



# WHISTLER

## AGENDA

**REGULAR MEETING OF MUNICIPAL COUNCIL  
TUESDAY, APRIL 5, 2016, STARTING AT 5:30 PM**

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

### **ADOPTION OF AGENDA**

Adoption of the Regular Council agenda of April 5, 2016.

### **ADOPTION OF MINUTES**

Adoption of the Regular Council minutes of March 15, 2016.

### **PUBLIC QUESTION AND ANSWER PERIOD**

### **PRESENTATIONS/DELEGATIONS**

Mayor's Poetry  
Challenge

A presentation by Mayor Nancy Wilhelm-Morden regarding the Mayor's Poetry Challenge.

### **MAYOR'S REPORT**

### **PRESENTATIONS/DELEGATIONS**

Whistler Blackcomb  
Future Planning  
Presentation

A presentation by Dave Brownlie, President and Chief Executive Officer of Whistler Blackcomb regarding Whistler Blackcomb's Future Planning.

### **INFORMATION REPORTS**

Solid Waste Tipping Fee  
Update  
Report No. 16-033  
File No.604

*A presentation by municipal staff.*

**That** Information Report No.16-033 regarding an update to the RMOW's solid waste tipping fees be received.

## ADMINISTRATIVE REPORTS

DVP1117 – 8210  
Mountain View Drive –  
Variances for Setbacks  
and Building Height  
Report No. 16-034  
File No. DVP1117

*A presentation by municipal staff.*

**That** Council approve the issuance of Development Variance Permit DVP 1117 for the proposed development at 8210 Mountain View Drive to:

1. Vary the front setback for a retaining wall from 7.6 m to 0.0 m;
2. Vary the maximum permitted building height for a detached garage building from 7.0 m to 9.0 m;
3. Vary the allowable projection for a roof eave from 1.0 m to 1.5 m;

All as shown on Architectural Plans A-0.1, A-0.3, A-5.0, A-6.1 prepared by CR Contracting, dated 2015/10/28, and attached as Appendix B to Administrative Report No. 16-034 subject to resolution of the following items to the satisfaction of the General Manager of Infrastructure Services and General Manager of Resort Experience:

1. Resolution of the roadside condition;
2. Registration of an easement for the portion of the retaining wall in the road right-of-way; and further,

**That** Council authorize the Mayor and Municipal Clerk to execute the easement documents.

DP1480 – 8018 Mons  
Road – Riverside Resort  
Amenity Yurt  
Report No. 16-035  
File No. DP 1480

*A presentation by municipal staff.*

**That** Council approve the issuance of Development Permit DP 1480 for the development of an amenity yurt at Riverside Resort per the architectural plans A0.0 – A1.2 prepared by Murdoch + Company Architecture + Planning Ltd., dated September 29, 2015 and the engineer's report for flood proofing prepared by DGI engineering, dated January, 11, 2016, attached respectively as Appendices B and C to Council Report No. 16-035; subject to the resolution of the following items to the satisfaction of the General Manager of Resort Experience:

1. Finalization of the landscaping around the amenity yurt;
2. Provision of a letter of credit, or other approved security, in the amount of 135 percent of the costs of the hard and soft landscape works; and
3. Provision of a snow shed analysis consistent with Council Snow Shed Policy G-14.

CM61 – 7441 Treetop  
Lane – Covenant  
Modifications  
Report No. 16-036  
File No. CM0061

*A presentation by municipal staff.*

**That** Council approve the modification of Covenant BP271458 for 7441 Treetop Lane to permit modifications to the tree preservation area, the building envelope, and an increase in the geodetic elevation of the second story elevation, based on the architectural plans Ex. A/B, and Ex. C/D prepared by Challier Design, dated February 11, 2016 and landscape plan L1 prepared by Tom Barrett Ltd.,

dated March 11, 2016, both attached as Appendices B and C to Council Report No. 16-036;

**That** Council authorize the Mayor and Municipal Clerk to execute the covenant modification; and further,

**That** the following matters be completed to the satisfaction of the General Manager of Resort Experience prior to registration of the covenant modification:

1. Provision of landscape standard notes on the landscape plan;
2. Provision of a survey plan outlining the new tree preservation and building envelope areas;
3. Provision of a landscape security in the amount of 135% of the submitted cost estimate from the landscape architect for the hard and soft landscaping in the tree preservation and re-vegetation areas;
4. Payment of any outstanding application invoices.

2989 Trail's End Lane  
Covenant Modification  
Report No. 16-037  
File No.CM0070

**That** Council approve the modification of Covenant BB1493637 for 289 Trail's End Lane to change the maximum gross floor area of strata lot 55 from 465 square metre to 700 square metres; and further

**That** Council authorize the Mayor and Municipal Clerk to execute the covenant modification.

SLRD Referral: Area D  
Zoning Bylaw  
Report No.16-038  
File No.CR00058

*A presentation by municipal staff.*

**That** Council, direct staff to provide a letter of conditional support to the Squamish Lillooet Regional District (SLRD) expressing the Resort Municipality of Whistler's support of proposed Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 provided the RMOW conditions of support outlined in Appendix D are addressed; and further,

**That** Council, direct staff to provide a separate letter of opposition to the Squamish Lillooet Regional District (SLRD) expressing the Resort Municipality of Whistler's strong opposition, as outlined in Appendix E, to the application by Canadian Wilderness Adventures to amend the Area D Zoning Bylaw and Area D OCP.

Recreation and Leisure  
Advisory Committee  
Report No.16-039  
File No.8360

**That** Council approve the proposed amendments to the Recreation and Leisure Advisory Committee's Terms of Reference, attached as Appendix A to Administrative Report No. 16-039

Maintenance & Repair  
Services – Contract  
Award  
Report No. 16-040  
File No. 610

*A presentation by municipal staff.*

**That** Council authorize staff to award a contract for the “Maintenance & Repair Services for the Solid Waste and Utilities Group” to Ciofani Resources Ltd. for a term of five years commencing May 2016 with an option to extend for two additional one year terms at the discretion of the RMOW.

2016 Community  
Enrichment Program  
Report No.16-043  
File No. 3004.25

**That** Council approve the 2016 Community Enrichment Program grants funded from general revenue as follows:

AWARE – Nature Based Programs	\$3850
AWARE – Zero Waste Stations	\$6500
Get Bear Smart Society	\$3500
Whistler Naturalists Society	\$8200
Sea to Sky Invasive Species Council	\$5000
North Shore Schizophrenia Society	\$2000
Community Foundation of Whistler – Vital Signs	\$2000
Community Foundation of Whistler – Community Group Needs Assessment & Asset Mapping	\$2900
SSCSS - Whistler Parent Tot Program	\$10,000
Whistler Forest School Society	\$2500
HSWC – Whistler Women's Centre	\$8000
Whistler Waldorf School Society	\$0
Spring Creek Community School/École la Passerelle	\$0
Zero Ceiling Society	\$2000
Whistler Multicultural Network	\$4800
HSWC – Children, Youth & Family Counselling	\$6000
Whistler Secondary School Scholarship	\$2000
Whistler Writers' Group	\$3000
Whistler Adaptive Sports Program (WASP)	\$10,000
Whistler Minor Hockey	\$7500
Whistler Nordics Ski Club	\$4500
Whistler Sailing Association	\$7500
Whistler Sea Wolves	\$4600
Whistler Youth Soccer Club	\$9500
The Point-Artist Run Centre Society	\$4000
Whistler Children's Chorus	\$3800
<b>TOTAL</b>	<b>\$123,650</b>

Five-Year Financial Plan  
2016-2020  
Report No.16-046  
File No. 4530

*A presentation by municipal staff.*

**That** the recommendation of the General Manager of Corporate and Community Services division be endorsed.

Whistler.com Systems  
Inc. 2015 Annual Filing  
Report No. 16-044

**That** the Council of the Resort Municipality of Whistler in open meeting assembled, hereby resolve that the Municipality, as one of the shareholders of Whistler.com Systems Inc., pass the consent resolutions of the shareholders of



File No. Vault	Whistler.com Systems Inc., copies of which are attached to Administrative Report No.16-044 as Appendix A, and that the Mayor and Municipal Clerk execute and deliver the attached resolutions on behalf of the Municipality.
Tourdex.com Systems Inc. 2015 Annual Filing Report No. 16-045 File No. Vault	<b>That</b> the Council of the Resort Municipality of Whistler in open meeting assembled, hereby resolve that the Municipality, as one of the shareholders of Tourdex.com Systems Inc., pass the consent resolutions of the shareholders of Tourdex.com Systems Inc., copies of which are attached to Administrative Report No.16-045 as Appendix A, and that the Mayor and Municipal Clerk execute and deliver the attached resolutions on behalf of the Municipality.
Municipal Corporations Director Changes Report No.16-042 File No. Vault /4256	<p><b>That</b> Council accept the Shareholders' Resolutions and resignation of Shannon Story and appoint Laurie-Anne Schimek as a director for Whistler Village Land Co. Ltd.; and</p> <p><b>That</b> Council accept the Shareholders' Resolutions and the resignation of Shannon Story and appoint Laurie-Anne Schimek as a director for Emerald Dreams Conservation Co. Ltd.; and</p> <p><b>That</b> Council accept the Shareholders' Resolutions and resignation of Shannon Story and appoint Laurie-Anne Schimek as a director for 591003 BC Ltd.; and</p> <p><b>That</b> Council accept the Shareholders' Resolutions and resignation of Shannon Story and appoint Laurie-Anne Schimek as a director for Decigon Developments Ltd.; and further,</p> <p><b>That</b> Council accept the resignation of Duane Hepditch and appoint Roger Soane as a director for Whistler.com Systems Inc. and Tourdex.com Systems Inc.</p>

#### **MINUTES OF COMMITTEES AND COMMISSIONS**

Advisory Design Panel (ADP)	Minutes of the Advisory Design Panel meeting of December 16, 2015
Recreation Leisure Advisory Committee (RLAC)	<p>Minutes of the Recreation Leisure Advisory Committee meetings of:</p> <ul style="list-style-type: none"> <li>• October 8, 2015</li> <li>• November 19, 2015 and</li> <li>• January 14, 2016</li> </ul>

#### **BYLAWS FOR FIRST, SECOND AND THIRD READINGS**

Five-Year Financial Plan 2016-2020 Bylaw No. 2118, 2016 File No. 4530	The purpose of Five-Year Financial Plan 2016-2020 Bylaw No. 2118, 2016 is to adopt the Five-Year Financial Plan 2016-2020.
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#### **BYLAWS FOR ADOPTION**

Municipal Ticket Information System Amendment	In general terms the purpose of this bylaw is to amend <i>Municipal Ticket Information System Amendment Bylaw 1719, 2005</i> to revise the section
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Bylaw No 2111, 2016 numbers reflecting the new numbering system in the *Zoning and Parking Bylaw 303, 2015*.

### **CORRESPONDENCE**

Emerald Estate Trails Concerns  
File 3009  
Correspondence from Mike Suggett dated March 9, 2016, regarding issues and concerns around the Emerald Estates Trails.

Sea to Sky Clean Air Society  
File No. 3009  
Correspondence from Kim Slater, Executive Director of the Sea to Sky Clean Air Society received March 10, 2016, thanking Council for membership and support and providing an update on projects they are working on.

Royal Society of St. George Proclamation Request  
File No. 3009.1  
Correspondence from Katherine E. Lowe, Secretary for The Royal Society of St. George dated 13 March, 2016, requesting that April 23, 2016 be proclaimed St. George's Day.

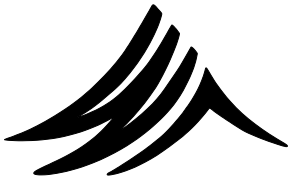
Parking Issues in Cheakamus Crossing  
File No. 3009  
Correspondence from Olwen Kuiper, dated March 17, 2016, regarding parking issues along Legacy Way in Cheakamus Crossing.

White Gold Sidewalk Paving Request  
File No. 3009  
Correspondence from Colleen MacDonald dated March 9, 2016, requesting paving of a gravel sidewalk where it joins the bridge on Nancy Green Way.

Operation Lifesaver – Rail Safety Week Resolution  
File No. 3009  
Correspondence from Stephen Covey, President and Mike Regimbal, National Director of Operation Lifesaver dated March 30, 2016, requesting a resolution in support of public rail safety week from April 25 to May 1, 2016.

Squamish Hospice Society's Hike for Hospice  
File No. 3009  
Correspondence from Nicole Carothers, Hospice Administrator and Program Coordinator, Squamish Hospice Society dated March 2, 2016, regarding an invitation to the 9<sup>th</sup> Annual Hike for Hospice on May 1, 2016.

### **ADJOURNMENT**



# WHISTLER

## MINUTES

### REGULAR MEETING OF MUNICIPAL COUNCIL MARCH 15, 2016, STARTING AT 5:30 PM

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

#### **PRESENT:**

Mayor N. Wilhelm-Morden

Councillors: S. Anderson, J. Crompton, J. Ford, J. Grills, A. Janyk,  
S. Maxwell

Chief Administrative Officer, M. Furey  
General Manager of Infrastructure Services, J. Hallisey  
General Manager of Corporate and Community Services, N. McPhail  
General Manager of Resort Experience, J. Jansen  
Director of Finance, K. Roggeman  
Manager of Communications, M. Comeau  
Manager of Protective Services, S. Story  
Municipal Clerk, L.A. Schimek  
Utilities Group Manager, M. Day  
Senior Planner, M. Laidlaw  
Senior Planner, J. Belobaba  
Planner, R. Brennen  
Planning Analyst, R. Licko  
Policy Planner, K. Creery  
Recording Secretary, M. Kish

*Mayor Wilhelm-Morden recognized the attendance of Sue Adams and Jim Moodie holders of The Freedom of the Municipality.*

#### **ADOPTION OF AGENDA**

Moved by Councillor S. Maxwell

Seconded by Councillor S. Anderson

**That** Council adopt of the Regular Council agenda of March 15, 2016.

CARRIED

#### **ADOPTION OF MINUTES**

Moved by Councillor J. Crompton

Seconded by Councillor J. Grills

**That** Council adopt the Regular Council minutes of March 1, 2016.

CARRIED

## **PUBLIC QUESTION AND ANSWER PERIOD**

*There were no questions from the public.*

## **PRESENTATIONS/DELEGATIONS**

Audain Art Museum  
Opening

A presentation by Jim Moodie, Vice Chair of the Audain Art Museum and Sue Adams, Board Member regarding the opening of the Audain Art Museum.

Whistler Squash Club  
Court Fees for Junior  
Programs

A presentation was given by Ben Thomas, Manager of the Whistler Squash Club requesting consideration of waiving court fees for junior programs.

## **MAYOR'S REPORT**

Whistler's Spring/Summer 2016 Recreation Guide is now available online. Many favourite programs are returning this year, including bike clinics and Nordic walking lessons. There are new programs for preschoolers, teenagers, and adults. As well, the Resort Municipality of Whistler is offering six unique summer camps for kids aged two to twelve years old. Registration for residents begins online on Sunday, March 20. For more information visit [whistler.ca/recguide](http://whistler.ca/recguide).

GO Fest will run from May 20 to 23 this year over the May 24, Victoria Day long weekend. The festival officially launches the summer season with a celebration of the diverse range of activities offered in Whistler. Highlights include outdoor recreation clinics, live concerts on the GO Fest main stage, outdoor art demonstrations, the Whistler Film Festival Adventure Film Series, a British Car Show and much more. For more information [greatoutdoorsfest.com](http://greatoutdoorsfest.com).

The Resort Municipality of Whistler is seeking volunteers from March until mid-April to track geese and geese nesting locations. Over the years, the population of geese in Whistler has increased. They used to migrate through the valley but are now staying throughout the summer. Mayor Wilhelm-Morden commented that there is a problem in our parks and beaches with geese poo which measures at 35 kilograms per day. Geese overpopulation can result in water quality issues, threats to human health and fish populations, park and beach closures, and community and visitor dissatisfaction. By joining the RMOW volunteer team, you can help us understand where the geese are going and laying their eggs in Whistler and then steps will be taken in adding the eggs. Please visit [whistler.ca](http://whistler.ca) for more information.

Fido has partnered with the Resort Municipality of Whistler to sponsor free transit rides on the number seven Staff Housing bus route during the World Ski and Snowboard Festival. The ride sponsorship will run from April 4 until 17.

On Saturday, March 19 from 8:30 to 9:30 p.m., the Resort Municipality of Whistler will celebrate Earth Hour by turning off non-essential lights. I

encourage all residents, visitors and businesses to do the same. There will be a special low-light skate at the Whistler Olympic Plaza from 8:30 p.m. to 9:30 p.m. Last year, Whistler reduced electrical power consumption by seven per cent: the highest savings of all communities registered in British Columbia. Mayor Wilhelm-Morden hoped that we can repeat and surpass this feat this weekend.

The Whistler Refugee Group is preparing to welcome a Syrian family of refugees consisting of a mother, her three adult children, and an adult cousin. They have been screened by the United Nations and have been living in a refugee camp in Lebanon. Although forty-nine thousand dollars has been raised so far, including the donation of a house, more funds are needed. Your help is greatly appreciated in whatever amount you can afford. You can donate at the front desk of Municipal Hall or online at [gofundme.com](http://gofundme.com).

The winners of the thirteenth annual Small Business BC Awards were announced on February 25. Lighthouse Visionary Strategies was one of the top five finalists in the Premier's People Choice category. Mayor Wilhelm-Morden congratulated Lighthouse Strategies on making it so far in the competition commenting that it is a big achievement to be a finalist. Mayor Wilhelm-Morden wished them the best of success next year.

#### ADMINISTRATIVE REPORTS

Coat of Arms  
Report No. 16-021  
File No. 9003.1

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

**That** Council approve the final artwork and Letters Patent of Whistler's Coat of Arms as provided by the Canadian Heraldic Authority under the Governor General's Office of Canada attached as Appendix A to Administrative Report No.16-021; and

**That** Council approve the Coat of Arms official use guidelines attached as Appendix B to Administrative Report No.16-021; and

**That** Council direct staff to plan an official unveiling ceremony of the Coat of Arms;

**That** Council direct staff to pursue a Chain of Office for the Resort Municipality of Whistler Mayor's Office; and further,

**That** Council dissolve of the Coat of Arms Committee.

CARRIED

Municipal Ticket  
Information System  
Amendment Bylaw No  
2111, 2016.  
Report No.16-029  
File No. Bylaw 1719, 2111

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

**That** Council consider giving first three readings to Municipal Ticket Information System Amendment Bylaw No. 2111, 2016.

CARRIED

CM 66 – 2101 Nordic  
Drive - Crawlspace  
Covenant Modification  
Report No. 16-022  
File No. CM 66

Moved by Councillor J. Ford  
Seconded by Councillor J. Grills

**That** the development covenant registered on the Common Property of Strata Plan VR 2042 as P90959 and modified by CA3061014 be further modified to permit changes to the over-height crawlspaces below Units 101, 102, 103, 201, 302, 403 and 404 – 2101 Castle Drive; and further,

**That** Council authorize the Mayor and Municipal Clerk to execute the covenant modification.

CARRIED

RZ 1118 - 4962  
Horstman Lane - Land  
Use Contract Discharge  
and Rezoning  
Report No. 16-023  
File No. RZ 1118

Moved by Councillor J. Crompton  
Seconded by Councillor J. Grills

**That** Council consider giving first and second readings to “Land Use Contract Discharge and Zoning Amendment Bylaw (4962 Horstman Lane) No. 2109, 2016”;

**That** Council authorize staff to schedule a Public Hearing regarding “Land Use Contract Discharge and Zoning Amendment Bylaw (4962 Horstman Lane) No. 2109, 2016”; and to advertise for same in a local newspaper; and further,

**That** Council direct staff to advise the applicant that before consideration of adoption of “Land Use Contract Discharge and Zoning Amendment Bylaw (4962 Horstman Lane) No. 2109, 2016”, the following matters are to be completed to the satisfaction of the General Manager of Resort Experience:

1. Registration of a Section 219 covenant in favour of the Resort Municipality of Whistler to ensure the proposed development is consistent with the objectives and goals of the municipality's Green Building Policy G-23;
2. Modification of the existing development covenant registered on title as GC125596 to reflect this Land Use Contract discharge; and
3. Payment of outstanding rezoning application fees; and further

**That** Council authorize the Mayor and Municipal Clerk to sign the referenced covenants.

CARRIED

RZ 1120 - Zoning  
Amendment Bylaw  
(Electrical Utilities to  
Shipping Containers) No.  
2106, 2016  
Report No. 16-024  
File No. RZ 1120

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

**That** Council consider giving first and second readings to Zoning Amendment Bylaw (Electrical Utilities to Shipping Containers) No. 2106, 2016; and,

**That** Council authorize staff to schedule a public hearing regarding Zoning Amendment Bylaw (Electrical Utilities to Shipping Containers) No. 2106, 2016 and to advertise for same in the local newspapers.

CARRIED

DVP1116 – 8549 Drifter Way – Parcel Frontage Variance Application  
Report No. 16-025  
File No. DVP-1116

*At 6:21 p.m. Councillor J. Grills declared a conflict of interest and excused himself due to the proximity of his property to the property variance application in front of council.*

Moved by Councillor A. Janyk  
Seconded by Councillor J. Crompton

**That** Council approve the issuance of Development Variance Permit DVP1116 for the property located at 8549 Drifter Way to vary minimum frontage requirements for two lots that would result from a subdivision of the property, as follows:

1. Vary the minimum parcel frontage width by 3.85 metres from 18 metres to 14.15 metres for the employee restricted housing lot (Lot A); and
2. Vary the minimum parcel frontage width by 2.77 metres from 18 metres to 15.23 metres for the market lot (Lot B),

as shown on the subdivision plan dated December 16, 2016, prepared by Doug Bush Survey Services Ltd., and attached as Appendix B to Administrative Report No. 16-025; and

**That** Council approval be subject to restricting occupancy of any dwelling unit on Parcel A to employee housing, restricting rental rates and restricting resale price appreciation of any dwelling unit through registration of a Housing Agreement on the title of Lot A;

**That** Council direct staff to advise the applicant that prior to issuance of DVP 1116, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

- a) Registration of the referenced Housing Agreement on Lot A; and
- b) Provision of a Letter of Credit, or other approved security in accordance with Council Policy G-9 for the proposed landscaping as shown on the landscape plan dated received January 6, 2016, prepared by Crosland Doak Design, and attached as Appendix D to Administrative Report No. 16-025 ;
- c) Relocation of the existing building on the property to Lot A; and further

**That** Council authorize the Mayor and the Municipal Clerk to execute the Housing Agreement.

*Opposed: Mayor Wilhelm-Morden, Councillor J. Crompton, Councillor A. Janyk, Councillor J. Ford, and Councillor S. Anderson.*

DEFEATED

*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;



**That** Council waive the requirement of holding an Annual General Meeting of the shareholder of Whistler Housing Authority Ltd., deemed to be held on December 7, 2016;

**That** Council accept the attached Financial Statements of Whistler Housing Authority Ltd. for the year ending December 31, 2015;

**That** Council resolve that the following persons be and are hereby appointed directors of the Company, so that the Board of Directors is therefore composed of the following seven persons, to hold office until the next Annual General Meeting or until their successors are elected or appointed:

Jonathan Decaigny  
Brian Good  
John Grills  
Michael Hutchison  
Jen Ford  
Jack Crompton;

**That** Council endorse the appointment of BDO Canada as auditor of Whistler Housing Authority Ltd. for the current fiscal year; and further,

**That** the Mayor and Municipal Clerk be authorized to sign the annual Shareholder's Resolutions attached as Appendix A to Administrative Report 16-031 (in lieu of the 2016 Annual General Meeting) of Whistler Housing Authority Ltd.

CARRIED

Cheakamus Leasing Corp. Moved by Councillor J. Crompton  
Dissolution Seconded by Councillor J. Grills  
Report No. 16-030  
File No. Vault

**That** Council adopt the Shareholders' Resolutions attached as Appendix C to Administrative Report No. 16-030 regarding the changes in Cheakamus Leasing Corp.'s directors, and

**WHEREAS:**

- A. Cheakamus Leasing Corp. (the "Company") is wholly owned by the RMOW; and
- B. As the Company is inactive and has no assets and no liabilities, the RMOW execute all resolutions, documents and instruments and do all acts as may be necessary to give full effect to the dissolution of the company;

**RESOLVED that:**

- 1. The dissolution of the Company is approved and the RMOW execute all resolutions, documents and instruments and do all acts as may be necessary to give full effect to the dissolution of the Company; and
- 2. One Councillor and officer of the RMOW is authorized to execute for and on behalf of and in the name of the RMOW, under seal of the

RMOW or otherwise, all documents and instruments and to do all acts and things necessary or advisable to give effect to this resolution.

CARRIED

2016 Budget Guidelines  
Report No. 16-032  
File No. 4530

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

**That** Council direct the Director of Finance to prepare the 2016-2020 five-year financial plan bylaw based on these specific guidelines:

1. To implement a 1.5% increase to property value taxes in 2016 (excluding non-market and property count changes);
2. To implement a 1.3% increase to water parcel taxes and user fees (excluding property count changes);
3. To implement a 1.2% increase to sewer parcel taxes and user fees (excluding property count changes); and
4. To include the project amounts as described in Appendix A to Administrative Report No. 6-032.

CARRIED

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

**That** the projected projects in Appendix A P051, page 24 of the 2016 Budget Guideline where \$150,000 is allocated to researching and investigation for the multi-use facility be broken out into two line items and amended to read "should the initial \$25,000 feasibility study be recommended to proceed then the remainder of \$125,000 shall be used after it is considered by council".

*Opposed: Councillor A. Janyk*

CARRIED

#### **BYLAWS FOR FIRST AND SECOND READINGS**

Land Use Contract  
Discharge and Zoning  
Amendment Bylaw (4962  
Horstman Lane)  
Bylaw No. 2109, 2016

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

**That** Land Use Contract Discharge and Zoning Amendment Bylaw (4962 Horstman Lane) Bylaw No. 2109, 2016 receive first and second readings.

CARRIED

Zoning Amendment  
Bylaw (Electrical Utilities  
to Shipping Containers)  
Bylaw No. 2106, 2016

Moved by Councillor J. Crompton  
Seconded by Councillor J. Grills

**That** Zoning Amendment Bylaw (Electrical Utilities to Shipping Containers) Bylaw No. 2106, 2016 receive first and second readings.

CARRIED

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

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

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

### **ADJOURNMENT**

Moved by Councillor J. Crompton

**That** Council adjourn the March 15, 2016 Council meeting at 8:13 p.m.

CARRIED

---

Mayor N. Wilhelm-Morden

---

Municipal Clerk, LA. Schimek

DRAFT



## REPORT | INFORMATION REPORT TO COUNCIL

**PRESENTED:** April 5, 2016  
**FROM:** Infrastructure Services  
**SUBJECT:** SOLID WASTE TIPPING FEE UPDATE

**REPORT:** 16-033  
**FILE:** 604

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the General Manager of Infrastructure Services be endorsed.

### RECOMMENDATION

**That** Information Report No.16-033 regarding an update to the RMOW's solid waste tipping fees be received.

### REFERENCES

Whistler Solid Waste Management Strategy Update Report to Council – July 21, 2015

### PURPOSE OF REPORT

The purpose of this report is to inform Council of upcoming proposed changes to the solid waste tipping fees charged at the Whistler Transfer Station.

### DISCUSSION

Council received an update on the progress of the Whistler Solid Waste Management Strategy (SWMS) in July 2015. The SWMS, approved by Council in 2013, consisted primarily of five actions to improve waste diversion and reduce solid waste costs. The five actions recommended in the SWMS were:

1. Restructuring of the municipal solid waste service contracts to align with the RMOW's solid waste goals;
2. Modifications to compost infrastructure to improve capacity;
3. Updates to garbage disposal bylaws to improve organics diversion;
4. Participation in the new province-wide residential recycling program (MMBC); and
5. Long-term financial reorganizing of the solid waste utility to make it self-sufficient.

The updated solid waste tipping fees described in this report will play a part in the two actions that remain to be completed:

Action 3 – updated bylaws to improve organics diversion; and

Action 5 – financial reorganizing of the solid waste utility to make it self-sufficient.

The changes described in this report will be proposed as part of the Five-Year Financial Plan 2016-2020 Bylaw that will be brought forward for Council approval.

The solid waste tipping fees charged to deposit waste material at the Whistler Transfer Station have not been updated since 2008, and due to changes to the RMOW's costs to dispose of some of the materials, as well as changes to the tipping fees charged in other neighbouring jurisdictions, it is now time to update the tipping fees.

In general, the tipping fees charged should be set to equal the cost to the RMOW to handle and dispose of the various different materials so the users of our solid waste system pay a fair cost. But there are also external forces that affect the amount that can or should be charged to dispose of various materials. Setting disposal costs too high, or raising them too quickly can cause an increase in illegal dumping, and tipping fees should be similar among neighbouring jurisdictions to prevent waste haulers from driving to other locations looking for a cheaper place to dump their garbage.

As described above, the RMOW has been following the steps of the Whistler SWMS to bring down solid waste costs first, then evaluate what, if any, tipping fee changes need to be made.

Two recent changes have made an update to the RMOW's tipping fees important:

1. The cost of disposing of drywall (gypsum board) in British Columbia has significantly increased due changes implemented by WCB.
2. The District of Squamish recently updated the solid waste tipping fees at their landfill.

The table below outlines the current fees and the proposed fees:

<b>Material</b>	<b>Current tipping fee</b>	<b>Proposed tipping fee</b>
Recyclables	Free	Free
Garbage (including construction waste)	\$120 / tonne	\$130 / tonne
Minimum Charge	None	\$5 / vehicle
Gypsum Board	\$200 / tonne	\$290 / tonne
Appliances	\$15 / unit	\$15 / unit plus \$10 for ozone removal (if required)
Tires	\$3.50 / car tire \$7.50 / commercial truck tire \$3.50 surcharge with rim \$30 / cubic metre bulk rate	\$8 / tire \$25 / tire with rim
Cardboard Penalty	50%	Replace with "Mixed Waste"
Mixed Waste - More than 25% recyclables	n/a	\$260 / tonne
Mattresses	Per tonne	\$10 each
Clean wood waste	\$30 / tonne	\$30 / tonne
Clean wood chips	Free	Free
Biosolids	\$110 / tonne	\$120 / tonne
Organics (food waste)	\$75 / tonne	\$75 / tonne

## Recyclables

Any loads of recyclables brought to the transfer station will remain free of charge!

#### Garbage

The tipping fee for household and commercial garbage (including construction waste) will be increased to \$130 per tonne to match the cost at the Squamish landfill. This change will narrow the gap between the actual cost of disposing of garbage and the tipping fee, while balancing the cost impact on local businesses and the incentive for illegal dumping.

#### Minimum Charge

A minimum charge per load will be implemented to recover some of the costs associated with the operation of the scale at the transfer station.

#### Gypsum Board

Due to new WBC rules for handling gypsum board (drywall), the gypsum recycling operations in Vancouver have significantly increased their disposal fees. The increase in the tipping fee to \$290 will match the cost of disposal in Squamish, and narrow the gap between the tipping fee and the actual cost of disposal. For drywall that was made pre-1988, we will have to require that it arrives at the Transfer Station in double bags to ensure that our contractor's employees at the Transfer Station are not potentially exposed to asbestos.

#### Appliances

The tipping fee on appliances that do not require ozone-depleting substance removal (such as stoves and dishwashers) will remain the same, but there will be an additional \$10 charge if substances such as Freon need to be removed before the appliance can be recycled. This will better match the RMOW's costs of disposal and will generally align with the new tipping fees in Squamish.

#### Tires

A simpler fee structure for tires will be implemented that will better match actual costs. This change will also discourage bulk dumping of tires and help to encourage better product stewardship as this change will provide more incentive for used tires to go back to the place they were purchased.

#### Cardboard Penalty

The cardboard penalty rate will be removed as this fee is outdated, and will be replaced with a Mixed Waste rate to encourage all recyclables to be removed from garbage.

#### Mixed Waste

A Mixed Waste rate will be implemented so that any loads of garbage with more than 25% recyclable material will be charged twice as much. This rate will encourage better recycling.

This definition will be further revised to include organics in an upcoming change to the Garbage and Recycling Bylaw that will encourage commercial and strata organics diversion. In future years, the percentage of recyclables or organics allowed will also be decreased.

#### Mattresses

The company that recycles mattresses in Vancouver has recently raised the rates for mattress recycling, making the RMOW's costs to dispose of the mattresses significantly higher. Charging on a per unit rate, rather than just a tipping fee per tonne, will narrow the gap between tipping fee and the RMOW's actual costs.

### Clean Wood Waste and Wood Chips

The rates for these items remain the same as we still require these items for the operation of the Whistler Compost Facility.

### Biosolids

While recent upgrades at the Whistler Compost Facility have allowed for significantly decreased costs, this increase in the tipping fee to \$120 per tonne is still required to more accurately reflect the costs of processing the biosolids. This tipping fee may be increased again in subsequent years.

### Organics

The tipping fee for food waste will not increase as diversion of organics is still one of the priorities for reducing the total amount of garbage that is produced in Whistler. The increased difference between the rate for garbage (\$130 / tonne) and organics (\$75 / tonne) will also help to encourage more diversion of food waste.

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Materials and Solid Waste	Increased business performance and economic opportunities are being realized as a result of smart materials management	Charging the appropriate tipping fees encourages good business decisions with respect to materials management.
Finance	The resort community effectively and efficiently balances its costs and expenditures	These proposed changes will better balance RMOW costs and revenues.
Finance	Financial principles, practices and tools employed by both the public and private sectors encourage behaviour that moves Whistler toward success and sustainability	Fair tipping fees encourage Whistler businesses to manage their material flows in a sustainable way.
Materials and Solid Waste	Partnerships are developed such that collective procurement choices favour companies and suppliers that are consistent with our identified materials and solid waste values	Fair tipping fees encourage Whistler businesses to manage their material flows in a sustainable way.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
	None.	

## OTHER POLICY CONSIDERATIONS

None.



## **BUDGET CONSIDERATIONS**

Changes to solid waste tipping fees are periodically required to ensure the revenues and expenses of our solid waste system are balanced. The proposed changes to the solid waste tipping fees are included in the proposed 2016 Solid Waste Operating Budget.

No increases to solid waste property taxes are proposed for 2016.

## **COMMUNITY ENGAGEMENT AND CONSULTATION**

If proposed changes are approved by Council, the changes will be advertised in the local newspapers and our operating contractor will start informing customers in advance of the changes.

## **SUMMARY**

Changes to the solid waste tipping fees charged at the Whistler Transfer Station are proposed to better balance the tipping fees with the actual costs of disposal of the various items.

Respectfully submitted,

James Hallisey  
GENERAL MANAGER OF INFRASTRUCTURE SERVICES



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** April 5, 2016  
**FROM:** Resort Experience  
**SUBJECT:** DVP 1117 – 8210 MOUNTAIN VIEW DRIVE – VARIANCES FOR SETBACKS AND BUILDING HEIGHT

**REPORT:** 16-034  
**FILE:** DVP 1117

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council approve the issuance of Development Variance Permit DVP 1117 for the proposed development at 8210 Mountain View Drive to:

1. Vary the front setback for a retaining wall from 7.6 m to 0.0 m;
2. Vary the maximum permitted building height for a detached garage building from 7.0 m to 9.0 m;
3. Vary the allowable projection for a roof eave from 1.0 m to 1.5 m;

All as shown on Architectural Plans A-0.1, A-0.3, A-5.0, A-6.1 prepared by CR Contracting, dated 2015/10/28, and attached as Appendix B to Administrative Report No. 16-034 subject to resolution of the following items to the satisfaction of the General Manager of Infrastructure Services and General Manager of Resort Experience:

1. Resolution of the roadside condition;
2. Registration of an easement for the portion of the retaining wall in the road right-of-way; and further,

**That** Council authorize the Mayor and Municipal Clerk to execute the easement documents.

### REFERENCES

**Location:** 8210 Mountain View Drive  
**Legal:** Lot 47, District Lot 7300, Plan 13672  
**Owners:** Gavin Christie, John Christie, Leslie Christie  
**Zoning:** RS1 (Single Family Residential One)

**Appendices:** “A” - Location Plan  
“B” - Diagrams  
“C” - Correspondence from Neighbours

### PURPOSE OF REPORT

This report seeks Council’s consideration for variances to “Zoning and Parking Bylaw 303, 2015” for the proposed development at 8210 Mountain View Drive to:

1. Vary the front setback for a retaining wall;

2. Vary the maximum permitted building height for a detached garage building;
3. Vary the allowable projection for a roof eave into the front setback.

Section 498 of the Local Government Act allows Council to vary regulations contained in a zoning bylaw by way of a development variance permit.

## DISCUSSION

### Background

The subject parcel (shown on Appendix A) is a steeply sloping downhill lot located on the East side of Mountain View Drive just south of the intersection with Chalet Drive. The cabin at 8210 Mountain View Drive was built in 1979 under Building Permit W43-78. Due to the sloping condition, parking for this parcel has been non-conforming since the time of construction. All parking has been entirely in the road right of way throughout the life of the existing development.

### Current Application

Development Variance Permit DVP 1117 was received by staff in late January 2016. This application proposes to resolve the parking issue by constructing a new free standing garage building (incorporating an auxiliary residential dwelling unit) and associated driveway. The proposed driveway crosses the sloping site diagonally and accesses the garage from the side. Diagrams for this proposal are attached to this report as Appendix "B".

The owners are requesting Council's consideration of three variances to the Zoning Bylaw as follows:

**1. Vary the front setback for a retaining wall from 7.6 m to 0.0 m.**

As noted, this is a steeply sloping downhill lot. The parcel drops approximately four metres (13 feet) from the street elevation down to the existing dwelling, and a further 10 metres (33 feet) to the rear parcel line, for a total grade change of approximately 14 m (46 feet).

The proposed retaining wall would be below the road level and, therefore, not visible. The purpose of the wall is to retain the road elevation as the driveway comes down the change in grade. Staff support this variance as the wall would not be visible and provides the opportunity to move the required parking for this site from the street onto the parcel as required by the Zoning Bylaw.

A portion of the retaining wall extends beyond the front parcel boundary into the road right-of-way. Staff recommend preparation of a standard easement agreement indemnifying the Resort Municipality and stipulating that the wall be the owners' responsibility in perpetuity.

**2. Vary the maximum permitted building height for a detached garage building from 7.0 m to 9.0 m.**

The RS1 Zone stipulates that a building containing a garage and an auxiliary residential dwelling unit must be a minimum of two storeys with a maximum height of 7.0 m. The Zoning Bylaw allows a relaxation to building height in cases of downhill sloping lots. This relaxation considers the difference in elevation at the road and the building face, and allows an increase of up to 3.0 m (for a total maximum potential building height of 10 m).

DVP1117 requests Council's consideration to vary the allowable building height from 7.0 m to 9.0 m. In support of this request, the applicant has submitted information showing that the

proposed building can be shown to conform to the requirements of the Zoning Bylaw by simply sloping the grade down to the building and taking advantage of the above noted relaxation.

Given the foregoing, Staff support this height variance request.

**3. Vary the allowable projection for a roof eave from 1.0 m to 1.5 m.**

Subsection 14(2) of Part 5 of the Zoning Bylaw allows an auxiliary or attached garage building to be set back 2.0 m from the front parcel line provided the average slope of a given parcel exceeds 20 per cent, as is the case with 8210 Mountain View Drive.

Subsection 7.1(a) of Part 5 of the Zoning Bylaw allows a roof eave to project 1 metre (measured horizontally) into a given setback area.

DVP 1117 requests a relaxation to allow one corner of the roof eave of the proposed building to project 1.5 m into the front setback area. Therefore, the roof eave would be 0.5 m from the front parcel line at its closest point.

Staff support this variance as it only pertains to one corner of the roof form and the area of encroachment is very small (approximately 0.5 m<sup>2</sup>).

As noted previously, all the parking for this parcel is currently in the road right-of-way. A previous owner had levelled, widened, and paved the road shoulder at this property. Staff are currently in discussions with the applicants regarding the finalized roadside condition, and request that Council make resolution of this item a condition of this variance.

A foundation permit for a garage on this site was issued under BP003479 in the winter of 2016 as, based on the drawings submitted, the location of the foundation conforms to all Zoning Bylaw requirements. Should Council choose not to support DVP1117, the garage structure can still be built on this foundation without requiring a DVP.

**WHISTLER 2020 ANALYSIS**

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected.	The changes proposed under DVP 1117 improve an existing situation whereby all parking for this parcel is currently in the road right-of-way.
Partnership	Partners work together to achieve mutual benefit.	RMOW staff and the applicant have worked together to reach a solution that works for both parties. This scheme enables the owner to construct a garage building while the RMOW benefits by removing parking for the subject parcel from the road right-of-way.
W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
	none	

**OTHER POLICY CONSIDERATIONS**

**DVP Criteria**

Staff have established criteria for consideration of development variance permits. The proposed variances are considered to be consistent with these criteria as described in the table below:

Potential Positive Impacts	Comment
Complements a particular streetscape or neighbourhood.	Apart from one corner of roof overhang, the proposed building is consistent with the setback requirements in the Zoning Bylaw.  The applicants have demonstrated that a height variance would not be required with some site re-grading; however the garage building would then appear taller/ larger from the street.
Works with the topography on the site, reducing the need for major site preparation or earthwork.	Proposal responds to site topography.
Maintains or enhances desirable site features, such as natural vegetation, trees and rock outcrops.	N/A
Results in superior siting with respect to light access resulting in decreased energy requirements.	N/A
Results in superior siting with respect to privacy.	N/A.
Enhances views from neighbouring buildings and sites.	N/A

Potential Negative Impacts	Comments
Is inconsistent with neighbourhood character.	N/A
Increases the appearance of building bulk from the street or surrounding neighbourhood.	N/A. The proposed retaining wall will not be visible from the street and the proposed auxiliary garage building meets setback requirements, apart from one corner of roof overhang.  Some minor site re-grading would allow the garage to be constructed at the same elevation while conforming to the height regulations in the Zoning Bylaw. However, this would not change the roof peak elevation and would make the building appear taller/ larger from the street.
Requires extensive site preparation.	Some site preparation is required; but no more than would be required without variances.
Substantially affects the use and enjoyment of adjacent lands (e.g. reduces light access, privacy, and views).	N/A

Requires a frontage variance to permit greater gross floor area, with the exception of a parcel fronting a cul-de-sac.	N/A
Requires a height variance to facilitate gross floor area exclusion.	N/A
Results in unacceptable impacts on services (e.g. roads, utilities, snow clearing operations).	The changes proposed under DVP 1117 will improve the existing snow clearing situation and are acceptable to RMOW Infrastructure Services Department.

### **Zoning and Parking Bylaw 303, 1983**

As noted, the parcel is Zoned RS1 (Single Family Residential One). The requested variances are described in detail in the discussion section of this report. The proposal meets all other regulations of Zoning and Parking Bylaw 303, 2015.

### **BUDGET CONSIDERATIONS**

There are no significant budget implications associated with this proposal. Development Variance Permit Application fees provide for the recovery of costs associated with processing this application. Building Permit fees will be applicable at the time of Building Permit.

### **COMMUNITY ENGAGEMENT AND CONSULTATION**

A sign describing DVP 1117 is posted on the property and notices were sent to surrounding property owners. A response was received from the owners of 8206 Mountain View Drive (the neighbour immediately to the North) expressing concerns respecting the height variance and roof eave variance. This correspondence is attached to this report as Appendix "C".

Staff met with the neighbours' representative, local builder Mr. Paul Wood, on March 22<sup>nd</sup> and discussed the proposal in detail. Should any further correspondence be received, this will be provided to Council at the April 5<sup>th</sup> meeting.

### **SUMMARY**

This report seeks Council's consideration for variances to "Zoning and Parking Bylaw 303, 2015" for the proposed development at 8210 Mountain View Drive to:

1. Vary the front setback for a retaining wall;
2. Vary the maximum permitted building height for a detached garage building;
3. Vary the allowable roof eave projection into the front setback for one corner of the garage building roof eave.

Respectfully submitted,

Roman Licko  
PLANNING ANALYST  
for  
Jan Jansen  
GENERAL MANAGER OF RESORT EXPERIENCE

**Development Variance Permit Application No. 1117**

**8210 Mountain View Drive**

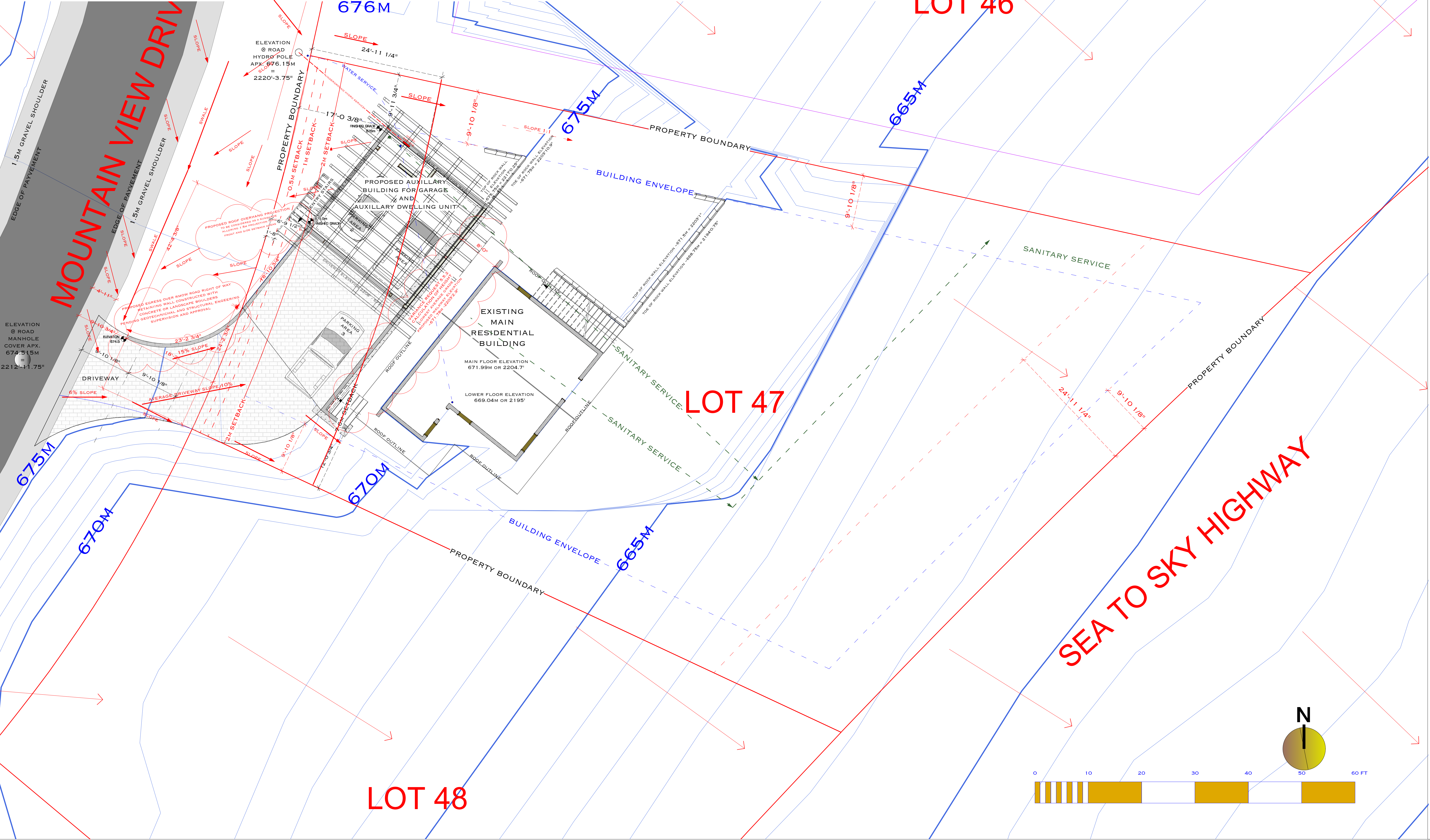


**Subject Lands:**

8210 Mountain View Drive



SITE PLAN OF POPOSED IMPROVEMENTS FOR:  
LOT 47, D.L. 7300, GP.1 N.W.D. PLAND 13672  
CIVIC ADDRESS: 8210 MOUNTAIN VIEW DRIVE



CR

DESIGN & BUILD

WHISTLER, BC, CANADA

DESIGN BUILD HOME CONSTRUCTION RENOVATION CONSULTING

PROJECT

DRAWING TITLE

REVISION SCHEDULE

SHEET

E-MAIL: INFO@CR-CONTRACTING.COM

PHONE: 604.905.6645

FAX: 604.905.6967

8210 Mountain View Drive

SITE PLAN

No.

