



RESORT MUNICIPALITY OF WHISTLER  
 4325 Blackcomb Way TEL 604 932 5535  
 Whistler, BC Canada V8E 0X5 TF 1 866 932 5535  
 whistler.ca FAX 604 935 5109

*Sent via Regular Mail*

February 8, 2022

Dear Sir or Madam,

**Re: Blackcomb Land Use Contract (LUC) Termination  
 Horstman Estates  
 (File No. LUC00004)**

The Resort Municipality of Whistler (RMOW) is providing this letter to inform you that your property is subject to the municipality's Land Use Contract (LUC) termination process described in this letter.

The purpose of the LUC termination process is to establish zoning regulations for all properties within municipal boundaries that are currently regulated by a LUC. The process is required as a result of provincial legislation whereby all LUCs in British Columbia will automatically terminate on June 30, 2024. Municipalities are required to enact zoning regulations for all properties affected by LUCs by June 30, 2022.

Strata Plan VAS2482 for Horstman Estates is currently split-zoned between the Blackcomb LUC and the RS3 Zone (Residential Single Family Three). The Blackcomb LUC is registered on the affected property titles as G2520 and GB77455.

For areas at Horstman Estates that are currently regulated by the Blackcomb LUC, staff are proposing to utilize the existing RS3 Zone. The zoning provides for detached single family residential dwellings, auxiliary residential dwellings units and park. As part of this process, staff are also proposing to revise two clauses in the existing RS3 Zone that currently reference the Blackcomb LUC. These are clauses (1) and (15), which currently state:

- (1) The intent of this zone is to provide for detached residential dwellings on lands contiguous to the Blackcomb Land Use Contract lands.
- (15) Off-street parking and loading shall be provided and pursuant to the requirements and standards set out in Schedule "K" of the Blackcomb Land Use Contract Bylaw No. 650, 1988.

A map of the subject lands is included as Attachment A to this letter. The RS3 Zone, with the proposed revisions to clauses (1) and (15), is included as Attachment B to this letter. The LUC and associated documents are available at [whistler.ca/LUC00004](http://whistler.ca/LUC00004).

Prior to Council consideration of the proposed zoning, the RMOW is providing a one month period to receive questions and/or comments from affected property owners. The zoning adoption process will also include a statutory public hearing where members of the public are provided the opportunity to make verbal and written submissions to Council. All owners will receive notice of



the public hearing by mail in advance of the hearing, and the hearing will also be advertised in the local newspaper.

Should you have any questions or comments on the LUC termination process and proposed zoning for your property, please submit these by email to [planning@whistler.ca](mailto:planning@whistler.ca) or by mail to: Planning Department, Resort Municipality of Whistler, 4325 Blackcomb Way, Whistler, BC, V8E 0X5. Please reference File No. LUC00004. Note that all correspondence received will become part of the LUC termination file and will be included in a future report to Council along with your name and address. Personal contact information will not be included. Any submissions for the initial 30-day comment period must be received by March 8, 2022 to be considered.

Further information on the LUC termination process may be found on the RMOW website at [www.whistler.ca/landusecontracts](http://www.whistler.ca/landusecontracts). You may also contact the Planning Department at 604-935-8170 for questions you may have.

Yours sincerely,

RMOW Planning Department

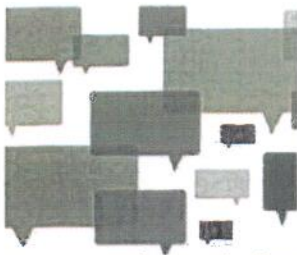
Encl.



Attachment A  
Subject Lands – Horstman Estates



WHISTLER: A PLACE WHERE OUR COMMUNITY THRIVES, NATURE IS PROTECTED AND GUESTS ARE INSPIRED.



# Notice of Public Hearing

## LAND USE CONTRACT TERMINATION BYLAW (HORSTMAN ESTATES) NO. 2323, 2022

Tuesday, April 19, 2022 @ 5:30 p.m.

