

RESORT MUNICIPALITY OF WHISTLER

BYLAW NO. 1021, 1993

A Bylaw to Amend the Official Community Plan

WHEREAS Section 10 of the Resort Municipality of Whistler Act provides that the Municipality may amend the Official Community Plan in accordance with Part 29 of the Municipal Act:

AND WHEREAS Council has given due consideration to the requirements of Part 29 of the Municipal Act;

NOW THEREFORE, the Council of the Resort Municipality of Whistler in open meeting assembled ENACTS AS FOLLOWS:

1. The Official Community Plan adopted by Ministerial regulation made April 15, 1982, is amended by deleting Schedule "A" to the Plan and replacing it with Schedule "A" attached to and forming part of this Bylaw.
2. This Bylaw shall be cited for all purposes as "Official Community Plan Amendment Bylaw No. 1021, 1993".

GIVEN FIRST READING by an affirmative vote of a majority of all members of Council the 27th day of September , 1993.

GIVEN SECOND READING by an affirmative vote of a majority of all members of Council the 27th day of September , 1993.

Public Hearing held the 23rd day of October , 1993.

GIVEN THIRD READING by an affirmative vote of a majority of all members of Council the 22nd day of November , 1993.

1993 - 2018

25 Years

Horstman Estates - TOURIST ACCOMMODATION

4.0 POLICIES AND OBJECTIVES

4.1 RESIDENTIAL AND COMMERCIAL ACCOMMODATION

BACKGROUND

There is concern in Whistler with the changes that will occur as the community grows from its current capacity of approximately 30,000 bed units to the current committed size of approximately 52,600 under current OCP and zoning designations. At present, there appears to be little need to further increase the ultimate size of Whistler, as the community already has considerable remaining approved capacity for all forms of development. It is imperative to make good use of the "breathing room" afforded over the short term to comprehensively address questions about the long-range future of Whistler. Because there is already significant capacity for additional development, the Municipality will be very careful about considering additional approvals. The Comprehensive Development Strategy describes how the Municipality will use the results from the extensive monitoring system and community consultation to determine what kinds and amounts, if any, of additional development capacity should be approved.

Proposed developments will be evaluated in accordance with Section 4.13.

POLICIES

- 4.1.1 The lands outlined in Schedules B are designated for development of accommodation.
- 4.1.2 Development of accommodation on any other lands will require an amendment to Schedule B, provided that accommodation permitted by zoning in effect at the date of adoption of this OCP may be developed without further amendment of the OCP.
- 4.1.3 The lands outlined in Schedule C are the primary focus for commercial accommodation.

9.0 DEVELOPMENT PERMIT AREA #5: BLACKCOMB BENCHLANDS

9.1 AREA

Development Permit Area #5 known as Blackcomb Benchlands, as shown on Schedules P and Q.

9.2 DESIGNATION

9.2.1 Pursuant to Section 945(4)(e) of the Municipal Act, the Blackcomb Benchlands is hereby designated as an area for the establishment of objectives and the provision of guidelines for the form and character of commercial and residential accommodation development.

9.2.2 Pursuant to Section 945(4)(a) of the Municipal Act, the Blackcomb Benchlands is hereby designated as an area for the protection of the natural environment.