Date

Description

DESIGN BY: CR

SCALE: AS NOTED

DATE: 2016/07/04



# CHRISTIE RESIDENCE PROPOSED ROOF HEIGHT CALCULATIONS

LOT 47, D.L. 7300, GP. 1 N.W.D. PLAN 13672  
CIVIC ADDRESS: 8210 MOUNTAIN VIEW DRIVE,  
WHISTLER, BC. VON 1B8

PID: 008-053-561  
ZONING: RS1

## ROOF HEIGHT CALCULATION DETACHED DWELLENG

FINISHED GRADE FRONT OF MAIN DWELLING: 671.8M OR 2204'  
FINISHED GRADE AT ROAD: 674.5M TO 676.15M  
DIFFERENCE: 2.7M TO 4.35M AVERAGE 3.5M

MAX ALLOWABLE: 7.6M + 3M = 10.6M  
ALLOWED RELAXATION IN HEIGHT: 3M

## ROOF HEIGHT CALCULATION AUXILLARY BUILDING WITH RESIDENTIAL DWELLENG UNIT ABOVE

FINISHED GRADE OF DRIVEWAY OF AUXILLARY BUILDING: 673M OR 2208'  
FINISHED GRADE AT ROAD: 675.25M TO 676.15M  
DIFFERENCE: 2.25M TO 3.15M AVERAGE 2.7M

MAX ALLOWABLE: 7.0M + 3M = 10.0M  
PROPOSED RELAXATION IN HEIGHT: 2.7M

### SECTION 5 GENERAL REQUIREMENTS

5.2: NOTWITHSTANDING THE DEFINITION OF HEIGHT IN SECTION 2, WHERE THE ELEVATION OF THE HIGHWAY SERVICING THE PARCEL IS ABOVE THE ABERAGE ELEVATION OF THE FINISHED GRADE OF THE JUBJECT PARCEL, THE MAXIMUM PERMISSIBLE BUILDING HEIGHT MAY BE INCREASED BIY THE DEFFERENCE IN GROUND ELEVATION BETWEEN THE HIGHWAY AND FINISHED GRADE OF THAT FACE OF THE BUILDING THAT FRONTS ONTO THE HIGHWAY TO A MAXIMUM INCREASE OF 3 METRES. (BYLAW NO. 916)

LOWEST AVERAGE FINISHED GRADE: 699.25M OR 2195.7'  
AVERAGE ROOF HEIGHT: 8.0M OR 26.3'

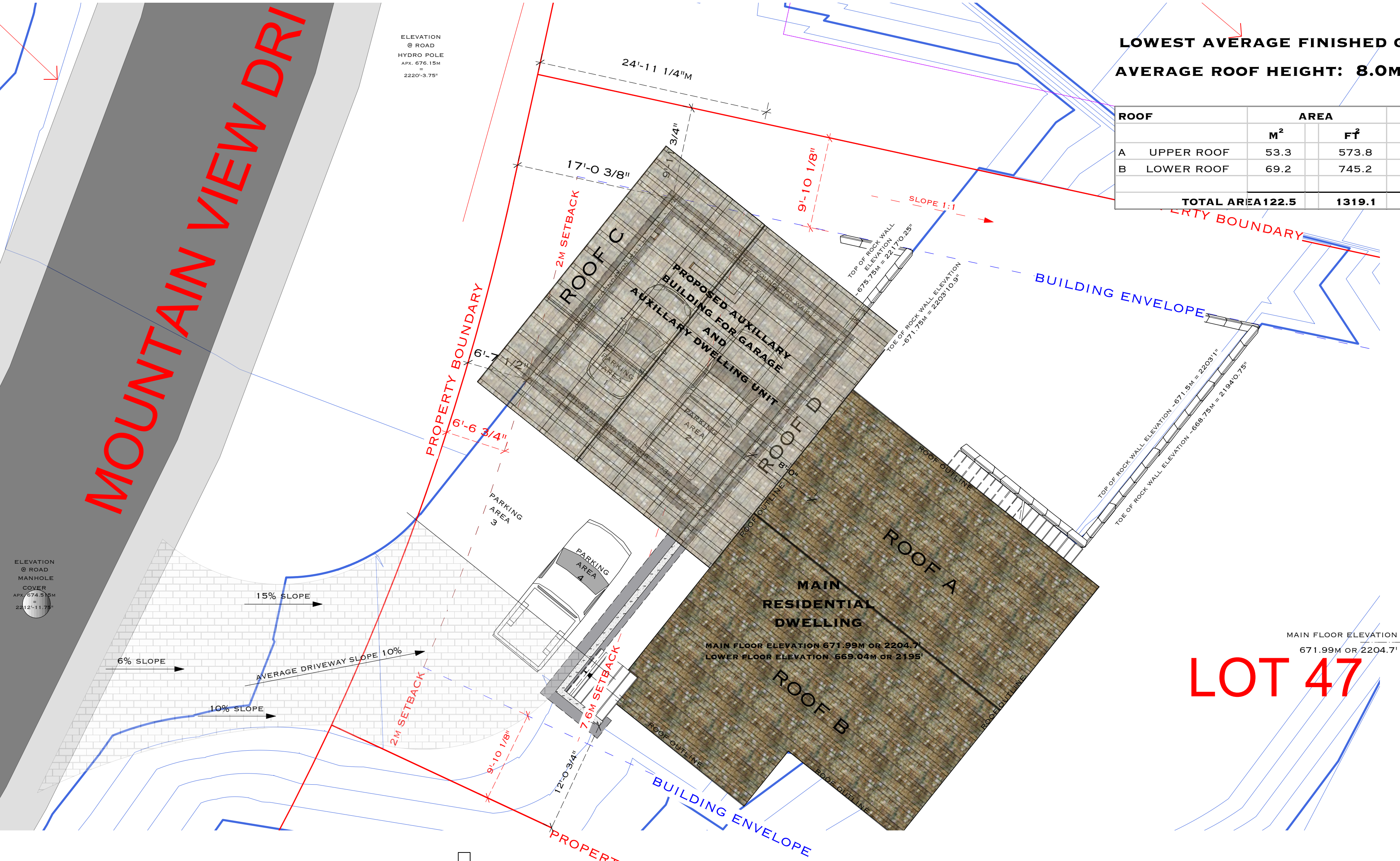
ROOF	AREA		%	ROOF HEIGHT		AVERAGE ROOF HIEGHT	
	M <sup>2</sup>	FT <sup>2</sup>		M	FT	M	FT
A UPPER ROOF	53.3	573.8	43.5%	7.7	25.3	3.4	11.0
B LOWER ROOF	69.2	745.2	56.5%	8.2	27.0	4.7	15.3
TOTAL AREA		122.5	100.0%			8.0	26.3

10M SETBACK FROM P/L

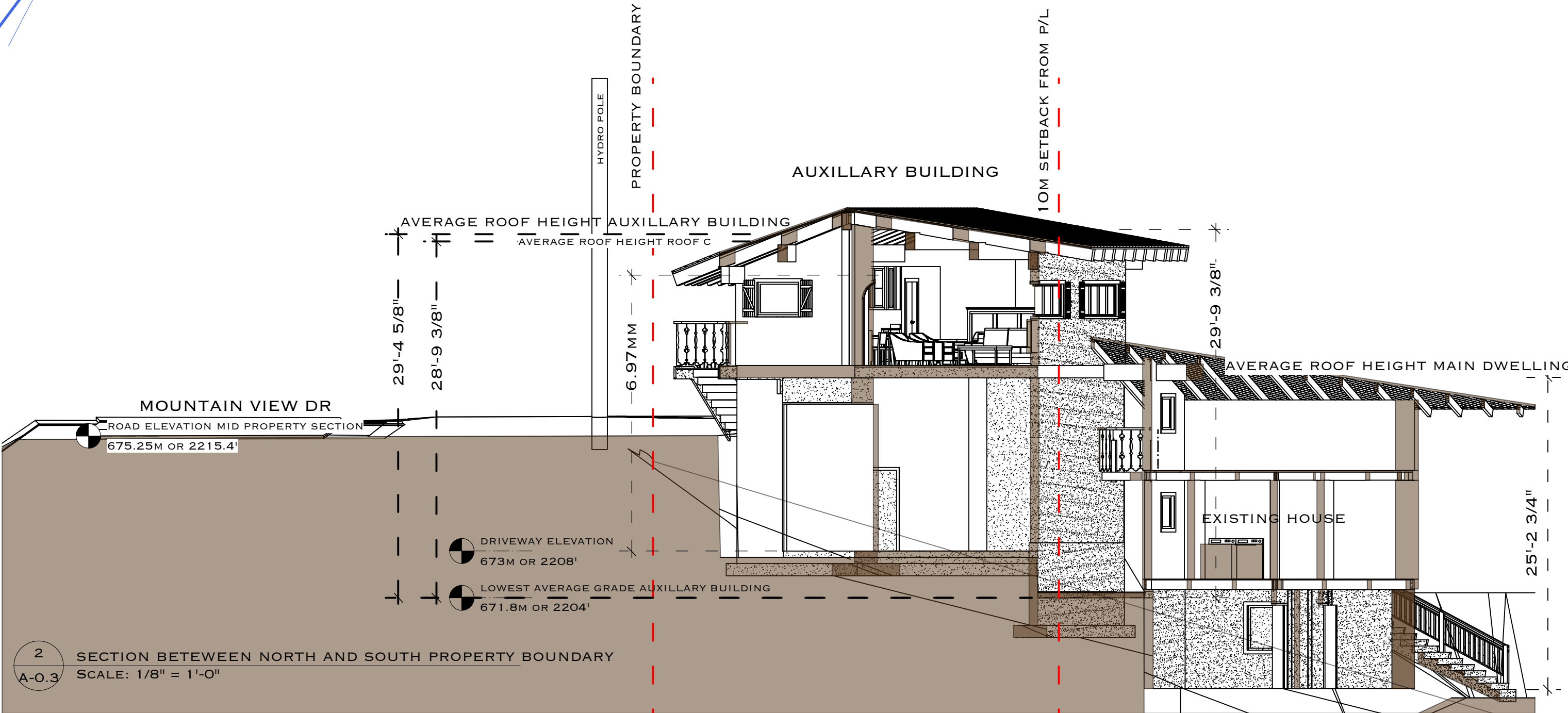
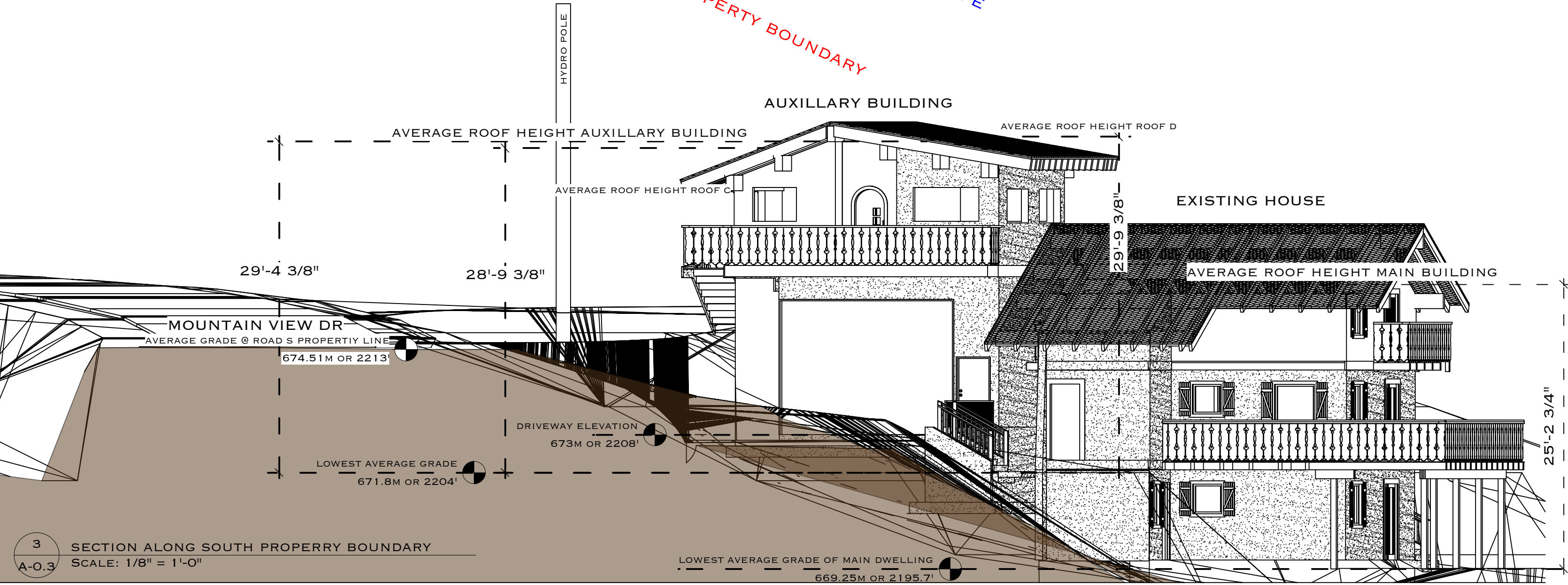
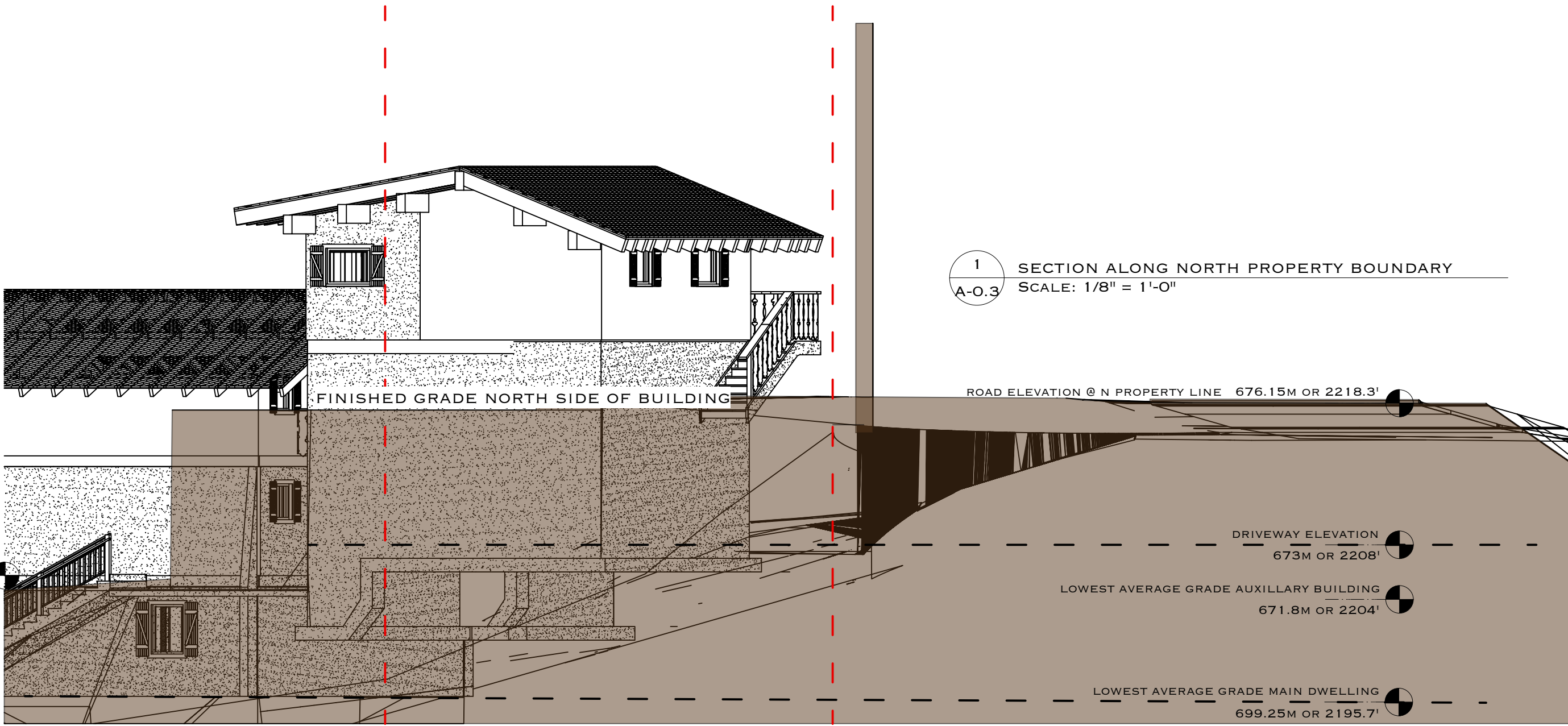
LOWEST AVERAGE FINISHED GRADE: 671.8M OR 2204'  
AVERAGE ROOF HEIGHT: 8.95M OR 29.36'

ROOF	AREA		%	ROOF HEIGHT		AVERAGE ROOF HIEGHT	
	M <sup>2</sup>	FT <sup>2</sup>		M	FT	M	FT
ROOF C	41.1	442.0	42.5%	8.8	28.8	3.7	12.2
ROOF D	55.7	599.1	57.5%	9.1	29.8	5.2	17.1
TOTAL AREA		96.7	100%			8.95	29.36

P/L

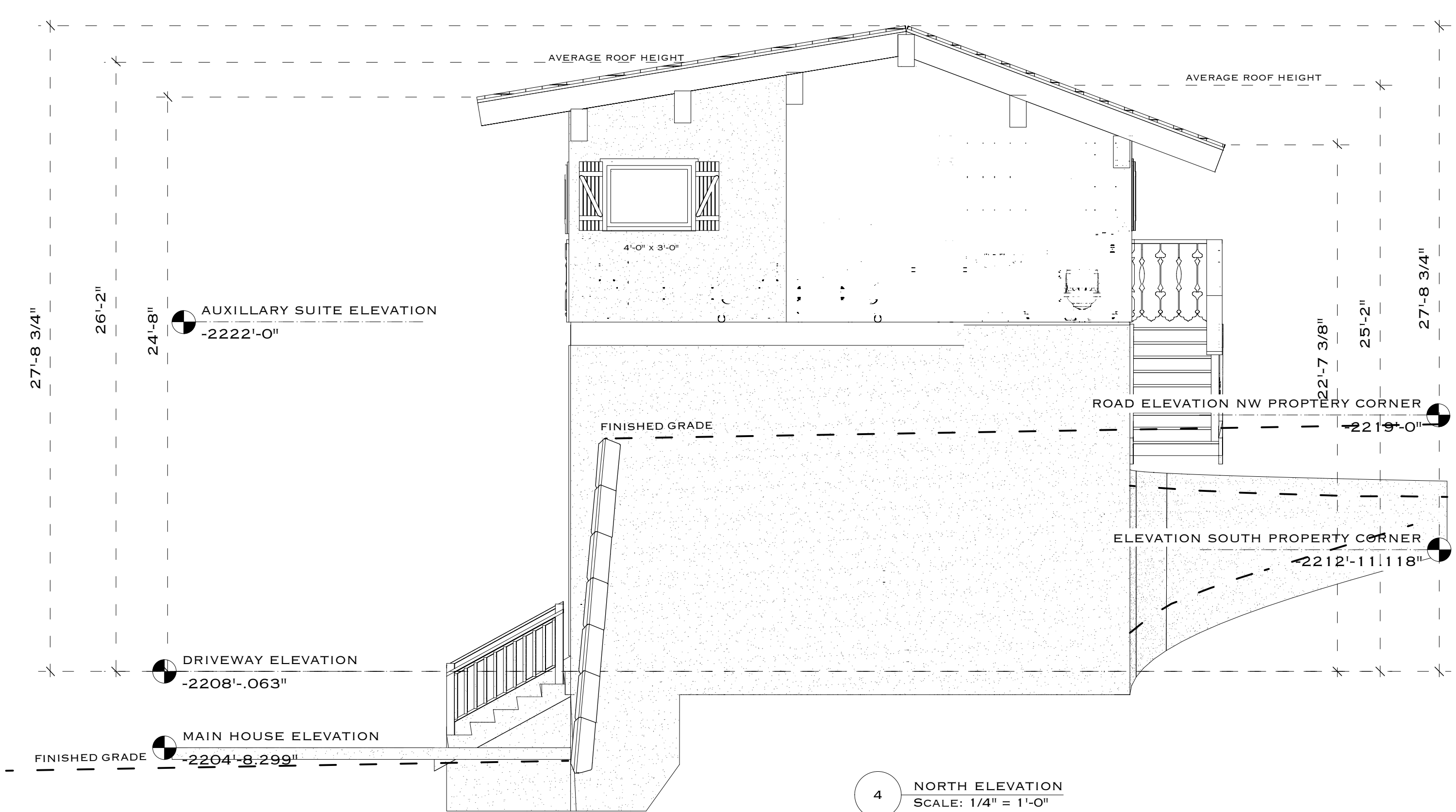
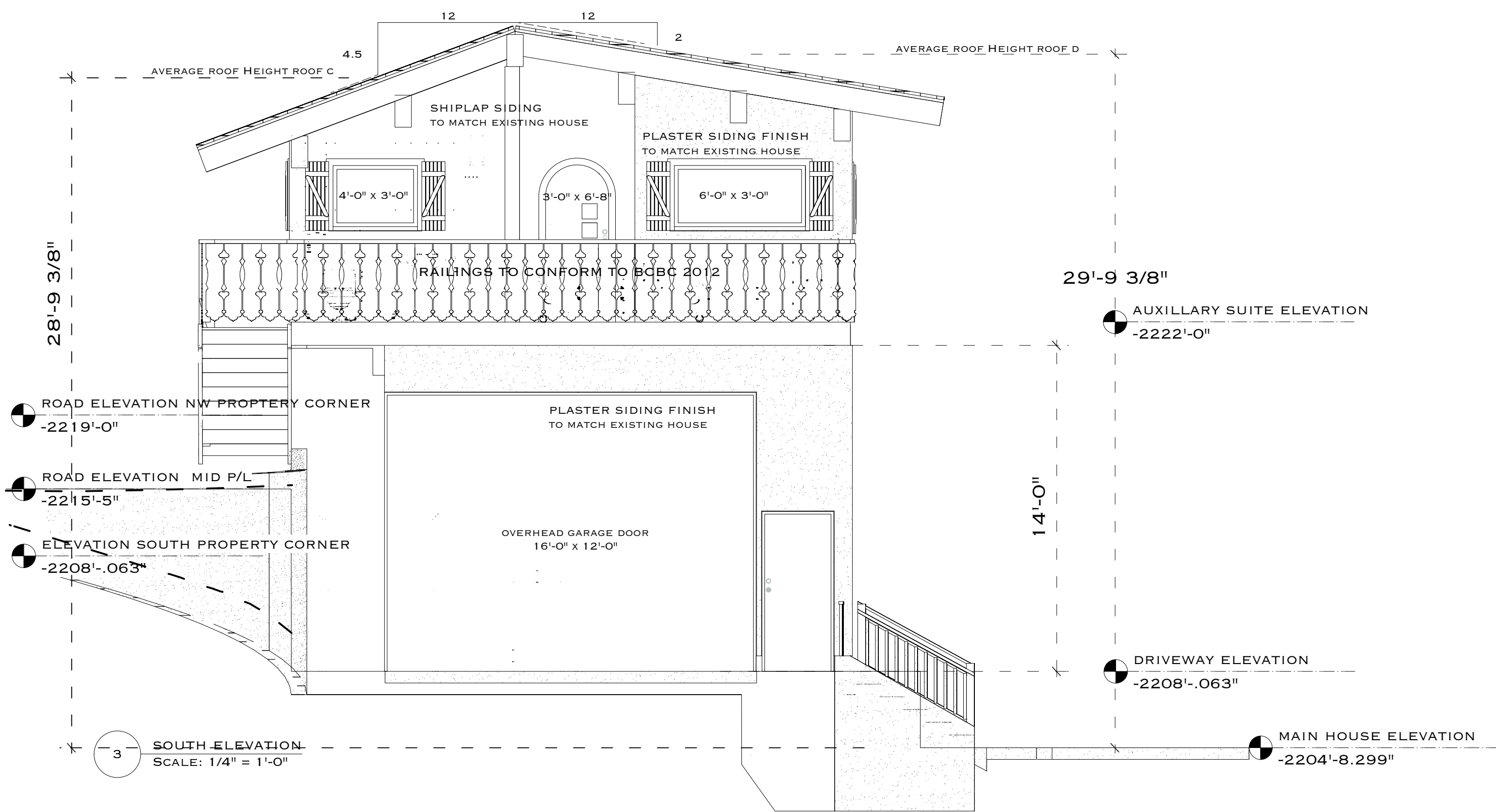
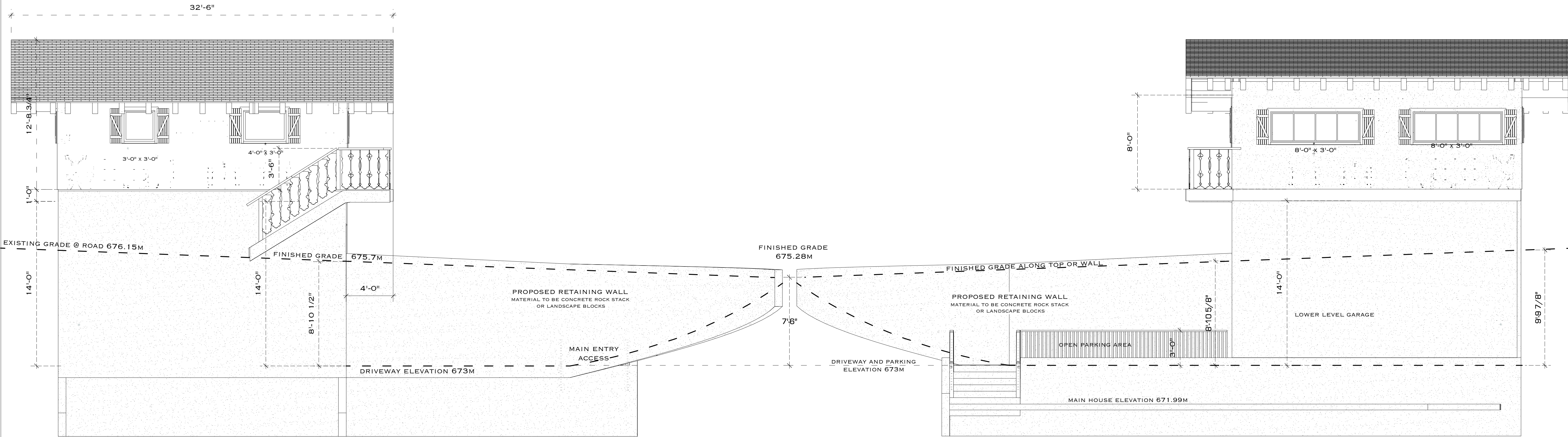


LOT 47



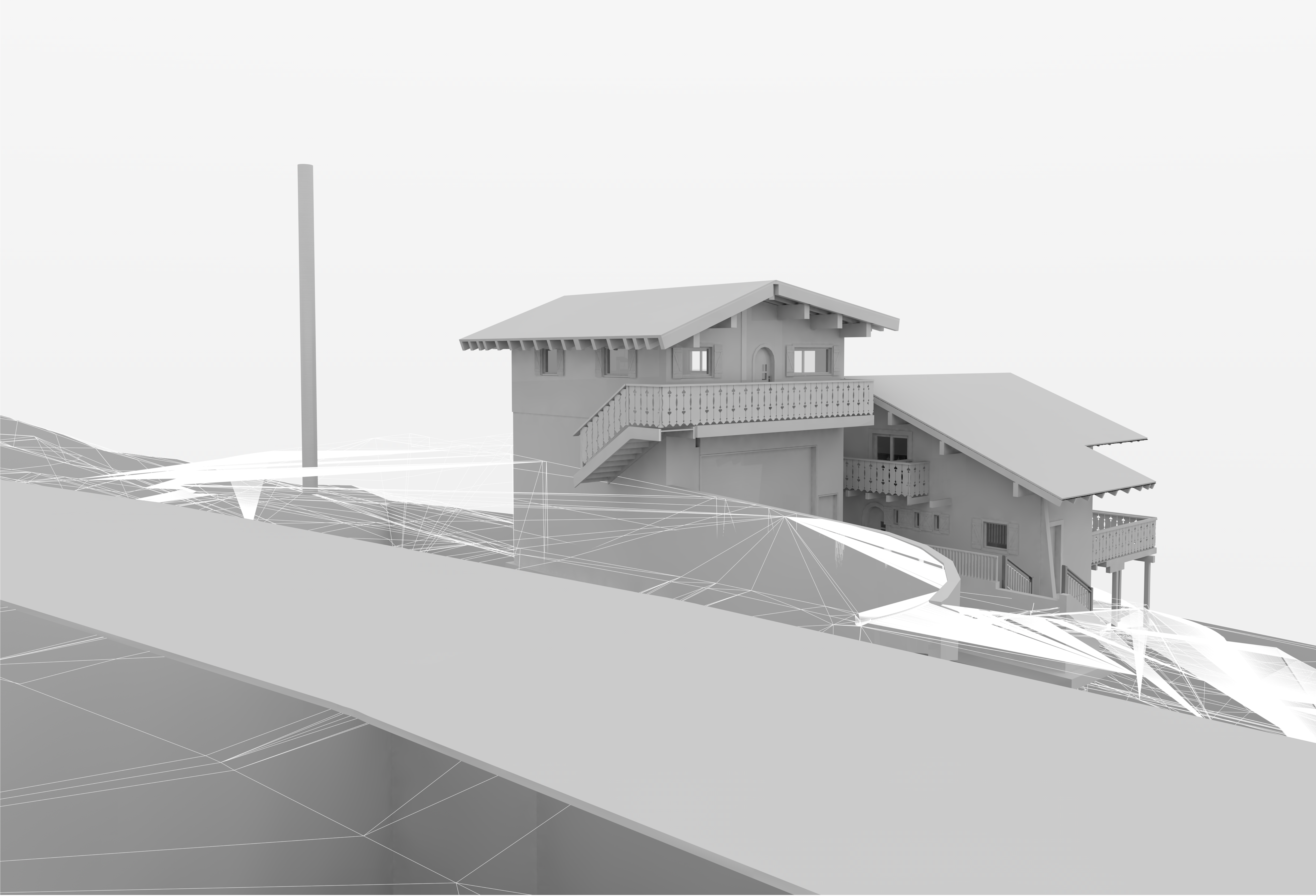


# 8210 MOUNTAIN VIEW DRIVE PROPOSED BUILDING ELEVATIONS AND FINAL GRADING



SHEET	DESIGN	DRAWN BY:	REVISION	SCHEDULE	DRAWING TITLE	PROJECT	DESIGN BUILD HOME CONSTRUCTION RENOVATION CONSULTING		
							E-MAIL:	PHONE:	FAX:
A-5.0	CR	AS NOTED	No.	Date	ELEVATIONS	8210 Mountain View Drive	INFO@CR-CONTRACTING.COM	604.905.6645	604.905.6967
DATE: 2016/01/04							CR DESIGN & BUILD WHISTLER, BC, CANADA		





SHEET	DESIGN		REVISION SCHEDULE		DRAWING TITLE	PROJECT	DESIGN BUILD HOME CONSTRUCTION RENOVATION CONSULTING		
	DRAWN BY: CR		No. <div>Date</div>				E-MAIL: INFO@CR-CONTRACTING.COM		
A-6.1	SCALE: AS NOTED		2		STREET VIEW	8210 Mountain View Drive	PHONE: 604.905.6645		
	DATE:2016/01/04						FAX: 604.905.6967		

CR

DESIGN & BUILD

WHISTLER, BC. CANADA



**Roman Licko**

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**From:** Janis McKenzie <[janis@whistlerdental.com](mailto:janis@whistlerdental.com)>  
**Sent:** Monday, March 21, 2016 10:07 PM  
**To:** Roman Licko  
**Subject:** Fwd: Variance permit application DVP 1117

Begin forwarded message:

**From:** Janis McKenzie <[janis@whistlerdental.com](mailto:janis@whistlerdental.com)>  
**Subject:** Variance permit application DVP 1117  
**Date:** March 21, 2016 at 8:55:26 AM PDT  
**To:** [planning@whistler.ca](mailto:planning@whistler.ca)  
**Cc:** Jay Cell <[jay@whistlerdental.com](mailto:jay@whistlerdental.com)>

Good day Roman we are responding to a letter we received regarding the property at 8210 Mountainview Drive. We are located at 8206 Mountainview Drive, direct neighbours to this property. We have been out of town and just returned to Whistler and would like your response taken into consideration for this variance.

We are *not in support of* some of the variances asked and will provide further support for this by ourselves and our builder Paul Wood.

Our concerns will be forwarded today.

Regards,

-----  
Janis and James McKenzie

**Roman Licko**

---

**From:** Janis McKenzie <[janis@whistlerdental.com](mailto:janis@whistlerdental.com)>  
**Sent:** Monday, March 21, 2016 10:07 PM  
**To:** Roman Licko  
**Subject:** Fwd: 8210 moutain view drive

Begin forwarded message:

**From:** Janis McKenzie <[janis@whistlerdental.com](mailto:janis@whistlerdental.com)>  
**Subject:** 8210 moutain view drive  
**Date:** March 21, 2016 at 10:06:37 AM PDT  
**To:** "[planning@whistler.ca](mailto:planning@whistler.ca)" <[planning@whistler.ca](mailto:planning@whistler.ca)>

Responding to the request for variance. We have major concerns with all the variances requested, but our main concern is the height variance and roof eave. We feel that an increased height in the structure would interfere with the curb appeal of the property. It will also effect the resale value of our home due to having this massive over height structure so close to our property. Having a potentially heigh building is also an eye sore for us. We feel that with the over height and over hang building it will also effect the lighting on our property and could potentially have drainage issues. We are willing to compromise on the set back for the retaining wall, but feel very strongly that we are not in agreement with changing the height from 7.6m to 9.0m. We hope that our concerns will be taken into consideration from the municipality. Photos to follow

Sincerely,  
Janis and Jay McKenzie

**Roman Licko**

---

**From:** Janis McKenzie <[janis@whistlerdental.com](mailto:janis@whistlerdental.com)>  
**Sent:** Monday, March 21, 2016 10:08 PM  
**To:** Roman Licko  
**Subject:** Fwd: Concerns of height

Begin forwarded message:

**From:** Janis McKenzie <[janis@whistlerdental.com](mailto:janis@whistlerdental.com)>  
**Subject:** Concerns of height  
**Date:** March 21, 2016 at 10:09:11 AM PDT  
**To:** [planning@whistler.ca](mailto:planning@whistler.ca)











Regards,  
Janis McKenzie



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** April 5, 2016  
**FROM:** Resort Experience  
**SUBJECT:** DP 1480 – 8018 MONS ROAD – RIVERSIDE RESORT AMENITY YURT

**REPORT:** 16-035  
**FILE:** DP 1480

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council approve the issuance of Development Permit DP 1480 for the development of an amenity yurt at Riverside Resort per the architectural plans A0.0 – A1.2 prepared by Murdoch + Company Architecture + Planning Ltd., dated September 29, 2015 and the engineer's report for flood proofing prepared by DGI engineering, dated January, 11, 2016, attached respectively as Appendices B and C to Council Report No. 16-035; subject to the resolution of the following items to the satisfaction of the General Manager of Resort Experience:

1. Finalization of the landscaping around the amenity yurt;
2. Provision of a letter of credit, or other approved security, in the amount of 135 percent of the costs of the hard and soft landscape works; and
3. Provision of a snow shed analysis consistent with Council Snow Shed Policy G-14.

### REFERENCES

**Owners:** Campco Investments Ltd., Inc .No. 512767  
**Location:** 8018 Mons Road, Whistler, BC  
**Legal Description:** Parcel 1 D.L. 1757 GROUP 1 NWD Plan LMP43710  
**Current Zoning:** TV2 Zone (Tourist Vehicle and Campground Two)  
**Appendices:** 'A' Location Map  
'B' Architectural Plans  
'C' Engineer Report (Flood proofing)

### PURPOSE OF REPORT

This report seeks Council's approval of Development Permit DP 1480, an application for the installation of an amenity yurt as a recreation building at Riverside Resort.

The development permit is subject to Council approval as the proposed yurt is greater than 20 square metres in floor area.

## **DISCUSSION**

### **Background**

Riverside Resort is located at 8018 Mons Road (see Appendix A). The campground consists of a main check in building with a small café, RV and tent sites, 14 overnight cabins, 10 overnight yurts, a mini golf course, a playground and an outdoor grass area for guests to use for outdoor purposes.

At time of rezoning the lands for a campground in 1999, a phased covenant was registered on the property to include a recreation building to be constructed as part of Phase 3 of the campground development. In 2008, Council approved the issuance of DP 1015 for a single storey 200 sq. m. gross floor area recreation building containing a multi-purpose room and washrooms, however, this building was never built.

A few years ago a yurt, 65 sq. m. in gross floor area, was placed on the site intended to be used as the amenity/recreation building. In the summer of 2015, as part of the review of the building permit application for the accommodation style yurts also approved in DP1015, the municipality contacted the campground to advise they need to obtain development and building permits for this larger yurt as it was not part of the approved development permit for the accommodation style yurts. The building remains unavailable for public use as it currently sits below the required flood elevation.

### **Proposal**

The owners of Riverside Resort have applied for a development permit to maintain the yurt in its existing location and use it as the amenity/recreation building in place of the formerly approved recreation building in DP1015, once the necessary development and building permits have been obtained and it is installed above the required flood elevation.

Over the years the campground operator through discussions with their guests concluded that the recreation building with the multi-purpose room as part of DP1015 was not desired or suitable for their needs. The feedback they received indicated a need for a simple sheltered area in the event of inclement weather as a complement to an outdoor area for small groups to enjoy a barbecue or get together.

The existing yurt is proposed to be raised on a platform above the flood plain level in accordance with engineer's flood proofing requirements. The yurt is a single storey round building and will be nestled amongst existing mature trees. The structure has an internal wood frame, vinyl exterior, skylight, and wooden double doors. The proposed yurt incorporates the same materials as the existing, but smaller, overnight accommodation yurts on the property. No changes are proposed to the outdoor grassy area and the mature trees are to be retained. A new asphalt pathway is proposed to access the yurt, location and details to be resolved. Architectural drawings submitted for the development permit are attached as Appendix B. The engineer flood report letter is attached as Appendix C.

If the development permit is supported a building permit is required for the yurt's installation. Building permit drawings will need to be coordinated with the flood proofing report and detailed covenant (BP039863) registered on title.

## ADP Review

The proposed yurt was not reviewed by the Advisory Design Panel as it is an auxiliary building, not a commercial building and the precedent of yurts on the property have already been approved through a former development permit.

## Whistler 2020 Analysis

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected.	There will be minimal disturbance to existing terrain to ensure yurt is above flood plain level and mature trees will be retained.
Natural Areas	Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible	Campground and spa uses have minimized impact on the natural areas through compact development and the use of yurts. The proposed yurt as the recreation building will further reduce the impact as it has a smaller footprint than the formerly approved recreation building (65 sq. m. versus 200 sq. m.)
Visitor Experience	A diverse range of year-round activities is developed and offered.  The resort community's authentic sense of place and engaging, innovative and renewed offerings attract visitors time and time again.	The yurt recreation building will complement the outdoor grass area by providing a weather protected area for groups to gather for picnics or barbeques.
Recreation and Leisure	Resident and visitors of all ages and abilities enjoy activities year-round that encourage healthy living, learning and a sense of community.  Recreation and Leisure are part of the Whistler lifestyle and all community members are able and encouraged to participate.  Quality recreation and leisure activities are delivered with exceptional service.	The yurt recreation building will complement the campground's current offering.

## OTHER POLICY CONSIDERATIONS

### Official Community Plan

The Subject lands fall under DP Area #16 – Riverside Campground and Scandinavian Style Spa. DP #16 regulates the form and character of the development, protection of the natural environment, and protection of the development from hazardous conditions. The table below provides an overview of the applicable development permit guidelines, and how they are met by this proposal.

DPA #16 – Applicable Guidelines	Comments
<b>20.5 Protection of the Natural Environment from Hazardous Conditions</b>	
c) mature stands of trees and riparian habitats must be protected	Mature stands that would have been removed to construct recreation building approved in DP1015 can be retained.
d) Specific areas that are located below flood levels may be required to remain free of development unless otherwise mitigated to protect from hazardous conditions	Proposed yurt will be constructed in accordance with attached drawing and engineer's report to be above the flood levels.
<b>20.6 Form and Character of development</b>	
g) Existing vegetation shall be preserved wherever possible.	Mature trees are retained.
h) Roof design must establish effective snow management and have a sloped appearance.	Yurt design is consistent with other yurts approved on site.
i) Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in building design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation.	The applicant will be required to provide a snow shed analysis. No safety concerns have been identified to date.
j) Building design and landscaping shall be consistent with Whistler's mountain character	The design of the yurt is consistent with other yurts approved on the site as part DP1015, as well as the campground's experience.
Q) Green building design shall minimize site disturbance, and maximum retention of trees where possible.	The proposed development will include minimal site disturbance and maximum retention of trees.

### **Zoning Bylaw No. 303**

The subject lands are zoned TV2 (Tourist Vehicle and Campground Two). The proposed yurt is consistent with the TV2 zone and all other applicable regulations of Zoning and Parking Bylaw No. 303, 2015.

### **Snow Shed Policy**

The applicant has committed to providing a snow shed analysis consistent with Council Snow Shed Policy G-14).

### **Green Building Policy**

The proposed development will include minimal site disturbance, maximum retention of trees and re-use of the existing structure.

## **BUDGET CONSIDERATIONS**

There are no significant budget implications associated with this proposal. Development Permit application fees provide for recovery of costs associated with this application. Building Permit fees will be charged at the time of Building Permit application.

## **COMMUNITY ENGAGEMENT AND CONSULTATION**

An information sign has been posted at the property per Development Permit application requirements. There have been no inquiries about the application.

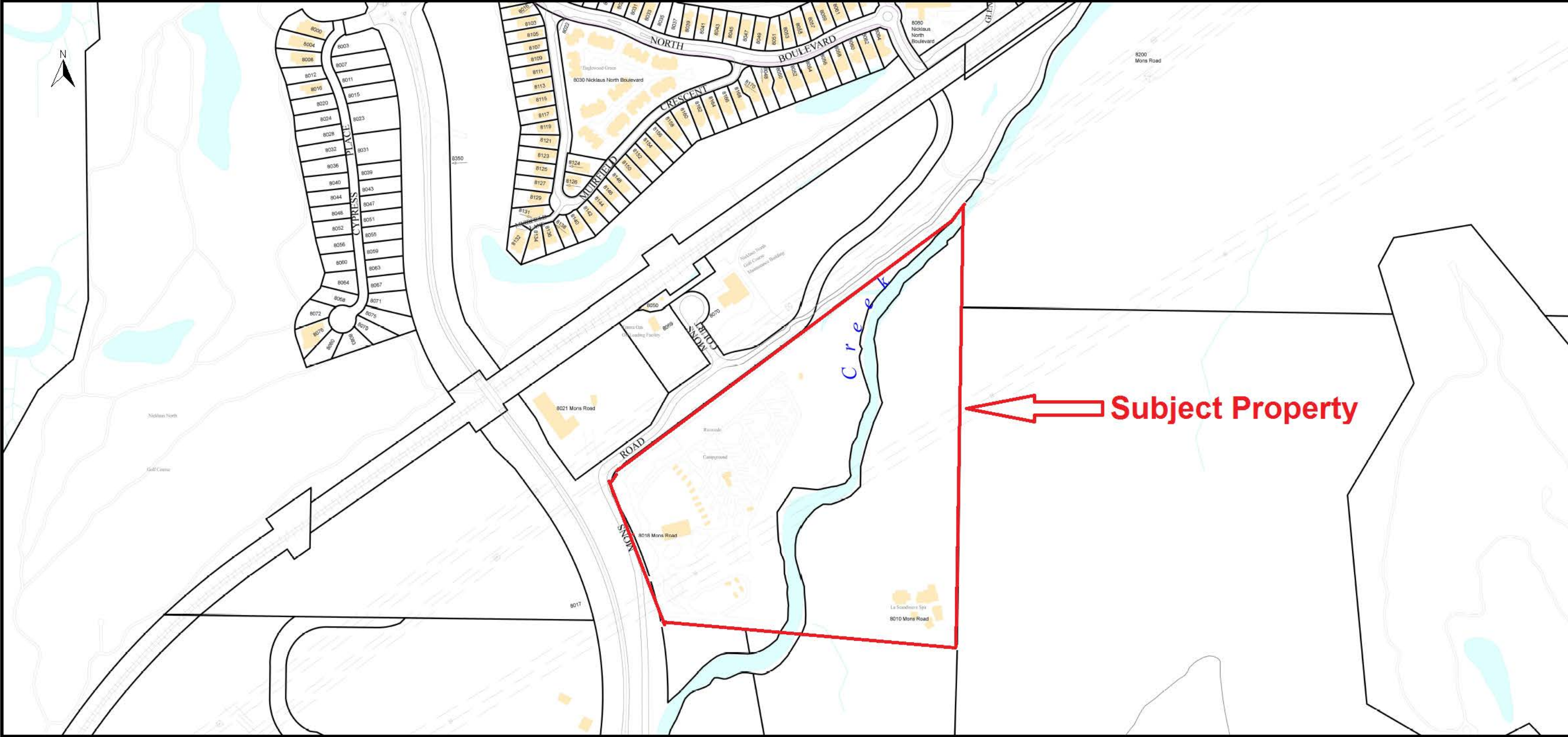
## **SUMMARY**

This report seeks Council's approval of the issuance of Development Permit DP 1480, an application for the installation of an amenity yurt as a recreation building at Riverside Resort.

Respect fully submitted,

Robert Brennan, MCIP  
PLANNER  
for  
Jan Jansen  
GENERAL MANAGER of RESORT EXPERIENCE





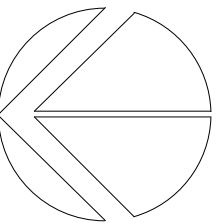
Location Map - 8018 Mons Road - Riverside Resort



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Issued For:	Date:
REVIEW	29 SEPT 2015

No:	Revision:	Date:
△		



Title  
**SITE LOCATION & CONTEXT**

Project

**RIVERSIDE RESORT - AMENITY YURT**  
WHISTLER, BC

**MURDOCH + COMPANY**  
Architecture + Planning Ltd.  
106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B4  
Ph. 905-6992 Fax 905-6993  
e-mail murdoch@telus.net

Sealed By:

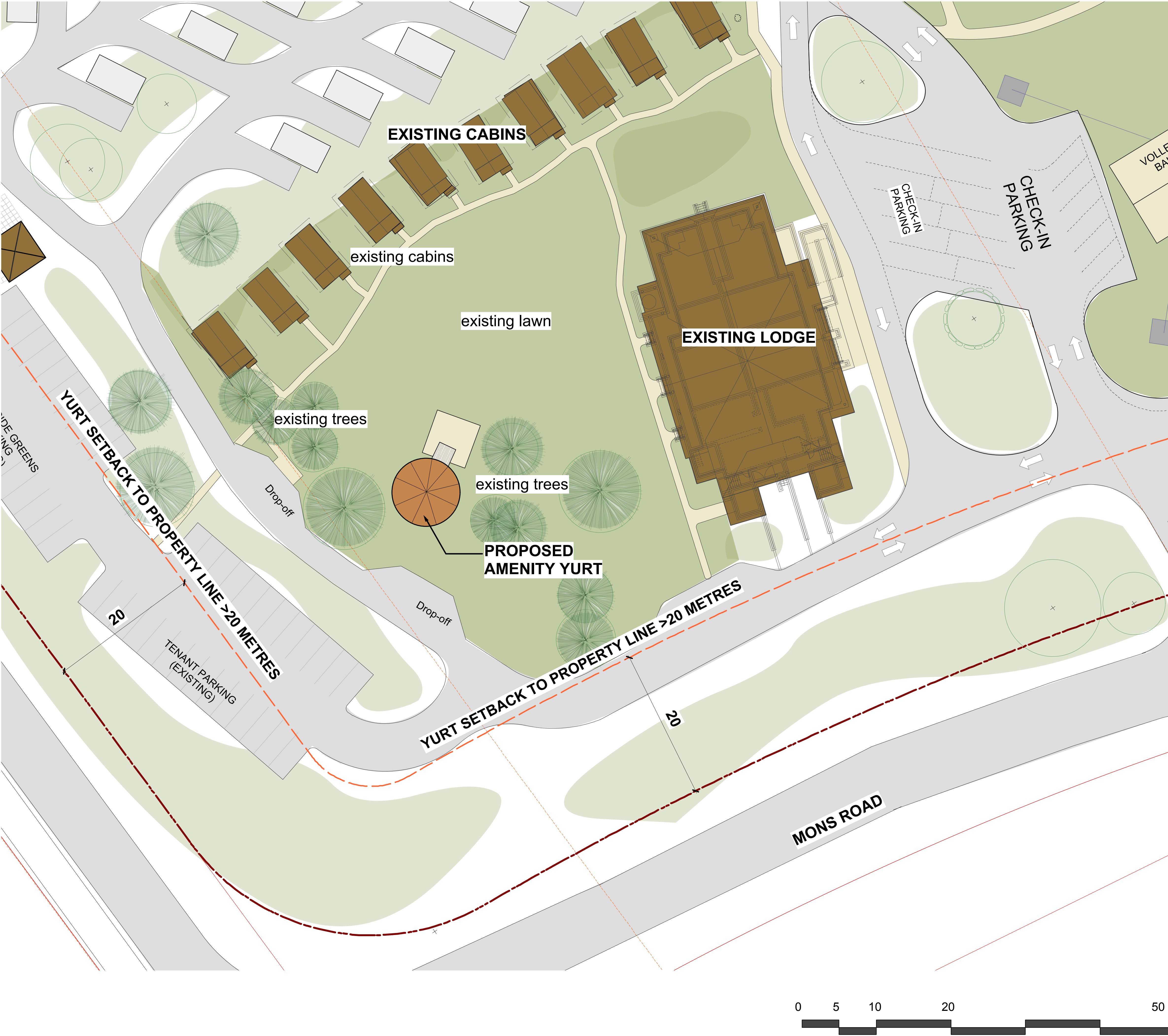
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SD/BM/TT	AS SHOWN
Project No:	Sheet No:
15.17	<b>A0.0</b>

A0.0 SITE LOCATION & CONTEXT



Appendix B

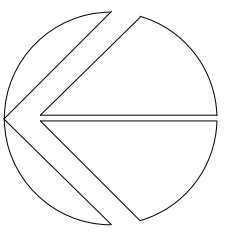




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Issued For: \_\_\_\_\_ Date: \_\_\_\_\_  
REVIEW \_\_\_\_\_ 29 SEPT 2015

No: \_\_\_\_\_ Revision: \_\_\_\_\_ Date: \_\_\_\_\_  
△



Title  
**SITE PLAN**

Project  
**RIVERSIDE RESORT - AMENITY YURT**  
**WHISTLER, BC**

**MURDOCH + COMPANY**  
Architecture + Planning Ltd.  
106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B4  
Ph. 905-6992 Fax 905-6993  
e-mail murdoch@telus.net

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15.17	<b>A1.0</b>



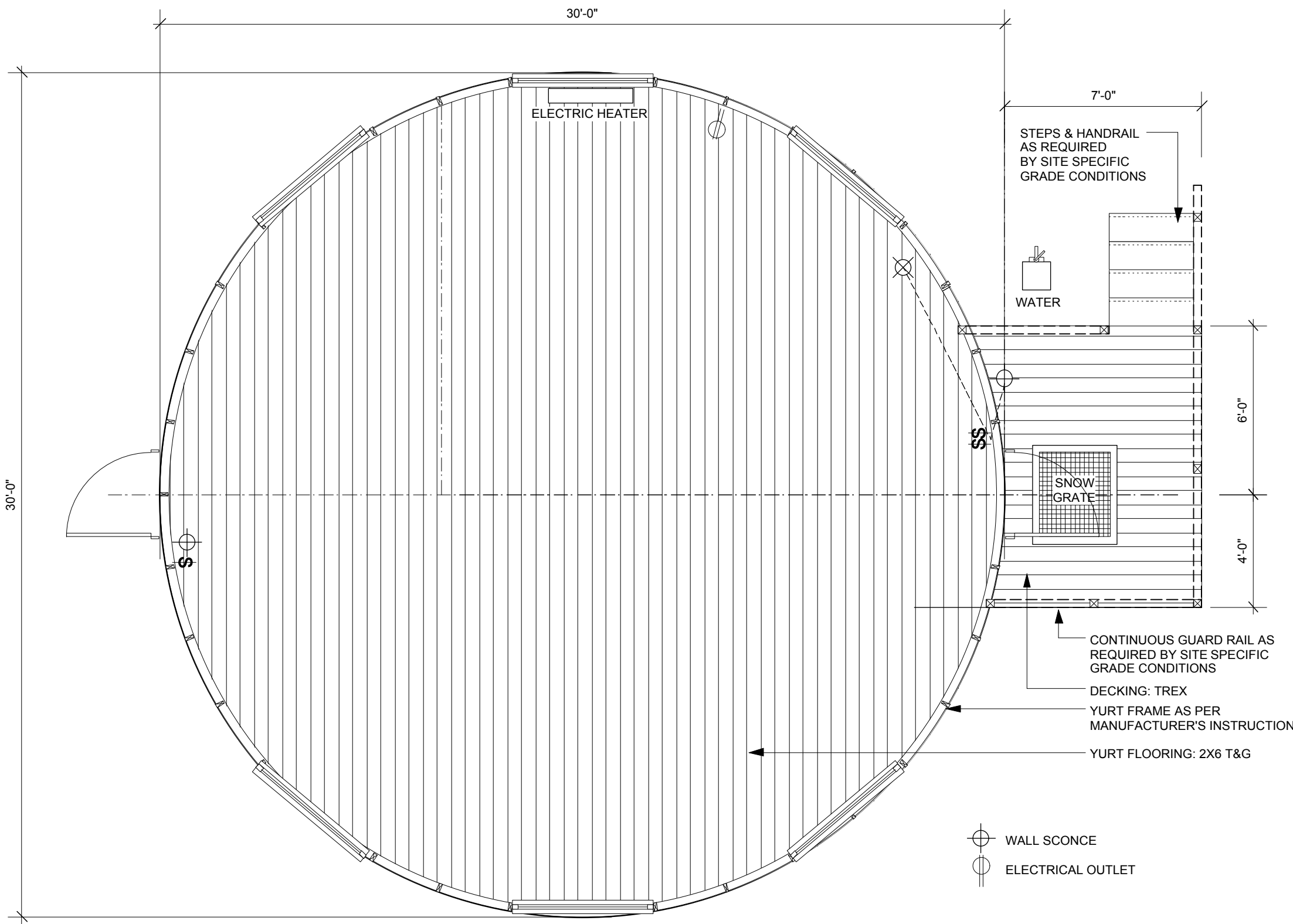
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Issued For:	Date:
REVIEW	29 SEPT 2015

