

WHISTLER

AGENDA

**PUBLIC HEARING OF MUNICIPAL COUNCIL
TUESDAY, APRIL 5, 2016 STARTING AT 6:00 PM**

**In the Franz Wilhelmssen Theatre at Maury Young Arts Centre - Formerly
Millennium Place 4335 Blackcomb Way, Whistler, BC V0N 1B4**

The Public Hearing is convened pursuant to Section 464 of the Local Government Act R.S.B.C. 2015, c.1 to allow the public to make representations to Council respecting matters contained in "Zoning Amendment Bylaw (7600 Nesters Road) No. 2117, 2016" (the "proposed Bylaw").

Everyone present shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw. No one will be discouraged or prevented from making their views known. However, it is important that remarks be restricted to matters contained in the proposed Bylaw.

When speaking, please commence your remarks by clearly stating your name and address.

Members of Council may, ask questions following presentations however, the function of Council at a Public Hearing is to listen rather than to debate the merits of the proposed Bylaw.

As stated in the Notice of Public Hearing,

Zoning Amendment
Bylaw (7600 Nesters
Road) No. 2117, 2016

PURPOSE OF Zoning Amendment Bylaw (7600 Nesters Road) No. 2117, 2016

In general terms, the purpose of the proposed Bylaw is to rezone the subject lands from RR1 (Rural Resource One) to CSF1 (Community Service Facility One), a new site-specific zone to accommodate a recycling facility and other community service uses.

Submissions

Submissions by any persons concerning the proposed Bylaw.

Correspondence

Receipt of correspondence or items concerning the proposed Bylaw.

ADJOURNMENT

PUBLIC HEARING DOCUMENT INDEX

RZ1123 - Zoning Amendment Bylaw (7600 Nesters Road)		
Document Type	Date	Details
Public Hearing Document Index		
Notice of Public Hearing		Notice of Public Hearing
Proposed Bylaw		RZ1123 – Zoning Amendment Bylaw (7600 Nesters Road)
Administrative Report 16-027	March 15, 2016	Administrative Report to Council requesting consideration of first and second reading and permission to schedule a Public Hearing
Presentation	March 15, 2016	Presentation slides for report to Council
Council Minutes	March 15, 2016	Regular Council Minutes: Report No.16-027 (DRAFT)
Correspondence		No correspondence received by March 31, 2016



THE RESORT MUNICIPALITY OF WHISTLER
4325 Blackcomb Way TEL 604 932 5535
Whistler, BC Canada V0N 1B4 TF 1 866 932 5535
www.whistler.ca FAX 604 932 8109

NOTICE OF PUBLIC HEARING

TUESDAY, APRIL 5, 2016 – 6:00 P.M.

MAURY YOUNG ARTS CENTRE (formerly MILLENNIUM PLACE)
Franz Wilhelmsen Theatre, 4335 Blackcomb Way, Whistler BC

ZONING AMENDMENT BYLAW (7600 Nesters Road) NO. 2117, 2016

SUBJECT LANDS: 7600 Nesters Road Whistler, BC

More specifically these lands are described as: Lot 2 District Lot 1758 Plan LMP11103 and as shown on the map attached to this notice.

PURPOSE:

In general terms, the purpose of the proposed Bylaw is to rezone the subject lands from RR1 (Rural Resource One) to CSF1 (Community Service Facility One), a new site-specific zone to accommodate a recycling facility and other community service uses.

INSPECTION OF DOCUMENTS:

A copy of the proposed Bylaw and relevant background documentation may be inspected at the Reception Desk of Municipal Hall at 4325 Blackcomb Way, Whistler, BC, during regular office hours of 8:00 a.m. to 4:30 p.m., from Monday to Friday (statutory holidays excluded).

PUBLIC PARTICIPATION:

All persons, who believe their interest in the property is affected by the proposed Bylaw, will be afforded a reasonable opportunity to be heard by Council at the Public Hearing.