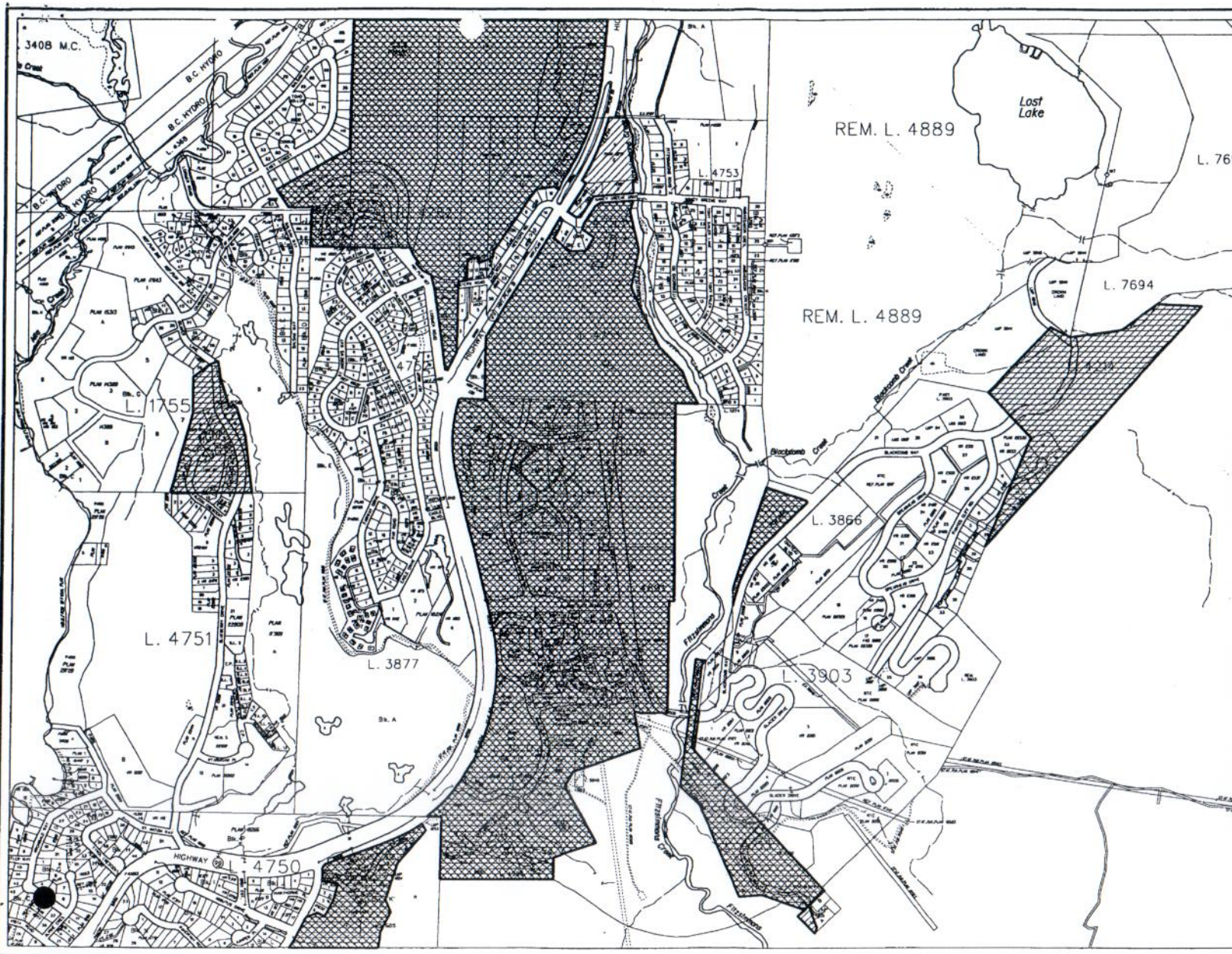
9.2.3 Pursuant to Section 945(4)(b) of the Municipal Act, the Blackcomb Benchlands is hereby designated as an area for the protection of development from hazardous conditions.

9.3 JUSTIFICATION

The Blackcomb Benchlands is adjacent to Whistler Village and is designated for substantial tourist accommodation and commercial development. The Municipal objective is to ensure that the Benchlands maintain design standards which are consistent and complementary to the Whistler Village. The Benchlands' terrain is characterized by steep topography, important wildlife habitats, flooding and drainage and erosion. Selective building design, and construction works shall be required to protect the natural environment and prevent hazardous conditions.

9.4 GUIDELINES

Development Permits issued for each designation category in this are shall be in accordance with the following guidelines.