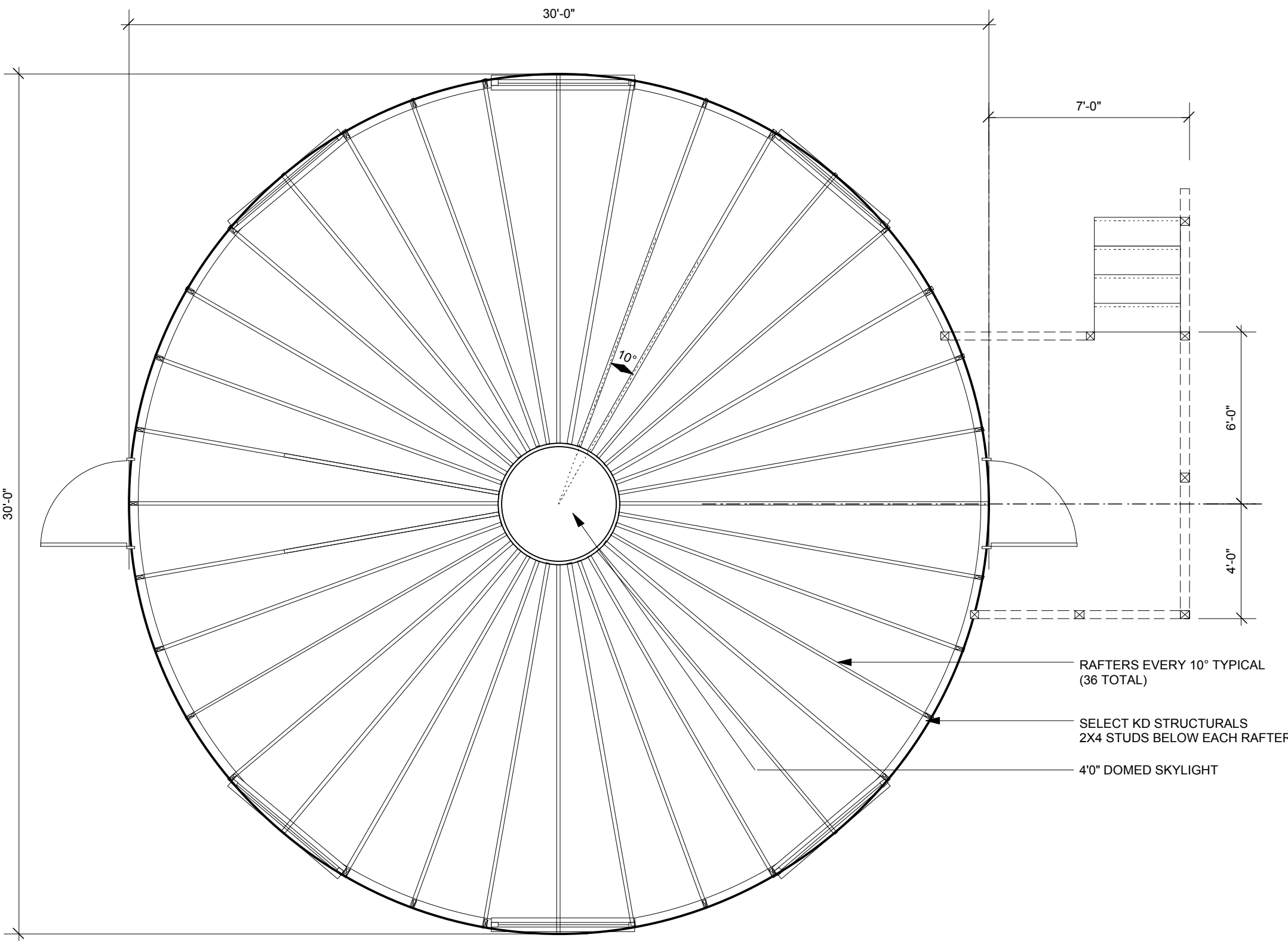
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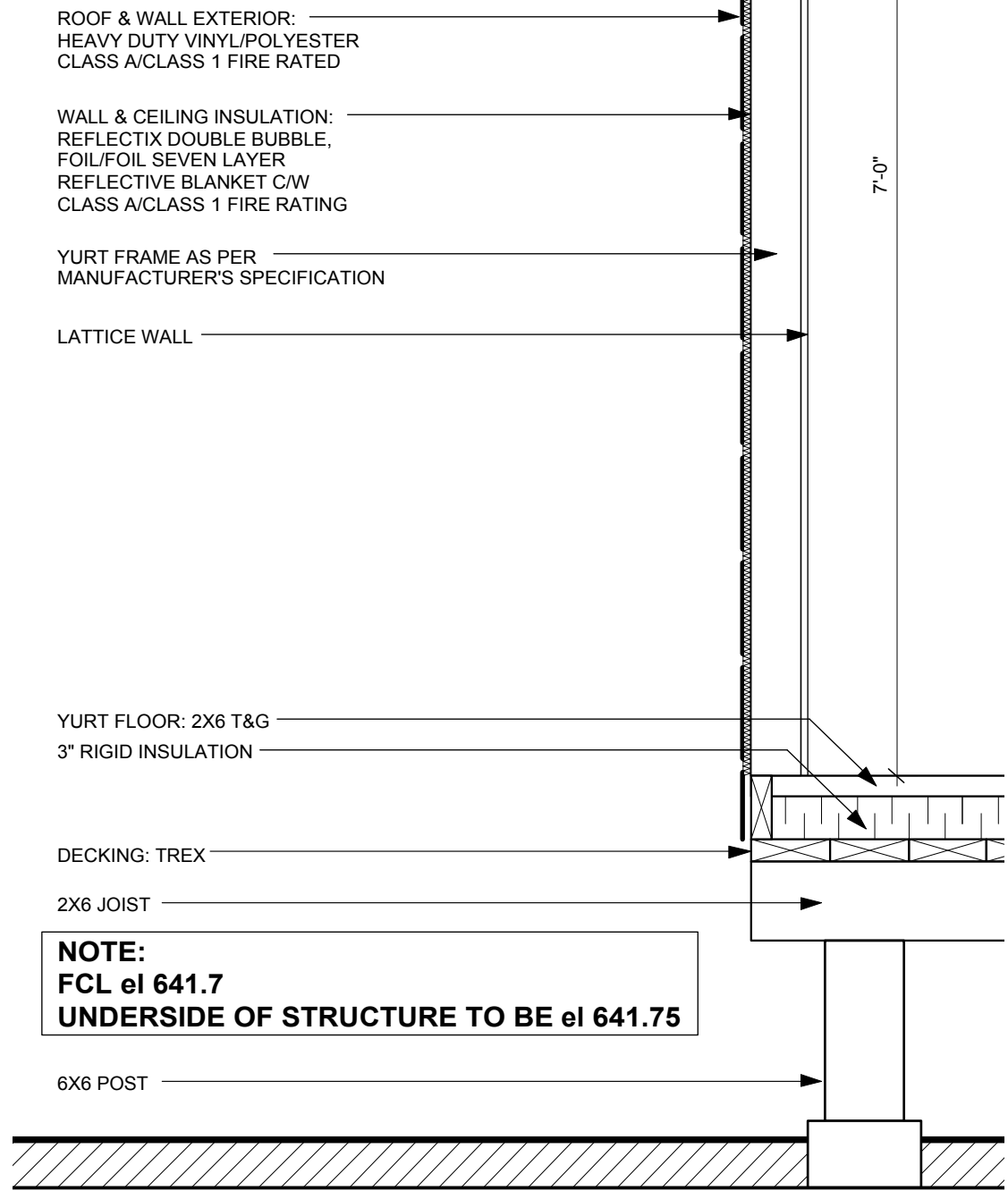
Appendix B



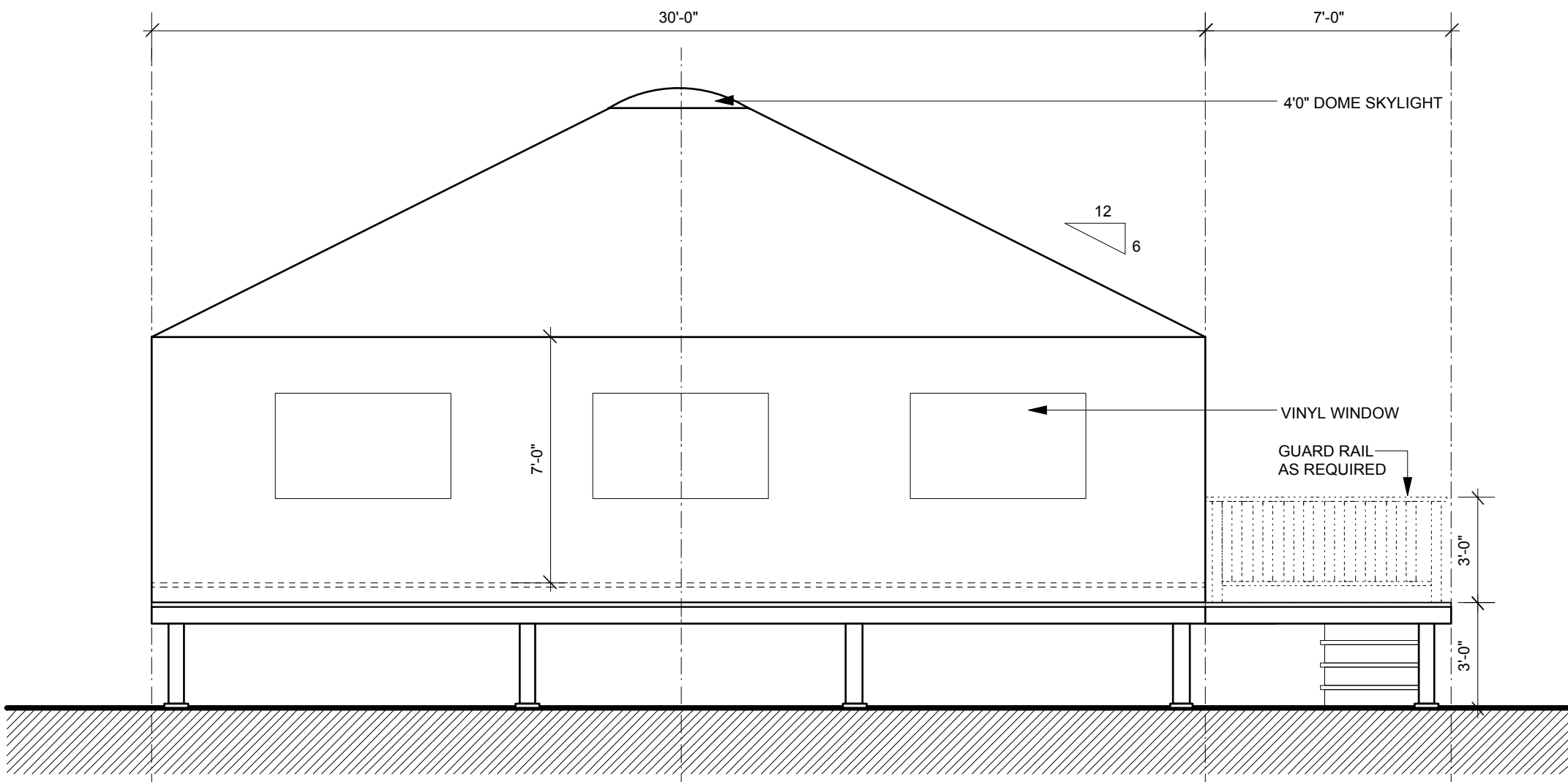
FLOOR PLAN



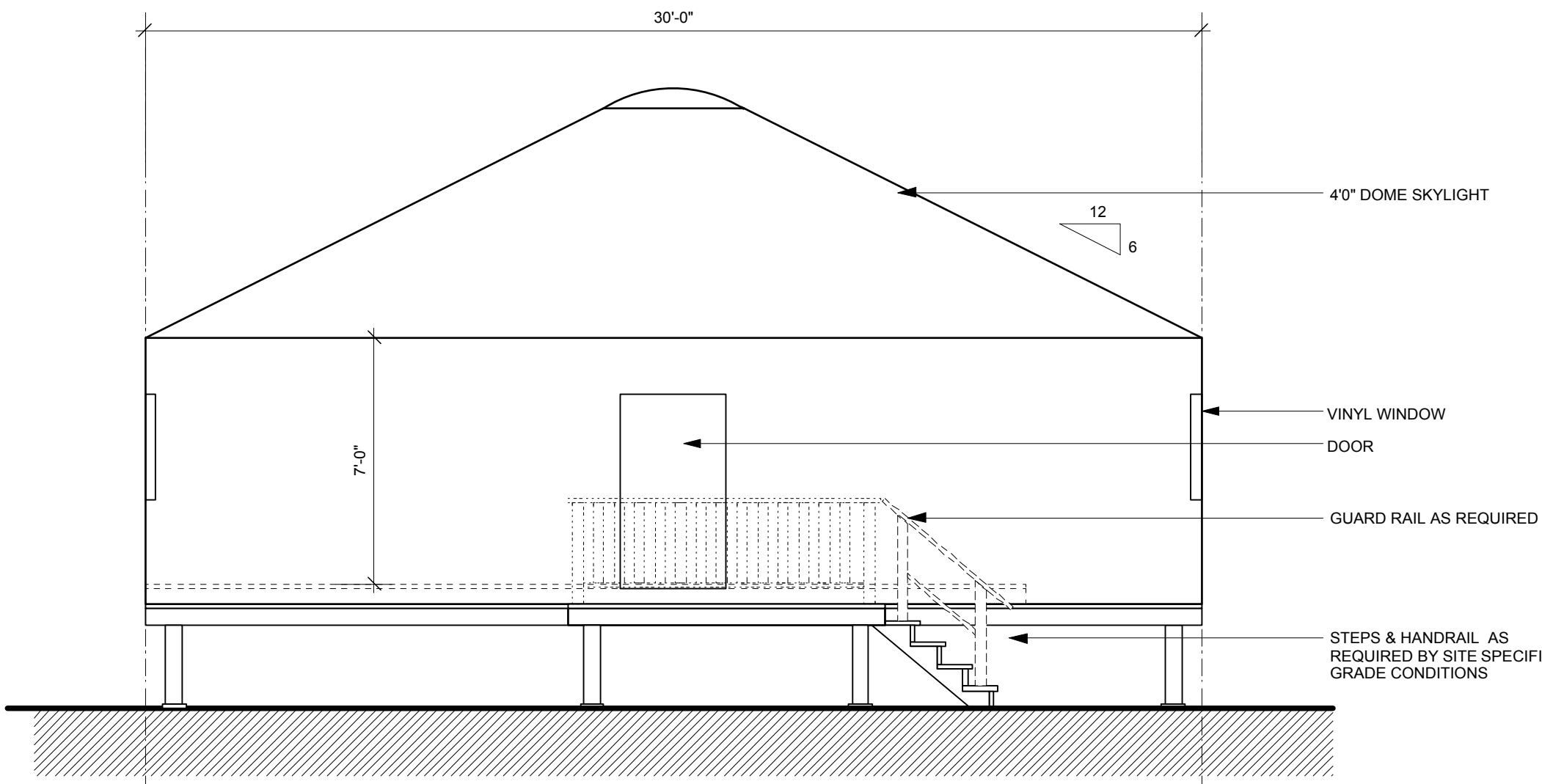
ROOF PLAN



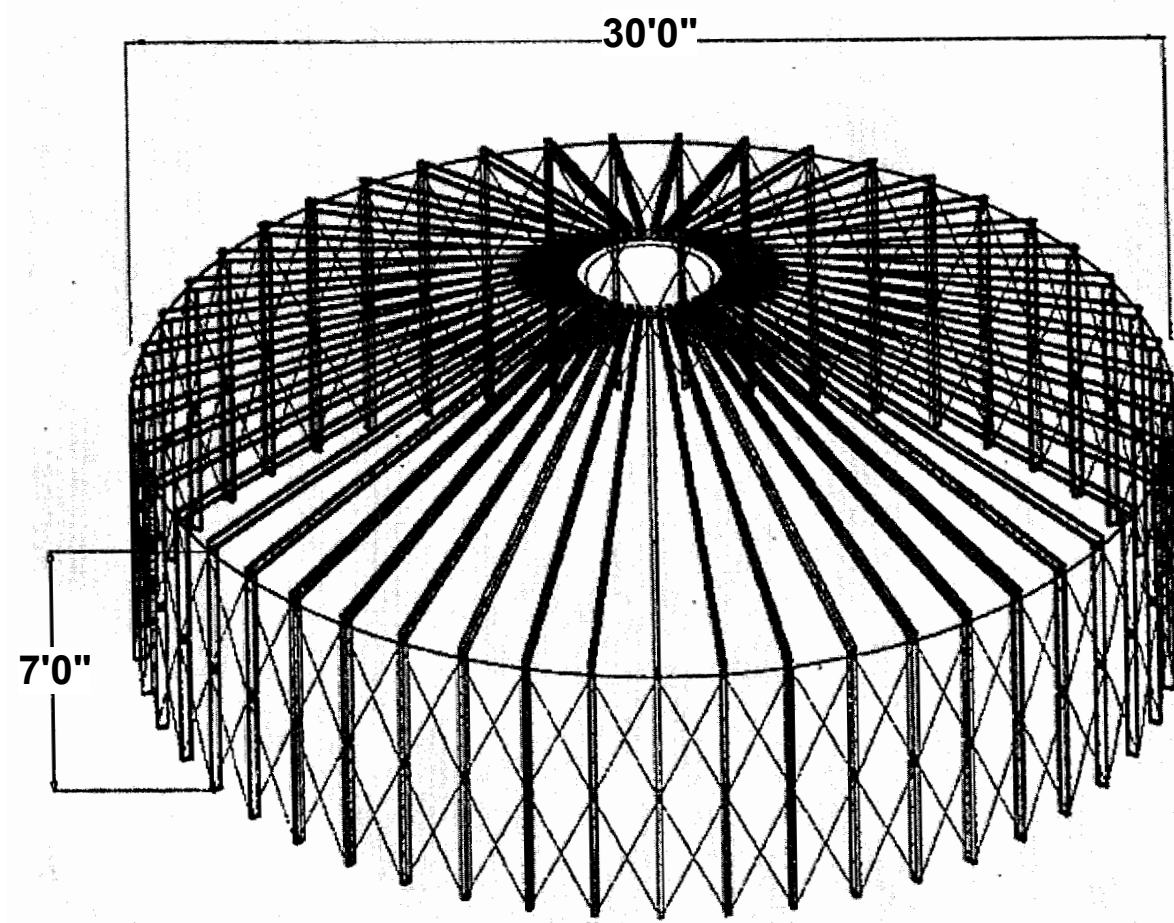
WALL SECTION



ELEVATION A



ELEVATION B



FRAMING SKETCH

YURT PLANS

Scale: 1/4" = 1'-0"

YURT ELEVATIONS

Scale: 1/4" = 1'-0"

YURT DETAILS

Project

RIVERSIDE RESORT - AMENITY YURT

WHISTLER, BC

MURDOCH + COMPANY

Architecture + Planning Ltd.  
106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B4  
Ph. 905-6992 Fax 905-6993  
e-mail murdoch@telus.net

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Date: January 11, 2016  
Project No: M158

**K2 Management**  
**164 East Kensington Road**  
**North Vancouver, B.C.**  
**V7N 1P1**

**Re: Jim Cameron, P.Eng.**  
**Proposed Amenity Yurt**  
**Riverside RV Resort, Whistler, B.C.**

---

In response to your request, Davies Geotechnical Inc. has completed a review of the background information for the Riverside Campground site and has prepared a letter addressing the geotechnical and flood design considerations for the Amenity Yurt to be constructed at the southwest corner of the Riverside Campground in Whistler, B.C.

It is our understanding that the Riverside Campground Resort has undergone two major phases of development, for which engineering assessments have previously been completed. Davies Geotechnical Inc. completed a review of the available geotechnical and civil engineering documents associated with these previous phases of development, including:

- Land title form C and D, dated 2000
- Section 219 Flood Protection Covenant
- Geotechnical report prepared by Macleod Geotechnical Inc. dated August 31, 1999.

We were also provided with the following document pertaining to the proposed Yurt construction.

- Letter from K2 Management to the Municipality of Whistler, dated October 26, 2015
- Site layout drawings prepared by Murdoch and Company, dated September 29, 2015.
- Section 5.4 of the RMOW Zoning Bylaw.

It is our understanding that it is proposed to erect a light Yurt structure west of the existing lodge building. The proposed yurt will encompass a plan area of approximately 700 square feet and will be elevated with the underside of the floor at or above elevation 641.75 meters.

It is our understanding that K2 Management plan to raise the site grade at the Yurt location to satisfy the Ministry of Environment and Resort Municipality of Whistler (RWOW) requirements with respect to flood protection.

The RMOW Section 219 Flood Protection Covenant and Section 5.4 of the RMOW Zoning Bylaw requires that all structures including temporary structures be constructed so that their floor is elevated above the Flood Construction Level (FCL). The study completed by CJ Anderson in 1999 specifies the FCL for the lodge and the area in close proximity of the lodge to be 641.75 meters. This study also indicated that during a flood event the flood waters would flow to the north and south around the lodge.

The geotechnical report prepared by Macleod Geotechnical Inc. in 1999 indicated that the near surface soil conditions consist of a layered sequence of loose to compact sandy silt, sand, and sand and gravel. Subgrade fill to elevate the Yurt above the flood elevation should consist of well graded sand and gravel, placed in loose lifts not exceeding 300 mm in thickness, with each lift compacted to at least 95% of Modified Proctor maximum dry density. These fills will be suitable to support the proposed structure bearing upon conventional pad foundations designed using a serviceability limit states bearing pressure of 100 kPa and a factored ultimate limit states pressure of 150 kPa.

Based upon my review, it is my opinion that the proposed Yurt site is safe for the intended usage contingent upon satisfaction of the RMOW flood protection requirements.

We trust that the information provided meets your current requirements. If you have any questions, please do not hesitate to contact the undersigned.

Yours truly,



**DAVIES GEOTECHNICAL INC.**

Paul A. Davies, P. Eng., Principal



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** April 5 2016  
**FROM:** Resort Experience  
**SUBJECT:** CM 61 – 7441 TREETOP LANE – COVENANT MODIFICATIONS

**REPORT:** 16-036  
**FILE:** CM0061

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council approve the modification of Covenant BP271458 for 7441 Treetop Lane to permit modifications to the tree preservation area, the building envelope, and an increase in the geodetic elevation of the second storey elevation, based on the architectural plans Ex. A/B, and Ex. C/D prepared by Challier Design, dated February 11, 2016 and landscape plan L1 prepared by Tom Barrett Ltd., dated March 11, 2016, both attached as Appendices B and C to Council Report No. 16-036;

**That** Council authorize the Mayor and Municipal Clerk to execute the covenant modification; and further,

**That** the following matters be completed to the satisfaction of the General Manager of Resort Experience prior to registration of the covenant modification:

1. Provision of landscape standard notes on the landscape plan;
2. Provision of a survey plan outlining the new tree preservation and building envelope areas;
3. Provision of a landscape security in the amount of 135% of the submitted cost estimate from the landscape architect for the hard and soft landscaping in the tree preservation and re-vegetation areas;
4. Payment of any outstanding application invoices.

### REFERENCES

**Applicant:** Herb Challier  
**Legal Description:** Lot 5, District Lot 4752 Group 1 Plan LMP47964  
**Current Zoning:** RS1 Zone (Single Family Residential One)  
**Appendices:** 'A' - Location Map  
'B' - Proposed Tree Preservation and Building Envelope Areas  
'C' - Proposed tree planting and re-vegetation plan

### PURPOSE OF REPORT

This report seeks Council's approval of Covenant Modification Application CM 61, an application to amend covenant BP271458 applicable to 7441 Treetop Lane to modify the shape of the Tree Preservation Area and the Building Envelope to enable some outdoor space in the backyard that better responds to existing slope conditions, and to raise the permitted geodetic elevation for the 2<sup>nd</sup>

storey of the dwelling by 0.54 metres. There will be no net loss in total tree preservation area on the property.

## **DISCUSSION**

The subject property is located at 7441 Treetop Lane (see Appendix A). All of the properties on this street are subject to covenants for tree preservation and re-vegetation areas, building envelope areas, driveway location, and maximum geodetic elevation for the 2<sup>nd</sup> storey of the building, established at the time of the original subdivision.

On August 31, 2015, an agent acting on behalf of the property owner obtained an excavation permit for site preparations of the property. During the excavation a 130 sq. m. area within the tree preservation area was disturbed and 33 significant trees (diameters of more than 5 cm) were removed due to the fragmented nature of the geology and efforts to stabilize the site. An additional 2 trees noted by covenant to be retained outside of the tree preservation area were also removed. The agent had been advised that prior to any works in the tree preservation area that a covenant modification application submission and approval was required.

### **Current Proposal**

On October 1, 2015, the applicant submitted a covenant modification application for 7441 Tree Top Lane. The applicant requested the original tree modification area be modified to allow for a reconfigured rear yard patio area. In addition, the applicant is seeking a modification to the covenant to increase the geodetic elevation of the 2<sup>nd</sup> storey from 676.05 metres to 676.59 metres.

On October 23, 2015, staff forwarded comments to the applicant which included a request for the following information; tree survey, geotechnical report, a landscape plan showing replanting plan, a modified tree preservation area plan, rationale for the revision to the 2<sup>nd</sup> storey geodetic elevation, and plans with setbacks noted.

### **Tree Preservation Area**

The architectural and landscape plans attached as Appendix B illustrates:

- The 130 square metres area of disturbed tree preservation area
- The proposed modified tree preservation and building envelope areas to enable some outdoor space in the backyard that better responds to existing slope conditions and to eliminate a net loss in tree preservation area
- Slope stabilization in the tree preservation area
- The proposed tree planting plan for the tree preservation area and the re-vegetation area.

The following minor revisions will be required prior to the covenant modification being completed: BCSLA standard notes be added to landscape plan, the landscape cost estimate be reviewed to ensure it is sufficient to include a cost for the retaining walls which are an integral part of the landscape plan, and a BCLS surveyor to prepare a surveyed plan illustrating the modified tree preservation area and building envelope area consistent with Ex C of Appendix B.

### **Second Floor Geodetic Elevation**

The covenanted second floor geodetic elevation is 676.05m. The proposed second floor geodetic elevation is 676.59m, which is an increase in elevation of 0.54 m. The purpose of the maximum geodetic elevation for the 2<sup>nd</sup> storey was to align the house heights in the subdivision with the ascending elevation of the homes from the lower end to the top end of the street. Staff reviewed

the second floor geodetic elevations on adjacent properties for context regarding the requested change to the subject property's second floor geodetic elevation.

Staff advised the applicant the adjacent property to the south had their covenanted geodetic elevation amended from 674.5 metres to 676.08 metres and the adjacent property to the north has a covenanted elevation of 677.0. Staff support the request to amend the second floor geodetic elevation of 676.59 metres on the subject property as the requested elevation remains aligned between the adjacent properties approved elevations.

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	<p>Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses</p> <p>The built environment is attractive and vibrant, reflecting the resort community's character, protecting views and evoking a dynamic sense of place.</p> <p>Continuous encroachment on nature is avoided.</p> <p>Landscaped areas consist of native plant species that eliminate the need for watering and chemical use.</p>	<p>The tree preservation area had a mixture of conifer and deciduous trees in the rear yard. As part of the excavation into the tree preservation area to stabilize the site, 33 trees were removed. The proposed planting plan for 17 trees (12 conifers and 4 deciduous trees) in the proposed tree preservation area will enhance the mountainous treed nature of the rear yard. A portion of the front yard has a covenanted re-vegetation area. The proposed planting plan with 7 conifers in the re-vegetation area will restore the treed nature of the front yard.</p> <p>All proposed planting in the tree preservation area and re-vegetation area meets Council Tree Preservation Policy G-8 re-vegetation spacing requirements.</p>
Natural Areas	<p>A policy of no net habitat loss is followed, and no further loss is preferred.</p> <p>Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible.</p>	<p>The proposed replanting plan and reconfiguration of the tree preservation and building envelope areas will ensure no net loss in tree preservation area and will integrate with the natural environment.</p>

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Built Environment	Continuous encroachment on nature is avoided.	As part of the covenant modification, the proposed planting plan and landscape security will enhance and restore the natural area disturbed within the tree preservation area.

## OTHER POLICY CONSIDERATIONS

All proposed planting in the tree preservation area and re-vegetation area meets Council Tree Preservation Policy G-8 re-vegetation spacing requirements. The landscape security will be administered consistent with Council Landscape Security Policy G-9.

## **LEGAL CONSIDERATIONS**

All other covenants registered on the property remain in effect and the owner is responsible for complying with their requirements.

## **BUDGET CONSIDERATIONS**

Covenant modification application fees provide for the recovery of costs associated with review of this application.

## **COMMUNITY ENGAGEMENT AND CONSULTATION**

There are no consultation requirements for this application.

## **SUMMARY**

This report seeks Council's approval to amend covenant BP271458 applicable to 7441 Treetop Lane to modify the shape of the Tree Preservation Area and the Building Envelope to enable some outdoor space in the backyard that better responds to existing slope conditions, and to raise the permitted geodetic elevation for the 2<sup>nd</sup> storey of the dwelling by 0.54 metres. There will be no loss in total tree preservation area on the property.

Respectfully submitted,

Robert Brennan, MCIP  
Planner  
for  
Jan Jansen  
GENERAL MANAGER of RESORT EXPERIENCE





Location Map - 7441 Treetop Lane



## ISSUES & REVISIONS

SHEET TITLE

## PROJECT

	SCALE :	1/4" = 1' 0"
	DATE:	28/4/2015
	DRAWN/CHECKED:	HC
	PROJECT NUMBER:	15.01

SHEET NUMBER

# Ex A/B

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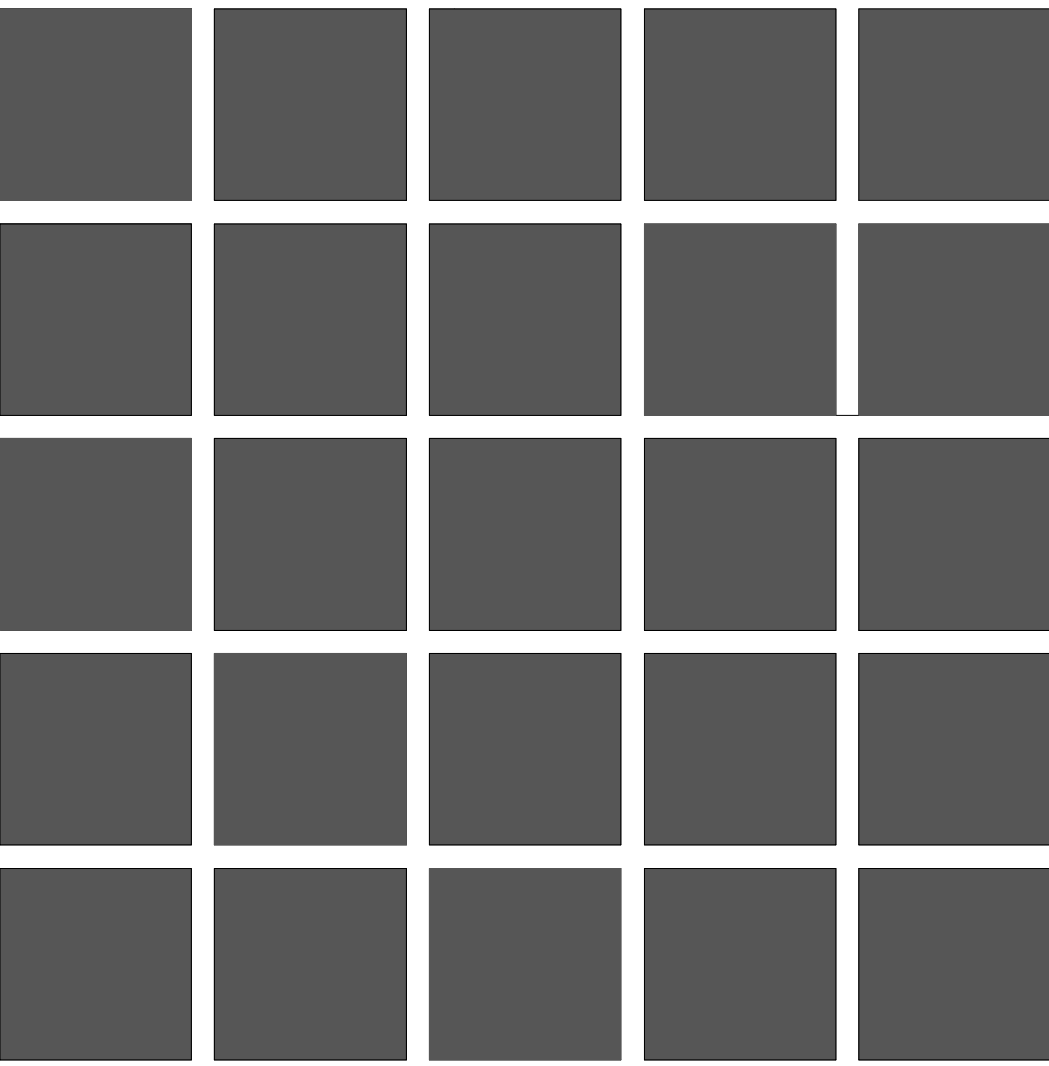


EXISTING TREE PRESERVATION AREA  
TOTAL AREA: 4025 Sq ft



PORTION OF TREE PRESERVATION AREA  
DISRUPTED BY EXCAVATION 1400 Sq ft  
TREES LOST 33 (see Survey Plan attached)





Challier DESIGN

5930 Falcon Road, West Vancouver,  
British Columbia, V7W 1S3

Telephone: 778-859-7236  
Facsimile: 604-299-2177  
E-mail: herb@storydriven.com


1	11/2/16	RESTRICTIVE COVENANT SUBMISSION
No.	DATE	DESCRIPTION

ISSUES & REVISIONS

SHEET TITLE

## TREE COVENANT ADJUSTMENT

PROJECT

**BEBEK RESIDENCE**  
7441 TREE TOP LANE  
WHISTLER, B.C.

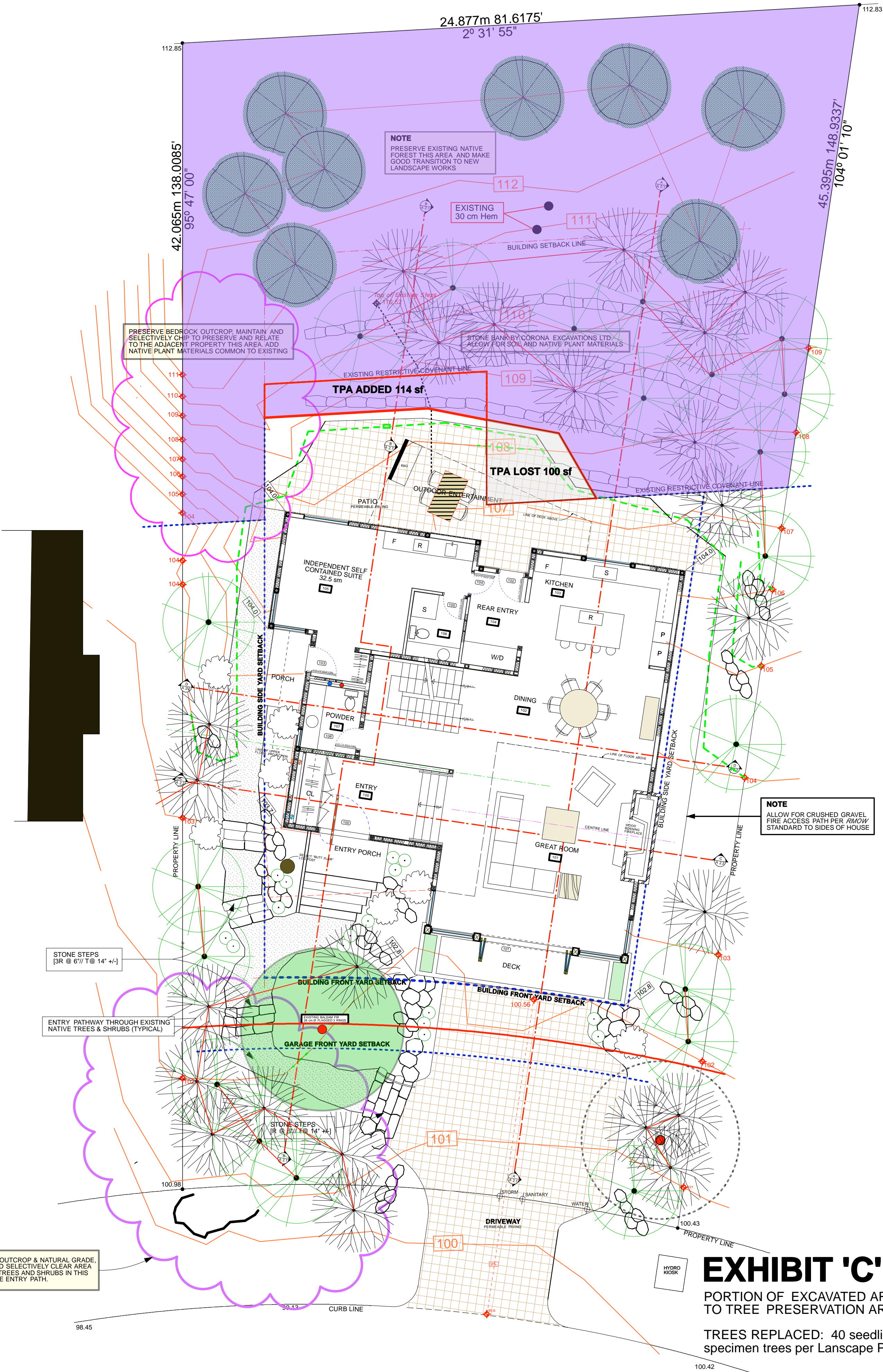
SCALE :	1/4" = 1' 0"
DATE:	28/4/2015
DRAWN/CHECKED:	HC
PROJECT NUMBER:	15.01

SHEET NUMBER

Ex C/D

THESE DRAWINGS AND SPECIFICATIONS & THE IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, & NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

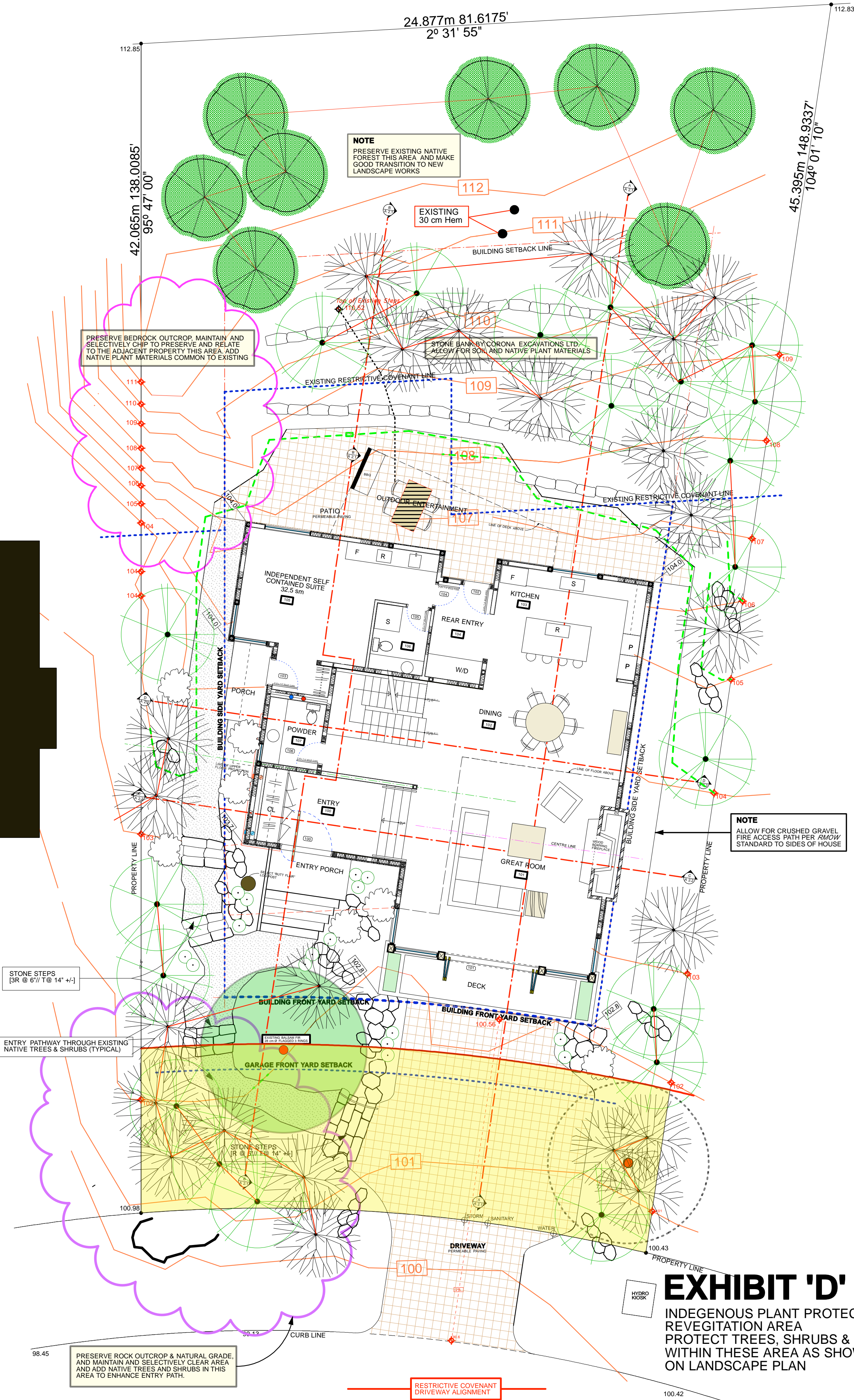
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### EXHIBIT 'C'

PORTION OF EXCAVATED AREA RETURNED TO TREE PRESERVATION AREA 1414 sq ft.

TREES REPLACED: 40 seedling conifers and specimen trees per Landscape Plan



### EXHIBIT 'D'

INDEGENOUS PLANT PROTECTION AND REVEGETATION AREA  
PROTECT TREES, SHRUBS & GRADES WITHIN THESE AREA AS SHOWN & NOTED ON LANDSCAPE PLAN







## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** April 5, 2016

**REPORT:** 16-037

**FROM:** Resort Experience

**FILE:** CM0070

**SUBJECT:** 2989 TRAIL'S END LANE COVENANT MODIFICATION

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council approve the modification of Covenant BB1493637 for 2989 Trail's End Lane to change the maximum gross floor area of strata lot 55 from 465 square metre to 700 square metres; and further

**That** Council authorize the Mayor and Municipal Clerk to execute the covenant modification.

### REFERENCES

**Owner/ Applicant:** Ecoasis Properties Ltd.

**Location:** 2989 TRAIL'S END LANE

**Legal Description:** PLAN LMS4695 LOT 55 DISTRICT LOT 7798 NEW WESTMINSTER DISTRICT GROUP 1, PHASE 4

**Appendices:** 'A' – Location Plan

'B' – March 16, 2011 Kadenwood Lot Plan

### PURPOSE OF REPORT

This report presents a covenant modification application for a parcel located at 2989 Trail's End Lane, in Kadenwood. The application requests Council authorization to modify a covenant to correct an error, changing the maximum gross floor area of strata lot 55 from 465 m<sup>2</sup> to 700 m<sup>2</sup>.

### DISCUSSION

2989 Trail's End Lane is located in Kadenwood, as shown in Appendix A. In 2012, building envelope covenant BB1493637 was registered on title in connection with subdivision approvals for Phase 4 of the Kadenwood development. Recently, an error was discovered relating to strata lot 55. On page 9 of covenant No. BB1493637, section 2(d) lists the maximum gross floor area of strata lot 55 as 465 m<sup>2</sup> rather than 700 m<sup>2</sup>, as was intended for the lot.

The error arose because an original table prepared by Creus Engineering (dated March 11, 2011) showed strata lot 55 with a maximum gross floor area of 465 m<sup>2</sup>. The March 11<sup>th</sup> table was superseded by a revised table dated March 16<sup>th</sup> (see Appendix B), assigning a maximum gross floor area of 700 m<sup>2</sup> to strata lot 55. The revised table did not make it into the final/registered version of the covenant.

Correction of this error is supported by the Statutory Building Scheme registered on title for the Kadenwood development, and the RTA11 zoning. On page 28 of the Statutory Building Scheme the site plan for strata lot 55 indicates a buildable area of 700 m<sup>2</sup>. Under the RTA11 zone, strata lot 55 meets the two criteria for allowing 700 m<sup>2</sup> homes:

1. The parcel area is more than 2500 m<sup>2</sup>, and,
2. The useable site area is more than 1045 m<sup>2</sup>.

The Manager of Development Services and the coordinating architect for the project have confirmed that the 465 m<sup>2</sup> maximum gross floor area for strata lot 55 is an error. The applicant has expressed a desire to see covenant no. BB1493637 corrected as soon as possible as the error creates a significant issue with respect to the value and future development of the lot. The property is currently the subject of a proposed sale transaction.

### **OTHER POLICY CONSIDERATIONS**

The correction proposed for covenant no. BB1493637 is consistent with Zoning and Parking Bylaw 303, 2015, and other policies.

### **BUDGET CONSIDERATIONS**

Covenant modification application fees provide for the recovery of costs associated with review of this application.

### **COMMUNITY ENGAGEMENT AND CONSULTATION**

There are no consultation requirements for this application.

### **SUMMARY**

This report presents a covenant modification application for a parcel located at 2989 Trail's End Lane, in Kadenwood. The application requests Council authorization to modify a covenant to correct an error, changing the maximum gross floor area of strata lot 55 from 465 m<sup>2</sup> to 700 m<sup>2</sup>.

Respectfully submitted,

Amica Antonelli  
PLANNER  
for  
Jan Jansen  
GENERAL MANAGER OF RESORT EXPERIENCE





**CREUS Engineering Ltd**

Civil Engineers

Project: Kadenwood Phase 4

File: 10135

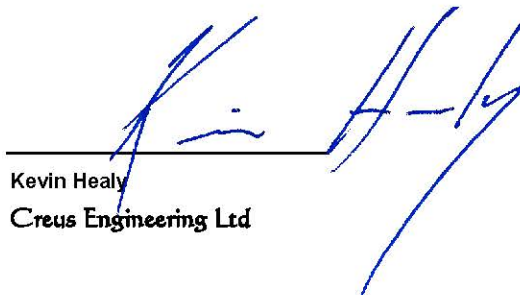
Client: ECOASIS PROPERTIES LIMITED,

Building Sizes

Date: 16-Mar-11

	Lot #	Parcel Area m2	Parcel Area acres	Area of Parcel < 40% m2	Frontage m	Building Size Applied for m2	RMOW parcel <40% Requirement		RMOW Parcel Size Requirements		Site Coverage	
							< 40%	Status	parcel	Status	m2	Status
					min 15							30% Max
1.0	SL 52	4,448.60	1.10	3,374.0	73.70	700.0	1,045.00	OK	2,500.00	OK	377.0	OK
2.0	SL 53	4,499.47	1.11	2,624.0	29.28	700.0	1,045.00	OK	2,500.00	OK	299.0	OK
3.0	SL 54	5,382.14	1.33	2,141.0	38.24	700.0	1,045.00	OK	2,500.00	OK	249.0	OK
4.0	SL 55	2,551.03	0.63	1,720.0	75.28	700.0	1,045.00	OK	2,500.00	OK	366.0	OK
5.0	SL 56	2,780.39	0.69	1,801.0	31.50	700.0	1,045.00	OK	2,500.00	OK	329.0	OK
6.0	SL 57	2,778.88	0.69	1,933.0	36.41	700.0	1,045.00	OK	2,500.00	OK	291.0	OK
7.0	SL 58	2,716.22	0.67	1,567.0	35.64	700.0	1,045.00	OK	2,500.00	OK	418.0	OK
8.0	SL 59	2,731.53	0.67	2,466.0	56.79	700.0	1,045.00	OK	2,500.00	OK	246.0	OK
9.0	SL 60	1,926.41	0.48	1,926.0	50.43	465.0	694.00	OK	1,400.00	OK	293.0	OK
									21,400.00			0.00

Reviewed and Approved by



Kevin Healy  
Creus Engineering Ltd





## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** April 5<sup>th</sup> 2016

**REPORT:** 16-038

**FROM:** Resort Experience

**FILE:** CR00058

**SUBJECT:** SLRD REFERRAL: AREA D ZONING BYLAW

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council, direct staff to provide a letter of conditional support to the Squamish Lillooet Regional District (SLRD) expressing the Resort Municipality of Whistler's support of proposed Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 provided the RMOW conditions of support outlined in Appendix D are addressed; and further,

**That** Council, direct staff to provide a separate letter of opposition to the Squamish Lillooet Regional District (SLRD) expressing the Resort Municipality of Whistler's strong opposition, as outlined in Appendix E, to the application by Canadian Wilderness Adventures to amend the Area D Zoning Bylaw and Area D OCP.

### REFERENCES

Appendix A – SLRD Area D Zoning Bylaw and Report to Council

Appendix B – SLRD Board Report Canadian Wilderness Adventures Rezoning Proposals

Appendix C – SLRD Temporary Use Permit Policy

Appendix D – RMOW Position Statements on SLRD Area D Zoning Bylaw

Appendix E – RMOW Position Statements on Canadian Wilderness Adventures Rezoning Proposal

### PURPOSE OF REPORT

The purpose of this report is to provide Council with a review and recommended response to current and forthcoming referrals from the SLRD; specifically the proposed Area D Zoning Bylaw and a zoning and OCP amendment proposal to permanently authorize the Canadian Wilderness Adventures facility in the Callaghan Valley.

### DISCUSSION

### BACKGROUND

Currently, the SLRD has three zoning bylaws which regulate different areas of Area D. SLRD staff have been working to consolidate these bylaws into a single zoning bylaw for Area D for several years. On February 17<sup>th</sup> the proposed bylaw received 1<sup>st</sup> reading from the board and was referred to the RMOW for comment. The staff report and proposed bylaw are provided in Appendix "A" for reference.

On February 17<sup>th</sup> the SLRD Board also approved the preparation of zoning and OCP amendment bylaws to permanently authorize the operations of Canadian Wilderness Adventures (CWA) in the Callaghan Valley. The staff report and proposed zoning application are provided in Appendix "B". The facility is currently permitted by a number of temporary use permits. The CWA proposal was not included in the proposed zoning bylaw; however the report for the Area D Zoning Bylaw mentions the CWA proposal, noting that the CWA proposal will be considered by the board at a later date. Because the CWA proposal could have considerable impact on Whistler, staff are proposing that Council provide a response to this application prior to receiving a formal referral from the SLRD.

Staff are recommending that Council support approval of the Area D Zoning Bylaw with minor amendments and that Council strongly oppose the CWA proposal. Detailed rationales, which staff are recommending form part of separate response letters to the SLRD, are provided in Appendices D and E. A brief summary of these analyses is provided below.

#### *Area D Zoning Bylaw.*

Generally speaking the Area D Zoning Bylaw is a consolidation of three existing bylaws with few policy changes. Staff are supportive of this new bylaw. However, staff note that the consolidation provides an opportunity to formalize and update zoning regulations surrounding temporary use permits (TUPs). The TUP designation carried forward into the proposed bylaw designates all of Area D as a TUP area. The *Local Government Act* allows "general conditions" of issuance for TUPs to be included in a Zoning Bylaw or OCP. No such conditions have been added to the proposed zoning bylaw. Instead, the SLRD relies on Board Policy 6.15 (Appendix C). The guidelines are broadly worded and do not adequately address proposals which may have a direct impact on Whistler. The CWA facility is an example of this. It is currently authorized by a TUP. The SLRD has also recently approved an asphalt plant and construction sites for independent power producers through the TUP process. Appendix D recommends that, prior to adoption of the Area D zoning bylaw, the SLRD work with RMOW staff to develop temporary use permit guidelines that address key issues for Whistler such as land use and consultation requirements.

#### *CWA Application*

Staff are recommending that Council strongly oppose the CWA proposal. Staff's review, documented in Appendix B finds that the proposal is inconsistent with a number of goals and objectives in the Area D OCP, SLRD Regional Growth Strategy, Whistler 2020 and the Whistler OCP. The proposed zoning includes substantial tourism accommodation and commercial development including a 10,000 square foot lodge with 18 guest rooms, restaurant/pub, retail, theatre/events hall; a 6,120 square foot Pavilion Café; 24 guest cabins and 36 tent site; 12 cabins for staff accommodation, and further dispersed cabin and multi-purpose facilities. CWA's Callaghan facility is within 20 kilometers of Whistler and currently tours are staged in Whistler Village. The SLRD staff report (Appendix B) notes that CWA intends to expand its facility further beyond what has been approved in the Crown lease. RMOW staff have yet to determine what the scope of the proposed expansion is beyond the most current Crown lease .

