected and identified, and the community operated in ways that respect ecosystem health. The community plan will focus on improving environmental stewardship by directing that stringent environmental standards are set and that leadership is shown in energy efficiency, waste management, and recycling.

### **1.3 SCOPE OF THIS PLAN**

The Waterton Community is located on the north end of Upper Waterton Lake, which is centrally located in Waterton Lakes National Park. Situated at the base of the mountains and along the shoreline of the lake, **the community has a stunning location which provides visitors with a unique sense of place.** This plan applies to the geographical area defined by the Waterton Community boundary. The community's western boundary is defined by two mountain cliff faces, its eastern, northern and southern boundaries are formed by the shoreline of Upper Waterton Lake.



## WATERTON LAKES NATIONAL PARK



The Stany Hotel, built in 1927

### 1.4 CONTEXT WITHIN THE WATERTON LAKES NATIONAL PARK PLAN

The *Waterton Community Plan* takes its direction from the *Waterton Lakes National Park Management Plan*. The park management plan does not address specific land-use, zoning, regulatory, and design issues within the community, rather, it provides broad direction concerning the intended role of the community within the park.

## 1.5 HISTORICAL CONTEXT WITHIN WATERTON LAKES NATIONAL PARK

Waterton Lakes National Park became Canada's fourth national park in May of 1895 when it was set aside as Kootenay Lakes Forest Park. After its creation, the park became even more popular as a camping and recreation destination for residents of the Pincher Creek, Cardston and Lethbridge areas.

Provisions were prepared to facilitate recreational activities and it was also decided that a survey of "villa lots" would be undertaken in 1910. In the summer of 1911 the Waterton Community was opened for commercial and cottage development. Lot rentals were set at \$15 annually for waterfront lots and \$10 for rear lots. To qualify for leases, applicants were required to agree to erect within a year, a dwelling or buildings having a value of not less than \$300. Among the first buildings constructed was a small hotel erected on Block 4 in 1911 by Mr. J. F. Hazzard. This building formed the nucleus of an expanded enterprise called the Waterton Lakes Hotel and Chalets, later known as the Lakeshore Village, and since 1965, as the Bayshore Inn. Development was slow during the community's first ten years; due to the park's isolation from major population centres and the absence of good access roads. The commercial facilities and cottages which were built during this period were constructed primarily of local timber for traditional log construction.

In 1918, the layout of the community was considered to be "most unsatisfactory" and in July 1919 a new subdivision was surveyed expanding the community by five blocks containing 90 lots. This subdivision extended westerly from Emerald Bay, along both sides of what is now Evergreen Avenue to Cameron Falls, and south along what is now known as Cameron Falls Drive. Lots along the west side of Fountain Avenue also were included in this survey. Disposal of the lots was withheld until early 1921 and with their release came a period of rapid development within the community.

By 1923, the popularity of Waterton Lakes National Park as a summer resort and cottage community resulted in the establishment of the public campground in 1924. The campground was filled to capacity each summer, and its patrons spilled out into the community. The growth in overnight visitors quickly became apparent in the rows of shops and amusement facilities that were built along Waterton and Windflower Avenues.

Along with the campground and various commercial retail buildings came additional commercial accommodation; the Stanley Hotel was built in 1927 and the Kilmorey opened in 1928. Along with this building boom of the 1920s came extensive cottage construction. Today, a sizable portion of the existing cottage stock in the community dates from 1923 to 1929 and displays



Early Waterton locals



Camping in the 1890s



The first passenger boat was sailed on the lakes in 1917



The first Catholic Church in Waterton



distinctive design characteristics that are associated with the community's heritage character. By 1930, most lots within the community had been leased out and developed, and the character of the community was well established.

The early 1930s was also a period of extensive commercial and cottage growth within the community. However building activity fell off sharply in 1937 and came to a near standstill during the Second World War. It began to revive in the postwar years of the late 1940s, then gathered momentum during the 1950s.

Through its brief history of growth and expansion, the community of Waterton has acquired a distinctive character making it a unique place in its mountain and lake side setting. This character has its roots in the buildings that were constructed in the 1920s. Recent years have seen a number cottage and commercial sites redeveloped within the community. If managed carefully, future redevelopment proposals could contribute significantly to the special character that helps make the community unique.

## 1.6 POPULATION

The Waterton Community functions primarily as a summer community. Those people who reside year round in the community include Parks Canada staff who have a functional requirement to live in the community and a limited number of business owners who operate their businesses on a year round basis. During winter months less than 100 people live in the community.

During the 1940s, 1950s and 1960s the community averaged approximately 400 year round residents. Most of Parks Canada's employees resided within the community and, along with other residents, were responsible for the creation and operation of numerous community organizations and social clubs that enhanced a vibrant little community. Over the past 35 years, the number of year-round residents in the community has declined steadily. The school which once housed up to 60 students has been closed and children now take the bus to Pincher Creek for school.

Today, during the summer months, there are approximately 300 residents and cottagers in the community. This number, however, is far lower than the actual number of people that can be in the community at any one given time during the summer; especially long weekends. Approximately 1,300 people can stay overnight in commercial accommodation and an additional 720 accommodated in the campground. These numbers, when added to the 4,000 day visitors that the park experiences can see the number of people in the community rise to as many as 6,000 on a hot summer day.



## 2 A Unique Sense of Place

### 2.1 COMMUNITY CHARACTER

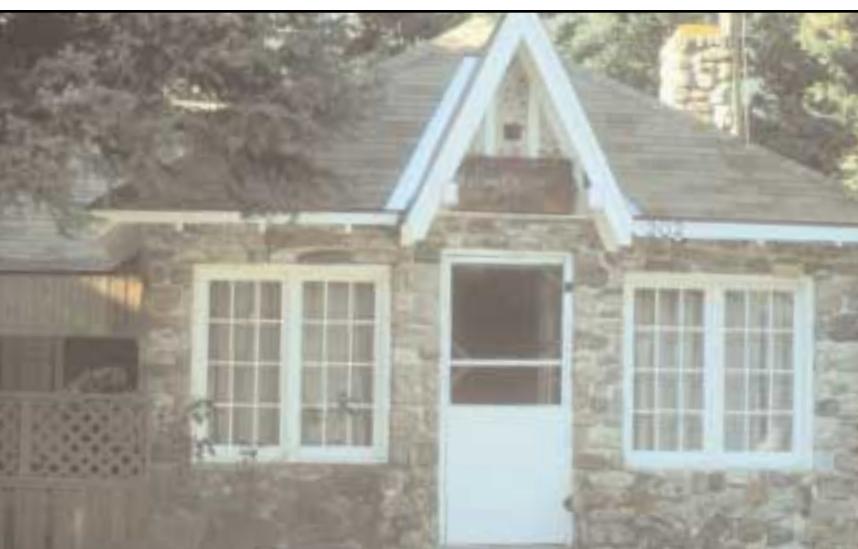
The Waterton Community is a **low-density**, compact village nestled at the base of two mountain cliffs along the shores of Upper Waterton Lake. The community has a mix of cottages, staff residences, park administration functions, commercial tourist services and related facilities. Waterton's community character is produced by the unique elements that contribute to its special sense of place such as the community's mountain setting, architectural styles, **large lots with minimal development coverage, small-scale buildings, streetscapes, historic buildings, open space with natural vegetation**, availability of views to the mountains and the lake, and the seasonal nature of the community.

The architecture of the Waterton Community is derived from two complementary sources: the vernacular building of the mountain and forest frontier, and the late nineteenth century vacation cottage or bungalow. The fusion of the two styles has produced buildings which are marked by these qualities:

- simple symmetrical forms
- minimal decoration
- uncomplicated use of few materials
- **small size**
- additions to existing buildings have respected original scale and materials
- little or no identification of individual lots by planting or fencing

The architectural character of the community is typified by discreet and appropriately scaled buildings that are subordinate to the surrounding natural setting. Buildings are in harmony with the natural environment, in terms of form, colour and materials, or they may contrast, as do the small white clapboard cottages; in either case the effect is informal and relaxed.

The street layout of Waterton is a modified grid, typical of many prairie communities. In the cottage areas the natural tree and ground cover has largely



Kinnikinnick Cottage, built 1923-1927



been preserved at the street edge to provide a pleasant, natural streetscape.

In the commercial core where building frontages are much closer to the street, natural vegetation has been eliminated and an opportunity exists for enhancing the streetscape. The poplars along Waterton Avenue are an example of the pleasant effect that can be achieved. The portion of Windflower Avenue that parallels Waterton Avenue illustrates an obvious contrast because of its lack of sidewalk pavers, trees and street furniture.

Waterton has significant areas of open space located on private leases and on public land. Generally these areas are used for recreation and by wildlife for forage and movement. **The open space provides view lines and a feeling of openness that is a key element in defining the overall character of the community.**

While urban in nature, the community is a place where lessees and **visitors can experience a measure of solitude and view the beauty of its natural setting**. Waterton sets a high standard for integrating community and natural values.



A winter view along Waterton Avenue



The community is a seasonal one; festive and active in the summer months, quiet and more relaxed with fewer people in late spring and early fall and, nestled down in the winter months undergoing rest and renewal while the winds howl and snowdrifts blanket the landscape. Even during the summer months when cottagers and visitors descend upon the community, the experience is a much more



A summer day in Waterton



Pat's Garage, built in 1928

tranquil, leisurely-paced one than that of the other Canadian Rocky Mountain park communities. The community's seasonal nature is an important component of the community's character.

#### Objectives

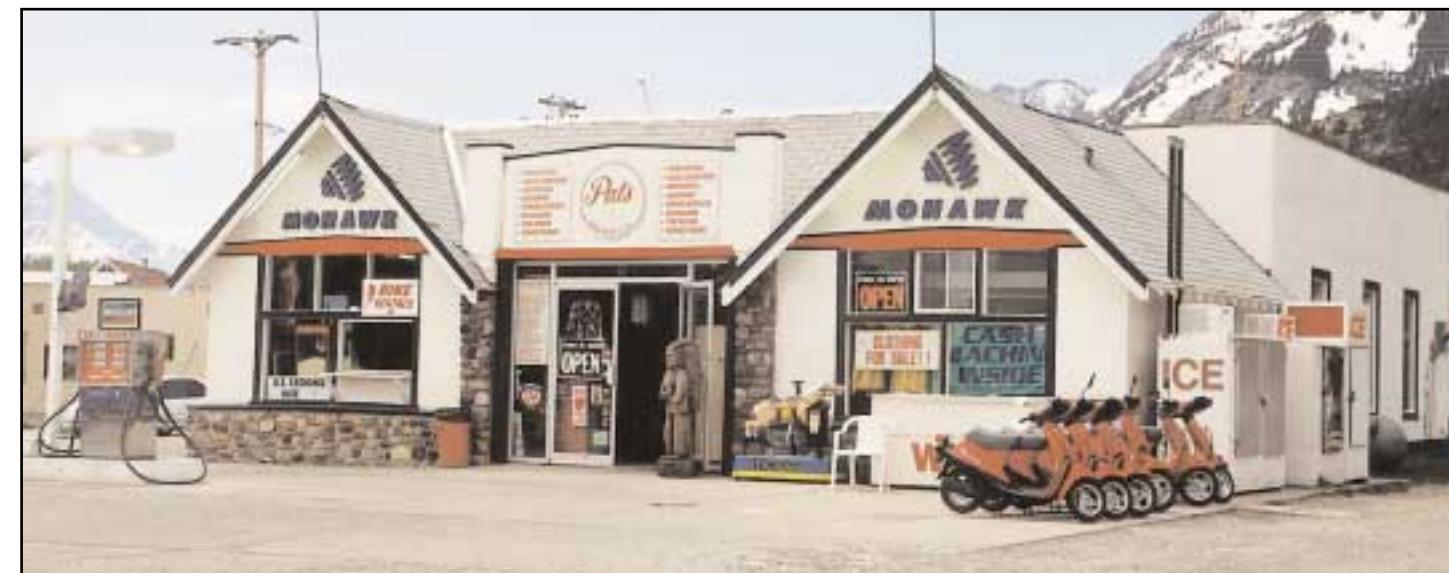
- To preserve and protect the community character, quality of life and sense of place that makes Waterton a unique and identifiable place and enjoyable place to visit.
- To ensure that future development and redevelopment is in harmony with the visual character of the mountain landscape and built environment of Waterton.
- To encourage development which recognizes and reflects Waterton's unique "sense of place" and the attributes of the surrounding national park.

#### Policies

- Development proposals must comply with the *Architectural and Motif Guidelines for Waterton Lakes National Parks*, the *Signage Guidelines for Waterton Lakes National Parks*, the *Waterton Townsite Landscape Management Plan*, the *Waterton Community Land-Use Directive* and, the *National Parks Cottage Regulations*.

#### Implementation

- The vision of the Waterton Community will be articulated through architectural standards and specific land-use strategies.
- New development will be compatible with built heritage resources and respect and strengthen the visual character and cultural resource integrity of both the park and the community.
- Commercial development will respect and strengthen the visual character and cultural resource integrity of the community.
- Land-use policies within the plan will focus on protecting the community's visual and historic character.
- The re-use, rehabilitation and more efficient use of existing buildings to accommodate growth while preserving the community's natural environment and historic character will be encouraged.
- All new construction and renovations to existing buildings must respect the character and scale of existing development and follow traditional land-use, landscaping and circulation patterns.
- The natural aesthetic quality of the surrounding environment must dominate; buildings will fit into the landscape.
- The community will maintain its village character. New development will consist of low-density, small-scale commercial and residential accommodation.



**Heritage character focuses on the protection and preservation of the built heritage and archaeological resources of the landscape as well as the community character and quality of life that make Waterton a unique and identifiable place. The community plan will protect the heritage character of the community so that future generations may experience this unique place.**



## 2.2 BUILT HERITAGE RESOURCES

Management of cultural resources in national parks is subject to national parks policy which is applicable to all lands administered by Parks Canada. This policy requires that all cultural resources in national parks, including those on leased land, be surveyed and evaluated, and that “cultural resources will be safeguarded and presented for public benefit.”

Built heritage resource management in the Waterton Community is a complex issue. Firstly, the community, which is a cultural resource unto itself, exists in an historic context which is not separate from the surrounding park. Secondly, the community is made up largely of privately owned buildings on leased land governed by Parks Canada regulations. Managing privately owned heritage resources is not as straight forward as managing federally owned heritage resources. For example, privately owned heritage buildings are excluded from the controls of the Federal Heritage Building Review Office. They are, however, highly visible aspects of the community and are important cultural resources not only within the national park, but also at the regional, provincial and national levels (e.g., Prince of Wales Hotel).

The heritage buildings within the community provide a strong visual link to the past and are an important element in defining the character of the community. In 1991 the *Waterton Townsite Park Built Heritage Resource Description and Analysis* (BHRDA) was completed. The BHRDA identifies 37 buildings of varying heritage importance and significance within the community. All of the buildings listed in the BHRDA are remnants of the original character of the community.

### Objectives

- To promote an understanding, appreciation and respect for the community's built heritage resources.
- To ensure that the Waterton Community's unique historic and cultural resources are safeguarded for present and future generations.
- To ensure that the culture and history of Waterton are presented to visitors and lessees.
- To identify, protect and develop long-range strategies to ensure built heritage resources serve contemporary uses.
- To encourage the sensitive renovation of existing buildings adjacent to built heritage resources.
- To ensure that new development adjacent to built heritage resources respect the scale, massing and design of the built heritage resources.

### Policies

- The conservation of built heritage resources will be integrated into the community's comprehensive planning activities.
- Realty policies will support built heritage resource conservation.

### Implementation

- A Built Heritage Resource Advisory Committee will be established to advise, assist, and provide recommendations and support to the Superintendent for the conservation of built heritage resources.
- A Built Heritage Resource Conservation Plan aimed at the protection, maintenance and interpretation of built heritage resources will be prepared.
- The BHRDA will be reviewed and updated on a regular basis and a more definitive listing of heritage buildings will be produced.
- Incentives will be developed to encourage and assist the owners of heritage buildings listed in the BHRDA with the conservation of their properties.



RCMP Detachment, built 1927-1928



128 Evergreen Avenue, built 1929-1934

- Leases for properties with BHRDA-listed buildings will be amended, when possible, to place a restrictive covenant in the lease to protect these buildings for the term of the leases and any renewals.
- Interpretive and public awareness programs will be developed to educate both lessees and visitors about built heritage resources.



Waterton Lakes Opera House, built 1935-1936



303 Evergreen Avenue, built 1927-1928

- A set of guidelines will be formulated that will help and encourage owners of BHRDA-listed buildings to undertake sensitive and correct conservation maintenance programs and alterations to their buildings.
- Partnerships will be developed regarding built heritage conservation.

## HERITAGE BUILDINGS



**Preserve one building and you preserve one building. Preserve the setting and the larger environment, and you keep open a thousand doors and opportunities... (Grady Clay, "Townscape and Landscape: The Coming Battleground," Historic Preservation, January-March, 1972).**

## 2.3 LAND-USE

The land-use designation for the community is consistent with Waterton's primary function as a visitor centre. It is traditional in concept as the designated districts are uniform and are generally consistent with segregation of uses, where appropriate, allowing for consistent application of controls. Visitors, cottagers and residents value the mixed commercial-residential land-use pattern. A land-use designation does not accord a lessee rights that are not included in the lease agreement.

### Objectives

- To define a land-use pattern which protects the character and atmosphere of the Waterton Community.

### Policies

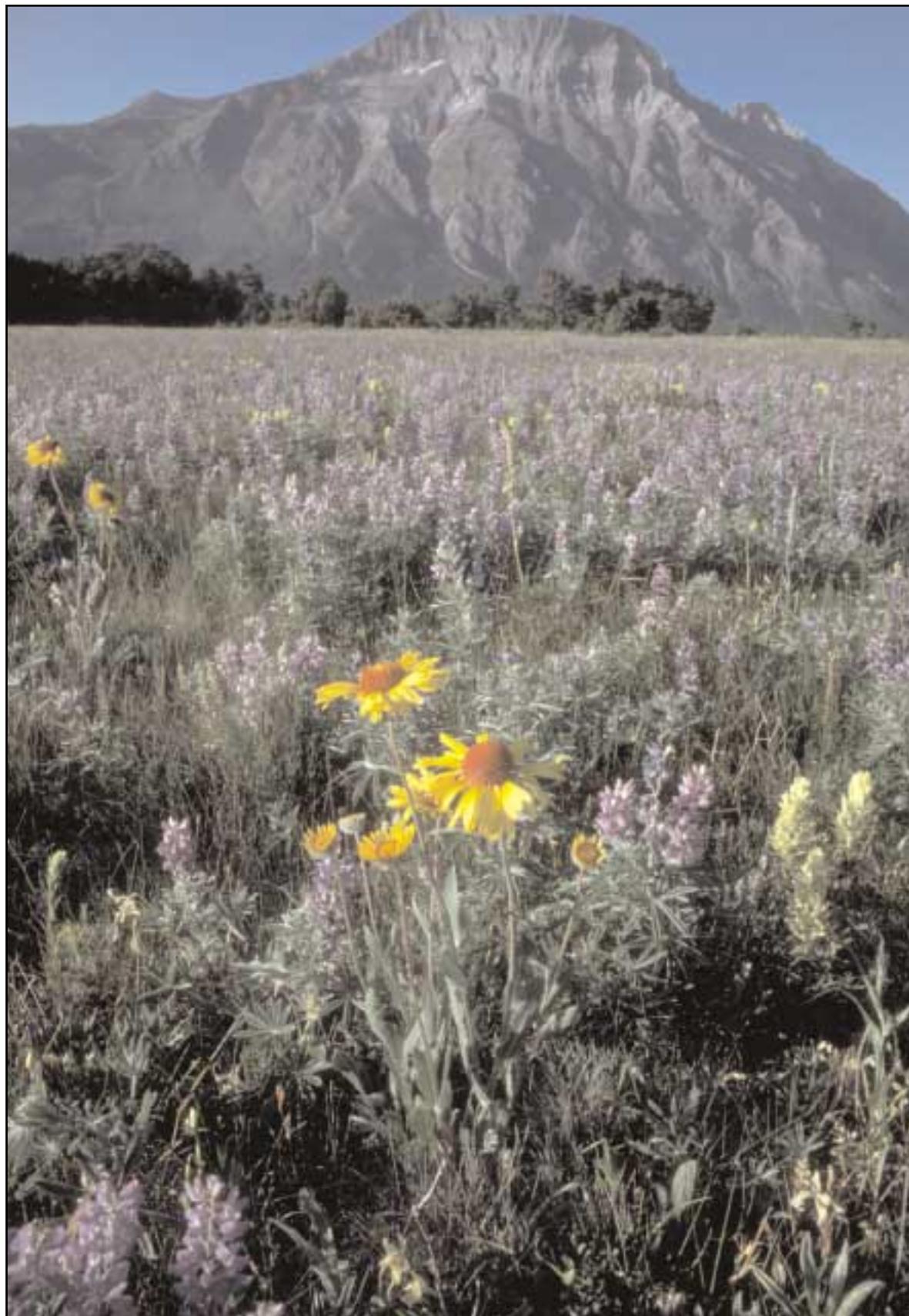
- **The historic land-use patterns in the community will be respected and reinforced.**
- The commercial land base (both retail and accommodation) will not be expanded.
- The development potential for the commercial districts will remain at the densities defined in this plan.
- Lots which are designated for commercial use on which cottages are located, will be redesignated for cottage use.

### Implementation

- Lots 8, 9N½, 14, 15, 16, 41, 42, and 43 on Block 2, and Lot 15, Block 3 are designated as Cottage. Lot 43 is the site of Pizza of Waterton, and a lot exchange will be considered with the lessee to relocate the business into the commercial area of the community.
- Lots 39 and 40, Block 2 and Lot 9, Block 4 are designated as Institutional.
- Lots 17, 18 and 19 on Block 3 are designated as Parking and are incorporated into the parking lot adjacent to the Marina.

- Lots 13 and 15, Block 30 and Lots 7 and 10, Block 43 are designated Environmental Reserve.
- **Lot 10, Block 4 and Lots 3, 4, 5, 6, 7, 13 and 14 on Block 39 are designated as Environmental Reserve.**

**The historic land-use patterns of the community will be respected and reinforced.**



# Waterton Land-Use Districts

land use map



- Commercial Retail (C1)
- Commercial Accommodation (C2)
- Cottage (R1)
- Institutional (I)
- Recreational Reserve (RR)
- Environmental Reserve (ER)
- Campground
- Parking (P)



# 3 A Place for People

## 3.1 COMMERCIAL DEVELOPMENT

Commercial land-use within the Waterton Community falls within one of two land-use designations: Commercial Retail (C1) and, Commercial Accommodation (C2). Commercial buildings are for the most part small-scale wooden buildings clad in stone or stucco with half timbering. Design details such as gables, dormers, multi-paned windows, exposed rafters and stone bulk heads prevail.

The purpose of the C1 designation is to permit retail and commercial space, visitor services, as well as open space for recreational and cultural activities within the community's commercial area. At present, C1 designations are characterised by relatively low-density developments. Buildings on C1 sites are an assortment of contemporary and historic one- to two-and-one-half storey structures, most with retail at grade. C1 businesses are primarily small, independent retail shops and restaurants catering to the needs of visitors and to some extent, the needs of cottage owners and residents.

The C2 designation allows for commercial accommodation development with discretionary uses that complement the primary use. There are currently eight C2 District businesses in Waterton (El Cortez, Stanley, Aspen Village Inn, Waterton Glacier Suites, Bayshore Hotel, The Kilmorey Lodge, The Crandell, and the Lodge at Waterton Lakes). The Northland Lodge, which also offers overnight guest accommodation, is located on Block 30, Lot 4 in the Cottage District. The lodge is a legal non-conforming use and will not be permitted to expand beyond its current number of commercial accommodation units, its current footprint and gross floor area. In total, there are 325 commercial accommodation units in the Community.

Commercial development within the community, especially overnight accommodation strongly influences the amount of visitation to the community and subsequently the park. This puts stress on the ecological integrity of the park through direct use of the park and, indirectly through increases to the infrastructure and the occurrences of human/wildlife conflicts. Consequently, limiting commercial growth and ensuring that commercial development does not lead to net negative environmental impacts in the park are important concerns.

There is also a concern for maintaining both the small building scale and the historic architectural character of the commercial districts. The concern for the small building scale focuses on retaining the views out to the surrounding mountains and the lake, as well as the sense of "openness." Retaining the views and openness are important elements to help visitors and lessees know they are in a national park. Maintaining the historic architectural character is key to preserving the heritage character of the community.



The Crandell Mountain Lodge, built 1937-1940



The Kilmorey Lodge, built 1933-1934

## Objectives

- To establish the extent and role of commercial areas within the community.
- To limit commercial development to appropriate uses and activities that enhance the appearance, scale and function of the community.
- To provide a scale and building mass that maintains the pedestrian oriented character of the community, allows sunlight to reach all street levels, and allows for the retention of views to the surrounding mountains and lake.
- To ensure the provision of adequate parking facilities and staff accommodation for all new developments.

## Policies

To reflect the intent of the Commercial Land-Use Policies *The Waterton Community Land-Use Directive, The Architectural Motif and Guidelines for Waterton Lakes National Park, the Signage Guidelines for Waterton Lakes National Park, the Waterton Townsite*

- To encourage the rehabilitation of commercial buildings in a manner sympathetic to the community's heritage character.
- To encourage the rehabilitation of commercial buildings to retain views to the surrounding mountains and lake.
- To prevent the encroachment of commercial uses into areas other than the C1 and C2 Districts.

*Landscape Management Plan*, and the *National Parks Building Regulations* must be followed in both the preparation and review of development proposals.

## Implementation

- Commercial development and redevelopment will be limited to two storeys with the second storey built within the roofline of the building.
- Staff accommodation and parking must be provided for all commercial development and must be provided on the commercial site to be developed.
- New development or the rehabilitation of existing commercial buildings must complement and enhance the appearance and atmosphere of the community.
- In the Commercial Retail District (C1) commercial uses will be restricted to the first floor; residential-use for staff housing only will be permitted on the second floor.
- Adequate infrastructure, including water and sewer, must be provided by public and private means to support development.
- Development and redevelopment must create places more oriented to pedestrians and cyclists, preserve open space and maintain the community's attractiveness.
- **A maximum of 325 commercial accommodation units will be permitted in the community. This number is fixed and will not be exceeded.**
- New development must not overwhelm pedestrians.
- Staff housing within a new development must be completed prior to the issuance of an occupancy permit for the development.
- In the event of a disaster, whereby a C1 or C2 development in existence on or before January 1, 2000 is destroyed, that development may be reconstructed to existing levels of build out and use. However, the on-site parking and staff housing requirements must be met.



**Commercial buildings are for the most part, small-scale wooden buildings clad in stone or stucco with half timbering.**

**Design details such as gables, dormers, multi-paned windows, exposed rafters and stone bulk heads prevail.**

**Maintaining the historic architectural character expressed by existing buildings is key to preserving the heritage character of the community.**

| Land Use | Existing Commercial Development | Permitted Additional Commercial Development | Maximum Commercial Space in Future |
|----------|---------------------------------|---|------------------------------------|
| C1       | 8,795m <sup>2</sup>             | 1,049m <sup>2</sup>                         | 9,844m <sup>2</sup>                |
| C2       | 26,674m <sup>2</sup>            | 0m <sup>2</sup>                             | 26,674m <sup>2</sup>               |
| Total    | 35,649m <sup>2</sup>            | 1,049m <sup>2</sup>                         | 36,518m <sup>2</sup>               |

# Waterton

## Zum's

### Block 2 Lot 25

Zoning: Commercial Retail (C1)

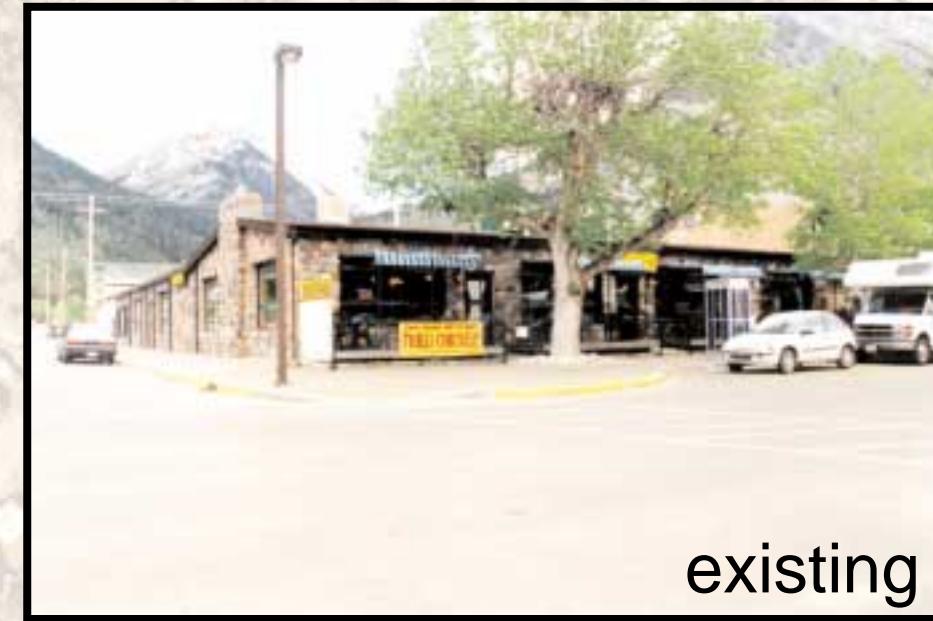
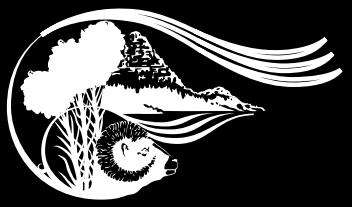
Site Area: 982m<sup>2</sup>

Building Footprint: 581m<sup>2</sup>

On-Site Parking: 6 car parking stalls

The rehabilitation of existing commercial buildings to preserve the community's natural heritage character will be encouraged. In undertaking rehabilitation work, there is a concern for maintaining both the small building scale and the historic architectural character of the commercial area. The concern for the small building scale focuses on retaining the views out to the surrounding mountains and the lake, as well as the sense of "openness" that prevails in the community. Retaining the views and openness are important visual elements to help people know they are in a national park. Maintaining the historic architectural character is key to preserving the heritage character of the community.