**OFFICIAL
COMMUNITY
PLAN**

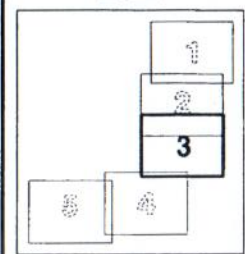
SCHEDULE - Q

**DEVELOPMENT
PERMIT AREAS
(DESIGNATION)**

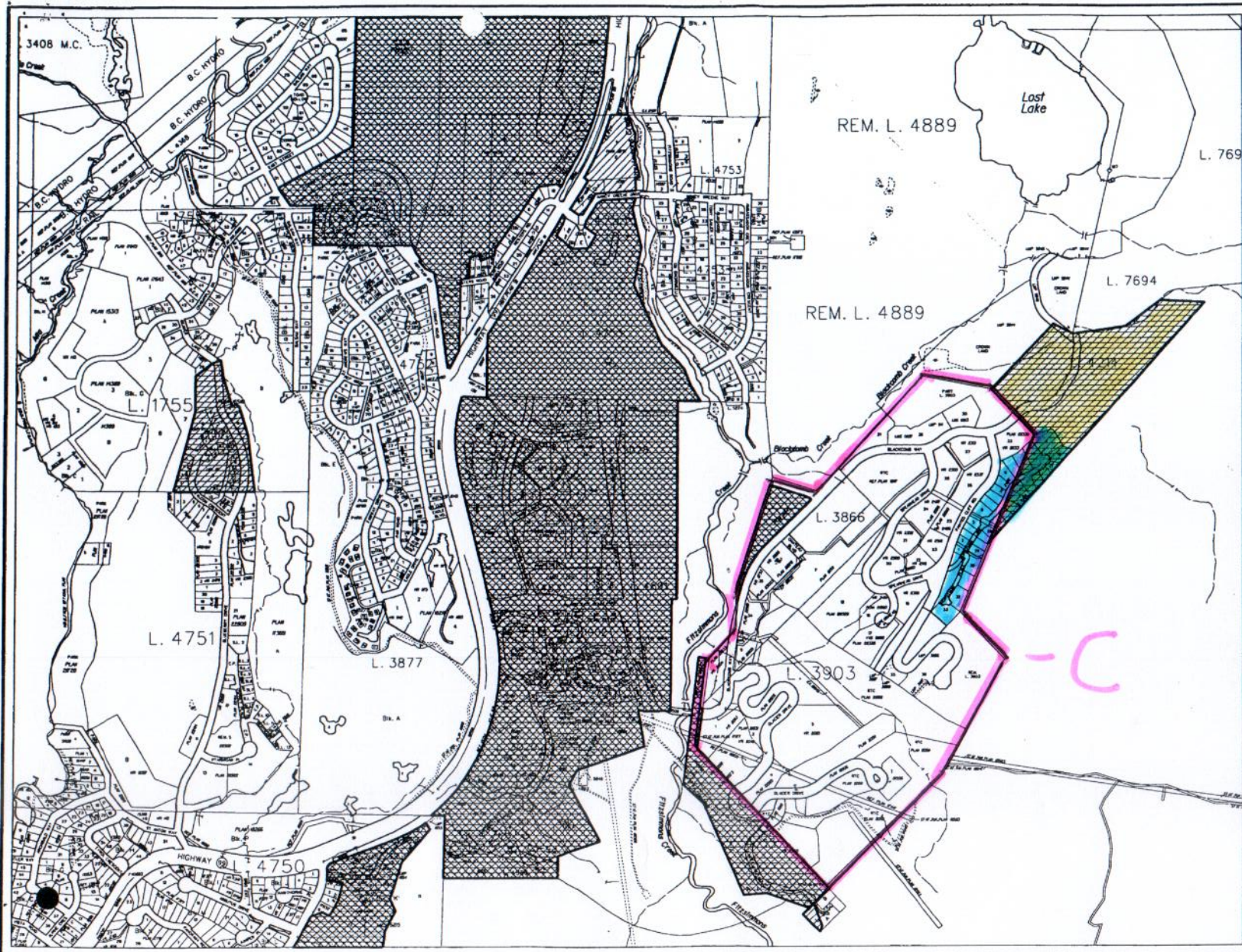
LEGEND

-  Form & Character of Development
-  Protection of Natural Environment
-  Protection from Hazardous Conditions

INDEX



Scale 1:10000






**OFFICIAL
COMMUNITY
PLAN**

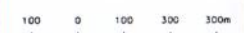
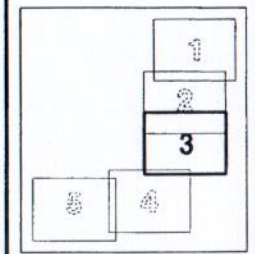
SCHEDULE - Q

**DEVELOPMENT
PERMIT AREAS
(DESIGNATION)**

LEGEND

-  Form & Character of Development
-  Protection of Natural Environment
-  Protection from Hazardous Conditions