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
	1. Limits to growth are understood and respected. 4. To maintain vibrancy, Whistler Village is the core of the resort community 7. Continuous encroachment on nature is avoided. 15. Smart growth policies and initiatives contribute to the financial health of the community.	The recommended response is consistent with W2020 policies that support only limited growth into natural areas surrounding Whistler.
Economic	3. Whistler's tourism economy is progressive and ensures the highest and best use of limited financial, social and natural resources in the long-term. 10. Whistler's core accommodation base and long-term investments made in the community are protected. 11. Effective partnerships with government and tourism organizations support economic health. 13. Whistler is an integral part of the region's economy and works collaboratively with stakeholders.	The recommended response is recognizes regional demands on the resort community and seeks greater collaboration on protecting the regional economy.
Finance	3. The cost of maintaining the resort community is shared. 9. The long-term consequences of decisions are carefully considered.	The RMOW should not support developments outside of Whistler's boundaries that benefit from Whistler's tourist draw, without directly contributing to the cost of Whistler's infrastructure and other services.
Natural Areas	5. Backcountry areas are protected from overuse and degradation.	Whistler relies heavily on the integrity of surrounding natural areas; most of which are located in Area D. The recommended response to the SLRD will maintain Whistler's position on in protecting these areas.
Partnership	6. Stakeholders work together on decisions that affect them and collaborate with neighbouring municipalities and First Nations.	The response offers to collaborate on key issues and work with the SLRD to ensure the Area D Zoning bylaw is adopted, while also protecting Whistler's interests.
Visitor Experience	11. A comfortable carrying capacity of the resort, its amenities, and the surrounding natural environment is respected.	The recommended position recognizes the need to manage growth in areas that surround Whistler to prevent overuse and overdevelopment.

## OTHER POLICY CONSIDERATIONS

Other policy considerations are outlined in the position statements provided in Appendix D and E.

## BUDGET CONSIDERATIONS

All costs of for RMOW staff to review the proposed Area D Zoning Bylaw and the Canadian Wilderness Adventures Proposal are covered under existing planning department budgets

## **COMMUNITY ENGAGEMENT AND CONSULTATION**

Council's response to the proposals will be forwarded to the SLRD.

## **SUMMARY**

This report provides a recommended response to the SLRD referral for the Area D Zoning Bylaw and a response to the forthcoming SLRD referral for a zoning and OCP amendment for the Canadian Wilderness Adventures facility in the Callaghan Valley. Staff are recommending Council provide conditional support for the proposed Area D Zoning Bylaw, with a formal request to the SLRD to amend the bylaw to improve policies for considering temporary use permits. For the Canadian Wilderness Adventures proposal, staff are recommending that Council respond with strong opposition. Staff recommend submitting the position statements in Appendix D and E to the SLRD.

Respectfully submitted,

Jake Belobaba  
SENIOR PLANNER  
for  
Jan Jansen  
GENERAL MANAGER of RESORT EXPERIENCE

**REQUEST FOR DECISION**

Electoral Area D Zoning Bylaw No. 1350-2016  
(Introduction of a single zoning bylaw to cover all areas of  
Electoral Area D)

**Meeting dates:** February 10/17, 2016

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**To:** SLRD Electoral Area Directors Committee/Board

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**RECOMMENDATIONS:**

THAT Bylaw No. 1350-2016, cited as "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016" be read a first time; and

THAT Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 be referred to the appropriate First Nations, the District of Squamish, the Resort Municipality of Whistler, and provincial agencies including the Vancouver Coastal Health Authority, the Agricultural Land Commission, and the Ministries of Forests, Lands, and Natural Resource Operations, Agriculture, Environment, and Transportation & Infrastructure, for comment.

**KEY ISSUES/CONCEPTS:**

Electoral Area D currently has three different zoning bylaws that apply to different portions of the area. One of these zoning bylaws dates back to 1970 and has not been updated much since that time. The Electoral Area D Zoning Review project is intended to consolidate those three bylaws and update them in alignment with the Area D OCP and other SLRD zoning bylaws. The project has been underway for several years as an in-house project. Due to staff turnover and workloads, the project has taken longer to complete than initially anticipated. Proposed Bylaw No. 1350-2016 is now ready to be reviewed by the Board and considered for first reading. The new bylaw will greatly improve the clarity and consistency of regulations that apply in Area D and provide a better bylaw experience for the public and staff.

Several portions of Electoral Area D are still unzoned and the new bylaw will rectify that situation almost entirely. The only few remaining areas that have been left unzoned are in Furry Creek and are covered by numerous covenants on title. Several key areas in Furry Creek will be zoned under the proposed bylaw. The Agriculture zoning in the Upper Squamish Valley is also receiving some updates regarding siting and sizing of residential uses on farmland.

There have been a number of community meetings already held in 2014 and 2015 as the draft bylaw has been developed.

## **RELEVANT POLICIES:**

Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970  
Squamish-Lillooet Regional District Zoning Bylaw No. 540, 1994  
Furry Creek Zoning Bylaw No. 672, 1998  
Electoral Area D Official Community Plan Bylaw No. 1135-2013

## **BACKGROUND:**

The proposed Electoral Area D Zoning Bylaw No. 1350-2016 will consolidate and replace the three existing zoning bylaws that currently apply to different portions of Area D.

## **REGIONAL IMPACTS ANALYSIS:**

The proposed bylaw affects Electoral Area D only.

## **ANALYSIS:**

While much of the Electoral Area D zoning is not changing significantly with the proposed new zoning bylaw there are some areas that will see more substantial changes from the current zoning. Several community meetings and workshops have been held through Area D including Pinecrest Estates (where the land use contract is being replaced with zoning), Squamish (Upper Squamish Valley), Furry Creek, and Ring Creek which focused on their specific areas as well as the overall Area D bylaw. The following sections describe the highlights of the proposed Electoral Area D zoning bylaw.

### Agriculture

The main portion of the Upper Squamish Valley that is in the ALR was zoned several years ago through an amendment to Zoning Bylaw No. 540, 1994. Prior to that amendment numerous community meetings were held in 2013 and 2014 to consider zoning, medical marihuana, other land uses, and special events along with the vision of the residents in conjunction with ALR regulations.

Based on further review and consideration of the current provincial Minister's Bylaw Standards for zoning bylaws in farming areas, additional provisions are proposed to be included in the existing AGR1 zone. Such provisions will incorporate farm residential footprint regulations into the zone that will regulate the size and siting of residential uses on farmland. The existing AGR1 zone already has a maximum setback for a dwelling from the front parcel line.

### Rural Resource Zones

The proposed Rural Resource zones (1-4) are a combination of existing rural zones and new rural zones that cover much of Area D. RR1 applies to Ring Creek, Levette Lake, Lewis Lake, Butterfly Lake, Paradise Valley, and other small lots on the west side of Howe Sound. RR2 applies to slightly larger rural lots such as Rustad Road and Tantalus Acres in the Upper Squamish Valley. RR3



applies to much larger zones in the Upper Squamish Valley outside the ALR, and other areas around the communities of Britannia Beach, Furry Creek, Porteau Cove, etc. RR4 applies mostly to unsurveyed Crown land and some of the largest surveyed parcels in the rest of Area D.

#### Commercial Retreat Centre Zones

The CRC zones are new zones that replace three different existing zones that include the Institutional Retreat Centre at Britannia Beach, the Brew Creek Centre, and the Sea to Sky Retreat at Daisy Lake. The Sea to Sky Retreat (Buddhist) and the CRC3 zone is located entirely outside Rubble Creek Landslide Hazard Area.

#### Porteau Cove Comprehensive Development Zone

The CD1 zone is the existing zoning that applies to Porteau Cove and the planned community designated there. The zone is substantially unchanged and has been translated into the new zoning framework with new section numbers, but the content of the zone is essentially unchanged as it was the result of a previous highly negotiated rezoning process. There may be timelines, deadlines, and other development elements that bear further investigation but are not part of the Area D Zoning Review process.

#### Britannia Beach (north & south) Zoning

The zoning in Britannia Beach north is changing from two zones to three though the substance of those zones is not much different than the existing regulations. Currently there is a Britannia Beach Residential 1 zone that has two sub areas - Area 1 (townsite) and 2 (uplands) – with the Britannia Beach Residential 2 zone applying to the uppermost undeveloped portion of the community. The new zoning would create separate zones for the Area 1 and Area 2 portions of the former BBR1 zone and the existing BBR2 zone would be renamed BBR3.

The rural zones that cover South Britannia and the Taicheng lands are changing to Rural Resource zones under the new bylaw as opposed to Resource Use under the existing zoning. The new rural zoning is generally similar with some changes to minimum parcel sizes for subdivision (increased to 16 ha), additional uses such as agriculture along with a reorganization of the home office and home craft uses (changed from home occupation and home industry) as part of the overall Area D zoning approach. None of the proposed zoning will have an impact on the Taicheng rezoning as they will be developing entirely new zones for their development site that will replace what exists under the applicable bylaw.

#### Assembly and Commercial Assembly Uses

Given some of the challenges and negative issues arising from the proliferation of commercial events and assembly uses in parts of Electoral Area D, provisions have been added into the proposed bylaw to provide clarity around these uses. There are provisions that specify where such uses can occur by default in the general regulations as well as specific zones. Moreover, the general regulations include other permitted uses that occur in some zones where assembly and commercial assembly uses are permitted in conjunction with those uses. For example, restaurant, day lodge, and commercial lodging uses.

### Agritourism Uses

Bylaw 1350-2016 also provides some clarity around agritourism and activities and accommodation associated with agritourism, in alignment with Agricultural Land Commission policies and regulations (see page 21 and 22 of Bylaw 1350-2016). It was felt that better regulations were required, based on several workshops held with Upper Squamish Valley residents over the years, and numerous noise complaints received by the SLRD in association with agritourism and other events in the Upper Squamish Valley. Agritourism is mostly limited to the Upper Squamish Valley, with some agriculture-zoned land also being located in the Paradise Valley.

General requirements for agritourism activities are noted as follows:

- .1 *Agritourism Activities*
  - .1 can only occur on a property that has farm class under the BC Assessment Act.
  - .2 must be *accessory* to and related to the *principal use* of the farm.
  - .3 must not be the prime activity or income.
  - .4 must promote or market *farm products* from the farm.
  - .5 must be *temporary* and *seasonal*.
  - .6 do not include any overnight accommodation – that is considered *agritourism accommodation*.
  - .7 do not include non-agricultural *commercial assembly, indoor recreation or outdoor recreation uses*.
  - .8 associated with *buildings* and *structures* means that SLRD building permits are required for those *buildings* and *structures* whether they are existing or new.
  - .9 excludes permanent commercial kitchen facilities
- .2 *Buildings and structures, including farm buildings, used for agritourism activities* must have a valid building permit issued by the SLRD.

Frequency and timing of events are limited to a maximum of 4 events per calendar year between the months of May and September inclusive. This has been suggested in order to limit impacts on neighbours associated with noise, traffic and other associated impacts.

General Requirements are established for agritourism accommodation, including

- .1 can only occur on a property that has farm class under the *BC Assessment Act*.
- .2 must be *accessory* to and related to the *principal use* of the farm.
- .3 must not be the prime activity or income.
- .4 is limited to a *bed and breakfast use* in accordance with SLRD bylaws.
- .5 an *agritourism accommodation use* other than a *bed and breakfast* shall require a *temporary use* permit or a rezoning application to the SLRD.
- .6 excludes permanent commercial kitchen facilities

- .2 *Buildings and structures, including farm buildings, used for agritourism accommodation* must have a valid building permit issued by the SLRD.

Specific regulations for agritourism accommodation such as siting requirements, floor area requirements and timing and frequency of events are also given clarity.

#### Land Use Contract

There is one existing land use contract in Area D located at Pinecrest Estates. The Pinecrest Estates Land Use Contract Authorization Bylaw No. 102, 1976 is being prepared for discharge as part of the Area D Zoning review and because of the *Local Government Act* requirement for termination of all land use contracts by June 2022. Several community meetings and workshops have been held in 2014 and 2015 on the subject of the land use contract and zoning issues. The Pinecrest community is generally supportive of removing the land use contract and replacing it with more up to date and suitable zoning regulations. Zoning has been developed that will sit beneath the land use contract and apply to Pinecrest once the land use contract has been discharged, likely in 2017.

#### Unzoned Areas

There are a number of unzoned areas within Electoral Area D covered by Zoning Bylaw No. 540, 1994. Such areas include Ring Creek, much of Furry Creek, remaining portions of the Upper Squamish Valley, and several other remote rural areas. SLRD staff has met with Furry Creek strata directors to discuss possible zoning, and have held a community meeting as well as a workshop in Ring Creek and Squamish in order to create acceptable zoning for the residents of these separate areas. The proposed bylaw will zone all of these areas with the exception of some areas of Furry Creek that are covered by extensive development covenants. Zoning for those areas would require more detailed work with the developer and land owner to address compatibility with the existing covenants and development plans. This could form part of an amendment to the new bylaw in the future if deemed necessary.

#### Temporary Use Permits & Zoning Amendment Applications

In the Callaghan Valley, there are two areas that will be reviewed in conjunction with the new bylaw: Lands under Crown tenure associated with the Whistler Olympic Park (WOP) and the land under Crown tenure associated with Canadian Wilderness Adventures (CWA). Both of these areas are subject to recent rezoning applications. Based on the timing and progress of these rezoning applications, only the proposed WOP zoning has been incorporated into the new Bylaw No. 1350-2016. The priority is to adopt the new Zoning Bylaw No. 1350-2015 without undue delay, therefore the CWA application will be presented under separate cover, as a bylaw amendment.

Both applications are described as follows:

#### Whistler Olympic Park

The existing Nordic Centre Recreation zone in Bylaw No. 20, 1970 which applies to the Whistler Olympic Park (WOP) is in need of an update to accurately reflect the current uses and to remove the obsolete 2010 Winter Olympics related material, and to reflect the most recent approved

Crown tenure agreement. SLRD staff has previously spent some time working with WOP to update their zoning. Whistler Sport Legacies has requested a zoning amendment and has paid for a rezoning application. New zoning has been created for the WOP site that both updates the old zoning, but also reflects some additional uses that have been proposed by WOP.

The proposed BC3 – BACKCOUNTRY COMMERCIAL 3 ZONE can be reviewed on page 86 of proposed Bylaw 1350-2016. The key changes to land use being proposed at the WOP site are noted as follows:

- Updating the language and provisions to fit within the new Area D Zoning Bylaw framework
- Added gross floor area provisions for two custodial/caretaker residences – 120 m<sup>2</sup> each
- Increased gross floor area provision for accessory buildings/uses from 1,000 m<sup>2</sup> to 4,000 m<sup>2</sup>
- Decreased maximum parcel coverage from 30% to 10%
- Increased maximum height from 8.5 m to 12 m
- Increased the minimum parcel size for new subdivisions from 10 ha to 262 ha – no subdivisions are contemplated by the SLRD here and the 262 ha reflects the extent of the Crown Land tenure area and BC3 zone.
- Added conditions of use related to special event permits, in consultation with the SLRD Emergency Program Manager, to address non-sporting and sporting events and triggers and notifications for special event permits. This is to address concerns about large numbers of people in a remote and limited access area and natural hazard issues and also to enable the WOP to have some flexibility with respect to hosting large sporting events.

#### Canadian Wilderness Adventures

Canadian Wilderness Adventures (CWA) has been applying for and renewing a number of Temporary Use Permits (TUPs) over the years and their current TUP is their last and expires in November of this year. In order to formalize their tenure and land use, and at the request of the SLRD Board, CWA has applied for a rezoning application in order to include their commercial recreation activities within the zoning bylaw as Provincial Crown Land tenure holders are required to comply with local government bylaws.

The proposed changes to the Electoral Area D zoning through this rezoning applications will ultimately be reflected in the proposed Bylaw No. 1350-2016 through future amendments.

#### Rubble Creek Landslide Hazard Area

As outlined in the Electoral Area D OCP Bylaw No. 1135-2015, the Rubble Creek Landslide Hazard Area (formerly the Garibaldi Civil Defence Zone) has a spatial area delineated. This area will be incorporated into the new zoning bylaw as the OCP includes language that prohibits buildings or structures in that area. The RCLHA1 zone covers the extent of the area as delineated in the OCP. The RCLHA2 zone covers those portions of a number of surveyed parcels that are partially in and out of the RCLHA1 zone.

The RCLHA2 zone is basically a mirror of the first zone and prevents those parcels from being split zoned in a way that could permit development. There are existing zones under Zoning Bylaw No. 20, 1970 that permit dwellings and other buildings and land uses to occur in contravention of that hazard area. The proposed Bylaw 1350-2016 will address these inconsistencies. The Brew Creek Centre, Sea to Sky Retreat Centre, Pinecrest Estates, and Black Tusk Village are located near the area, however, none of those properties, or any portions of them, are within it.

## **OPTIONS:**

The draft Electoral Area D Zoning Bylaw No. 1350-2016 is being presented for consideration of first reading. Once first reading has been given, the bylaw will be referred to various First Nations, local governments, and provincial government agencies for comment.

OPTION 1 – Give the bylaw first reading and initiate the referral process. (PREFERRED OPTION)  
Give Bylaw No. 1350-2016 first reading and refer it to Local Government, First Nations, and Provincial Agencies.

OPTION 2 – Do not give the bylaw first reading and do not initiate the referral process.  
Do not give Bylaw No. 1350-2016 first reading nor refer it to Local Government, First Nations, and Provincial Agencies.

OPTION 3 – Request staff to make further changes and bring back a revised bylaw.  
Do not give the bylaw first reading and propose changes to Bylaw No. 1350-2016 while requesting that staff bring back the bylaw to a subsequent meeting for consideration.

## **ATTACHMENTS:**

Appendix 1: Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 (as proposed)

Prepared by: I. Holl, Planner

Reviewed by: K. Needham, Director of Planning and Development

Approved by: L. Flynn, Chief Administrative Officer

**SQUAMISH-LILLOOET REGIONAL DISTRICT  
ELECTORAL AREA D ZONING BYLAW NO. 1350-2016**

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to adopt a new Zoning Bylaw for Electoral Area D;

AND WHEREAS the *Local Government Act* provides that the Board may adopt a zoning bylaw, parking provisions, and sign provisions;

NOW THEREFORE the Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as the "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016".
2. Schedules A and B detailed below, are attached and form part of the Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016.
  - (a) Schedule A (Zoning Bylaw)
  - (b) Schedule B (Appendices)
3. Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970, Squamish-Lillooet Regional District Zoning Bylaw No. 540, 1994, and Furry Creek Zoning Bylaw No. 672, 1998 are hereby repealed.

READ A FIRST TIME this	17 <sup>th</sup> day of	FEBRUARY, 2016
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READ A SECOND TIME this	day of	, 2016
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PUBLIC HEARING HELD on	day of	, 2016
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READ A THIRD TIME this	day of	, 2016
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PER s.52 (3)(a) of the *Transportation Act*,  
APPROVED by the  
MINISTRY OF TRANSPORTATION  
AND INFRASTRUCTURE this

day of	, 2016
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ADOPTED this	day of	, 2016
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Jack Crompton  
Chair

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Kristen Clark  
Secretary



# [SCHEDULE A]

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Schedule B4 – Porteau Cove Building Heights Diagram

Schedule B5 – Porteau Cove Design Guidelines

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## SECTION 1 – DEFINITIONS

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**ACCESSORY BUILDING** means a *building* or *structure* that is subordinate, customarily incidental and exclusively devoted to a *principal building* or *use* permitted on the same *parcel* such as a *garage*, *carport* or storage shed.

**ACCESSORY OR ACCESSORY USE** means a *use* other than a *principal use* that is subordinate, customarily incidental and exclusively devoted to a *principal use* or *building* permitted on the same *parcel*.

**AGRICULTURE** means the *use* of land, *buildings*, and *structures* for the growing, producing, raising or keeping of animals and plants, including apiculture, and the primary products of those plants or animals. It includes the harvesting, processing, storing, and wholesale of agricultural products produced from the same *parcel* or same farm, *farm retail sales*, the repair of farm machinery and related equipment used on the same farm. It also includes agroforestry, horse riding, training, and boarding, greenhouse and nursery *uses*, but does not include kennels, pet breeding, or a *medical marihuana production facility*.

**AGRITOURISM ACTIVITIES** means a tourist activity, service or facility *accessory* and subordinate to an active agriculture *use* on land that is classified as a farm under the *BC Assessment Act*, and approved by the Agricultural Land Commission where applicable. *Agritourism activities* must be in compliance with the *Agricultural Land Commission Act*, and the ALR Use, Subdivision, and Procedure Regulation. *Agritourism activities* must be *accessory* to and related to the *principal use* of the property, which is farming. *Agritourism activities* must be *temporary* and *seasonal*, and promote or market *farm products* grown, raised, or processed on the farm. *Agritourism activities* does not include *agritourism accommodation*.

**AGRITOURISM ACCOMMODATION** means an *accessory tourist accommodation use* associated with *agritourism activities* on a farm where:

- All or part of the *parcel* on which the accommodation is located is classified as a farm under the BC Assessment Act.
- The accommodation is *accessory* to and related to the *principal use* of the property, which is farming.
- *Agritourism accommodation* must be *temporary* and *seasonal*, and promote or market *farm products* grown, raised, or processed on the farm.
- The accommodation must be in compliance with the *Agricultural Land Commission Act*, the ALR Use, Subdivision, and Procedure Regulation.
- The accommodation is limited to a bedroom in a dwelling, and a tent, yurt, or recreational vehicle on a campsite.

**APARTMENT** means a residential *building*, other than a *townhouse*, containing three or more *dwelling units*, each of which has its principal access from a common entrance.

**AQUACULTURE** means the growing and cultivation of aquatic plants, or fish, for commercial purposes, in any water environment or in man-made containers of water, and includes the growing and cultivation of shellfish on, in, or under the foreshore or in the water.

**ASSEMBLY USE** means a *use* providing for the assembly of persons during the term of a defined program or activity for religious, charitable, philanthropic, cultural, recreational, educational, and health care purposes, but does not include *commercial assembly uses*.

**ASSEMBLY USE, COMMERCIAL** means a *use* providing for the assembly of persons during the term of a defined event or activity, including but not limited to a party, wedding, or corporate retreat, where there is an exchange of money or other consideration for the *use* of the property for the said event or activity.

**BALCONY** means an exterior extension of a floor projecting from the wall of a *building* and enclosed by a parapet or railing.

**BASEMENT** means that portion of a *building* between two floors, the lower of which is at least 1.2 m below the lower of the average natural grade or the average finished grade, but does not include a crawlspace.

**BED AND BREAKFAST** means an *accessory use* of a *single family dwelling* that includes:

- The business of renting not more than 4 guest rooms in the *dwelling* for the *temporary* lodging of paying guests.
- The *use* of common living and dining areas by such guests.
- The provision of limited food services (breakfast) to guests utilizing the accommodation.
- The *use* of the dwelling as the residence of the operator of such a business.

**BICYCLE LOCKER**

A fully enclosed space designed for the storage of one bicycle, and accessible only to the operator of the bicycle.

**BICYCLE STORAGE FACILITY**

An area providing two or more Class I bicycle parking spaces or bicycle lockers.

**BOARD** means the duly elected board of the *Regional District*.

**BUILDING** means any *structure* used or intended for supporting or sheltering any *use* or occupancy.

**BUILDING AREA** means the greatest horizontal area of a *building* above grade within the outside surface of exterior walls, or within the outside surface of exterior walls and the center line of firewalls.

**BUSINESS VEHICLE** means a vehicle used for business purposes either full time or part time.

**CAMPGROUND** means a *use* providing for the seasonal *tourist accommodation* of travelers using tents, yurts, or recreational vehicles, but excludes a mobile home park. A campground may include *accessory* outdoor recreational *uses* for those persons accommodated at the campground.

**CARPORT** means an unroofed or roofed *structure* used for the storage or parking of motor vehicles that has less than 60% of the total perimeter of the *structure* enclosed by walls, doors, or windows.

**CELESTIAL OBSERVATORY** means a *building* where stars, planets and other celestial bodies are observed, usually through a telescope.

**CLASS I AND II BICYCLE PARKING**

Class I, or long term bicycle parking, means a space designed for the parking of one bicycle by permanent users of a *building*, such as employees, in respect of which the parking space is provided.

Class II, or short term bicycle parking, means a freely accessible space designated for the parking of one bicycle, available for public *use* during the business hours of premises in the *building* in respect of which the parking space is provided.

**COMMERCIAL LODGING** means a *building* used for the temporary accommodation of the travelling public, including hotels, motels and other commercial resort operations and may contain commerce, entertainment, or *restaurant uses* and premises licensed for on-site consumption of alcoholic beverages.

**COMMUNITY USE, FURRY CREEK** means a facility offering social, recreational, cultural, educational, and governmental services and meeting space for the benefit of the Furry Creek community or the residents of a strata council within Furry Creek.

**COTTAGE** means a *single family dwelling* that has a maximum *gross floor area* of 140 m<sup>2</sup>. *Secondary suites* are not permitted in *cottages*.

**CRAWLSPACE** means the space at or below grade between the underside of the joist of the floor next above and the floor slab on the ground surface below with a vertical clear *height* of 1.5 m or less.

**CRAFT (in the context of Home Craft)** means an occupation or trade requiring manual dexterity or artistic skill.

**DAY LODGE**

A *building* that hosts *assembly* and *commercial assembly uses* for the enjoyment of guests attending the facility.

**DAY NURSERY** means an *accessory use* of a single family dwelling for either: the operation of a nursery for not more than five preschool age children and two school age children, or a family day care centre licenced under the *Community Care and Assisted Living Act*.

**DERELICT VEHICLE** means an unlicensed motor vehicle, or motor vehicle that is uninsured for more than six months of a calendar year.

**DEVELOPMENT** means the carrying on of any construction, excavation or operation, in, on, over, or under land or water; or the making of any change in the *use* or intensity of *use* of any land, water, *building* or premises.

**DWELLING UNIT** means a self-contained set of habitable rooms containing not more than one kitchen facility.

**DUPLEX** means a residential *building* that is divided into two *dwelling units*, each of which is occupied or intended to be occupied as a permanent home or residence of one *family*. A *secondary suite* is not permitted in a *duplex*.

**EMPLOYEE HOUSING** means the *use* of a *dwelling unit* for occupation only by employees, or individuals related by blood, adoption, common-law marriage, or foster parenthood to an employee or cohabiting with an employee in a spousal relationship.



**FAMILY** means an individual, or two or more persons related by blood, marriage, common law marriage, adoption, or foster parenthood sharing one *dwelling unit*; or not more than five unrelated persons sharing one *dwelling unit*.

**FARM BUILDING** means a *building* or part thereof that does not contain a residential occupancy or *dwelling unit*, and that is associated with and located on land devoted to the practice of farming, and used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds.

**FARM PRODUCT** means a commodity or good derived from the cultivation or husbandry of land, plants, or animals (except pets and exotic animals) that are grown, reared, raised or produced on a farm.

**FARM RETAIL SALES** means the retail sale to the public of tangible products grown or raised on a farm, from that farm and may include the sale of non-farm products as permitted by the Agricultural Land Reserve Use, Subdivision and Procedure Regulation. Farm retail sales exclude the retail sale of medical marihuana.

**FARM RESIDENCE** means the principal single family dwelling that accommodates one *dwelling unit* and located on a lot within the Agricultural Land Reserve.

**FARM EMPLOYEE RESIDENCE** means an additional dwelling on a lot within the Agricultural Land Reserve used as a residence by an individual or individuals employed by the farm on the same lot that the *agricultural use* occurs. A farm employee residence cannot be used for *tourist accommodation*, or *agritourism accommodation*, and cannot have a *secondary suite*. Those residing in a farm employee residence must be:

- Full time employee(s) of the farm, or
- *Temporary farm worker(s)*.

**FARM RESIDENTIAL FOOTPRINT** means the portion of a lot that includes, where permitted, a *principal farm residence*, *farm employee residence*, *accessory farm residential facilities*, and *buildings and structures* used for *agritourism activities* and *agritourism accommodation*.

**FARM RESIDENTIAL FACILITIES, ACCESSORY** means the following *buildings, structures*, or improvements associated with a principal farm residence and/or additional farm residence on a farm:

- Attached or detached garages or carports.
- Driveways to residences.
- Decorative landscaping.
- Attached or detached household greenhouse or sunroom.
- Residential-related workshop, tool and storage sheds.
- Artificial ponds not serving farm drainage, irrigation needs, or *aquaculture use*.
- Residential-related recreation areas limited to outdoor non-motorized and/or non-mechanized recreational activities. Permitted recreational activities exclude any *uses* involving motorized and non-motorized vehicles.

**FARM WORKERS, TEMPORARY** means an individual or individuals who carry out agricultural work on a *temporary, seasonal* basis on a farm that has farm class under the *BC Assessment Act*.

**FENCE** means a free standing *structure* used to screen or enclose all or part of a *parcel*.

**GARAGE** means a roofed *structure* used for the storage or parking of motor vehicles that has more than 60% of the total perimeter of the *structure* enclosed by walls, doors, or windows.

**GONDOLA TERMINAL** means a *building* that launches and receives an enclosed *structure* or car suspended from a cable, used for conveying passengers, as to and from a mountaintop destination.

**GRADE, AVERAGE FINISHED** means the average ground elevation, after placement of fill, removal of soil, re-grading or construction, adjacent to each corner of the exterior wall of the *building* or *structure*, excluding steps, stairwells, window wells, or similar localized depressions.

**GRADE, AVERAGE NATURAL** means the average elevation of undisturbed ground adjacent to each corner of the exterior wall of the *building* or *structure* prior to human alteration, or where the undisturbed ground level cannot be ascertained because of an existing *building* or *structure*, the average existing grade.

**GROSS FLOOR AREA** means the total floor area of all floors in all *buildings* on a *parcel*, measured to the outside surface of the exterior walls of the *building*. Floor area below the site specific Flood Construction Level (FCL) is exempt from this calculation.

**HEALTH ENHANCEMENT CENTRE** means a facility for the enhancement of health and well-being, including physical, creative and social activities, counseling, group meetings, and other similar activities, but excludes a hospital, doctor's office, or a medical clinic.

**HEIGHT** means, in reference to a *building* or *structure*, the vertical distance from the lower of the *average finished grade* or the *average natural grade* to:

- the highest point of the roof surface of a flat roof
- the deck line of a mansard roof
- the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof
- the highest point of a *building* or *structure* with no roof

**HIGHWAY** includes a street, road, lane, bridge, viaduct and any other way intended for vehicular access and open to public use, but does not include private rights of way on private property.

**HOME OFFICE** means an *accessory use* of a *single family dwelling* for a non-manufacturing based office business or professional practice that is carried on for remuneration, and does not include *home craft*, or *industrial uses*.

**HOME CRAFT** means an *accessory use* of a *parcel* in conjunction with a *single family dwelling* for a *limited* and small scale craft carried on for remuneration, and does not include *home office*, or *industrial uses*. Home craft may include painting, drawing, sculpting, sewing, pottery, stained glass and glass blowing, wood turning and wood carving, the offering of singing, dancing, and music lessons, and the preparation of food. Home craft may include limited sales from the *parcel* where the *home craft use* is located in an associated gallery space of up to 10 m<sup>2</sup>.

**INDEPENDENT POWER PROJECTS (IPPs)** means a private entity that owns and/or operates facilities to generate electricity for sale to public utilities and end users.

**INDUSTRIAL USE** means the manufacturing, processing, assembling, fabricating, testing, servicing or repairing of goods or materials including wholesale of products manufactured or processed on the lot.

**INTENSIVE AGRICULTURE** means a *use* of land, *buildings*, or *structures* for confinement of poultry, livestock or fur bearing animals, or the growing of mushrooms.

**INTERPRETIVE CENTRE** means an institution for the dissemination of knowledge of natural or cultural heritage subjects.

**JUNK YARD** means the area outside of an enclosed *building* where junk, waste, used *building* and industrial materials, scrap metal, discarded or salvage materials are bought, sold exchanged, stored, baled, packed, disassembled or handled.

**LANDSCAPE SCREEN** means an opaque barrier formed by a row of shrubs, trees or by a wooden fence or masonry wall or by a combination of these.

**LANE** means a highway which provides secondary access to the side or rear of the *parcel* and is less than 8 m wide.

**LOADING AREA** means open area of land, other than a street, used for the loading and/or unloading of vehicles and may include *loading spaces*.

**LOADING SPACE** means a space located on a lot used for the temporary parking of one commercial vehicle while loading or unloading goods and materials.

**LOT** means a *parcel*.

**MANUFACTURED HOME** means a transportable prefabricated *structure*, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another and to be used for residential *use* by a single family. The *structure* conforms to the CSA Z240 series standards of the Canadian Standards Association for manufactured homes.

**MEDICAL MARIHUANA PRODUCTION FACILITY** means *building(s)* used for the growing, cultivation, storage, distribution, or destruction of marihuana as lawfully permitted and authorized pursuant to the *Federal Marihuana for Medical Purposes Regulations*, as amended from time to time.

**MOBILE HOME** means a trailer *structure* manufactured and assembled as a *dwelling unit* which is intended to be capable of movement from place to place, and which comprises one *dwelling unit* with complete bathroom. Mobile home excludes travel or tourist trailers, campers, *park model recreational vehicles*, and *recreational vehicles*.

**NATURE CONSERVATION AREA** means land that is retained in its natural state for the purpose of protecting and preserving natural ecosystems, biological diversity, and steeply sloped lands, and may include *passive recreation*.

**NEIGHBOURHOOD PUB** means a liquor outlet that is licensed as a pub by the BC Liquor Control Branch.

**OFFICE** means a place in which functions such as directing, consulting, record keeping, clerical work and sales (without the presence of merchandise) of a firm are carried on; also a place in which a professional person conducts his or her professional business.

**PARCEL** means any lot, block, or area in which land is held or into which it is subdivided, but does not include a *highway*.

**PARCEL AREA** means the total horizontal area within the *parcel lines*.

**PARCEL COVERAGE** means the figure obtained when the total horizontal area of:

- all *buildings* measured to the outside surface of the exterior walls or posts;
- all *structures*, other than *buildings*, measured to their extreme outer limits; and

is expressed as a percentage of the *parcel area*. Parcel coverage includes covered walkways, and covered and uncovered variations of decks, verandas, porches, and carports.

**PARCEL LINE** means any boundary of a *parcel*.

**PARCEL LINE, EXTERIOR SIDE** means a *parcel line*, other than a *front* or *rear parcel line*, which is common to the *parcel* and a highway other than a *lane* or walkway.

**PARCEL LINE, FRONT** means:

- a) the shortest *parcel line* common to a *parcel* and a highway other than a *lane*.
- b) The waterfront, where the *parcel* is not accessible by a highway.

**PARCEL LINE, INTERIOR SIDE** means a *parcel line* other than a *front parcel line* or *rear parcel line* which is not common to a highway other than a *lane*.

**PARCEL LINE, REAR** means:

- a) the *parcel line* that is opposite to, most distant from, and is not connected to the *front parcel line*, or
- b) where the rear portion of the *parcel* is bounded by intersecting *side parcel lines*, is the point of intersection.

**PARKING AREA** means an open area of land, other than a street, used for the parking of vehicles and may include *parking spaces*.

**PARKING SPACE** means a space within a *building* or *parking area*, for the parking of one vehicle, excluding driveways, aisles, ramps, columns, office and work areas.

**PENSION** means an *accessory use* of a detached *single family dwelling* that includes:

- The business of renting between 4 and 10 guest rooms in the *dwelling* for the *temporary* lodging of paying guests.
- The *use* of common living and dining areas by such guests.
- The provision of limited food services to guests utilizing the accommodation.
- The *use* of the dwelling as the residence of the operator of such a business.

**PERSONAL SERVICE ESTABLISHMENT** means a business where services are provided and where the sale of retail goods is only *accessory* to the provision of such services including, but not limited to, barber shops, beauty salons, tailor shops, laundry or dry cleaning shops, watch repair shops, dog groomers, and shoe repair shops.

**PRINCIPAL BUILDING** means the *building* which contains the *principal use* of the *parcel* and shall include attached *garages* or *carports*, but does not include an *accessory building*.

**PRINCIPAL USE** means the main purpose for which land, *buildings* or *structures* are ordinarily used.

**PUBLIC UTILITY USE** means a system, work, *building*, plant equipment or resource owned by a municipality, public or private utility company or other government agency for the provision of water, sewer, drainage, gas, electricity, power, transportation, communication services, such as an electrical substation, community sewer system or public works yard, but does not include *Independent Power Projects (IPPs)*.

**RECREATION, PASSIVE** means the *use* of land for informal, low intensity recreation activities such as hiking, walking and wildlife viewing.

**RECREATION SERVICES, INDOOR** means facilities within an enclosed *building* used for sports, active recreation, and performing and cultural arts. Typical *uses* include health and fitness facilities, skating rinks, bowling alleys, swimming pools, dance studios, yoga studios, and martial arts dojos.

**RECREATIONAL VEHICLE(S)** means any vehicle, trailer, or constructed dwelling on a trailer, that is constructed or equipped to be used for recreational enjoyment as temporary living or sleeping quarters not requiring a continuous connection to sanitary, water and electrical hookups and not having a width of transit mode greater than 2.6 m at any point. Recreational vehicles shall only be used for *tourist accommodation*, or for occupancy during construction in accordance with Section 4.16 of this Bylaw.

**RECREATIONAL VEHICLE(S), PARK MODEL** means a *recreational vehicle* that:

- Conforms with the Canadian Standards Association CAN/CSA X241 Series, Park Model Trailers standards and any amendments or subsequent standards that modify or replace CAN/CSA Z241.
- Is built on a single chassis, does not contain a sewage holding tank and provides larger than 30 amp service.
- Is designed to be occasionally relocated, but not to travel on a day to day basis.
- Is designed as living quarters for seasonal camping and has a *gross floor area*, including lofts, no greater than 50 m<sup>2</sup> when in set up mode.
- A park model recreational vehicle shall only be used for *tourist accommodation*, or for occupancy during construction in accordance with Section 4.16 of this Bylaw.

**REGIONAL DISTRICT** means the Squamish-Lillooet Regional District.

**RESTAURANT** means a *building*, or portion thereof, containing tables, chairs and/or booths, which is designed, intended and used for the sale and consumption of food prepared on and/or off the premises. A restaurant may contain a bar area or lounge provided that such area(s) does not include in the aggregate more than sixty (60%) percent of the total seats available in the restaurant and that food is offered for sale at such bar area / lounge area during all times the restaurant is open. Restaurant does not include drive through restaurants.

**RETAIL** means a *building* where goods, ware, merchandise, substances, articles or things are offered or kept for sale to the general public, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service the retail *use*.

**RETREAT CENTRE** means a facility incorporating education, accommodation, and cultural *uses*. The accommodation *use* is solely in the form of sleeping rooms that do not include individual cooking facilities.

**RIPARIAN AREA** means a riparian area as defined in the BC Riparian Areas Regulation, as amended from time to time.

**SEASON (in the context of Agritourism)** means one of the four periods of the year: spring, summer, autumn, or winter.

**SEASONAL (in the context of Agritourism and Temporary Farm Worker)** means:

- Relating to, dependent on, determined by, or characteristic of a particular season of the year.
- Fluctuating according to the season.

**SECONDARY SUITE** means an additional *dwelling unit* contained within a *single family dwelling*. *Secondary suites* are not permitted in a *duplex* or a *townhouse*. Unless explicitly permitted in a *zone*, a *secondary suite* cannot be used for *tourist accommodation*. The following conditions apply to a secondary suite:

- Has a total floor space of not more than 90 m<sup>2</sup> in area
- Has a floor space less than 40% of the habitable floor space of the *building*
- Is located within a *building* of residential occupancy containing only one other *dwelling unit*
- Is located in and part of a *building* which is a single real estate entity (i.e. a single title)

**SERVICE STATION** means a *building* used principally for the retail sale of fuels, lubricating oils, and accessories for motor vehicles; and the servicing of motor vehicles, excluding body repairs and painting; and may include a retail convenience store.

**SETBACK** means the required minimum distance between a *building, structure, or use* and each of the respective *parcel lines*; or a withdrawal of a *building* or landfill from the natural boundary of a watercourse or other reference line to maintain a floodway and to allow for potential land erosion. Setbacks are measured as follows for:

- All *buildings* measured to the outside surface of the exterior walls or posts.
- All *structures*, other than *buildings*, measure to their extreme outer limits.

**SHIPPING CONTAINER** means a portable metal container customarily used for the transport of freight or cargo, or for storage. Shipping container specifically excludes dumpsters, recycling receptacles, railway boxcars, and semi-truck trailers.

**SINGLE FAMILY DWELLING** means a detached *building* consisting of one *dwelling unit* which is occupied or intended to be occupied as a permanent home or residence of one *family*. It may also include a *secondary suite* only where explicitly permitted in a particular *zone*. Unless explicitly permitted in a *zone*, a *single family dwelling* cannot be used for *tourist accommodation*.

**SLRD** means the Squamish-Lillooet Regional District.

**STORMWATER MANAGEMENT** means the *use* of land and infrastructure for collection, retention, or management of stormwater flows.

**STRUCTURE** means any erection or construction fixed to, supported by or sunk into land or water, but does not include:

- concrete, asphalt, brick, tile or other artificial surfacing on a site.
- fences or walls having a *height* less than or equal to the maximum *height* permitted under this Bylaw.
- pools.

**TEMPORARY (in the context of Agritourism and Temporary Farm Worker)** means having a limited duration, lasting or designed to last for only a limited time each week, month, or year.

**TEMPORARY** (in the context of **Bed and Breakfast, Pension, and Tourist Accommodation**) means a total of less than four consecutive weeks in a calendar year.



### **THEATRES AND AMPHITHEATRES**

Theatres and amphitheatres refer to a *building* or outdoor area in which plays and other dramatic performances are given.

**TOURIST ACCOMMODATION** means occupancy of any *building, structure, recreational vehicle, park model recreational vehicle*, or temporary *structure* for less than four consecutive weeks in a calendar year.

**TOWNHOUSE** means at least three attached *dwelling units* where each unit has its own entrance from the exterior of the *building*. *Townhouse* does not include a *secondary suite*.

**TOWNHOUSE, STACKED** means a *building* containing three or more attached *dwelling units* divided horizontally and vertically, where each *dwelling unit* has an individual entrance from the exterior of the *building*, not necessarily at grade. *Stacked townhouse* does not include a *secondary suite*.

**TWO FAMILY DWELLING** means a *duplex*.

**USE** means the purpose for which any *parcel*, tract of land, *building* or *structure* is designed, arranged or intended or for which it is occupied or maintained.

**VILLAGE COMMERCIAL USE (PORTEAU COVE)** means a *use* that includes but is not limited to *retail, restaurant, personal service establishment, neighbourhood pub, office*, professional, medical, insurance agency, financial institution, pet shop or pet grooming, travel agency, studio, *service station, health enhancement centre* and similar *uses* that serve the needs of the residential community, specifically excluding drive-through restaurants, escort service, adult entertainment, casino or other gambling *use*.

**WATERCOURSE OR WATERBODY** means any natural or manmade depression with well-defined banks and a bed 0.6 m or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having a drainage area of 2 km<sup>2</sup> or more upstream of the point of consideration.

**WHARFAGE** means the tying of a boat or other vessel to a wharf, float, pier, or dock. Wharfage cannot be used for residential purposes including floating homes.

**WRECKING YARD** means land and/or *buildings* where motor vehicles, tractors, logging equipment, farm implements, motorcycles and boats are disassembled, prepared for disposal, are rebuilt or are reused as part of a recycling program, and the keeping and/or storing of salvaged materials where such materials are bought, sold, exchanged, baled or otherwise processed for further *use*.

**ZONE** means a *zone* as established by this Bylaw.

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## SECTION 2 – ADMINISTRATION

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### **Title**

- 2.1 This Bylaw may be cited for all purposes as the “Squamish-Lillooet Regional District Zoning Bylaw No. 1350-2016”.

### **Application**

- 2.2 This Bylaw shall apply to Electoral Area D of the Squamish-Lillooet *Regional District* as defined in the Letters Patent and amendments thereto.

### **Prohibition**

- 2.3 Land, including air space and the surface of water, shall not be used and *buildings* and *structures* shall not be constructed, altered, located or used except as specifically permitted in this Bylaw.

### **Administration**

- 2.4 The Director of Planning and Development Services, the Chief Administrative Officer, the Director of Legislative and Corporate Services, the Building Inspector, Bylaw Enforcement Officer, or any other person appointed by resolution by the *Board* shall administer this Bylaw.
- 2.5 Persons appointed under Section 2.4 may enter any premises at a reasonable time for the purpose of administering or enforcing this Bylaw.

### **Violation**

- 2.6 Every person who:
- .1 violates any of the provisions of this Bylaw;
  - .2 causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
  - .3 neglects or omits to do anything required under this Bylaw;
  - .4 carries out, causes or permits to be carried out any *development* in a manner prohibited by or contrary to any of the provisions of this Bylaw;
  - .5 fails to comply with an order, direction or notice given under this Bylaw; or
  - .6 prevents or obstructs, or attempts to prevent or obstruct, the authorized entry of an officer onto property under Section 2.5: commits an offence under this Bylaw.
- 2.7 It shall be unlawful for any person to prevent or obstruct any official appointed under Section 2.4 from the carrying out of their duties under this Bylaw.

## **Penalty**

- 2.8 Any person who commits an offence under this Bylaw:
- .1 pursuant to the *Local Government Act* or the *Offence Act* or both, shall be liable on summary conviction to:
    - .1 a fine not exceeding two thousand dollars (\$2,000) imprisonment of not more than 6 months, or both.
    - .2 the costs of prosecution.
    - .3 any other penalty or remedy imposed or permissible pursuant to an enactment.
  - .2 the penalties and remedies imposed under Section 2.8 shall be in addition to and not in substitution for any other penalty or remedy imposed by or permissible under this Bylaw or any other enactment.
  - .3 each day that a violation is caused or allowed to continue constitutes a new and separate offence under this Bylaw.

## **Severability**

- 2.9 If any section, subsection, sentence, clause or phrase of this Bylaw is held to be invalid by a court of competent jurisdiction, that section, subsection, sentence, clause or phrase, as the case may be, shall be severed and the validity of the remaining portions of the Bylaw shall not be affected.

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## SECTION 3 – ZONES

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### Designation

- 3.1 For the purpose of this Bylaw the area incorporated into Electoral Area D of the *Regional District* is classified and divided into the following zones:

**TABLE 3-1**  
**Designation of Zones**

Column I Zones	Column II Title Elaboration
AGR1	Agriculture 1 Zone
AGR2	Agriculture 2 Zone
RR1	Rural Resource 1 Zone
RR2	Rural Resource 2 Zone
RR3	Rural Resource 3 Zone
RR4	Rural Resource 4 Zone
BTR1	Black Tusk Residential 1 Zone
PR1	Pinecrest Residential 1 Zone
BBR1	Britannia Beach Residential 1 Zone
BBR2	Britannia Beach Residential 2 Zone
BBR3	Britannia Beach Residential 3 Zone
FCR1	Furry Creek Marina Residential 1 Zone
FCR2	Furry Creek Waterfront Residential 2 Zone
FCC3	Furry Creek Uplands Residential 3 Zone
FCC1	Furry Creek Commercial 1 Zone
FCC2	Furry Creek Golf Course Commercial 2 Zone
BC1	Backcountry Commercial 1 Zone (S2S Gondola)
BC2	Backcountry Commercial 2 Zone
BC3	Backcountry Commercial 3 Zone (Whistler Olympic Park)
CRC1	Commercial Retreat Centre 1 Zone
CRC2	Commercial Retreat Centre 2 Zone
CRC3	Commercial Retreat Centre 3 Zone
P1	Public and Institutional 1 Zone
IND1	Industrial 1 Zone
PS1	Park Space 1 Zone

Column I Zones	Column II Title Elaboration
CD1 U RCLHA1 RCLHA2	Porteau Cove Comprehensive Development 1 Zone Unzoned Rubble Creek Landslide Hazard Area 1 Rubble Creek Landslide Hazard Area 2

- 3.2 The correct name of each *zone* provided for in this Bylaw is set out in Column I of Table 3-1 and the Title Elaboration contained in Column II of Table 3-1 is for information purposes only.
- 3.3 The extent of each *zone* is shown in Schedule B (Schedules B1 and B2) that are attached to and form part of this Bylaw and which bear the words "Schedule B."
- 3.4 When the *zone* boundary is designated as following a road allowance or stream, the centre line of such road allowance or stream shall be the *zone* boundary.
- 3.5 Where a *zone* boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from Schedule B.

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## SECTION 4 – GENERAL REGULATIONS

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### Applicability of General Regulations

- 4.1 Except as expressly provided for elsewhere in this Bylaw, Section 4 applies to all *zones* established under this Bylaw.

### Uses Permitted in all Zones

- 4.2 The following *uses* are permitted in all *zones* except in the Community Watershed Protection land use designation as noted in the Electoral Area D Official Community Plan Bylaw No. 1135-2013, as amended from time to time:
- .1 Roads and *highways*
  - .2 *public utility*
  - .3 *nature conservation area*
  - .4 *passive recreation*
  - .5 ecological reserve established under the *Ecological Reserve Act* or by the *Protected Areas of BC Act*
  - .6 park established under the *Park Act* or by the *Protected Areas of BC Act*
  - .7 protected area established under the *Environmental Land Use Act*
  - .8 wildlife management area established under the *Wildlife Act*
  - .9 reserve established under Section 15 of the *Land Act* for recreational *uses*
  - .10 recreation site established under Section 56 of the *Forest and Range Practices Act*

### Accessory Buildings

- 4.3 The maximum combined *gross floor area* of all *accessory buildings* permitted on a *parcel* shall be calculated according to Table I, Table II, Table III, or Table IV, where in each table Column I lists the *parcel area* and Column II lists the maximum permitted combined *gross floor area* of all *accessory buildings*:
- .1 Table 1 applies to all *zones* except the BTR1, BBR1, BBR2, BBR3, PR1, FCR1, FCR2, FCR3, FCC1, and CD1 *Zones*.

TABLE I	
COLUMN I Where Parcel Area is:	COLUMN II The Maximum Permitted Combined Gross Floor Area of All Accessory Buildings is:
i) less than 2,000 m <sup>2</sup>	150 m <sup>2</sup>
ii) 2,000 m <sup>2</sup> to 1 ha	200 m <sup>2</sup>
iii) 1 ha to 4 ha	300 m <sup>2</sup>



.2 Table II applies to the BBR1, BBR2, BBR3 zones.

<b>TABLE II</b>	
<b>COLUMN I</b> <b>Where Parcel Area is:</b>	<b>COLUMN II</b> <b>The Maximum Permitted Combined Gross Floor Area of All Accessory Buildings is:</b>
i) less than 1,000 m <sup>2</sup>	40 m <sup>2</sup>
ii) 1,000 m <sup>2</sup> – 2,000 m <sup>2</sup>	75 m <sup>2</sup>
iii) Greater than 2,000 m <sup>2</sup> and less than or equal to 4,000 m <sup>2</sup>	125 m <sup>2</sup>
iv) Greater than 4,000 m <sup>2</sup>	150 m <sup>2</sup>

.3 Table III applies to the FCR1, FCR2, FCR3, and FCC1 zones.

<b>TABLE III</b>	
<b>COLUMN I</b> <b>Where a Parcel is:</b>	<b>COLUMN II</b> <b>The Maximum Permitted Combined Gross Floor Area of All Accessory Buildings is:</b>
i) <b>Located in any Furry Creek Residential or Commercial zone</b>	90 m <sup>2</sup>

.4 Table IV applies to the CD1 zone.