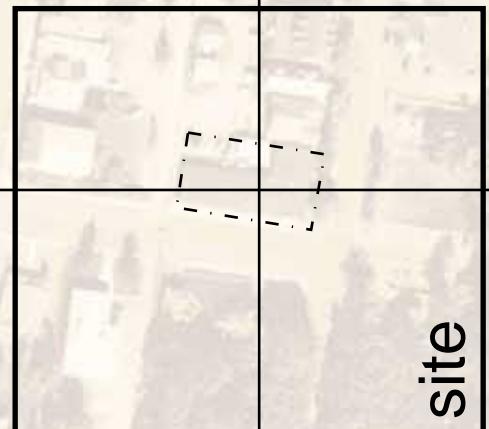
These illustrations visually represent how rehabilitation could be accomplished on a commercial site and, maintain both the small building scale and historic architectural character of the commercial area; other solutions could also be acceptable.



existing



proposed



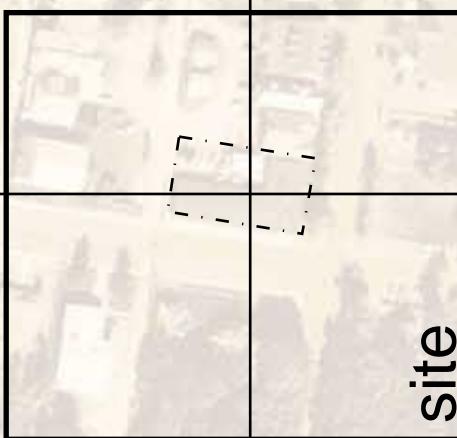
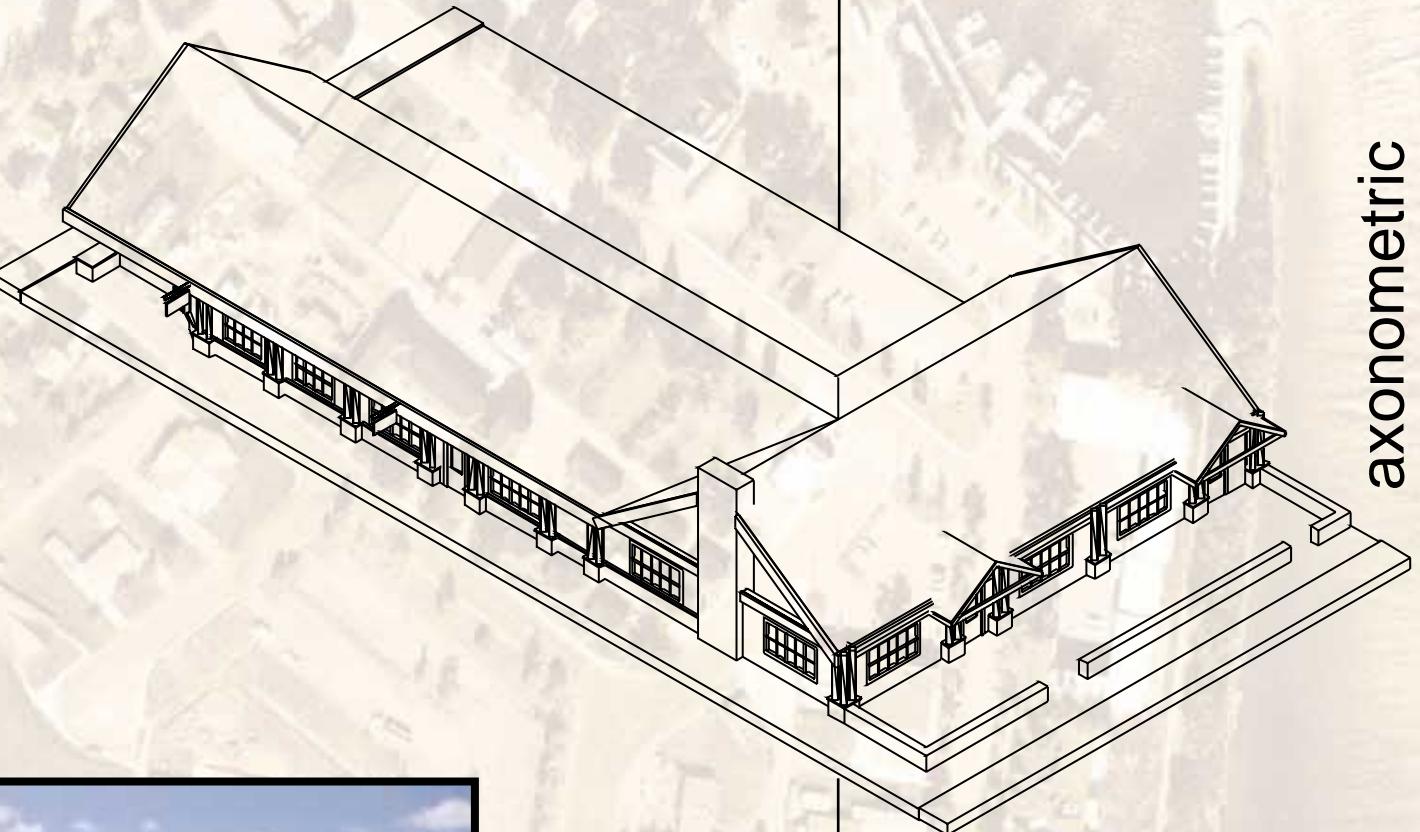
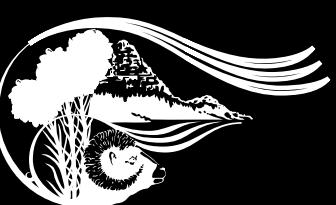
site

# Waterton

## Zum's

### Block 2 Lot 25

- Rehabilitation must:
- be in harmony with the visual character of the mountain landscape and built environment of Waterton;
  - recognize and reflect Waterton's unique "sense of place" and the attributes of the surrounding park;
  - respect and strengthen the visual character and cultural resource integrity of the community;
  - respect the character and scale of the existing development and follow traditional land-use, landscaping and circulation patterns;
  - complement and enhance the appearance and atmosphere of the community;
  - not block sightlines to the mountains and lake;
  - not overwhelm pedestrians;
  - comply with the Architectural and Motif Guidelines for Waterton Lakes National park, the Signage Guidelines for Waterton Lakes National Park, the Waterton Townsite Landscape Management Plan and the Waterton Community Land-Use Directive.



# Waterton

## Tamarack Mall

### Block 2 Lot 13

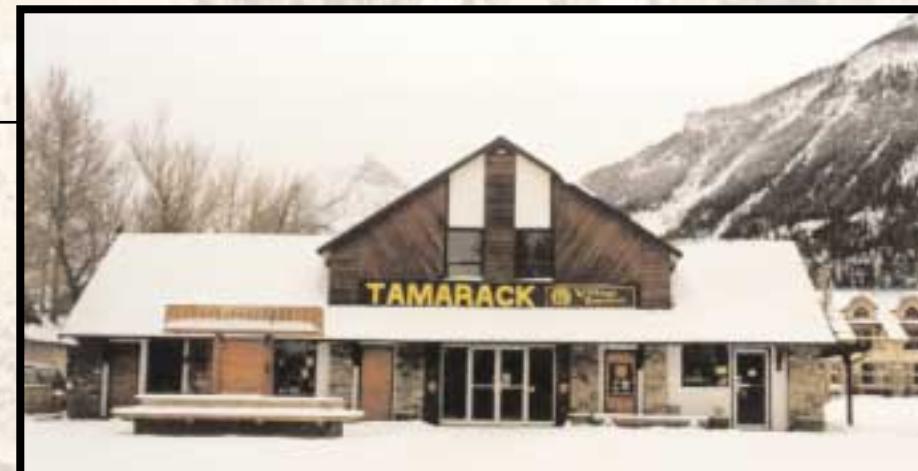
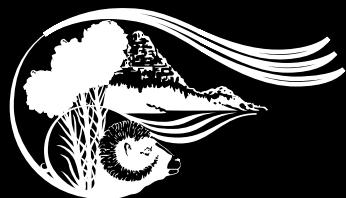
Zoning: Commercial Retail (C1)

Site Area: 654m<sup>2</sup>

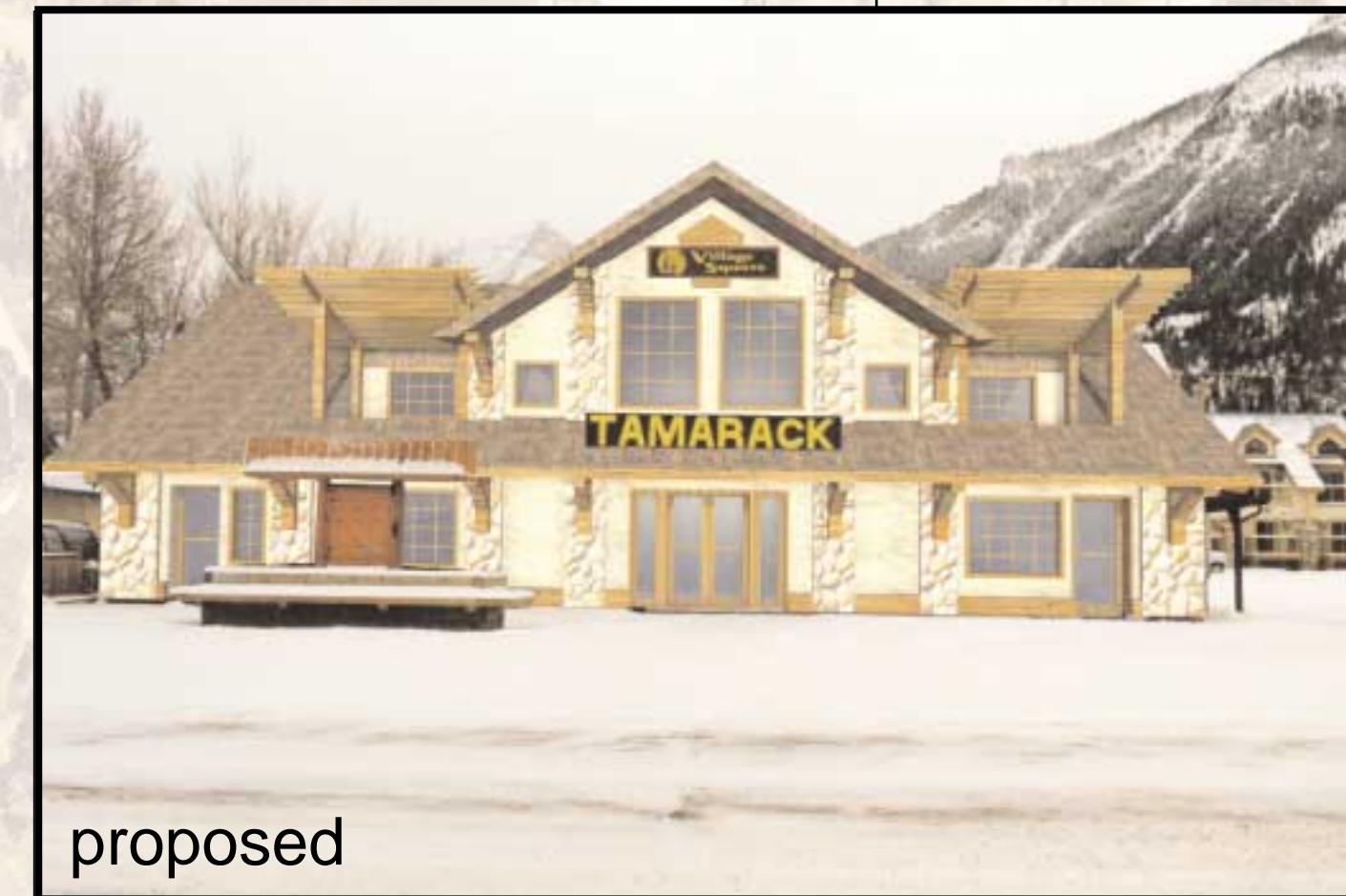
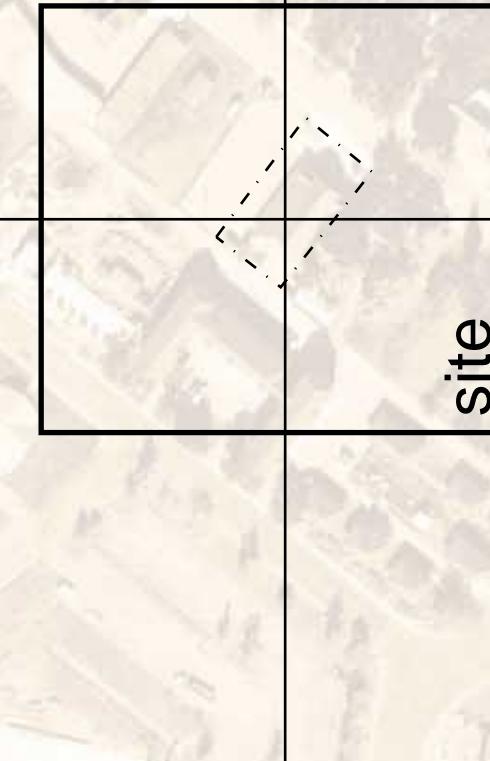
Building Footprint: 426m<sup>2</sup>

On-Site Parking: 26 car parking stalls

Rehabilitation is the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while conserving those portions or features of the building which are significant to its historical, architectural and cultural values. It is usually carried out in order to extend a building's life and/or its economic viability. It involves preserving most of the building's features, and may also involve upgrading, some modification, remodelling, rebuilding or exterior retrofitting, and some repairs. It may be done to the exterior as well as the interior of the building. It may be major, or minor.



existing



proposed

# Waterton

## Tamarack Mall

### Block 2 Lot 13

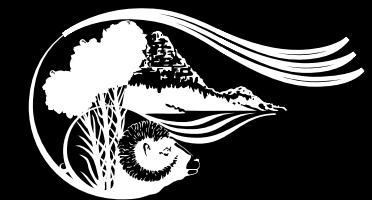
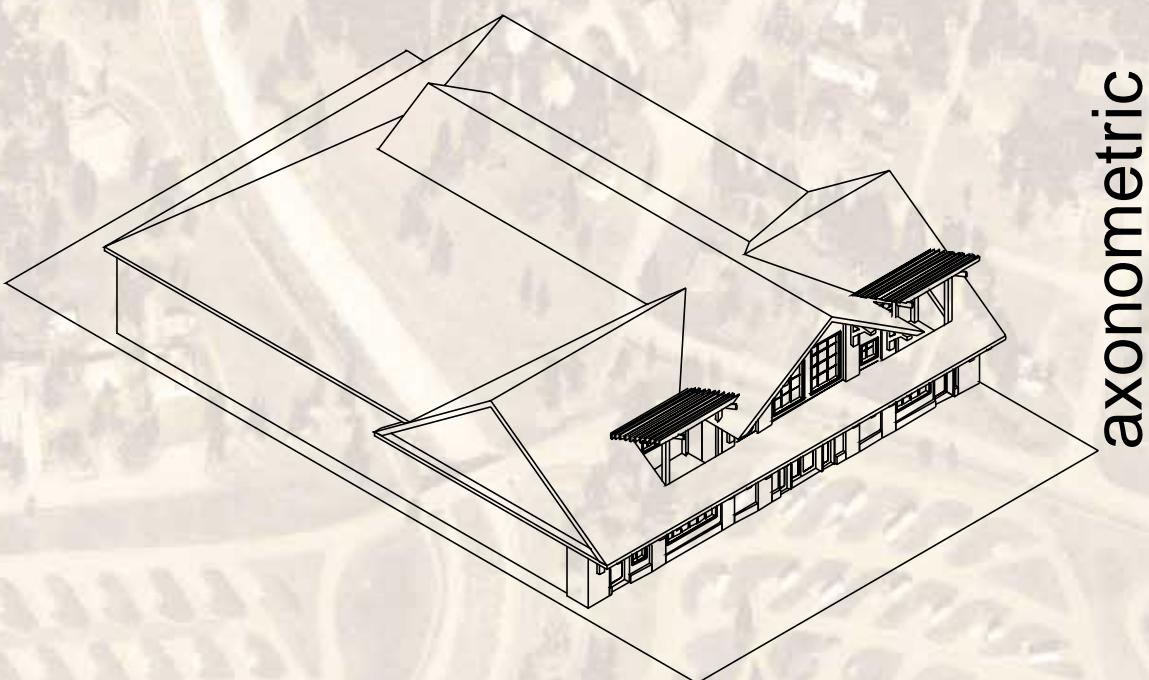
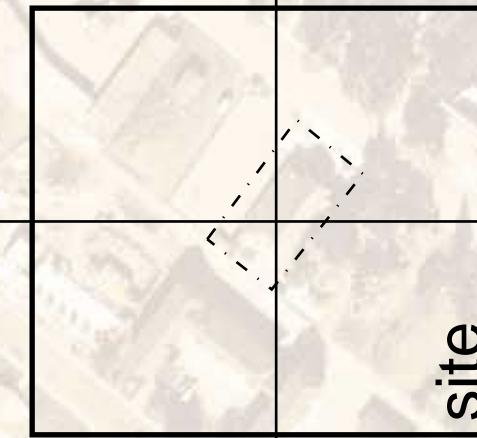
Zoning: Commercial Retail (C1)

Site Area: 654m<sup>2</sup>

Building Footprint: 426m<sup>2</sup>

On-Site Parking: 26 car parking stalls

This is an example of a rehabilitation which includes both a façade remodelling as well as an addition to the second floor space within the existing roofline for staff accommodation. It is an illustration of one possible solution for this building; other solutions would also work.



# Waterton

## El Cortez

### Block 2, South Half of Lot 9 and Lots 10 & 11

Zoning: Commercial

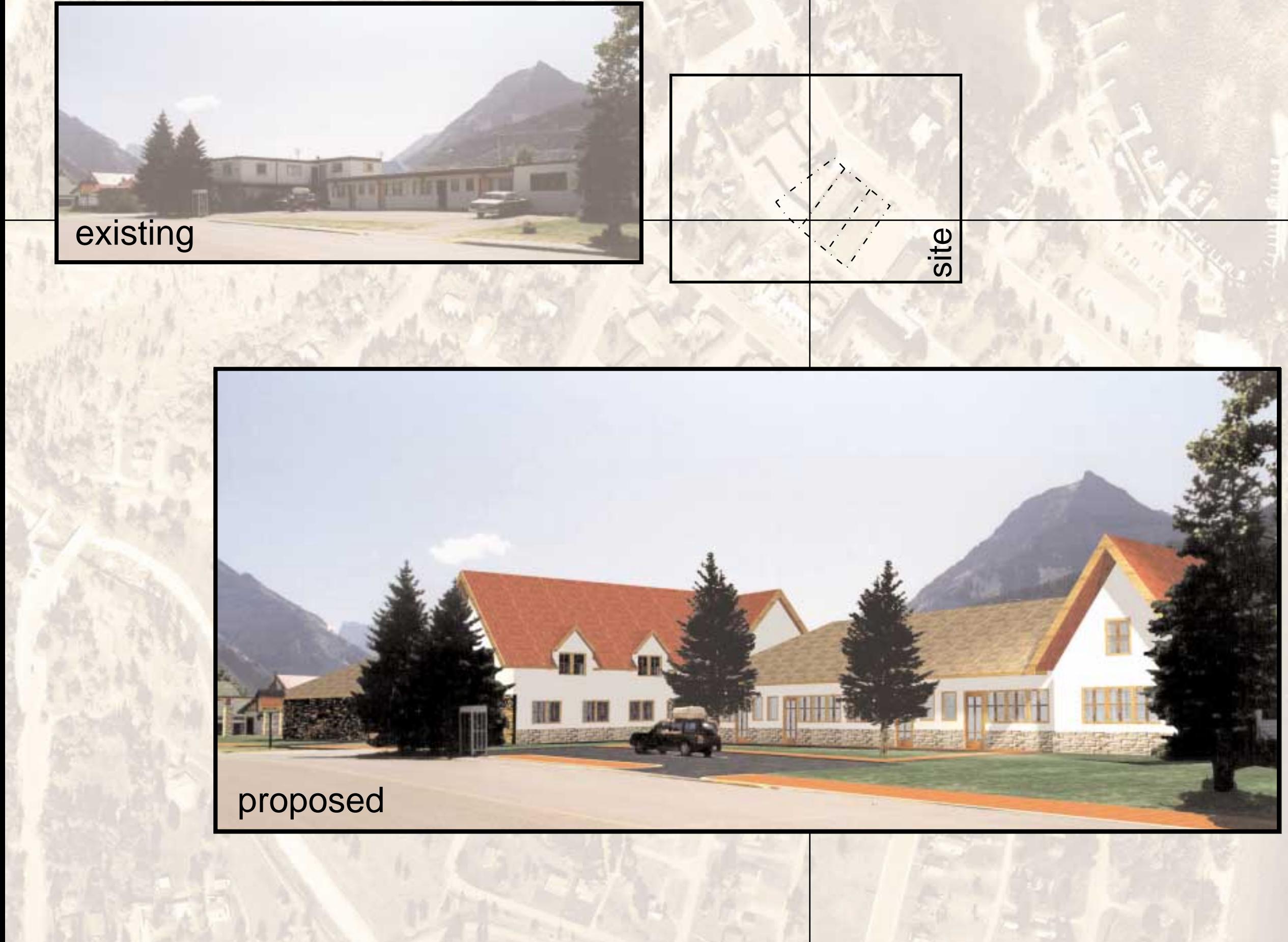
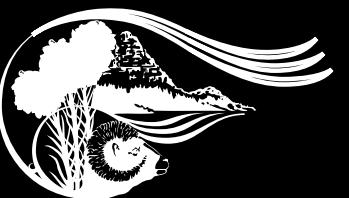
Accommodation (C2)

Site Area: 3,960m<sup>2</sup>

Building Footprint: 1,194m<sup>2</sup>

On-Site Parking: 35 car parking stalls

The El Cortez Hotel has been selected to illustrate how rehabilitation can contribute to the visual character of the community. The addition of the pitched roof and stone work, which are characteristics of historic buildings in the community, help to enhance the visual character and cultural integrity of the community. The simple symmetrical forms and low roof lines are complimentary to the mountain setting.



# Waterton

## El Cortez

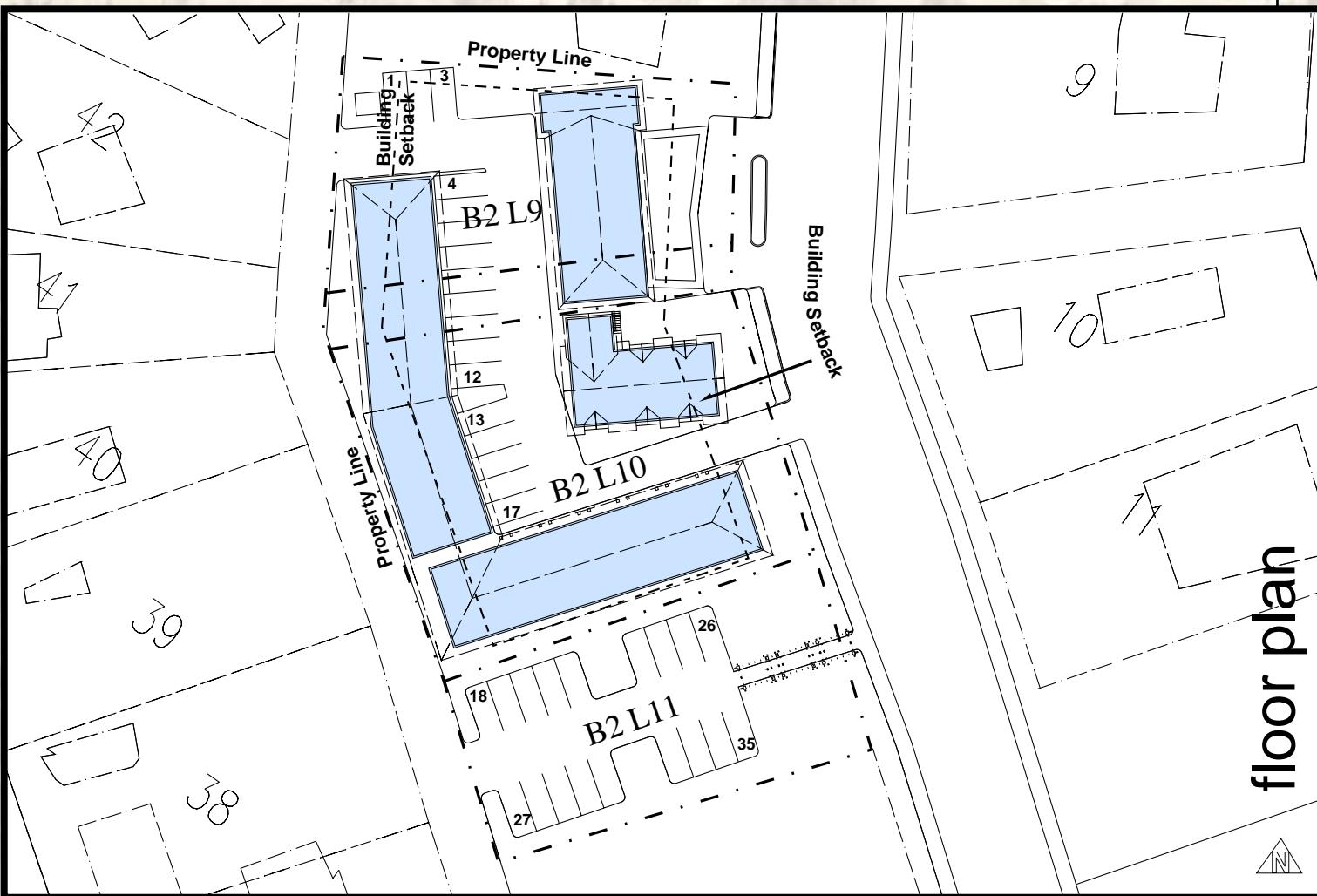
### Block 2, South Half of Lot 9 and Lots 10 & 11

Zoning: Commercial  
Accommodation (C2)  
Site Area: 3,960m<sup>2</sup>  
Building Footprint: 1,194m<sup>2</sup>  
On-Site Parking: 35 car parking stalls

The building materials which are shown are traditional to the community and include stucco and stone facing and cedar shingles. When selecting building materials, consideration must be made to ensure that the final project respects and strengthens the appearance and atmosphere of the community.



site



floor plan



# Waterton

## El Cortez

### Block 2, South Half of Lot 9 and Lots 10 & 11

Zoning: Commercial  
Accommodation (C2)

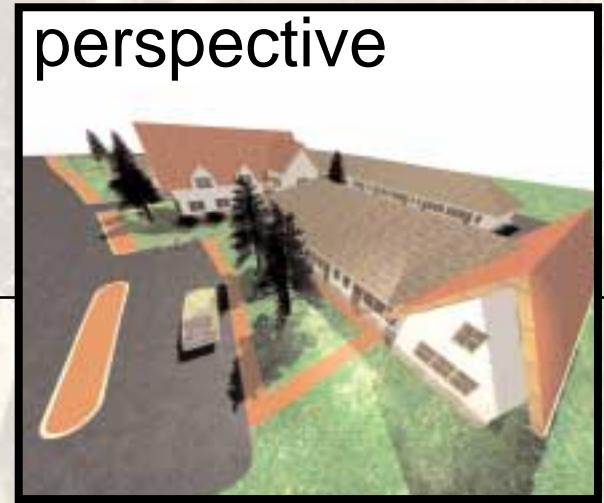
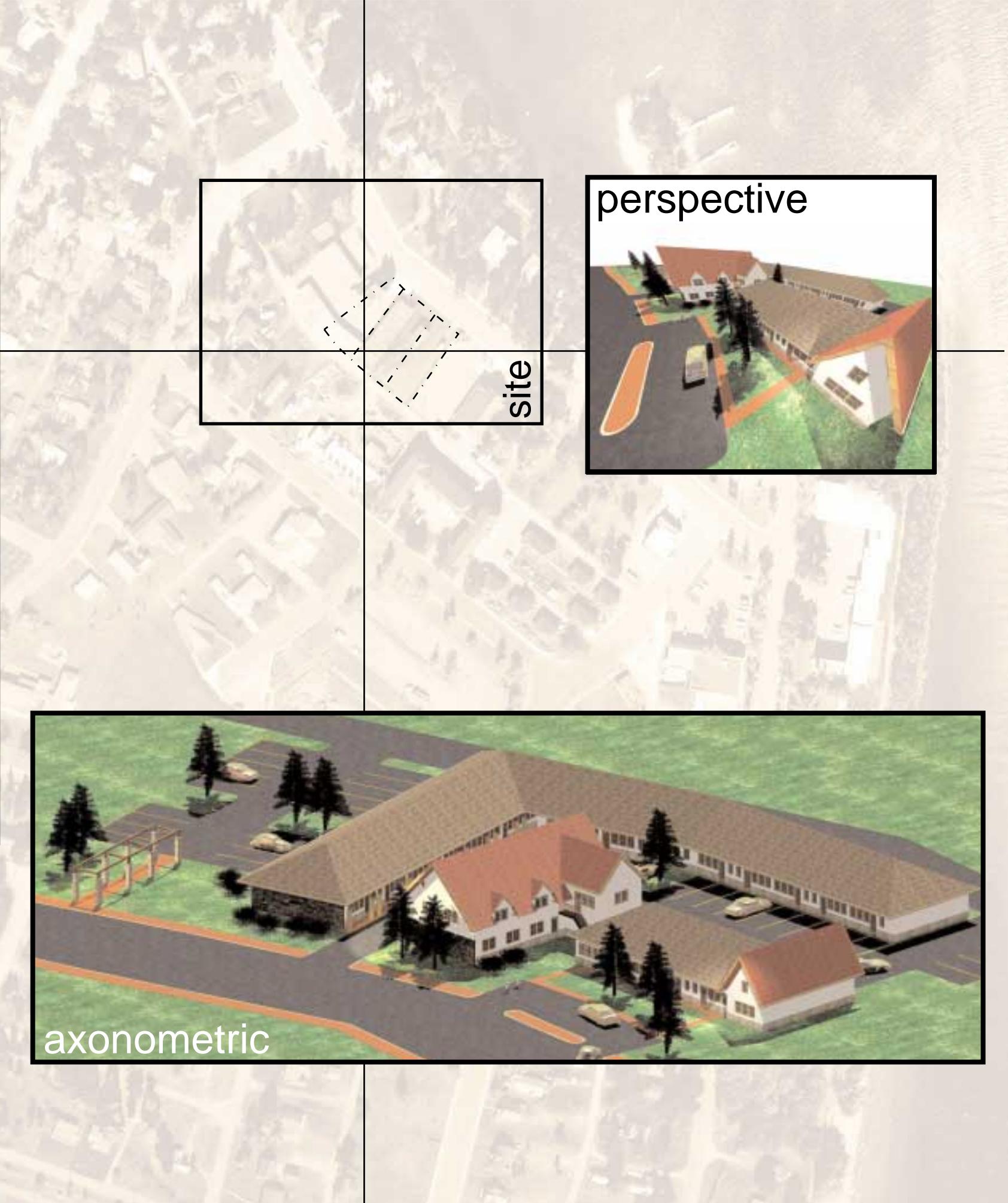
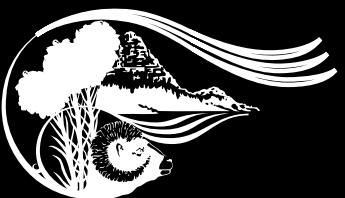
Site Area: 3,960m<sup>2</sup>

Building Footprint: 1,194m<sup>2</sup>

On-Site Parking: 35 car parking stalls

This is an illustrative example of how the rehabilitation of an existing building can contribute to the visual character and cultural integrity of the community.

Other design solutions could also work.



# Waterton

## Bayshore Inn

### Block 4 Lots 1-8

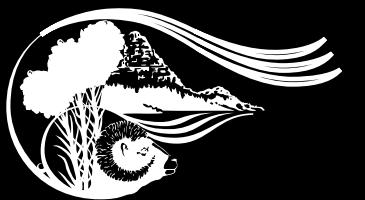
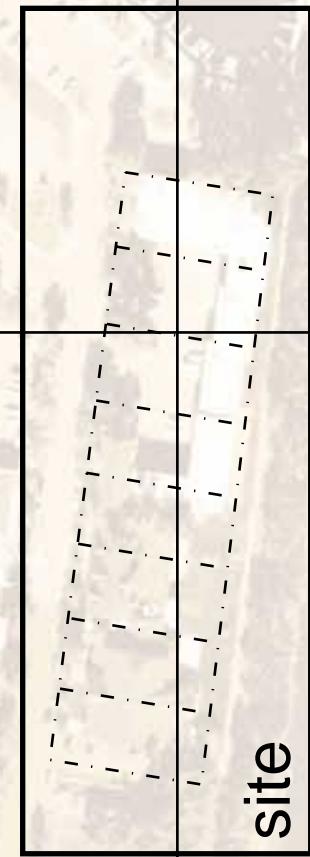
Zoning: Commercial  
Accommodation (C2)  
Site Area: 8,399m<sup>2</sup>  
Building Footprint: 4,070m<sup>2</sup>  
On-Site Parking: 52 car parking stalls

The Bayshore Inn was the first hotel built in Waterton Lakes National Park and is the largest development on the shores of Upper Waterton Lake. This illustration shows how views to the lake and mountains could be improved by relocating sections of the existing hotel elsewhere on site. That portion of the hotel which blocks views to the lake from along Mount View Road has been relocated to the north west corner of the hotel's site. This provides a visual connection the length of Mount View Road through to the lake and up to the top of the mountain.

existing

proposed

site



# Waterton

## Bayshore Inn

### Block 4 Lots 1-8

Zoning: Commercial

Accommodation (C2)

Site Area: 8,399m<sup>2</sup>

Building Footprint: 4,070m<sup>2</sup>

On-Site Parking: 52 car parking stalls

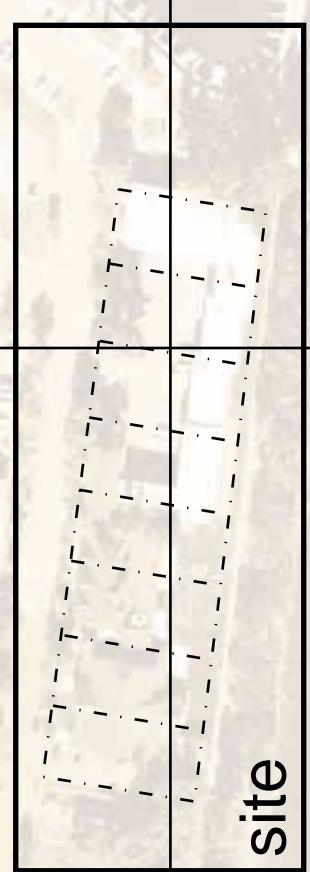
The design of the relocated section of the building is two storeys with the second storey built within the roof line. Dormer windows have been used to maximize usable space on the second floor. Attention has been paid to detail in the arrangement of the windows to add character to the building façade. The Architectural and Motif Guidelines for Waterton Lakes National Park have been followed in the design of the relocated hotel section.



perspective



aerial view



## 3.2 THE TOWNSITE CAMPGROUND

The campground represents the largest single land-use district in the community; occupying 10.5 hectares and providing 238 tent and trailer sites.

This facility plays an important role in offering a traditional form of overnight accommodation within Waterton Lakes National Park. During summer months the campground is used at full capacity and potential campers often park along Windflower Avenue, between Vimy Avenue and Cameron Falls Drive, waiting to register for a site. The campground has a heavily manicured landscape which creates an "urban" feel. It is lacking in trees due to the strong winds which blow off of the lake, and, as a result, there is limited shelter from the wind for campers. The campground is also vulnerable to extreme flooding from Cameron Creek.

### Objectives

- To continue to provide camping as a traditional form of tourist accommodation within the Waterton Community.

### Policies

- The campground will not be expanded in area and the number of tent and trailer sites will not exceed 238.
- Improvements to landscaping will be undertaken to restore native vegetation and protect campers from winds where possible.
- A new parking lot will be established within the campground area to provide campers with a temporary parking spot while they wait for a site in the campground. The campsites removed to provide for this parking lot will be relocated within the campground.