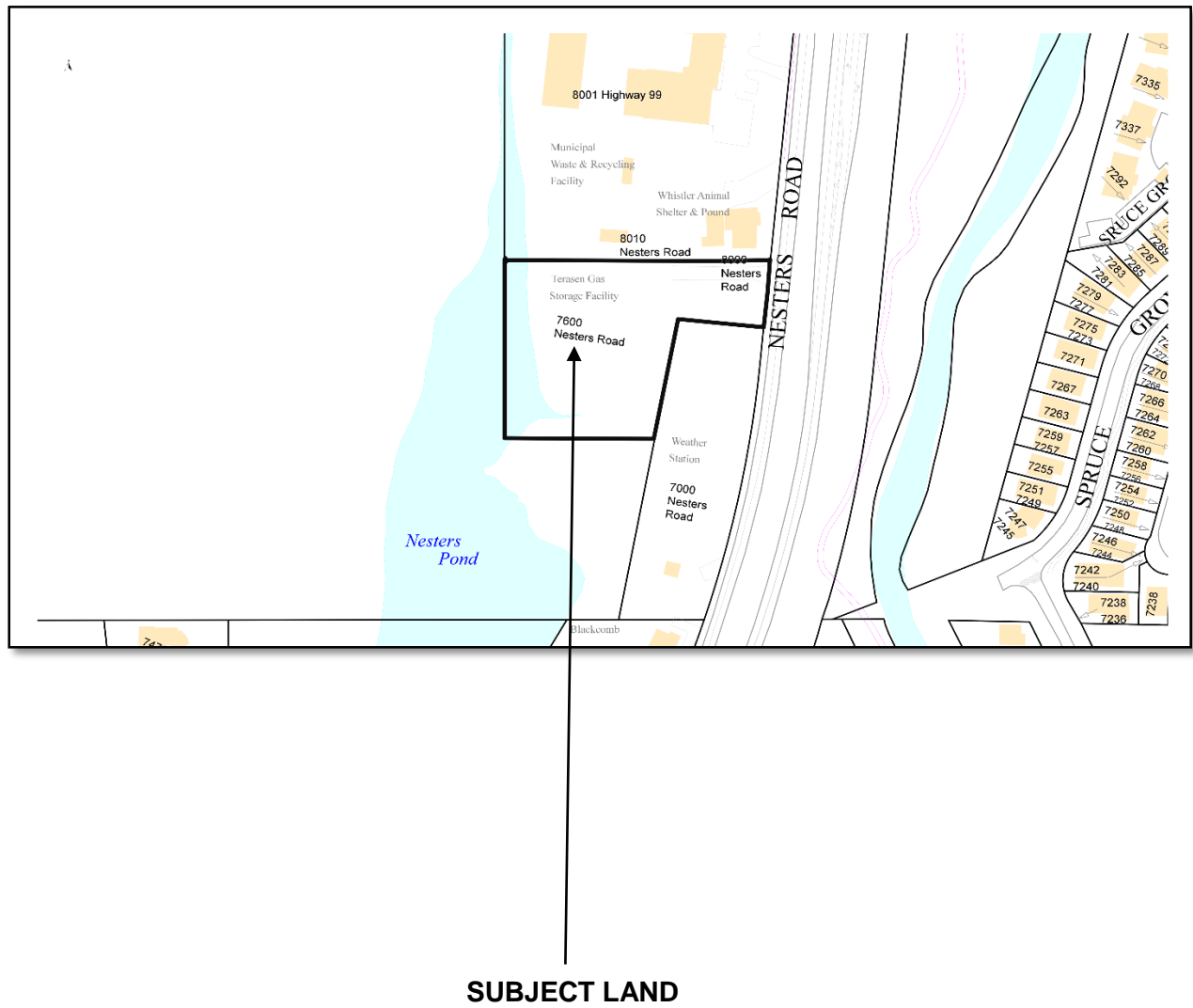
Written comments must be addressed to "Mayor and Council", and may be submitted prior to the public hearing (by 4:30 p.m. on April 5, 2016):