<b>TABLE IV</b>	
<b>COLUMN I</b> <b>Where a Parcel is:</b>	<b>COLUMN II</b> <b>Maximum Permitted Combined Gross Floor Area of All Accessory Buildings</b>
(a) less than 2,000 m <sup>2</sup>	40 m <sup>2</sup>
(b) greater than 2,000 m <sup>2</sup>	60 m <sup>2</sup>

.5 The following provisions for *accessory buildings* and *uses* apply to all zones:

- .1 Except where specifically permitted, an *accessory building* shall not be used as a *dwelling* or for providing overnight accommodation.
- .2 Subject to the requirements of Table I, Table II, Table III, or Table IV, as applicable, no more than two *accessory buildings*, one having a maximum *gross floor area* of 55 m<sup>2</sup>, and the other having a maximum *gross floor area* of 10 m<sup>2</sup>, shall be permitted on a *parcel* prior to construction of a *principal building* or establishment of a *principal use*.
- .3 No persons shall operate a *home office*, *home craft*, or other business enterprise in an *accessory building* on a *parcel* unless a lawfully constructed *principal building* exists on a *parcel* or a valid building permit under the Squamish-Lillooet Regional District Building Bylaw No. 863, 2003 as amended from time to time has been issued for a *principal building* on a *parcel*.
- .4 For clarity of interpretation, *farm buildings* and *structures* used in conjunction with an *agriculture use* on land classified as a farm under the BC *Assessment Act*, shall not be subject to the maximum *gross floor area* regulations for *accessory buildings*.

- .1 Notwithstanding this Section 4.3.5.4, *farm buildings and structures* can only be used in conjunction with an *agritourism activity* or *agritourism accommodation use* if the *buildings and structures* have been issued valid *building permits* from the SLRD.

### **Agritourism Activities**

- 4.4 The following *agritourism activities* requirements shall apply to all lots within the Agricultural Land Reserve (ALR) and are subject to the provisions of the Agricultural Land Commission Act.

#### General Requirements

- .1 *Agritourism Activities*
  - .1 can only occur on a property that has farm class under the BC Assessment Act.
  - .2 must be *accessory* to and related to the *principal use* of the farm.
  - .3 must not be the prime activity or income.
  - .4 must promote or market *farm products* from the farm.
  - .5 must be *temporary* and *seasonal*.
  - .6 do not include any overnight accommodation – that is considered *agritourism accommodation*.
  - .7 do not include non-agricultural *commercial assembly, indoor recreation* or *outdoor recreation uses*.
  - .8 associated with *buildings and structures* means that SLRD building permits are required for those *buildings and structures* whether they are existing or new.
  - .9 excludes permanent commercial kitchen facilities
- .2 *Buildings and structures*, including *farm buildings*, used for *agritourism activities* must have a valid building permit issued by the SLRD.

#### Siting Requirements

- .3 *Buildings and structures* used for *agritourism activities* must be located within the *farm residential footprint area*.
- .4 Off street parking for *agritourism activities* must be located within the *farm residential footprint area*, and be in accordance with Section 5 of this Bylaw.
- .5 *Buildings and structures* used for *agritourism activities* shall be limited to a catered food and beverage service using only *farm products* from the farm on which the *agritourism activity* is occurring, or a farm located in SLRD Electoral Area D, or the District of Squamish.

#### Floor Area Requirements

- .6 *Buildings and structures* used for *agritourism activities* shall be limited to 500 m<sup>2</sup> of *gross floor area*.

#### Timing and Frequency Requirements

- .7 *Agritourism activities* are limited to a maximum of 4 events per calendar year between the months of May and September inclusive.

## **Agritourism Accommodation**

- 4.5 The following *agritourism accommodation* requirements shall apply to all lots within the Agricultural Land Reserve (ALR) and are subject to the provisions of the Agricultural Land Commission Act.

### General Requirements

- .1 *Agritourism Accommodation*
  - .1 can only occur on a property that has farm class under the *BC Assessment Act*.
  - .2 must be *accessory* to and related to the *principal use* of the farm.
  - .3 must not be the prime activity or income.
  - .4 is limited to a *bed and breakfast use* in accordance with SLRD bylaws.
  - .5 an *agritourism accommodation use* other than a *bed and breakfast* shall require a temporary use permit or a rezoning application to the SLRD.
  - .6 excludes permanent commercial kitchen facilities
- .2 *Buildings and structures*, including *farm buildings*, used for *agritourism accommodation* must have a valid building permit issued by the SLRD.

### Siting Requirements

- .3 *Buildings and structures* used for *agritourism accommodation* must be located within the *farm residential footprint area*.
- .4 Off street parking for *agritourism accommodation* must be located within the *farm residential footprint area*, and be in accordance with Section 5 of this Bylaw.

## **Assembly and Commercial Assembly**

- 4.6 Where expressly permitted in a *zone*, or expressly permitted in association with a *use* in this section, *assembly* and *commercial assembly uses* shall comply with the following regulations:

### Assembly

- .1 *Assembly uses* are not permitted in *farm buildings* without a valid building permit from the SLRD.
- .2 *Assembly uses* are permitted in conjunction with the following *uses*:
  - .1 *restaurant*
  - .2 *commercial lodging*
  - .3 *Furry Creek community use*
  - .4 *Village Commercial (Porteau Cove)*
  - .5 *campground*
  - .6 *retreat centre*
  - .7 *day lodge*
  - .8 *neighbourhood pub*

## Commercial Assembly

- .3 *Commercial assembly uses* are not permitted in *farm buildings* without a valid building permit from the SLRD.
- .4 *Commercial assembly uses* are not permitted in conjunction with *single family dwellings*.
- .5 *Commercial assembly uses* are permitted in conjunction with the following *uses*:
  - .1 *restaurant*
  - .2 *commercial lodging*
  - .3 *Furry Creek community use*
  - .4 *Village Commercial (Porteau Cove)*
  - .5 *retreat centre*
  - .6 *day lodge*
  - .7 *neighbourhood pub*

## **Bed and Breakfasts**

- 4.7 Where expressly permitted in a *zone*, *bed and breakfasts* shall comply with the following regulations:
  - .1 the *bed and breakfast use* shall be located within, and be *accessory* to a *single family dwelling use*.
  - .2 the maximum number of let bedrooms shall be 4, serving a maximum of 8 persons in total;
  - .3 the *dwelling* within which a *bed and breakfast use* is located shall not be simultaneously used for the keeping of roomers or boarders;
  - .4 one additional off-street *parking space* shall be provided for each let room;
  - .5 signage for a *bed and breakfast use* shall be in accordance with SLRD Sign Bylaw No. 681, 1998, as amended from time to time.
  - .6 the bed and breakfast establishment shall be operated by a person or persons whose ordinary and principal residence is within such single family dwelling .
  - .7 no meal shall be served in the *bed and breakfast*, other than breakfast, which may only be served to registered overnight guests.
  - .8 where a *bed and breakfast use* is proposed for land within the Agricultural Land Reserve, the *use* shall comply with the Agricultural Land Commission Act, and all regulations and orders of the Agricultural Land Commission.
  - .9 Where the property on which a *bed and breakfast use* is to be located is not served by an approved sewer system, the method by which sewage is to be disposed of shall be approved by the Medical Health Officer.
  - .10 A *bed and breakfast use* shall be established and maintained in accordance with all applicable regulations and requirements of the BC Building Code, Fire Code, and all other pertinent health and safety regulations, and all subsequent amendments and revisions thereof.
  - .11 A *bed and breakfast use* may include a separate commonly accessible kitchen for *use* by all the guests.
  - .12 For clarity of interpretation, *commercial assembly uses* are not permitted to be held in conjunction with a *bed and breakfast use*.

## Gross Floor Area

4.8 *Gross floor area* shall include:

- .1 all common, utility, and occupied portions of the *building* or *structure*, including a *garage*, storage, and mechanical areas, *accessory buildings* and areas giving access thereto such as corridors, foyers, staircases, and elevators.
- .2 enclosed balconies, verandas, or porches

And for all *zones*, except the CD1 *zone*, shall exclude:

- .3 *carports*
- .4 *crawl spaces*
- .5 *basements*
- .6 balconies, verandas, porches, and open decks not exceeding 20% of the allowable *gross floor area* of the *building*.

And for the CD1 *zone*, shall include:

- .7 *basements*, all portions whether below ground or not
- .8 in all *dwelling units*, except *apartments* and *stacked townhouses*, where rooms have ceilings greater than 3.66 m above the floor below, that area shall be counted as if it were an additional floor
- .9 a maximum of 40 m<sup>2</sup> of *gross floor area* for parking purposes for *single family*, *two family*, and compact residential *uses*
- .10 any portion of a storey used for parking purposes in an *apartment*, *townhouse*, *stacked townhouse*, or commercial *use*, unless such parking is a *principal use*.

## Height Regulations

### Height Calculation and Flood Construction Level

4.9 For those *buildings* and *structures* sited within a floodplain, the *height* shall be calculated from the top of the flood construction level, as determined by a geotechnical engineer/professional, rather than the lower of the average natural or *average finished grade*.

### Height Exceptions

4.10 Any of the following *structures* may exceed the maximum *height* regulations of this Bylaw:

- .1 antenna;
- .2 chimney;
- .3 dome, cupola;
- .4 flag, lighting pole;
- .5 hose and fire alarm tower;
- .6 mast;
- .7 mechanical appurtenance on roof tops;
- .8 monitor;
- .9 public monument;
- .10 radio and television tower or antenna;
- .11 silo;
- .12 spire, steeple or belfry;
- .13 transmission tower;
- .14 ventilating machinery; and
- .15 water tank.

### **Home Office**

4.11 Where permitted, *home office uses* shall comply with the following regulations:

#### ALR Requirements

- .1 A *home office use* within the Agricultural Land Reserve (ALR) shall be limited to the *farm residence*, and cannot be located in the *farm employee residence*, if one is permitted on a *parcel* in accordance with this Bylaw.
- .2 A *home office use* within the Agricultural Land Reserve (ALR) shall not be detrimental to any existing or potential *farm use* on the property.

#### General Requirements

- .3 *home office* shall be *accessory* to the *single family dwelling use* on the same lot.
- .4 a *home office use* must be conducted from the principal dwelling.
- .5 a *home office use* shall only be permitted when the owner of the property is a registered owner of the *home office* business.
- .6 any *building* containing a *dwelling unit* shall not be used for manufacturing, welding, or any other light or heavy *industrial use*.
- .7 signage for a *home office use* shall be in accordance with SLRD Sign Bylaw No. 681, 1998, as amended from time to time.
- .8 a *home office* shall not include *uses* that produce noise, toxic or noxious matter, vibrations, smoke, dust, odour, litter, heat, glare, radiation, fire hazard, or electrical interference other than normally associated with a *single family dwelling*.
- .9 the owners of any *home office use* involved in the production and/or storage of food must have the appropriate approvals and permits from the Vancouver Coastal Health Authority.
- .10 a *home office use* shall not involve the sale of food or drink.
- .11 Motor vehicle and bicycle parking and loading for a *home office use* shall comply with the requirements of Section 5 of this Bylaw.



### Siting Requirements

- .12 On a lot within the Agricultural Land Reserve, off-street parking used for and in relation to a *home office* must be located within an established *farm residential footprint* area.

### Floor Area Requirements

- .13 On a *parcel*, the *home office use* shall not occupy more than 50 m<sup>2</sup> *gross floor area* of the *single family dwelling*.

### **Home Craft**

- 4.12 Where expressly permitted within a *zone*, a *home craft* shall comply with the following regulations:

### ALR Requirements

- .1 A *home craft use* within the Agricultural Land Reserve (ALR) shall be limited to the *farm residence*, and/or an *accessory building*, and cannot be located in the *farm employee residence*, if one is permitted on a *parcel* in accordance with this Bylaw.
- .2 A *home craft use* within the Agricultural Land Reserve (ALR) shall not be detrimental to any existing or potential *farm use* on the property.

### General Requirements

- .3 *home craft* shall be *accessory* to the *single family dwelling use* on the same lot.
- .4 a *home craft use* must be conducted from the principal dwelling and/or an *accessory building*.
- .5 a *home craft use* shall only be permitted when the owner of the property is a registered owner of the *home craft* business.
- .6 any *building* containing a *dwelling unit* shall not be used for manufacturing, welding, or any other light or heavy *industrial use*.
- .7 signage for a *home craft use* shall be in accordance with SLRD Sign Bylaw No. 681, 1998, as amended from time to time.
- .8 a *home craft* shall not include *uses* that produce noise, toxic or noxious matter, vibrations, smoke, dust, odour, litter, heat, glare, radiation, fire hazard, or electrical interference other than normally associated with a *single family dwelling* or an *accessory building*.
- .9 employees of a *home craft use* shall be members of a family residing on the *parcel* and may include one other person.
- .10 the owners of any *home craft use* involved in the production and/or storage, of food must have the appropriate approvals and permits from the Vancouver Coastal Health Authority.
- .11 a *home craft use* shall not involve the sale of food or drink.
- .12 Motor vehicle and bicycle parking and loading for a *home craft use* shall comply with the requirements of Section 5 of this Bylaw.

### Siting Requirements

- .13 On a lot within the Agricultural Land Reserve, an *accessory building* and/or off-street parking used for and in relation to a *home craft* must be located within an established *farm residential footprint* area.

### Floor Area Requirements

- .14 On a *parcel*, the *home craft use* shall not occupy more than a maximum combined *gross floor area* of 100 m<sup>2</sup> of the *single family dwelling* and/or an *accessory building*.
- .15 Notwithstanding the requirements of s. 4.11.14, on a *parcel* in the FCR1, FCR2, and FCR3 *Zones*, a *home craft use* shall not occupy more than a maximum combined *gross floor area* of 50 m<sup>2</sup> of the *single family dwelling* and/or an *accessory building*.

### **Landscaping & Screening**

- 4.13 Landscaping, screening, and storage on a *parcel* shall be in accordance with the provisions in this section.

### Storage

- .1 Outdoor storage, and shipping containers where permitted, on a *parcel* shall be screened by way of a *landscape screen*.
- .2 Unless expressly permitted in a *zone*, no *parcel* may be used as a salvage yard, *junk yard*, or a *wrecking yard*.
- .3 No person shall permit any *derelict vehicle* to be left outside on the *parcel* they own or occupy.

### Fence Height

- .4 Fences located within a *parcel line setback* in a Rural Resource *Zone* shall be a maximum of 3 m.
- .5 Fences located within a *parcel line setback* in a Residential, Commercial, or Industrial *Zone* shall be a maximum of 1.8 m.
- .6 Fences located outside a *parcel line setback* shall comply with the *setbacks* and *heights* for *accessory structures* in the applicable *zone*.
- .7 Fences in any *zone*, where a fence is used for agricultural purposes as part of a bona fide farm operation on land classified as a farm under the BC *Assessment Act*, shall be exempt from Section 4.13.4 to 4.13.6.
- .8 Notwithstanding Sections 4.13.4 to 4.13.7, fences shall comply with the Ministry of Transportation & Infrastructure sight line regulations.
- .9 Fences used for recreational purposes, such as ball parks, playgrounds, golf courses, and other similar sports or utility *uses*, shall not exceed a *height* of 6 m provided such fences are constructed of material that permits visibility, such as wire mesh.
- .10 Notwithstanding Sections 4.13.5 to 4.13.6, fences located on a *parcel* in the Pinecrest Residential 1 *zone* or Pinecrest Open Space 1 *zone*:
  - .1 shall not be used to enclose a private strata lot.
  - .2 shall be a maximum of 1.8 m.

### CD1 Zone (Porteau Cove)

- .11 Notwithstanding the provisions of s. 4.13, there are specific landscaping and screening regulations described in the CD1 *zone*.

### FCR1, FCR2, FCR3, FCC1, and FCC2 Zones (Furry Creek)

- .12 Pursuant to Section 527 of the *Local Government Act*, the additional regulations in this subsection apply to the provision and maintenance of screening and landscaping to mask and separate *uses*, or to enhance the natural environment within Furry Creek Residential and Commercial *zones* as follows:
- .1 One satellite dish may be provided for a *dwelling unit* provided that:
    - i) it has a maximum diameter of 0.8 metres.
    - ii) no signage or illumination is provided.
  - .2 All portions of a lot not occupied by a *building* or *structure* or used for off-street parking or loading must be landscaped and maintained.
  - .3 All garbage containers exceeding 1.0 m<sup>3</sup> in capacity must be screened by a *landscape screen* or sight-obscuring fence which may be open on one side only.

### **Minimum Parcel Width for Parcels Fronting a Waterbody/Watercourse**

- 4.14 The minimum *parcel* width for new subdivisions for *parcels* that are adjacent to a *waterbody/watercourse* is 50 m.

### **Minimum Parcel Area for New Subdivisions**

#### Exceptions

- 4.15 If one of the cases outlined in this section is applicable, exceptions to the minimum *parcel area* may be granted.
- .1 The minimum *parcel area* regulation for new subdivisions does not apply if **all** of the following conditions are met:
    - .1 *parcel lines* are relocated to facilitate an existing *development* or improve a subdivision pattern;
    - .2 no additional *parcels* are created;
    - .3 all *parcels* are contiguous;
    - .4 no *parcels* are enlarged to a size permitting a further subdivision.
  - .2 The minimum *parcel area* regulation for new subdivisions does not apply if **all** of the following conditions are met:
    - .1 a portion of the *parcel* is physically separated from the remainder of the *parcel* by a highway;
    - .2 the subdivision is restricted to dividing the *parcel* along the highway that physically separates the *parcel*;
    - .3 the subdivision will not result in the creation of a *parcel* less than 80% of the minimum *parcel area* regulation for new subdivisions prescribed in the *zone* in which the *parcel* is designated;
    - .4 the *parcel* was not registered as part of a reference, explanatory or subdivision plan in the Land Title Office after September 1, 1998.

- .3 The minimum *parcel area* regulation for new subdivisions does not apply if **all** of the following conditions are met:
  - .1 a portion of the *parcel* is physically separated from the remainder of the *parcel* by another *parcel* or *parcels* such that one portion of the *parcel* is completely non-contiguous from the other;
  - .2 the subdivision is restricted to dividing the *parcel* along the *parcel* boundaries that physically separate the *parcel*.
- .4 The minimum *parcel area* required by this Bylaw for a proposed subdivision is reduced by that amount of land required for road widening, to a maximum of 10 percent, where this Bylaw or the Approving Officer requires that land be provided by the owner for highways when:
  - .1 the land is required for the purpose of widening an existing highway or right-of-way; and
  - .2 the proposed subdivision would create less than three *parcels*; and
  - .3 but for this section the proposed subdivision would be prohibited because the *parcels* created would not attain the required minimum *parcel area*.
- .5 The minimum *parcel area* for new subdivisions is reduced by that amount of land required for the proposed subdivision in the particular *zone* where the proposed subdivision is located, to a maximum of 20 percent, where the proposed subdivision is to provide a residence for a relative pursuant to Section 514 of the *Local Government Act*, providing no *parcel* is less than 2,500 m<sup>2</sup>. As noted in Section 514(5) of the *Local Government Act*, this does not apply to the Agricultural Land Reserve unless certain restrictions as noted therein apply to this land.
  - .1 The combined maximum reduction under Sections 4.15.4 and 4.15.5 is 20 percent.
  - .2 The subdivision approving officer will be asked to require that a covenant be registered to prevent a change in the *parcel's use* for five years as set out in Section 514(7) of the *Local Government Act*.
  - .3 The subdivision approving officer will be asked to require that a covenant be registered to limit each *parcel* created under Section 514 of the *Local Government Act* to one single family dwelling.
- .6 The minimum *parcel area* for new subdivisions do not apply to parks, *public utilities*, fire halls, ambulance stations or police stations.

### **Occupancy During Construction**

- 4.16 A *recreational vehicle* may be used to provide temporary accommodation for the owner or builder during construction of a principal *dwelling* on a *parcel* provided that:
  - .1 a building permit under the Squamish-Lillooet Regional District Building Bylaw No. 863, 2003 as amended from time to time, has been issued for the principal dwelling on the *parcel* and the dwelling is under construction.
  - .2 the *recreational vehicle* shall be connected to a community sewer system or have on-site sewage disposal facilities in compliance with Health Act regulations.
  - .3 no addition shall be made to the *recreational vehicle*.
  - .4 occupancy of the *recreational vehicle* shall not continue beyond the commencement of occupancy of the permanent dwelling.

## **Parcel Coverage**

- 4.17 All *parcel coverage* regulations on a *parcel* shall be in accordance with the provisions in this section.

### **Parcel Coverage Exemptions**

- .1 The following *structures* shall be excluded from *parcel coverage* calculations required by this Bylaw:
- .1 retaining walls
  - .2 fences
  - .3 landscape screens

## **Setback Requirements**

- 4.18 This section outlines *setbacks* that apply in all *zones*, unless otherwise noted in this Bylaw, and includes exceptions to *parcel line setbacks*. The Provincial Riparian Area Regulations (RAR) are enacted in a Development Permit Area (DPA) in the Electoral Area D Official Community Plan Bylaw No. 1135-2013, as amended from time to time. Alteration of land or *building* within 30 m of a waterbody requires a Development Permit (DP).

### **Minimum distance between buildings in Residential zones**

- .1 For all *buildings* in Residential and Comprehensive Development *zones* in this Bylaw, there is a minimum distance of 1.5 m between *buildings*, or part thereof.

### **Ministry of Transportation & Infrastructure (MOTI) Right-of-Way setbacks**

- .2 Notwithstanding any other *setbacks* identified in this Bylaw, no *building* or *structure* or any part thereof shall be constructed, reconstructed, moved, extended or located within 4.5 m of any MOTI right-of-way.

### **Parcel Line Setback Exceptions**

- .3 No *building* or *structure* other than the following shall be located in the area of *parcel line setback* required by this Bylaw:
- .1 signs, provided they are not closer than 1 m from any *side parcel line*
  - .2 fences less than the maximum *height* permitted in the applicable *zone* in accordance with Section 4
  - .3 roof overhangs, chimneys, cornices, leaders, gutters, eaves, belt courses, sills, bay windows, or other similar *structures* may intrude no more than 0.6 m, measured horizontally, into the required *setback*
  - .4 steps, provided they are not closer than 1 m from any *side parcel line*
  - .5 a patio, sundeck, terrace, porch, *balcony* or canopy may intrude no more than 0.6 m into the required *setback*
  - .6 arbours, trellises, fish ponds, ornaments, flag poles or similar landscape features, provided they are not closer than 1 m from any *parcel line*
  - .7 hot tubs and uncovered swimming pools provided they are not located within any required *front parcel setback*, and no closer than 2 m from any other *parcel line*
  - .8 an off-street *parking space* or loading space
  - .9 *landscape screens* and other forms of landscaping and screening
  - .10 retaining walls



## Shipping Containers

- 4.19 No person shall place a *shipping container* in any *zone* except in accordance with the following:
- .1 *Shipping containers* are only permitted on Agriculture (AGR1, AGR2), Rural Resource (RR1, RR2, RR3, RR4), and Backcountry Commercial (BC1, BC2, BC3) Zoned property.
  - .2 *Shipping containers* are not permitted for any *use*, in any other *zone* not listed in Section 4.19.1.
  - .3 *Shipping containers* may be used for dwellings if a valid building permit has been issued by the SLRD.
  - .4 *Shipping containers* can only be used for storage of materials related to the approved *uses* in the zoning for the site. They cannot be used as enclosed rental storage units.
  - .5 A *shipping container* shall not exceed a *height* of 3.05 m (10 ft) and a total length of 12.19 m (40 ft).
  - .6 The maximum number of *shipping containers* permitted on a *parcel* is two containers.
  - .7 *Shipping containers* can be stacked or placed above ground level to a maximum *height* of 6.10 m.
  - .8 *Shipping containers* used as a dwelling must conform to the *principal building setback, height, parcel coverage and gross floor area* requirements in this *Bylaw*.
  - .10 *Setbacks* for a *shipping container* used as an *accessory building* or for an *accessory use* shall be in accordance with established *accessory building setbacks* for each *zone*.
  - .11 *Shipping containers* used as an *accessory building* included in the maximum permitted *accessory building gross floor area* requirements.
  - .12 A *shipping container* shall not be placed for the purpose of display or advertising.
  - .13 A *shipping container* shall not be used for the purpose of screening or fencing.
  - .14 Landscaping and screening for shipping containers shall be in accordance with Section 4.13.

## Signage

- 4.20 Signs in all *zones* shall comply with the SLRD Sign Bylaw No. 681, 1998, as amended from time to time.

## **Split Zones**

- 4.21 In the event that a *parcel* lies within more than one *zone*, *uses*, *buildings* and *structures* may be located only within a *zone* in which they are permitted, and the permissible density of *uses*, *buildings*, and *structures* must be calculated on the basis on the area of the *parcel* that is within the *zone* in which the *use*, *building*, or *structure* in question is permitted.
- .1 In the event that a *parcel* lies within more than one *zone* and this Bylaw specifies minimum lot sizes for those *zones*, no lot may be created by subdivision of such lot that is smaller than the minimum specified for the *zone* in which the new lot lies.
- .1 Whenever practicable the creation of a lot lying within two or more *zones* must be avoided.
- .2 Where the creation of a lot lying within two or more *zones* is unavoidable, the lot must have an area equal to or greater than the minimum specified for that *zone* in which the greatest portion of the lot lies.

## **Temporary Commercial and Industrial Uses**

- 4.22 Pursuant to Section 492 of the *Local Government Act*, land in all *zones*, with the exception of land in the Open Space Area and Riparian Area of the CD1 Zone, is designated as a temporary commercial and industrial use permit area.

## **Use of Water Surfaces**

- 4.23 No *building* or *structure* located over a water surface may be used as a *dwelling* or for the *wharfage* of a vessel used as a dwelling.
- .1 The restriction in Section 4.23 does not apply to the temporary *wharfage* of transient vessels, licences commercial fishing boats, or the *use* of one vessel as a temporary dwelling for security personnel at a public docking facility.
- .2 The following *structures* only shall be permitted on the surface of water:
- .1 private boat moorage facility for pleasure craft associated with a residential *use* located or permitted on the adjacent upland.
- .2 public boat ramp.

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## SECTION 5 – PARKING REGULATIONS

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### Off-Street Parking & Loading Spaces

- 5.1 Space for the off-street parking and loading of *motor vehicles* in respect of a *use* permitted under this Bylaw shall be provided and maintained in accordance with the regulations of Section 5.
- .1 No off-street *parking spaces* shall protrude onto public property or a dedication public right-of-way.
  - .2 Unless otherwise permitted, off-street parking of *business vehicles* in excess of 6.1 m (20 ft) in length or curb weight of 3,900 kg (8,598 lbs) is only permitted on lots zoned for a commercial *use* and when the vehicle(s) is part of the authorized business.
  - .3 Unless otherwise permitted, off-street parking shall not be used for unenclosed parking or storage of *derelict vehicles* or wrecked vehicles in all *zones* except Commercial, Industrial, or Rural Resource zoned lots where they are necessary as part of the authorized business on the lot.

### Exemption of Existing Buildings from Parking & Loading Requirements

- 5.2 The regulations contained in Section 5 shall not apply to *buildings, structures* and *uses* existing on the effective date of this Bylaw except that:
- .1 off-street parking and loading shall be provided and maintained in accordance with this section for any addition to any existing *building* and *structure* or any change in the *principal use* or addition to such existing *use* or for an increase in total *gross floor area* that is in excess of 10% of the existing *gross floor area*;
  - .2 off-street parking and loading prior to the adoption of this Bylaw shall not be reduced below the applicable off-street parking and loading requirements of Section 5.

### Number of Parking & Loading Spaces

- 5.3 The number of off-street *parking spaces* and *loading spaces* for motor vehicles required for any *use* is calculated according to Table 2 in Section 5.14 in which Column I classifies the types of *uses*, Column II sets out the number of required off-street *parking spaces* that are to be provided for each *use* in Column I, and Column III sets out the number of required off-street *loading spaces* that are to be provided for each *use* in Column I.
- .1 In respect of a *use* permitted under this Bylaw which is not specifically referred to in Column I of Table 2, the number of *off-street parking spaces* is calculated on the basis of the requirements for a similar *use* that is listed in Table 2 as determined by the Director of Planning and Development.
  - .2 Where *gross floor area* is used as a unit of measurement for the calculation of *parking spaces*, it shall include the *gross floor area* of *accessory buildings* and *basements*, except where they are used for parking, heating or storage.

- .3 Where more than one *use* is located on a *parcel*, the total number of parking to be required shall be the sum total of the requirements for each *use*.
- .4 Where more than one *use* is located in a *building*, the total number of *parking spaces* to be required may recognize the mix of *uses* and determine the number of spaces required based on the various portions of the *building* dedicated to each *use*.
- .5 Accessible *parking spaces* shall be provided in accordance with the BC Building Code, as amended from time to time.

### **Location & Siting of Parking Spaces**

- 5.4 Except for *uses* in the FCC1 *zone*, off-street *parking spaces* shall be located on the same *parcel* as the *use* they serve.
  - .1 Off-street *parking spaces* may be located on another *parcel* within 100 m of the *building* or *use* the spaces serve under the condition that legal assurances are established to ensure that the *parcel* is used only for parking serving the *building* or *use*.
  - .2 Off-street *parking spaces* may be provided for collectively if the total number of spaces provided is not less than the sum of the separate requirements for each *use* and provided that all regulations governing location of *parking spaces* in relation to *use* are adhered to.
  - .3 Up to 2 required off-street *parking spaces* on a *parcel* may be sited in tandem.

### **Dimensions of Parking Spaces**

- 5.5 Each off-street *parking space* required by this Bylaw shall conform with the dimensions required in this section.
  - .1 All residential off-street *parking spaces* shall meet the following minimum dimensions:

Type of Parking Space	Width	Length	Clear Height
Standard Space	2.5 metres	5.5 metres	2.0 metres
Standard Parallel Parking Space	2.6 metres	7.3 meters	2.0 metres
Small Car Space	2.3 metres	4.6 metres	2.0 metres
Disabled Space	4.0 metres	5.5 metres	2.1 metres
Loading Space	3.0 metres	9.0 metres	4.0 metres



- .2 For any residential *use* except a *single family dwelling* or *two family dwelling*, each off-street parking space and required loading space shall have access from a maneuvering aisle as indicated in the following table:

	Minimum Maneuvering Aisle Width		
	90 degrees	60 degrees	45 degrees
Two-Way Traffic	6.6 metres	6.4 metres	6.1 metres
One-Way Traffic	6.1 metres	4.9 metres	4.6 metres

- .3 For any commercial *use* the off-street *parking spaces* and maneuvering aisles shall meet the following minimum dimensions:

Type of Parking Space	Width	Length	Clear Height
Standard Space	2.8 metres	5.8 metres	2.1 metres
Standard Parallel Parking Space	2.6 metres	7.3 meters	2.1 metres
Small Car Space	2.7 metres	5.5 metres	2.1 metres
Disabled Space	3.7 metres	5.8 metres	2.1 metres
Loading Space	3.0 metres	9.0 metres	4.0 metres
	Minimum Maneuvering Aisle Width		
	90 degrees	60 degrees	45 degrees
Two-Way Traffic	7.0 metres	6.4 metres	6.1 metres
One-Way Traffic	7.0 metres	4.9 metres	4.6 metres

- .4 Up to 25% of *parking spaces* may be small car spaces provided each such space is identified and signed with the words "Small Car Only".
- .5 Tandem parking is permitted in conjunction with *two-family, townhouse and stacked townhouse dwelling units* provided that tandem *parking spaces* are provided at a minimum width of 2.7 metres;
- .6 All required visitor *parking spaces* shall be clearly identified and signed with the words "Visitor Parking Only".
- .7 One *parking space* for disabled persons shall be provided for every 50 required *parking spaces* and must be clearly marked and located so as to provide convenient access to the entrance of the *principal use* for which the space is required.
- .8 Where the calculation of required *parking spaces* results in a fraction, any fraction less than 0.5 shall be disregarded and one space shall be provided in respect of any fraction of 0.5 or greater.
- .9 The width of parking stalls shall be measured between the centre lines of painted stripes or between the centre line of a painted stripe and the nearest edge of an abutting curb, fence, wall or landscaped area.
- .10 The width of *parking spaces* abutting a wall or fence shall be increased by at least 0.2m for the entire length of the space.
- .11 Required off street parking areas shall be located on the same *parcel* as the *principal use* for which the space is required except where off site parking is secured by easement or covenant.
- .12 Off street loading spaces are not required, except that one off-street loading space is required for a *restaurant* or pub *use* and shall be located on the same *parcel* as the *principal use* for which the space is required.

## **Driveway Gradients**

- 5.6 For vehicular driveways:
- .1 The maximum gradient shall be 2% within 2 m of a curb or edge of pavement of a public or private roadway or ditch, whichever distance is greater
  - .2 In all *zones*, there shall be a maximum gradient and cross-slope of 6%.
  - .3 Driveways with gradients exceeding 10% shall terminate in at least one unenclosed parking space.

## **Surfacing of Parking & Loading Spaces**

- 5.7 All *parking areas* and loading areas shall contain a surface that is durable and dust-free and be graded and drained as to properly dispose of all surface water.

## **Lighting**

- 5.8 Any lighting used to illuminate *parking areas* and *loading areas* shall be so arranged that all direct rays of light are reflected upon such *parking areas* and *loading areas*, and not on any adjoining premises.

## **Loading Spaces**

- 5.9 Subject to Table 2 of Section 5, if a *use* requires less than 4 *parking spaces*, then no loading space is required.
- .1 In the case of mixed *uses*, the total off-street loading requirements shall be the sum of the requirements for the various *uses* calculated separately.
  - .2 Off-street loading spaces shall be located on the same lot as the *use* served.
  - .3 All off-street loading spaces shall be a minimum of 9 m in length and 3 m in width, and have a vertical clearance of 4 m.
  - .4 Adequate provision shall be made for access by vehicles to all off-street loading spaces by means of a 6 m manoeuvring aisle and shall be located so that each separate *use* within a development has access to a space.
  - .5 All off-street loading spaces shall be clearly marked with the words "LOADING SPACE ONLY" on the pavement or wall facing.

## **Bicycle Parking**

- 5.10 Bicycle parking shall be provided in accordance with Table 1 and 2 of Section 5.13.
- .1 The number of bicycle *parking spaces* required for any *use* is calculated according to Table 2 in Section 5.14 following Table 1 in Section 5.13 in which Column I classifies the types of *uses*, and Column IV sets out the number of required bicycle *parking spaces* that are to be provided for each *use* in Column I.
  - .2 If a *use* is not listed in Table 2, the number of bicycle parking spaces shall be calculated on the basis of a similar *use* as determined by the Director of Planning and Development.
  - .3 No bicycle parking space shall be required when the calculation results in a requirement of less than one bicycle parking space.

## **Class I (Long Term) Bicycle Parking Standards**

- 5.11 *Class I (long term) bicycle parking* spaces shall be provided in a *bicycle storage facility* and/or in individual *bicycle lockers*, in each case meeting the following standards:

## **Bicycle Storage Facility**

- .1 *Class I bicycle parking spaces* located within a *bicycle storage facility* shall be within an area which is only accessible to employees of premises in the *building* through a lock and key, or a programmed entry system, and that provides individual bicycle parking spaces for securing the bicycle by the owner of the bicycle.
- .2 *Bicycle storage facilities* shall be designed to accommodate a maximum of 40 bicycles, not including those within *bicycle lockers*.
- .3 Long term bicycle parking spaces shall be securely enclosed by solid opaque walls or a compound enclosed by metal mesh.
- .4 The entry door and frame to the bicycle storage facility shall be constructed of steel.
- .5 The entire interior of the bicycle storage facility shall be visible from the entry doorway.
- .6 A minimum of 20% of the long term bicycle parking spaces bicycles shall be bicycle lockers.
- .7 Each long term bicycle parking space shall be independently accessible from an aisle having a minimum width of 1.2 meters.
- .8 Each long term bicycle parking space that is not a bicycle locker shall comprise a bicycle parking rack constructed of sturdy theft-resistant material and anchored to the floor with theft resistant anchoring. The bicycle rack shall allow the frame and one wheel of the bicycle to be locked to the rack with a standard U-shaped shackle lock and shall be installed a minimum of 0.6 metres from any wall.
- .9 Each long term bicycle parking space shall have at least 1.9 metres vertical clearance, and be at least 0.6 metres in width and 1.8 metres in length if the bicycles are to be placed horizontally, and 1.0 metre in length if the bicycles are to be placed vertically.
- .10 Electric outlets shall be provided in all bicycle storage facilities such that no parking space is more than 5 metres from an outlet.

## **Bicycle Lockers**

- .11 The minimum inside dimension of a bicycle locker shall be 0.6 metres in width at the door end, 0.2 metres in width at the opposite door, 1.8 metres in length and 1.2 metres in *height*.
- .12 Each bicycle locker shall be at least 2 metres away from the edge of the nearest bicycle parking space.
- .13 Bicycle lockers shall be constructed of solid, opaque, and theft resistant material with a lockable door which opens to full width and *height* of the locker.

## ***Class II (Short Term) Bicycle Parking Standards***

- 5.12 Each *Class II (short term) bicycle parking space* shall be in compliance with the following:
  - .1 Each short term bicycle parking space shall be provided in the form of racks that provide minimum measurements of 0.6 m (2 ft) in width and 1.8 m in length (6 ft)
  - .2 Each short term bicycle parking space shall be independently accessible by means of an aisle with a minimum width of 1.2 m (4 ft) that is separate from pedestrian access to the premises for which the parking space is required.

- .3 Racks providing two or more Class II (short term) bicycle parking spaces shall be constructed of solid, opaque and theft resistant material and shall have sturdy theft-resistant anchoring to the floor or ground. The bicycle rack shall enable the bicycle frame and one wheel to be locked to the rack with a standard U-shaped shackle lock.
- .4 Each short term bicycle parking space shall be provided in a convenient, well-lit, and weather-protected location. If the short term bicycle parking spaces are not readily visible from the principal entrance to the premises for which the spaces are required, appropriate directional signage shall be provided.

### **Bicycle End of Trip Facilities**

- 5.13 Change room and shower requirements for *Class I (long term) bicycle parking* facilities shall be in accordance with Table 1.

**TABLE 1**

<b>Class I (long term) Bicycle Parking Spaces</b>	<b>Number of Toilets*</b>	<b>Number of Sinks*</b>	<b>Number of Showers*</b>
0-3	0	0	0
4-29	1	1	1
30-64	2	1	2
65-94	3	2	3
95-129	4	2	4
130-159	5	3	5
160-194	6	3	6
Over 194	6 +1 for each additional 30 bike spaces or part thereof	3 +1 for each additional 60 bike spaces or part thereof	6 +1 for each additional 30 bike spaces or part thereof

\*separate facilities required for each sex therefore actual number required is double



**5.14 TABLE 2**  
**REQUIRED OFF STREET & BICYCLE PARKING SPACES**

COLUMN I Class of Building or Use	COLUMN II Off Street Parking Spaces	COLUMN III Off Street Loading Spaces	COLUMN IV Bicycle Parking Spaces	
			Class I (long term) Bicycle Parking	Class II (short term) Bicycle Parking
<b>1.0 Dwellings</b>				
Single family dwelling	2	No Requirement.	No Requirement.	No Requirement.
Secondary suite	1	No Requirement.	No Requirement.	No Requirement.
Home office	No Requirement.	No Requirement.	No Requirement.	No Requirement.
Home craft	1	No Requirement.	No Requirement.	No Requirement.
Duplex	4	No Requirement.	No Requirement.	No Requirement.
Townhouse	2 spaces per <i>dwelling unit</i> , plus 1 visitor space per 5 units	No Requirement.	A minimum of 1.25 spaces for every <i>dwelling unit</i> .	A minimum of 6 spaces for any development containing 20 <i>dwelling units</i> or more.
Apartment  Apartment – Village Commercial	1.25 spaces per <i>dwelling unit</i> , plus 1 visitor space per 5 units  1.0 spaces per <i>dwelling unit</i> , plus 1 visitor space per 5 <i>dwelling units</i>	No Requirement.	A minimum of 1 space per <i>dwelling unit</i> .	A minimum of 1 space per <i>dwelling unit</i> .
Three or more <i>dwelling units</i> designated solely for senior citizen's housing	1 spaces per <i>dwelling unit</i> , plus 1 visitor space per 5 units	No Requirement.	A minimum of 0.25 spaces for every <i>dwelling unit</i> .	A minimum of 6 spaces for any development containing 20 <i>dwelling units</i> or more.
<b>2.0 Agricultural &amp; Rural</b>				
Garden nursery	4 per 100 m <sup>2</sup> of retail sales area plus 1 per 185 m <sup>2</sup> of	No Requirement.	No Requirement.	A minimum of 6 spaces.

COLUMN I Class of Building or Use	COLUMN II Off Street Parking Spaces	COLUMN III Off Street Loading Spaces	COLUMN IV Bicycle Parking Spaces	
			Class I (long term) Bicycle Parking	Class II (short term) Bicycle Parking
	greenhouse area			
Animal shelters/kennels	1 per 100 m <sup>2</sup> <i>gross floor area</i> plus 2 per 100 m <sup>2</sup> office floor area plus 1 per fleet vehicle	No Requirement.	No Requirement.	No Requirement.
Riding stable and academy	1 per stall	No Requirement.	No Requirement.	A minimum of 6 spaces.
Agritourism Activity	5 per 100 m <sup>2</sup> of <i>gross floor area</i> for <i>agritourism activities</i> in accordance with s. 4	No Requirement.	No Requirement.	A minimum of 6 spaces.
Agritourism Accommodation	1 per guest room or sleeping unit	No Requirement.	No Requirement.	No Requirement.
<b>3.0 Office</b>				
Business and Professional Office Use	1 space for every 50 metres <sup>2</sup> of Gross Floor Area	No Requirement.	A minimum of 1 space for each 750 m <sup>2</sup> of <i>gross floor area</i> .	A minimum of 6 spaces for any <i>building</i> or group of <i>buildings</i> containing at least 2,000 m <sup>2</sup> of <i>gross floor area</i> .
<b>4.0 Commercial</b>				
Bed & Breakfast	1 per guest room	No Requirement.	No Requirement.	No Requirement.
Hotel/Motel/Lodge/Campground	1 per guest room or 1 per sleeping unit or 1 per campsite	1 space for every 1,000 m <sup>2</sup> of Gross Floor Area	A minimum of 1 space for every 30 dwelling, housekeeping or sleeping units, or any combination thereof.	A minimum of 6 spaces for any <i>building</i> or group of <i>buildings</i> containing 75 or more dwelling, housekeeping or sleeping units, or any combination thereof.

COLUMN I Class of Building or Use	COLUMN II Off Street Parking Spaces	COLUMN III Off Street Loading Spaces	COLUMN IV Bicycle Parking Spaces	
			Class I (long term) Bicycle Parking	Class II (short term) Bicycle Parking
Service station	4 per service bay or a minimum of 4	1 space for every 1,000 m <sup>2</sup> of Gross Floor Area	No Requirement.	No Requirement.
Cafes, Restaurant, and Liquor Primary Licenced Premises	0.33 per 100 m <sup>2</sup> <i>gross floor area</i> 6 per 100 m <sup>2</sup> of <i>gross floor area</i>	1 space for every 1,000 m <sup>2</sup> of Gross Floor Area	No Requirement.	A minimum of 3 spaces for each 500 m <sup>2</sup> of <i>gross floor</i> <i>area</i> .
Village Commercial (Porteau Cove)	In association with each <i>use</i>	1 space for every 1,000 m <sup>2</sup> of Gross Floor Area	No Requirement.	A minimum of 6 spaces.
Marina	1 space for every 10 mooring berths for boats	1 space for every 1,000 m <sup>2</sup> of Gross Floor Area	No requirement.	
All other Commercial <i>uses</i>	3 per 100 m <sup>2</sup> <i>gross</i> <i>floor area</i>	1 space for every 1,000 m <sup>2</sup> of Gross Floor Area	A minimum of 1 space for each 750 m <sup>2</sup> of <i>gross floor</i> <i>area</i> .	A minimum of 1 space for each 750 m <sup>2</sup> of <i>gross floor</i> <i>area</i> .
<b>5.0 Industrial</b>				
Light industry/heavy industry/manufacturing and medical marihuana production facility	1 per 100 m <sup>2</sup> <i>gross</i> <i>floor area</i>	1 space for every 1,000 m <sup>2</sup> of Gross Floor Area	A minimum of 1 space for each 1,000 m <sup>2</sup> of <i>gross</i> <i>floor area</i> in the <i>building</i> or 1 space for every 25 employees on a work shift employing the maximum number of workers, whichever is the greater.	No requirement.
<b>6.0 Institutional</b>				
Hospital	1 space for each 2 staff doctors plus 1 space for each 4 employees plus 1	1 space for every 1,000 m <sup>2</sup> of Gross Floor Area	A minimum of 1 space for every 25 employees on a work shift employing the maximum number of	A minimum of 6 spaces at each public entrance.

COLUMN I Class of Building or Use	COLUMN II Off Street Parking Spaces	COLUMN III Off Street Loading Spaces	COLUMN IV Bicycle Parking Spaces	
			Class I (long term) Bicycle Parking	Class II (short term) Bicycle Parking
	space for each 5 beds		employees.	
<p>Places of public <i>assembly</i>, including churches, arenas, armouries, art galleries, assembly halls, auditoriums, lodges, and fraternal <i>buildings</i>, community centres, recreation centres, dance halls, exhibition halls, funeral homes and undertaking establishments, gymnasiums, meeting halls, museums, public libraries, stadiums, theatres, billiard halls, arcades, bowling alleys, curling rinks, and similar <i>uses</i></p> <p>Retreat centre</p>	<p>1 space for each 10 seats, or 1 space for each 10 m<sup>2</sup> of <i>gross floor area</i> in areas without fixed seats that are used or intended to be used for public assembly, including playing surfaces</p> <p>1 space per sleeping room, or 1 per 187 m<sup>2</sup> of <i>gross floor area</i>, whichever is less</p> <p>1 handicapped space</p> <p>1 per auxiliary residential <i>dwelling unit</i></p> <p>1 per caretaker's unit</p>	1 space for every 1,000 m <sup>2</sup> of Gross Floor Area	A minimum of 1 space for each 250 m <sup>2</sup> of <i>gross floor area</i> .	<p>A minimum of 6 spaces for each 500 m<sup>2</sup> of <i>gross floor area</i> or portion thereof.</p> <p>A minimum of 6 spaces for each 40 tables or, games, and each alley or ice sheet</p>





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## **SECTION 6 – AGRICULTURE ZONES**

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## SECTION 6.1 – AGR1 – AGRICULTURE 1 ZONE

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### Intent

- 6.1.1 The intent of this *zone* is to provide for agricultural development and to protect the agricultural integrity of land within the Agricultural Land Reserve.

### Permitted Uses

- 6.1.2 In the AGR1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *agriculture*, including *intensive agriculture*
  - *aquaculture*
  - forestry practices, including silviculture and harvesting, but not including processing or manufacturing
  - brewery, cidery, distillery, meadery, or winery subject to the *Agricultural Land Commission Act*, ALR Use Subdivision and Procedure Regulation, and *Liquor Control and Licensing Act*
  - *farm residence*, subject to Section 6.1.4
  - *agritourism activities*, subject to Section 4.4
  - *farm retail sales*, subject to Section 6.1.5
  - *secondary suite*
  - *bed and breakfast*
  - *home office*
  - *home craft*
  - *farm employee residence*, subject to Section 6.1.4
  - *accessory buildings* and *accessory uses*
- .1 On *parcels* of 2 ha or greater, the additional permitted *uses* are:
- Operation of a temporary sawmill if at least 50% of the volume of the timber is harvested from the farm or *parcel* on which the sawmill is located.
- .2 On *parcels* of 60 ha or greater, the additional permitted *uses* are:
- *medical marihuana production facility*

## Regulations

- 6.1.3 On a *parcel* located in the AGR1 Zone, no *use, building or structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	Matter to be Regulated	COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions where land is: a) excluded from the ALR; or b) approved for subdivision within the ALR pursuant to the Agricultural Land Commission Act, Regulations thereto, or Orders of the Commission; or c) exempted by the Agricultural Land Commission Act, Regulations thereto, or Orders of the Commission.	40 ha
.2	Maximum number of <i>dwelling</i> s per <i>parcel</i>	<ul style="list-style-type: none"> <li>on <i>parcels</i> less than 4 ha: 1 <i>farm residence</i> in accordance with s. 6.1.4</li> <li>on <i>parcels</i> 4 ha or greater, one <i>farm employee residence</i> may be permitted in accordance with s. 6.1.4 and subject to the following conditions:</li> <li>the property has farm class under the BC Assessment Act, and</li> <li>an application on the prescribed form has been submitted to, and approved by, the SLRD, in consultation with the Ministry of Agriculture, that provides evidence that there is a demonstrated need for a <i>farm employee residence</i> commensurate with the present level of agriculture occurring on the property.</li> </ul>
.3	Maximum number of <i>secondary suites</i> per <i>farm residence</i>	1
.4	Maximum <i>building area</i> for the <i>farm residence</i>	250 m <sup>2</sup>
.5	Maximum <i>building area</i> for <i>farm employee residence</i> , if authorized under Section 6.1.4	180 m <sup>2</sup>
.6	Minimum <i>setback</i> <ul style="list-style-type: none"> <li>from the <i>front parcel line</i></li> <li>from all other <i>parcel lines</i></li> </ul>	4.5 m 7.5 m



COLUMN I Matter to be Regulated		COLUMN II Regulations
.7	Maximum <i>setback</i> for <i>farm residence</i> , and <i>farm employee residence</i> , where permitted, from the <i>front parcel line</i> to the rear of the <i>farm residence</i> , and <i>farm employee residence</i> : <ul style="list-style-type: none"> <li>• on <i>parcels</i> 4 ha or less</li> <li>• on <i>parcels</i> greater than 4 ha</li> </ul>	60 m 75 m
.8	Maximum <i>height</i> of <ul style="list-style-type: none"> <li>• <i>farm residence</i> or other <i>principal building</i></li> <li>• <i>farm employee residence</i>, if authorized under Section 6.1.4</li> <li>• <i>accessory building</i></li> </ul>	8 m 7.62 m 6 m
.9	Minimum <i>setback</i> for <i>medical marihuana production facility</i> (from all <i>parcel lines</i> )	25 m
.10	Maximum <i>height</i> for a <i>medical marihuana production facility</i>	15 m
.11	Maximum <i>gross floor area</i> for a <i>medical marihuana production facility</i>	2,500 m <sup>2</sup>
.12	Minimum <i>setback</i> for <i>medical marihuana production facility</i> from any <i>watercourse</i>	30 m
.13	<i>Farm Residential Footprint</i>	See Section 6.1.4

- .14 The *setback* and *height* regulations in Section 6.1.3 (.9-.10) shall not apply to an existing *building* that is re-purposed for a *medical marihuana production facility*, so long as that *building* has been issued a valid building permit.
- .15 Any *medical marihuana production facility* that is 3,700 m<sup>2</sup> or larger requires an approved rainwater management plan and agricultural liquid waste management plan.

### **Farm Residential Footprint, Farm Residence, and Farm Employee Residence**

- 6.1.4 The following *farm residential footprint*, *farm residence*, and *farm employee residence* requirements shall apply to all lots within an Agriculture zone and any other zone within the Agricultural Land Reserve (ALR) and are subject to the provisions of the Agricultural Land Commission Act.

#### **General Requirements**

- .1 On all lots within the AGR1 Zone, the *farm residence*, *farm employee residence*, *home office*, *home craft*, and all *accessory residential facilities* must be located within the *farm residential footprint* area.
- .2 No non-agricultural or non-farm use is permitted outside the *farm residential footprint*.