- If, at any time, it is determined that the campground is no longer required, the campground area will be designated Environmental Reserve and be reclaimed as part of the active alluvial fan of Cameron Creek.

### Implementation

A comprehensive plan will be prepared for the campground. The plan will deal with, but not be limited to: design of a new parking lot, landscaping, permanent campground facilities (cooking shelters, washrooms, etc.) and upgrading pathways.



## 3.3 APPROPRIATE USES

Along with the aim to maintain views, openness, appropriate landscaping and building design, is the requirement that the goods and services offered in the community enhance the community and park experience for visitors and lessees. Uses appropriate to the national park will be encouraged including small-scale independent retail outlets and independent eating establishments. All new commercial retail development must be designed with commercial uses at grade. Mixed-use projects containing a residential component such as apartments for staff and staff hostels will be

encouraged. Business licenses will only be issued for those uses that help the community to serve as a visitor centre "to provide a focus for and concentration of visitor activity services and facilities."<sup>1</sup>

### Objectives

- To ensure the community's primary function will remain as a service centre for cottage owners and visitors with a wide range of interpretation and orientation services.
- To ensure businesses are compatible with Waterton's role as a visitor centre.
- To contribute to a balanced and sustainable regional economy while preserving and enhancing Waterton's environment and cultural heritage.
- To encourage tourism developers to include Heritage Tourism opportunities such as wildlife viewing and interpretation in their projects.

Along with the aim to maintain views, openness, appropriate landscaping and building design, is the requirement that the goods and services offered in the community enhance the community and park experience for visitors and lessees. Uses appropriate to the national park will be encouraged including small-scale independent retail outlets and independent eating establishments.

<sup>1</sup> Parks Canada Guiding Principles and Operational Policies, Part II Activity Policies, 5.1 National Park communities.



The Townsite Campground offers a traditional form of overnight accommodation



- To ensure there are clear guidelines and regulatory procedures for defining appropriate new businesses and service offerings in Waterton.

#### Policies

- All business licence applications will be required to meet a rigorous test of appropriateness and an appropriate use framework will be developed.
- Businesses must provide necessary goods and services to lessees or visitors; contribute to the sustainability of the community; be appropriate to a national park visitor centre; produce no net negative environmental impacts; and be consistent with the *Waterton Lakes National Park Management Plan* and the *Waterton Lakes Public Safety Plan*.
- The impacts of proposed developments will be considered taking into account affects on the community infrastructure capacity and staff housing.
- Tourist activities that enhance the natural and cultural qualities of Waterton will be encouraged.
- New leases will include terms and conditions which reflect cultural and natural resource priorities of Parks Canada.
- The effects of private leaseholds on the ecological integrity of the park will be examined on a continuing basis.
- A business whose goods, services or value-added products have a primary market outside of Waterton Lakes National Park will not be considered an appropriate use.

#### Implementation

- An appropriate use framework will be developed within one year of the approval of this plan.

- **The Waterton Community and other Canadians will be consulted in the preparation and enforcement of appropriate use guidelines.**

- Appropriate use guidelines for the issuance of new business licenses in the community will be developed and based on the following principles:

- the use must contribute to a vibrant heritage tourism industry to service visitors;
- the use must contribute to providing needed community services;
- the use must be a permitted park activity;
- the use must not be a good, service or value-added process for products that will be predominantly sold elsewhere; and,
- the use must be appropriate in a national park.

- New business license applications will only be considered if they can demonstrate that they are appropriate to the Waterton Community and its setting in a national park.

- Evaluation criteria for new businesses will include goods and services:

- which facilitate the visitor's enjoyment of the park;
- whose primary purpose is not an attraction for people who would not otherwise visit the park;
- whose primary customer base is visitors, residents and cottagers;
- that conform to permitted uses in the Waterton Community Land-use Directive; and,
- that are not specifically prohibited.

## 3.4 HERITAGE TOURISM

Waterton Lake National Park's reputation as a tourism destination is founded on nature, its history and local culture. These elements are brought to life for visitors who come from all over the world to learn about and enjoy them, by a strong local connection with place and an enthusiastic desire to share what is unique about the park. Heritage tourism is the active fostering of local and visitor appreciation and stewardship of the nature, history and culture of the park and surrounding area coupled with the objectives listed below.

#### Objectives

- To ensure visitors and lessees are aware that they are in a national park, an International Peace Park and a World Heritage Site.
- To protect the ecosystem by delivering and encouraging environmental stewardship initiatives upon which sustainable heritage tourism depends.
- To encourage, develop and promote opportunities, products and services consistent with heritage and environmental values.
- To strengthen employee orientation, training and accreditation programming as it relates to sharing heritage understanding with visitors.

#### Policies

- An appreciation and understanding of the nature, history and culture of the International Peace Park and World Heritage Site will be fostered.
- The *Heritage Tourism Strategy* will be driven jointly by Parks Canada and the tourism industry of the area. It will support sustainable

tourism based on heritage values and support the long-term protection of the ecosystem upon which tourism depends.

#### Implementation

- As part of its business licence application, a business whose primary purpose is to provide services to visitors, must be able to address in a substantial manner, the preceding objectives.
- Training, orientation and accreditation programs will be continued and enhanced particularly as they relate to sharing heritage understanding with visitors.
- Parks Canada will continue to work with the tourism industry in and around Waterton Lakes and Glacier National Park to develop and accomplish action items specifically outlined for each tourism sector in the *Heritage Tourism Strategy*.

**Heritage tourism is the active fostering of local and visitor appreciation and stewardship of the nature, history and culture of the park and surrounding area.**

# 4 A Place for Community

## 4.1 COTTAGE DEVELOPMENT

Small cottages, nestled into the landscape characterise the cottage area of the community. The lots upon which the cottages sit are large, often well treed, and there is little definition of property lines. Cottage setbacks vary and the buildings are separated by large open spaces. Wood and log siding predominates, while stucco with half-

timbering is also evident. Many cottages, due to their design and finishes, contribute significantly to the character and fabric of the community.

Environmental difficulties exist for some lots. For those lots located at the base of the mountains, steep gradients and avalanche hazards must be considered, and for those lots abutting the lake shore and Cameron Creek there is the risk of

flooding each spring.

The majority of the cottages in the community are old and many lessees are interested in redeveloping their properties. Generally, the new structures are larger than the cottages they replace. Redevelopment can make a positive contribution to the community as long as adequate attention is paid to scale, character, and detail in the design of new buildings.

### Objectives

- The built environment should be subordinate to the natural environment.
- To maintain the character of the existing cottage area.
- To encourage high quality building and

landscaping design which complement the scale and character of the community.

- To ensure that cottage developments are compatible with the physical site conditions of slope, soil types and drainage patterns and that natural features such as views and tree cover are retained and enhanced.
- To encourage the conservation of cottages with heritage value.
- To ensure that appropriate storage, waste handling, parking facilities and landscaping are provided and utilized to improve the visual appearance of residential streetscapes.

### Policies

- To reflect the intent of the Cottage Development Policies, The *National Parks Cottage Regulations*, the *Architectural Motif and Guidelines for Waterton Lakes National Park*, the *Waterton Townsite Landscape Management Plan*, and the *National Parks Building Regulations* must be followed in both the preparation and review of development applications.

### Implementation

- Dormitory type use of cottages for staff accommodation is not an acceptable use in the Cottage District.
- Cottages used as dormitory type staff accommodation on or before January 1, 2000 are considered legal non-conforming uses.
- Cottages must conform to the existing pattern of randomly located buildings on lots which blend into the landscape.



Perimeter fencing around lots is not permitted.

- No additional lands will be released for cottage development.
- Lessees wishing to redevelop cottages lots must use materials and finishes that are consistent with the current scale and architecture in the community and that echo its heritage character.



Small cottages nestled into the landscape characterize the cottage district. Many new cottages, due to their design and finishes, contribute significantly to the character and fabric of the community.



## 4.2 INSTITUTIONAL USES

Institutional uses are concentrated in the geographic centre of the community. The Fire Hall, the School, the Post Office and most of the churches are located on Block 42, as is some Parks Canada staff housing. The Anglican Church is located on Block 2 Lot 40 across Windflower Avenue from Block 42, and the Waterton Heritage Centre is found within the commercial area on Block 4, Lot 9.

The Parks Canada Administration office is located in a heritage building on Block 3, Lot 14 on Mount View Road. The Park will be consolidating most of its administrative functions at the Parks Canada compound, however, municipal administrative services will remain in the community on a seasonal basis. The front portion of the existing administration building facing Mount View Road, along with its heritage character defining elements, will be maintained to house those functions. Those sections of the building facing the lake will be demolished. The site will be landscaped, and will include a more formalized parking area at the front for visitors to the building and staff parking at the back.

The Park is in need of a new Visitor Reception Centre. The park management plan directs that the Centre will be located in the community. In order to identify the best location, and to identify potential partners for this facility, a study will be undertaken.

### Objectives

- To ensure the efficient utilization of institutional facilities.
- To allow Parks Canada staff to provide services to the public in a timely and efficient manner.

- To provide opportunities for the provision of educational, social and cultural facilities appropriate to a national park.
- Municipal administrative functions will have a seasonal presence within the community.
- A location within the community will be found for the Visitor Reception Centre.

### Policies

- A heritage building study will be undertaken of the existing administration building. The study will culminate with a conservation plan for the building which will include providing appropriate work space to meet the needs of Parks Canada's functional requirements within the community.
- A study will be undertaken to identify Parks Canada's Visitor Reception Centre requirements, potential partners for the venture and, a location within the community for the Centre.

### Implementation

- The Institutional area will be protected from encroachment of other land-uses.



Waterton Community School, built 1925, 1928, 1935



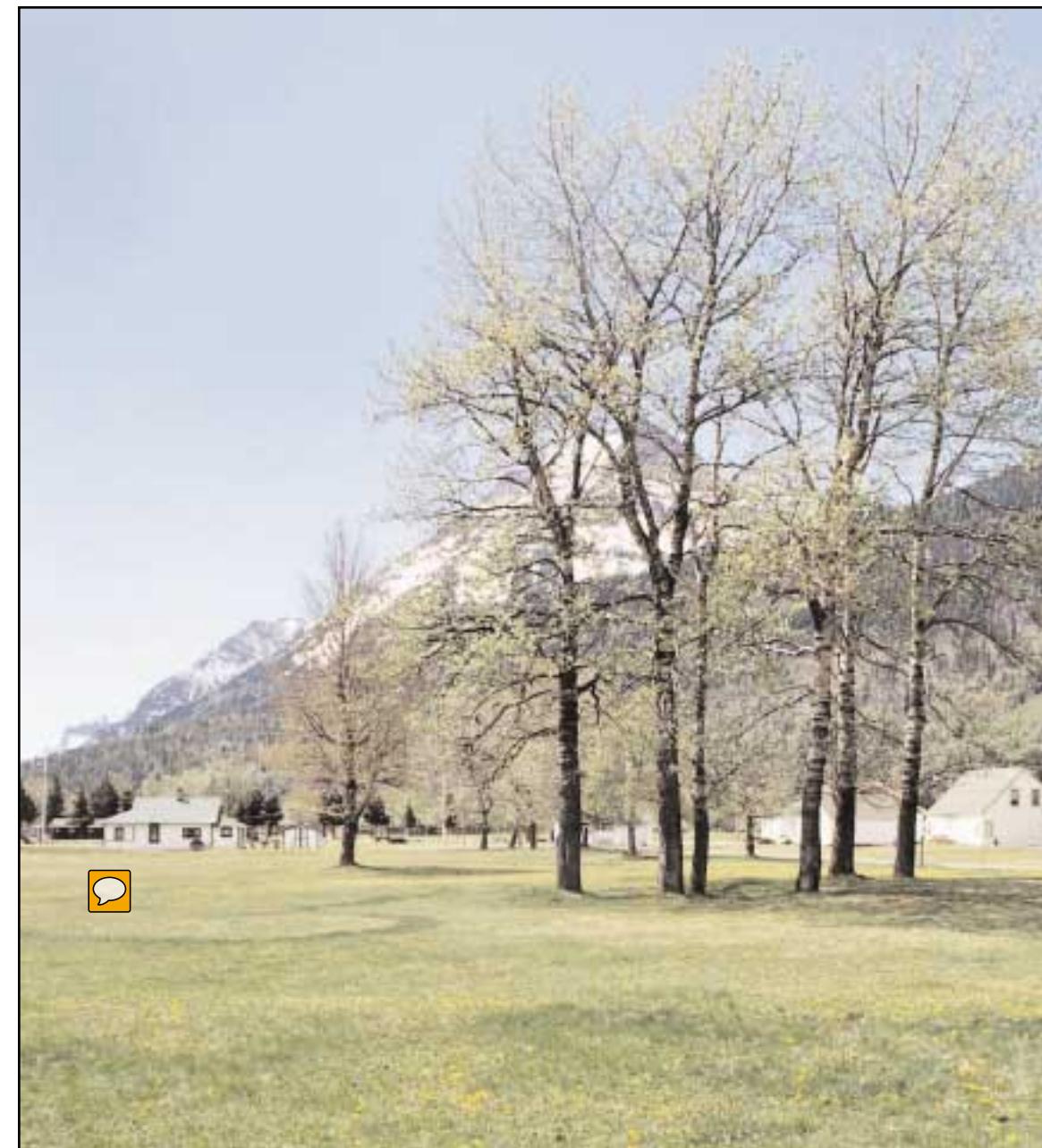
The Catholic Church



Historic photograph of the Administration building, built 1935

### 4.3 RECREATIONAL RESERVE

The Waterton Community has an abundance of open areas that make a significant contribution to its atmosphere. These recreational lands are centrally located and linked with pathways. A multi-purpose playing field is adjacent to the school and takes up a portion of the Clematis Avenue right-of-way. Tennis courts, a tot-lot and an informal playing field are located on Block 39.



Recreational Reserve, used as a playing field

#### Objectives

- To provide an open space and recreation system, including both active and passive facilities, that is accessible and adequate in size to accommodate the varied requirements of lessees and visitors.
- To provide and preserve open space.
- To improve awareness and access to facilities

and services, seasonally and on a year-round basis where appropriate.

- To maintain views and public access to the lake shore.
- To re-establish natural vegetation where appropriate.

- Recreational spaces will be preserved and enhanced.

- Opportunities to experience the values and the natural setting of the community will be enhanced.

#### Policies

- Recreational space/parks will be used to ensure an open community and allow wildlife to move freely.



Waterton Community playground

#### Implementation

- Recreational land will be protected from encroachment of other land uses.
- Where appropriate, trees will be re-established to maintain the diversity of the urban forest in the community.



#### **4.4 ENVIRONMENTAL RESERVE**

Areas designated environmental reserve generally possess one or a combination of the following characteristics: they are subject to natural hazards from flooding or high water tables, they are adjacent to water bodies or are located within avalanche tracks.

##### **Objectives**

- To reduce threats to life and property and, to protect ecological integrity.
- To ensure the community remains integrated with the natural landscape.
- To minimize the need to modify or actively manage natural processes within the community.

##### **Policies**

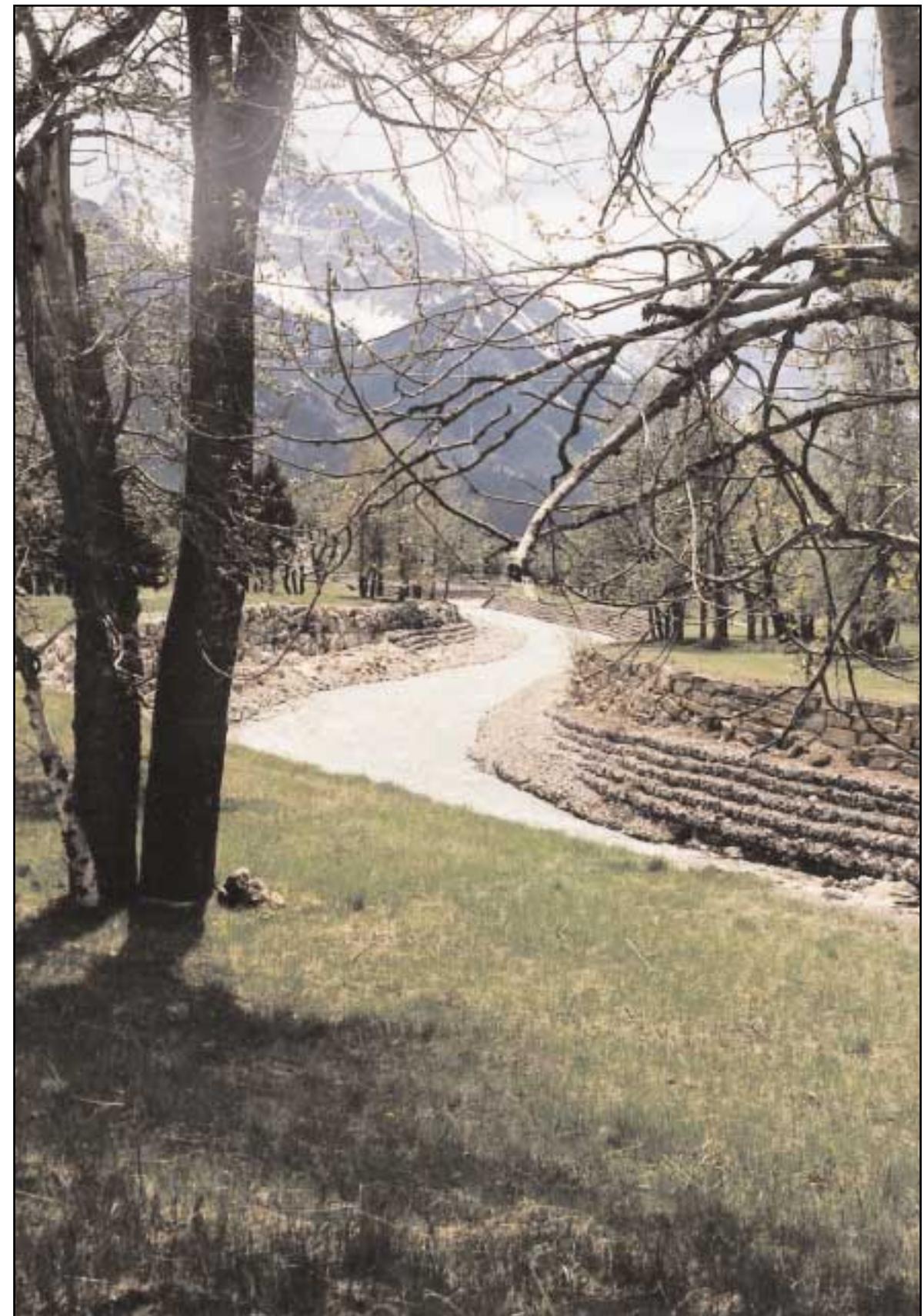
- No development will be permitted in areas designated Environmental Reserve.
- When the opportunity arises, cottages located in the avalanche hazard areas will be decommissioned and the lots designated Environmental Reserve.

##### **Implementation**

- Environmental Reserve areas will be returned to natural vegetation and will have trees re-established where appropriate.



Environmental Reserve along the shores of Upper Waterton Lake



Cameron Creek

# 5 Vehicular Circulation, Parking and Pedestrian Movement

Vehicular circulation, parking, and pedestrian movement within the community must be efficient and not detract from the community's character.

The community is pedestrian oriented; hiking trails, the marina walkway, the lake front, and the commercial area are all best enjoyed on foot.

Walking provides the pace at which the natural environment can be fully appreciated within the community. As a result, the emphasis will be on providing an efficient traffic circulation system, orienting visitors to services and parking facilities, and enhancing the walkway system to encourage people to walk as soon as they enter the community.

## 5.1 VEHICULAR CIRCULATION AND STREETS

In order to allow access to park facilities, automobile, recreational vehicle and bus traffic must be accommodated. Vehicular circulation must be efficient and minimize disruptions in the community.

The streets in the Waterton Community are in need of upgrading. Curbs are crumbling and poor drainage is a common problem. With the exception of Waterton Avenue and Mount View Road, most of the road surfaces are chip-seal. In most areas of the

community, the chip-seal is worn, patched and requires resurfacing.

### Objectives

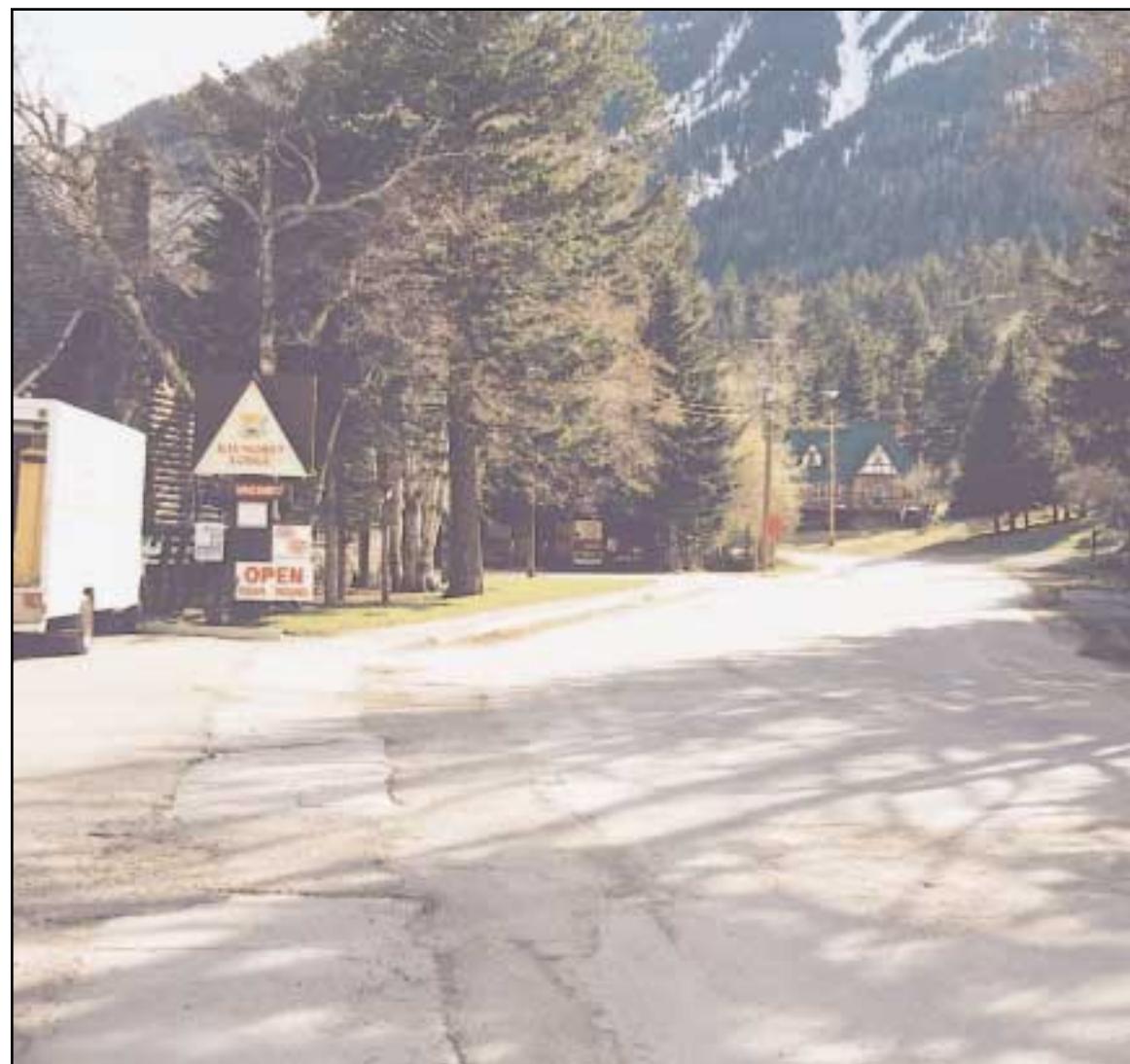
- To upgrade the roads in the community.
- To provide for a safe and efficient traffic circulation system so lessees can easily travel throughout the community and so visitors can easily find their destinations.
- To improve signs and other communications tools indicating routes and parking for visitors.
- Public parking on cottage lots will be prohibited and signs installed to ensure that visitor parking does not block access to cottage lots.
- Routes for visitors to major destinations within the community will be defined through the installation of signs.
- Design and construction standards for streets will be appropriate to the Waterton Community and contribute to the relaxed atmosphere.
- A phased program of street upgrades will be undertaken. When and where appropriate, overhead utility lines will be buried when streets and sidewalks are upgraded.

### Policies

- Traffic circulation will be more efficient.
- Through traffic in the cottage areas will be discouraged.



Looking south along Windflower Avenue

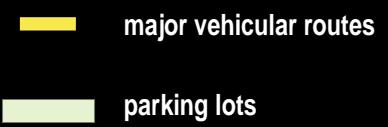


Entering the community from the Park

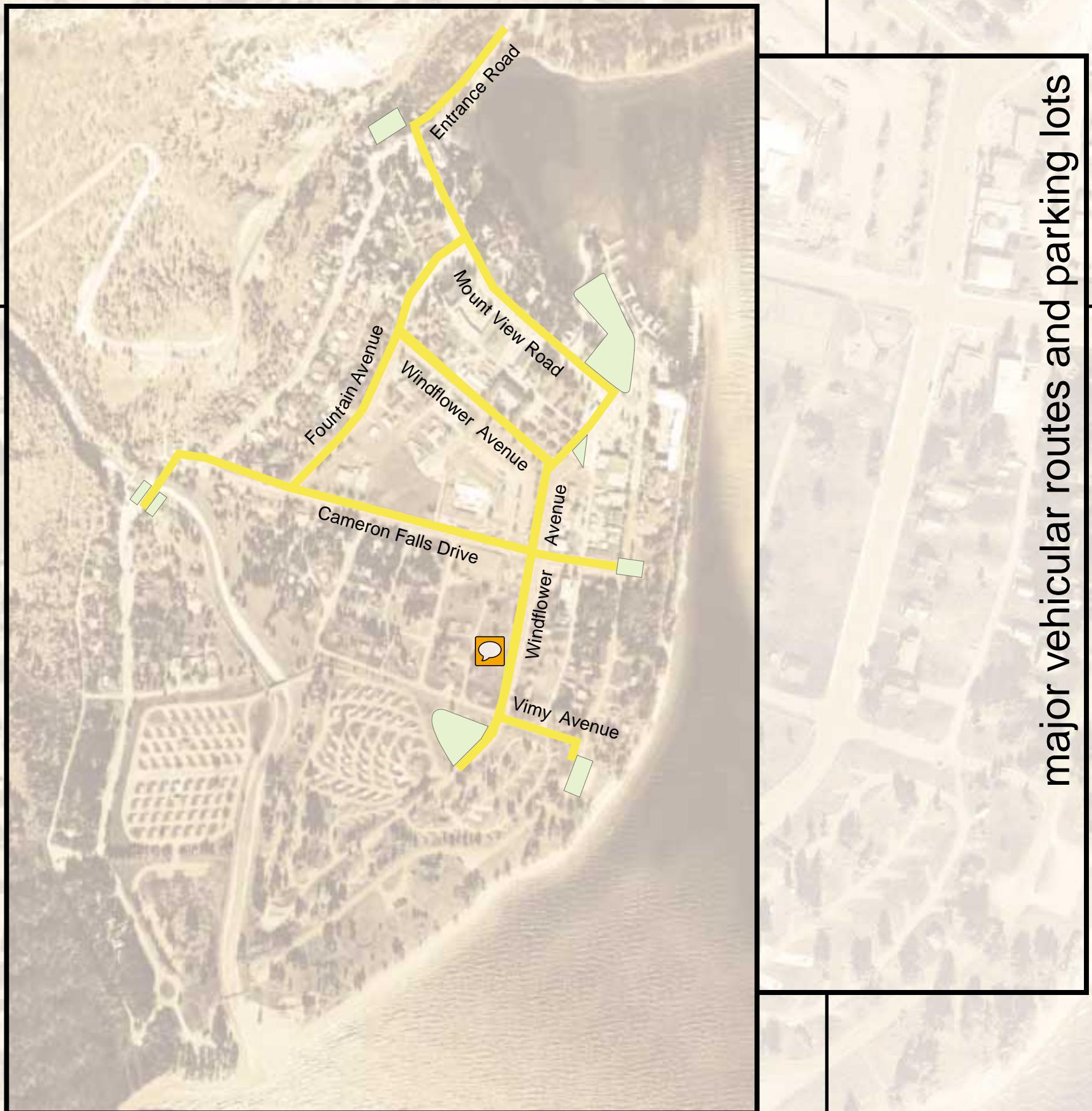
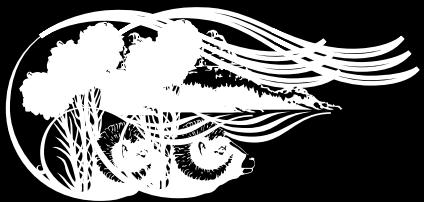
**The community is pedestrian oriented. The emphasis will be on providing an efficient traffic circulation system, orienting visitors to services and parking facilities, and enhancing the walkway system to encourage people to walk as soon as they enter the community.**

# Waterton

## Major Vehicular Routes and Parking Lots



Major vehicular routes have been identified in the community to improve the efficiency of vehicular circulation and minimize disruptions in the community. All major routes will be identified through signage, be linked to parking areas, lead visitors through the commercial areas and to other focal points in the community. A sign program will be implemented to communicate the location of parking lots, the campground, Cameron Falls and commercial services. Visitors will be encouraged to use major routes to ensure that the cottage area does not become congested with traffic. Along with signs, street improvements will be a priority for major vehicular routes. A phased program of street upgrading with new asphalt, curbs and sidewalks will be pursued to improve vehicular and pedestrian circulation and safety.



major vehicular routes and parking lots

## Implementation

### Signs

- A sign program will be designed and implemented to communicate to visitors the location of parking lots, the campground, Cameron Falls, commercial services and accommodation.
- Signs will be installed banning public parking on cottage lots.
- Signs will be installed along both Waterton Avenue, between Cameron Falls Drive and Vimy Avenue, to ensure that lessees have access to and egress from their cottage lots at all times.
- Signs will reflect the community's heritage, not block views, enhance the streetscape and conform to the *Signage Guidelines for Waterton*.

### Streets

- A phased program of street upgrading with new asphalt, curbs and sidewalks will be pursued to improve vehicular circulation and safety.
- The interlocking paving stones, street furniture and landscaping presently on Waterton Avenue will be extended around the corner in the commercial areas along Windflower Avenue.
- An assessment of streets and sidewalks will be undertaken and a program for recapitalization will be defined. Improvements to the major routes into the community used to access both the commercial area and the campground will be a priority. Improvements to roads primarily serving cottage areas will be undertaken as a second priority.

- As a first priority, Mountview Road, Windflower Avenue, Fountain Avenue, the north end of Windflower Avenue and Cameron Falls Drive will be improved with new asphalt, curbs and gutters. These will be signed to identify them as routes for visitors travelling to the commercial area, Cameron Falls and the Campground.
- As a second priority, Evergreen Avenue, and the southern half of Fountain, Fern, Harebell, Clematis, Vimy Avenues will be upgraded with asphalt curbs and gutters.
- In the commercial area, new trees (balsam poplar) will be installed in a uniform row near the edge of the street. This is to resemble the existing streetscape of Waterton Avenue.
- New tree plantings will be installed along Mount View Road in order to create a better "entry gateway" into the community. The style of planting will resemble that along Waterton Avenue.

- Lockstone pavers will be installed as the sidewalk style for the commercial area.

### Street Lighting

- Street lighting will focus downward on the area to be illuminated, be properly shielded to reduce light pollution, and will have an illumination that will allow for night time viewing of stars, night vistas and moonlit peaks.
- Where street lighting is insufficient, fixtures will be installed.
- Street lighting will have a traditional look and will contribute to the heritage character of the community.

## 5.2 PARKING



During the summer, parking is at a premium within the community. Many seasonal employees use public parking areas for short and long-term storage of their vehicles, and parking for both buses and recreational vehicles is limited. It is also anticipated that the demand for short-term parking will rise as day-use visitation to the park increases. Convenient, adequate parking would contribute to the well-being of the community and help to alleviate traffic circulation problems.

The issue of convenient parking has been addressed to some extent with the public parking lots in the commercial area. The following tables show the current parking inventory in existing public parking lots and what potential exists. While redesigning/reworking some of the existing parking lots will provide limited additional car parking stalls, a more specific parking strategy is required to meet both existing and future demands, especially for large vehicles.