INDEX

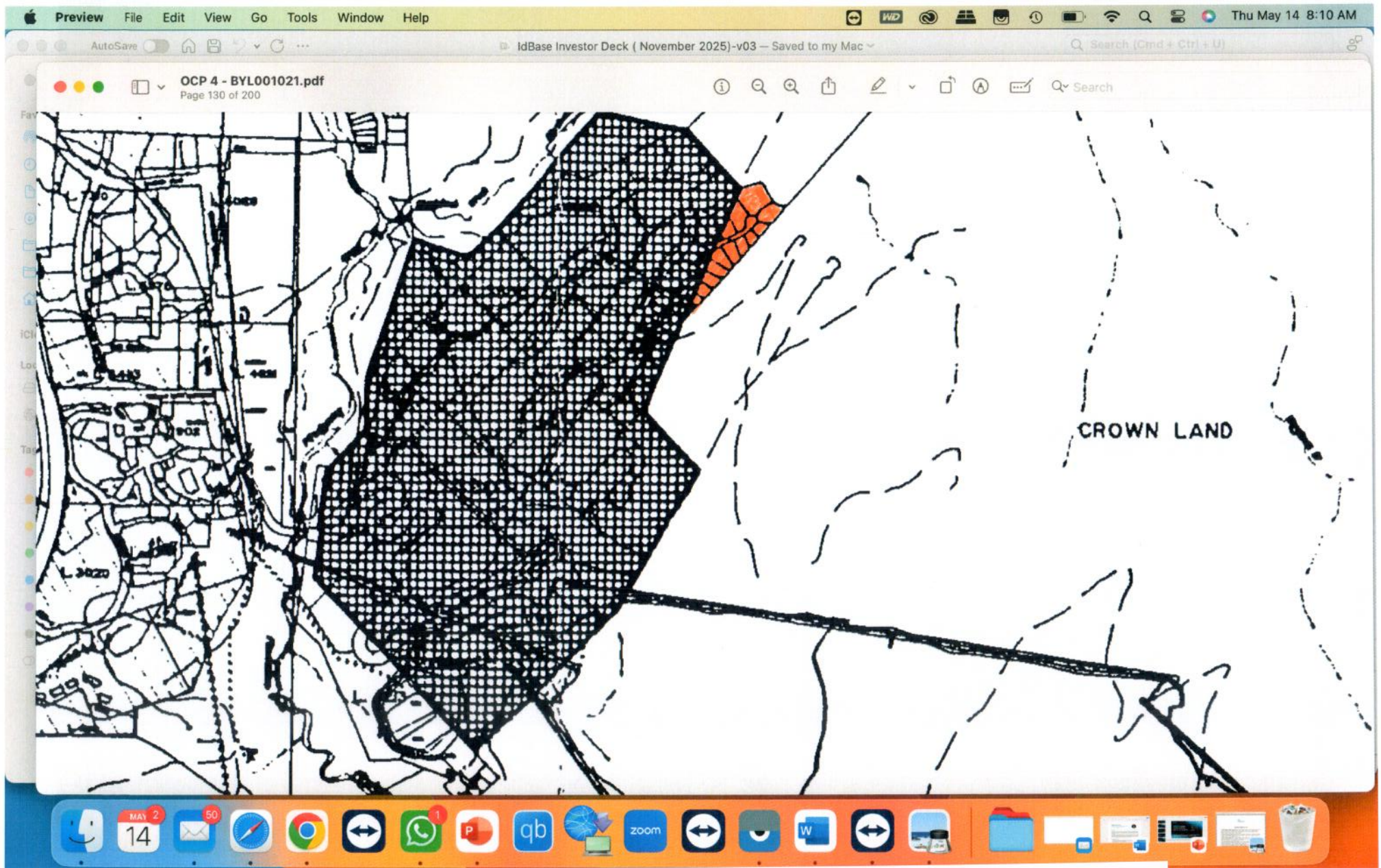


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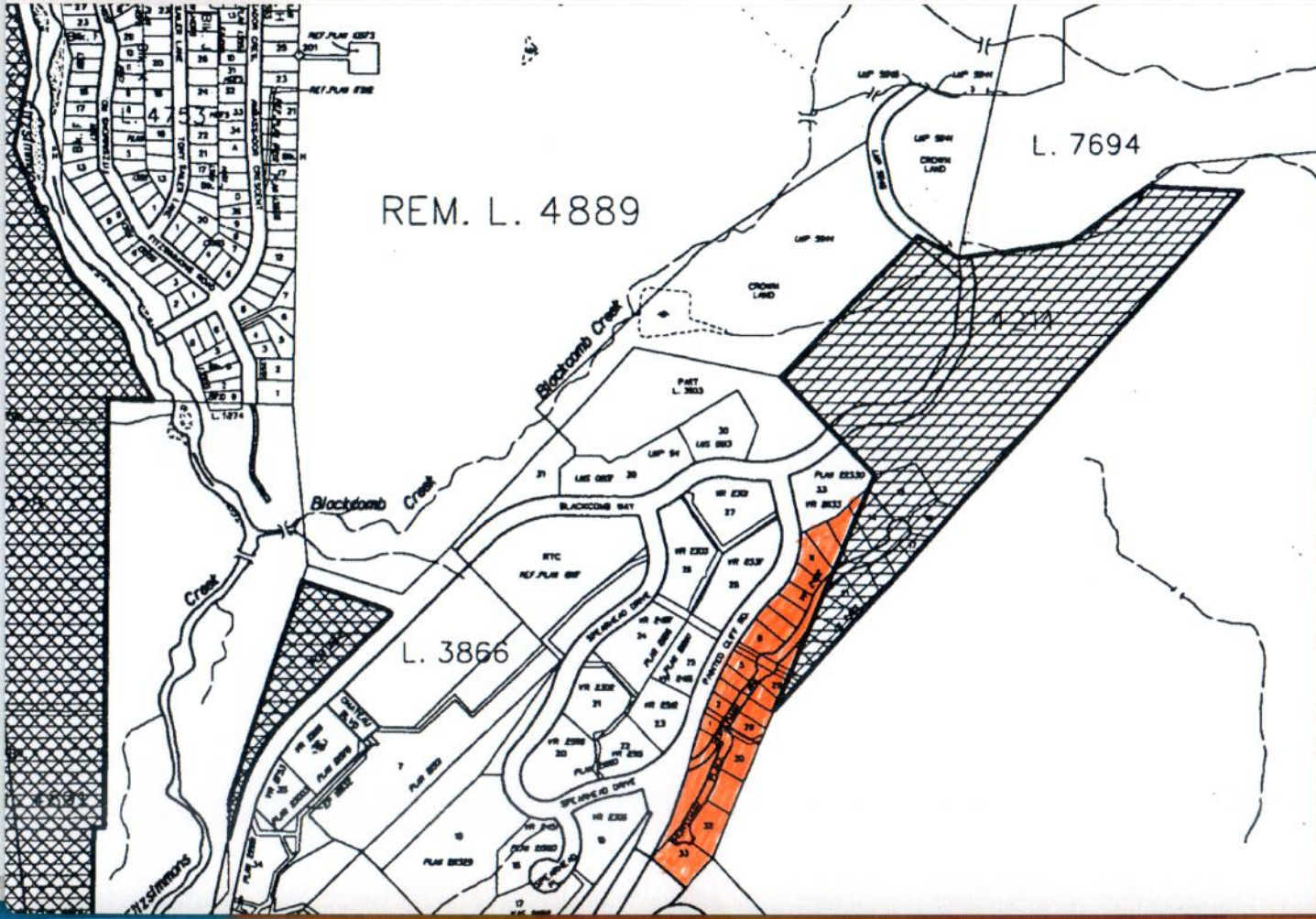
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Horstman Estates Lie Within Schedules C & Q








Schedule C - Blackcomb Land Use Contract
100% - Commercial Accommodation



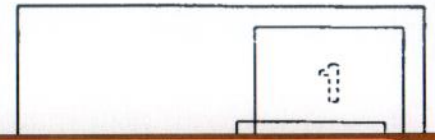
SCHEDULE - Q

DEVELOPMENT PERMIT AREAS (DESIGNATION)

LEGEND

-  Form & Character of Development
-  Protection of Natural Environment
-  Protection from Hazardous Conditions

INDEX



4.13 EVALUATING PROPOSALS FOR OCP AND ZONING AMENDMENTS

BACKGROUND

The approach to considering development proposals is based entirely on the growth management strategy and policies contained in the Comprehensive Development Plan.

Proposed amendments to the OCP or Zoning Bylaw, especially those which would significantly increase the accommodation capacity within the existing Municipal boundaries, will only be approved under very special circumstances, and must comply with the criteria under this section. These criteria have been prepared to ensure that the goals and objectives of the Official Community Plan and the Comprehensive Development Plan are satisfied. Proposed OCP amendments or rezonings that are of a minor or technical nature must conform with this Part, but it is assumed that the evaluations can be brief and quickly conducted.