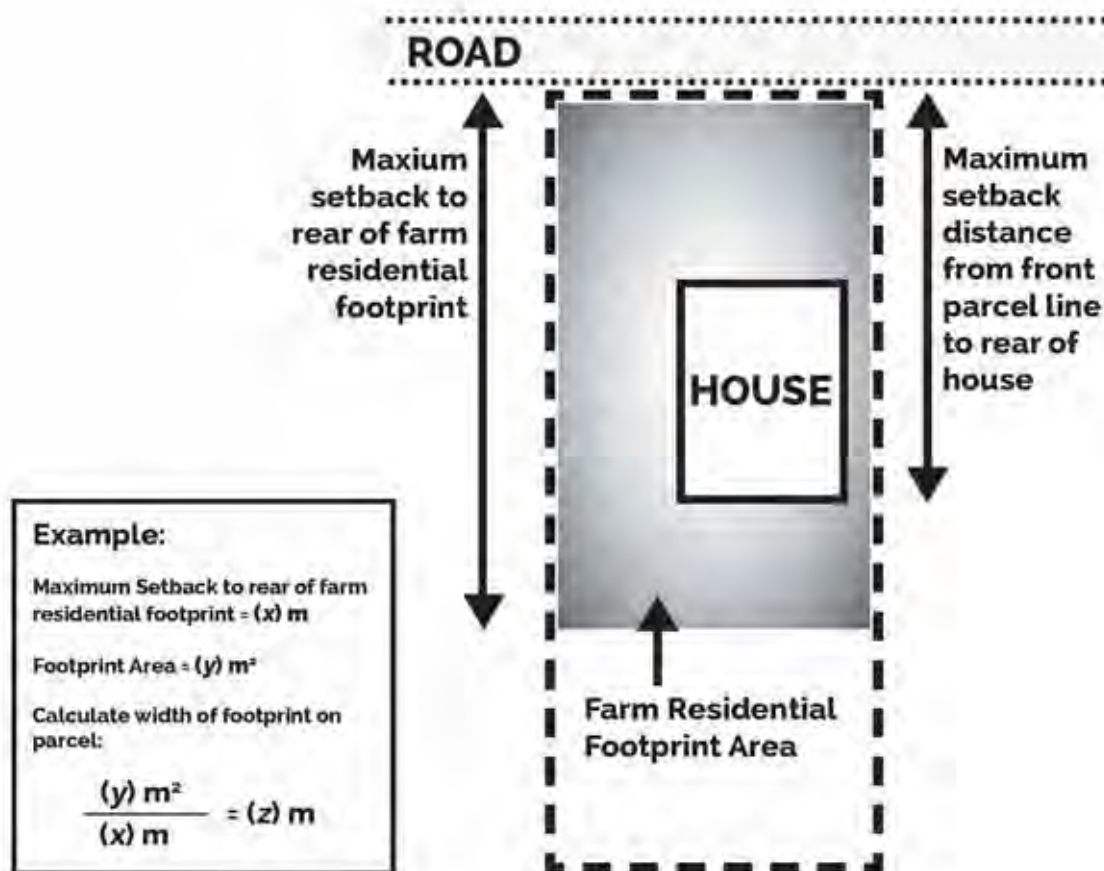
#### **Siting Requirements**

- .3 The maximum area of a *farm residential footprint* containing one *farm residence* is 2,000 m<sup>2</sup>.
- .4 A *farm residential footprint* containing a *farm employee residence* (where it has been approved by the SLRD) may be increased by a maximum of 500 m<sup>2</sup> to 2,500 m<sup>2</sup>.

- .5 The maximum depth for a farm residential footprint is 85 m, measured from a dedicated road. If the road is not dedicated then the depth shall be measured from the constructed road.
- .6 One boundary of the farm residential footprint must be located at a property line fronting on a road from which vehicular access is obtained.
- .7 The rear face of a farm residence or farm employee residence must not be less than 10 m from the rear of the farm residential footprint.

See Figure 1 for a diagram describing farm residential footprint and farm residence/farm employee residence *setback*.

**FIGURE 1**



#### Farm Employee Residence

- .11 A person may apply for a *farm employee residence* by completing an application on the prescribed form and shall include a detailed site plan.
- .12 The property owner will be required to register a Section 219 covenant against the property title at the Land Title Office which will specify the *farm employee residence* details submitted in the application form and accompanying site plan.
- .13 A *farm employee residence* is not permitted on any lot less than 4 ha.
- .14 A maximum of one *farm employee residence* is permitted on any lot, subject to Section 6.1.4.

### **Farm Retail Sales**

6.1.5 *Farm retail sales* shall be conducted in accordance with, and are subject to, the provisions of the *Agricultural Land Commission Act*.

.1 Land, *buildings* and *structures* used for *farm retail sales* shall:

.1 where both *farm products* and off-farm or non-farm products are being sold, have a maximum *gross floor area* of 300 m<sup>2</sup>, including both indoor and outdoor sales and display areas.

.2 dedicate at least 50% of the total retail sales area to the sale of *farm products* produced on the farm on which the retail sales are taking place.

### **Parking & Loading**

6.1.6 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

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## SECTION 6.2 – AGR2 – AGRICULTURE 2 ZONE

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### Intent

- 6.2.1 The intent of this *zone* is to provide for agricultural development and limited non-farm *uses* based on approved applications in order to protect the agricultural integrity of land within the Agricultural Land Reserve.

### Permitted Uses & Regulations

- 6.2.2 In the AGR2 *Zone* the permitted *uses* and regulations as outlined in the AGR1 *zone* (Section 6.1 inclusive) apply in this *zone*.
- 6.2.3 In addition to the requirements of s. 6.2.2, the following permitted *uses* and regulations apply to *parcels* within the AGR2 *zone* as specified below.

### Permitted Uses

- 6.2.4 On the *parcel* legally described as Lot 1, Plan VAP17937, District Lot 990, Group 1, NWD, PID 007-244-967, the additional *uses* permitted are:
- outdoor education camp limited to the following:
    - *tourist accommodation*, limited to cabins
    - dining facility
    - washroom facilities
    - arts and crafts *building*
    - workshop/office ancillary to outdoor education camp
  - outdoor recreation activities limited to the following:
    - hiking/biking trails
    - rock climbing walls
    - archery range
    - playing fields

### Regulations

- 6.2.5 On the *parcel* legally described as Lot 1, Plan VAP17937, District Lot 990, Group 1, NWD, PID 007-244-967, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Maximum number of cabins associated with <i>tourist accommodation use</i>	15
.2	Maximum <i>gross floor area</i> of cabins associated with <i>tourist accommodation use</i>	32 m <sup>2</sup> per cabin



COLUMN I Matter to be Regulated		COLUMN II Regulations
.3	Maximum number of dining facilities associated with the outdoor education camp <i>use</i>	1
.4	Maximum <i>gross floor area</i> of dining facility associated with outdoor education camp <i>use</i>	279 m <sup>2</sup>
.5	Maximum number of washroom facilities associated with the outdoor education camp <i>use</i>	2
.6	Maximum number of arts and crafts <i>buildings</i> associated with outdoor education camp <i>use</i>	1
.7	Maximum number of workshop/office <i>buildings</i> associated with outdoor education camp <i>use</i>	1

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## **SECTION 7 – RURAL ZONES**

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## SECTION 7.1 – RR1 - RURAL RESOURCE 1 ZONE

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### Intent

- 7.1.1 The intent of this *zone* is to provide for rural residential development in unserved areas of Electoral Area D.

### Permitted Uses

- 7.1.2 In the RR1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:
- *single family dwelling*
  - *secondary suite*
  - *bed and breakfast*
  - *home office*
  - *home craft*
  - Operation of a temporary portable sawmill if at least 50% of the volume of the timber is harvested from the *parcel* on which the sawmill is located
  - *accessory buildings and uses*

### Regulations

- 7.1.3 On a *parcel* located in the RR1 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel</i> area for new subdivisions	2 ha
.2	Maximum number of <i>single family dwellings</i> per <i>parcel</i>	1
.3	Maximum number of <i>secondary suites</i> per <i>single family dwelling</i>	1
.4	Minimum <i>setback</i> <ul style="list-style-type: none"><li>• from front <i>parcel line</i></li><li>• from all other <i>parcel lines</i></li></ul>	4.5 m 2 m
.5	Maximum <i>height</i> of <ul style="list-style-type: none"><li>• <i>principal building</i></li><li>• <i>accessory building</i></li></ul>	8 m 5 m
.6	Maximum <i>parcel coverage</i>	33 %

### Parking & Loading

- 7.1.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

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## SECTION 7.2 – RR2 – RURAL RESOURCE 2 ZONE

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### Intent

- 7.2.1 The intent of this *zone* is to provide for agricultural, forestry, and rural residential development.

### Permitted Uses

- 7.2.2 In the RR2 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *agriculture*, excluding *intensive agriculture*
- forestry practices, including silviculture and harvesting, but not including processing or manufacturing
- Operation of a temporary portable sawmill if at least 50% of the volume of the timber is harvested from the *parcel* on which the sawmill is located
- *single family dwelling*
- *secondary suite*
- *bed and breakfast*
- *home office*
- *home craft*
- *accessory buildings* and *accessory uses*

- .1 On *parcels* of 8 ha or greater, the additional permitted *uses* are:

- *agriculture*, including *intensive agriculture*

- .2 On *parcels* of 10 ha or greater, the additional permitted *uses* are:

- *medical marihuana production facility*

- .3 On the *parcel* legally described as PID 027-657-680, Strata Lot 7, Plan BCS3099, District Lot 2248, Group 1, NWD, the additional permitted *uses* are:

- *medical marihuana production facility*

### Regulations

- 7.2.3 On a *parcel* located in the RR2 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	8 ha
.2	Maximum number of single family <i>dwellings</i> per <i>parcel</i>	1
.3	Maximum number of <i>secondary suites</i> per <i>single family dwelling</i>	1
.4	Minimum <i>setback</i> <ul style="list-style-type: none"><li>• from <i>all parcel lines</i></li></ul>	7.5 m



COLUMN I Matter to be Regulated		COLUMN II Regulations
.5	Maximum <i>height</i> of <ul style="list-style-type: none"> <li>• <i>principal building</i></li> <li>• <i>accessory building</i></li> </ul>	8.5 m 6 m
.6	Minimum <i>setback</i> for <i>medical marihuana production facility</i> (from all <i>parcel lines</i> )	15 m
.7	Maximum <i>height</i> for a <i>medical marihuana production facility</i>	15 m
.8	Maximum <i>gross floor area</i> for a <i>medical marihuana production facility</i>	2,500 m <sup>2</sup>
.9	Maximum <i>parcel coverage</i> <ul style="list-style-type: none"> <li>• Where a <i>parcel</i> is 1 ha or less, the maximum <i>parcel coverage</i> shall be</li> </ul>	5 % 15%

- .10 The *setback* and *height* regulations in Section 7.2.3 (.6-.7) shall not apply to an existing *building* that is re-purposed for a *medical marihuana production facility*, so long as that *building* has been issued a valid building permit.

### **Parking & Loading**

- 7.2.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

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## SECTION 7.3 – RR3 - RURAL RESOURCE 3 ZONE

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### Intent

- 7.3.1 The intent of this *zone* is to provide for agricultural, forestry, and rural residential development.

### Permitted Uses

- 7.3.2 In the RR3 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *agriculture*, excluding *intensive agriculture*
  - forestry practices, including silviculture and harvesting, but not including processing or manufacturing
  - aggregate extraction, but not including processing or manufacturing
  - Operation of a temporary portable sawmill if at least 50% of the volume of the timber is harvested from the *parcel* on which the sawmill is located
  - *single family dwelling*
  - *secondary suite*
  - *bed and breakfast*
  - *home office*
  - *home craft*
  - *accessory buildings* and *accessory uses*
- .1 On *parcels* of 8 ha or greater, the additional permitted *uses* are:
- *agriculture*, including *intensive agriculture*
- .2 On *parcels* of 10 ha or greater, the additional permitted *uses* are:
- *medical marihuana production facility*

### Regulations

- 7.3.3 On a *parcel* located in the RR3 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	16 ha
.2	Maximum number of <i>single family dwellings</i> per <i>parcel</i>	<ul style="list-style-type: none"><li>• on <i>parcels</i> less than 8 ha: 1 <i>single family dwelling</i></li><li>• on <i>parcels</i> 8 ha or greater: 2 <i>single family dwellings</i></li></ul>
.3	Maximum number of <i>secondary suites</i> per <i>single family dwelling</i>	1
.4	Minimum <i>setback</i> <ul style="list-style-type: none"><li>• from <i>all parcel lines</i></li></ul>	7.5 m

COLUMN I Matter to be Regulated		COLUMN II Regulations
.5	Maximum <i>height</i> of <ul style="list-style-type: none"> <li>• <i>principal building</i></li> <li>• <i>accessory building</i></li> </ul>	8.5 m 6 m
.6	Minimum <i>setback</i> for <i>medical marihuana production facility</i> (from all <i>parcel lines</i> )	15 m
.7	Maximum <i>height</i> for a <i>medical marihuana production facility</i>	15 m
.8	Maximum <i>gross floor area</i> for a <i>medical marihuana production facility</i>	2,500 m <sup>2</sup>
.9	Maximum <i>parcel coverage</i> <ul style="list-style-type: none"> <li>• Where a <i>parcel</i> is 1 ha or less, the maximum <i>parcel coverage</i> shall be</li> </ul>	5 % 15%

- .10 The *setback* and *height* regulations in Section 7.3.3 (.6-.7) shall not apply to an existing *building* that is re-purposed for a *medical marihuana production facility*, so long as that *building* has been issued a valid building permit.

### **Parking & Loading**

- 7.3.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

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## SECTION 7.4 – RR4 - RURAL RESOURCE 4 ZONE

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### Intent

- 7.4.1 The intent of this *zone* is to provide for agricultural, forestry, and rural residential development.

### Permitted Uses

- 7.4.2 In the RR4 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *single family dwelling*
  - *agriculture, excluding intensive agriculture*
  - forestry practices, including silviculture and harvesting, but not including processing or manufacturing
  - aggregate extraction, but not including processing or manufacturing
  - Operation of a temporary portable sawmill if at least 50% of the volume of the timber is harvested from the *parcel* on which the sawmill is located
  - garden nursery
  - *secondary suite*
  - *bed and breakfast*
  - *home office*
  - *home craft*
  - *accessory buildings and uses*
- .1 On *parcels* of 8 ha or greater, the additional permitted *uses* are:
- *agriculture, including intensive agriculture*
- .2 On *parcels* of 10 ha or greater, the additional permitted *uses* are:
- *medical marihuana production facility*



## Regulations

- 7.4.3 On a *parcel* located in the RR4 Zone, no *use, building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	40 ha
.2	Maximum number of <i>single family dwellings</i> per Parcel	<ul style="list-style-type: none"> <li>on <i>parcels</i> less than 8 ha: 1 <i>single family dwelling</i></li> <li>on <i>parcels</i> 8 ha or greater: 2 <i>single family dwellings</i></li> </ul>
.3	Maximum number of <i>secondary suites</i> per <i>single family dwelling</i>	1
.4	Minimum <i>setback</i> <ul style="list-style-type: none"> <li>from all <i>parcel lines</i></li> </ul>	7.5 m
.5	Maximum <i>height</i> of <ul style="list-style-type: none"> <li><i>principal building</i></li> <li><i>accessory building</i></li> </ul>	8.5 m 6 m
.6	Minimum <i>setback</i> for <i>medical marihuana production facility</i> (from all <i>parcel lines</i> )	15 m
.7	Maximum <i>height</i> for a <i>medical marihuana production facility</i>	15 m
.8	Maximum <i>gross floor area</i> for a <i>medical marihuana production facility</i>	2,500 m <sup>2</sup>
.9	Maximum <i>parcel coverage</i>	15 %

- .10 The *setback* and *height* regulations in Section 7.4.3 (.6-.7) shall not apply to an existing *building* that is re-purposed for a *medical marihuana production facility*, so long as that *building* has been issued a valid building permit.

## Parking & Loading

- 7.4.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

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## **SECTION 8 – RESIDENTIAL ZONES**

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## SECTION 8.1 – BTR1 – BLACK TUSK RESIDENTIAL 1 ZONE

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### Intent

- 8.1.1 The intent of this *zone* is to provide for residential development, community open space, and recreational development in Black Tusk Village.

### Permitted Use

- 8.1.2 In the BTR1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *single family dwelling*
- *home office*
- *park and open space*
- *trails and pathways*
- *community facilities*
- *accessory buildings and accessory uses*

### Regulations

- 8.1.3 On a *parcel* located in the BTR1 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	40 ha
.2	Maximum number of <i>single family dwellings</i> per strata lot	1
.3	Maximum number of <i>accessory buildings</i> per strata lot	2
.4	Minimum <i>setback</i> <ul style="list-style-type: none"><li>• from <i>front parcel line</i></li><li>• from <i>interior side parcel line</i></li><li>• from <i>exterior side parcel line</i></li><li>• from <i>rear parcel line</i></li></ul>	7.5 m 1.5 m 4.5 m 4.5 m
.5	Maximum <i>height</i> of <ul style="list-style-type: none"><li>• <i>single family dwelling</i></li><li>• <i>community facility use</i></li><li>• <i>accessory building</i></li></ul>	7.5 m 8 m 5 m
.6	Maximum <i>parcel coverage</i> per strata lot	33 %
.7	Maximum <i>parcel coverage</i> for the entire lot, including strata lots and common property	33%
.8	Maximum <i>gross floor area</i> for <i>accessory buildings</i>	40 m <sup>2</sup>

<b>COLUMN I Matter to be Regulated</b>		<b>COLUMN II Regulations</b>
.9	Community facilities <i>use</i> includes: <ul style="list-style-type: none"> <li>• indoor and outdoor recreation</li> <li>• meeting rooms</li> <li>• workshop</li> </ul>	Community facilities can only be located on common property and not private strata lots
.10	Maximum number of strata lots	94

### **Parking & Loading**

- 8.1.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

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## SECTION 8.2 – PR1 – PINECREST RESIDENTIAL 1 ZONE

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### Intent

- 8.2.1 The intent of this *zone* is to provide for single family residential, community open space, and recreational development in Pinecrest Estates.

### Permitted Uses

- 8.2.2 In the PR1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *single family dwelling*
- *home office*
- *home craft*
- park and open space
- trails and pathways
- community facilities
- *accessory buildings* and *accessory uses*

### Regulations

- 8.2.3 On a *parcel* located in the PR1 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for subdivision	10 ha
.2	Maximum number of <i>single family dwellings</i> per strata lot	1
.3	Maximum number of <i>accessory buildings</i> per strata lot	1
.4	Maximum <i>height</i> of <ul style="list-style-type: none"><li>• <i>single family dwelling</i></li><li>• <i>accessory building</i></li></ul>	8 m 5 m
.5	Maximum <i>parcel coverage</i> per strata lot	70%
.6	Maximum <i>building area</i> for <i>single family dwelling</i>	246 m <sup>2</sup>
.7	Maximum <i>gross floor area</i> for <i>single family dwelling</i>	390 m <sup>2</sup>
.8	Maximum <i>building area</i> for <i>accessory building</i>	40 m <sup>2</sup>
.9	Minimum <i>parcel line setback</i> for <i>buildings</i> and <i>structures</i> located on strata lots	0 m



<b>COLUMN I Matter to be Regulated</b>		<b>COLUMN II Regulations</b>
.10	Minimum <i>setback</i> for <i>buildings</i> and <i>structures</i> located on common property <ul style="list-style-type: none"> <li>• from strata lots</li> <li>• from <i>front parcel line</i></li> <li>• from <i>interior side parcel line</i></li> <li>• from <i>exterior side parcel line</i></li> <li>• from <i>rear parcel line</i></li> </ul>	15 m 4.5 m 4.5 m 4.5 m 4.5 m
.11	Community facilities <i>use</i> includes: <ul style="list-style-type: none"> <li>• indoor and outdoor recreation</li> <li>• meeting rooms</li> <li>• workshop</li> </ul>	Community facilities can only be located on common property and not private strata lots
.12	Maximum <i>height</i> of <i>buildings</i> associated with community facilities <i>use</i>	9 m
.13	Maximum <i>parcel coverage</i> of entire lot, including private strata lots and common property areas	35%
.14	Maximum number of strata lots	75

### **Parking & Loading**

- 8.2.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

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## **SECTION 9 – RESIDENTIAL (BRITANNIA BEACH) ZONES**

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## SECTION 9.1 – BBR1 – BRITANNIA BEACH RESIDENTIAL 1 ZONE

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### Intent

- 9.1.1 The intent of this *zone* is to provide for single family residential development in Britannia Beach.

### Permitted Uses

- 9.1.2 In the BBR1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:
- *single family dwelling*
  - *secondary suite*
    - *secondary suite* is not a permitted *use* for *parcels* that have Lower Crescent and Shaughnessy Place street/civic addresses
  - *home office*
  - *accessory buildings and uses*

### Regulations

- 9.1.3 On a *parcel* located in the BBR1 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	2,000 m <sup>2</sup>
.2	Maximum number of <i>single family dwellings</i> per Parcel	1
.3	Maximum number of <i>secondary suites</i> per <i>single family dwelling</i>	1
.4	Maximum number of <i>accessory buildings</i> per <i>parcel</i>	2
.5	Minimum <i>setback</i> for <i>single family dwelling</i> <ul style="list-style-type: none"><li>• from <i>front parcel line</i></li><li>• from <i>exterior side parcel line</i></li><li>• from <i>interior side parcel line</i></li><li>• from <i>rear parcel line</i></li></ul>	5.6 m 4.5 m 2.1 m 5.6 m
.6	Minimum <i>setback</i> for <i>accessory buildings</i> <ul style="list-style-type: none"><li>• from <i>front parcel line</i></li><li>• from <i>exterior side parcel line</i></li><li>• from <i>interior side parcel line</i></li><li>• from <i>rear parcel line</i></li></ul>	3.6 m 4.5 m 2.1 m 2.1 m
.7	Maximum <i>height</i> of <ul style="list-style-type: none"><li>• <i>single family dwelling</i></li><li>• <i>accessory building</i></li></ul>	8.5 m 4.5 m

COLUMN I Matter to be Regulated		COLUMN II Regulations
.8	Maximum <i>Floor Space Ratio</i> (FSR)	a) 0.45 FSR for <i>parcels</i> of 400 m <sup>2</sup> or less b) For <i>parcels</i> greater than 400 m <sup>2</sup> , FSR shall decrease by 0.01 for every additional 50 m <sup>2</sup> of <i>parcel area</i> , or portion thereof c) Notwithstanding subsection (b) above, no <i>parcel</i> shall have an FSR of less than 0.20
.9	Maximum <i>parcel coverage</i>	75 % of the allowable FSR

.10 Notwithstanding the provisions of Section 9.1.3 (.5-.6), the following *parcel line setback* provisions apply to the *parcels* as identified in each subsection:

- (a) For PID 026-457-601, Lot 2, District Lot 891, Plan BCP20004, Group 1, NWD:
  - (i) The *front parcel line setback* shall be 3.6 m
  - (ii) The *rear parcel line setback* shall be 2.75 m
- (b) For PID 026-457-768, Lot 22, District Lot 891, Plan BCP20004, Group 1, NWD:
  - (i) The *front parcel line setback* shall be 4.6 m
  - (ii) The *rear parcel line setback* shall be 3.6 m

### **Parking & Loading**

- 9.1.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

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## SECTION 9.2 – BBR2 – BRITANNIA BEACH RESIDENTIAL 2 ZONE

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### Intent

- 9.2.1 The intent of this *zone* is to provide for single family residential development in Britannia Beach.

### Permitted Uses

- 9.2.2 In the BBR2 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *single family dwelling*
- *secondary suite*, subject to Section 5
- *home office*
- public park, nature trails, and natural open space
- *accessory buildings and uses*

- .1 On *parcels* of 1.15 ha or greater, the additional permitted *uses* are:

- *cottage*

### Regulations

- 9.2.3 On a *parcel* located in the BBR2 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	2,000 m <sup>2</sup>
.2	Maximum number of <i>single family dwellings</i> per Parcel	<ul style="list-style-type: none"><li>• on <i>parcels</i> less than 1 ha: 1 <i>single family dwelling</i></li><li>• on <i>parcels</i> 1.15 ha or greater: 1 <i>single family dwelling</i> and 1 <i>cottage</i></li></ul>
.3	Maximum number of <i>secondary suites</i> per <i>single family dwelling</i>	1
.4	Maximum number of <i>accessory buildings</i> per <i>parcel</i>	2
.5	Minimum <i>setback</i> for <i>single family dwelling</i> or <i>cottage</i> <ul style="list-style-type: none"><li>• from <i>front parcel line</i></li><li>• from <i>exterior side parcel line</i></li><li>• from <i>interior side parcel line</i></li><li>• from <i>rear parcel line</i></li></ul>	<ul style="list-style-type: none"><li>8.1 m</li><li>7.5 m</li><li>4.1 m</li><li>8.1 m</li></ul>



COLUMN I Matter to be Regulated		COLUMN II Regulations
.6	Minimum <i>setback</i> for <i>accessory buildings</i> <ul style="list-style-type: none"> <li>• from <i>front parcel line</i></li> <li>• from <i>exterior side parcel line</i></li> <li>• from <i>interior side parcel line</i></li> <li>• from <i>rear parcel line</i></li> </ul>	3.6 m 4.5 m 2.1 m 2.1 m
.7	Maximum <i>height</i> of <ul style="list-style-type: none"> <li>• <i>single family dwelling</i></li> <li>• <i>cottage</i></li> <li>• <i>accessory building</i></li> </ul>	9 m 7.5 m 4.5 m
.8	Maximum <i>gross floor area</i> of <i>single family dwelling</i>	465 m <sup>2</sup>
.9	Maximum <i>parcel coverage</i>	35%
.10	Maximum <i>gross floor area</i> of <i>cottage</i>	140 m <sup>2</sup>

### Parking & Loading

- 9.2.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

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## SECTION 9.3 – BBR3 – BRITANNIA BEACH RESIDENTIAL 3 ZONE

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### 9.3.1 Intent

The intent of this *zone* is to provide for single family residential development on larger *parcels* in Britannia Beach.

### Permitted Uses

9.3.2 In the BBR3 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *single family dwelling*
- *secondary suite*, subject to Section 5
- *home office*
- public park, nature trails, and natural open space
- *accessory buildings* and *uses*

.1 On *parcels* of 1.15 ha or greater, the additional permitted *uses* are:

- *cottage*

### Regulations

9.3.3 On a *parcel* located in the BBR3 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	2,000 m <sup>2</sup>
.2	Maximum number of <i>single family dwellings</i> per <i>parcel</i>	<ul style="list-style-type: none"><li>• on <i>parcels</i> less than 1 ha: 1 <i>single family dwelling</i></li><li>• on <i>parcels</i> 1.15 ha or greater: 1 <i>single family dwelling</i> and 1 <i>cottage</i></li></ul>
.3	Maximum number of <i>secondary suites</i> per <i>single family dwelling</i>	1
.4	Maximum number of <i>accessory buildings</i> per <i>parcel</i>	2
.5	Minimum <i>setback</i> <ul style="list-style-type: none"><li>• from <i>front parcel line</i></li><li>• from all other <i>parcel lines</i></li></ul>	7.5 m 4.5 m
.6	Maximum <i>height</i> of <ul style="list-style-type: none"><li>• <i>single family dwelling</i></li><li>• <i>cottage</i></li><li>• <i>accessory building</i></li></ul>	9 m 4.5 m 4.5 m
.7	Maximum number of residential <i>parcels</i> in the R2 zone	26

COLUMN I Matter to be Regulated		COLUMN II Regulations
.8	Maximum <i>parcel coverage</i>	35%
.9	Maximum <i>gross floor area</i> of <i>single family dwelling</i>	465 m <sup>2</sup>
.10	Maximum <i>gross floor area</i> of <i>cottage</i>	140 m <sup>2</sup>
.11	Maximum <i>gross floor area</i> of <i>accessory building</i> used for parking	55 m <sup>2</sup>
.12	Maximum combined <i>gross floor area</i> of a <i>cottage</i> and parking use	195 m <sup>2</sup>

### Parking & Loading

- 9.3.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

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## **SECTION 10 – RESIDENTIAL (FURRY CREEK) ZONES**

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## SECTION 10.1 – FCR1 – FURRY CREEK MARINA RESIDENTIAL 1 ZONE

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### Intent

10.1.1 The intent of this *zone* is to provide for high quality residential housing north of Furry Creek that takes advantage of the waterfront setting as well as open space and mountain views.

### Permitted Uses

10.1.2 In the FCR1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *single family dwelling*
- *duplex*
- *townhouse*
- *Furry Creek community use*
- *home office*
- *accessory buildings and uses*

### Regulations

10.1.3 On a *parcel* located in the FCR1 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Maximum density of <i>dwelling units</i>	32 <i>dwelling units</i> per ha
.2	Minimum <i>setback</i> <ul style="list-style-type: none"><li>• from Main Street</li><li>• from the Marina Basin</li><li>• In all other locations, for all <i>parcel lines</i></li></ul>	0 m 1.5 m 3 m
.3	Maximum <i>height</i> of <ul style="list-style-type: none"><li>• <i>duplex</i> or <i>single family dwelling</i></li><li>• <i>townhouse</i></li><li>• <i>Furry Creek community use</i></li><li>• <i>accessory building</i></li></ul>	12 m 12 m 12 m 5 m
.4	Minimum separation distance between <i>buildings</i>	3 m
.5	Maximum <i>parcel coverage</i>	40 %

### Parking & Loading

10.1.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.



## Landscaping & Screening

10.1.5 Pursuant to Section 527 of the *Local Government Act*, the additional regulations in this subsection apply to the provision and maintenance of screening and landscaping to mask and separate *uses*, or to enhance the natural environment within Furry Creek Residential *zones* as follows:

- .1 One satellite dish may be provided for a *dwelling unit* provided that:
  - i) it has a maximum diameter of 0.8 metres.
  - ii) no signage or illumination is provided.
- .2 All garbage containers exceeding 1.0 m<sup>3</sup> in capacity must be screened by a *landscape screen* or sight-obscuring fence which may be open on one side only.

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## SECTION 10.2 – FCR2 – FURRY CREEK WATERFRONT RESIDENTIAL 2 ZONE

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### Intent

10.2.1 The intent of this *zone* is to provide for high quality residential housing south of Furry Creek that takes advantage of the golf course and waterfront setting as well as open space and mountain views.

### Permitted Uses

10.2.2 In the FCR2 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *single family dwelling*
- *duplex*
- *townhouse*
- *Furry Creek community use*
- *home office*
- *accessory buildings and uses*

### Regulations

10.2.3 On a *parcel* located in the FCR2 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Maximum density of <i>dwelling units</i>	32 <i>dwelling units</i> per ha
.2	Minimum <i>setback</i>	
	• from eastern <i>parcel line</i> adjacent to Block A, Plan LMP13803	8 m
	• from southern <i>parcel line</i> adjacent to Block A, Plan LMP13803	8 m
	• from all other <i>parcel lines</i>	3 m
.3	Maximum <i>height</i> of	
	• <i>any single family dwelling, duplex, or townhouse</i> within 20 m of the high water mark of Howe Sound or Furry Creek	9 m
	• Any other <i>duplex, townhouse, or single family dwelling</i>	12 m
	• <i>Furry Creek community use</i>	9 m
	• <i>accessory building</i>	5 m
.4	Minimum separation distance between <i>buildings</i>	3 m
.5	Maximum <i>parcel coverage</i>	40 %

## **Parking & Loading**

10.2.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

## **Landscaping & Screening**

10.2.5 Pursuant to Section 527 of the *Local Government Act*, the additional regulations in this subsection apply to the provision and maintenance of screening and landscaping to mask and separate *uses*, or to enhance the natural environment within Furry Creek Residential *zones* as follows:

- .1 One satellite dish may be provided for a *dwelling unit* provided that:
  - i) it has a maximum diameter of 0.8 metres.
  - ii) no signage or illumination is provided.
- .2 All garbage containers exceeding 1.0 m<sup>3</sup> in capacity must be screened by a *landscape screen* or sight-obscuring fence which may be open on one side only.

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## SECTION 10.3 – FCR3 – FURRY CREEK UPLANDS RESIDENTIAL 3 ZONE

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### Intent

10.3.1 The intent of this *zone* is to provide for high quality residential housing in a currently subdivided and developed portion of the uplands area of Furry Creek that takes advantage of the golf course and water, open space, and mountain views.

### Permitted Uses

10.3.2 In the FCR3 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *single family dwelling*
- *secondary suite*
- *bed and breakfast*
- *home office*
- *home craft*
- *day nursery*
- *accessory buildings and uses*

.1 On the four *parcels* legally described below, *duplex* is an additional permitted *use*:

- PID 018-612-571, Lot 4, Block 3, Plan LMP13803, District Lot 1632, Group 1, NWD
- PID 018-612-580, Lot 5, Block 3, Plan LMP13803, District Lot 1632, Group 1, NWD
- PID 018-612-822, Lot 15, Block 3, Plan LMP13803, District Lot 1898, Group 1, NWD
- PID 018-612-857, Lot 16, Block 3, Plan LMP13803, District Lot 1898, Group 1, NWD

### Regulations

10.3.3 On a parcel located in the FCR3 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	5,000 m <sup>2</sup>
.2	Maximum number of <i>dwelling units</i> per parcel	1 <i>single family dwelling</i> or 1 <i>duplex</i> , where permitted by s. 10.3.2.1
.3	Maximum number of <i>secondary suites</i> per <i>single family dwelling</i>	1
.4	Maximum <i>gross floor area</i> of <ul style="list-style-type: none"><li>• <i>single family dwelling</i></li><li>• <i>duplex</i>, where permitted by s. 10.3.2.1</li></ul>	465 m <sup>2</sup> 500 m <sup>2</sup>
.5	Minimum <i>setback</i> <ul style="list-style-type: none"><li>• from front <i>parcel line</i></li><li>• from rear <i>parcel line</i></li><li>• from interior side <i>parcel line</i></li><li>• from exterior side <i>parcel line</i></li></ul>	6 m 5 m 2 m 2 m

COLUMN I Matter to be Regulated		COLUMN II Regulations
	<ul style="list-style-type: none"> <li>from golf course, where applicable</li> </ul>	10 m
.6	Maximum <i>height</i> of <ul style="list-style-type: none"> <li><i>single family dwelling</i></li> <li><i>duplex</i>, where permitted by s. 10.3.2.1</li> <li><i>accessory building</i></li> </ul>	10 m 10 m 5 m
.7	Minimum separation distance between <i>buildings</i>	3 m
.8	Maximum combined <i>gross floor area</i> of <i>day nursery use</i> located in <i>single family dwelling</i> and/or <i>accessory building</i>	50 m <sup>2</sup>
.9	Maximum <i>parcel coverage</i>	35 %

### Parking & Loading

10.3.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.



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## **SECTION 11 – COMMERCIAL ZONES**

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## SECTION 11.1 – FCC1 – FURRY CREEK COMMERCIAL 1 ZONE

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### Intent

11.1.1 The intent of the FCC1 *zone* is to accommodate commercial retail, office, service, and community *uses* in order to serve both the Furry Creek community and visitors.

### Permitted Uses

11.1.2 In the FCC1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *Office*
- *Retail*
- *Personal service establishment*
- *Furry Creek Community use*
- *Restaurant*
- *Neighbourhood pub*
- *Commercial lodging*
- *Dwelling unit*
- *Accessory buildings and uses*

### Regulations

11.1.3 On a parcel located in the FCC1 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	5,000 m <sup>2</sup>
.2	Maximum <i>Floor Space Ratio</i> (FSR)	3.0
.3	Minimum <i>setback</i> <ul style="list-style-type: none"><li>• from all <i>parcel lines</i></li></ul>	0 m
.4	Maximum <i>height</i> of: <ul style="list-style-type: none"><li>• <i>principal buildings</i></li><li>• <i>accessory buildings</i></li></ul>	15 m 5 m
.5	Location of <i>accessory dwelling units</i>	On a floor above the ground floor of a <i>building</i> hosting a commercial <i>use</i>
.6	Maximum <i>parcel coverage</i>	100 %

## **Parking & Loading**

11.1.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

## **Landscaping & Screening**

11.1.5 Pursuant to Section 527 of the *Local Government Act*, the additional regulations in this subsection apply to the provision and maintenance of screening and landscaping to mask and separate *uses*, or to enhance the natural environment within Furry Creek Commercial *zones* as follows:

- .1 One satellite dish may be provided for a *dwelling unit* provided that:
  - i) it has a maximum diameter of 0.8 metres.
  - ii) no signage or illumination is provided.
- .2 All garbage containers exceeding 1.0 m<sup>3</sup> in capacity must be screened by a *landscape screen* or sight-obscuring fence which may be open on one side only.

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## SECTION 11.2 – FCC2 – FURRY CREEK GOLF COURSE COMMERCIAL 2 ZONE

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### Intent

11.2.1 The intent of the FCC2 *zone* is to accommodate the Furry Creek golf course development within the *zone* boundaries.

### Permitted Uses

11.2.2 In the FCC2 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- Golf course
- Golf course club house
- *Restaurant*
- *Retail*
- *Assembly*
- *Commercial assembly*
- *Accessory buildings and uses*

### Regulations

11.2.3 On a parcel located in the FCC2 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	62 ha
.2	Minimum <i>setback</i> <ul style="list-style-type: none"><li>• from all <i>parcel lines</i></li></ul>	7.5 m
.3	Maximum <i>height</i> of: <ul style="list-style-type: none"><li>• <i>principal buildings</i></li><li>• <i>accessory buildings</i></li></ul>	12 m 5 m
.4	Maximum <i>parcel coverage</i>	5 %

### Parking & Loading

11.2.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

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## SECTION 11.3 – BC1 – BACKCOUNTRY COMMERCIAL 1 ZONE (Sea to Sky Gondola)

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### Intent

11.3.1 The intent of this *zone* is to provide for commercial, recreational, and assembly *uses* located within the Sea to Sky Gondola Crown land tenure area.

### Permitted Uses

11.3.2 In the BC1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *Gondola terminal*
- *Restaurant*
- *Retail*
- *Day Lodge*
- *Office*
- *Maintenance buildings*
- *Theatre and amphitheatre*
- *Interpretive centre*
- *Playgrounds, parks, and trails*
- *Dwelling unit* for caretaker *use*;
- *Helicopter landing and staging*;
- *Accessory buildings* and *accessory uses*.

### Conditions of Use

11.3.3 The following conditions apply to the permitted *uses* in the BC1 *Zone*:

- .1 Events with an anticipated attendance of 500 people or more require a special event permit.
- .2 For those events with an anticipated attendance of 300 or more people the SLRD must be notified 30 days in advance of the event.



## Regulations

- 11.3.4 On a parcel located in the BC1 Zone, no *use, building or structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated	COLUMN II Regulations
PARCEL AREA	
.1 Minimum <i>parcel area</i> for new subdivisions	68.0 ha
HEIGHT	
.2 Maximum <i>height</i>	a) All <i>principal buildings and structures</i> shall be no higher than 15.24 m (50 feet) or 3 stories, whichever is less b) <i>Gondola terminal</i> shall not be subject to this max <i>height</i> restriction c) All <i>accessory buildings and structures</i> shall be no higher than 5 m.
GROSS FLOOR AREA	
.3 Maximum TOTAL <i>gross floor area</i>	3,716 m <sup>2</sup> (40,000 ft <sup>2</sup> )
.4 Maximum <i>gross floor area</i> for <i>restaurant</i>	930 m <sup>2</sup>
.5 Maximum <i>gross floor area</i> for <i>retail</i>	325 m <sup>2</sup>
.6 Maximum <i>gross floor area</i> for office, <i>day lodge</i> , and public areas	745 m <sup>2</sup>
.7 Maximum <i>gross floor area</i> for caretaker <i>dwelling</i>	140 m <sup>2</sup>
.8 Maximum <i>gross floor area</i> for maintenance, employee and associated facilities	1,210 m <sup>2</sup>
.9 Maximum <i>gross floor area</i> for interpretive centre, theatres and amphitheatres	375 m <sup>2</sup>
DWELLING UNITS	
.10 Maximum number of <i>dwelling units</i> per <i>parcel</i>	1
SETBACKS	
.11 Minimum <i>setback</i> from all <i>parcel lines</i>	7.5 m

## Parking & Loading

- 11.3.5 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

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## SECTION 11.4 – BC2 – BACKCOUNTRY COMMERCIAL 2 ZONE

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### Intent

11.4.1 The intent of this *zone* is to provide for commercial, recreational, and assembly *uses* located within the Alexander Falls Crown land tenure area.

### Permitted Uses

11.4.2 In the BC2 *Zone* the *use* of land, *buildings*, and *structures* is restricted to:

- *pension*
- *commercial lodging*
- cross country skiing trails
- *employee housing*, associated with the commercial recreation business operating from the Alexander Falls site
- snowmobile, snowcat, and equipment maintenance yard and *building*
- refueling depot
- *restaurant*
- *retail*
- *accessory buildings and accessory uses*

### Regulations

11.4.3 On a parcel located in the BC2 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	1 ha
.2	Minimum <i>setback</i> <ul style="list-style-type: none"><li>• From all <i>parcel lines</i></li></ul>	7.5 m
.3	Maximum <i>height</i> of <ul style="list-style-type: none"><li>• <i>principal building</i></li><li>• <i>accessory building</i></li></ul>	12 m 5 m
.4	Maximum <i>parcel coverage</i>	20 %
.5	<i>Commercial lodging use</i> <ul style="list-style-type: none"><li>• maximum <i>gross floor area</i> of lodge</li><li>• maximum number of guests</li><li>• maximum number of guest rooms</li></ul>	750 m <sup>2</sup> 24 24 guest rooms per 1 ha
.6	Maintenance & administration <i>use</i> <ul style="list-style-type: none"><li>• combined maximum <i>gross floor area</i> for all maintenance &amp; administration <i>buildings</i></li></ul>	300 m <sup>2</sup>
.7	<i>Employee housing use</i> <ul style="list-style-type: none"><li>• maximum number of dwellings</li><li>• maximum <i>gross floor area</i> of each dwelling</li></ul>	2 175 m <sup>2</sup>

COLUMN I Matter to be Regulated		COLUMN II Regulations
.8	<i>Restaurant and retail uses</i> <ul style="list-style-type: none"> <li>• maximum combined <i>gross floor area</i></li> </ul>	200 m <sup>2</sup>

### **Parking & Loading**

11.4.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

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## SECTION 11.5 – BC3 – BACKCOUNTRY COMMERCIAL 3 ZONE (Whistler Olympic Park)

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### Intent

11.5.1 The intent of this *zone* is to provide for commercial, recreational, and assembly *uses* located within the Whistler Olympic Park Crown land tenure area.

### Permitted Uses

11.5.2 In the BC3 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- Outdoor non-motorized winter and summer recreation and associated *uses*, limited to recreation trails, warming huts, ski jump, lift equipment, biathlon shooting range and stadium, cross country skiing stadium, tube park, outdoor skating rink, toboggan run, snowshoeing, snow play area, and unpaved mountain bike tracks
- *day lodge*
- café and concession stand
- *retail*, rental and repair, limited to products and services associated with permitted *uses*
- custodian or caretaker residences
- *accessory buildings and uses*, including, offices, washrooms, overnight parking, maintenance, utility, security *buildings*, and ticket booths.

### Conditions of Use

11.5.3 The following conditions apply to the permitted *uses* in the BC3 *zone*:

- .1 Non-sporting events require a Special Event Permit in accordance with the Squamish-Lillooet Regional District Special Event Bylaw No. 1247-2012, as amended from time to time.
- .2 Sporting events with an anticipated attendance of 1,000 people or more require a special event permit in accordance with the Squamish-Lillooet Regional District Special Event Bylaw No. 1247-2012, as amended from time to time.
- .3 For all events with an anticipated attendance of 500 people or more, the SLRD must be notified 30 days in advance of the event.

### Regulations

11.5.4 On a parcel located in the BC3 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	262 ha
.2	Maximum <i>gross floor area</i> for uses <ul style="list-style-type: none"><li>• <i>Day Lodge</i></li><li>• Café &amp; Concession Stand</li><li>• <i>Retail</i>, rental, and repair</li></ul>	1,500 m <sup>2</sup> 500 m <sup>2</sup> 500 m <sup>2</sup>

COLUMN I Matter to be Regulated		COLUMN II Regulations
	<ul style="list-style-type: none"> <li>• Custodian and caretaker residences</li> <li>• <i>Accessory buildings and uses</i></li> </ul>	120 m <sup>2</sup> per <i>dwelling unit</i> 4,000 m <sup>2</sup>
.3	Maximum number of custodian/caretaker residences	2 <i>dwelling units</i>
.4	Maximum number of <i>day lodges</i>	1
.5	Minimum <i>setback</i> <ul style="list-style-type: none"> <li>• from all <i>parcel lines</i></li> </ul>	7.5 m
.6	Maximum <i>height of buildings and structures</i>	12 m
.7	Maximum <i>parcel coverage</i>	10 %

### Parking and Loading

11.5.5 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

- .1 Notwithstanding the provisions of Section 5, a dust free surface is not required for off street parking areas in the BC3 *zone*.
- .2 Adequate space for loading, unloading, and manoeuvring of trucks shall be provided on the site.



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## **SECTION 12 – COMMERCIAL (RETREAT CENTRE) ZONES**

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## SECTION 12.1 – CRC1 – COMMERCIAL RETREAT CENTRE 1 ZONE

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### Intent

12.1.1 The intent of this *zone* is to provide for a retreat centre incorporating assembly, sleeping, and classroom *uses* along with caretaker facilities and parks for attendees.

### Permitted Uses

12.1.2 In the CRC1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *retreat centre*
- auxiliary residential unit
- caretaker unit
- park and playground
- *accessory buildings and uses*

### Regulations

12.1.3 On a parcel located in the CRC1 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	15 ha
.2	Maximum number of sleeping rooms associated with a retreat centre	50
.3	Maximum number of: <ul style="list-style-type: none"><li>• auxiliary residential unit</li><li>• caretaker unit</li></ul>	1 <i>dwelling unit</i> 1 <i>dwelling unit</i>
.4	Minimum <i>setback</i> from all <i>parcel lines</i>	7.6 m
.5	Maximum <i>height</i> of <i>buildings</i>	14 m
.6	Maximum <i>gross floor area</i> of retreat centre, including <i>assembly</i> and residential <i>uses</i>	5,414 m <sup>2</sup>
.7	Maximum <i>gross floor area</i> of caretaker unit	186 m <sup>2</sup>
.8	Maximum <i>gross floor area</i> of sleeping rooms	22 m <sup>2</sup>
.9	Maximum <i>gross floor area</i> of auxiliary residential unit	140 m <sup>2</sup>

### Parking & Loading

12.1.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

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## SECTION 12.2 – CRC2 – COMMERCIAL RETREAT CENTRE 2 ZONE

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### Intent

12.2.1 The intent of this *zone* is to provide for commercial lodging and related development associated with the Brew Creek Centre.

### Permitted Uses

12.2.2 In the CRC2 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *commercial lodging*
- *pension*
- *single family dwelling*
- *employee housing*, associated with employment at the Brew Creek Centre
- *assembly*
- *commercial assembly*
- indoor and outdoor recreation *uses* limited to guests occupying the accommodation
- *accessory buildings* and *uses*

### Regulations

12.2.3 On a parcel located in the CRC2 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions <ul style="list-style-type: none"><li>• where a parcel is serviced by a community water system and a community sewer service</li><li>• where a parcel is serviced by a community water system but not a community sewer system</li><li>• in all other cases</li></ul>	2 ha  3 ha  4 ha
.2	Maximum number of <i>single family dwellings</i> per <i>parcel</i>	2
.3	Maximum density of <i>pensions</i>	<ul style="list-style-type: none"><li>• 2.5 guest beds per acre to a maximum of 50 beds</li></ul>
.4	Maximum density of <i>employee housing</i>	<ul style="list-style-type: none"><li>• 1 <i>dwelling unit</i> per 10 guest beds</li></ul>
.5	Minimum <i>setback</i> <ul style="list-style-type: none"><li>• from <i>front parcel line</i></li><li>• from all other <i>parcel lines</i></li></ul>	7.5 m 6 m
.6	Maximum <i>height</i> of <ul style="list-style-type: none"><li>• <i>principal building</i></li><li>• <i>accessory building</i></li></ul>	12 m 8 m
.7	Maximum <i>parcel coverage</i>	10 %

## **Parking & Loading**

12.2.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

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## SECTION 12.3 – CRC3– COMMERCIAL RETREAT CENTRE 3 ZONE

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### Intent

12.3.1 The intent of this *zone* is to provide for commercial lodging, retreat centre, and related development associated with the Sea to Sky Retreat Centre.

### Permitted Uses

12.3.2 In the CRC3 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *commercial lodging*
- *retreat centre*
- *tourist accommodation*, limited to cabins and *cottages*
- *employee housing*, associated with employment at the Sea to Sky Retreat Centre
- *assembly*
- *commercial assembly*
- Indoor and outdoor recreation *uses* limited to guests occupying the accommodation
- *accessory buildings* and *uses*

### Regulations

12.3.3 On a parcel located in the CRC3 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	12 ha
.2	Maximum number of <i>buildings</i> associated with <i>commercial lodging use</i>	1
.3	Maximum number of <i>buildings</i> associated with <i>retreat centre use</i>	1
.4	Maximum number of cabins associated with <i>tourist accommodation use</i>	3
.5	Maximum number of <i>cottages</i> associated with <i>tourist accommodation use</i>	3
.6	Minimum <i>setback</i> from all <i>parcel lines</i>	4.5 m
.7	Maximum <i>height</i> of <ul style="list-style-type: none"><li>• <i>Commercial lodging, retreat centre</i></li><li>• <i>Employee housing, cabins, cottages</i></li><li>• <i>building</i></li></ul>	10 m 8 m 5 m
.8	Maximum <i>parcel coverage</i>	10 %

### Parking & Loading

12.3.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.



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## **SECTION 13 – INSTITUTIONAL ZONES**

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## SECTION 13.1 – P1 - PUBLIC AND INSTITUTIONAL 1 ZONE

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### Intent

13.1.1 The intent of this *zone* is to provide for the location and development of facilities for civic, assembly, and public service *uses* within the community.

### Permitted Uses

13.1.2 In the P1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- ambulance station
- cemetery
- community care facility
- fire hall
- hospital or diagnostic and treatment centre
- library
- police station
- school
- *accessory building* and *accessory uses*

### Regulations

13.1.3 On a parcel located in the P1 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	5,000 m <sup>2</sup>
.2	Minimum <i>setback</i> from all <i>parcel lines</i>	4.5 m
.3	Maximum <i>height</i> of <ul style="list-style-type: none"><li>• <i>principal building</i></li><li>• <i>accessory building</i></li></ul>	12 m 5 m
.4	Maximum <i>parcel coverage</i>	40 %

.5 Notwithstanding the provisions of Section 13.1.3, the following provisions apply to the parcel as identified below:

- (a) For PID 006-968-317, Lot 2, District Lot 4102, Plan VAP19821, Group 1, NWD:
- (i) The *front parcel line setback* shall be 0 m.
  - (ii) The *rear parcel line setback* shall be 0 m.
  - (iii) The *interior side parcel line setback* shall be 0 m.
  - (iv) The *height* for the hose tower shall be 15 m.

## **Parking & Loading**

- 13.1.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

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## **SECTION 14 – INDUSTRIAL ZONES**

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## SECTION 14.1 – IND1 - INDUSTRIAL 1 ZONE

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### Intent

14.1.1 The intent of this *zone* is to provide for the location and development specific to the Furry Creek hydroelectric power generation facility.

### Permitted Uses

14.1.2 In the IND1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- commercial run of river hydroelectric power generation facility
- *accessory building* and *accessory uses*

### Regulations

14.1.3 On a parcel located in the IND1 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	5,000 m <sup>2</sup>
.2	Minimum <i>setback</i> from all <i>parcel lines</i>	7.5 m
.3	Maximum <i>height</i> of <i>buildings</i> and <i>structures</i>	12 m
.4	Maximum <i>height</i> of communications antenna	20 m
.5	Maximum <i>parcel coverage</i>	60 %

### Parking & Loading

14.1.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

- .1 In addition to the requirements of Section 5, one parking space and one loading shall be provided for triple axle motor vehicles.
- .2 In addition to the requirements of Section 5, sufficient space shall be provided for the manoeuvring of triple axle motor vehicles.



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## **SECTION 15 – PARK ZONES**

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## SECTION 15.1 – PS1 – PARK SPACE 1 ZONE

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### Intent

15.1.1 The intent of this *zone* is to provide for the location and development of parks and open spaces and *accessory* facilities for park *uses* within Electoral Area D.