**Table 1: Existing Public Parking Lot Inventory**

| Parking Lot                         | Number of car stalls | Number of oversize vehicle stalls | Number of bus stalls |
|-------------------------------------|----------------------|-----------------------------------|----------------------|
| Lot by New Frank's, Block 2, Lot 19 | 26                   | 0                                 | 0                    |
| Parking lot beside Marina           | 84                   | 9                                 | 4                    |
| Lot beside WNHA                     | 20                   | 0                                 | 0                    |
| On street in commercial area        | 177                  | 0                                 | 0                    |
| Lot across from Kilmorey Lodge      | 19                   | 0                                 | 0                    |
| Lot by Cameron Falls                | 20                   | 0                                 | 0                    |
| Lakeshore Parking Lot               | 10                   | 13                                | 0                    |
| <b>Total</b>                        | <b>356</b>           | <b>22</b>                         | <b>4</b>             |

**Table 2: Potential Public Parking Lot Inventory**

| Parking Lot                        | Number of car stalls | Number of oversize vehicle stalls | Number of bus stalls |
|------------------------------------|----------------------|-----------------------------------|----------------------|
| Lot by New Frank's, Block 2 Lot 19 | 26                   | 0                                 | 0                    |
| Parking lot beside Marina          | 58                   | 26                                | 8                    |
| Lot beside WNHA                    | 20                   | 0                                 | 0                    |
| On street in commercial area       | 177                  | 0                                 | 0                    |
| Lot across from Kilmorey Lodge     | 19                   | 0                                 | 0                    |
| Lot by Cameron Falls               | 20                   | 0                                 | 0                    |
| Lakeshore Parking Lot              | 40                   | 0                                 | 0                    |
| New Parking Lot inside Campground  | 30                   | 6                                 | 0                    |
| <b>Total</b>                       | <b>390</b>           | <b>32</b>                         | <b>8</b>             |
| Percentage increase over existing  | 9.5%                 | 45.45%                            | 100%                 |

## Objectives

- To provide reasonably convenient parking to accommodate lessees and visitors.
- To reduce on-street parking congestion in the cottage areas.
- To ensure that adequate parking is provided for employees.
- To provide additional public parking in the community, and in doing so, provide parking for buses and recreational vehicles.

## Policies

- The supply of public parking will be increased, particularly for recreational vehicles and buses.
- Additional parking is required and will be provided by reorganizing existing parking lots and developing new parking areas.
- A long-term parking strategy will be developed.
- When commercial development or redevelopment occurs, the on-site parking requirement in the *Waterton Community Land-use Directive*, must be met.



**Employers will be required to provide staff parking on their commercial leaseholds.**

- A portion of the on-site parking requirement for commercial developments will be available for public use.
- **Parking lots will be small, screened from the street and cottage areas, and designed for easy snow removal and the containment of surface water run-off.**



## Implementation

A parking strategy, comprised of the following six components will be implemented:

- I. directional signs will be improved to help visitors more easily find parking in the community;
- II where possible existing parking lots will be redesigned to increase the number of parking stalls;
- III a parking lot for campers waiting to check into the campground will be considered;
- IV street and lane parking will be improved;
- V a long-term bus parking area will be established; and,
- VI parking in the community will be monitored.

### I Directional Signs

- Signs will direct traffic to public parking areas.
- Signs will be installed indicating time limits.
- Signs will be installed directing recreational vehicles to “pull through” parking areas.

### II Redesign of Existing Public Parking Lots

#### Lot Beside Marina

- The parking lot beside the Marina will be reorganized to increase efficiency and to provide additional recreational vehicle and bus parking.
- Landscaped areas will be incorporated into the design to soften the appearance of the parking area.
- Street furniture will be provided to encourage pedestrian congregation. Displays or exhibits

with public messages will be developed for the area. This will tie into the commercial area and create a place where people can meet, be exposed to citizenship messages or just enjoy Waterton’s mountain setting.

### Parking Lots across from the Kilmorey Lodge, by Cameron Falls, and Lakeshore Parking Lot

- Plans will be prepared to reorganize and to improve parking lot efficiency.
- Vegetation will be used to screen the lots from roads, cottages and the campground and, to provide a permeable surface to contain runoff.
- Asphalt or gravel will be used as appropriate.

### III New Parking Lot: Campground Parking Lot



- **A new parking lot will be developed directly inside the campground at the intersection of Windflower and Vimy Avenues. This will provide short-term parking for campers waiting to check into the campground.**

- The roadway and parking areas will be surfaced with an asphalt material as the final surface.
- The area will be landscaped with native grass cover and trees and, shrub bed areas will be planted around the perimeter.
- Campsites removed to provide for the parking lot will be accommodated elsewhere within the campground.

### IV Improve Street and Lane Parking

- On-street parking acts as a buffer between the pedestrian and vehicle traffic and provides the short-term parking that shoppers require.

Consequently, curb parking in the commercial areas will be maintained.

- To reduce on-street parking congestion, C1 developments and redevelopments must provide public access to a percentage of required on-site parking spaces.
- If required, two hour time limits for parking in the C1 district may be implemented.
- The parking areas in the lane of Block 2 will be organized in a unified plan to increase the supply of parking and to provide better access.

### V Long-Term Bus Parking

- A long-term bus parking area will be provided in a suitable area.
- Bus operators staying longer than two hours will be required to drop passengers off in the community and park at the designated bus parking area.
- Long-term idling will not be permitted either in the community or at the designated bus parking site.

### VI Monitoring Parking

- Parking areas will be monitored.
- Other opportunities to provide parking will be pursued.

# Waterton

## Redesign of Parking Lot Beside Marina



proposed

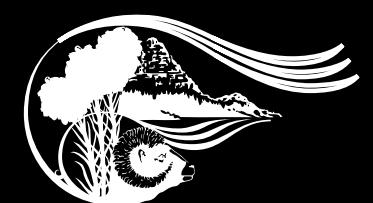


existing  
site

- 1 partial removal of existing park administration building to allow for the construction of nine car parking stalls
- 2 reorganization of existing parking area to accommodate eight temporary bus parking stalls and 24 car parking stalls
- 3 redesign to provide twenty-four car parking stalls and twenty-six recreational vehicle parking stalls
- 4 new entrance and exit to parking lot
- 5 drop off area for buses
- 6 upgrade pathway tying into the commercial area and providing a link to the marina and lake front

Parking Lot Capacity:

58 car parking stalls (2.7m x 6.0m)  
26 recreational vehicle stalls (3.0m x 7.6m)  
8 tour bus stalls (4.0m x 15.5m)



# Waterton

## Redesign and Expansion of the Lakeshore Parking Lot

- 1 expand the south end of the lot
- 2 plant new trees and shrubs at the edge of the lot for wind protection and to provide for visual screening

### Parking Lot Capacity:

40 car parking stalls (2.7m x 6.0m)  
or  
28 recreational vehicles (3.0m x7.6m)



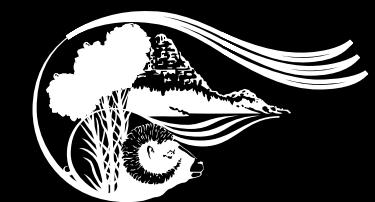
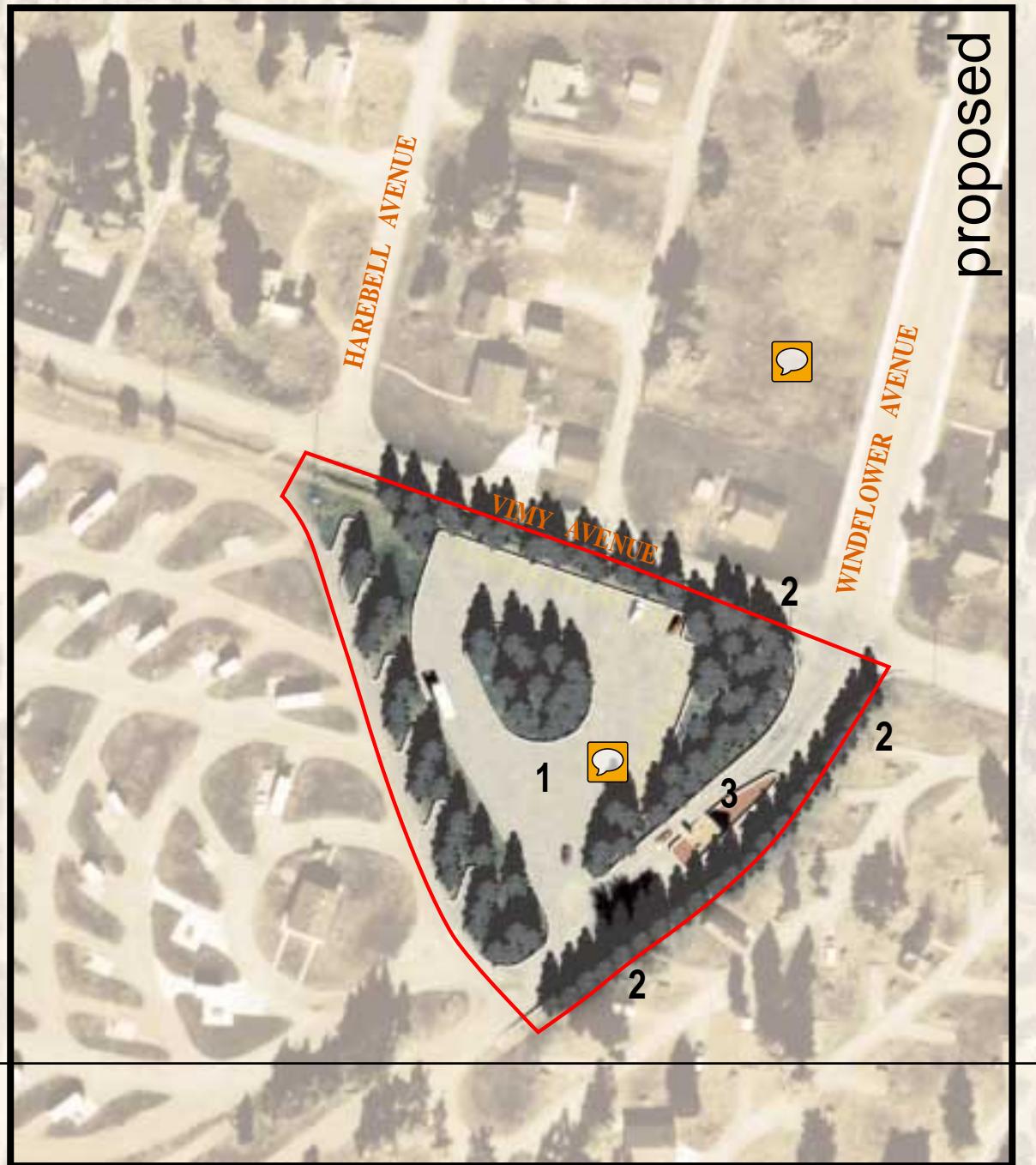
# Waterton

## New Campground Parking Lot

- 1 construction of a parking lot to provide short-term parking for campers waiting to check into the campground, relocate campsites elsewhere within the campground
- 2 plant native trees and shrub beds around perimeter to provide both a wind break and visual screening
- 3 relocate the historic entrance kiosk and use as entryway into the campground

Parking Lot Capacity:

33 car parking stalls (2.7m x 6.0m)  
6 recreational vehicle parking stalls  
(3.0m x 7.6m)



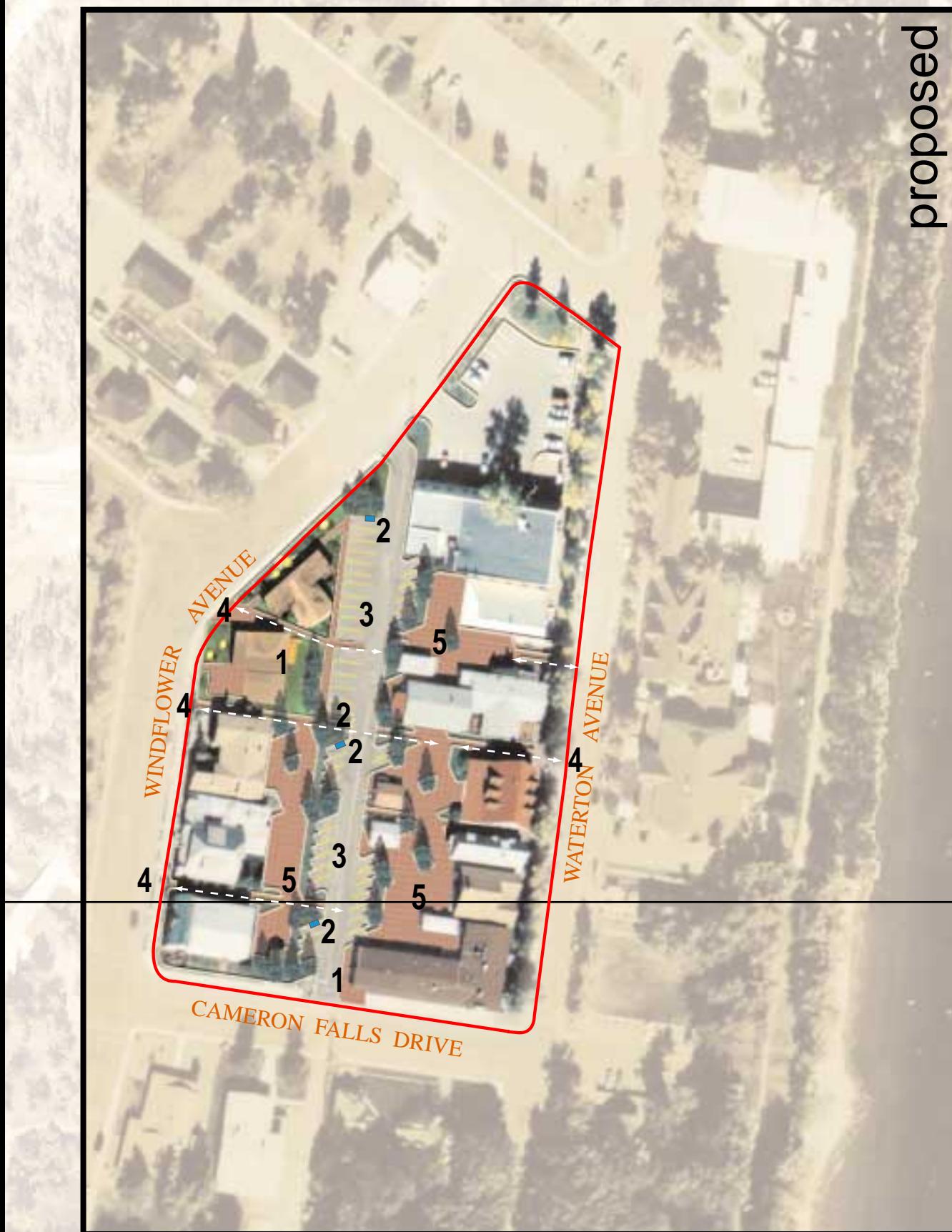
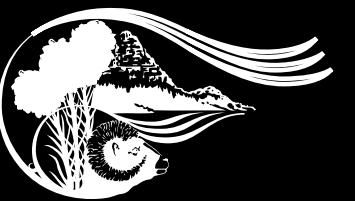
# Waterton

## Block 2 Back Lane Improvements

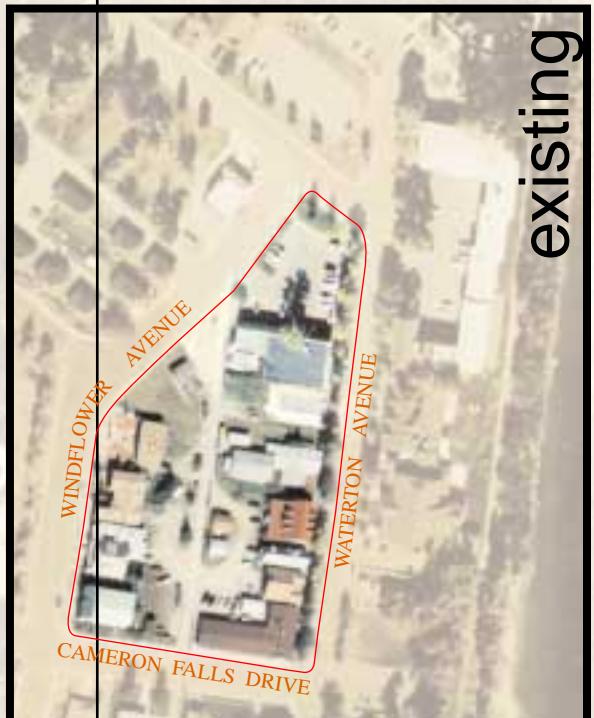
- 1 widen lane to allow for two-way traffic
- 2 relocate garbage and recycling bins
- 3 formalize parking along lane
- 4 creation of pedestrian pathways to establish connection to town centre and lake front
- 5 creation of courtyards as terminus for pathways

### Parking Capacity:

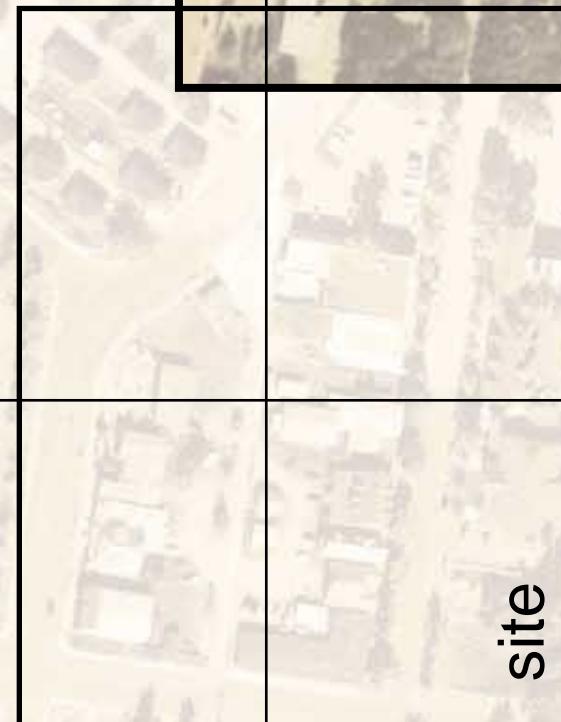
43 car parking stalls (2.7m x 6.0m)



proposed



existing



site



Cycling the pathways of the Waterton Community

### 5.3 PEDESTRIAN MOVEMENT

Part of the community's charm is found in its compact size and the fact that it is pedestrian-oriented. Visitors and cottagers alike can be seen strolling along the streets and paths in the community. The preference for seeing the sights on foot emphasizes the importance of developing and maintaining a functioning and inviting pedestrian movement system in the community.

Much has already been done to enhance the pedestrian system within the community including the boardwalk at the Marina, the footpaths along the marina breakwater and lake front, and the widening of the sidewalks along Waterton Avenue in the commercial core. Sidewalks connect the lakefront with the commercial areas of Waterton Avenue allowing visitors a pleasant stroll along the lakefront through to the commercial area. In this area of the community, the pathway system is well defined. However, in other areas, particularly along the roads in the cottage areas, sidewalks are missing (intentionally not constructed), deteriorated or poorly defined. As a result, pedestrian safety is an issue.



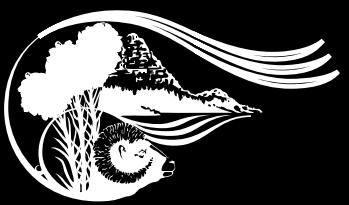
Street furniture and wide sidewalks in the commercial area

# Waterton

## Existing Pedestrian Routes

- paved trails
- sidewalks

The Waterton Community is pedestrian-oriented. This orientation emphasizes the importance of developing and maintaining a functioning and inviting pedestrian movement system throughout the community. The boardwalk at the marina and pathways along the lake front connect pedestrians with the commercial area and the campground. The wide sidewalks along Waterton Avenue, along with the street furniture and landscaping, create a pleasant pedestrian environment. This type of sidewalk, with interlocking stones, will be extended to include commercial areas along Windflower Avenue. Additional sidewalks will be developed linking the commercial area to the campground and Cameron Falls. Improving and completing sidewalks and pathways will encourage visitors and lessees to choose walking as means to move throughout the community, and increase the level of safety for pedestrians.



### **Objectives**

- To upgrade the sidewalks in the community.
- To encourage pedestrian circulation throughout the community.
- To provide safe, high quality and aesthetically pleasing pedestrian access throughout the community.
- To increase the number of lessees and visitors choosing walking as a means to move throughout the community
- To improve non-motorized accessibility and mobility throughout the community.

### **Policies**

- Public areas will be linked with high quality walkways that encourage pedestrian use.
- Wheelchair accessibility will be incorporated into the design of all walkway and street construction.
- All new or redeveloped pathways will be situated to provide for scenic views of the surrounding mountains and be well sited for both the aesthetic and passive aspects of the community. Detailed site review/aspects will be considered in order to determine specific pathway locations and provide amenities such as benches.
- Where sidewalk construction is not feasible, a pedestrian lane on the street shoulder will be provided along reconstructed streets.
- A phased program of sidewalk upgrades will be undertaken and coincide with streetscape upgrades.

### **Implementation**

- Additional signs indicating walking routes will be installed to help improve the visitor experience.
- The trail system from the Campground to Cameron Falls will be upgraded.
- The existing pathways along the lakeshore and Cameron Creek trails will be interconnected with new trails within the community core.
- Sidewalks will be developed to link the campground to the commercial area.
- Sidewalks linking the commercial area to the marina and cottage area will be improved.
- All new construction or pathways will be a hard-surfaced material. All materials will match existing on-site materials.
- The interlocking paving stones, street furniture and landscaping presently on Waterton Avenue will be extended around the corner in the commercial areas along Windflower Avenue.
- Lockstone pavers in the commercial areas are the preferred sidewalk material. Concrete will be evaluated as an alternative.



Pedestrian pathways along the lakeshore



# 6 A Place For Nature and Environmental Stewardship

## 6.1 ECOLOGY

The Waterton Community is a very small part of a much larger ecosystem. The community occupies the Cameron Creek alluvial fan which is part of a wildlife corridor that runs north/south along the west side of the Waterton lakes. It is also situated in the montane zone which is the richest wildlife habitat in the park. As a result, wildlife meanders throughout the community year round foraging for food. The community influences the ecological integrity of the park in a number of ways. Firstly, by creating wastewater effluent, air pollution and garbage; secondly, by blocking wildlife movement; and thirdly by creating opportunities for the habituation of wildlife to unnatural food sources.

Currently, human use within the community is below ecological thresholds, however, it is important to note that human activity within the community ripples through to the surrounding park. If not managed carefully, changes in community development and human use could lead to significant ecological degradation throughout the park.

### Objectives

- To provide opportunities for nature appreciation.
- To ensure there are no net negative environmental impacts on the park as a result of additional development.
- To provide a strategy which will create a model national park community where lessee and visitor needs are met and at the same time, environmental issues are addressed.
- To protect environmentally sensitive areas and significant natural features.
- To preserve wildlife movement and reduce the opportunities for wildlife/human conflicts within the community.

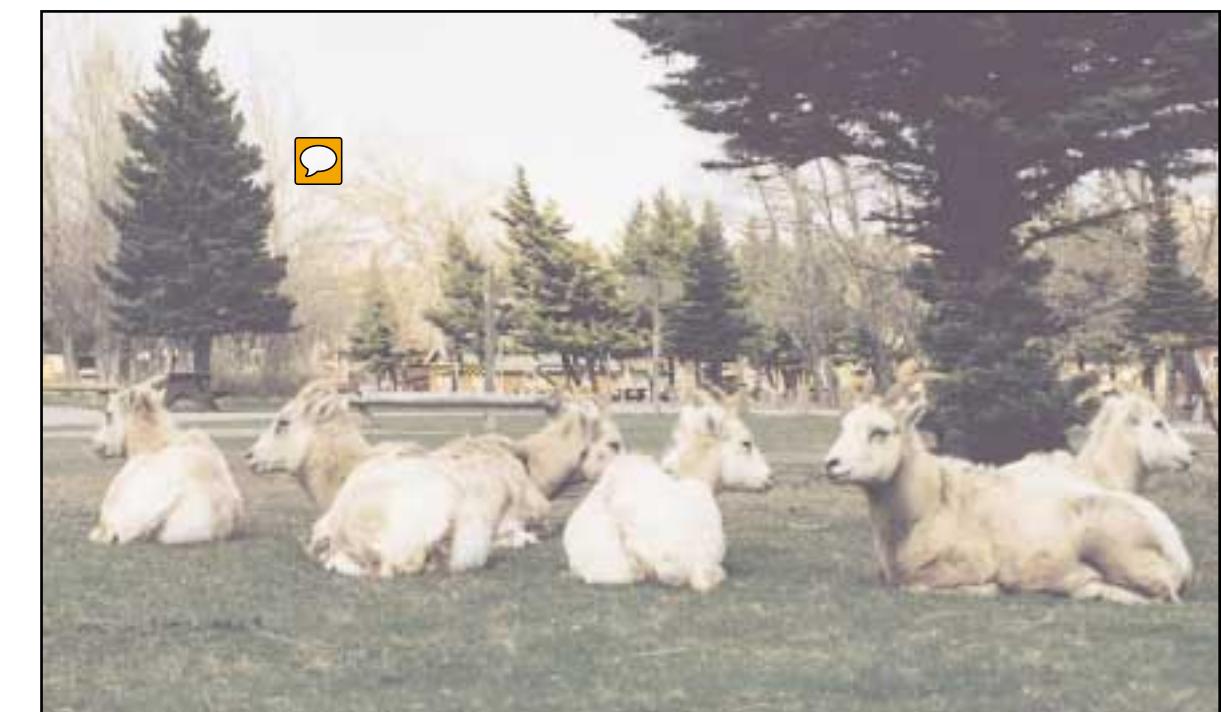
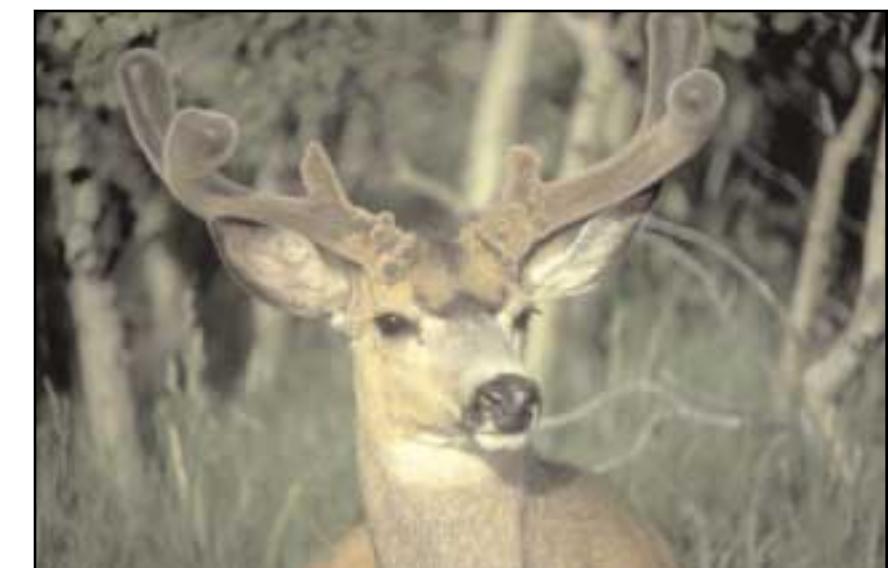
### Policies

- Baseline data to ensure the principle of no net negative environmental impact will be established.
- The community will operate in an environmentally sustainable manner with no net negative environmental loss.
- The Waterton Community will move further along the continuum in becoming a model or eco-community, compatible with its national park setting.
- Strategies and development standards will be developed to reduce the human/wildlife encounters.
- Development projects must be fully mitigated in accordance with the Canadian Environmental Assessment Act resulting in no net negative environmental impacts.

### Implementation

- A baseline database of indicators, measuring framework and time line will be developed as part of a monitoring system to address the principle of “no net negative environmental impacts.” Within one year of approval of this plan the following will be developed:
  - final identification of stressors and indicators;
  - for each stressor and indicator, identification of the appropriate measure, methodology, frequency of measurement and responsibility;
  - preparation of a technical “how to measure” manual to provide consistency from year to year;
  - data collection; and
  - preparation of the baseline report.
- An environmental audit to measure the state of the community’s environmental health compared to the baseline database of indicators will be undertaken on a bi-annual basis.
- The Canadian Environmental Assessment Act will apply to all development.
- The community will continue with and improve upon its water conservation, waste management, energy efficiency and recycling programs.
- In order to facilitate wildlife movement through the community, fencing around leasehold perimeters will not be permitted.

The principle of no net negative environmental impact has been established for all national park communities to ensure they do not undermine the ecological health of their parks. 



Bighorn sheep resting in the community



Cameron Falls



"snowed in"

## 6.2 ENVIRONMENT

The Waterton Community is located on the Cameron Creek alluvial fan below Cameron falls at the base of the mountains. The fan has a gentle, smooth topography with a gradient of two to five percent sloping down to the lake shore; ideal for urban development. The community's climate is typical of south western Alberta; long, cold winters

and short cool summers. While the community's location may be considered 'ideal' there are environmental issues related to its location.

The Cameron Creek alluvial fan is located only six to eight metres above the average lake level. The high water table causes periodic flooding in the areas of the community located along the lakeshore. Flooding of properties adjacent to Cameron Creek has also been a problem. The creek flow has, however, been confined through engineering works; a situation that creates an inherent risk of catastrophic releases should an extreme flood breach the dikes. Some residential areas in the southwest portion of the community at the base of the mountains lie within avalanche paths; meaning that winter occupancy during periods of high avalanche risk is ill advised. And finally, weather conditions change rapidly due to Chinook winds which have been measured in excess of 140 kilometres per hour. The effects of these winds are evident by the wind pruned trees and shrubs along the north lake shore, and by the snow drifts they cause during winter months which completely cover cottages and block access to some areas of the community.

### Objectives

- To conserve and protect the natural environment, scenic quality and ecological balance of the community.
- To provide protection for environmentally significant and sensitive areas within the community.
- To manage human activity to minimize risks to health and safety.
- To minimize human interference with natural environmental processes.

### Policies

- Environmentally responsible development practices will be required in all new developments.
- Redevelopment projects within the flood zones will not be permitted to have basements.
- During periods of high avalanche risk, Parks Canada may restrict access to avalanche threatened areas.
- Wind studies will be required for new major developments to address both wind conditions and snow drifting.

### Implementation

- Redevelopment which takes place in an avalanche hazard zone or a flood zone is at the lessee's risk. When a lessee requests permission to redevelop, the lessee will be made aware of the risk through a registered letter and must subsequently agree to have his/her lease amended.
- Where possible leases will be restricted to seasonal use in the avalanche hazard zone. Lessees requesting year round use will be made aware of the risk through a registered letter and must subsequently agree to have his/her lease amended.

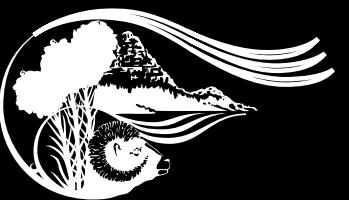
# Waterton

## Flood Hazard Zones

Potential flood zone of Cameron Creek

|||||| Approximate historic level of flooding caused by lake level increase

The Waterton Community flood hazard zones are defined by Cameron Creek's flood potential and the high water table. The potential flood zone of Cameron Creek encompasses a large portion of the community, and the alluvial fan which the community occupies is only six to eight metres above the average level of Upper Waterton Lake. Although flooding is beneficial for the landscape, it can be destructive to human habitat. Large floods occurred in 1953, 1964, 1975 and more recently in 1995. The banks of Cameron Creek have been reinforced through engineering works, however the threat of flooding of the creek has only been reduced and not eliminated. Identification of the flood zones allows planning to take place for the prevention of a potential flood disaster in the community.



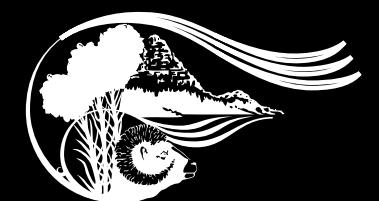
flood hazard zones

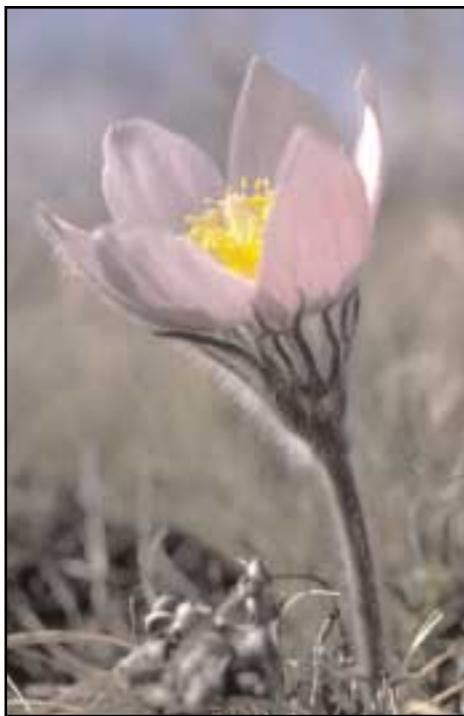
# Waterton

## Avalanche Zones

- 100 - 200 year maximum avalanche line
- ||||||| 30 year maximum avalanche line
- Avalanche Path

Zones in the southwest portion of the community at the base of the mountains have been identified as high avalanche risk areas. Cottages in this area are unsuitable for winter occupancy. In mountain communities such as Waterton, avalanche risks are a serious environmental concern. The overwhelming force of an avalanche may result in the destruction of property or even death to those who are caught in its path. Lessees who own cottages in the identified avalanche areas are made aware of the risk.