POLICIES

- 4.13.1 The criteria contained in this section will be used to evaluate all proposed amendments to the OCP and the Zoning Bylaw for the purposes of allowing development.
- 4.13.2 Proposed OCP amendments or rezonings that increase the bed-unit capacity of the Municipality will only be considered if the development:
- a) provides clear and substantial benefits to the community and the resort;
 - b) is supported by the community, in the opinion of Council;
 - c) will not cause unacceptable impacts on the community, resort, or environment; and
 - d) meets all applicable criteria set out in the Official Community Plan.

The Municipality will annually review its growth management policies and determine what kinds and amounts of additional development, if any, are appropriate, necessary, or regarded as likely to yield benefits to the community and the resort. If this annual review identifies kinds of development that should be considered, the Municipality will consider amending the Official Community Plan.

OFFICIAL COMMUNITY PLAN

SCHEDULE A

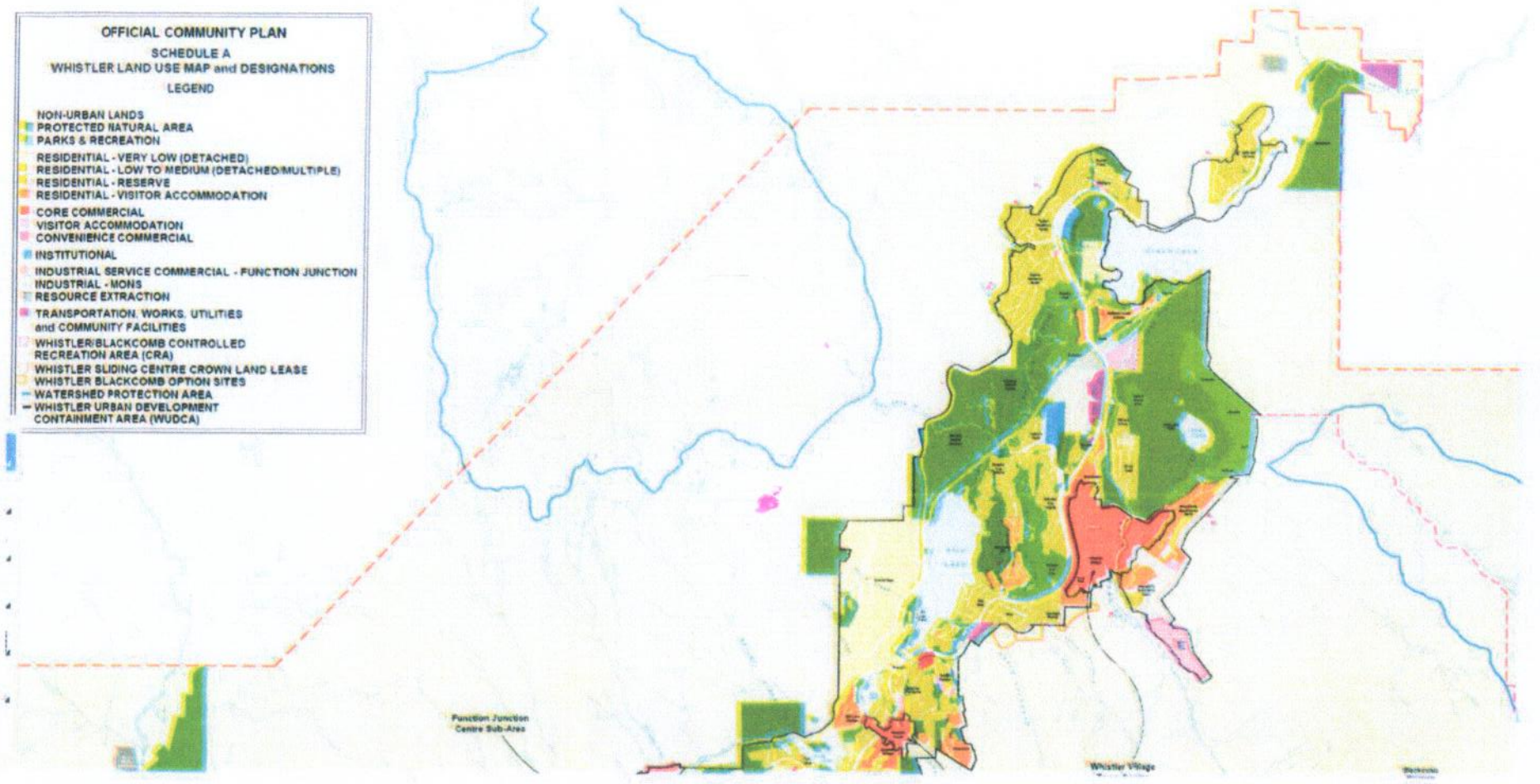
OFFICIAL COMMUNITY PLAN BYLAW NO. 2199, 2018,
Consolidated October 05, 2022