### Permitted Uses

15.1.2 In the PS1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- park
- *nature conservation area*
- *passive recreation*
- *agriculture*, excluding *intensive agriculture*
- *assembly*
- *accessory building* and *accessory uses*

### Regulations

15.1.3 On a parcel located in the PS1 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>setback</i> from all <i>parcel lines</i>	4.5 m
.2	Maximum <i>height</i> of <ul style="list-style-type: none"><li>• <i>principal building</i></li><li>• <i>accessory building</i></li></ul>	8 m 5 m
.3	Maximum <i>parcel coverage</i>	10 %

### Parking & Loading

15.1.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

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## **SECTION 16 – COMPREHENSIVE DEVELOPMENT ZONES**

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## SECTION 16.1 – CD1 – PORTEAU COVE COMPREHENSIVE DEVELOPMENT 1 ZONE

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### Intent

16.1.1 This *zone* is intended to provide for an integrated mix of residential *uses*, local commercial *uses*, parks, open spaces and riparian areas at Porteau Cove based on a comprehensive plan in conformity with the Electoral Area D Official Community Plan policies and guidelines.

### Areas within the CD1 zone

16.1.2 Pursuant to Section 479 of the *Local Government Act* the area covered by the Porteau Cove Comprehensive Development (CD1) *Zone* is comprised of the following Areas shown on Schedule B2.

### Permitted Uses

16.1.3 In the CD1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- (1) Within the Open Space Area (OS1):
  - (a) *Nature conservation area*
  - (b) *Stormwater management*
  - (c) *Passive recreation*
  - (d) Community watershed protection for protection of domestic water supply
- (2) Within the Riparian Area (OS2):
  - (a) *Nature conservation area*
  - (b) Riparian management
- (3) Within the Park and Community Use Area (P1):
  - (a) *Nature conservation area*
  - (b) *Assembly use*
  - (c) Indoor Recreation Services on Lot 18 as shown on Schedule B2
  - (d) *Village commercial use* subject to Section 16.1.6.3
- (4) Within the Utilities and Community Administration Area (P2):
  - (a) Sewage treatment plant
  - (b) Water supply and treatment facilities, reservoirs, and pump stations
  - (c) Wellhead protection
  - (d) Works yard in conjunction with utilities operations
  - (e) Recycling and waste transfer station
  - (f) Police station and first aid station
  - (g) *Office*
  - (h) *Assembly use*
  - (i) Electrical substation
- (5) Within the Residential One Area (Single Family):
  - (a) *Single family dwelling*
  - (b) *Secondary suite*
  - (c) *Bed and breakfast*
  - (d) *Home office*

- (6) Within the Residential Two Area (Mixed Housing):
  - (a) *Single family dwelling*
  - (b) *Duplex*
  - (c) *Townhouse*
  - (d) *Bed and breakfast*
  - (e) *Home office*
  - (f) *Secondary suite*
- (7) Within the Residential Three Area (Apartment)
  - (a) *Apartment*
  - (b) *Townhouse*
  - (c) *Stacked townhouse*
  - (d) *Duplex*
  - (e) *Single family dwelling*
  - (f) *Secondary suite*
  - (g) *Bed and breakfast*
  - (h) *Home office*
- (8) Within the Village Commercial Area (C1)
  - (a) *Village commercial use*
  - (b) *Apartment*
  - (c) *Townhouse*
  - (d) *Service station* on Lot 17 as shown on Schedule B2
  - (e) *Assembly use*
  - (f) *Police station*

## Regulations

16.1.4 On a parcel located in the CD1 *Zone*, no *use, building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out below.

- .1 The following documents related to the Porteau Cove CD1 *Zone* are attached to Schedule B of this Bylaw:
  - Schedule B2: Porteau Cove CD1 Zoning Areas Map
  - Schedule B3: Porteau Cove Park, Open Space, and Trails
  - Schedule B4: Porteau Cove Building Heights Diagram
  - Schedule B5: Porteau Cove Design Guidelines

## Minimum Site Area

16.1.5 The minimum *parcel area* for *uses* in the CD1 *Zone* shall be as follows:

- .1 Compact residential – 450 m<sup>2</sup>
- .2 *Single family dwelling* – 600 m<sup>2</sup>
- .3 *Two family dwelling* – 700 m<sup>2</sup>
- .4 *Townhouse* - 2,000 m<sup>2</sup>
- .5 *Apartment* – 2,500 m<sup>2</sup>
- .6 Each *single family, two-family*, or compact residential *parcel* created by subdivision shall have a minimum useable *parcel area* of not less than 200 m<sup>2</sup>.

## Standards

16.1.6 A *home office use* must comply with the requirements of Section 4.

- .1 In the Village Commercial Area a residential occupancy may be combined with a commercial occupancy in the same premises on Lots 8 and 10 as shown on Schedule B2 only, as long as the commercial *use* is a retail, personal service, office, professional, studio or health enhancement centre *use*, and the commercial *use* is located on the ground level only.
- .2 *Village Commercial use* is permitted on Lots 8, 10 and 16, and the commercial *use* is limited to the ground level only;
- .3 A maximum of 185 m<sup>2</sup> of *gross floor area* for *retail, restaurant or personal service use* is permitted on Lot 18 provided such commercial *use* is limited to the ground level only and is located within or as an integral part of the community facility building and is exclusive of the minimum *gross floor area* required in Section 16.1.8.1.5.
- .4 The storage and display of all goods and products in the Village Commercial Area must be completely enclosed within a building, except for outside seating and the display of goods for sale at retail stores or studios.
- .5 A maximum of one *neighbourhood pub* is permitted in the Village Commercial Area on Lot 16 as shown on Schedule B2 only, with a maximum person capacity of 65 persons.

## Density of Development in the CD1 Zone

16.1.7 No more than one single family dwelling may be located on a parcel except where otherwise permitted in this Bylaw.

- .1 Subject to Section 16.1.8, a maximum of 1,400 *dwelling units* shall be permitted in the CD1 *Zone*, to be developed generally in accordance with the overall development plan shown on Schedules B2 and B3.

## Conditions Relating to the Conservation or Provision of Amenities

16.1.8 The maximum permitted residential density for all lands zoned CD1 is 1 *dwelling unit* per 15 hectares.

- .1 Despite this Section 16.1.8, the maximum permitted residential density in the CD1 *Zone* may be increased to a maximum of **1,400 dwelling units** or a maximum overall density of **1 unit per 0.3357** hectares if all of the following community amenities are provided at or before the times indicated:
  - .1 concurrently with the deposit of the first plan of subdivision of land in the CD1 *zone*:
    - i) the transfer to the Squamish-Lillooet Regional District in fee simple for the purpose of utilities including, but not limited to, water supply, sewage treatment, storm water management, stream protection *structures*, trailhead parking areas, works yard, fire hall, police station, ambulance, first aid station, office *use* and community administration, the lands zoned as Utilities and Community Administration Area as shown on Schedule B2;



- ii) the transfer to the Squamish-Lillooet Regional District in fee simple of Lots 159, 160, 163, 164 and the portion of proposed Road P located between Lots 160 and 163 as shown on Schedule B2, on the following trust conditions:
    - a) that if the Board of Trustees of the Howe Sound School District No. 48 notifies the Squamish-Lillooet Regional District in writing that it requires such lands for school purposes by the earlier of December 31, 2012 and the date of issuance of a building permit authorizing the construction of the 700<sup>th</sup> *dwelling unit* in the CD1 *zone*, the Squamish-Lillooet Regional District will forthwith transfer such lands to the School District for school purposes, provided that the School District shall be responsible for the costs of the transfer including any applicable property transfer tax; and
    - b) if no such notification has been given by the earlier of those two events, the Squamish-Lillooet Regional District shall retain Lots 159, 160, and 164 for public park purposes free of any trust condition, and transfer Lot 163 and the portion of Road P lying between Lot 160 and Lot 163 to the party that transferred the same to the Squamish-Lillooet Regional District or as otherwise directed by such party, with the transferee to be responsible for the costs of the transfer including any applicable property transfer tax;
  - iii) the transfer to the Squamish-Lillooet Regional District in fee simple of the lands zoned on Schedule B2 as Riparian Area and Open Space Area, for the purpose of maintaining, protecting and enhancing the riparian areas and open spaces, which transfer may in the case of the lands zoned as Open Space Area be subject to an option to purchase in favour of the Squamish Nation or its nominee for nominal consideration, exercisable only in the event that the zoning of such lands is altered before the twenty-fifth anniversary of the date of adoption of Squamish-Lillooet Regional District Zoning Bylaw No. 540, 1994 Amendment Bylaw No. 933, 2005 (or as amended or repealed) so as to permit any development of the lands other than as currently permitted as Open Space by this Bylaw No. 1350-2016;
  - iv) the registration of a right-of-way agreement in favour of the Squamish-Lillooet Regional District to secure public *use* of the recreational trails and trail head parking amenities shown on Schedules B2 and B3; and
  - v) the payment to the Squamish-Lillooet Regional District of \$50,000 to be placed in reserve funds established for the provision of cultural and recreational services to be located within the District of Squamish;
- .2 the payment to the Squamish-Lillooet Regional District of \$500 per *dwelling unit* in excess of 30 in the CD1 *zone*, to be paid at the time of issuance of the building permit authorizing the construction of the dwelling and placed in reserve funds established for the provision of cultural and recreational services to be located within the District of Squamish;
- .3 at the time of issuance of any building permit authorizing the construction of one or more dwellings in the CD1 *zone* such that the number of such dwellings in the CD1 *zone* will:
- i) exceed 300, construction of the neighbourhood viewpoint park on Lot 11; or
  - ii) exceed 350, construction of the waterfront park on Lot 5;

both parks as shown on Schedule B2 and with detailed design of the parks to be consistent with Schedule B3 and approved by the Squamish-Lillooet Regional District prior to issuance of such building permit;

- .4 at the time of issuance of any building permit authorizing the construction of one or more dwellings in the CD1 zone such that the number of such dwellings in the CD1 zone will exceed 400, should it prove to be technically feasible and authorized by the National Transportation Agency, a pedestrian overpass over the railway to the waterfront located in the general vicinity of the waterfront park on Lot 5 listed in above Section 16.1.8.1.3 to the specifications of the Squamish-Lillooet Regional District, or, failing such feasibility and authorization, other feasible improvements that in the reasonable opinion of the Squamish-Lillooet Regional District, would enhance the pedestrian connection between the waterfront park on Lot 5 and Porteau Cove Provincial Park;
- .5 at the time of issuance of any building permit authorizing the construction of one or more dwellings in the CD1 zone such that the number of such dwellings in the CD1 zone will exceed 450:
- i) construction of a multipurpose community facility of not less than 500 m<sup>2</sup> gross floor area on Lot 18 as shown on Schedules B2 and B3; and
  - ii) construction of the community park on Lot 19 as shown on Schedules B2 and B3

with detailed design of the facility and park to be consistent with Schedules B2 and B3, and approved by the Squamish-Lillooet Regional District prior to issuance of such building permit;

- .6 at the time of issuance of any building permit authorizing the construction of one or more dwellings in the CD1 zone such that the number of such dwellings in the CD1 zone will:
- i) exceed 600, construction of the park on Lot 36 and all Phase 1 trails and trailhead parking areas;
  - ii) exceed 650, construction of the park on Lot 54

as shown on Schedules B2 and B3, with detailed design of the parks, trails and parking areas to be consistent with Schedule B3 and approved by the Squamish-Lillooet Regional District prior to issuance of such building permit;

- .7 at the time of issuance of any building permit authorizing the construction of one or more dwellings in the CD1 zone such that the number of such dwellings in the CD1 zone will exceed 700:
- i) provision of at least 1,000 m<sup>2</sup> of total combined commercial floor area for Village Commercial Use, excluding Service Station Use; and
  - ii) the payment to the Squamish-Lillooet Regional District of \$250,000 to be placed in a reserve fund established for the provision of fire protection services to Electoral Area D of the Squamish-Lillooet Regional District; and
  - iii) construction of the park on Lot 44 as shown on Schedules B2 and B3, with detailed park design to be consistent with Schedule B3 and approved by the Squamish-Lillooet Regional District prior to issuance of such building permit.

- .8 at the time of issuance of any building permit authorizing the construction of one or more dwellings in the CD1 zone such that the number of such dwellings in the CD1 zone will:
- i) exceed 800, construction of the parks on Lots 46, 144, 159, 160, 161, 164 and 165 and construction of all Howe Sound Crest, Deeks Bluff and Deeks Creek trails and trailhead parking areas; and
  - ii) exceed 1,000, construction of parks on Lots 111 and 116 and trails linking to such parks;
- as shown on Schedules B2 and B3 with detailed design to be consistent with Schedule B3 and approved by the Squamish-Lillooet Regional District prior to issuance of such building permit.

**.2 Prior to issuance of a building permit for the dwelling units provided for under Section 16.1.8.1 (3) or (4) or (5) or (6) or (7) or (8), the owner must either:**

- .1 wholly and completely satisfy the conditions under Section 16.1.8.1 (3) or (4) or (5) or (6) or (7) or (8), prior to achieving the entitlement to the higher density; or
  - .2 grant to the Squamish-Lillooet Regional District covenants pursuant to Section 219 of the *Land Title Act*, including negative and positive obligations to fully perform and completely satisfy the conditions by providing for completion of the community amenities set out herein the sequence and within the time set out in the covenant and, at the discretion of the Squamish-Lillooet Regional District, provide security for the performance of the conditions. All such covenants must be registered in priority to all financial charges and encumbrances and in priority to all leases, options to purchase and rights of first refusal.
- .3 The lands in the CD1 zone must not be subdivided, except so as to consolidate the lands into a single parcel, unless the density permitted under Section 16.1.8.1, and the obligations related to that density in relation to the provision of amenities, are allocated among the *parcels* being created in a manner satisfactory to the Squamish-Lillooet Regional District, by means of an amendment of this Bylaw or a covenant registered under Section 219 of the *Land Title Act* against the *parcels* being created, in priority to all charges of a financial nature, or other means satisfactory to the Squamish-Lillooet Regional District.

**Siting, Floor Space Ratio, Parcel Coverage and Height Regulations**

16.1.9 No *building* or *structure* shall exceed the maximum *floor space ratio*, *parcel coverage*, *building height* or *building setbacks* indicated in this section, except where exempted under Section 4, or where *building heights* are indicated for specific development *parcels* on Schedule B4, or where otherwise modified through a Development Permit issued in accordance with the design guidelines Schedule B5, and in the appropriate Development Permit Area of the Electoral Area D Official Community Plan Bylaw No. 1135-2013;

- .1 For development in the CD1 zone, except as otherwise provided in this Bylaw, the standards in the following table apply:

	Single Family Dwellings	Compact Residential	Two family and Townhouse	Apartment and Stacked Townhouse with 4 or fewer storeys	Apartment with 5 or more storeys	Village Commercial
Maximum Floor Space Ratio (FSR)	.35	.40	.55 except .45 on Lot 6	.65 except 2.5 on Lot 7	2.5	1.6 FSR except 2.5 FSR for mixed commercial and apartment uses
Maximum Parcel Coverage (including accessory buildings)	35%	40%	40%	50%	60%	80%
Maximum Building Height	8.5 m	8.5 m	9.0 m or as shown on Schedule B4	11.0 m or as shown on Schedule B4	16.0 m or as shown on Schedule B4	11.0 m or as shown on Schedule B4
Front parcel line setback	6.0 m	5.5 m	5.5 m	5.5 m	3.0 m	0.0 m
Rear parcel line setback	7.0 m	6.0 m	6.0 m	6.0 m	6.0 m	0.0 m
Side parcel line setback	1.5 m	1.5 m	1.5 m	3.0 m	6.0 m	0.0 m
Exterior side parcel line setback (i.e. corner lot)	3.0 m	3.0 m	3.0 m	4.5 m	6.0 m	0.0 m

#### Accessory Buildings and Structures

16.1.10 *Accessory buildings and structures* shall:

- .1 not include a *dwelling unit* or a *structure* providing overnight accommodation;
- .2 be located to the rear or side of the building accommodating the *principal use*;
- .3 be sited not less than 1.5 m from a *side* or *rear parcel line* or 3 m from an *exterior side parcel line*;
- .4 not exceed a *height* of 4.5 m;
- .5 not exceed the maximum combined *gross floor area* specified Section 4.

#### Siting Adjacent to Waterbodies and Watercourses

16.1.11 Despite any other provision of this Bylaw, no building or *structure* or any part thereof shall be constructed, reconstructed, moved, located or extended:

- .1 Within the OS2 Riparian Area as shown on Schedule B2;
- .2 Within 30 m of the natural boundary of Howe Sound.

- .3 In cases where a development permit applicant has provided a riparian area assessment report by a qualified environmental professional in accordance with the standards for such reports in the Riparian Areas Regulation, the development permit may contain conditions recommended by the professional as being required to ensure that the development does not result in harmful alteration of riparian fish habitat, and the applicant must provide security in relation to such conditions to be applied by the Regional District in the circumstances contemplated by Section 502 of the *Local Government Act*.

#### Off Street Parking and Loading

- 16.1.12 Motor vehicle parking and loading, and bicycle parking shall comply with the requirements of Section 5 of this Bylaw.

#### Landscaping and Screening

- 16.1.13 Notwithstanding the landscaping and screening requirements of Section 4 of this Bylaw, the following specific provisions apply in the CD1 *zone*:

- .1 Pursuant to Section 527 of the *Local Government Act*, the additional regulations in this subsection apply to the provision and maintenance of screening and landscaping to mask and separate *uses*, or to enhance the natural environment within the CD1 *zone* as follows:
- .1 Where a landscape plan is required to be submitted as part of development permit application, the provisions of this Bylaw will apply in addition to those contained in the applicable development permit guidelines.
  - .2 Parking areas must be screened from any abutting residential, park or community *use* by a landscape screen of not less than 1.2 m in *height*;
  - .3 All planted areas shall be protected from intrusion by motor vehicles with a curb;
  - .4 All land *uses* adjacent to the Sea-to-Sky highway shall have a landscape screen of sufficient density and a *height* of 1.5 m or higher sufficient to provide a buffer from the noise and visual impact of the highway;
  - .5 All utility kiosks, garbage and recycling containers or dumpsters shall be stored in an enclosed area which is fully screened from view by a fence, solid wall or landscaping of at least 1.8 m in *height*;
  - .6 A landscape screen of at least 1.5 m *height* at time of planting must be provided for pumping stations, reservoirs, storm drainage retention facilities and similar utility, mechanical or electrical *structures*;
  - .7 A landscape screen of at least 1.5 m *height* for transmission *structures* and accessory *buildings* and sewage treatment plant;
  - .8 Existing trees and shrubs should be retained where possible during site development and native species shall be used for landscape plans as much as possible in accordance with this Bylaw and with the design guidelines attached as Schedule B5, and in accordance with the various Porteau Cove Development Permit Area guidelines of the Electoral Area D Official Community Plan Bylaw No. 1135-2013, as amended from time to time, and with the recommendations of the Environmental Management Plan submitted in accordance with OCP policies;
  - .9 At the time of application for a Development Permit detailed landscape plans prepared by a professional Landscape Architect shall be submitted, including detailed plant lists, planting plans, vegetation retention plans, with an itemized cost estimate for the landscape construction, hard and soft landscape materials, irrigation systems and labour costs;

- .10 A security deposit in the form of an Irrevocable Letter of Credit, cash or certified cheque in a form satisfactory to the Squamish-Lillooet Regional District shall be provided at the time of application for a Building Permit for 100% of the estimated value of the landscape works required in Section 16.1.13.1.9.
- .11 No retaining wall shall have an exposed wall face exceeding 2.4 m in *height* above finished ground elevation.

### Park and Trail Improvements

#### 16.1.14

Park	Program/Uses	Size (hectares)	Size (acres)
A. Waterfront Park (Lot 5)	<ul style="list-style-type: none"> <li>Primarily a day <i>use passive recreation</i> park with open views to the ocean.</li> <li>Picnic Shelter(s), picnic tables, benches, trash receptacles &amp; Fire Pits</li> <li>Internal Trail system</li> <li>Informal Trail connection heading towards Porteau Cove Provincial Park</li> <li>Informal Waterfront Access subject to approval by SLRD and the National Transportation Agency</li> <li>Large open areas of naturally irrigated grass fields for informal play</li> <li>Power and water service</li> <li>New tree and shrub plantings to frame views out to the ocean</li> <li>7-10 Parking Spaces, plus on-street parking.</li> </ul>	1.87 ha	4.6 acres
B. Waterfront Neighbourhood Viewpoint Park (Lot 11)	<ul style="list-style-type: none"> <li>A day <i>use passive natural recreation</i> park, minimal disturbance to existing landscape</li> <li>An open-sided covered lookout Shelter with seating</li> <li>Interpretive Signage</li> <li>A crushed gravel or wood chip trail connection to the Village Core</li> </ul>	1.34 ha	3.3 acres
Community Facility (Lot 18)	<ul style="list-style-type: none"> <li>A social gathering facility for a variety of community oriented functions &amp; activities to be programmed in conjunction with and support of the Community Facility Park</li> <li>Men and women change rooms, complete with washrooms and showers</li> <li>2 meeting rooms, adjoining a lounge that can be utilized as a single larger room</li> <li>2 rooms for unallocated <i>uses</i> like office, library <i>use</i>.</li> <li>Multipurpose area that can be used for physical activities such as personal training, yoga and stretching. Can also be used to host public gatherings such as club meetings, weddings and social parties.</li> <li>Kitchen facilities that can be used for both lounge and multipurpose room activities.</li> </ul>	Minimum 500 m <sup>2</sup> of <i>gross floor area</i> (indoor space)	
C. Community Facility Park (Lot 19)	<ul style="list-style-type: none"> <li>A day and evening <i>use, active and passive recreation</i> park that interfaces with community facility</li> <li>A Multi-purpose Outdoor Tennis /Basketball Court</li> <li>Neighbourhood Child Play area</li> <li>Power and water service</li> <li>Picnic <i>structure</i>, picnic tables, benches, trash receptacles and bike racks</li> <li><i>Passive recreation</i> grassed area</li> <li>Natural Areas</li> </ul>	.39 ha	.96 acre



	<ul style="list-style-type: none"> <li>▪ Parking</li> </ul>		
D. Mountain Neighbourhood Park (Lot 54)	<ul style="list-style-type: none"> <li>▪ A day <i>use</i>, active and passive recreation park with benches and trash receptacles</li> <li>▪ Neighbourhood Child Play area</li> <li>▪ Natural Areas</li> <li>▪ Trail Connections</li> <li>▪ Interpretive Signage</li> <li>▪ On street Parking</li> </ul>	.53 ha	1.3 acres
E. Mountain Neighbourhood Viewpoint Park (Lot 44)	<ul style="list-style-type: none"> <li>▪ A day <i>use</i> passive natural recreation park, minimal disturbance to existing landscape</li> <li>▪ Viewpoint with open sided lookout <i>structure</i> with seating</li> <li>▪ Trail system primarily following existing trails</li> <li>▪ Interpretive Signage</li> <li>▪ On-street Parking</li> </ul>	2.76 ha	6.8 acres
F. Deeks Bluff Viewpoint Park (Lot 46)	<ul style="list-style-type: none"> <li>▪ A day <i>use</i> passive natural recreation park, minimal disturbance to existing landscape</li> <li>▪ 2 Viewpoints with 2 open-sided lookout <i>structures</i> with seating</li> <li>▪ Trails system and connections primarily following existing trails</li> <li>▪ Interpretive Signage</li> <li>▪ On-street Parking</li> </ul>	13.98 ha	34.5 ac
G. Mountain Neighbourhood Park 2 (Lot 80)	<ul style="list-style-type: none"> <li>▪ A day <i>use</i> active and passive natural recreation park</li> <li>▪ Natural neighbourhood child play area with benches and trash receptacles</li> <li>▪ Natural Areas</li> <li>▪ Trail Connections</li> <li>▪ On-street Parking</li> </ul>	.94 ha	2.3 acres
H. Mountain Neighbourhood Viewpoint Park 2 (Lot 144)	<ul style="list-style-type: none"> <li>▪ A day <i>use</i> passive natural recreation park, minimal disturbance to existing landscape</li> <li>▪ Viewpoint with an open sided lookout <i>structure</i> with seating</li> <li>▪ Trail system primarily following existing trails</li> <li>▪ Interpretive Signage</li> <li>▪ On-street Parking</li> </ul>	1.07 ha	2.6 acres
I. Plateau Neighbourhood Park & Potential School Site* (Lot 160)	<ul style="list-style-type: none"> <li>▪ A day and evening <i>use</i>, active and <i>passive recreation</i> park with benches, trash receptacles and bike racks</li> <li>▪ Picnic shelter &amp; BBQ facilities</li> <li>▪ Possible Playfield, depending on development of school</li> <li>▪ Playground Equipment</li> <li>▪ Trail Connections</li> <li>▪ On-street Parking, power and water service</li> </ul>	3.05 ha*	7.5 acres
J. Plateau Neighbourhood Park (Lots 110, 111 and 116)	<ul style="list-style-type: none"> <li>▪ A day <i>use</i> active and <i>passive recreation</i> park with benches and trash receptacle</li> <li>▪ Child Play</li> <li>▪ Natural Areas</li> <li>▪ Old Growth Preservation/ Habitat Connection</li> <li>▪ Trails and interpretive signage</li> <li>▪ On-street Parking</li> </ul>	2.30 ha	5.7 acres
K. TOTAL PARKS		28.23 ha	69.7 acres
L. TOTAL PARKS EXCLUDING SCHOOL/ PARK SITE		25.33 ha	62.6 acres

\* Note: Proposed school site, if constructed, will consist of Lots 159, 160, 163, 164 and a portion of Road P (to be closed) for a total site area of **at least** 2.9 ha in accordance with Section 16.1.8

**TRAILS (Locations to be verified in the field)**

Type	Length (Approximate)		
	Phase I	Phase II	Total
New Trails (Secondary and Major Mountain, including road connections)	5.5 km	7.5 km	13 km
Existing Trails to Remain	3 km	7.5 km	10.5 km
<b>TOTAL TRAILS</b>	<b>8.5 km</b>	<b>15 km</b>	<b>23.5 km</b>

**TRAILS STANDARDS**

Type	Standards
Existing Trails to Remain	<ul style="list-style-type: none"> <li>• Will vary depending on existing conditions; minimal disturbance to existing landscape.</li> <li>• to be upgraded to ensure safety and usability by residents.</li> </ul>
Proposed Trails – Major Mountain Trail 1. Major Trail Routes <ul style="list-style-type: none"> <li>○ On road</li> <li>○ Off road</li> </ul> 2. Proposed Emergency Access Routes	1. Maximum 2m wide, surfaced with crushed gravel, asphalt or other acceptable material  2. For portions that constitute emergency access routes, 3m wide and surfaced in asphalt.
Proposed Trails – Secondary <ul style="list-style-type: none"> <li>○ On road</li> <li>○ Off road</li> </ul>	1-2m wide, typical. <ul style="list-style-type: none"> <li>▪ Surfaced with wood chips on moderate slopes, and/or crushed gravel or other natural material; off road trails to have minimal disturbance to existing landscape</li> </ul>
Specialized Trails e.g., Mountain Bike Trails	<ul style="list-style-type: none"> <li>▪ Will vary depending on conditions; minimal disturbance to existing landscape</li> </ul>
Lookouts	<ul style="list-style-type: none"> <li>▪ 1-2m wide typical, will vary depending on conditions; minimal disturbance to existing landscape</li> </ul>
Trailhead Parking	<ul style="list-style-type: none"> <li>▪ Crushed gravel, asphalt or other acceptable material</li> </ul>

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## **SECTION 17 – UNZONED AREAS**

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## SECTION 17.1 – U – UNZONED

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17.1.1 Parcels that are unzoned under this Zoning Bylaw No. 1350-2016 are identified on Schedule B1 of this Bylaw.

17.1.2 In the U *Zone* the *use* of land, *buildings* and *structures* must still comply with other SLRD, Provincial, and Federal regulations including, but not limited to:

- .1 Squamish-Lillooet Regional District Building Bylaw No. 863, 2003, as amended from time to time
- .2 SLRD Electoral Area D Official Community Plan Bylaw No. 1135-2013, as amended from time to time
- .3 SLRD Electoral Area D Noise Regulation Bylaw No. 1234, 2011, as amended from time to time
- .4 Squamish-Lillooet Regional District Electoral Area D Unsightly Premises Bylaw No. 955-2005, as amended from time to time
- .5 Squamish-Lillooet Regional District Special Events Permit Bylaw No. 1247-2012, as amended from time to time
- .6 Squamish-Lillooet Regional District Soil Deposit and Removal Bylaw No. 1423-2015, as amended from time to time.

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## **SECTION 18 – HAZARD ZONES**

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## SECTION 18.1 – RCLHA1 – RUBBLE CREEK LANDSLIDE HAZARD AREA 1

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### **Intent**

18.1.1 The intent of the RCLHA1 *Zone* is to implement some of the recommendations of Garibaldi Civil Defence Zone Land Management Plan.

### **Permitted Uses**

18.1.2 In the RCLHA1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- Minimal day *use* only where designated and properly managed in accordance with local and provincial regulations.

### **Regulations**

18.1.3 No permanent *structures* are permitted in the Rubble Creek Landslide Hazard Area 1.

18.1.4 On any surveyed parcel or unsurveyed Crown land located in the RCLHA1 *Zone*, no *buildings* or *structures* shall be constructed, located or altered.

18.1.5 No overnight accommodation in any form is permitted in the RCLHA1 *zone*.



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## SECTION 18.2 – RCLHA2 – RUBBLE CREEK LANDSLIDE HAZARD AREA 2

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### **Intent**

18.2.1 The intent of the RCLHA2 *Zone* is to support the implementation of some of the recommendations of Garibaldi Civil Defence Zone Land Management Plan. It is intended to apply to those *parcels* and portions thereof that are immediately adjacent to the RCLHA *zone*.

### **Permitted Uses**

18.2.2 In the RCLHA2 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- Minimal day *use* only where designated and properly managed in accordance with local and provincial regulations.

### **Regulations**

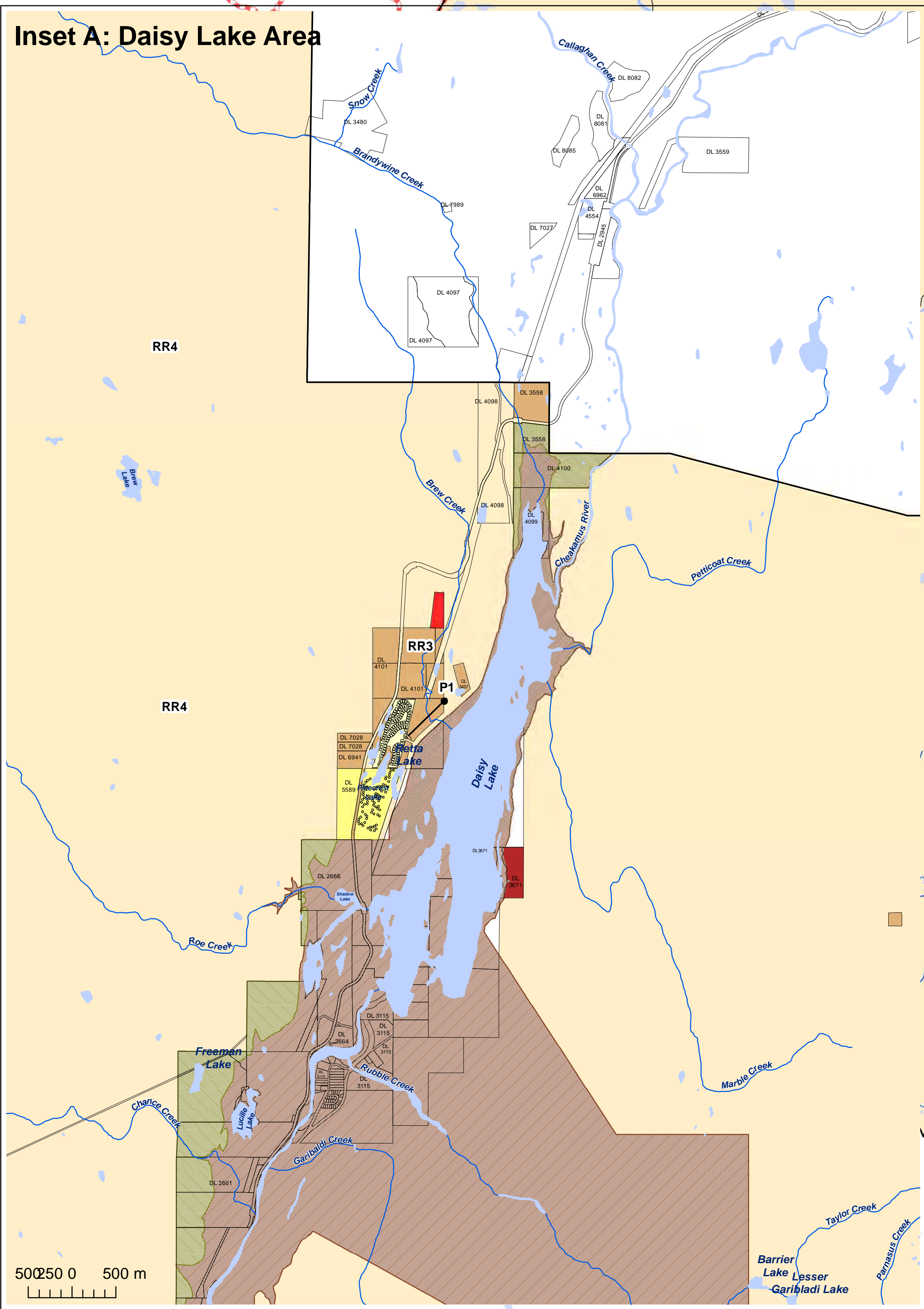
18.2.3 No permanent *structures* are permitted in the Rubble Creek Landslide Hazard Area 2 *zone*.

18.2.4 On any surveyed parcel or unsurveyed Crown land located in the RCLHA2 *Zone*, no *buildings* or *structures* shall be constructed, located or altered.

18.2.5 No overnight accommodation in any form is permitted in the RCLHA2 *zone*.

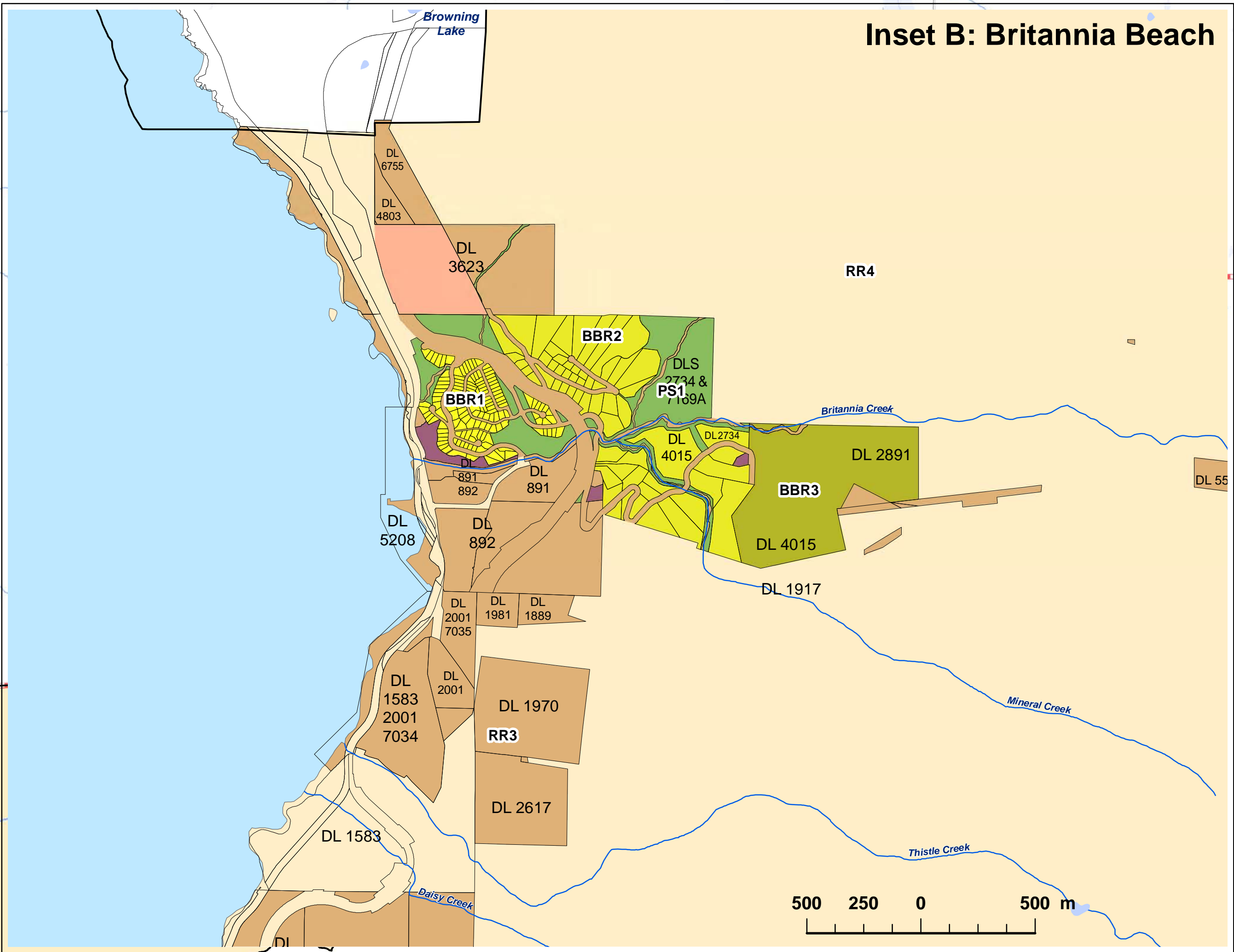


Inset A: Daisy Lake Area

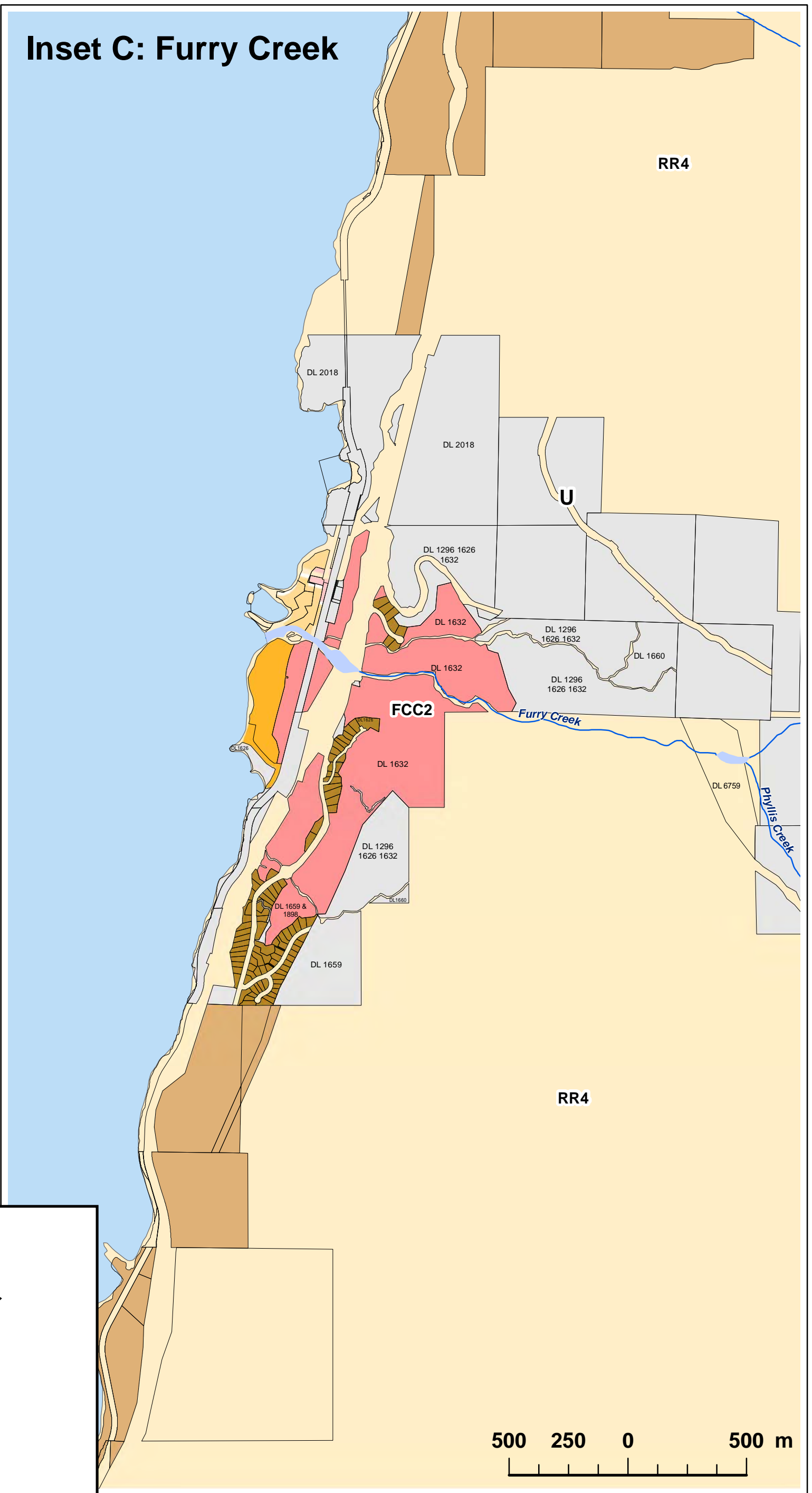


SCHEDULE B1 - ZONING BYLAW NO. 1350 -2016

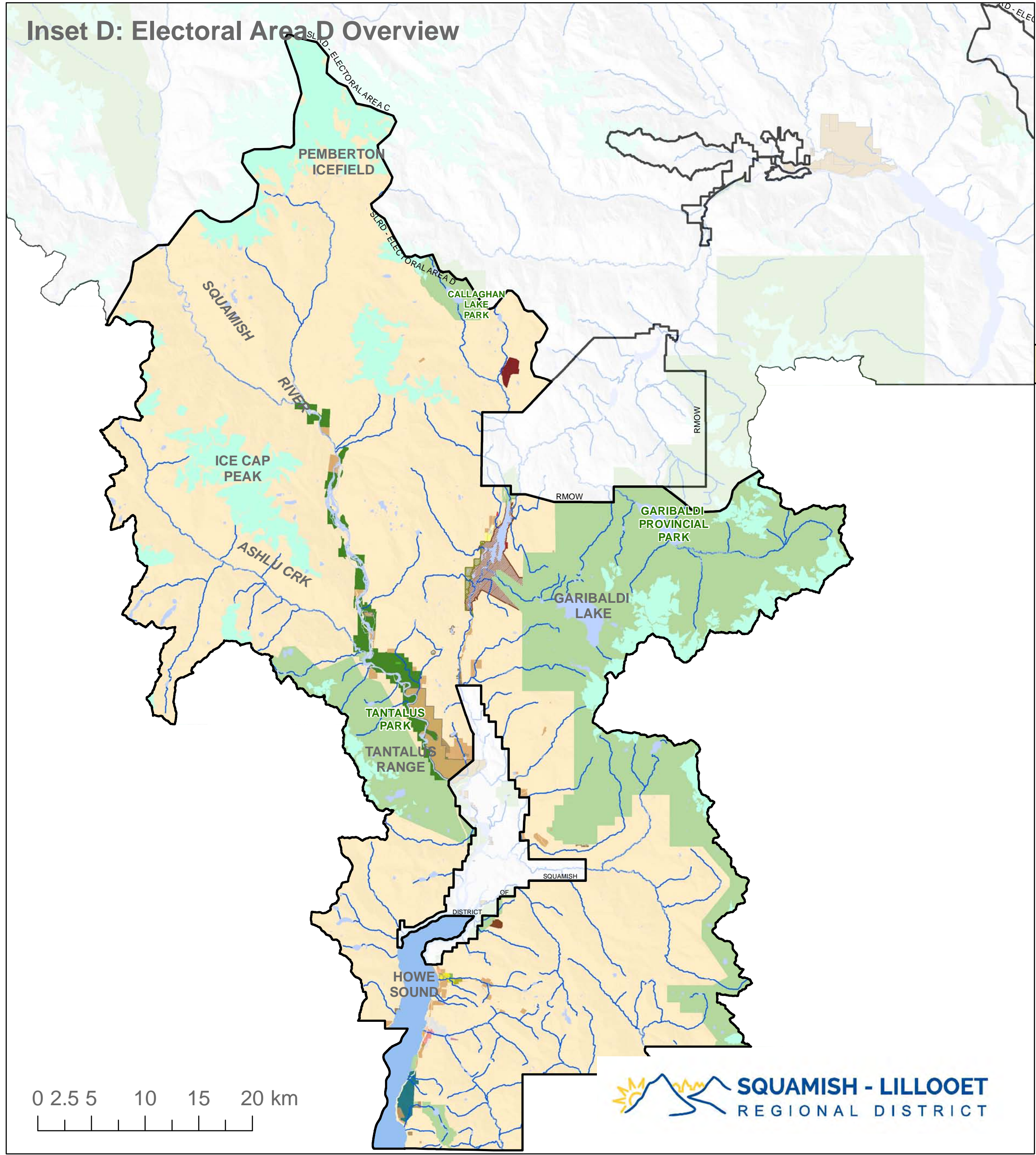
Inset B: Britannia Beach



Inset C: Furry Creek



Inset D: Electoral Area D Overview



### Electoral Area D Zoning Bylaw No. 1350

NAD 83, UTM Zone 10N  
Projection: Transverse Mercator  
Datum: North American 1983  
Plot Date: 02/04/2016



- Parcel Fabric
- Transportation, Digital Rd Atlas
- SLRD Boundaries
- IR

#### Proposed Zoning Bylaw No. 1350

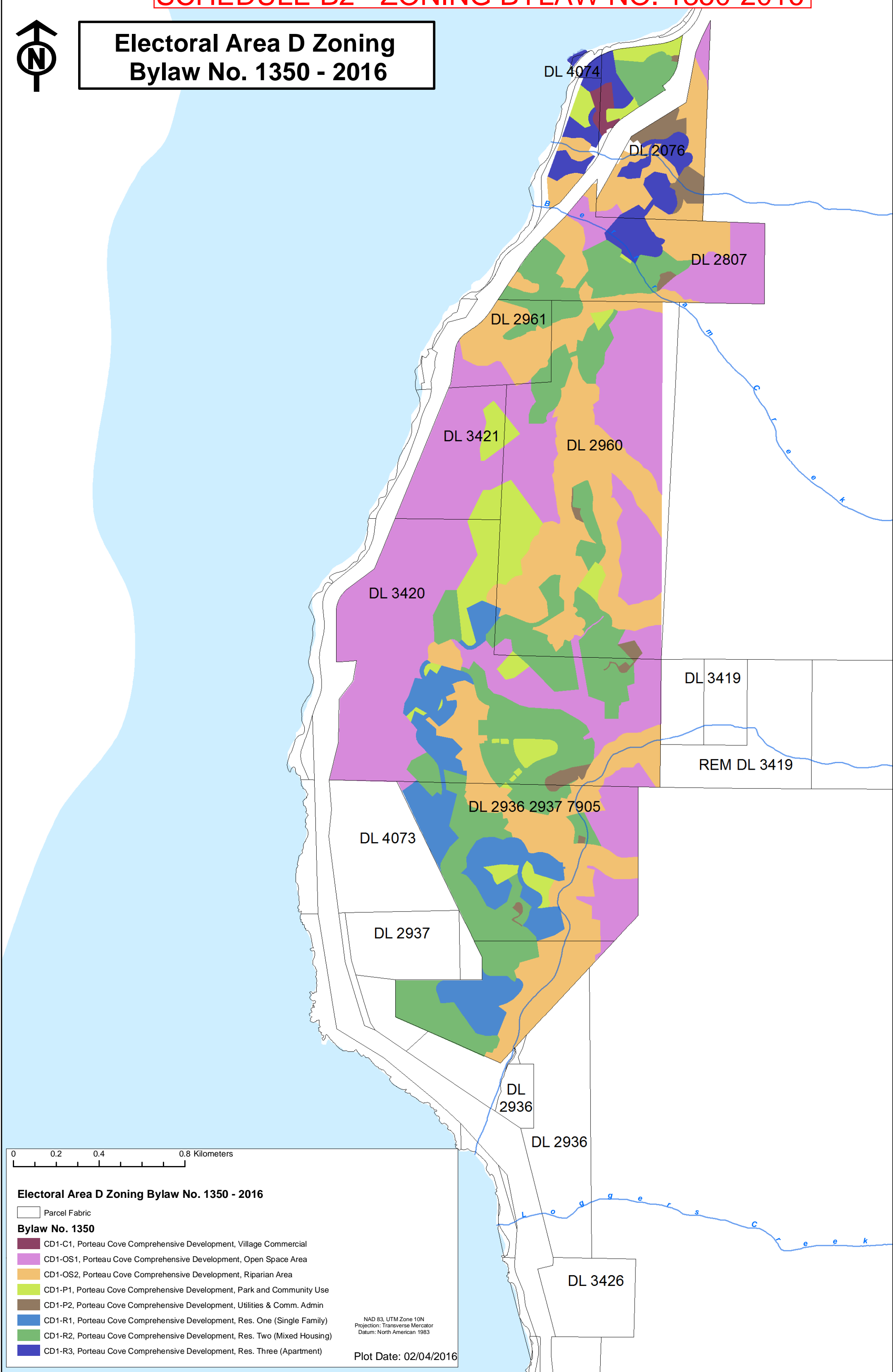
- Agriculture 1, AGR 1
- Agriculture 2, AGR2
- Black Tusk Residential 1, BTR1
- Pinecrest Residential 1, PR1
- Britannia Beach Residential 1, BBR1
- Britannia Beach Residential 2, BBR2
- Britannia Beach Residential 3, BBR3
- Furry Creek Residential 1, FCR1
- Furry Creek Residential 2, FCR2
- Furry Creek Uplands Residential 3, FCR3
- Furry Creek - Commercial 1, FCC1
- Furry Creek Golf Course Commercial 2, FCC2
- Commercial Retreat Centre 1, CRC1
- Commercial Retreat Center 2, CRC2
- Commercial Retreat Center 3, CRC3
- Backcountry Commercial 1, BC1
- Backcountry Commercial 2, BC2
- Backcountry Commercial 3 - Whistler Olympic Park, BC3
- Industrial 1, IND1
- Park Space 1, PS1
- Porteau Cove Comprehensive Development 1, CD1
- Public and Institutional 1, P1
- Rubble Creek Landslide Area 1, RCLHA1
- Rubble Creek Landslide Hazard Area 2, RCLHA2
- Rural Resource 1, RR1
- Rural Resource 2, RR2
- Rural Resource 3, RR3
- Rural Resource 4, RR4
- Unzoned, U