### 6.3 VEGETATION

The landscape within the community can be divided into two groups: natural and cultured. The natural landscape can be divided into three distinct eco-sites. The first eco-site encompasses the entrance area into the community and the higher ground adjacent to the mountain slopes extending south to Columbine Avenue. The dominant vegetation is open conifer forest with rocky mountain Douglas fir as the dominant tree species. This area, due to coarse soils and wind protection, supports a forest cover rather than open grasslands. The second eco-site covers the lower portion of the Cameron Creek alluvial fan or approximately two-thirds of the total community area. The primary vegetation type is aspen parkland. Areas with a high ground water table close to the lake shore contain extensive stands of balsam poplar, interspersed with white spruce. Limber pine can be found along the south shore. This anomaly is explained by the high winds coming in off the lake which create drought like conditions. The third eco-site supports a mixed conifer/aspen forest with a fairly dense under storey of shrubs and forbs. Typical species include rocky mountain maple, assorted willows and red osier dogwood. This eco-site, apart from some cottages, has not seen much development. Uphill avalanche slide paths are continually rejuvenating the vegetation cover and are very attractive to bears. The natural urban forest created by these eco-sites is aged and has begun to die off.

The landscaping within the community can be described as mainly cultured with non-native plant and grass species. This type of landscape requires high maintenance and regular application of herbicides to manage weeds. Over time ungulates prefer these food sources over natural plant materials thus habituating them to the urban environment. During the last decade, commercial

development in particular has resulted in a greater percentage of the landscaped areas being covered by gravel and other hard surfaces. It is also important to note that trees have been difficult to establish due to the high winds characteristic of the area and ungulates grazing. Wind fences and other means are required to protect young plantings until they are well established.

#### Objectives

- To protect the character of the community by retaining large expanses of natural vegetated areas within the community.
- To encourage replacement of cultured landscapes with plant materials native to the park.
- To encourage the natural succession of the urban forest by planting trees in areas sheltered by wind fences.
- To protect wildlife and prevent wildlife/human conflicts by ensuring landscaping around cottages, residences and businesses will not provide an attractive habitat for cougar or their prey.
- To prevent run-off from entering water bodies through the use of landscaping.
- To use trees and shrubbery to control snow drifting in the winter.
- To achieve ecological gains within the community by increasing native vegetation and tree cover.



Temporary fences are used to protect young vegetation from animals browsing for food, and from winds off of the lakes.

#### Policies

- All new landscape construction and modifications to the landscape areas will respect the existing landscape character, scale, land-use provisions, circulation and acceptable landscape requirements.
- The community's ground cover and green spaces will have a more natural appearance.
- The commercial areas will have more formal streetscapes and will resemble the existing section of Waterton Avenue near the Bayshore Inn.
- The cottage areas will have a more natural, soft edge style of streetscape and will dominate the community.
- Succession planting will be undertaken to ensure the continuance of the urban forest.

#### Implementation

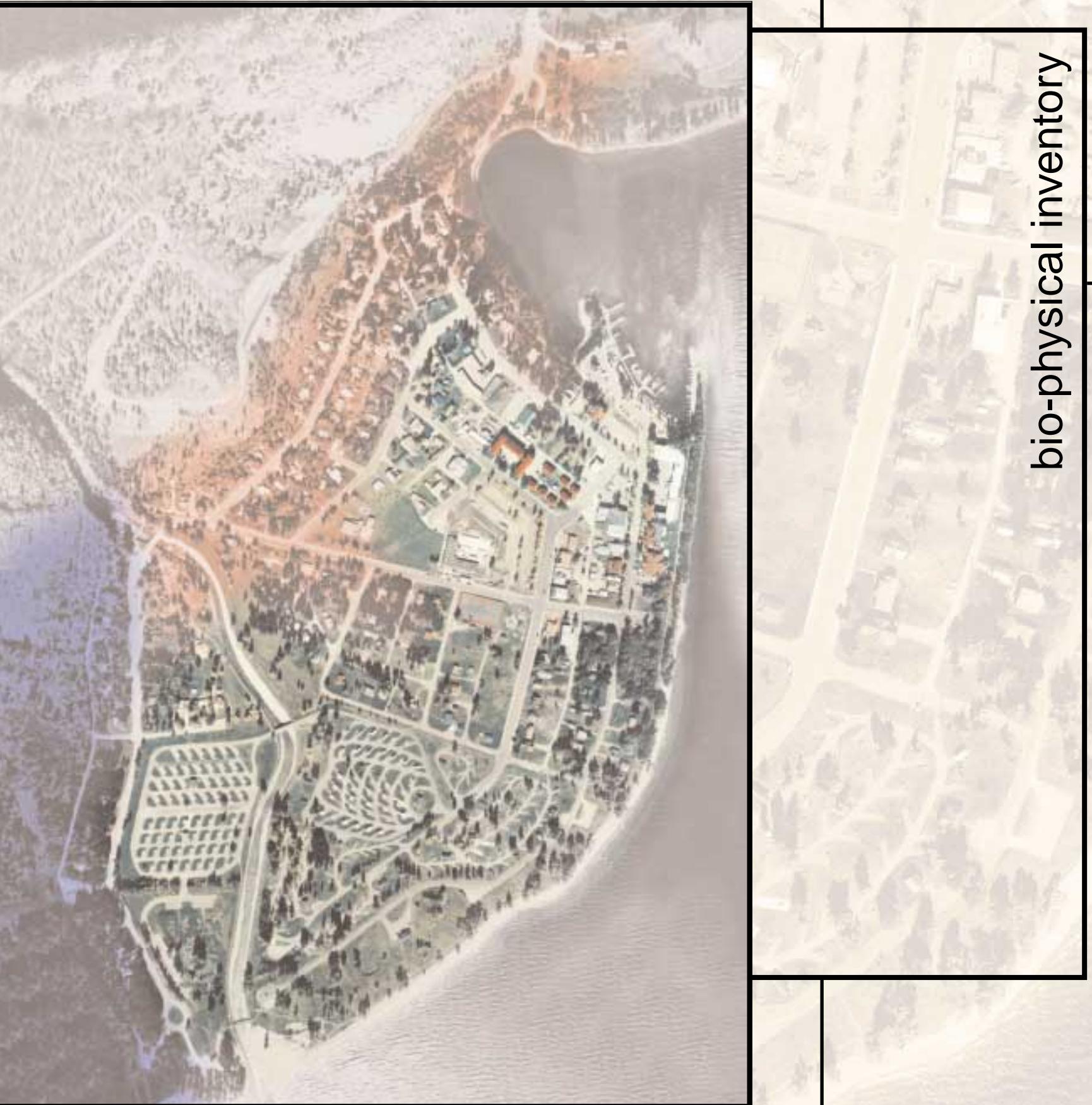
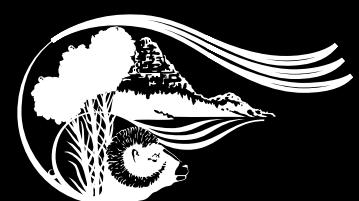
- Manicured landscapes including lawns will be kept to a minimum.
- Indigenous trees and shrubs will be employed in all new plantings.
- The urban forest will be renewed through planting trees in areas protected from wind.
- Planting will be according to what species would naturally occur within the eco-site.

# Waterton

## Eco-sites

-  Lookout Butte 3 Eco-site
-  Belly River 1 Eco-site
-  Belly River 8 Eco-site

The natural landscape in the Waterton Community is categorized into three distinct eco-sites. The Belly River 1 Eco-site is mainly open conifer forest with Douglas fir as the dominant tree species. The Belly River 8 Eco-site covers approximately two-thirds of the community. Trees in this area include balsam poplar, white spruce and limber pine. The third area called the Lookout Butte 3 Eco-site supports a mixed conifer and aspen forest with fairly dense under storey of shrubs and forbs. Species in this area include rocky mountain maple, assorted willows and red osier dogwood. These species, which naturally occur in the Waterton Community, are the preferred variety for landscaping. Cultured landscapes requiring high maintenance and the regular application of herbicides are discouraged.



bio-physical inventory

## 6.4 WATER, SEWER AND ELECTRICITY

The water and sewage utilities in Waterton are old and for the most part past their life expectancy. Leakage is suspected in some water lines and water may be filtering into sewer lines. Work will need to begin in the immediate future on the replacement of both water and sewer lines. In the commercial area, additional fire hydrants are required as well as 150mm mains to provide sufficient fire protection. Electrical and telephone services are also older and delivered by overhead cables which do not add to Waterton's heritage character.

The water system is fed by three wells and a reservoir located near the west end of Cameron Falls Drive. Water is distributed through a network of 100mm cast-iron water mains. Water consumption within the community is significantly higher as compared to other communities of similar size. It is believed that this is due to leakage from the mains and "bleeder lines" installed in cottages to keep water lines from freezing during the winter. This introduces unnecessary water into the sewer system placing an additional demand on the sewage treatment plant.

Sewage in the community is collected via vitrified clay tile pipe, moved through three lift stations and treated at the Waterton sewage treatment plant. The lift stations are capable of servicing the level of development outlined in this plan. The sewage treatment plant would benefit from reductions in water entering the system via infiltration and through bleeder lines and from reinvestment in the lagoon aeration systems. The quality and disposal of the sewage effluent could be improved.

### Objectives

- To operate the utility systems in an economically efficient and environmentally sustainable manner.

- To upgrade the water and sewer utilities in order to adequately meet the future needs of the community and demonstrate environmental stewardship.
- To encourage water conservation.
- To improve the appearance of the community by burying overhead wires as opportunities arise.

### Policies

- Waterton's utility system will be managed in order to work toward the achievement of no net negative environmental impact and toward the Waterton Community becoming a model national park community.
- Water and sewer lines will be upgraded and replaced as warranted.
- Overhead electrical and telephone lines will be placed underground when and where feasible. Any underground installation in the northern part of the community will require archaeological monitoring.
- Opportunities for alternative methods of electrical generation will be investigated.
- Appropriate means to encourage water conservation to reduce the need to expand water and sewage treatment facilities will be implemented.

### Implementation

- A phased program of utility infrastructure upgrading in conjunction with the road and sidewalk upgrading will be undertaken.
- A review of underground utilities will be undertaken as an initial step in designing a program to upgrade utilities in the community.

- Areas where sewer and water utilities are buried in the public right-of-way will precede other work.

- New water mains will be installed where required. Larger, 150mm mains will be installed in the commercial area. The number of fire hydrants in the commercial area will be increased to improve fire protection.
- The sewage treatment system will be improved through the installation of new aeration systems to improve the effluent.
- If possible, the sewage effluent will be used to irrigate the Waterton Lakes National Park golf course.
- Water meters will be installed and bleeders eliminated to encourage water conservation and forestall additional expansions to the sewage treatment plant.

## 6.5 WASTE MANAGEMENT

Commercial and residential solid and non-combustible waste is collected by Parks Canada, compacted and hauled to a fully enclosed waste transfer station. This building is used as a temporary collection facility where waste is stored until it can be transported to the Kedon Landfill near Lethbridge.

Other waste is handled at the trade waste pit, the used oil collection tank, and the hazardous waste collection area. Combustibles are burned once a year, usually in the fall. Residential garbage is placed in dumpsters sited throughout the community which are emptied regularly. The Green Plan (1990) directs that the federal government will reduce waste generation by 50 percent and that the national parks and sites of Canada will become models of responsible environmental management by the year



The Green Team recycling trailer

2000.

The Parks Canada and community Green Team has accomplished a great deal since the completion of the 1994 *Waterton Community Plan*. The purchase and maintenance of a green recycling trailer, cardboard recycling bins placed throughout the community, blue bins for the recycling of beverage containers and the creation of a re-use centre are all part of a successful campaign by the Green Team to reduce the volume of solid wastes.

### Objectives

- Continue to reduce waste generated by visitors and park operations.
- To dispose of waste in an environmentally responsible way.
- To operate waste collection systems in a manner that will prevent access to wildlife.
- To support the Green Team by working to enhance the waste reduction, re-use and

recycling programs to reduce the amount of solid waste even further.

- To establish alliances or partnerships with adjacent and nearby municipalities to more effectively and economically manage the removal and recycling of waste from the park and region.

### Policies

- The community waste management and recycling program will be continued.
- The Waterton Community will demonstrate principles of environmental citizenship and stewardship.
- All property owners and lessees will provide and maintain appropriate and secure waste storage.
- Waste collection must meet or exceed all federal and provincial standards.

### **Implementation**

- Parks Canada will participate with other local jurisdictions to ensure that waste is disposed of in a proper and environmentally responsible manner.
- The park will provide information to encourage visitors, commercial operators, residents and cottagers to take an active role in waste reduction and recycling.
- All waste generators will be required to be responsible for the containment, separation and recycling of wastes.
- All generators of special waste will be responsible for its safe disposal in an environmentally responsible manner consistent with federal and provincial regulations.

## **6.6 ENVIRONMENTAL EDUCATION, CITIZENSHIP AND STEWARDSHIP**

The Waterton Community, given its setting and heritage resources, presents an excellent opportunity to become a model environmental community, demonstrating leadership in environmental citizenship and stewardship programming.

### **Objectives**

- To communicate natural and cultural heritage messages.
- To promote environmental citizenship and stewardship within the community through a variety of communication strategies.
- To play a leadership role by facilitating and promoting partnerships and alliances as an integral part of communication strategies.
- To prevent expansion of water and sewage treatment facilities by conserving water.

- To collectively reduce energy consumption.
- To use environmentally sensitive practices, including waste reduction, handling of hazardous wastes and materials in all aspects of community operations and development.
- To apply “environmentally friendly” green space and townsite management techniques.
- To foster positive and effective community relations.

### **Policies**

- Parks Canada may consider and include aspects of communications when developing and administering leases, licences of occupation, business licenses and other agreements.

- Parks Canada's efforts will focus on messages relating to sustainable community, environmental citizenship, ecological integrity and environmental stewardship. Programming will focus on regional ecosystems, global environmental concerns and related management and operational issues.
- Methods to conserve water will be investigated in order to limit future requirements for plant and infrastructure expansion.

- Development projects must commit to environmental stewardship practices. Strategies for water conservation, waste management, energy efficiency and recycling must be detailed in all development review applications.

- The Waterton Community will demonstrate environmental stewardship and will set environmental standards.
- To reduce air and noise pollution, bus operators will be discouraged from idling their buses.



Park interpreters offer programs for visitors

### **Implementation**

- Parks Canada will establish alliances with the community, educational institutions, tourism businesses/groups, the Waterton Natural History Association and local environmental and naturalist groups to investigate and develop a range of environmental programs that meet the objectives and mandate of Parks Canada. This may include provision for training non-park staff, when appropriate.
- Parks Canada will incorporate a variety of communications methods, in particular, strengthening existing facilities, services and partnerships such as the International Peace Park Pavilion, the Falls Interpretive Theatre, and the Heritage Education Program of the Waterton Natural History Association.
- Ways of funding and sustaining the programs in order to reach a greater percentage of park visitors and interest groups will be investigated.
- The Canadian Environmental Assessment Act will be rigorously applied.



# 7 Limits to Growth

The importance of managing the quantity, type and rate of growth and development within the legislated boundary of the Waterton Community is two fold. First, there is the need to ensure that the amount and rate of development within the community do not impact negatively on the ecology of the surrounding park. Second, it is important that the community be maintained as a sustainable model national park community for the enjoyment of future generations.

## Objectives

- To limit development to that which is consistent with the carrying capacity of Waterton's natural environment.
- To recognize the physical limitations of the mountain park setting and promote shared responsibility to protect the natural environment.
- To retain and restore views and vistas from within the community to the mountains and lake.
- To develop an efficient land-use pattern which minimizes social, environmental, capital and maintenance costs.
- To manage the rate and type of growth in a manner that enhances the sense of community and is compatible with the community's heritage character and physical setting while maintaining the community's economic health and quality of life.**
- To monitor the cumulative effects of development upon the environmental, social and economic fabric of Waterton.**



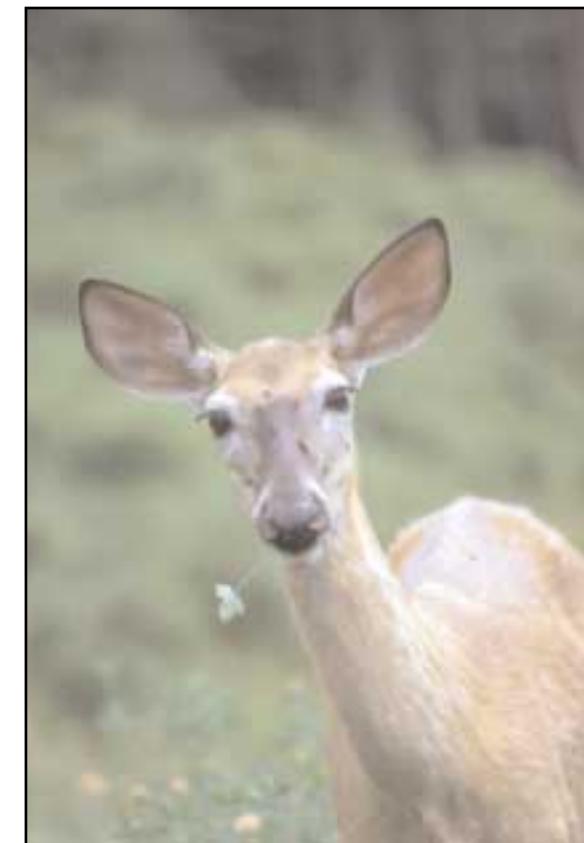
## Policies

- The community boundary will be limited to the current developed area south of Emerald Bay.
- The community plan will provide for a balance between managing the community and protecting both ecological and cultural resources.
- The following limits to commercial development are established:

| Land Use | Existing Commercial Development | Permitted Additional Commercial Development | Maximum Commercial Space in Future |
|----------|---------------------------------|---|------------------------------------|
| C1       | 8,795m <sup>2</sup>             | 1,049m <sup>2</sup>                         | 9,844m <sup>2</sup>                |
| C2       | 26,674m <sup>2</sup>            | 0m <sup>2</sup>                             | 26,674m <sup>2</sup>               |
| Total    | 35,649m <sup>2</sup>            | 1,049m <sup>2</sup>                         | 36,518m <sup>2</sup>               |

- Building heights in the Commercial Retail and Commercial Accommodation Districts will be restricted to 2 storeys with the second floor being built into the roof line of the building.
- The maximum footprint for development within the Commercial Retail District is 35 percent of the total site area; retail uses will be permitted on the first floor; the second floor can only be used for staff housing.
- The maximum floor area for development within the Commercial Accommodation District is 33 percent of the total site area.
- A maximum of 1,049m<sup>2</sup> additional commercial retail space will be permitted. When added to the existing 8,795m<sup>2</sup> of commercial retail space, there will be no more than 9,844m<sup>2</sup> of commercial retail space in the Community. This number will not be exceeded in the future.

- There is currently 26,674m<sup>2</sup> of commercial accommodation space in the community. This number will not be exceeded in the future.
- There are currently 325 rooms of commercial accommodation in the Commercial Accommodation District in the community. This number is fixed and will not be exceeded in the future.
- The community plan will allow for commercial redevelopment in support of improving the community's character and service to visitors. Other than to address non-conforming commercial uses, no new land will be released for development.
- The extent of commercially zoned land within the community will be reduced by re-zoning commercial lots on which cottages are located to Cottage District.
- No new cottage lots will be released for cottage development.



## Implementation

- Commercial development projects must conform to the limits and uses of the *Waterton Community Land-Use Directive*.
- Occupancy permits for new commercial developments will not be issued until the staff housing requirements are completed.
- A building permit will not be issued if the commercial use of the development exceeds the development allotment for the leasehold.
- Cottage development/redevelopment projects must conform to the limits and uses of the *National Parks Cottage Regulations*, and the *National Parks Building Regulations*.

# Waterton

## Pizza of Waterton

### From Block 2 Lot 43 to Block 2 Lot 17

Zoning: Commercial Retail (C1)

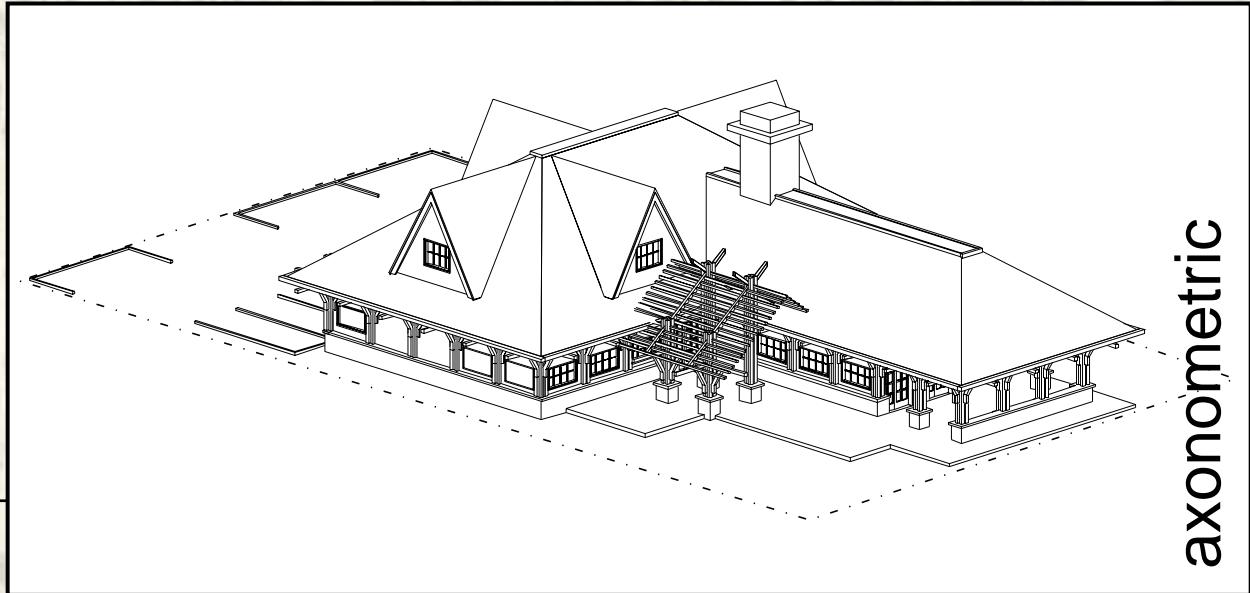
Site Area: 1,195m<sup>2</sup>

Building Footprint: 322m<sup>2</sup>

Second Floor Area: 145m<sup>2</sup> (0.14 FAR)

On-Site Parking: 12 car parking stalls

Staff Accommodation: 2 staff units @ 72m<sup>2</sup> each on second floor



axonometric



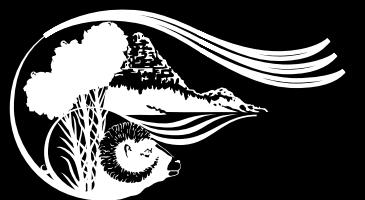
site



proposed



Other than to address non-conforming uses, no new land will be released for commercial development. Pizza of Waterton is a non-conforming use in the Cottage District. An opportunity exists to relocate Pizza of Waterton to a site within the Commercial Retail District. Should this opportunity come to fruition, this is an illustrative example of a commercial building which would fit on the proposed site.



# Waterton

## Pizza of Waterton

From Block 2

Lot 43 to

Block 2 Lot 17

Zoning: Commercial Retail (C1)

Site Area: 1,195m<sup>2</sup>

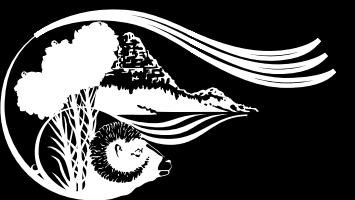
Building Footprint: 322m<sup>2</sup>

Second Floor Area: 145m<sup>2</sup> (0.14 FAR)

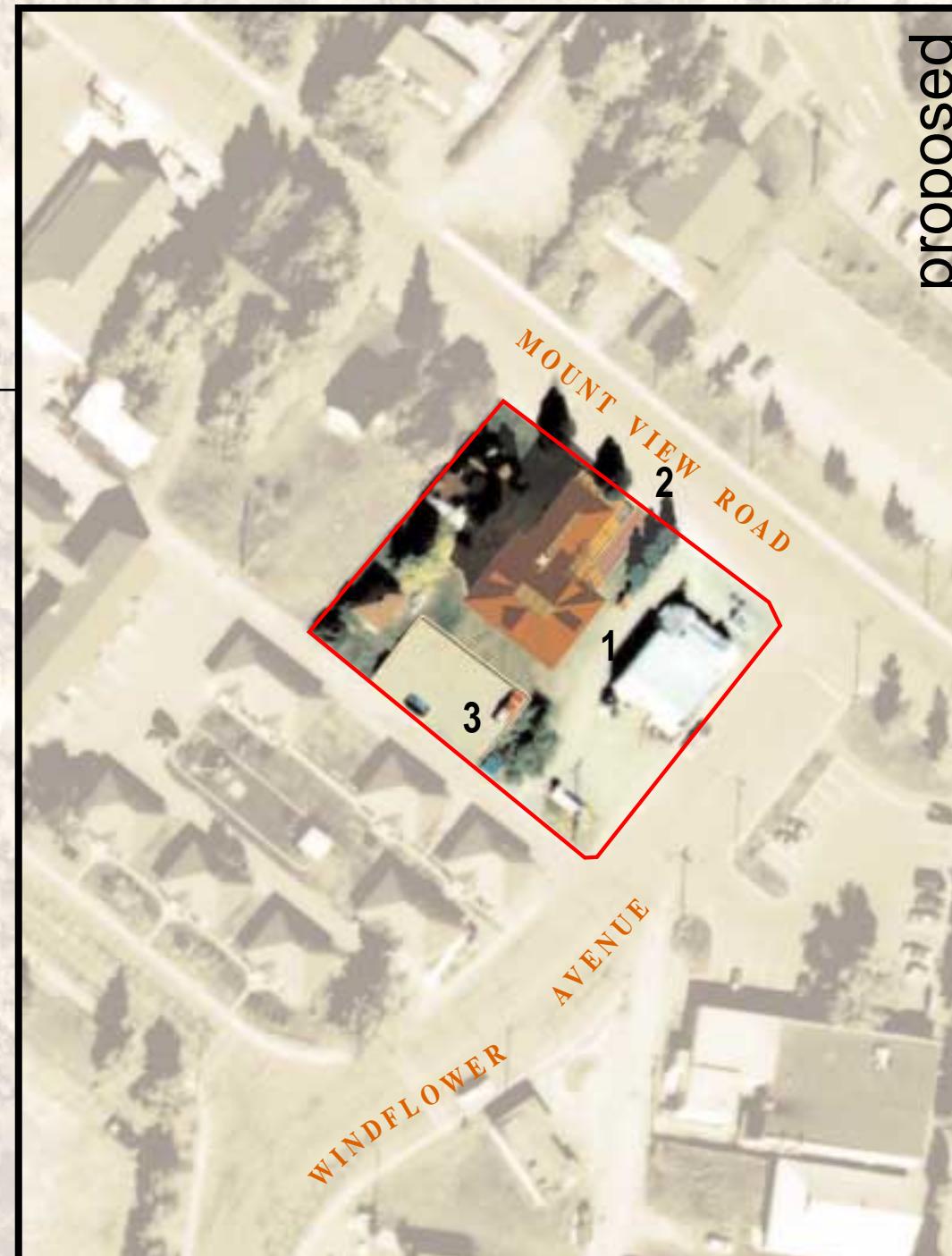
On-Site Parking: 12 car parking stalls

Staff Accommodation: 2 staff units @ 72m<sup>2</sup> each on second floor

New development can make a positive contribution to the community as long as adequate attention is paid to scale, character and detail in design.

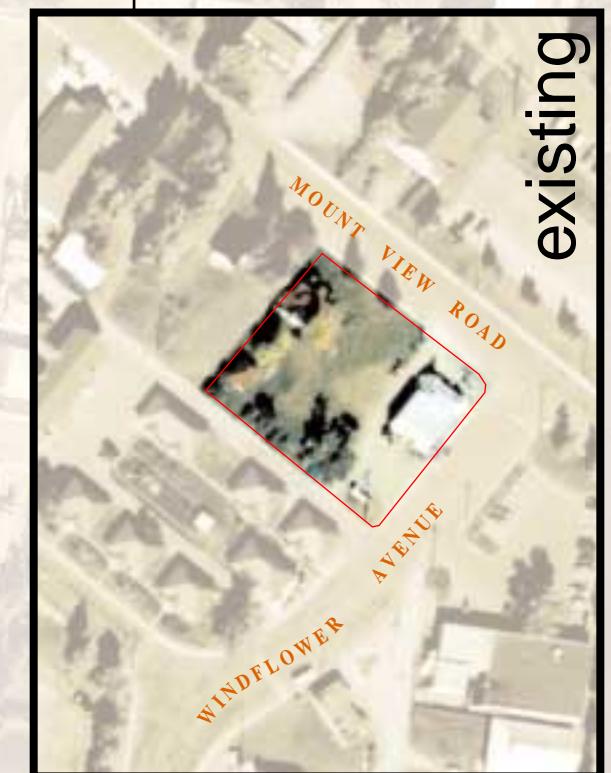


proposed



site

existing



# Waterton

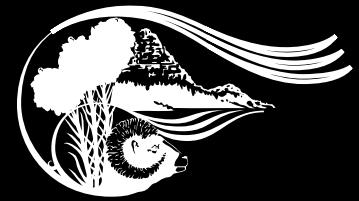
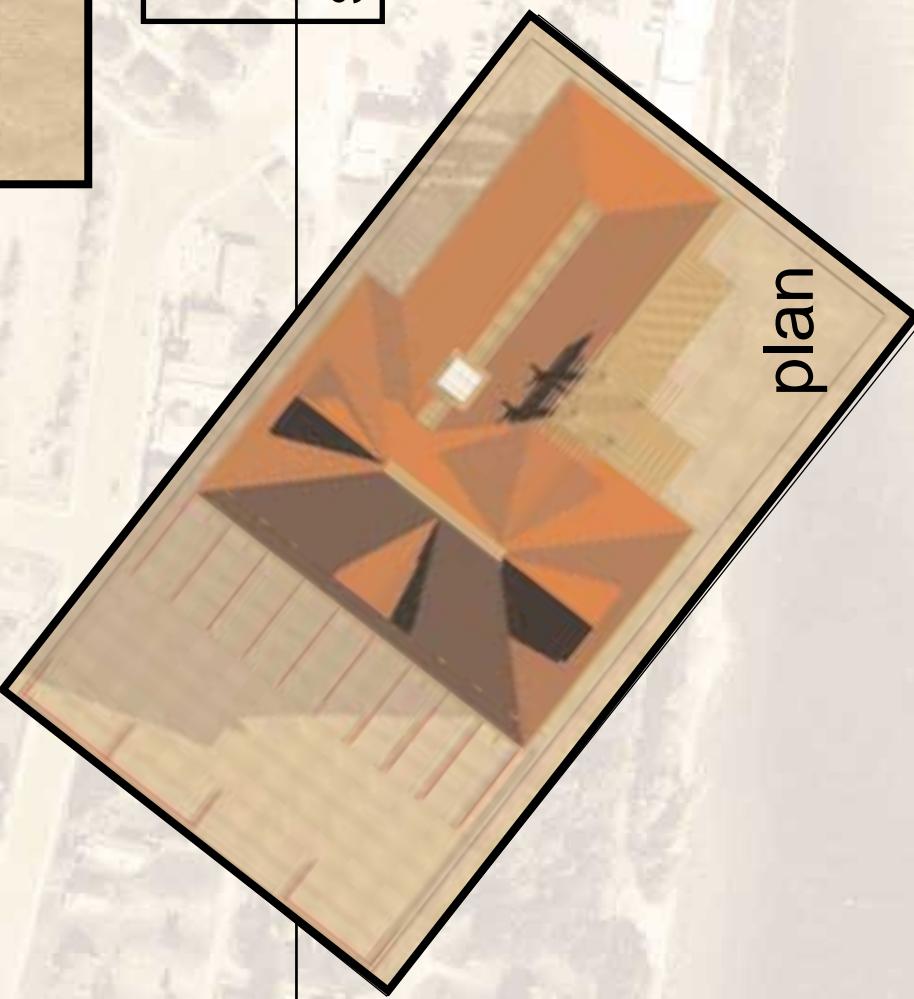
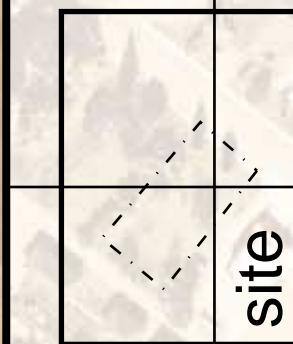
## Pizza of Waterton

### From Block 2 Lot 43 to Block 2 Lot 17

Zoning: Commercial Retail (C1)  
Site Area: 1,195m<sup>2</sup>  
Building Footprint: 322m<sup>2</sup>  
Second Floor Area: 145m<sup>2</sup> (0.14 FAR)  
On-Site Parking: 12 car parking stalls  
Staff Accommodation: 2 staff units @ 72m<sup>2</sup> each on second floor

The design of this building provides for commercial activities on the main level and for staff housing on the second. Other design solutions could also work for this site.

perspective



# 8 Environmental Impact Assessment – Summary

Parks Canada has prepared the “Waterton Community Plan” to guide the continuing management and development of the Waterton Community, located in Waterton Lakes National Park, in southwestern Alberta. The plan’s purpose is to establish a “future vision” for the community, and provide strategic direction. With few exceptions, it is not project specific.

