

RESORT MUNICIPALITY OF WHISTLER

BYLAW NO. 1021, 1993

A Bylaw to Amend the Official Community Plan

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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

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### 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**

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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.

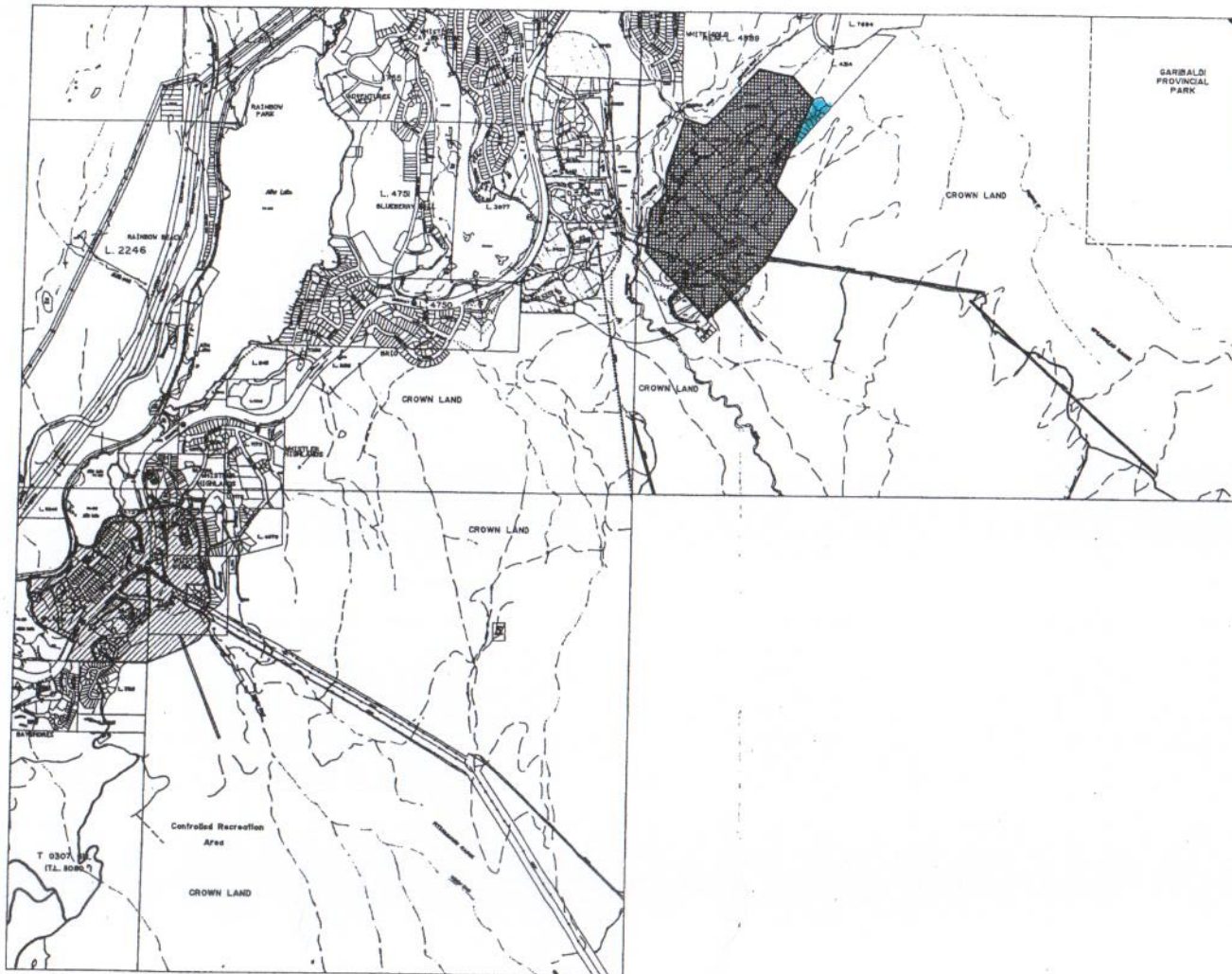
9.2.3 Pursuant to Section 945(4)(b) of the Municipal Act, the Blackcomb Benchlands is hereby designated as an area for the protection of development from hazardous conditions.