Resort Municipality of Whistler
whistler.ca

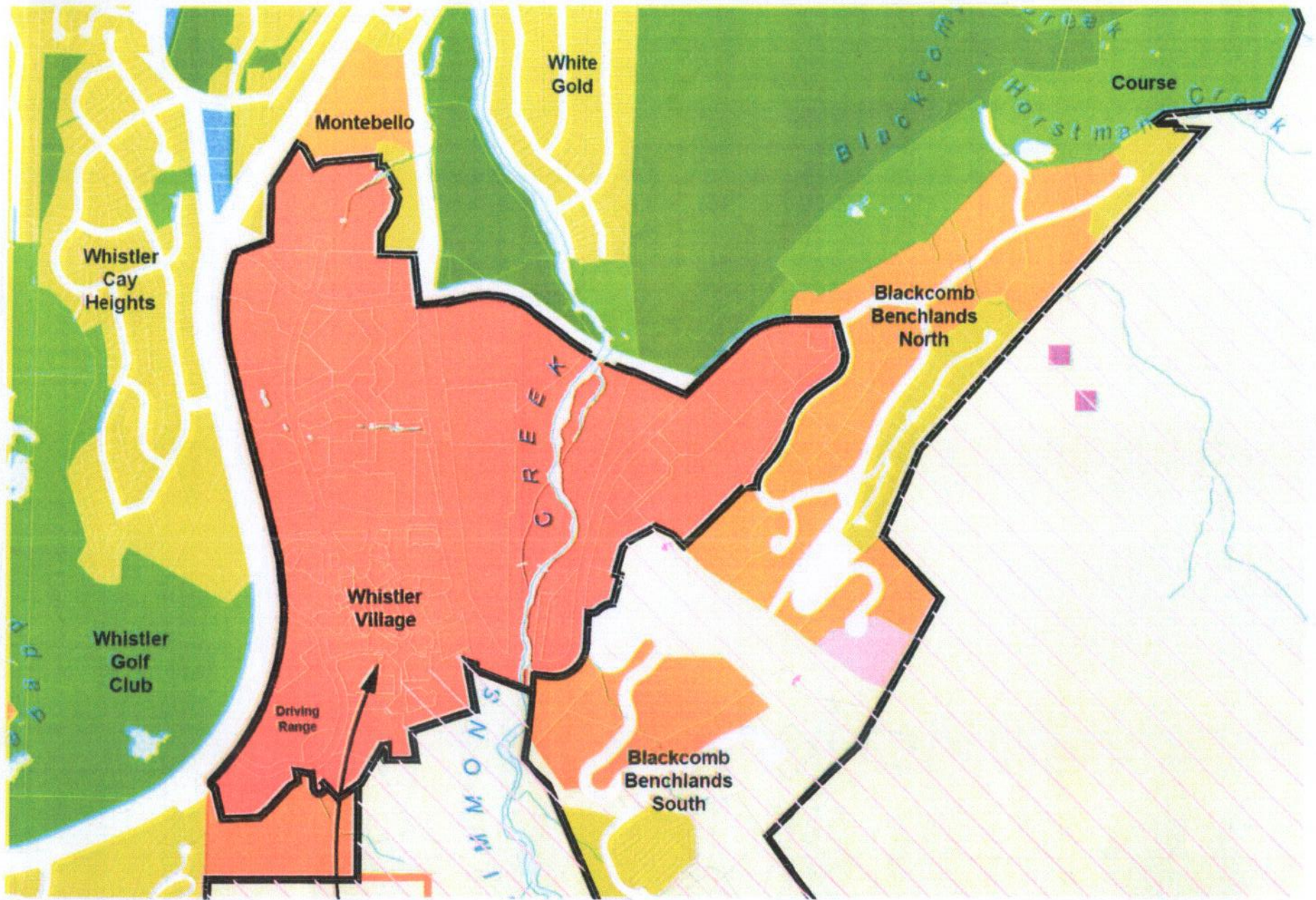


**OFFICIAL COMMUNITY PLAN
SCHEDULE A
WHISTLER LAND USE MAP and DESIGNATIONS
LEGEND**

- NON-URBAN LANDS
- PROTECTED NATURAL AREA
- PARKS & RECREATION
- RESIDENTIAL - VERY LOW (DETACHED)
- RESIDENTIAL - LOW TO MEDIUM (DETACHED/MULTIPLE)
- RESIDENTIAL - RESERVE
- RESIDENTIAL - VISITOR ACCOMMODATION
- CORE COMMERCIAL
- VISITOR ACCOMMODATION
- CONVENIENCE COMMERCIAL
- INSTITUTIONAL
- INDUSTRIAL SERVICE COMMERCIAL - FUNCTION JUNCTION
- INDUSTRIAL - MONS
- RESOURCE EXTRACTION
- TRANSPORTATION, WORKS, UTILITIES and COMMUNITY FACILITIES
- WHISTLER/BLACKCOMB CONTROLLED RECREATION AREA (CRA)
- WHISTLER SLIDING CENTRE CROWN LAND LEASE
- WHISTLER BLACKCOMB OPTION SITES
- WATERSHED PROTECTION AREA
- WHISTLER URBAN DEVELOPMENT CONTAINMENT AREA (WUDCA)



-  **RESIDENTIAL - VERY LOW (DETACHED):** Very low density residential lands consisting of detached housing on large parcels.
-  **RESIDENTIAL - LOW TO MEDIUM (DETACHED/MULTIPLE):** Lands for detached and duplex dwellings characterized by low to medium density lot sizes, and lands for medium density multiple residential development, the latter of which is generally located close to commercial, recreational, institutional, transit and trail connections.
-  **RESIDENTIAL - RESERVE:** Lands available for employee housing with a variety of housing forms and densities. These lands may be developed as needed to meet the municipality's housing needs. Limited market residential and convenience commercial uses primarily oriented to meet the needs of the surrounding neighbourhood are included.
-  **RESIDENTIAL - VISITOR ACCOMMODATION:** Lands permitting residential and visitor accommodation use in various dwelling types.
-  **CORE COMMERCIAL:** Whistler Village and Whistler Creek are the resort community's multi-use commercial centres. Whistler Village is the town centre serving visitors and residents with a diverse mix of retail, business, office, service, food and beverage, entertainment, institutional and accommodation uses and associated parking areas as well as parks and leisure space. Whistler Creek is anchored by the Whistler Mountain Creekside ski base with visitor accommodation, restaurants, retail, entertainment, leisure and convenience goods and services primarily serving adjacent visitor accommodation and residential neighbourhoods.