The Plan discusses a number of key elements of the community:

- community character, built heritage resources and land use zoning;
- commercial development, the Townsite campground, appropriate uses and heritage tourism;
- cottage development, institutional uses, recreational and environmental reserves;
- vehicular circulation, parking and pedestrian movement; and
- environmental stewardship, including resource use, environmental resources, and communicating and motivating environmentally sensitive behaviour.

The Community Plan does not trigger an environmental assessment under the *Canadian Environmental Assessment Act*. Nevertheless, understanding the environmental implications of plan implementation is crucial to deciding the suitability of the plan. Therefore, an environmental assessment was prepared to examine the strategic direction provided in the Plan, and assess how that direction could affect natural and cultural environments within the community as well as to areas of the national park beyond the community boundary.

## ENVIRONMENTAL ASSESSMENT HIGHLIGHTS

The Waterton Community Plan is a strategic document, outlining objectives and policies that are intended to direct actions which will create a model national park community. Similarly, the environmental assessment is strategic. It looks at the overall likelihood of environmental effects assuming plan implementation. The assessment examined three factors:

1. *Is the proposed community plan consistent with the policies and legislation that are its foundation, specifically the National Parks Act, Parks Canada's Guiding Principles and Operational Policies, and Waterton Lakes National Park Management Plan?*
2. *Does the plan fulfill a strategic role in environmental management? Does the plan present forward-looking ideas and mechanisms that are proactive in developing a model national park community that can achieve the overall objective of no net negative environmental impact?*
3. *Does the plan create stressors that could compromise the community's ability to maintain a no net negative environmental impact? Specifically, will plan elements increase site disturbance, affect environmental stewardship, or result in changes in human activity that could stress the environment?*

Based on a review of the plan, supplemented by a review of previous planning documents and consultation with experts from the Parks Canada Agency, the environmental assessment presented conclusions as described below.

## CONSISTENCY WITH POLICIES AND LEGISLATION

The *National Parks Act*, Parks Canada’s Guiding Principles and Operational Policies, and the Waterton Lakes National Park Management Plan (Parks Canada 1999) provide the framework within which the Waterton Community Plan must be implemented. A review of these documents indicates that the community plan generally is consistent with that framework. An exception is the suggestion that additional parking be provided at the Parks Canada compound, outside the community, which was not addressed in the Park Management Plan. In addition, the plan anticipates impending legislative changes (i.e., Bill C-70) that will require communities in national parks to be managed within the principles of no net negative environmental impact.

## IS THE PLAN STRATEGIC?

Direction provided in the Park Management Plan requires that the community plan establish management and development direction that will result in no net negative environmental impact. In part, implementation of the plan will achieve this by capping commercial development, and not allowing any further release of lots for cottage development. In addition, the plan follows through on the Park Management Plan emphasis of promoting environmental stewardship and awareness, and building cooperative relationships with others. The community plan presents a proactive stance that will help build a constituency that provides continuing financial, corporate and political support to the community vision of being a model national park community.

## STRESSORS

### Site Disturbance

Site disturbance relates to physical, observable changes in the landscape, such as conversion of natural areas to hard surfaced areas, or site influences that reduce a site’s effectiveness as habitat (e.g., fences).

The community boundary will remain fixed at its current extent. This prevents incremental expansion of the community.

Within the community, site disturbance allowed by the proposed community plan will be less than that which had been allowed under previous land use designations. No new lands will be released for development, including currently undeveloped cottage lots. Some land use rezoning will occur, with most redesignations reducing land use intensity (e.g., commercial to cottage use; cottage use to environmental or recreational reserve; medium density housing to institutional use or cottage use; public parking to recreational reserve). An exception to down-zoning will occur with redesignation of three lots adjacent to the marina from recreational reserve to public parking.

Within the community, commercial expansion is restricted. Limited (i.e., 2.9%) commercial development will be allowed through redevelopment of existing businesses, but no new lands will be released for commercial purposes. That expansion is limited to retail services, and no additional overnight accommodation will be permitted.

In addition to avoiding increased impacts by restricting new development and down-zoning a number of sites, a number of initiatives in the plan promote a higher standard of environmental care. For example, promoting more natural landscaping practices, **avoiding backyard fencing** and fostering mechanisms to retain the heritage character of both public and private structures are practices that will enhance both the natural and cultural heritage resources within the community.

Although the community plan contains many elements that enhance the ecological and cultural integrity of the community, some specific elements require further evaluation to understand potentially negative environmental implications.

1. The plan anticipates the relocation of the visitor centre from its location near the Prince of Wales Hotel to the community. Although this could result in site-specific impacts on one of the sites zoned for institutional use, the reclamation of the existing site would improve wildlife movement opportunities and habitats adjacent to the community.

2. Site disturbance will result from infrastructure upgrading (e.g., repaving, underground utilities). As with all of the projects proposed within the plan, a project-specific environmental assessment will be required to address potential impacts.

3. The plan suggests that a long term and storage parking area for cottage owners and bus/oversize vehicle parking area could be provided at the compound. The extent of additional site disturbance which would be required to meet this parking requirement, and the practicality of providing parking beyond comfortable walking distance to the community, is undetermined.

4. The plan anticipates relocation of most administrative functions from the existing Parks Canada Administration building in the community to the Parks Canada compound. As with relocation of parking to the compound area discussed above, this initiative is likely to improve environmental circumstances within the community at the expense of increasing environmental impact beyond the community boundary.

5. Approximately 14 cottage lots are within the 30 year (snow) avalanche zone below Bertha Mountain, and an additional four are within the 100 - 200 year avalanche zone. Although currently these cottages are usually occupied only in summer months, cottage redevelopment and upgrades may encourage increased winter occupancy. Parks Canada currently requires leaseholders to acknowledge avalanche hazard (P. Benson, pers. comm.), although there is no process in place to ensure that buildings are vacated during high hazard periods. The responsibility of Parks Canada to ensure that lands it leases are safe for the purposes of the lease (i.e., occupancy) must be reviewed. As demonstrated by the channelization of Cameron Creek, significant environmental impacts can occur in the attempt to create safe environments. Allowing winter occupancy of cottages within the avalanche area may result in a requirement to construct avalanche protection measures (e.g., deflection berms) to reduce risk of injury or fatality in structures within avalanche paths.

### Environmental Stewardship

Throughout the community plan, there is a clear commitment to environmental stewardship: to reduce the resources used by the community, reduce the community's wastes, and live in ways that do not compromise the ecological integrity of the natural environment (e.g., block wildlife movement; reduce activities that result in wildlife habituation). The plan indicates that within one year, a program to measure the community's stewardship characteristics will be developed. This will form the basis from which the community can measure its no net negative environmental impact, manage those impacts and, ultimately, achieve the goal of no net negative environmental impact.

### Changes to Human Activity

Waterton Lakes National Park is visited by about 350,000 people each year. Most of these visitors visit the community at least once, although only a relatively small percentage (13%) of daily visitors stay overnight in roofed accommodation in the community.

Roofed accommodation and the capacity of the community campground is capped in the community plan. There will be no increase in the maximum capacity of the community for overnight visitors. Although potential increases in visitation through shoulder and winter seasons visitor use may occur, it is likely that implementation of the community plan's focus on developing cooperative relationships with others to educate and motivate visitors to act in environmentally responsible ways will result in a net reduction of environmental impacts.

### CONCLUSION

The Waterton Community Plan creates a vision and strategic action plan for developing a model national park community. It supports and builds on policies and initiatives presented in Parks Canada's Guiding Principles and Operational Policies, and the Waterton Lakes Park Management Plan. In addition, it implements impending legislative changes in the *National Parks Act* that relate to the requirement for communities in National Parks to exert no net negative environmental impacts.

Although the plan clearly establishes limits to growth in most areas (e.g., land use zoning, commercial development), it suggests that some services should be provided outside the community (i.e., relocation of Parks Canada administrative functions, and parking lot development).

Implementing this recommendation is likely to result in negative environmental effects beyond the community boundary.

The plan stipulates that a program be established to measure environmental conditions and impacts within, and resulting from, the community. This initiative will permit the community's impact to be measured and negative impacts to be managed.

Although the plan is essentially status quo for further development, it is clearly proactive in formulating initiatives that will help develop a constituency who will provide political, economic and social support. It is a Plan that promotes success, in that it establishes objectives and policies for implementation strategies **with** people, instead of **to** them.

Overall, the Plan establishes a direction of environmental responsibility and forms a framework for continuing evolution of the community within the envelope of existing environmental impacts.



# Appendices

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# Appendix 1 - Land-Use District Map



## COMMERCIAL RETAIL DISTRICT (C1)

**Purpose:** The purpose of this district is to provide for commercial retail space, and visitor services within the town centre.

Permitted uses include:

- eating and drinking establishments
- general retail stores
- parking
- public parks
- visitor services

Discretionary uses include:

- apartment housing
- eating and drinking establishments constructed as part of the commercial accommodation development
- retail shops

Discretionary uses include:

- apartment housing
- automobile service stations
- local business support services

- equipment rentals
- financial institutions

- historical and natural history museums
- personal services

Permitted Uses:

- cottages
- staff accommodation
- theatres
- transportation terminals

## COMMERCIAL ACCOMMODATION DISTRICT (C2)

**Purpose:** The purpose of this district is to provide for commercial accommodation. Uses incidental to commercial accommodation may also be permitted.

Permitted uses include:

- hotels

- government services

- historical & natural history museums

- hostels

- medical services

- playgrounds

- protective and emergency services

- public assembly facilities

- public libraries and cultural exhibits

- public parking

- public parks

- public education services

- utility services

### Discretionary Uses:

- staff accommodation

## COTTAGE DISTRICT (R1)

**Purpose:** The purpose of this district is to provide for cottage style dwellings and to retain the open, single family, low density character of the community.

Permitted Uses:

- cottages

### Discretionary Uses:

- accessory buildings
- home occupations
- public utility installations excluding any uses that are primarily of a maintenance or storage nature

## RECREATIONAL RESERVE DISTRICT (RR)

**Purpose:** The purpose of this district is to provide open space for recreational and cultural activities.

Permitted Uses:

- interpretive theatres
- outdoor recreational services
- playgrounds
- public parks
- public washrooms

### Discretionary Uses:

- All development is prohibited except that necessary to support recreational and cultural uses.

## INSTITUTIONAL DISTRICT (I)

**Purpose:** This designation is assigned to all non-residential, crown controlled, and other institutional properties such as churches and the school.

Permitted Uses:

---

## **ENVIRONMENTAL RESERVE DISTRICT (ER)**

Purpose: The purpose of this district is to protect and preserve natural and cultural resources and to ensure public safety. Areas within this district will be held back from development.

Permitted Uses:

- none

Discretionary Uses:

- public parks

# Appendix 2 - Waterton Community Land-Use Directive

## CONTENTS

- 1 General
- 2 Interpretation
- 3 Building Permits
- 4 General Development Regulations
- 5 Commercial Retail
- 6 Commercial Accommodation
- 7 Cottage
- 8 Institutional
- 9 Recreational Reserve
- 10 Environmental Reserve
- 11 Campground

## 1 GENERAL

### 1.1 TITLE

This Directive shall be referred to as the Waterton Community Land-Use Directive.

### 1.2 PURPOSE

The purpose of this Directive is to provide for orderly, beneficial, and environmentally sensitive development and redevelopment within the Waterton Community having regard for the following objectives:

- 1 to maintain the community as part of a biosphere reserve and a World Heritage Site;
- 2 to maintain the community as a centre for the widest possible range of interpretive and orientation services to Waterton Lakes National Park visitors;
- 3 to maintain and enhance the character of the community;
- 4 to ensure the community serves as a centre for accommodation and other goods and services for park visitors;

- 5 to ensure the community provides a comfortable living environment for those persons who have a need to reside in the Park as defined in the National Parks Lease and License of Occupation Regulations and for cottage lessees, and;
- 6 to ensure the community complements the surrounding natural environment.

### 1.3 ENABLING LEGISLATION

This Land-Use Directive is permitted under Section 7 of the National Parks Act.

### 1.4 DISTRICTS

The community is divided into districts, the boundaries of which are shown on the land-use district map which is attached in Appendix 1 of the Waterton Community Plan. Cameron Creek is not included in any district.

### 1.5 USES AND REQUIREMENTS

Except as otherwise permitted by this Directive, development, redevelopment and subdivision in each district must be in accordance with the uses listed in the district and all the requirements in this Directive.

### 1.6 CONFLICT WITH OTHER REGULATIONS

In the event of a conflict with other regulations, the requirements of this Directive shall prevail.

### 1.7 COMPLIANCE WITH OTHER REGULATIONS, DIRECTIVES AND STATUTORY REQUIREMENTS

In addition to this Directive, a proponent is responsible for complying with all relevant Federal and Provincial regulations, directions and statutory requirements. The proponent is also responsible for complying with the conditions of any lease. Any requirements established by the Canadian Environmental Assessment Act must be followed.

### 1.8 NON-CONFORMING USES AND BUILDINGS

A non-conforming use of land or a non-conforming use of a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building shall conform with the provisions of this Directive.

A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, shall not be enlarged or added to, and no structural alterations shall be made to it or in it.

A non-conforming use of part of a lot shall not be extended or transferred in whole or in part to any other part of the lot and no additional buildings shall be erected on the lot while the non-conforming use continues.

The use of land or the use of a building is not affected by reason only of a change of ownership, tenancy or occupancy of the land or building.

An existing non-conforming building which does not comply with the density and site coverage requirements of this Directive for its site shall be deemed to be permitted on that site if the building and/or its use had been approved on or before January 1, 2000.

A non-conforming building may continue to be used but the building shall not be enlarged, added to, rebuilt or structurally altered except as may be necessary to make it a conforming building, or as is deemed necessary for the routine maintenance of the building.

If a non-conforming commercial retail or commercial accommodation building is damaged or destroyed to the extent of more than 50% of the structure of the building above its foundation, the building may be reconstructed to its levels of build out and use on

January 1, 2000. However, on-site parking requirements and staff housing requirements must first be met.

## 2 INTERPRETATION

### 2.1 RULES OF INTERPRETATION

Unless otherwise required by the context, words used in the present tense include the future tense; words used in the singular include the plural, and the word person includes a corporation as well as an individual. Words have the same meaning whether they are capitalized or not. The written requirements take precedence over any diagrams if there is a perceived conflict. The Land-Use District map takes precedence over any diagram in the district requirements if there is an apparent conflict.

### 2.2 DISTRICT BOUNDARIES

The boundaries of the Land-Use District Map shall be interpreted as follows:

- Where a boundary follows a public roadway or lane, it follows the centre line, unless otherwise clearly indicated on the Land-Use District Map;
- Where a boundary is shown as approximately following the community boundary it follows the community boundary;
- Where a boundary is shown as approximately following leasehold boundaries within the community, it follows the leasehold boundaries;
- Where a boundary is shown as approximately following leasehold boundaries outside the community, it follows the leasehold boundaries;
- Where a boundary is shown as approximately following the edge or shoreline of a water body, it follows that line. In the event of change, it moves with the edge or shoreline;

- Where a boundary is shown as approximately following a topographic contour line, it follows that line. In the event of change of the topographic line, it shall move with that line;
- Where a boundary is shown as being parallel to or as an extension of any of the features listed above, it shall be so;
- In circumstances not covered above, the boundary shall be determined by measuring to the centre of the boundary shown on the Land-Use District Map, and;
- When any public roadway is closed, the roadway lands have the same district as the abutting land. When abutting lands are governed by different districts, the centre of roadway is the district boundary unless the district boundary is shown clearly following the edge of the roadway. If the roadway is consolidated with an adjoining parcel, the parcel's district designation applies to affected portions of the roadway.

### 2.3 DEFINITIONS

Words and terms used in this Directive shall have the same meaning as given to them in the National Building Code, unless otherwise defined in this section.

The defined uses in this section group similar developments and land-uses into specified uses with common functional or physical impact characteristics. The typical uses which may be listed in a specific definition are not intended to be exclusive or restrictive. Reference should be made to the definition of the use in determining whether or not a particular use is included within a particular defined use.

Where a specific use does not conform to the wording of any use definition or generally conforms to the wording of two or more use definitions, the Superintendent may, using discretion, deem that the use conforms to and is included in that use class considered to be the most appropriate in character and purpose, provided that the specific use is substantially similar in nature, character and impact as the other uses listed in the use class. In such case, the use shall be considered a discretionary use, whether or not the use class is listed as permitted or discretionary within the district.

## DEFINITIONS

### A

abut or abutting  
accessory building  
adjacent  
alteration  
amenity area  
amusement establishment  
approving authority  
architectural motif and guidelines  
automobile service station  
awning

### B

barrier free  
basement  
bay window  
bedroom  
building  
building area  
building height  
building permit  
built heritage resource  
business  
business support service

### C

canopy  
clearance  
commercial accommodation  
commercial accommodation unit  
community  
community recreational facility  
conversion  
corner visibility triangle  
cottage

### D

deck  
density  
development  
development permit  
Director  
discretionary use  
district

campground  
commercial  
commercial accommodation  
commercial retail  
cottage  
environmental reserve  
institutional  
recreational reserve

drinking establishment  
dwelling  
apartment  
duplex  
single-family  
dwelling unit

### E

eating establishment  
eaveline  
enclosed  
encroachment survey  
entertainment establishment

### erect

essential public service  
equipment rental  
existing grade  
exit

### F

fees  
fence  
financial institution  
finish grade  
first storey  
floor area  
floor area ratio or F.A.R.  
footprint area  
front  
frontage

### G

garage  
government services  
grade  
gross floor area  
gross lot area  
gross site area  
ground cover  
guidelines for development

### H

habitable room  
hard surfacing  
health services  
historic site or building  
home occupation  
hostel  
hotel  
household

### I

infill or infill development  
institutional

instrument  
  
**K**

key landscaped area  
kitchen

### L

land  
landscaped area  
landscaping  
lane  
leasehold boundary  
living room  
loading space  
lodge  
lot

corner  
interior  
through  
waterfront

lot area  
lot coverage  
lot depth  
lot line  
front  
rear  
side

waterfront  
lot width

### M

m  
mature trees  
may  
Minister  
motel

### N

N/A  
natural landscape  
net floor area

non-conforming structure  
nuisance

**O**  
occupancy permit  
offensive or objectionable  
one-half storey  
owner

**P**  
parcel  
parking stall  
party wall

personal service  
playground  
primary access  
principle building  
professional, financial and office support services  
property line  
protective and emergency services  
public  
public assembly  
public education service  
public library and cultural exhibit  
public park  
public parking area  
public roadway

**Q**  
queuing

**R**  
raised deck/patio  
real property report  
recreational facility  
recreational vehicle  
reconstruction  
redevelopment  
religious assembly  
requirements  
restaurant

|                                 |                        |   |  |
|---------------------------------|------------------------|---|--|
| retail store                    | storage area/enclosure |   |  |
| convenience                     | storey                 | <b>A</b>                                  | acceptable exterior materials, finishes and colours, building massing and proportions, architectural and other details, and landscaping for new development, redevelopment and any changes made to the exterior of an existing building;   |
| general                         | street                 | <b>abut or abutting</b>                   | means immediately contiguous to or physically touching, and when used with respect to a lot or site, means that the lot or site physically touches another lot or site or development and shares a property line with it;  |
| retaining wall                  | structure              |   |  |
| ridge line                      | structural alteration  | <b>accessory building</b>                 | means a detached building which does not accommodate the principle use of a site and which is not attached above grade to a principle building;  |
| <b>S</b>                        | subdivision            | <b>adjacent</b>                           | means land that is contiguous to a lot or site and includes land that would be contiguous if not for a public roadway, stream, pipeline, public utility lot, powerline, railway, or similar feature but does not include a river;  |
| school                          | Superintendent         | <b>alteration</b>                         | means a modification but does not include normal or routine maintenance or painting provided the colour scheme remains the same;   |
| school purposes                 |                        | <b>amenity area</b>                       | means outdoor space, whether at grade or not, provided for the active or passive recreation and enjoyment of the occupants of a residential/cottage development, which may be for private or communal use and owned individually or in common;   |
| screening                       |                        | <b>amusement establishment</b>            | means any building, room or area having table games or electronic games played by patrons for entertainment as the principal use. This includes activities such as arcades and billiards but does not include carnivals, circuses, gaming establishments, or athletic and recreational facilities; |
| service shop                    |                        | <b>approving authority</b>                | means the Superintendent, Regional Director General, Minister of the Queen's Privy Council for Canada, or delegates of these position;   |
| setback                         |                        | <b>architectural motif and guidelines</b> | means those guidelines established by Parks Canada to define   |
| front yard                      |                        |   |  |
| rear yard                       |                        |   |  |
| side yard                       |                        |   |  |
| waterfront                      |                        |   |  |
| shall                           |                        |   |  |
| should                          |                        |   |  |
| sign                            |                        |   |  |
| community notice board          |                        | <b>B</b>                                  |  |
| fixed                           |                        | <b>barrier free</b>                       | means that a building, facilities and a path of travel can be approached, entered, and used by persons with physical or sensory disabilities, including those in a wheelchair;   |
| free standing                   |                        | <b>basement</b>                           | means a storey or storeys of a building located below the first storey;  |
| projecting                      |                        | <b>bay window</b>                         | means an area projecting from the exterior of a building which is an architectural feature primarily with a window comprising not more than 20% of the area of the exterior wall in which it is located;   |
| temporary                       |                        | <b>bedroom</b>                            | means any room in a dwelling, which due to its design, location in the dwelling, and compliance with relevant building and health codes is or may be used primarily for sleeping;  |
| site                            |                        | <b>building</b>                           | means anything constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge that forms part of a highway or public road. It includes a structure and a sign;  |
| corner                          |                        |   |  |
| interior                        |                        |   |  |
| through                         |                        |   |  |
| waterfront                      |                        | <b>canopy</b>                             | means a fixed shelter which extends from the face of a building but which does not include normal architectural features such as lintels, sills, mouldings, architraves and pediments;   |
| site area                       |                        |   |  |
| site coverage                   |                        | <b>clearance</b>                          | means the distance an object, such as a canopy, clears another object or the clear space between the ground or floor and a canopy awning;  |
| site depth                      |                        |   |  |
| site line                       |                        |   |  |
| front                           |                        |   |  |
| rear                            |                        |   |  |
| side                            |                        |   |  |
| waterfront                      |                        |   |  |
| site width                      |                        |   |  |
| staff accommodation             |                        |   |  |
| storage                         |                        |   |  |
| <b>T</b>                        |                        |   |  |
| temporary development           |                        |   |  |
| three-quarter storey            |                        |   |  |
| trailer                         |                        |   |  |
| transportation terminal         |                        |   |  |
| <b>U</b>                        |                        |   |  |
| use                             |                        |   |  |
| accessory                       |                        |   |  |
| commercial                      |                        |   |  |
| discretionary                   |                        |   |  |
| non-conforming                  |                        |   |  |
| permitted                       |                        |   |  |
| principle                       |                        |   |  |
| uses incidental to construction |                        |   |  |
| utilities                       |                        |   |  |
| <b>V</b>                        |                        |   |  |
| varying of requirements         |                        |   |  |
| vehicle                         |                        |   |  |
| visitor services                |                        |   |  |
| <b>W</b>                        |                        |   |  |
| waterfront                      |                        |   |  |
| waterfrontage                   |                        |   |  |
| <b>Y</b>                        |                        |   |  |
| yard                            |                        |   |  |
| front                           |                        |   |  |
| rear                            |                        |   |  |
| side                            |                        |   |  |
| waterfront                      |                        |   |  |
| site width                      |                        |   |  |
| staff accommodation             |                        |   |  |
| storage                         |                        |   |  |

or ceiling;

**commercial accommodation** means a lodge, inn, motel, hotel, or other establishment which includes commercial accommodation units;

**commercial accommodation unit** means a room or suite of rooms containing at least one bed in accommodations rented on a short term basis for the accommodation of the travelling public;

**community** means limits of the Visitor's Centre, known as the Waterton Community;

**community recreational facility** means development by a not-for-profit organization or government for recreational, social, or multi-purpose use, primarily intended for local community purposes. A typical use is a community hall operated by a residents' organization but does not include recreation facilities or public parks;

**conversion** means a change in use of land or a building or an act done in relation to land or a building that results, or is likely to result, in a change in the use of such land or building with or without major structural alterations;

**corner visibility triangle** means a triangular area formed on a corner lot or site by the two curb lines or pavement edges and a straight line which intersects them 7.5 metres from the corner where they meet;

**cottage** means a building with facilities for sleeping, cooking, eating and sanitation;

**D**  
**deck** means an unenclosed roofless structure adjoining a building;

**density** means a measure of the intensity of development to the area of a site, the number of units on a site in units per hectare, or floor area ratio;

**development** means:

- a) signs;
- b) an excavation or stockpile and the creation of either of them;
- c) a building, or an addition to, or replacement, or major renovation or repair of a building and the construction or placing in, on, over or under land;
- d) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or;
- e) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building;
- f) the cutting or removal of trees in whole or part, and;
- g) repainting or refinishing buildings to a substantially different colour or finish;

**development permit** means a document that is issued under a land-use order and authorizes a development;

**Director** means a Director of Parks Canada of the Department of Canadian Heritage and includes any person authorized to act for or in the name of the Director;

**discretionary use** means a use, development or structure for which development permits may be issued at the discretion of the Superintendent;

**district** means an area of the Waterton Community designated as a land-use district pursuant to this Directive;

- **district, campground** means a "CG" district as designated by this Directive;
- **district, commercial** means a "C1", and a "C2" district as designated by this Directive;
- **district, commercial accommodation** means a "C2" district as designated by this Directive;
- **district, commercial retail** means a "C1" district as designated by this Directive;
- **district, cottage** means an "R" district as designated by this Directive;
- **district, environmental reserve** means an "ER" district as designated by this Directive;
- **district, institutional** means an "I" district as designated by this Directive;
- **district, recreational reserve** means a "RR" district as designated by this Directive;

**drinking establishment** means an establishment, licensed by the Alberta Liquor Control Board, in which alcoholic beverages are served for consumption on the premises, and any preparation or serving of food is accessory thereto, and includes bars, pubs and a licensed lounge that is ancillary to a restaurant;

**dwelling** means a building designed for residential use and includes a single-detached and duplex dwelling, and apartments but does not include a hotel, a motel, or a hostel;

- **apartment** means a dwelling for staff accommodation contained within a building in which the dwelling or dwellings are arranged in a vertical configuration which does not conform

to the definition of any other residential use class. This includes dwelling units located above first storey commercial uses but does not include apartment buildings;

- **duplex** means a single building containing two dwelling units, one above the other, side by side, or front to back, each having a separate entrance at or near grade;
- **single-family dwelling** means a detached building containing only one dwelling unit and designed solely for occupancy by one household and does not include a mobile home;

**dwelling unit** means two or more rooms connected as a separate housekeeping unit in the same structure and constituting an independent unit for residential occupancy by a family, or one or more persons, with facilities for persons to sleep, cook and eat and with its own sanitary facilities;

## E

**eating establishment** means an establishment for the sale to the public of prepared foods for consumption within the premises or off the site. This includes restaurants, cafés, delicatessens, tea rooms, lunch rooms, and take-out restaurants. This does not include drive-in food services which provide services to customers who remain in their vehicles, refreshment stands, takeout windows where service is provided to customers on the outside, or mobile catering food services;

**eaveline** means the line formed by the intersection of the wall and roof of a building;

**enclosed** means a space which has a roof or building over it and which has less than 50% of its perimeter open to the outside;

**encroachment survey** also referred to as a Real Property Report, means a legal survey performed

by a Dominion Land Surveyor to determine building locations, side yards, roof overhangs, surface improvements (i.e., decks, driveways), accessory buildings, and all legal survey evidence (i.e., iron posts);

**entertainment establishment** means a facility where entertainment is provided to the public, either exclusively or in combination with other activities and may, without restricting the generality of the foregoing, include a night club, live theatre, or cinema, but does not include a drinking or eating establishment;

**erect** means to construct, excavate ground for a foundation, lay a foundation or remove or change the location, orientation of a building or any part thereof;

**essential public service** means a fire station, police station or similar service;

**equipment rental** means the rental of tools, appliances, sports equipment, bicycles, recreation craft, office machines, furniture, light construction equipment, or similar items. This does not include the rental of motor vehicles or industrial equipment;

**existing grade** means the actual geodetic elevation of any point on a site representing the existing topographical elevation prior to development;

**exit** means that part of a means of egress, including doorways, that leads from the floor area it serves, to a separate building, an open public thoroughfare, or an exterior open space protected from fire exposure from the building and having access to an open public thoroughfare;

## F

**fees** means those amounts specified by Parks Canada required to accompany any application under the provision of this Directive;

**fence** means a vertical physical barrier constructed to provide visual screening or to prevent unauthorized access;

**financial institution** means a bank, trust company, credit union or similar establishment;

**finish grade** means the actual geodetic elevation of any point on a site representing the final design elevation;

**first storey** means the storey of a building closest to the grade along the front of the building and having a finish floor elevation within 0.6m of finished grade;

**floor area** means the space on any storey of a building between exterior walls and required firewalls, including the space occupied by interior walls and partitions, but not including exits, vertical service spaces, and their enclosing ensembles;

**floor area ratio or F.A.R.** means the quotient of the gross floor area of a building divided by the gross site area;

**footprint area** means the total area of ground that is beneath a building;

**front** means the main street access, except as noted for waterfront lots. May include the lane at Blocks 30, 31 and 45;

**frontage** means the lineal distance measured along a lot or a site where it abuts a street excluding a lane;

**G**  
**garage** means an accessory building used for the shelter or temporary storage of vehicles of the occupants of the principle building;

**government services** means municipal, provincial or federal government services provided directly to the public. This does not include protective and emergency services, utility services, and public

education services. Typical uses include general administrative offices, post offices, employment offices and, public washrooms;

**grade** means a) with reference to the determination of building height, the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that localized depressions such as for vehicle or pedestrian entrances need not be considered in the determination of average levels of finished ground, or b) with reference to a street or lane, the finished level of that street or lane;

**gross floor area** means the total floor area of all levels of a building or structure with a clear ceiling height of 1.8 metres or more, contained within the outside of the exterior and basement walls or glazing line or windows, but excluding enclosed or open parking areas, garbage and loading rooms, and floor areas devoted exclusively to mechanical or electrical equipment servicing the development;

**gross lot area** means the area of land contained within the property lines of a lot;

**gross site area** means the area of land contained within the property lines of a site;

**ground cover** means low-profile vegetation, commonly used for landscaping purposes which includes grass and herbaceous perennials and flowers;

**guidelines for development** means the process and criteria used to evaluate development proposals in national parks and the material that must be submitted at each stage in the approval process;

**H**  
**habitable room** means a room, other than a space in a dwelling which provides a service function and is not intended primarily for human occupancy such as bathrooms, entry ways, corridors, or storage areas;

habitable rooms include bedrooms, kitchens, dens, living rooms, family rooms, dining rooms, and the like which are normally used for habitation;

**hard surfacing** means a durable ground surface, constructed of cast-in-place concrete, brick or concrete unit pavers, turfstone, stone, asphalt, or similar materials (but excluding gravel or clay);

**health services** means the provision of physical and mental health services on an out-patient basis.

Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative or counselling nature. Typical uses include medical and dental offices, laboratories, health clinics and counselling services;

**historic site or building** means a site or building, or both, designated to be of historical significance by the Government of Canada, through the National Historic Sites Policy, the Federal Heritage Building Policy, or the Heritage Railway Stations Policy, or by the Province of Alberta through the Alberta Historical Resources Act;

**home occupation** means an office, trade, art or craft occupation for gain or support, by a person who occupies the dwelling as a principal residence. Typical uses include dressmaking; millinery; home crafts; novelties and souvenirs; handicrafts and individual instruction to students; mobile repairs and installation; minor household repair services; professional, financial and office support services; and telephone mail order to other sales services. It does not include any production or, repairs of, or parking of a commercial vehicle on site, or bed and breakfast homes;

**hostel** means the provision of short term commercial accommodation units, recognized by a national or international not-for-profit organization, intended for travellers at rates less than the typical commercial accommodation units;

**hotel** means the provision of rooms or suites for temporary sleeping accommodation where the rooms have access to a common interior corridor and are not equipped with individual kitchen facilities.

Hotels may include the following accessory uses including eating and drinking establishments, indoor participant recreation services, gift shops, convenience retail stores, personal service shops, and staff housing when on the same site;

**household** means (a) a person; (b) two or more persons related by blood, marriage or adoption; or (c) a group of not more than five persons who are not related by blood, marriage, or adoption; or a combination of (b) and (c) provided that the total of the combination does not exceed five; all living together as a single housekeeping group and using cooking facilities shared in common;

**I**

**infill or infill development** means development or redevelopment occurring on a vacant site following completion of the initial development of an area;

**institutional** means uses which includes government services, health services, protective and emergency services, public education services, public libraries, cultural exhibits and museums, public buildings, churches, and research and interpretive facilities;

**instrument** means a plan of subdivision, a condominium plan, an instrument as defined in the National Parks Act, the Canada Land Survey Act or in any applicable provincial legislation and includes a lease, sublease or licence of occupation.