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

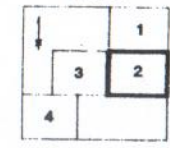
SCHEDULE - C

COMMERCIAL ACCOMMODATION

LEGEND

-  BLACKCOMB
-  WHISTLER CREEK
-  WHISTLER VILLAGE

INDEX



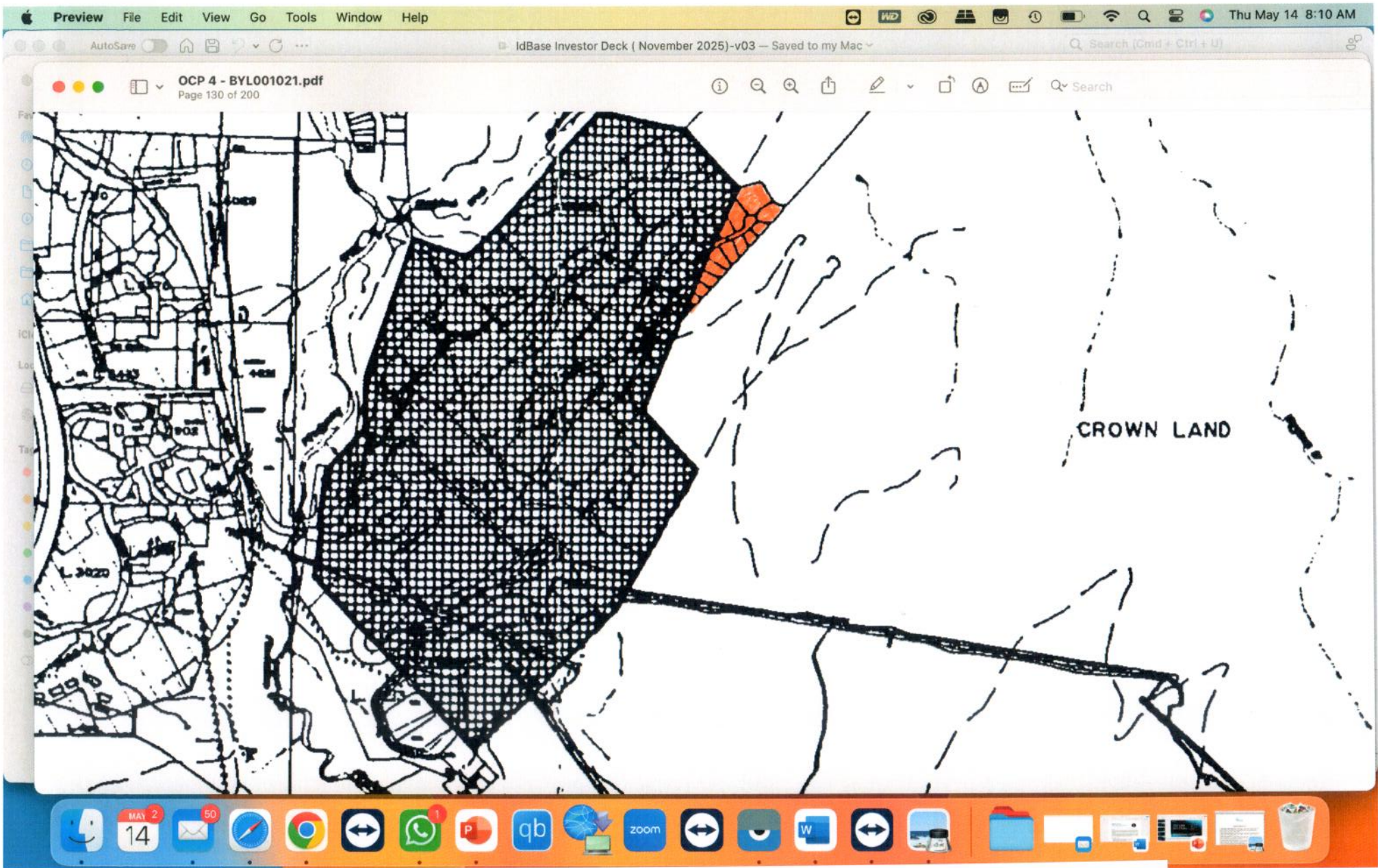
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Schedule - C

  
 September 1993  
 Project: 93-028



# Orange Represents Schedule Q



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