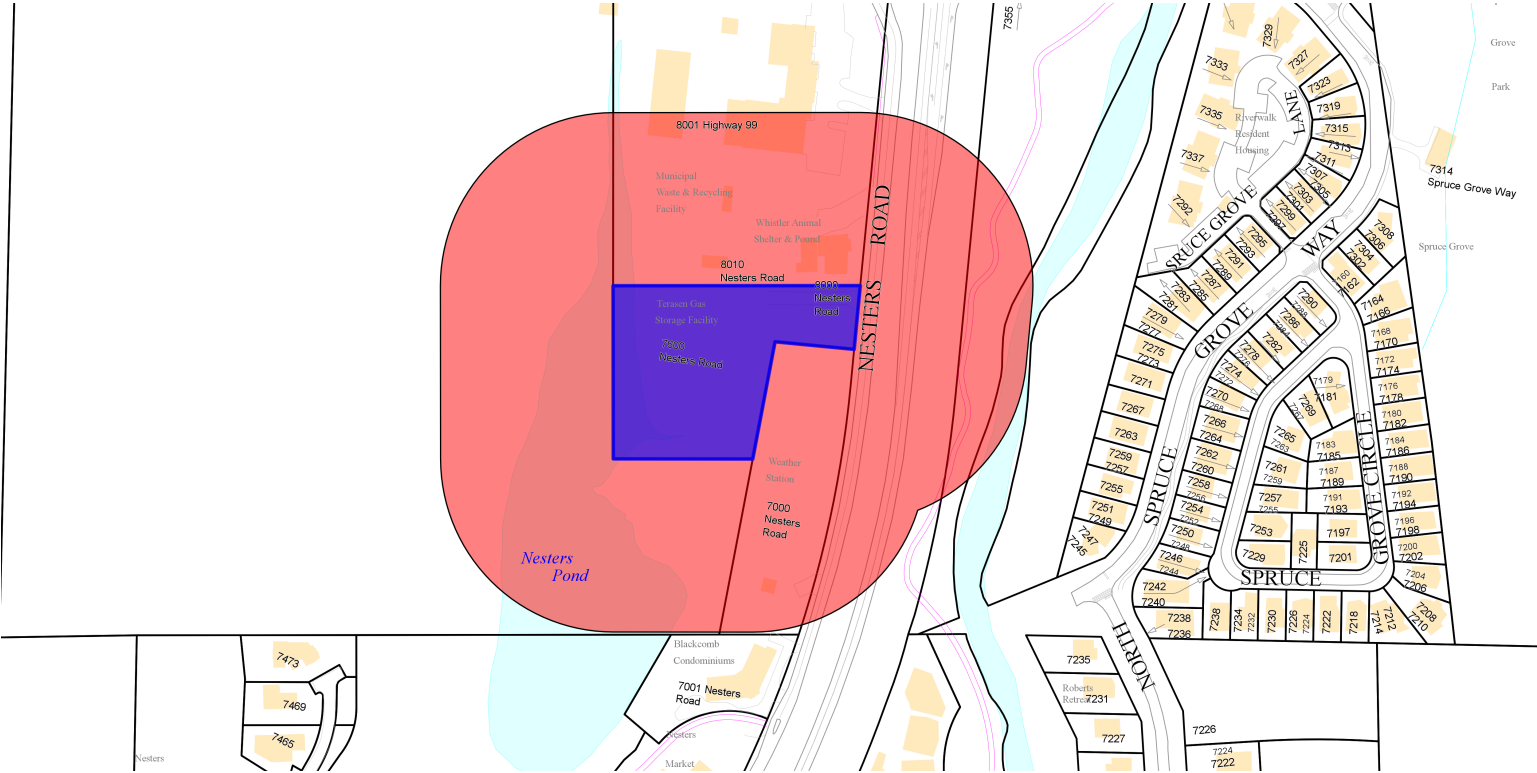
Email: corporate@whistler.ca
Fax: 604-935-8109
Hard Copy: Legislative Services Department
4325 Blackcomb Way
Whistler BC V0N 1B4

Submissions received for the proposed Bylaw will be included in the information package for Council's consideration, which will also be available on our website at www.whistler.ca with other associated information.

At the conclusion of this Public Hearing, no further information on this topic can be considered by Council.

ZONING AMENDMENT BYLAW (7600 Nesters Road) NO. 2117, 2016
SUBJECT LAND – 7600 NESTERS ROAD, WHISTLER, BC





TITLE SEARCH PRINT

File Reference: DP1489 5421

Declared Value \$1200000

2016-02-17, 10:01:36

Requestor: Kay Chow

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

VANCOUVER

VANCOUVER

Title Number

From Title Number

CA3073709

CA3042889

Application Received

2013-04-12

Application Entered

2013-04-16

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

RESORT MUNICIPALITY OF WHISTLER
4325 BLACKCOMB WAY
WHISTLER, BRITISH COLUMBIA
V0N1B4**Taxation Authority**

RESORT MUNICIPALITY OF WHISTLER

Description of Land

Parcel Identifier:

018-353-517

Legal Description:

LOT 2 DISTRICT LOT 1758 PLAN LMP11103

Legal NotationsTHIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE MUNICIPAL
ACT, SEE BN278660NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA4239447
FILED 2015-02-18

SUBJECT TO PROVISOS, SEE CROWN GRANT BG265042

Charges, Liens and Interests

Nature:

UNDERSURFACE AND OTHER EXC & RES

Registration Number:

BG265043

Registration Date and Time:

1993-07-27 13:10

Remarks:

LAND ACT SECTION 47

SEE CROWN GRANT BG265042

TITLE SEARCH PRINT

File Reference: DP1489 5421

Declared Value \$1200000

2016-02-17, 10:01:36

Requestor: Kay Chow

Nature:	COVENANT
Registration Number:	BG265045
Registration Date and Time:	1993-07-27 13:11
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
	THE RESORT MUNICIPALITY OF WHISTLER
Remarks:	L.T.A. SECTION 215

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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TITLE SEARCH PRINT

File Reference: DP1489 5421

Declared Value \$ 1

2016-02-17, 10:01:37

Requestor: Kay Chow

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

VANCOUVER

VANCOUVER

Title Number

From Title Number

BP89619

BJ91710

CROWN GRANT 6628/1337

Application Received

2000-04-20

Application Entered

2000-04-27

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

RESORT MUNICIPALITY OF WHISTLER
4325 BLACKCOMB WAY
WHISTLER, BC
V0N 1B4**Taxation Authority**

NORTH SHORE - SQUAMISH VALLEY ASSESSMENT AREA

Description of Land

Parcel Identifier:

019-186-801

Legal Description:

BLOCK A SOUTH HALF DISTRICT LOT 1758 GROUP 1 NEW WESTMINSTER DISTRICT

Legal NotationsTHIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE BB120942THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE BB526573THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE BB68046THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE BB95283THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 MUNICIPAL ACT
SEE DF BJ245168 - EXPIRES: N/A

TITLE SEARCH PRINT

File Reference: DP1489 5421

Declared Value \$ 1

2016-02-17, 10:01:37

Requestor: Kay Chow

SUBJECT TO PROVISOS, SEE CROWN GRANT BP89619

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BX525331

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA4239445
FILED 2015-02-18

SUBJECT TO PROVISOS SEE CROWN GRANT BJ91710

Charges, Liens and Interests

Nature:	UNDERSURFACE RIGHTS
Registration Number:	BJ91711
Registration Date and Time:	1995-03-29 09:19
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	EXCEPTIONS AND RESERVATIONS SECTION 47 LAND ACT SEE BJ91710

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BJ378683
Registration Date and Time:	1995-12-08 15:05
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	PLAN LMP23918

Nature:	POSSIBILITY OF REVERTER
Registration Number:	BP89620
Registration Date and Time:	2000-04-20 08:40
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	SEE CROWN GRANT BP89619

Nature:	UNDERSURFACE AND OTHER EXC & RES
Registration Number:	BP89621
Registration Date and Time:	2000-04-20 08:40
Remarks:	SECTION 50, LAND ACT SEE CROWN GRANT BP89619

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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**RESORT MUNICIPALITY OF WHISTLER
ZONING AMENDMENT BYLAW (7600 Nesters Road NO.
2117, 2016**

A BYLAW TO AMEND ZONING AND PARKING BYLAW NO. 303, 2015

WHEREAS Council may in a zoning bylaw pursuant to the *Local Government Act*, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones and require the provision of parking spaces and loading spaces for uses buildings and structures;

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

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw (7600 Nesters Road) No. 2117, 2016".

2. Zoning and Parking Bylaw No. 303, 2015 is amended as follows:

(a) by adding to subsection (1) of Part 2 the following definition:

“retail thrift store” means a store that sells used goods including used clothing, toys, sporting goods and housewares but does not include the sale of used vehicles, consignment stores or pawn shops.

(b) by adding the following zone as section 7 in Part 20 General Regulations:

7. CSF1 (Community Service Facility One) (Error! Reference source not found.)

Intent

- (1) The intent of this zone is to provide for a range of community service, public works and institutional facilities.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:

- (a) auxiliary buildings and auxiliary uses;
- (b) kennel;
- (c) office;
- (d) park and playground;
- (e) recycling and solid waste facility;
- (f) retail thrift store;
- (g) social services centre, not including overnight accommodation or temporary refuge or shelter of any type;

- (h) storage and works yard; and
- (i) vehicle impound yard;

Density

- (3) The maximum gross floor area of a social services facility is in the CSF1 zone is 1,000 square metres.

Height

- (4) The maximum permitted height of a building or structure is 9 meters.

Site Area

- (5) The minimum permitted parcel area is 465 square metres.

Site Coverage

- (6) No regulations

Setbacks and Siting

The minimum permitted building setback is 1.5 metres

Off-Street Parking and Loading

- (7) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Given first and second readings this 15th day of March, 2016.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this _____ day of _____, 2016.

Given third reading this _____ day of _____, 2016.

Approved by the Minister of Transportation this _____ day of _____, 2016.
Adopted by the Council this ____ day of _____ 2016.

Nancy Wilhelm-Morden,
Mayor

Laurie-Anne Schimek,
Municipal Clerk

I HEREBY CERTIFY that this is a true
copy of Zoning Amendment Bylaw
(7600 Nesters Road) No. 2117, 2016.

Laurie-Anne Schimek,
Municipal Clerk

*Mayor Wilhelm-Morden called a recess at 7:12 p.m.
Councillor J. Grills returned at 7:15 p.m.
Meeting reconvened at 7:15 p.m.*

Memorandum of
Understanding (MOU)
with Whistler Community
Services Society
Report No. 16-026
File No. 665

Moved by Councillor A. Janyk
Seconded by Councillor S. Maxwell

That Council authorize the Mayor and Municipal Clerk to sign the Memorandum of Understanding (MOU) attached as Appendix A to Administrative Report No.16-026.

That Council authorize staff to prepare and enter into a Lease agreement to lease a property at 7600 Nesters Road to Whistler Community Services Society (terms to be in accordance with the MOU); and,

That Council authorize staff to prepare a project budget in the amount of \$850,000 for the 2017 budget year to partially fund the capital construction of the new building on this site.

CARRIED

RZ 1123 – 7600 Nesters
Road No. 2117, 2016
Report No. 16-027
File No. RZ 1123

Moved by Councillor J. Ford
Seconded by Councillor J. Crompton

That Council consider giving first and second readings to “Zoning Amendment Bylaw (7600 Nesters Road) No. 2117, 2016”; and further

That Council authorize staff to schedule a Public Hearing regarding “Zoning Amendment Bylaw 7600 Nesters Road No. 2117, 2016”; and to advertise for the same in a local newspaper.