**K**

**key landscaped areas** means areas within the Waterton Community which have high visual importance to the overall image of the community.

These areas are deemed worthy for protection of existing landscapes or areas requiring landscape enhancements;

**kitchen** means facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, plumbing, or wiring which, in the opinion of the Superintendent may be intended for the preparation or cooking of food;

**L**

**land** includes freehold land, land with reversionary title, land held under a lease, sublease or license of occupancy from the Crown;

**landscaped area** means that portion of a site which is required to be landscaped;

**landscaping** means the modification and enhancement of a site through the use of any or all of the following elements: a) soft and natural landscaping consisting of vegetation such as trees, shrubs, hedges, grass and planted ground cover; b) hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, tile, and wood, excluding monolithic concrete and asphalt, and; c) architectural elements consisting of wing walls, sculpture and the like. It may include sidewalks, pathways and amenity areas.

**lane** means a public roadway no more than 9.0m in width intended chiefly to give access to the rear of buildings, lots, sites, and associated parking;

**leasehold boundary** means the limit of the property held under tenure of a lease for accommodation purposes. The right of use and occupancy of the property is by virtue of the lease agreement;

**living room** means the principal habitable room in a dwelling, not being a dining room, sleeping room, library, den, sewing room, sunroom or washroom;

**loading space** means a space,

- a) on the same lot with a building or contiguous to a group of buildings;
- b) intended for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and

c) that abuts upon lane or other means of access;

**lodge** means a form of commercial accommodation;

**lot** means a parcel of land abutting on a public street as shown on a plan of subdivision or by license of occupation;

- **lot, corner** means a lot situated at the intersection of two or more streets;

- **lot, interior** means a lot other than a corner lot;

- **lot, through** means a lot having frontage on two parallel or approximately parallel streets;

- **lot, waterfront** means a lot with at least one frontage facing the lake unobstructed by other lots or sites;

**lot area** means the total horizontal area within the boundary lines of a lot as shown on a plan of subdivisions or lease;

**lot coverage** means that portion of the lot area covered by the principle building, accessory buildings, or other similar covered structures;

**lot depth** means the average horizontal distance between the front and rear lot lines;

**lot line** means the legal boundary of a lot and means the same as a property line;

- **lot line, front** means, a) in the case of an interior lot, the boundary line of the lot separating the lot from the streets, and b) in the case of a corner lot i) with equal frontage, the front boundary

line of the lot as designated by the Director, and ii) with unequal frontage, the boundary line of the lot separating the narrowest street frontage of the lot from the street;

- **lot line, rear** means either the property line of a lot which is furthest from and opposite the front lot line, or where there is no such property line, the point of intersection of any side lot lines which is furthest from and opposite the front lot line;
- **lot line, side** means any property line of a lot other than a front lot line or a rear lot line;
- **lot line, waterfront** means any property line of a lot that roughly parallels the lake shore line;

**lot width** means the width of a lot where it abuts a street except in the case of a pie shaped lot, when it means the average distance between the side boundaries of the lot;

## M

**m** means metres;

**mature trees** means deciduous trees with a trunk diameter greater than 150mm at breast height and coniferous trees taller than 4000mm;

**may** is used in the sense of permissive and allow discretion;

**Minister** means a member of the Queen's Privy Council for Canada designated by the Governor in Council as the Minister for purposes of the National Parks Act, or their delegate;

**motel** means the provision of commercial accommodation units for temporary lodging or light housekeeping, where each room or suite has its own exterior access. Motels may include the following accessory uses including eating and drinking establishments, meeting rooms, indoor participant

recreation services, gift shops, convenience retail stores, personal service shops, and accessory housing when it is on the same site;

## N

**N/A** means not applicable, item does not apply to this subject;

**natural landscape** means native grasses, plants and trees as may naturally exist in the community without on-going maintenance;

**net floor area** means the total of the floor area of all floors of a building measured from the glass line or the interior wall dimensions, excluding stairways, elevators, mechanical floors or rooms, vertical service shafts, common corridors, lobbies, washrooms, internal garbage storage and internal vehicular areas;

**non-conforming structure** means a structure or portion thereof that, on January 1, 2000, was lawfully located in a district but does not comply with the requirement of this Directive applicable to that district;

**nuisance** means anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses in the opinion of Parks Canada;

## O

**occupancy permit** means a type of development permit issued by Parks Canada confirming that the requirements and conditions of a Development and/or Building Permit have been satisfactorily completed;

**offensive or objectionable means**, when used with reference to a development, a use which by its nature, or from the manner of carrying on the same, creates or is liable to create by reason of noise;

vibration; smoke; dust or other particulate matter; odour, toxic or non-toxic matter; radiation hazards; fire or explosive hazards; heat; humidity of glare or unsightly storage of goods, materials, salvage, junk, waste or other materials, a condition which in the opinion of Parks Canada may be or may become hazardous or injurious as regards health or safety, or which adversely affects the amenities of the neighbourhood, or interferes with or may interfere with the normal enjoyment of any land, building or structure;

**one-half storey (1/2 storey)** means a storey under a gable, hip or gambrel roof, the walls plates of which, on at least two opposite walls, are not more than 0.6m above the floor of such storey. The maximum floor area for a half storey shall be no more than 50% of the floor area of the floor below and located above the eave line;

**owner** also includes a person who is the lessee of Crown land and that person's successors and assignees;

## P

**parcel** means a single lot or single block which is not divided into lots, shown on a registered plan of subdivision or described in a lease or other instrument as a single lot or a single block which is not divided into lots, and a parcel also includes the aggregate of one or more areas described in a lease from the Crown;

**parking stall** means a space not less than 2.7m X 6.0m, either within a building or on a lot or public parking area, intended for the temporary parking or storage of one automobile and with adequate provision for the ingress and egress of an automobile;

**party wall** means a wall constructed at, or upon, a line separating two parcels of land or two buildings;

**personal service** means the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects. This includes barbershops, hairdressers, tailors, dressmakers, shoe repair shops, and dry cleaning establishments and laundromats, but does not include health services;

**playground** means an area set aside as a public playground for the use of children of pre-school age;

**primary access** means the principle means of vehicular entry to and exit from a lot, site or building;

**principle building** means a building that accommodates the principle use of a site and may accommodate one or more accessory uses;

**professional, financial and office support services** means the provision of professional, management, administrative, consulting, and financial services, but does not include health services or government services. Typical uses include the office of lawyers, accountants, engineers, planners, and architects; office for real estate and insurance firms; clerical, secretarial, employment, telephone answering, and similar office support services; and banks, credit unions, loan offices, and similar financial uses;

**property line** means a legal surveyed boundary of an area of land and means the same as lot line and site line;

**protective and emergency services** means development which is required for the public protection of persons and property from injury, harm or damage together with the incidental storage of emergency equipment and vehicles. Typical uses include police stations, fire stations, ambulances and ancillary training facilities;

**public** means when used as an adjective, means any facility, structure, or institution established by

government or by a company operating pursuant to public utility legislation. Where the context requires, public refers to those persons elected to represent lessees in the Waterton Community;

**public assembly** means a use which includes recreational facilities, daycare facilities, religious assemblies, community recreation services, private clubs and organizations, public libraries and cultural exhibits, and research and interpretive facilities;

**public education services** means development which is publicly supported or subsidized involving public assembly for educational, training or instruction purposes, and includes administration offices. This includes public and separate schools, including accessory staff and student housing, playschool, and gymnasium and learning centres with accessory uses of activity rooms and dormitory with cooking facilities (maximum of 24 guests). This does not include private education services;

**public library and cultural exhibit** means development for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public use; or a development for the collection, preservation and public exhibition of works or objects of historical, scientific or artistic value. Typical uses include libraries, museums, galleries. It also may include accessory gift shops and eating and drinking establishments provided the total area utilized for the accessory use is no more than 10% of the gross floor area;

**public park** means public land specifically designed or reserved for the general public for active or passive recreational use and includes all natural and man-made landscaping, facilities, buildings, and other structures that are consistent with the general purposes of public parkland, whether or not such recreational facilities are publicly operated or

operated by other organizations pursuant to arrangements with the public authority owning the park. Typical uses include tot lots, band shells, picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds, and water features;

**public parking area** means a structure or an open area, other than a street, used for the temporary parking of more than four automobiles and available for public use without charge or for compensation or as an accommodation for clients or customers;

**public roadway** means a thoroughfare, street, trail, lane, avenue, parkway, driveway, highway, road, viaduct, alley, bridge, trestle way, or other public right of way which is ordinarily used for vehicular traffic, parking and pedestrians. This includes sidewalks, curbs, boulevards, ditches, and traffic lanes;

## Q

**queuing** means a waiting line of persons or vehicles;

## R

**raised deck/patio** means any habitable surface that requires handrails or guards under the National Building Code;

**real property report** means a legal survey performed by a Dominion Land Surveyor to determine building locations, side yards, roof overhangs, surface improvements (i.e., decks, driveways), accessory buildings, and all legal survey evidence (i.e., iron posts);

**reconstruction** means the cleaning, repairing, restoring or renovation of a building to safe and / or better condition;

**recreational facility** means the use of a building or site for the purpose of active recreation or athletic

activities where patrons are predominantly participants and any spectators are incidental. This includes skating and hockey rinks, curling rinks, swimming pools, sports fields, bowling alleys and racquet courts and includes necessary accessory uses such as cafeterias, exclusively servicing the users of the facility;

**recreational vehicle** means a portable structure designed and built to be carried on a vehicle or a unit designed and built to be transported on its own wheels to provide temporary living accommodation for travel and recreational purposes and includes such vehicles as a motor home, a camper, a travel trailer, a tent trailer, and a boat but does not include a prefabricated or modular home;

**redevelopment** means the replacement of or extensive renovations to existing structures or the development of new structures on a previously developed site;

**religious assembly** means a building available for the purpose of assembly and worship and may include as accessory uses social, recreational and community activities such as group meetings, banquets, and child care;

**requirements** means any of the general development requirements; specific use requirements means district requirements; and any subdivision, development and design requirements and guidelines contained in any portion of this Waterton Community Land-Use Directive.

Compliance with such requirements is mandatory subject to the variance power of the Superintendent;

**restaurant** means an establishment where food is prepared and served on the premises for sale to the public, and may include entertainment which is ancillary to the preparation and service of food;

**retail store**

- **retail store, convenience** means the retail sale of those goods required by area residents or employees on a day to day basis, from business premises which do not exceed 186m<sup>2</sup> in gross floor area. Typical uses include small food stores, drug stores, and variety stores selling confectionary, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter;

- **retail store, general** means the retail sale of groceries, bakery, beverages, liquor store, household goods, clothing, jewellery, furniture and appliances, video rentals and sales, hardware, printed matter, confectionary, arts and crafts studios, gifts and souvenirs, tobacco, pharmaceutical and personal care items, automotive parts and accessories, office equipment, stationary and similar goods from within an enclosed building. Minor public services, such as postal services and film processing depots are permitted within general retail stores. General retail stores includes convenience retail stores;

**retaining wall** means a vertical structure which serves to hold soils/fill materials and which creates a difference in ground elevation from one side of the face of the structure to the other;

**ridge line** means the uppermost point of a roof;

## S

**school** means a place of instruction operated with public funds pursuant to the Provincial School Act;

**school purposes** means those non-instructional uses that the School Board engages in as part of their responsibilities under the Provincial School Act;

**screening** means the total or partial concealment of a building, structure or activity by a fence, wall,

berm or soft landscaping;

**service shop** means an enclosed building or part of a building in which the repair, sale and servicing of goods is carried on;

**set back** means the required minimum horizontal distance that a development or a specified portion of it, must be set back from the property line;

- **setback, front yard** means the required horizontal distance that a development or a specified portion of it, must be set back from the front property line;

- **setback, rear yard** means the required horizontal distance that a development or a specified portion of it, must be set back from the rear property line;

- **setback, side yard** means the required minimum horizontal distance that a development or a specified portion of it, must be set back from the side property line;

- **setback, waterfront** means the required minimum horizontal distance that a development or a specified portion of it, must be set back from the waterfront property line;

**shall** is an operative word that means mandatory compliance with this Directive and confers no discretion, except where a variance may be granted;

**should** is an operative word meaning that, in order to achieve the Waterton Community Plan's objectives, it is strongly advised that the action be taken;

**sign** means any visual medium, including its structure and other component part, illuminated or not illuminated, which is used or capable of being used, on a permanent basis, to identify or convey information, or to advertise or attract attention to a product, service, place, activity, person, institution

or business. Without limiting the generality of the foregoing, signs shall include banners, fixtures, representations, emblems, placards, painted messages, and other devices. Signs painted on or attached to a motor vehicle or trailer intended for use on a public roadway may be considered signs or portable signs when in the opinion of Parks Canada, they are located or parked to function primarily as advertising;

- **sign, community notice board** means a fixed sign used to display non-profit community, administrative, and educational material, events, or notices;
- **sign, fixed** means a sign set on a solid base of stone, concrete or treated timber;
- **sign, free standing** means any sign supported by structures or supports independently of a building or other structure and permanently fixed on or to the ground;
- **sign, projecting** means any sign, except awnings, which is supported by an exterior building wall and projects outward from the building by more than 200mm. This does not include awning signs or hanging signs;
- **sign, temporary** means a sign which is not permanently anchored to a footing extending below grade; or permanently affixed to, or painted on, a building; and on which the copy has been painted or affixed in a permanent manner. Temporary signs include such signs as notice of development applications and decisions, political campaign signs, real estate signs, construction identification signs, signs identifying seasonal businesses, signs advertising specific community events, and signs providing temporary identification of developments awaiting installation of a permanent sign.

• **site** means an area of land on which a building or use exists, or which is vacant, for which an application for a development permit is made. A site may be one lot or several lots as shown on a plan of subdivision or lease;

• **site, corner** means a site situated at the intersection to two or more streets;

• **site, interior** means a site other than a corner site;

• **site, through** means a site having frontage on two parallel or approximately parallel streets;

• **site, waterfront** means a site with at least one frontage facing the lake unobstructed by other sites or lots;

**site area** means the same as gross site area;

**site coverage** means that percentage of the site covered by or beneath all buildings or structures on a site which are 1.0m or more in height, including accessory buildings or structures. Site coverage does not include projections permitted by this Directive, driveways, surface parking areas, unenclosed courtyards, terraces and patios;

**site depth** means the average horizontal distance between the front and rear site lines;

**site line** means the legal boundary of a site and means the same as property line;

- **site line, front** means, a) in the case of an interior site, the boundary line of the site separating the lot from the streets, and b) in the case of a corner site i)with equal frontage, the front boundary line of the site as designated by the Director, and ii) with unequal frontage, the boundary line of the site separating the narrowest street frontage of the site from the street;

• **site line, rear** means either the property line of a

site which is the furthest from and opposite the front site line, or where there is no property line, the point of intersections of any side site lines which is furthest from and opposite the front site line;

• **site line, side** means any property line of a site other than a front site line or a rear site line;

• **site line, waterfront** means any property line of a site that roughly parallels the lake shore line;

**site width** means the horizontal distance between the side lines of the site measured at a distance from the front lot line equal to the minimum required front yard;

**staff accommodation** means a single or attached building containing one or more dwelling units operated for the sole purpose of housing employee staff for business operations located within Waterton Lakes National Park and may contain private or semi-private sleeping units with washing and sanitary facilities and common social and kitchen-cafeteria areas;

**storage** means an accessory room or contiguous rooms within a building or use, having a gross floor area of greater than 50m<sup>2</sup> dedicated exclusively for the keeping or holding of goods and merchandise, and which is not accessible to the public. This excludes the repair or rental of equipment, offices, and other accessory uses;

**storage area/enclosure** means the area of a building or site set aside for the storage of products, goods, or equipment;

**storey** means that portion of a building with a clear ceiling height of 1.8m or more which is situated between the top of any floor and the top of the floor next above it. If there is no floor above, the storey is that portion of the building which is situated

between the top of any floor and the ceiling above it. If the top of the floor above a basement is more than 0.6m above grade, such basement shall be considered a storey or half-storey;

**street** means an improved thorough fare 9.0m or more in width, which has been dedicated or deeded for public use, and is accessible to fire department vehicles and equipment;

**structure** means anything constructed or erected that requires location on the ground or is attached to something having a location on the ground and includes walls, light standards, fences and signs;

**structural alteration** means any change or addition to the supporting members of a structure, including the foundations, bearing walls, rafters, columns, beams and girders;

**subdivision** means the division of a parcel by a lease or other instrument; including the consolidation of, or boundary change to, two or more adjoining parcels, or the construction of a building over the boundary of two or more adjoining parcels; and subdivide has a corresponding meaning;

**Superintendent** means the superintendent of Waterton Lakes National Park or delegates;

## T

**temporary development** means a development for which a development permit has been issued which allows the development only for a specified limited time;

**three-quarter storey** (3/4 storey) means one or two floors under a gable roof, the wall plates of which, on at least two opposite walls are not more than 1.2m above the floor of such storey. The maximum floor area for a three quarter storey shall be no more than 75% of the first floor area;

**trailer** means a vehicle or portable structure having no foundation other than wheels, jacks, or skirtings and constructed for dwelling purposes of the carrying of goods;

**transportation terminal** means a building or site used primarily as a public transfer between modes of transportation such as a bus, boat or train;

## U

**use** means the purpose or activity for which a site and its development are designed, arranged, developed or intended, or for which it is occupied or maintained. Use may include development;

- **use, accessory** means a use which is subordinate or incidental to the principle use of the site;

- **use, commercial** means any land use, except cottage, residential, institutional, recreational reserve, environmental reserve or campground, which is the principal use of the building and is a permitted or discretionary use in a commercial district;

- **use, discretionary** means those uses, development or structures for which development permits may be issued at the discretion of the Superintendent;

- **use, non-conforming** means, with reference to a building or land, the use to which the building or land was lawfully put in a district on January 1, 2000, but which use does not comply with the requirement of this Directive applicable to that district;

- **use, permitted** means those uses, developments, or structures for which development permits shall be issued by the Superintendent, provided such developments conform to all the provisions of this Directive;

• **use, principle** means the main or primary activity for which a site or its buildings are designed, arranged, developed, intended, or for which it is occupied or maintained;

• **uses incidental to construction** means temporary activity on a site specific to the construction of a structure or improvements on that site, required for reasonable construction processes.

**utilities** means any one or more of the following: a) systems for the distribution of gas, whether artificial or natural, electricity, telephone and cable television; b) facilities for the storage, transmission, treatment, distribution or supply of water; c) facilities for the collection, treatment, movement or disposal of sanitary sewage; and d) storm sewer drainage facilities;

**V**  
**varying of requirements** means (or variance) relaxations or tightening of specific criteria within this Directive at the discretion of the Director and the consultation with the community.

**vehicle** means a vehicle as defined in the Provincial Highway Traffic Act;

**visitor services** means those activities which provide the visitor with (a) information on activities and attractions within Waterton Lakes National Park, and (b) information which help the visitor understand and appreciate Waterton Lakes National Park and its heritage resources;

**W**  
**waterfront** means sites that have at least one property line facing the water edge;

**waterfrontage** means the lot line of a property that directly parallels a shoreline of the lake;

## Y

**yard** means the setback space between the lot or site line, or waterfront and any structure;

- **yard, front** means the area of a lot or site fronting on a street, extending across the full width of the lot or site, and from the front property line of the lot or site to the main structure. Its depth shall be measured at right angles to the front property line. In the case of a lot or site with an unusual design or shape, the area designated by the Director;
- **yard, rear** means that area extending the full width of a site from the rear property line of the site to the rear of the principle building, and its depth shall be measured at right angles to the rear of the property line; and
- **yard, side** means that portion of the site extending from the front yard to the rear yard and between the side property line of the site and the closest side of the principle building, and its width shall be measured at right angles to the side property line; and
- **yard, waterfront** means the setback space between the waterfront lot line and any structure.

## 3 BUILDING PERMITS

### 3.1 BUILDING PERMIT REQUIREMENT

No person, business, private or public agency, or government shall commence, or cause or allow to be commenced or to carry on, or cause or allow to be carried on, any development unless a building permit has been issued.

### 3.2 BUILDING PERMIT EXEMPTIONS

No building permit is required for the developments listed below:

- minor maintenance and repair of any development, provided it does not include structural alterations;

- a deck with a height less than 0.6m above finish grade and an area less than 10m<sup>2</sup>;
- use of a building as a temporary polling station, returning officer's headquarters, candidate's campaign office, and any other government temporary use in connection with a federal, provincial, municipal, or school board election, referendum or census;
- demolition only where a building permit has been issued for a new development on the same site, and the demolition of the existing development is explicit or implicit in that permit;
- seasonal or routine pruning and maintenance of trees;
- the removal of hazardous or dead trees as determined by Parks Canada;
- the removal of trees in whole or in part where a development permit has been issued for a new development on the same site and the removal of trees is implicit or explicit in that permit;
- the construction, installation or repair of a public roadway or utility by the Park or Waterton Community, and;
- holiday decorations for a period of less than 6 weeks.

### 3.3 BUILDING PERMIT APPLICATION

Proponents must refer to the Development Review Process booklet in submitting an application for a building permit.

Applications for a building permit must be made to

the Park Superintendent, who will initiate the process of review, discussion and approval. The development review process will ensure that development proposals conform with the necessary plans, regulatory requirements, directives and statutory standards. Those involved in the review of applications will include both Parks Canada staff and community representatives. Parks Canada professional and technical staff will review applications to ensure conformance with all plans, regulatory requirements, directives and statutory standards. Community representatives will participate to ensure conformity with community interests.

There are two stages in the process which will be used to evaluate all development and redevelopment proposals within Waterton Lakes National Park.

#### i Development Permit (Architectural and Siting) Approval

#### ii Building Permit (Working Drawing) Approval

Approval of these two stages is required prior to the granting of a building permit. It is the proponent's responsibility to complete the necessary application requirements for each stage in the process. It is also the proponent's responsibility to ensure that the development complies to all plans, regulatory requirements, directives and statutory standards, as well as applicable Provincial standards, energy conservation standards and the requirements of the Fire Commissioner of Canada. Submission of an application does not guarantee approval. The onus is on the proponent to submit complete and comprehensive applications which are easily understood and which meet all requirements. The following are the applicable regulations, directives and statutory standards:

- National Building Code of Canada
- National Parks Building Regulations
- National Parks Business Regulations
- National Parks Cottage Regulations
- National Parks Garbage Regulations
- National Parks General Regulations
- National Parks Lease and Licence of Occupation Regulations
- National Parks Water and Sewer Regulations
- Canadian Environmental Assessment Act
- Parks Canada Guiding Principles and Operational Policies
- National Parks Guidelines for Development
- Waterton Lakes National Park Management Plan
- Waterton Community Plan
- Architectural Motif and Guidelines for Waterton Lakes National Park
- Signage Regulations for Waterton
- Waterton Community Land-Use Directive

## 3.4 DECISIONS ON PERMITTED USES

An application for a building permit, with or without conditions, where the proposed use of the site is a permitted use in that district and the proposed development conforms in every respect to the provisions of the *National Parks Act*, the *Waterton Lakes National Park Management Plan*, the *Waterton Community Plan*, the *Architectural Motif and Guidelines for Waterton Lakes National Park* and this Directive, shall be approved.

An application for a building permit for a permitted use that does not conform in every respect to the provisions of the *National Parks Act*, the *Waterton Lakes National Park Management Plan*, the *Waterton Community Plan*, the *Architectural Motif and Guidelines for Waterton Lakes National Park* and this Directive, shall not be approved.

An application for a building permit for a use that is not a permitted use nor a discretionary use shall not be approved.

### 3.5 DECISIONS ON DISCRETIONARY USES

An application for a building permit for a discretionary use that complies in every respect to the provisions of the *National Parks Act*, the *Waterton Lakes National Park Management Plan*, the *Waterton Community Plan*, the *Architectural Motif and Guidelines for Waterton Lakes National Park* and this Directive, may or may not be approved.

An application for a building permit for a discretionary use that does not comply with the *National Parks Act*, the *Waterton Lakes National Park Management Plan*, the *Waterton Community Plan*, the *Architectural Motif and Guidelines for Waterton Lakes National Park* and this Directive, shall not be approved.

### 3.6 VARIANCES

A building permit may be approved for a development that does not comply with this Directive, only if:

- the deviation from this Directive is minor;
- no undue environmental impacts result;
- the proposed development would not unduly interfere with the amenities of the area or materially interfere with, or affect the use, enjoyment, safety, aesthetics, or value of neighbouring properties; and
- the proposed development conforms with the use prescribed for that building or land in the district that applies to it; and either
- an unusual site configuration, soil conditions, or other factors, which are peculiar to the site and not common in the district, may result in unnecessary hardship or practical difficulties for

the proposed development to comply with the provisions of this Directive; or

- approval of the variance will, in the opinion of the Superintendent, substantially improve the quality of design of the development relative the *Architectural and Motif Guidelines for Waterton Lakes National Park*, or contribute to the conservation of a listed built heritage resource.

### 3.7 CONDITIONS OF BUILDING PERMITS

Conditions, both mitigative and others, as required by the *Canadian Environmental Assessment Act*, shall be imposed to minimize any potential adverse environmental effects.

## 4 GENERAL DEVELOPMENT REQUIREMENTS

### 4.1 CONDITIONS OF DEVELOPMENT

In addition to this Directive, Development Permit (Architectural and Siting) Approval, and Building Permit (Working Drawing) Approval are required prior to the granting of demolition and building permits.

To ensure acceptable implementation of approved plans in a reasonable period of time, a performance bond, letter of credit, or other financial alternative is required, with a maximum value not to exceed the lesser of 50% of the total estimated value of improvements or 100% of the work outstanding.

### 4.2 CANADIAN ENVIRONMENTAL ASSESSMENT ACT

Developments will not be permitted until the requirements of the *Canadian Environmental Assessment Act* (CEAA) are fulfilled. The developer is responsible for the completion of the environmental assessment subject to direction

detailed in the CEAA. The individual or firm undertaking the assessment is required to work with the Park's Environmental Management Specialist.

### 4.3 DESIGN REQUIREMENTS

#### 4.3.1 Architectural and Motif Guidelines for Waterton Lakes National Park

The design, character and appearance of a development must conform to the *Architectural and Motif Guidelines for Waterton Lakes National Park*. Of particular importance is compatibility with the historic character of the community, the maintenance of sloping roof forms and the use of natural finished materials and historic colours. Buildings must also be designed to allow for wildlife movement, to enhance the pedestrian environment, and provide linkages to the overall pedestrian open space system.

#### 4.3.2 Signage Guidelines for Waterton Lakes National Park

All signage must conform to the *Signage Guidelines for Waterton Lakes National Park* and be integrated into the design project.

### 4.4 PROJECTIONS INTO SETBACKS

No element may project into any required setback greater than half the distance of the setback or:

- for open elements such as raised decks, landings, and balconies, a maximum of 1.8m;
- for enclosed elements such as eaves, canopies, roofed balconies, and entries, a maximum of 1.2m; and,
- for projecting windows, chimneys, and mechanical elements, a maximum of 0.6m.

### 4.5 ON-SITE PARKING

#### 4.5.1 Commercial and Institutional

When any development is proposed, including a change of use of an existing development, or when any existing development is enlarged or increased in capacity, on-site parking stalls must be provided in accordance with the following:

- for eating and drinking establishments, 1 parking stall for every 10 seats;
  - for general retail stores, professional, financial and office support services, personal service shops and government services, 1 parking stall for each 50m<sup>2</sup> of floor area;
  - for public assemblies, and public libraries and cultural exhibits, 1 parking stall for each 15 seats, or 1 parking stall for each 50m<sup>2</sup> of floor area, whichever is the greater;
  - for public education services, 1.5 parking stalls for each classroom;
  - for commercial accommodation, 1 parking stall for each guest unit;
  - for commercial hostel accommodation, 1 parking stall for each 4 beds of accommodation, and;
  - for staff accommodation, 2 parking stalls for each 3 beds of staff accommodation;
- 5% of all parking stalls must be barrier free in accordance with the National Building Code.
- Bus parking may be substituted for up to 30% of the parking requirement at the ratio of 15 parking stalls equals 1 bus.
- Each standard parking stall must be a minimum of 2.7m X 6.0m.
- Each barrier free parking stall must be a minimum of 3.6m X 6.0m.

Parking lots must be designed and located so that all vehicles using the lots can be parked and manoeuvred entirely within the bounds of the lot before moving onto adjacent public thoroughfares.

Access to parking must be from lanes where lanes are established.

Parking stalls and lots must be defined by surface treatment, painted lines and/or wheel stops.

Parking must not be located on or in the front yard and side yard setbacks facing a street.

Parking must not be located on or in front of waterfront setbacks.

All parking facing a residential lot, street or public camping area must be screened by landscaping.

In the case of a multiple-use development, the on-site parking required for each individual use and the total is deemed to be the on-site parking requirement for the site.

When the on-site parking requirement calculation results in a fractional number of required parking stalls, the next higher whole number is required.

#### 4.5.2 Cottage and Staff Accommodation

On-site parking stalls must be provided in accordance with the following:

- for each single-detached dwelling or cottage, a minimum of 1 parking stall;
- for staff accommodation, 2 parking stalls for each 3 beds of staff accommodation;
- each parking stall must be a minimum of 2.7m X 6.0m, and;
- parking stalls must not be located within a front yard or within a side yard abutting a street, unless in the opinion of the Superintendent exceptional reasons warrant.

For those lots abutting a back lane, parking must be accessed by way of the lane and not the street.

#### 4.6 OFF-STREET LOADING AND UNLOADING FACILITIES

When any new commercial development is proposed, including a change of use of an existing development, or when any existing development is enlarged or increased in capacity, off-street loading and unloading spaces must be provided in accordance with the following:

- 1 loading bay must be provided for every 500m<sup>2</sup> of gross floor area; and,
- a loading bay must be a minimum 3.6m X 9.0m, and have a 3.7m vertical clearance.

#### 4.7 STAFF ACCOMMODATION

Any new commercial development, or redevelopment which would add to the amount of existing commercial space, or redevelopment which would convert to a commercial use with a higher staff requirement, is required to provide additional new staff accommodation in accordance with the following:

- for eating and drinking establishments, 1 bed of staff accommodation for each 10 seats;
- for retail stores, professional, financial and office support services, personal services and government services, 1 bed of staff accommodation per 50m<sup>2</sup> gross floor area;
- for commercial accommodation, 1 bed of staff accommodation for each 3 units of guest accommodation;
- for hostel accommodation, 1 bed of staff accommodation for each 8 beds of guest accommodation;

In the case of a multiple-use development, the staff accommodation required for each individual use and

the total is deemed to be the required staff accommodation for the site.

When the staff accommodation requirement calculation results in a fractional number of beds of staff accommodation, the next higher whole number is required.

Staff accommodation must be provided on the commercial site to be developed.

Staff accommodation must be completed prior to the issuance of an occupancy permit for the development.

#### 4.8 LANDSCAPE REQUIREMENTS

All landscaping must conform to the *Waterton Townsite Landscape Management Plan*.

Each site must have landscaping installed as follows:

- landscape species native to the Park should be used as available and whenever possible. Noninvasive and adapted exotic species may be used under special conditions (lists of appropriate materials are available from the Parks Canada office);
- all sites must have landscaping designed to improve protection and visual screening while also providing uninterrupted movement of wildlife;
- landscaping must be designed to moderate the impact of wind and snow drifting on pedestrian areas and to facilitate snow removal;
- all new plantings of shrubs and trees shall be planted in groupings reflecting a natural setting. Existing mature stands of trees shall be underplanted with similar or the same species to ensure a healthy stand of trees in the future;
- existing mature trees must not be removed

unless approved in writing by the Superintendent, and;

- existing trees and topsoil must be maintained as part of the on-site landscaping and protected during the construction process.

In commercial districts, fencing may only be used to screen on-site service requirements and is limited to 1.8m in height.

In residential districts, fencing is limited to areas adjacent to primary buildings, must not exceed 10% of the site area, and is limited to 1.5m in height.

In residential and institutional districts, dog runs must be located adjacent to the primary dwelling and be no larger than 3% of the lot area. Where suggested by the warden's service, dog runs may be up to 1.8m tall to allow an overhead screen for protection against cougars.

Large satellite dish antennae are not permitted and small satellite dish antennae must be dark in colour and screened from public view.

All storm drainage must be contained on site or as otherwise may be approved by the Superintendent.

### 5 COMMERCIAL RETAIL DISTRICT (C1)

#### 5.1 LOCATION

Block 1, Lots 17 & 18  
Block 2, Lots 12 & 13  
Block 2, Lots 17 & 18  
Block 2, Lots 20, 21 & 22  
Block 2, Lots 24 through 30 inclusive  
Block 3, Lot 16  
Marina

#### 5.2 PURPOSE

The purpose of this district is to provide retail and commercial space, visitor services, as well as open space for recreational and cultural activities within the community centre.

#### 5.3 PERMITTED USES

- eating and drinking establishments
- general retail stores
- parking
- public parks
- visitor services

#### 5.4 DISCRETIONARY USES

- apartment housing
- automobile service stations
- local business support services
- equipment rentals
- financial institutions
- historical & natural history museums
- personal services
- professional, financial and office support services
- staff accommodation
- theatres
- transportation terminals

#### 5.5 SUBDIVISION REQUIREMENTS

Subdivision is subject to the Lease and License of Occupation Regulations and the minimum lot size is 929m<sup>2</sup>.