-  **VISITOR ACCOMMODATION:** These lands provide visitor accommodation outside of the Core Commercial areas and may include limited auxiliary commercial uses and employee housing.



Horstman Estates

Schedule B, in which the Lil'wat Nation and Squamish Nation have fee simple land interests.

4.1.6.3. Policy Proposed OCP amendments or rezonings that increase the accommodation bed unit capacity, alter the WUDCA, or alter the Whistler Land Use Map and Designations (Schedule A) will include significant community engagement, and should only be supported if the proposal:

- (a) provides clear and substantial benefits to the community and the resort;
- (b) is supported by the community, in the opinion of Council;
- (c) will not cause unacceptable impacts on the community, resort or environment; and
- (d) meets all applicable policies set out in the OCP.

4.1.6.4. Policy All proposed developments must meet the following conditions:

- (a) the project must be capable of being served by municipal water, sewer and fire protection services, or by an alternate means satisfactory to the municipality;
- (b) the project must be accessible via the local road system, or by an alternate means satisfactory to the municipality;
- (c) the project must comply with all applicable policies of the OCP; and
- (d) all proposed developments and changes in land use must be evaluated to the satisfaction of the municipality to assess impacts on:
 - i. balanced resort and community capacity;
 - ii. overall patterns of development of the community and resort;
 - iii. the character of Whistler's forested mountain environment, including preservation of green buffers, views, scenery and distinctive natural features;
 - iv. Whistler's *sensitive ecosystems* and biodiversity;
 - v. scale, character and quality of development;
 - vi. compatibility with the surrounding area or neighbourhood;
 - vii. quality of life of Whistler's residents;