CARRIED

2016 Alpine Water
Main Replacements –
Construction Award
Report No. 16-028
File No. 271.4

Moved by Councillor J. Crompton
Seconded by Councillor J. Ford

That a contract in the amount of \$3,867,780.55 be awarded to Ponte Bros Contracting Ltd. in accordance with their tender proposal dated March 3, 2016.

CARRIED

Whistler Housing
Authority Ltd. 2016
Annual Filing
Report No. 16-031
File No. Vault

Moved by Councillor A. Janyk
Seconded by Councillor S. Maxwell

WHEREAS the Resort Municipality of Whistler is the sole shareholder of Whistler Housing Authority Ltd. (“the Company”);

PURSUANT to the Articles of the Company, the following resolutions are passed as resolutions of the sole shareholder of the Company, duly consented to in writing by all of the directors of the sole shareholder of the Company;

**Zoning Amendment
Bylaw (7600 Nesters
Road)
Bylaw No. 2117, 2016**

Moved by Councillor S. Maxwell
Seconded by Councillor S. Anderson

That Zoning Amendment Bylaw (7600 Nesters Road) Bylaw No. 2117, 2016 receive first and second readings.

CARRIED

BYLAWS FOR FIRST, SECOND AND THIRD READINGS

**Municipal Ticket
Information System
Amendment
Bylaw No 2111, 2016**

Moved by Councillor J. Crompton
Seconded by Councillor J. Ford

That Municipal Ticket Information System Amendment Bylaw No 2111, 2016 receive first, second and third readings.

CARRIED

OTHER BUSINESS

Moved by Councillor Mayor Wilhelm-Morden
Seconded by Councillor S. Anderson

Proposal to place a moratorium on the further implementation of the infill housing pilot project in Alpine Meadows subject to further review by staff.

Opposed: J. Crompton.

CARRIED

CORRESPONDENCE

**Nesters to Meadow Park
Valley Trail Maintenance
Request
File No. 3009**

Moved by Councillor J. Ford
Seconded by Councillor J. Crompton

That correspondence from Shauna Peachman, dated February 28, 2016 regarding the Nesters to Meadow Park valley trail be received and referred to staff.

CARRIED

**Budget and Tax Concerns
and Questions
File No. 3009**

Moved by Councillor J. Ford
Seconded by Councillor J. Crompton

That correspondence from Patrick Smyth, dated February 29, 2016, regarding concerns about Whistler's 2016 Budget and Tax plans be received and referred.

CARRIED



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 15th 2016
FROM: RESORT EXPERIENCE
SUBJECT: RZ 1123 – 7600 NESTERS ROAD – 1ST AND 2ND READINGS OF A ZONING AMENDMENT BYLAW TO REZONE THE PROPERTY FROM RR1 TO CSF1

REPORT: 16-027
FILE: RZ1123

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Council consider giving first and second readings to “Zoning Amendment Bylaw (7600 Nesters Road) No. 2117, 2016”; and further

That Council authorize staff to schedule a Public Hearing regarding “Zoning Amendment Bylaw 7600 Nesters Road No. 2117, 2016”; and to advertise for the same in a local newspaper.

REFERENCES

Location: 7600 Nesters Road
Legal: Strata Lot 13, Strata Plan VR. 2482, District Lots 3903 & 4214
PID: 018-353-517
Owner: RMOW
Zoning: RR1 (Rural Resource One)

Appendices: ‘A’ - Location map
‘B’ – Preliminary site plans

PURPOSE OF REPORT

This report presents Rezoning Application No. RZ. 1123, an application to rezone 7600 Nesters Road from RR1 to Community Service Facility One (CSF1). This is a newly created zone for the site to accommodate a recycling facility and other potential public, community facility and service uses.

DISCUSSION

Background

The RMOW operates a residential waste and recycling facility at the RMOW public works yard at 8010 Nesters Road. Regional Recycling also operates a facility on this site where refundable beverage containers can be dropped off and provides free recycling for electronics, appliances, batteries, light bulbs and light fixtures. The companion RMOW facility, provides recycling for non-refundable household recyclables, drop-off for household organic waste and garbage.

In 2013, the RMOW purchased the adjacent lot, 7600 Nesters Road, from Fortis BC. The parcel is shown in the location map in Appendix A. The RMOW acquired the land in need of additional land for public works and recycling facilities. Plans were later formalized to move the RMOW facility and

Regional Recycling to the property. Preliminary Plans of this facility can be found in Appendix B. The RMOW has also investigated using the site for other institutional or public works uses. The property is currently zoned Rural Resource One (RR1). This zone does not permit recycling facilities nor does it permit other uses the RMOW may wish to use the property for in the future.