#### 5.6 DEVELOPMENT REQUIREMENTS

##### 5.6.1 Density

The maximum floor area ratio (F.A.R.) .5

##### 5.6.2 Site Coverage

The maximum site coverage for enclosed or covered buildings is 35% of the lot area.

#### 5.6.3 Height

The maximum overall building height to the ridge line is 9m or 2 storeys, whichever is the lesser.

The eaveline must be no higher than the ceiling of the first storey.

#### 5.6.4 Setbacks

With regards to building setbacks:

- the minimum front yard setback facing a street is 6.5m;
- the minimum side yard setback facing a street is 4.5m;
- the minimum side yard setback not facing a street is 1.8m;
- the minimum rear yard setback is 6.0m, or the setback of an adjacent residence or residential accessory building whichever is the greater;
- waterfront lots must maintain a 7.6m setback from the property line on any water frontage;
- the waterfront side of the property is designated as the front side for setback purposes, and;
- corner lots must maintain a setback from a line connecting each point along property lines 4.5m from the surveyed point of the corner.

#### 5.6.5 Projections into Setbacks

Refer to Section 4.4

#### 5.6.6 On-Site Parking

Refer to Section 4.5.1.

#### 5.6.7 Off-Street Loading and Unloading Facilities

Refer to Section 4.6.

### **5.6.8 Staff Accommodation**

Refer to Section 4.7.

### **5.7 ACCESSORY BUILDINGS**

In the case of accessory buildings:

- only 1 accessory building is permitted;
- the maximum area is  $60m^2$  or 20% of the site area of the main building, whichever is the lesser, and;
- the maximum building height to the ridge line is 4.5m or 1 storey whichever is the lesser with a maximum eave line of 2.5m.

The shape, colour and building materials used for the exterior of the accessory building must be the same as those used for the primary building.

### **5.8 DESIGN REQUIREMENTS**

Refer to Section 4.3.

Commercial frontage facing lanes is encouraged.

### **5.9 LANDSCAPE REQUIREMENTS**

Refer to Section 4.8.

A minimum of 12% of the site must be natural landscaped.

### **5.10 OTHER REQUIREMENTS**

Commercial uses are restricted to the first storey. Staff accommodation, either apartment or hostel is the only use permitted on the second floor.

The floor of the first storey must be within 0.6m of finish grade of the sidewalk.

All mechanical equipment must be concealed within the roof or the building envelope.

No elements may extend above the maximum overall

building height except flag poles or chimneys.

All facilities must be barrier free accessible according to the National and Provincial Building Codes.

Centralized garbage receptacles may be provided by WLNP for certain blocks. If none have been provided for the area of the development, a location for a WLNP approved garbage container must be provided on site as follows:

- the location must be screened from general view with approved landscaping;
- the location must be adjacent to a lane for ease of access and operation of automated containers, and;
- if there is no lane, the location must be as directed by WLNP.

## **6 COMMERCIAL ACCOMMODATION DISTRICT (C2)**

### **6.1 LOCATION**

Block 2, Lots 1 & 2 (The Crandell Mountain Lodge)

Block 2, Lots 9 $\frac{1}{2}$ , 10 & 11 (The El Cortez Motel)

Block 2, Lot 23 (The Stanley Hotel)

Block 2, Lots 31 through 38 inclusive (Lots 31 - 36)

The Aspen Windflower; Lots 37 - 38 The Waterton Glacier Suites)

Block 3, Lots 1 & 2 (The Kilmorey)

Block 4, Lots 1 through 8 inclusive (The Bayshore)

Block 42, Lot 23 (The Lodge at Waterton)

### **6.2 PURPOSE**

The purpose of this district is to provide for commercial accommodation.

### **6.3 PERMITTED USES**

- hotels

- hostels
- lodges
- motels
- parking

### **6.4 DISCRETIONARY USES**

- apartment housing
- eating and drinking establishments constructed as part of the commercial accommodation development
- retail shops
- meeting rooms
- staff accommodation
- visitor services

### **6.5 SUBDIVISION REQUIREMENTS**

Subdivision is subject to the Lease and License of Occupation Regulations and the minimum lot size is  $929m^2$ .

### **6.6 DEVELOPMENT REQUIREMENTS**

#### **6.6.1 Density**

The maximum floor area ratio (F.A.R.) is .33.

#### **6.6.2 Site Coverage**

The maximum site coverage for enclosed or covered buildings is 33% of the lot area.

#### **6.6.3 Height**

The maximum overall height to the ridge line is 9m or 2 storeys whichever is the lesser. The eave line must be no higher than the ceiling of the first storey.

#### **6.6.4 Setbacks**

With regards to building setbacks:

- the minimum front yard setback facing a street is 7.6m;

- the minimum side yard setback facing a street is 7.6m;

- the minimum side yard setback not facing a street 1.8m;

- the minimum rear yard setback is 6.0m, or the setback of an adjacent residence or residential accessory building whichever is the greater;

- waterfront lots must maintain a 7.6m setback from the property line on any water frontage;

- the waterfront side of property is designated as the front side for setback purposes, and;

- corner lots must maintain a setback from a line connecting each point along property lines 4.5m from the surveyed point of the corner.

#### **6.6.5 Projections into Setbacks**

Refer to Section 4.4

#### **6.6.6 On-Site Parking**

Refer to Section 4.5.1.

#### **6.6.7 Off-Street Loading and Unloading Facilities**

Refer to Section 4.6.

#### **6.6.8 Staff Accommodation**

Refer to Section 4.7.

### **6.7 ACCESSORY STRUCTURES**

In the case of accessory buildings:

- only 1 accessory building is permitted;
- the maximum area is  $60m^2$  or 20% of the site area of the main building, whichever is the lesser, and;
- the maximum building height to the ridge line is

4.5m or 1 storey whichever is the lesser with a maximum eave line of 2.5m.

The shape, colour and building materials used for the exterior finish of the accessory building must be the same as those used for the primary building.

### **6.8 DESIGN REQUIREMENTS**

Refer to Section 4.3.

Commercial frontage facing lanes is encouraged.

### **6.9 LANDSCAPE REQUIREMENTS**

Refer to Section 4.8.

A minimum of 20% of the site must be natural landscaped.

### **6.10 OTHER REQUIREMENTS**

The floor of the first storey must be within 0.6m of finish grade of the sidewalk.

All mechanical equipment must be concealed within the roof or the building envelope.

No elements may extend above the maximum overall building height except flag poles or chimneys.

All facilities must be barrier free accessible according to the National and Provincial Building Codes.

Centralized garbage receptacles may be provided by WLNP for certain blocks. If none have been provided for the area of the development, a location for a WLNP approved garbage container must be provided on site as follows:

- the location must be screened from general view with approved landscaping;
- the location must be adjacent to a lane for ease of access, and;
- if there is no lane the location must be as directed by WLNP.

|  |  |  |  |  |
|--|--|--|--|--|
| <b>7 COTTAGE DISTRICT (R1)</b>   | <b>7.4 DISCRETIONARY USES</b>  | etc. must be securely enclosed to prohibit wildlife access.  | <b>8.5 SUBDIVISION REQUIREMENTS</b>  | Refer to Sections 4.5.1 and 4.5.2.                                 |
| The <i>National Parks Cottage Regulations</i> (see Appendix 3) apply to all land leased for residential/ cottage purposes in the Waterton Community.   | <ul style="list-style-type: none"> <li>accessory buildings</li> <li>home occupations</li> <li>public utility installations excluding any uses that are primarily of a maintenance or storage nature</li> </ul> | No cottage development will be permitted which provides independent access to the basement area from outside the building.                 | <b>8.6 DEVELOPMENT REQUIREMENTS</b>  | <b>8.6.7 Off-street Loading and Unloading Facilities</b>           |
| <b>7.1 LOCATION</b>  | <b>7.5 SUBDIVISION REQUIREMENTS</b>  | At the discretion of the Superintendent.   | The following development requirements may be varied in response to characteristics fundamental to the nature of the use and where there is an identifiable community benefit. | N/A  |
| Block 1, Lots 2 through 16 inclusive<br>Block 2, Lots 3 through 6 inclusive<br>Block 2, Lots 8 & 9N½<br>Block 2, Lots 14, 15 & 16<br>Block 2, Lots 41, 42 & 43<br>Block 3, Lots 3 through 13 inclusive<br>Block 3, Lot 15<br>Block 5<br>Block 26, Lots 4 & 5<br>Block 26, Lots 10 through 33 inclusive<br>Block 27<br>Block 28<br>Block 29<br>Block 30, Lots 1 through 9 inclusive<br>Block 30, Lots 12 & 14<br>Block 30, Lots 16, 17 & 18<br>Block 31, Lots 1 through 6 inclusive<br>Block 35, Lots 7 through 11 inclusive<br>Block 39, Lots 8 through 12 inclusive<br>Block 43, Lots 1 though 6 inclusive<br>Block 43, Lots 8 & 9<br>Block 43, Lots 11 through 16 inclusive<br>Block 45, Lots 1 through 14 inclusive | <b>7.6 DEVELOPMENT REQUIREMENTS</b>  | Development Requirements are defined in Section 5 of the National Parks Cottage Regulations.   | <b>8.6.8 Staff Accommodation</b>   | Refer to Section 4.7.  |
| <b>7.2 PURPOSE</b>   | <b>7.7 ACCESSORY BUILDINGS</b>   | Accessory building requirements are defined in Section 6 of the National Parks Cottage Regulations.  | <b>8.7 ACCESSORY BUILDINGS</b>   | N/A  |
| The purpose of this district is to provide for cottage type dwellings and to retain the open, single family, low density character of the community.   | <b>7.8 DESIGN REQUIREMENTS</b>   | Refer to Section 4.3.  | <b>8.8 DESIGN REQUIREMENTS</b>   | Refer to Section 4.3.  |
|  | All development must be designed to moderate the impact of snow and wind on pedestrian access and to facilitate snow removal.  | This designation is assigned to all non-residential, crown controlled, and other institutional properties such as churches and the school. | All development must be designed to moderate the impact of snow and wind on pedestrian access and to facilitate snow removal.  |  |
| <b>7.3 PERMITTED USES</b>  | <b>7.9 LANDSCAPE REQUIREMENTS</b>  | A minimum of 80% of the site must be natural landscaped.   | <b>8.9 LANDSCAPE REQUIREMENTS</b>  | Refer to Section 4.8.  |
| <ul style="list-style-type: none"> <li>cottages</li> </ul>   | <b>7.10 OTHER REQUIREMENTS</b>   | Swimming pools and outdoor hot tubs may not be constructed or installed.   | A minimum of 20% of the site must be natural landscaped but not including parking.   |  |
|  |  | The floor of the first storey must be within 0.6m of finish grade.   | <b>8.10 OTHER REQUIREMENTS</b>   | The floor of the first storey must be within 0.6m of finish grade. |
|  |  | No elements may extend above the maximum overall building height except chimneys.  |  |  |
|  |  | All crawl spaces, and areas under porches, decks,  | <b>9 RECREATIONAL RESERVE (RR)</b>   |  |
|  | <b>8.4 DISCRETIONARY USES</b>  |  | <b>9.1 LOCATION</b>  | Block 4, Lot 10  |
|  | <ul style="list-style-type: none"> <li>staff accommodation</li> </ul>  |  |  | <b>Block 39, Lots 1 through 7 inclusive</b>                        |
|  |  |  |  | <b>Block 39, Lots 13 through 16 inclusive</b>                      |
|  |  |  |  | Block 42, Playing Field  |
|  |  |  |  |  |

|   |  |   |  |   |
|---|--|---|--|---|
| <b>9.2 PURPOSE</b><br>The purpose of this district is to provide open space for recreational and cultural uses.   | <b>10 ENVIRONMENTAL RESERVE (ER)</b><br><b>10.1 LOCATION</b><br>Block 26, Lots 1, 2 & 3<br>Block 26, Lots 6 and 7<br>Block 30, Lots 10, 11, 13 and 15<br>Block 31, Lots 7 and 8<br>Block 43, Lots 7 and 10<br>A 30 metre setback along both banks of Cameron Creek and along the lakefront excluding the marina. | <b>10.6.5 Projections into Setbacks</b><br>N/A  | The south eastern portion of the community generally bounded by Evergreen Avenue, Columbine Avenue, Vimy Avenue and Waterton Lake but not including Cameron Creek.     | <b>11.6.5 Projections into Setbacks</b><br>N/A  |
| <b>9.3 PERMITTED USES</b> <ul style="list-style-type: none"><li>• interpretive theatres</li><li>• outdoor recreational services</li><li>• playgrounds</li><li>• public parks</li><li>• public washrooms</li></ul> | <b>10.6.6 On-site Parking</b><br>N/A   | <b>10.6.7 Off-street Loading and Unloading Facilities</b><br>N/A  | <b>11.2 PURPOSE</b><br>The purpose of this district is to provide camping facilities for tents and recreational vehicles within the community.                         | <b>11.6.6 On-Site Parking</b><br>N/A  |
| <b>9.4 DISCRETIONARY USES</b><br>All development is prohibited except that necessary to support recreational and cultural uses.   | <b>10.2 PURPOSE</b><br>The purpose of this district is to protect and preserve these areas due to their environmental sensitivity and public safety. Lots within this district will be held back from development.   | <b>10.6.8 Staff Accommodation</b><br>N/A  | <b>11.3 PERMITTED USES</b> <ul style="list-style-type: none"><li>• camping</li><li>• cooking shelters</li><li>• picnic facilities</li><li>• public washrooms</li></ul> | <b>11.6.8 Staff Accommodation</b><br>N/A  |
| <b>9.5 SUBDIVISION REQUIREMENTS</b><br>No subdivision is permitted.   | <b>10.3 PERMITTED USES</b> <ul style="list-style-type: none"><li>• none</li></ul>  | <b>10.7 ACCESSORY BUILDINGS</b><br>N/A  | <b>11.4 DISCRETIONARY USES</b> <ul style="list-style-type: none"><li>• natural science exhibits</li><li>• playgrounds</li><li>• public parks</li></ul>                 | <b>11.7 ACCESSORY BUILDINGS</b><br>N/A  |
| <b>9.6 DEVELOPMENT REQUIREMENTS</b><br>Each proposal will be evaluated on its own merit and benefit to the community.   | <b>10.4 DISCRETIONARY USES</b> <ul style="list-style-type: none"><li>• public parks</li></ul>  | <b>10.8 DESIGN REQUIREMENTS</b><br>Specific development proposals must be evaluated on the basis of an environmental assessment.  | <b>11.5 SUBDIVISION REQUIREMENTS</b><br>No subdivision is permitted.   | <b>11.8 DESIGN REQUIREMENTS</b><br>Specific development proposals must be evaluated on the basis of an environmental assessment.  |
| <b>9.7 ACCESSORY BUILDINGS</b><br>37m <sup>2</sup> in size - same criteria as for accessory buildings in the Cottage District -- see Section 6 of the National Parks Cottage Regulations.                         | <b>10.5 SUBDIVISION REQUIREMENTS</b><br>No subdivision is permitted.   | <b>10.9 LANDSCAPE REQUIREMENTS</b><br>Any disturbed areas must be revegetated to their original condition. Landscape species native to the Park must be used for new plantings (lists of appropriate materials are available from the Parks Canada office). | <b>11.6 DEVELOPMENT REQUIREMENTS</b>   | <b>11.9 LANDSCAPE REQUIREMENTS</b><br>Any disturbed areas must be revegetated to their original condition. Landscape species native to the Park must be used for new plantings (lists of appropriate materials are available from the Parks Canada office). |
| <b>9.8 DESIGN REQUIREMENTS</b><br>Specific development proposals must be evaluated on the basis of an environmental assessment.   | <b>10.6.1 Density</b><br>N/A   | Limited interpretive and directional signage may be provided.   | <b>11.6.1 Density</b><br>N/A   | Limited interpretive and directional signage may be provided.   |
| <b>9.9 LANDSCAPE REQUIREMENTS</b><br>Refer to Section 4.8.  | <b>10.6.2 Site Coverage</b><br>N/A   | <b>10.10 OTHER REQUIREMENTS</b><br>All development is prohibited except that necessary to support passive recreation use and resource management activities.  | <b>11.6.2 Site Coverage</b><br>N/A   | <b>11.10 OTHER REQUIREMENTS</b><br>All development is prohibited except that necessary to support passive campground use and activities.  |
| <b>9.10 OTHER REQUIREMENTS</b><br>N/A.  | <b>10.6.3 Height</b><br>N/A  |   | <b>11.6.3 Height</b><br>N/A  |   |
|   | <b>10.6.4 Setbacks</b><br>N/A  | <b>11 CAMPGROUND (CG)</b>   | <b>11.6.4 Setbacks</b><br>N/A  |   |
|   |  | <b>11.1 LOCATION</b>  |  |   |

# Appendix 3 - National Parks Cottage Regulations

Regulations respecting cottages in National Parks in the townsites of Wasagaming, Waskesiu and Waterton Lakes and in the subdivisions of Clear Lake, Lakeview and Lake Edith.

## SHORT TITLE

- These Regulations may be cited as the National Parks Cottages Regulations.

## INTERPRETATION

- (1) In these Regulations,

“accessory building” means a building or structure on a cottage lot that does not form part of the cottage; (*dépendance*)

“accessory use”, with respect to land, an addition or a subordinate building or structure or part thereof, means a use that is subordinate or incidental to the principal permitted use of that land, addition, building or other structure; (*usage secondaire*)

“addition” Revoked. (SOR/94-577)

“cottage” means a building with facilities for sleeping, cooking, eating and sanitation; (*chalet*)

“cottage lot” Revoked. (SOR/94-577)

“development” means the erection, alteration, reconstruction, structural repair, enlarging, demolition, removal or relocation of, or the addition to, a cottage or accessory building; (*aménagement*) (SOR/94-577)

“development permit” means a permit issued pursuant to section 7; (*permis d’aménagement*)

“Director” Revoked. (SOR/94-577)

“erect” includes to construct, excavate ground for a foundation, lay a foundation or remove or change the location or orientation of a cottage or accessory

building or any part thereof; (*construire*)

“floor area” means the total horizontal area, measured between exterior faces of walls, of an accessory building and of each habitable storey of a cottage and includes the area of roofed porches and roofed terraces; (*aire de plancher*)

“front lot line” means, (a) in the case of an interior lot, an imaginary line drawn between the front lot corner survey posts that usually corresponds with the line delineating the public road right-of-way, and (b) in the case of a corner lot (i) with equal frontage, the front boundary line of the lot, and (ii) with unequal frontage, the boundary line of the lot along the narrowest street frontage of the lot as designated by the superintendent; (*limite avant du terrain*) (SOR/94-577)

“front yard” means that area of a lot that fronts on the public road right-of-way on which the majority of cottages have vehicular access and is usually the narrowest portion of the lot fronting on the road and includes an area of land extending across the full width of the lot and back from the front lot line to a cottage; (*cour avant*)

“front yard depth” means the minimum perpendicular distance from the front lot line to a cottage, clear of projections; (*profondeur de la cour avant*)

“height” means the vertical distance of a building measured from the lowest level of the surrounding grade to (a) the parapet, in the case of an existing flat roof, (b) the deck line, in the case of a mansard roof, or (c) the mean height level between eaves and ridge, in the case of a gable, hip or gambrel roof; (*hauteur*)

“lessee” means the lessee of a cottage lot; (*locataire*)

“major alterations” means alterations to an existing

cottage or accessory building that increase its floor area by more than 10 per cent; (*réparation majeure*) (SOR/94-577)

“minor alterations” means alterations to an existing cottage or accessory building that increase its floor area by 10 per cent or less; (*réparation mineure*) (SOR/94-577)

“National Building Code” means the National Building Code of Canada 1995, as amended from time to time; (*Code national du bâtiment*) (SOR/97-307)

“National Fire Code” means the National Fire Code of Canada 1995, as amended from time to time; (*Code national de prévention des incendies*) (SOR/97-307)

“one-half storey” means a storey that is under a roof and has at least two top wall plates located not more than 0.6 m above the floor of the storey; (*demi*) (SOR/94-577)

“rear lot line” means (a) in the case of a regular shaped lot, the boundary line connecting the rear lot pins, and (b) in the case of an irregular shaped lot, an imaginary line drawn parallel to and at the maximum distance from the front lot line; (*limite arrière du terrain*)

“rear yard” means that area of a lot that extends across the full width of the lot between the cottage or an accessory building and the rear lot line; (*cour arrière*)

“rear yard depth” means the distance measured horizontally from the rear lot line to the nearest part of a cottage or main accessory building, clear of projections; (*profondeur de la cour arrière*)

“side lot line” means the boundary line of a lot that connects the front lot corner pins to the corresponding rear lot corner pins; (*limite latérale du terrain*)

“side yard” means that area of a lot between the side lot line and the nearest part of a cottage or main accessory building, clear of projections; (*cour latérale*)

“side yard width” means the distance measured horizontally from the nearest point of the side lot line toward the nearest part of a cottage or main accessory building, clear of projections; (*largeur de la cour latérale*)

“storey” means that portion of a cottage or accessory building that comprises the space between the surface of any floor and the surface of the floor next above it or, if there is no floor above it, the space between the floor and the ceiling above it; (*étage*)

“structural alteration” Revoked. (SOR/94-577)

“Superintendent” Revoked. (SOR/94-577)

“trailer” means a vehicle or portable structure having no foundation other than wheels, jacks or skirtings and constructed to permit occupancy for dwelling purposes or for the carrying of goods; (*remorque*)

“yard” means the land contained within the property lines of a cottage lot that is not covered by a building or other structure. (*cour*)

## APPLICATION

- These Regulations apply to all lands leased for residential purposes in Wasagaming Townsite and Clear Lake Subdivision in Riding Mountain National Park, in Waskesiu Townsite and Lakeview Subdivision in Prince Albert National Park, in Waterton Lakes Park Townsite in Waterton Lakes National Park and in Lake Edith Subdivision in Jasper National Park.

## RESTRICTIONS

- No person shall, on a cottage lot,
  - erect, alter, enlarge or reconstruct a cottage or an accessory building except in accordance with section 5 or 6;
  - erect a cottage other than a one-family cottage;
  - erect more than one cottage; or
  - use an accessory building for sleeping or living accommodation or permit or allow it to be used for such a purpose.

## COTTAGE REQUIREMENTS

- (1) Every cottage erected, altered, reconstructed, added to or enlarged after the coming into force of these Regulations shall comply with the following requirements:
  - the floor area shall not exceed one hundred and eleven square metres, except in Waterton Lakes Park Townsite in Waterton Lakes National Park and in Lake Edith Subdivision in Jasper National Park, where it shall not exceed one hundred and fifty square metres; (SOR/85-1040)
  - the front yard depth shall be at least six metres;
  - the side yard width not abutting a street shall be at least two metres;
  - the side yard width abutting a street shall be at least five metres;
  - the rear yard depth shall be at least eight metres;
  - the height shall not exceed one and one-half storeys or six metres, whichever is the lesser;

(g) the appearance of the cottage shall be compatible with the natural characteristics of the park in which it is located; and (SOR/94-577)

(h) the development shall not adversely affect the characteristics of the surrounding area. (SOR/94-577)

(2) Paragraph (1)(a) does not apply to the reconstruction of a cottage that was erected prior to May 19, 1979 and was subsequently damaged or destroyed by a natural or accidental cause. (SOR/97-307)

(3) A cottage described in subsection (2) shall not be reconstructed to exceed the floor area of the cottage that existed prior to the damage or destruction. (SOR/97-307)

## ACCESSORY BUILDING REQUIREMENTS

6. Every accessory building erected, altered, reconstructed, added to or enlarged after the coming into force of these Regulations shall comply with the following requirements:

- (a) the total floor area in the aggregate of all accessory buildings on a cottage lot shall not exceed thirty-seven square metres;
- (b) the accessory building shall be located (i) at least five metres from the cottage, clear of all projections, (ii) clear of all projections, at least (A) one metre from the lot lines, if it is located in that portion of a side or rear yard that does not abut on a street, or (B) five metres from the lot lines if it is located in that portion of a side or rear yard that abuts on a street;
- (c) the accessory building shall not be located in a front yard;

(d) the height shall not exceed three metres or one storey, whichever is the lesser;

(e) the building materials used for the exterior finish of the accessory building shall be of the same quality as those used for the cottage;

(f) the appearance of the accessory building shall be compatible with the cottage and the natural characteristics of the park in which it is located; and (SOR/94-577)

(g) the development shall not adversely affect the characteristics of the surrounding area. (SOR/94-577)

## DEVELOPMENT PERMIT

7. (1) Subject to section 9, no person shall erect, alter, reconstruct, repair the structure of, add to, enlarge, demolish, remove from a cottage lot or relocate on the same cottage lot a cottage or an accessory building unless a development permit for that purpose has first been issued by the superintendent. (SOR/94-577)

(2) Every application for a development permit shall be made on a form provided by the superintendent and shall be accompanied by a non-refundable application fee of \$50. (SOR/94-577)

(3) On approval of the application, the application fee shall be credited to the development permit fees.

(4) The superintendent shall issue a development permit where:

(a) in the case of a cottage, the proposed development meets the requirements set out in section 5; and

(b) in the case of an accessory building, the proposed development meets the requirements set out in section 6. (SOR/94-577)

(5) On approval of an application for a development permit, the applicant shall pay the following development permit fees:

- (a) \$60 in the case of minor alterations; and
- (b) \$100 in the case of major alterations. (SOR/94-577)

8. A development permit shall be valid for the period stated therein or, if no period is stated therein, for one year from the date the permit is issued.

9. No development permit is required for repairs made in the course of normal maintenance of a building on a cottage lot that would not affect the structural integrity or susceptibility to fire of a cottage or an accessory building or substantially change its exterior appearance.

## PLANS AND SPECIFICATIONS

10. Every application for a development permit, other than for repairs to the structure, or the removal or demolition, of a cottage or an accessory building, shall be accompanied by the following documents:

- (a) plans showing the building's interior and exterior layout; and
- (b) site plans. (SOR/94-577)

## NATIONAL BUILDING CODE AND NATIONAL FIRE CODE

11. No person shall undertake a development unless the work is carried out in accordance

with the applicable standards set out in the National Building Code or the National Fire Code. (SOR/97-307)

12. (1) No person shall erect, alter, repair, add to or enlarge a cottage or an accessory building except in accordance with the following minimum maintenance standards:

- (a) every part of a cottage or an accessory building shall be maintained in a structurally sound condition, capable of safely sustaining its own weight and any load to which it may be subject;
- (b) materials that have been damaged or that show evidence of rot or other deterioration shall be repaired or replaced;
- (c) exterior walls shall be maintained to prevent deterioration that is due to weather, rot or insects by painting, restoring or repairing the walls, coping or flashing and by weatherproofing joints where required;
- (d) a roof including its fascia board, soffit, cornice and flashing shall be maintained in a watertight condition to prevent leakage of water into a dwelling;
- (e) rotted or damaged doors, door frames, window frames, sashes and casings, broken glass and missing or defective door and window hardware shall be repaired or replaced;
- (f) outside stairs or porches shall be maintained free from defects that constitute a hazard and all treads, riser and supporting structural members that are rotted or deteriorated shall be repaired or replaced;
- (g) all plumbing, drain pipes, water pipes and plumbing fixtures in every cottage shall be

maintained in good working order and free from leaks and defects;

(h) where the safety of a cottage requires minimum electrical standards, all electrical standards, and all electrical equipment installations and wiring in the cottage shall be in accordance with the requirements of (i) C.S.A. C22.1 "Canadian Electrical Code, Part 1", and (ii) the laws of the province in which the Park is situated; and (i) the electrical wiring and all electrical fixtures located or used in a cottage or an accessory building shall be maintained in good working order.

(2) No lessee shall permit his cottage or accessory building to deteriorate below the standard specified in subsection (1).

## MAINTENANCE STANDARDS

13. (1) Where the superintendent of a park in which a cottage or an accessory building is located has reasonable grounds to believe that the cottage or accessory building does not conform to these Regulations, the superintendent may enter and inspect that cottage or accessory building, at a reasonable time and on producing proper identification, after

(a) the superintendent has given twenty-four hours notice to the occupant or, where there is no occupant, the owner; and

(b) the occupant or, where there is no occupant, the owner of the cottage or accessory building has given permission to the superintendent to enter. (SOR/94-577)

(2) Where the superintendent is refused entry into a cottage or accessory building, a stipendiary magistrate appointed pursuant to

subsection 5(4) of the National Parks Act or a provincial court judge may order the occupant or owner of the cottage or accessory building to admit the superintendent into that cottage or accessory building. (SOR/94-577)

(3) Where neither the occupant nor the owner of a cottage or accessory building can be found, a stipendiary magistrate appointed pursuant to subsection 5(4) of the Act or a provincial court judge may authorize the superintendent to enter and inspect the cottage or accessory building at such a time as the stipendiary magistrate or Provincial Court Judge considers reasonable. (SOR/94-577)

## NOTICE

14. (1) The superintendent, after carrying out an inspection pursuant to section 13 and determining that a cottage or an accessory building does not conform to these Regulations, shall issue a written notice to the occupant or owner of the cottage or accessory building specifying the remedial measures required to bring the cottage or accessory building up to the standards prescribed by these Regulations. (SOR/94-577)

(2) The notice issued pursuant to subsection (1) shall specify a date by which the remedial measures are to be carried out. (SOR/94-577)

## SUSPENSION AND CANCELLATION

15. (1) The superintendent may suspend a development permit if he has reasonable grounds to believe that any work or operation under the permit has been conducted in violation of these Regulations. (SOR/94-577)

(2) A development permit suspended

pursuant to subsection (1) shall be reinstated if:

- (a) the holder of the permit is acquitted of any charge laid in respect of the alleged violation that was the grounds for the suspension; or
- (b) no charge is brought against the holder of the permit in respect of an alleged violation within thirty days of the date of the suspension.
- (3) The superintendent may cancel any development permit where the holder of the permit is found guilty of a violation of these Regulations. (SOR/94-577)

## USES INCIDENTAL TO CONSTRUCTION

16. (1) Subject to subsections (2) and (3), no person shall place on a cottage lot any construction apparatus or temporary structure other than a tool shed or scaffold necessary for construction on the cottage lot. (SOR/94-577)

(2) Subject to subsection (3), the superintendent may permit a construction apparatus or temporary structure other than a tool shed or scaffold to be placed on a cottage lot where the construction apparatus or temporary structure is necessary for construction and does not adversely affect the appearance, safety, use, or enjoyment of surrounding properties. (SOR/94-577)

(3) A construction apparatus or temporary structure permitted to be placed on a cottage lot pursuant to subsection (1) or (2), shall be removed by the holder of the development permit or an agent of the holder of the development permit immediately after completion of the construction. (SOR/94-577)

17. Where any construction on a cottage lot is

discontinued, abandoned or completed, or where a development permit has expired, all construction apparatus and temporary structures on the cottage lot shall immediately be removed by the lessee and in default thereof the superintendent may remove the construction apparatus and temporary structures and may reinstate the cottage lot and charge the costs of such removal and reinstatement to the lessee. (SOR/94-577)

## STORAGE IN YARDS

18. (1) A lessee may store in the rear or side yard of his cottage lot any garden equipment, garden furniture, firewood, boats, boat trailers and other items normally associated with the enjoyment of a cottage on condition that those items are stored in a manner that does not detract from the appearance of the cottage lot and does not interfere with the use and enjoyment of neighbouring cottage lots.

(2) No person shall store a cabin trailer, motor home or camper-truck on a cottage lot.

## OFF-STREET PARKING FACILITIES

19. (1) No person shall:

- (a) reconstruct, enlarge or erect any structure on a cottage lot without providing off-street automobile parking spaces in such locations as shall be approved by the superintendent; or
- (b) provide off-street automobile parking spaces or parking within a front yard or within a side yard abutting a street, unless in the opinion of the superintendent, the special layout and terrain of the cottage lot does not allow a reasonable alternative. (SOR/94-577)

(2) Each off-street automobile parking space shall measure not less than six metres by three metres.

(3) There shall be at least one off-street automobile parking space for each cottage lot.

## FENCES AND HEDGES

20. (1) No person shall, on a cottage lot, construct a fence or cultivate a hedge that is incompatible with the natural characteristics of the park in which the cottage lot is located. (SOR/94-577)

(2) Fences erected on a cottage lot shall not be in excess of one and one-half metres above grade in height and shall not be spiked or barbed so as to be a potential danger to persons or animals.

## MOBILE ACCOMMODATION

21. No person shall use a cabin trailer, motor home, camper-truck or tent on a cottage lot for the purpose of a temporary or permanent residence.

## SWIMMING POOLS

22. No person shall construct or install a swimming pool on a cottage lot.

*NOTE: These regulations are here for reference purposes only and therefore have no legal sanction. All Canada Gazette amendments up to March 1, 1999 are included. For more information, please contact:*

*Legislative and Regulatory Affairs  
National Parks Directorate  
4th Floor, 25 Eddy Street,  
Hull, QC, K1A 0M5*

**P.C. 1979-1385, SOR/79-398, National Parks Act**



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This plan has been recommended for approval by:



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Ken Walker

A/Superintendent, Waterton Lakes National Park