Via Zoom Online/ Telephone

**Purpose and Subject Lands:** The overall subject lands are known as "Horstman Estates" and form Strata Plan VR2482; the lands include parcels located along Horstman Place and Horstman Lane. In general terms, the proposed Bylaw will:

1. Revise regulations for the existing RS3 Zone (Residential Single Family Three). The proposed revisions will change the density provisions for the zone to reflect the maximum density permitted by a covenant GC125596, update the intent statement for the zone, and change the parking provisions for the zone.
2. Apply the revised RS3 Zone to the area shown outlined in heavy black on Map 1 attached to this notice. Part of the area is already zoned RS3; part of it is currently subject to Land Use Contract G2520.
3. Terminate Land Use Contract G2520 from the lands shown outlined in heavy black on Map 2 attached to this notice.

**To learn more:** A copy of the proposed Bylaw, background documentation and written comments received from the public regarding Public Hearing for LUC00004 are available for review from April 7, 2022 to April 19, 2022 at:

- **Municipal Hall** at 4325 Blackcomb Way, Whistler, BC, during regular office hours of 8:00 a.m. to 4:30 p.m., Monday to Friday (statutory holidays excluded)
- **Online** on the Resort Municipality of Whistler (RMOW) website at: [whistler.ca/LUC00004](http://whistler.ca/LUC00004)

**How to provide input:** All persons who believe that their interest in property is affected by the proposed Bylaw will be given an opportunity to provide written and verbal comments that will be considered by Council as follows:

1. **Submit written comments to Council via email:** [corporate@whistler.ca](mailto:corporate@whistler.ca) (must be received by 3:30 p.m. on April 19, 2022) (include "Public Hearing for LUC00004" in the subject line, address the comments to "Mayor and Council"; and include your name and mailing address in the email); and/or
2. **Submit written comments to Council via mail/hand delivery:** Resort Municipality of Whistler, Legislative Services Department, 4325 Blackcomb Way, Whistler BC V8E 0X5 (must be received by 3:30 p.m. on April 19, 2022) (include "Public Hearing for LUC00004" in the subject line, address the comments to "Mayor and Council"; and include your name and mailing address in the letter); and/or
3. **Provide verbal comments at the Public Hearing via online video or phone conferencing.** Visit [whistler.ca/LUC00004](http://whistler.ca/LUC00004) or scan the QR code below for instructions on how to access and participate in the Public Hearing. The Public Hearing link and phone numbers are also below.

**After the conclusion of this Public Hearing, Council cannot receive further input from the public on the proposed Bylaw.**

For more information visit: [whistler.ca/LUC00004](http://whistler.ca/LUC00004)

Public Hearing link: <https://whistler.zoom.us/j/67791481561>

Public Hearing phone numbers:  
+1-778-907-2071  
+1-647-374-4685

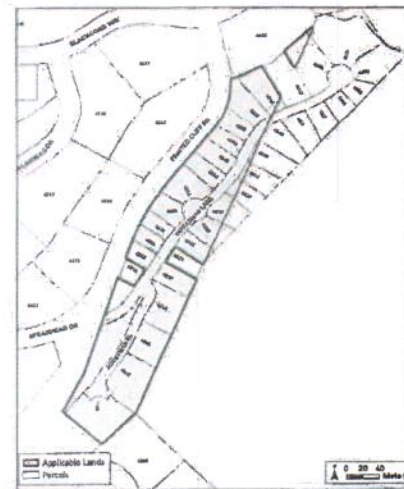


SCAN THE QR CODE FOR INSTRUCTIONS TO PARTICIPATE IN THE PUBLIC HEARING ONLINE

Webinar ID: 677 9148 1561



Map 1 showing lands where the revised RS3 Zone is proposed to be applied



Map 2 showing lands where Land Use Contract G2520 is proposed to be terminated

Resort Municipality of Whistler  
[whistler.ca/LUC00004](http://whistler.ca/LUC00004)