Proposed Bylaw

The proposed bylaw would rezone 7600 Nesters road to a new zone, the 'Community Service Facility One (CSF1) Zone'. Permitted uses in the proposed zone include institutional and industrial uses that are permitted on the adjacent public works yard, including park and playground, recycling and solid, waste facility, storage and works yard, and vehicle impound yard. Other uses have been included that would permit the RMOW to use the site for other community service uses. These include social services centre, and retail thrift store. A proposal for a social services centre on the property is currently before Council for consideration. The zone does not provide for any residential or accommodation uses of any kind.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Materials & Solid Waste	4. The resort community is 'closing the loop' by providing appropriate and convenient opportunities for reducing, reusing and recycling materials.	The proposed rezoning will facilitate improvements to Whistler's recycling facilities which in turn will support community recycling.
Materials & Solid Waste	5. Whistler is well on its way to achieving its 'zero waste' goal.	
Materials & Solid Waste	7. The community is committed to providing infrastructure capable of continually decreasing our residual wastes.	
Materials & Solid Waste	8. Local businesses, residents and visitors are knowledgeable about material flows, and demonstrate a strong ethic of responsibility and stewardship toward resources and materials.	

OTHER POLICY CONSIDERATIONS

OFFICIAL COMMUNITY PLAN

Section 4.3 of Whistler's OCP contains criteria for evaluating zoning amendments. The proposed zoning bylaw amendment is consistent with these criteria. A brief summary follows:

OCP Criteria	Comments
Impact on bed unit capacity calculations	Proposed uses do not include any bed units
Capable of being served by Municipal water, sewer, and fire protection services	Yes
Accessible via the local road system.	Yes
The project must comply with all applicable policies of the OCP.	OCP policy 4.9.3 under Municipal Services reads "The Municipality will pursue innovative and environmentally sensitive methods of handling solid wastes including the

	<p>development of a recycling program based on reduce, reuse, recycle, recover and residual management. Solid waste disposal sites are shown on Schedule I.” The public works yard is noted as being a location for these facilities. Locating a recycling facility on the adjacent land is consistent with the general plan for these facilities in the OCP.</p> <p>OCP policy 4.5.2 under Community Facilities states that “The Municipality will monitor community requirements and plan lands which the Municipality owns to maximize efficiency and to respond to community and cultural priorities.” The proposed rezoning recognizes the intent of this policy and accounts for uses the RMOW may wish to use the property for in the future.</p>
Environmental Impact Assessment and Initial Environmental Review	The parcel is located within Development Permit Area # 8 which contains guidelines regulating the protection of the natural environment. Environmental protection guidelines are to be addressed at the time of development permit application.
Traffic volumes and patterns on Highway 99 and the local road system	Recycling facilities are being moved from an adjacent site on the same road. No significant change in traffic volumes or patterns is anticipated.
Traffic volumes and patterns on the local road system	
Overall patterns of development of the community and resort	The proposal is consistent with locations for solid waste facilities identified in Schedule I. Site is an existing light industrial site in an existing light industrial area.
Municipal Finance	N/A
Views and Scenery	The parcel is located within Development Permit Area # 8 which contains guidelines regulating the form and character of development, and the protection of the natural environment. Views and scenery will be addressed at the time of development permit application.
Existing Community and Recreation Facilities	The proposed permitted uses will not generate increased demand for community and recreation facilities.
Employee Housing	The proposed permitted uses will not generate increased demand for employee housing
Community greenhouse gas emissions	Recycling facilities divert waste away from landfills and reduce the need to extract raw materials. The facility is centrally located, which reduces travel distances for waste drop off. Generally speaking, these factors reduce greenhouse gas emissions.
Heritage Resources	N/A
Project exhibits high standards of design and landscaping	The parcel is located within Development Permit Area # 8 which contains guidelines regulating the form and character of development, and the protection of the natural

	environment. Landscaping will be addressed at the time of development permit application.
The project will not negatively affect surrounding areas by generating excessive noise, light or odours.	<p>The parcel is panhandle shaped, surrounded by mature vegetation. The parcel is adjacent to Nesters Pond, which requires an undeveloped buffer over much of the south and west portions of the property. The combination of these factors creates a substantial vegetative buffer on almost all sides of the property. This will screen uses from nearby roads and trails and mitigate the transmission of noise.</p> <p>The parcel is located within Development Permit Area # 8 which contains guidelines regulating the form and character of development. These guidelines require existing natural vegetation to be preserved.</p>
The project maintains high standards of quality and appearance.	The parcel is located within Development Permit Area # 8 which contains guidelines regulating the form and character of development. Form and character will be addressed at the time of development permit application.
Impact on a designated municipal trail system, recreation area, or open space	The proposed facility will not impact municipal trail systems.

BUDGET CONSIDERATIONS

There are no significant budget implications with this rezoning proposal. This is an RMOW-initiated application and rezoning fees have been incorporated into the overall project budget for the development of the site for the proposed uses.

COMMUNITY ENGAGEMENT AND CONSULTATION

An information sign has been posted at the subject property. A public hearing and notification is also required prior to adoption of the proposed zoning amendment bylaw. Infrastructure services has also been working closely with existing stakeholders that use the public works site during site planning work.

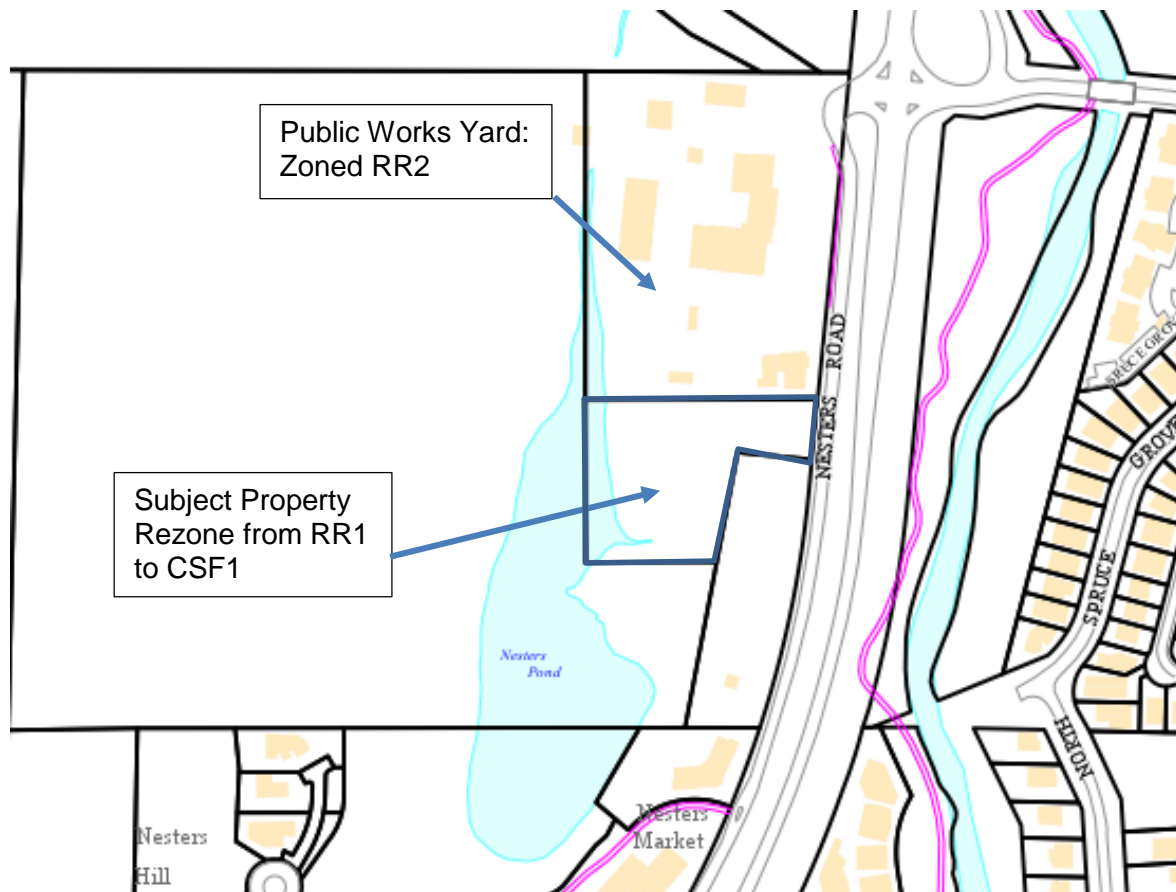
SUMMARY

The proposed zone is consistent with the objectives of Whistler 2020 and the Official Community Plan for community services, public works and recycling facilities. The new zoning will allow the site to be used for a new and improved recycling facility and future uses that the RMOW way wish to develop on the site. Staff recommend approving the proposed bylaw.

Respectfully submitted,

Jake Belobaba
Senior Planner
for
Jan Jansen
General Manager Resort Experience

Appendix A: Location Map





RZ 1123 – 7600 NESTERS ROAD

Presentation for Council

March 15th 2016

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, British Columbia
Canada V0N 1B4
www.whistler.ca

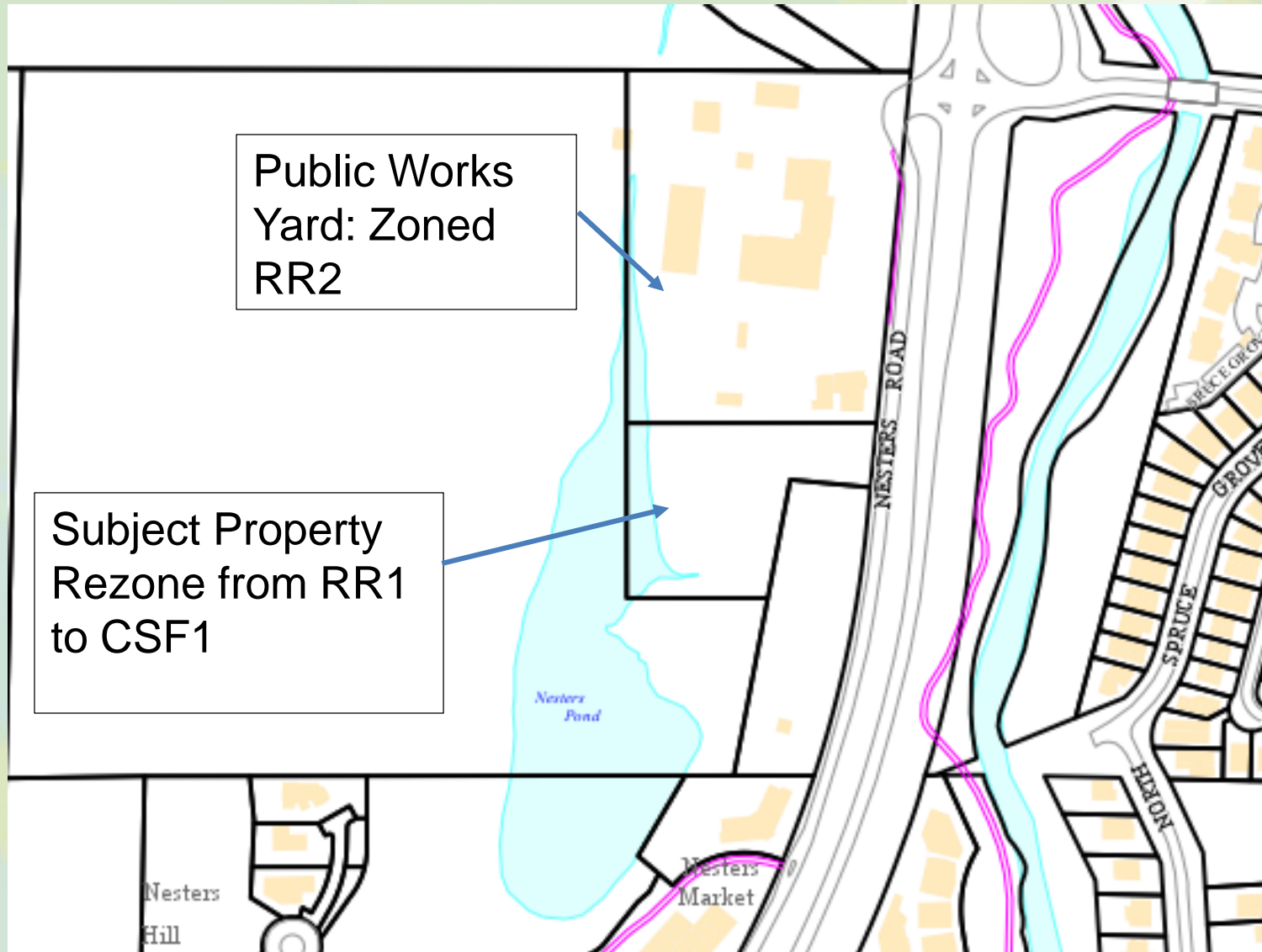
TEL 604 932 5535
TF 1 866 932 5535
FAX 604 935 8109



Background

- Regional Recycling and RMOW operate complementary recycling and solid waste collection facilities on adjacent property (8010 Nesters Road).
- 7600 Nesters Road purchased in 2013 from Fortis BC.
- Plans underway to move recycling facilities to 7600 Nesters.
- The RMOW has also investigated using the site for other institutional or public works uses.

Subject Property



Proposed Bylaw

- Rezone 7600 Nesters road to a new zone, the 'Community Service Facility One (CSF1) Zone'.
- Permitted uses include:
 - ✓ Institutional and industrial uses that are permitted on the adjacent public works yard,
 - park and playground,
 - recycling and solid, waste facility,
 - storage and works yard,
 - vehicle impound yard.
 - ✓ Other uses that would permit the RMOW to use the site for other community service uses.
 - social services centre,
 - retail thrift store.
 - ✓ Zone does not provide for any residential or accommodation uses of any kind.

Discussion

- Improvements to recycling facilities
- Consistent with OCP and W2020 policies on:
 - ✓ Solid waste management
 - ✓ Greenhouse gas emissions
- Existing industrial site
- Consistent with surrounding industrial/institutional development
- Development Permit required prior to construction
 - ✓ Environmental
 - ✓ Site layout
 - ✓ Form and character
 - ✓ Landscaping

Recommendation

- **That** Council consider giving first and second readings to “Zoning Amendment Bylaw (7600 Nesters Road) No. 2117, 2016”; and further
- **That** Council authorize staff to schedule a Public Hearing regarding “Zoning Amendment Bylaw 7600 Nesters Road No. 2117, 2016”; and to advertise for the same in a local newspaper.