SCHEDULE B2 - ZONING BYLAW NO. 1350-2016



Electoral Area D Zoning  
Bylaw No. 1350 - 2016



0 0.2 0.4 0.8 Kilometers

Electoral Area D Zoning Bylaw No. 1350 - 2016

Parcel Fabric

Bylaw No. 1350

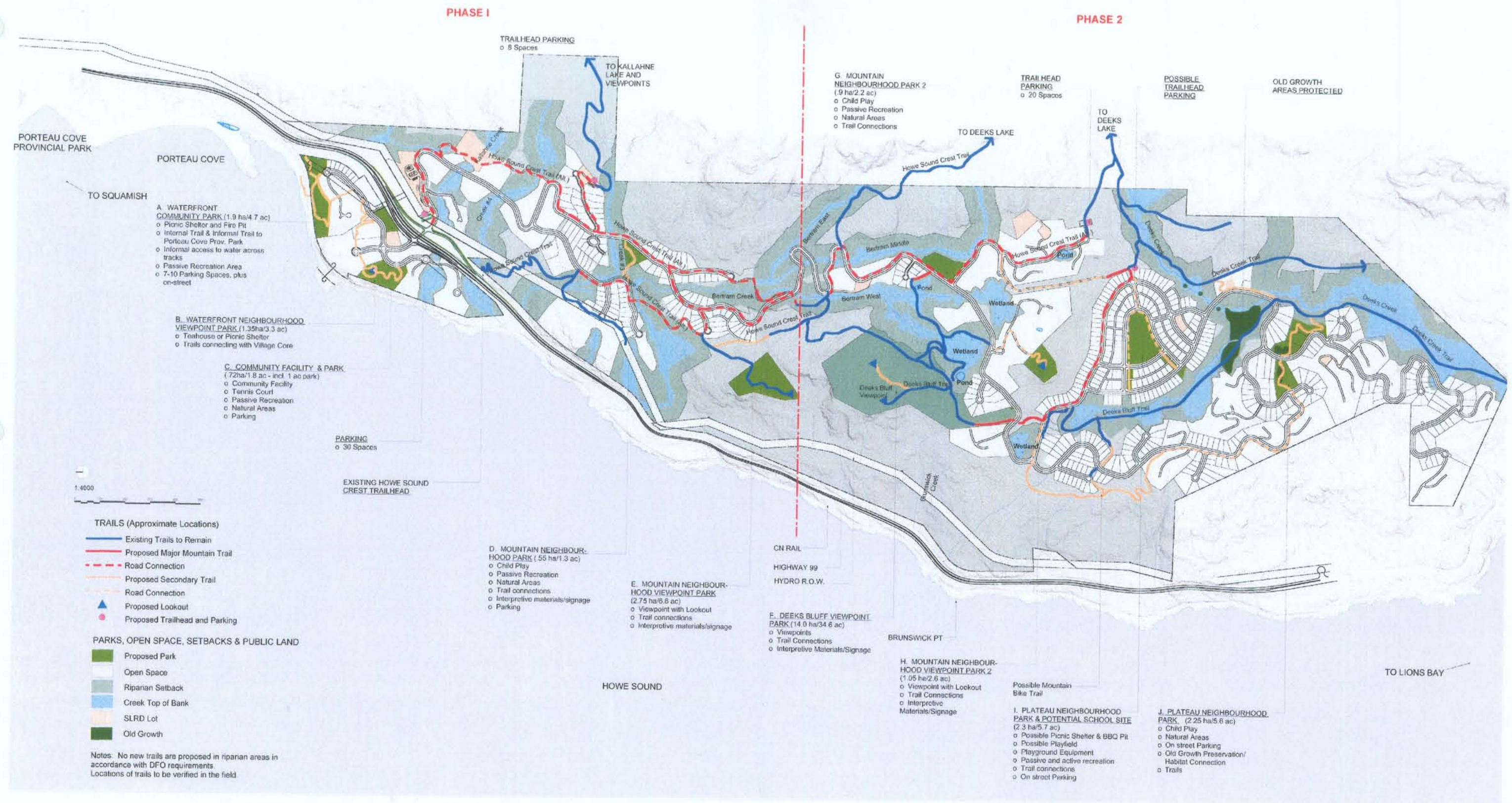
- CD1-C1, Porteau Cove Comprehensive Development, Village Commercial
- CD1-OS1, Porteau Cove Comprehensive Development, Open Space Area
- CD1-OS2, Porteau Cove Comprehensive Development, Riparian Area
- CD1-P1, Porteau Cove Comprehensive Development, Park and Community Use
- CD1-P2, Porteau Cove Comprehensive Development, Utilities & Comm. Admin
- CD1-R1, Porteau Cove Comprehensive Development, Res. One (Single Family)
- CD1-R2, Porteau Cove Comprehensive Development, Res. Two (Mixed Housing)
- CD1-R3, Porteau Cove Comprehensive Development, Res. Three (Apartment)

NAD 83, UTM Zone 10N  
Projection: Transverse Mercator  
Datum: North American 1983

Plot Date: 02/04/2016



# SCHEDULE B3 - ZONING BYLAW NO. 1350-2016



## Parks, Open Space & Trails

Revised  
November 21,  
2006



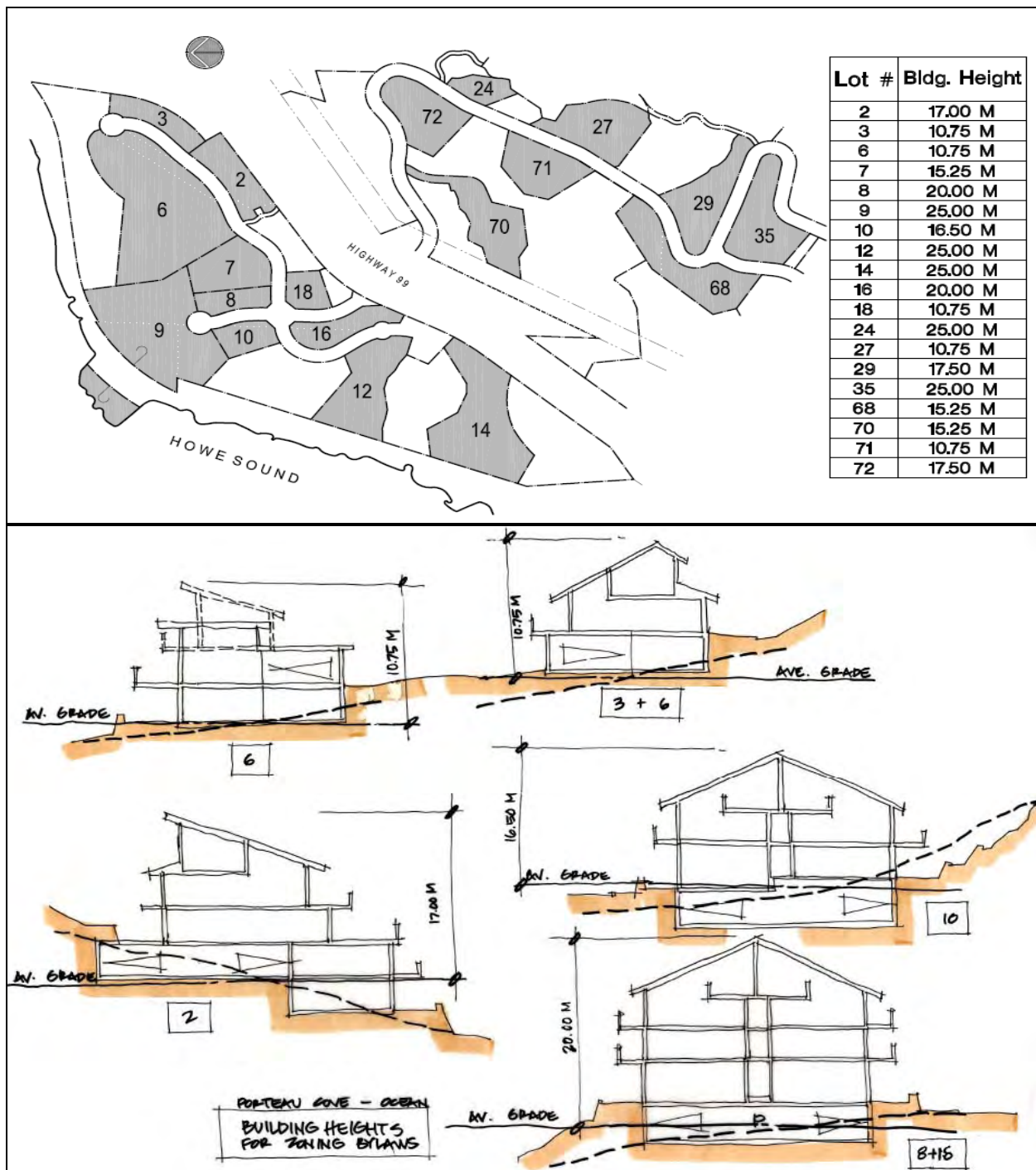
Porteau Cove Development

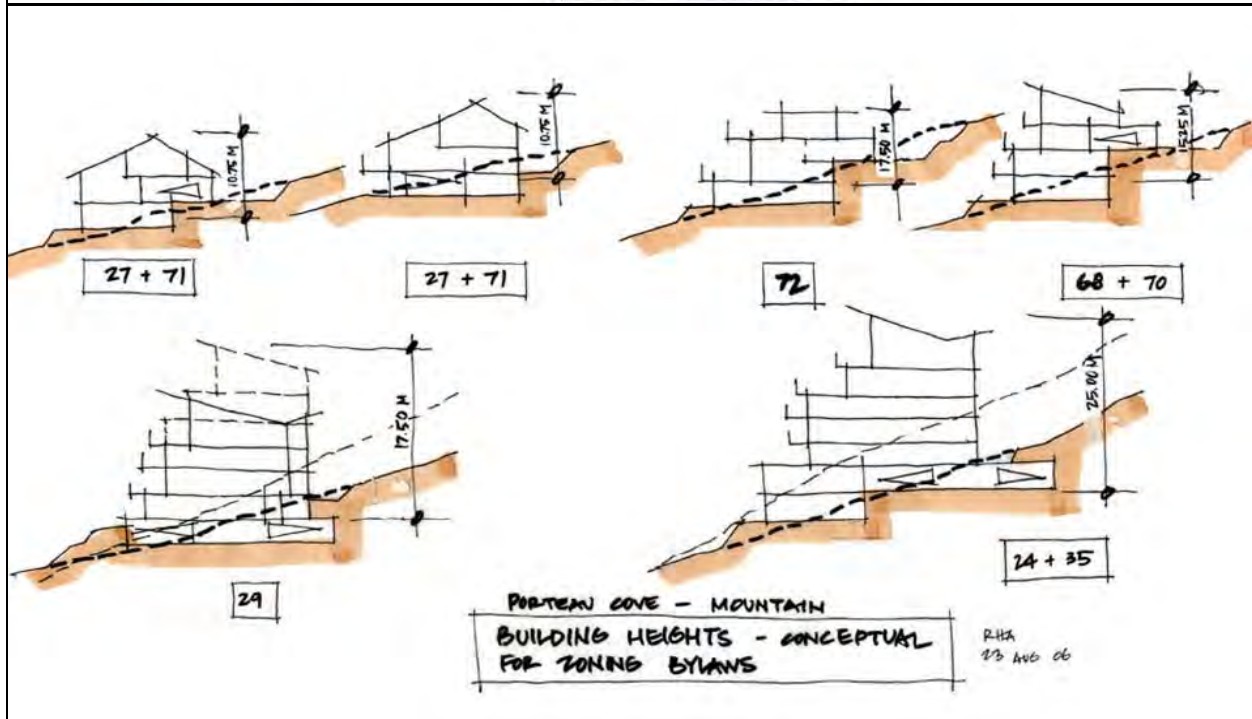
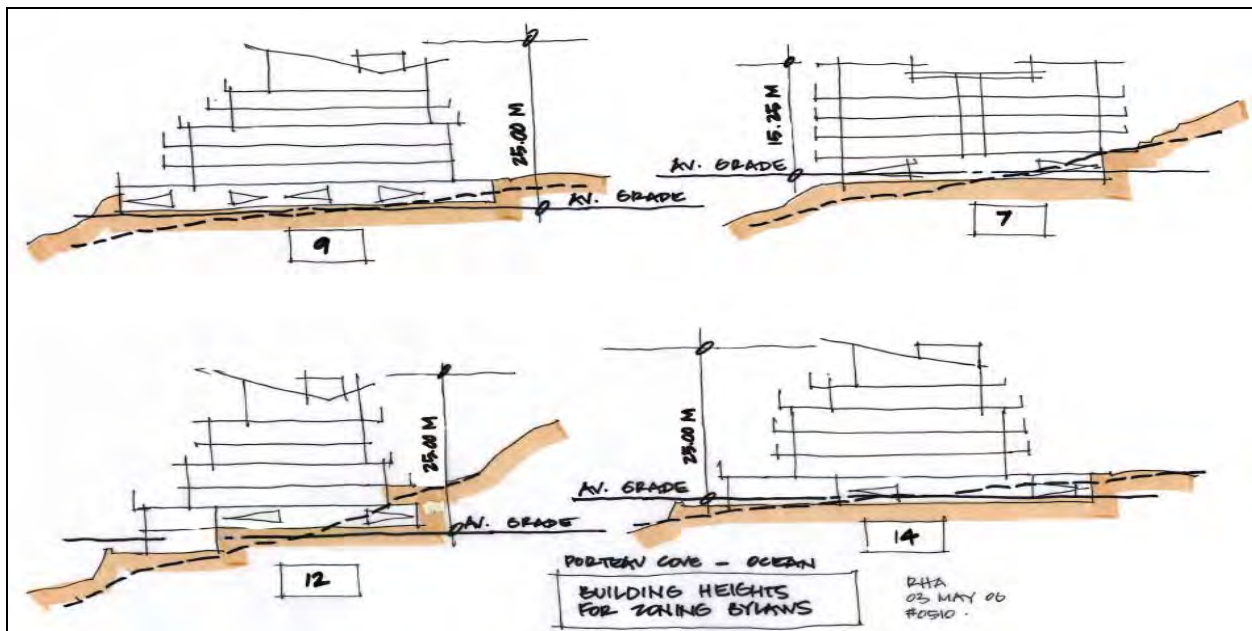
P&T Partnership Landscape Architects  
Wolke Engineering  
Pollinger Gabe's Environmental  
Thurber Engineering  
Bennett & Associates  
Hawkins Consulting  
Roth & Hornsby Architects

Nov 23/06



# SCHEDULE B4 - ZONING BYLAW NO. 1350-2016







# PORTEAU COVE DEVELOPMENT DESIGN GUIDELINES

April 12, 2007



Prepared By:  
PWL Partnership Landscape Architects / Rositch Hemphill Architects / Webster Engineering

For:  
Porteau Cove Developments Limited

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# PORTEAU COVE DESIGN GUIDELINES

## OVERVIEW

Porteau Cove is an oceanfront community sited on a dramatic west coast mountainside setting. It offers tremendous opportunities for soaring views of constantly changing fiords, skies, mountain peaks and nature. The setting also creates great challenges: the steepness of the terrain and the superlative setting requires sensitive planning to ensure that manmade development responds to and respects the natural .

These design guidelines are intended to require thoughtful design, high quality materials and innate sensitivity to the site while allowing individual expression. It is imperative that design and construction respect the land.

## Reference to Other Regulations

These guidelines are to be read in conjunction with the requirements of Electoral Area D Official Community Plan Bylaw No. 495, Amendment Bylaw No. 946, 2005 and Subdivision and Development Servicing Bylaw No. 741. See in particular Section 5.7 Development Permit Areas and the sections on “Green Building Strategy,” “Sustainable Site Design” and “General Design Principles” of Bylaw 495.

These guidelines are subordinate to Ministry of Transportation regulations, the OCP, Zoning Bylaws, Bylaw 741 and BC Building Code, which govern. However, these guidelines are intended to supplement those bylaws and provide direction on the form and character of the built environment. In some cases the standards contained in the zoning or development servicing bylaw may need to be varied to achieve the objectives of the design guidelines. It is intended that the Development Permit process be the tool to implement these guidelines.

## Design Theme

There is no overall design theme. It is expected that architects, landscape architects and other designers who understand the value of the land and natural landscape will create developments that are appropriate to the setting.

It should be understood that Porteau Cove is not an attempt to re-create a style or era found elsewhere. It is a community being built in the twenty-first century and the architecture and man-made landscape should reflect this.

# PORTEAU COVE DESIGN GUIDELINES

## 1. STREETSCAPE

It is recognized that the provincial Ministry of Transportation (MOT) has jurisdiction over all public roads within Porteau Cove, and that MOT standards and requirements must be met. The following road guidelines are intended to supplement MOT standards and provide the overall intended environmental and design concept for the community.

### 1.1 Village Roads

Village Roads include the main entry road that extends from the overpass into the Village running east-west and the north-south road that connects the Community Facility and the Commercial / Residential parcels in the Village Centre. Turnarounds in the centre and marking the end of the Village provide traffic calming and add a unique character to the streetscape.

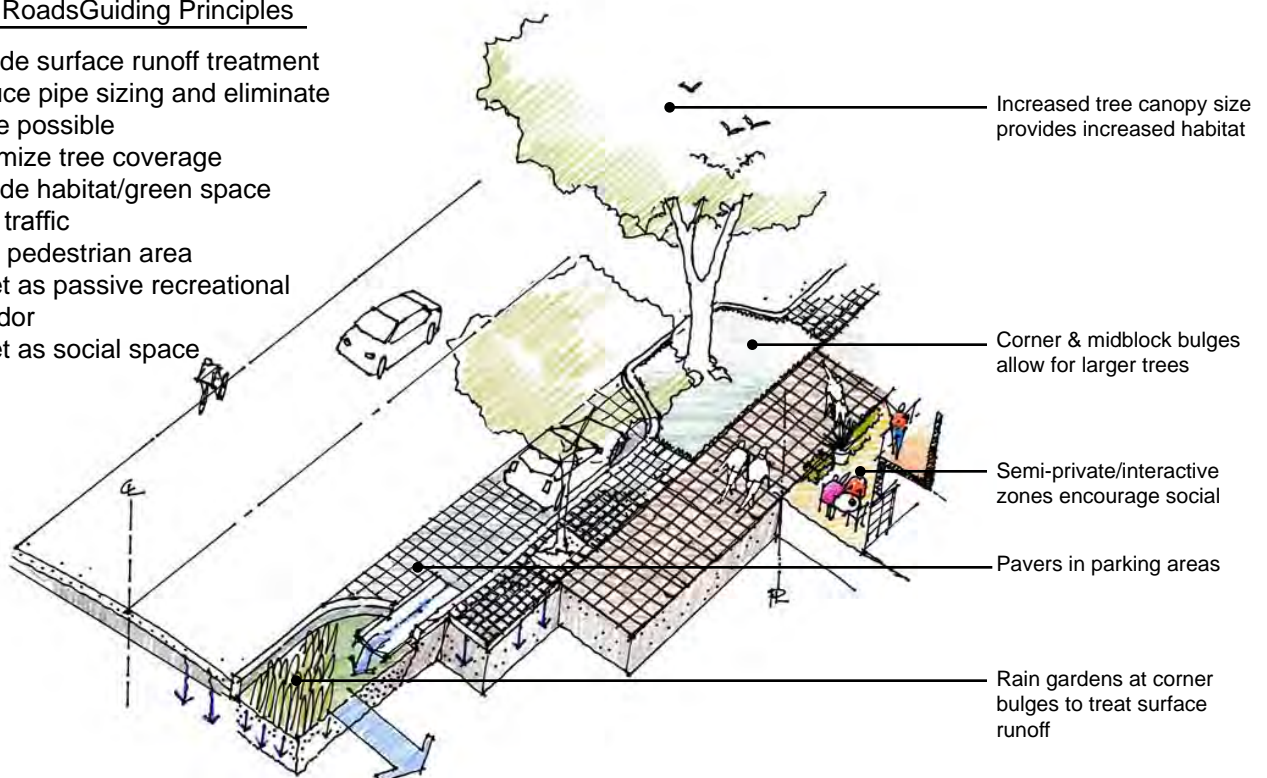
The streetscape character in the Porteau Cove Village should be designed to encourage residents and visitors to walk and to experience the village on foot. It is intended that Village Roads provide low impact development (LID) measures to maximize rainwater infiltration (where possible), evaporation, transpiration and pollutant removal. This can be done through use of pavers, raingardens, planting, and other measures, as illustrated below.

#### 1.1.1 Roadway

- 7.0m wide roadway, with onstreet parking provided in pullouts in some areas
- Roadway surface to be asphalt, except where patterned or

#### Village Roads Guiding Principles

- Provide surface runoff treatment
- Reduce pipe sizing and eliminate where possible
- Maximize tree coverage
- Provide habitat/green space
- Slow traffic
- Wide pedestrian area
- Street as passive recreational corridor
- Street as social space

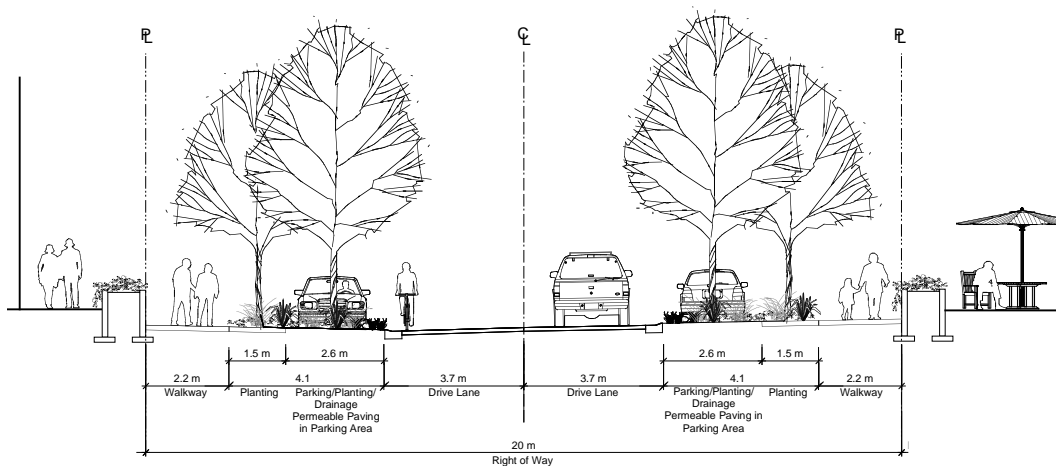


# PORTEAU COVE DESIGN GUIDELINES

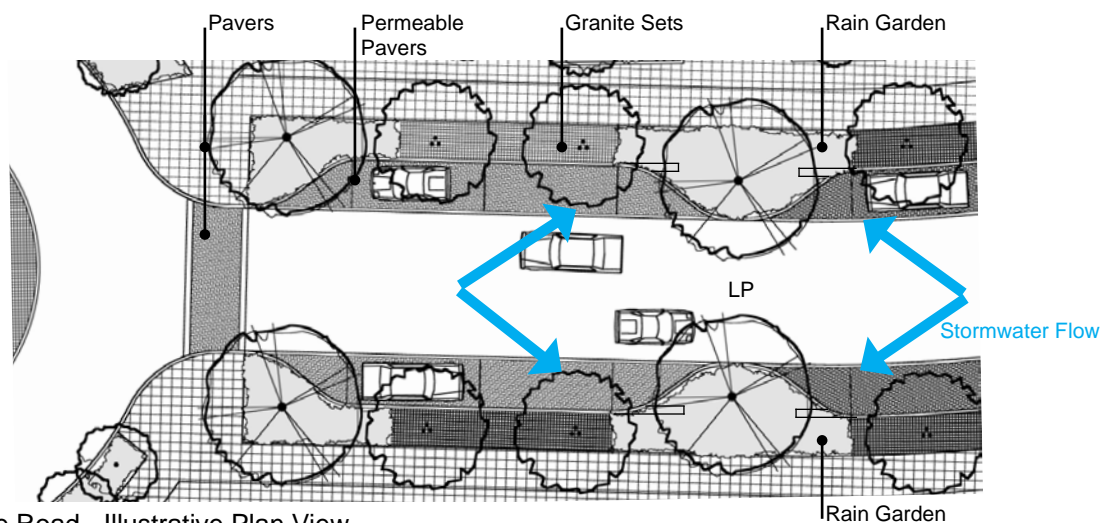
- accented
  - 550mm wide, 150mm high concrete barrier or rolled curbs with letdowns where required
  - Curb bulges to reduce pedestrian crossing width
  - Driving surfaces to be accented with concrete unit pavers, local stone, or scored broom finished concrete at intersections and pedestrian crossings
- 1.1.2 Sidewalks and Pedestrian Areas
  - 1.5m minimum sidewalk, 2m or wider preferred
  - Materials – Large scale Concrete Unit Pavers
    - o Colour – natural / granite / sandstone
    - o Type: 80mm thick on driving surfaces; 60mm thick on walking surfaces
    - o Pattern: driving surfaces shall be in herringbone pattern. Sidewalks shall use a simple field pattern or running bond



Streetscape Example



Village Road - Typical Section



Village Road - Illustrative Plan View



# PORTEAU COVE DESIGN GUIDELINES

## 1.2 Collector Roads

The collector roads constitute the main roadway spine connecting the neighbourhoods within the Porteau Cove Development.

### 1.2.1 Roadway

- 7-9m roadway with shoulder of varied width
- Roadway surface to be asphalt
- Provide crushed rock shoulders and minimize use of curbs and gutters
- Allow parking on pervious gravel strips on the shoulder when fronting single family lots.

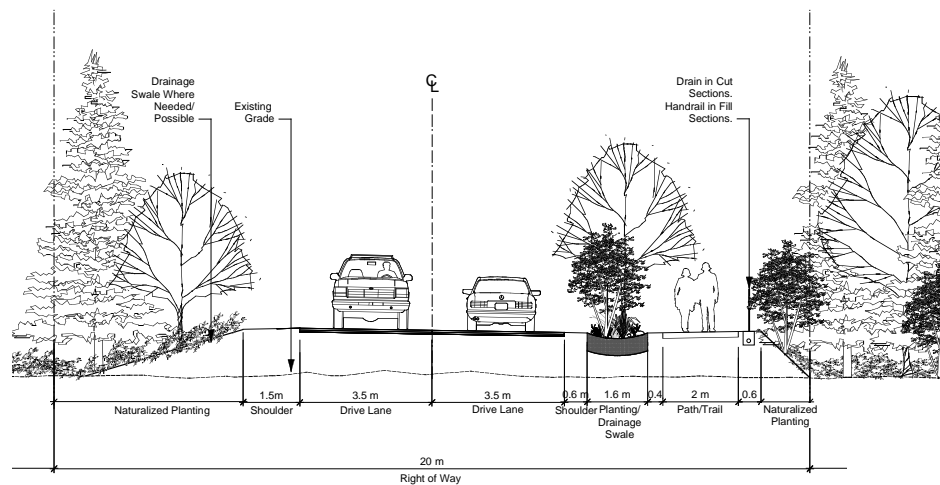
### 1.2.2 Sidewalks/Trail

Typically the collector roads shall not have the standard sidewalk treatment one expects on neighbourhood collector roads. A pedestrian trail shall follow along one side of the collector road, and, where feasible, will be physically separated from the roadway.

- Sidewalk/Trail width may vary depending on site conditions
- Materials – Asphalt, pavers or crushed, compacted granular material



Collector Road Example



Collector Road - Typical Section



Separated Sidewalk/Trail

## 1.3 Local Roads

Local roads will extend from the central collector system, serving smaller pockets of residential development, and may be public or strata roads. The intent is that they are narrower streets with no curbs and allow parking along the shoulder on pervious gravel strips that aid in stormwater infiltration, where this is possible.

### 1.3.1 Roadway - Public Roads:

- 7m roadway with crushed rock shoulders.
- Roadway surface shall be asphalt.

### 1.3.2 Roadway - Strata/Common Property Roads:

- 6m wide with or without rollover curb and gutter.
- Roadway surface may be asphalt, pavers, or concrete.
- Parking shall be allowed on shoulders where fronting residential lots.

## 1.4 Retaining walls

Retaining walls shall typically be rockstack using local stone, however other types are permissible (e.g., shotcrete, reinforced concrete, Mechanically Stabilized Earth with stone facing) in low visibility areas. Lock block walls are not permitted unless faced with stone.

- 1.4.1 Character – Retaining walls to look natural as opposed to engineered.
- 1.4.2 Retaining walls to have landscaping pockets where possible and appropriate.

## 1.5 Vehicular Bridges

There are a number of locations throughout the Porteau Community where the roadway crosses a creek. These will either be bridge or culvert crossings. The intent is that these bridges or culverts are well designed to fit with the natural environment, using natural materials.

- 1.5.1 Bridges should visually fit with surrounding natural features.
- 1.5.2 Materials - Stone, stone facing, timber, concrete and steel.

## 1.6 Fences and Guards

- 1.6.1 The intent is that fences and guards visually fit with the surrounding natural features and use natural materials to the greatest extent possible.
- 1.6.2 Fences and guards shall be structurally sound. Concrete barriers shall not be allowed unless specifically required by MOT.



Retaining Wall Examples



Guard Examples



Bridge Example



# PORTEAU COVE DESIGN GUIDELINES

## 2. TRAILS AND WALKWAYS

A hierarchical system of trails will link the different parts of the development, as well as providing a link to the greater landscape features beyond. The Howe Sound Crest trail currently traverses the site - this linkage will be maintained in the new development. In general, BC Parks facility standards shall be followed when constructing trails.

### 2.1 Trail Hierarchy.

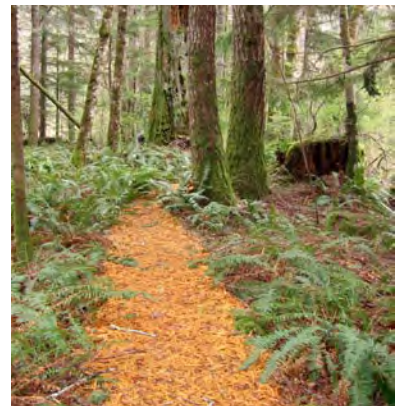
A hierarchy of trails shall serve different purposes, as follows:

- 2.1.1 Major Mountain Trail (like Whistler Valley Trail.) This main trail through the site shall provide primary linkages both within the development and to the regional trail system. This trail shall be a maximum of 2m wide, and may be surfaced with crushed gravel, asphalt or other acceptable material. Wherever possible, the existing trail surfacing and width will be retained. The portions of the trail that constitute the emergency access routes in the development shall be 3m wide within a 6m right-of-way and surfaced with asphalt.
- 2.1.2 Secondary Trails - More minor trails linking with the major mountain trail shall be surfaced with wood chips where grades are moderate, and/or gravel or other natural surface.
- 2.1.3 Boardwalk Trails - These will be used in sensitive areas.

### 2.2 Trail Heads

Locations where trails start, or trailheads, will occur in several locations in the community.

- 2.2.1 Trailheads should be marked with signage and provided with parking.
- 2.2.2 Trailheads in residential areas should blend in with the neighbourhood to the greatest extent possible.



Trailhead Interface with Residential Areas



Trail Surfacing Examples



# PORTEAU COVE DESIGN GUIDELINES

## 3. ARCHITECTURE - GENERAL

The siting of buildings is critical in the sensitive development of the property. Site buildings to reduce disturbance of adjacent land, reduce volumes of cuts and fills, and reduce the need for blasting.

## 4. VILLAGE CENTRE

Buildings in the core of the Village at Porteau establish the identity of the place and create its heart. The design approach should be warm, interesting and delightful. Materials must be durable and of good quality. Attention should be paid to the experience of the pedestrian and patron.



Sensitive Building Siting



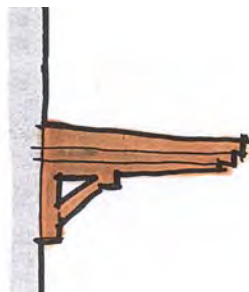
Village Entrance Character

### 4.1 Building Design + Siting

- 4.1.1 Animate the village streetscape with balconies, canopies, planters and recesses in buildings.
- 4.1.2 Provide solid canopies or covers over a portion of the usable outdoor area facing the village street.



Fabric  
Canopies



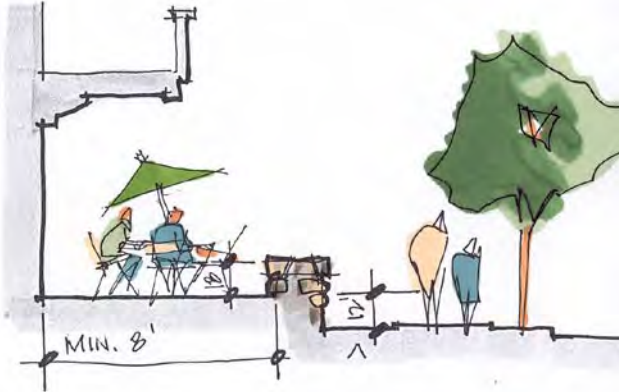
Flat



Sloped

# PORTEAU COVE DESIGN GUIDELINES

- 4.1.3 On the village street side, provide terraces that are at least 0.3m above adjacent sidewalk elevation with a usable depth of at least 2.4m. Provide easy and regular access, including access for the disabled. Provide low planters or stone walls 0.45m above terrace level. Terraces must be stone, stamped concrete and/or concrete pavers.



Raised Terraces

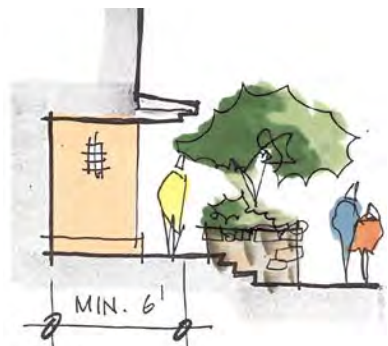


Terrace Surrounded by Stone Walls

- 4.1.4 Provide individual recesses for each live/work studio entrance. Provide entrances for individual or shared residential entry doors that are separate from commercial entries.
- 4.1.5 Create a smaller scale rhythm for storefronts along the main street by:
- .1 designing commercial storefronts with widths of 6m or less, even if the commercial space behind is larger;
  - .2 incorporating strong bases, columns, recesses and bays to provide increased texture;
  - .3 integrating landscape walls, seating, planters, signage and other features to provide a series of points of interest.
- 4.1.6 Provide a separation between the first floor commercial and the residential above through setbacks of the upper floors, canopies and colonnades, awnings and/or other devices.
- 4.1.7 Provide outdoor patios or balconies for all residential units and:
- .1 for upper level residential units, recess half the balcony behind the outermost adjacent residential wall;
  - .2 for second floor residential units provide a solid balcony wall of at least 0.6m in height to provide privacy.



Individual Live/Work Entries



Recessed Entries



Illustrative sketch of Village terraces - commercial uses with residential above.

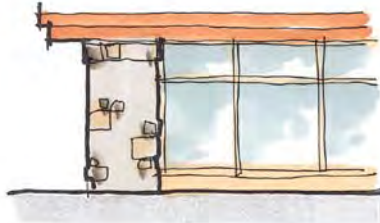


# PORTEAU COVE DESIGN GUIDELINES

- 4.1.8 Use stone at the base of buildings and/or for significant columns or corners. Provide stone landscape walls at vertical changes of grade. Provide opportunities for planting, planter boxes and planters.



Stone Columns



Stone Corner



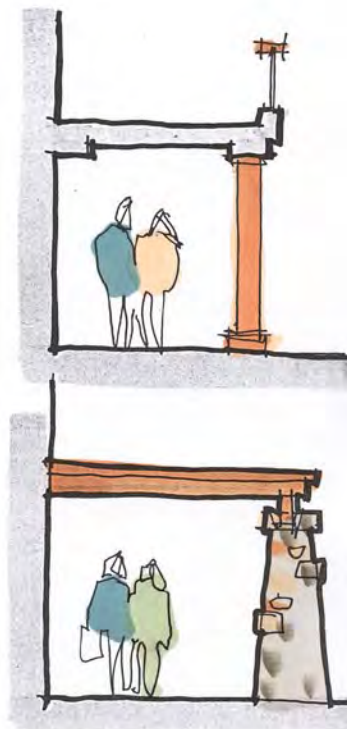
Stone Base

- 4.1.9 Provide sloped roofs on all buildings in the Village Centre.  
 4.1.10 Provide generous roof overhangs. First floor soffits must be wood.  
 4.1.11 Provide colonnades, canopies and other methods of weather protection along commercial frontages where there is expected to be pedestrian traffic.  
 4.1.12 Hide or camouflage mechanical units, both visually and acoustically.  
 4.1.13 Garbage areas must be enclosed and bear-proof.  
 4.1.14 Lights must be non glare, sufficient to light the adjacent space but not be a nuisance to adjacent neighbours.

## 4.2 Permitted Materials

Use the best materials where they are seen by the public and passersby. Wood or wood composite materials may be stained or painted and must be in natural colours with some brighter accents permitted.

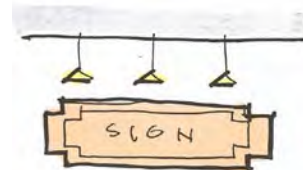
- 4.2.1 The permitted materials for buildings in the Village Centre are:
- .1 stone, from the local area and region;
  - .2 wood, stained, varnished or painted;
  - .3 wood composite or concrete composite siding and panels;
  - .4 clear, coloured or textured glass;
  - .5 textured, painted or similar-finished concrete. Unpainted concrete is permitted to a maximum 0.6m height from grade;
  - .6 textured asphalt, cedar shingle and metal roofs;
  - .7 other materials that are similar to the above and which offer durable finishes.



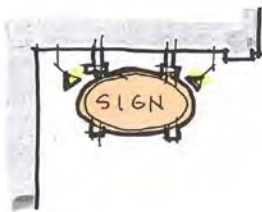
Covered Colonnades

## 4.3 Village Commercial Signs

- 4.3.1 Signs are to be front lit. Sign cans and neon lighting are not permitted with the exception of the fuel price signage for the service station.  
 4.3.2 With the exception of the service station, signs must be hung from a soffit or wall bracket or recessed into a wall or column. Signs must be made of wood, stone or metal. With the exception of the fuel price signage for the service station, plastic signs are not permitted.



Face Mounted Signs



Top or Side Mounted Signs



Signs Recessed in Stone Walls



## 4.4 Village Commercial Lighting

Street lighting will be provided by the master developer. Individual buildings will be responsible for lighting within their own property. Light fixtures should complement and enhance the character of the village centre.

- 4.4.1 Provide sufficient and suitable lighting to provide safe pedestrian access to building entrances in the dark.
- 4.4.2 For terraces that will be used in the dark provide outdoor lighting that allows for use of the space but does not cast light upwards beyond the first floor.
- 4.4.3 Avoid lighting that shines onto a neighbouring property.
- 4.4.4 Provide clearly-seen civic addresses that are lit at night.

## 4.5 Service Station

The service station is located at the entrance to the Village and will act as a partial gateway. Its design is to convey the intent of the Village design and set a tone for the high quality of building design and use of materials.



Sloped roof canopy over gas pumps

### 4.5.1 Building Design and Siting

- .1 Create a design that acts as an entrance to the Village at Porteau Cove with the use of strong forms, high quality materials and sensitive integration of hard and soft landscaping.
- .2 For the principal building provide a sloped roof with a minimum slope of 3/12, or a flat roof that incorporates a green roof. Provide generous roof overhangs.
- .3 Provide protective cover for motorists using the gas pumps. That roof may be flat or sloped.
- .4 Incorporate elements of heavy timber, stone and/or other high quality materials that blend into its surroundings.
- .5 Provide enclosures for bulky equipment, supplies and

# PORTEAU COVE DESIGN GUIDELINES

garbage. Design the enclosures to integrate with the design of the service station building.

- .6 Provide lighting that is restricted to the area of the service station and avoid lighting that will shine into adjacent residential units.
- .7 Provide general lighting for the service station that can be extinguished if the service station is closed.

## 4.5.2 Signage

- .1 One primary service station sign is permitted, and the maximum height of that sign is restricted to 2.5 m and must be located at the eastern end of the property.
- .2 Locate the primary service station signage on a stone base, with landscaping around it.
- .3 The primary signage is permitted to be back lit and plastic to a maximum size of 6.0 sm.
- .4 All other signage on or around the service station is required to be front lit or individually lit letters.



Low sign set into stone base

## 4.5.3 Permitted Materials

- .1 The permitted materials for the service station are:
  - .1 stone, from the local area and region;
  - .2 wood and heavy timber, stained, varnished or painted;
  - .3 wood or concrete composite siding and panels;
  - .4 clear, coloured or textured glass
  - .5 metal panels
  - .6 textured, painted or similar-finished concrete. Unpainted concrete is permitted to a maximum 2' height from grade;
  - .7 textured asphalt, cedar shingle and metal roofs;
  - .8 other materials that are similar to the above and which offer durable finishes.
  - .9 materials similar to the above.
- .2 Stone is required on a minimum of 20% of the front and side walls of the building.
- .3 Metal panels or similar materials are restricted to a maximum of 50% of the area of the exterior walls.



## 5. MULTI-FAMILY RESIDENTIAL

Buildings in the multi-family areas should be designed to closely respond to the surrounding grades and natural terrain. In many locations they will be highly visible and must convey a warmly modern and sensitive approach to development.

### 5.1 Building Design + Siting

- 5.1.1 Be a good neighbour.
- 5.1.2 Site buildings to minimize the impact on views from and shadowing of adjacent properties and buildings.
- 5.1.3 If the building/development is adjacent to public trails, provide connections from common space to the public trails whenever possible.



Building sited to minimize impacts.



Common Space and Public Trails Connections

- 5.1.4 Make the front door easy to find, either through the architecture of the building or through a thoughtful landscaped access.
- 5.1.5 Provide a transition between public streets and private property using hard and soft landscaping integrated into natural landscaping.
- 5.1.6 Design buildings and the landscaping so that the buildings and their terraces appear to grow out of the natural landscaping. Minimize the extent of modification to the natural landscape surrounding the development, both during construction and after.
- 5.1.7 Avoid long, unbroken expanses of wall.
- 5.1.8 Except for visitor parking, locate all required parking underground or in enclosed parking garages, with additional convenience spaces at grade integrated into the hard and soft landscaping. Ensure that fluorescent lighting in a parking garage is not generally seen from outside the garage.
- 5.1.9 Provide common open space that maximizes sun access. Design the common space to be usable in most kinds of weather.
- 5.1.10 Decks over living space should be finished with pavers or stone



Buildings grow out of the landscape

# PORTEAU COVE DESIGN GUIDELINES

for those areas of deck that are not landscaped. Larger expanses of deck must be broken up with changes of materials, levels and/or landscaping.

- 5.1.11 Flat or nearly-flat roofs must be finished with pavers, stone, decorative pebbles or vegetation. Minimize the visibility of roof-top vents when visible from adjacent development or from public open spaces.
- 5.1.12 Camouflage or hide mechanical equipment when visible from adjacent development or from public open spaces.

## 5.2 Permitted Materials

Use the best materials where they are seen by the public and passersby. Wood or wood composite materials may be stained or painted and must be in natural colours with some brighter accents permitted.

- 5.2.1 The permitted materials for multi-family residential buildings are:
  - .1 stone, including stacked stone walls, from the local area and region, or cultured stone which replicates this;
  - .2 wood, stained, varnished or painted;
  - .3 wood composite or concrete composite siding and panels;
  - .4 clear, coloured or textured glass;
  - .5 textured, painted or similar-finished concrete. Unpainted concrete is permitted to a maximum 4' height from grade;
  - .6 metal panels with a matte finish;
  - .7 other materials that are similar to the above and which offer durable finishes.



Natural Materials

## 5.3 Multi-family Residential Signage

- 5.3.1 Integrate the signage into the architecture and landscaping.
- 5.3.2 Provide clearly-seen civic addresses that are lit at night.

## 5.4 Multi-family Residential Lighting

- 5.4.1 Provide sufficient and suitable lighting to provide safe pedestrian access to the principal entrance in the dark.
- 5.4.2 Avoid lighting that shines onto a neighbouring property.

## 6. DUPLEX AND SINGLE FAMILY INTENSIVE

Duplex and single family houses on lots of less than 600 square metres are subject to these design guidelines and development permits.

### 6.1 Building Design and Siting

- 6.1.1 Site the building to minimize cut and fill on the site for the building and for access to the building.
- 6.1.2 Required parking spaces (2 per home) are to be in an enclosed or covered space. To soften the impact of garages facing the street, recess garage doors at least 0.3m from the surrounding building face.
- 6.1.3 Front stairs must be constructed of concrete and/or stone. No wood stairs are permitted.
- 6.1.4 For homes on the uphill side of a street, provide a street-facing balcony above the





# PORTEAU COVE DESIGN GUIDELINES

first level with a depth of at least 2.4m. Provide roof cover over at least 50% of the balcony area.

- 6.1.5 Decks and balconies above the first level must be partially recessed or covered.
- 6.1.6 Avoid long runs of straight wall. Introduce jogs in the wall, bay windows, recesses or changes to wall planes to avoid straight runs of more than 10m.
- 6.1.7 Front driveways should be scored or textured concrete or asphalt, concrete pavers or stone.
- 6.1.8 Chimneys are to be boxed to match the siding or finished with stone.
- 6.1.9 Decks over living space should be finished with pavers or stone for those areas of deck that are not landscaped. Larger expanses of deck should be broken up with changes of materials, levels and/or landscaping.
- 6.1.10 Exterior lights should be placed so that they do not shine directly at a neighbour.



## 6.2 Permitted Materials

Use the best materials where they are seen by the public and passersby. Wood or wood composite materials may be stained or painted with natural colours.

- 6.2.1 The permitted materials for multi-family residential buildings are:
  - .1 stone, from the local area and region, or cultured stone which replicates this;
  - .2 wood, stained, varnished or painted;
  - .3 wood composite siding and panels;
  - .4 clear, coloured or textured glass;
  - .5 textured, painted or similar-finished concrete. Upainted concrete is permitted to a maximum 2' height from grade;
  - .6 metal panels with a matte finish;
  - .7 textured asphalt, cedar shingle and metal for sloped roofs
  - .8 other materials that are similar to the above and which offer durable finishes.



## 6.3 Residential Signage

- 6.3.1 Provide clearly-seen civic addresses that are lit at night.

## 6.4 Residential Lighting

- 6.4.1 Avoid lighting that shines onto a neighbouring property.

## 7. LANDSCAPE

### 7.1 General

The objective of the landscape guidelines is to ensure a high level of landscape design for all components of the development.

Specific Objectives are to:

- Provide compatibility with and enhancement of the site's intrinsic natural qualities;
- Maintain and enhance the site's native vegetation to the greatest extent possible;
- Encourage the use of natural construction materials (particularly those indigenous to the site and region) for built elements such as terraces, walls, steps, fences, and pathways;
- Recognize the development shares the natural area with wildlife, and consider these impacts in site planning;
- Treat the interface between common areas (such as parks, roadways and paths) and residential or village areas in a manner that protects and enhances the natural site character;
- Rehabilitate areas disturbed during site construction to a natural state;
- Incorporate and enhance the natural landscape features such as significant trees, rock outcrops and topographic variations wherever possible.

**7.1.1 Minimize grading.** Modifications to existing contours to be minimized where possible.

**7.1.2 Use native/native compatible plantings.** New landscaping and rehabilitation of disturbed areas will specify native or native compatible plants in the landscape to provide habitat value and limit the need for irrigation once established. A list of Native / Native compatible Plants is included as Appendix A.

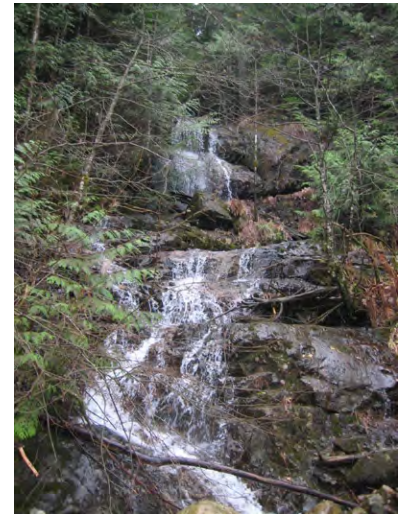
**7.1.3 Prohibited plant material.** A number of plant materials are prohibited within the overall Porteau Cove Community development due to their invasiveness, high maintenance, toxicity, or other characteristics that make it inappropriate for a mountain environment. Introduction of invasive plant species that will threaten the character and integrity of the plant communities on site shall be avoided. See Appendix B for the list of specifically prohibited plants.

**7.1.4 Use natural on-site construction materials.** Use natural materials that are on site or in the immediate area wherever possible, including stone, topsoil, gravel, backfill and wood, for built elements such as terraces, walls, steps, fences, and pathways.

**7.1.5 Retain natural features.** Natural features such as rock outcroppings, significant changes in grade, gullies, special trees/tree groupings will be considered in detailed site planning and retained wherever possible. Building locations shall be adjusted to suit topography and special natural features when the site for each phase is actually ready for construction.

**7.1.6 Minimize irrigation.** The intent is that irrigation will be minimized on site, and potentially only used for establishment of the landscape and for landscape elements on structure. If irrigation is needed, high efficiency systems utilizing sensors should be used to minimize water use, and should use collected rainwater where possible.

**7.1.7 Minimize formal lawn.** The use of formal lawns shall be minimized,



Incorporate Natural Landscape Features



Use Native Plants



Use Natural Materials



# PORTEAU COVE DESIGN GUIDELINES

and limited to small areas in multi-family projects and limited use in parks. Lawn shall only be used where appropriate for gathering, picnicking or informal play.

- 7.1.8 **Interface areas.** The interface between common areas (such as parks, roadways and paths) and residential or village areas, and the interface between developed and open space areas shall be designed in a manner that protects and enhances the natural site character and reinforces natural edges. Where possible, native plant groupings shall be extended into the developed area to soften the line between developed and open space areas.
- 7.1.9 **Retaining walls.** Where retaining walls are required on development parcels, they are to be constructed of local stone or stone faced concrete.
- 7.1.10 **Fire Smart.** Limit the density of plantings in close proximity to buildings to assist with wildland fire protection.

## 7.2 Public Realm

The public realm includes areas within the road right-of-ways, parks, open space and the Village Core. In addition to the overall guidelines above, the following shall apply in these areas:

- 7.2.1 **Landscape features and elements.** Planters shall be made of natural stone or natural stone faced concrete - max. height of 1m. Preferred height of .5m to double as informal seating walls.
- 7.2.2 **Street trees.** Street trees in the Village Core may be formally arranged to reinforce the village character. Outside the Core, trees shall be planted in informal groupings, avoid formal street tree plantings, to reinforce the naturalistic character of the development.
- 7.2.3 **Open space.** Areas designated as open space shall be retained in their natural form and enhanced as necessary after development. Only native plant materials shall be allowed in these areas.

## 7.3 Residential

The landscape development of the residential parcels is a key design component of the overall Porteau Cove community. This section applies to multi-family residential as well as duplex and intensive single family units.

The overall concept of the landscape for the multi-family unit types is simple and elegant designed courtyards, patios, roof terraces and entry courts juxtaposed with the natural forest and mountain character landscape. The landscape character surrounding the buildings for both multi-family and duplex/intensive single family units should be very naturalistic, while the landscape directly associated with the usable outdoor living areas should reflect a structured, simple, refined and elegant look.

All landscape development for the residential sites should serve a purpose such as but not limited to:

- Forest restoration and enhancement of natural forest setting
- Visual Screening
- Rain water collection
- Defining outdoor space
- Re-enforcing the architecture



Stone Landscape Features



Public Realm



Integrate Landscape with Architecture & Natural Setting

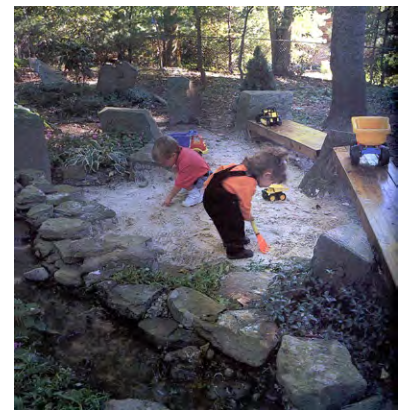
# PORTEAU COVE DESIGN GUIDELINES

- Linking the indoor with the outdoor
- Providing drama and Framing views

- 7.3.1 **Landscape integration.** All landscape development should reinforce and integrate with the architecture and natural setting. Landscape should be usable/visible/have a purpose.
- 7.3.2 **Plant material.** Plant materials used in the residential parcels should provide a rich experience of texture, fragrance, drama, and colour. The palette of plant materials for each parcel should reflect a moderate number of plant materials. The majority of plant materials are to be selected from the recommended list (see Appendix A). Refer to Appendix B - list of prohibited plants, due to their invasive or noxious character.
- 7.3.3 **Landscape materials.** The landscape materials suggested and anticipated for the residential parcels should be natural as well as refined in character.
- 7.3.4 **Sustainability.** Wherever feasible sustainability should be visibly evident in the landscape development. See Sustainability Section.
- 7.3.5 **Water features.** Where applicable, water features of re-circulating rain water should be considered in public and semi-public courtyard and patio areas to minimize highway noises. These water features should be integral to the landscape architectural design .
- 7.3.6 **Children's play.** Mutli- family residential parcels should incorporate opportunities for children's play within the parcel development unless a neighbourhood park with a play area is within a 10 minute walking distance.
- 7.3.7 **Fencing.** Security fencing and perimeter fencing of multi-family parcels is prohibited, except where recommended adjacent to dense woodlands for bear safety/protection.
- 7.3.8 **Automatic irrigation.** All multi-family residential parcels shall have an automatic irrigation service for all landscape areas over structure. Irrigation in other areas shall be minimized and energy efficient, if used.
- 7.3.9 **Rooftop planting.** Green roofs may be used on flat roofs on multi-family buildings, particularly when highly visible from the road or surrounding development. Such roofs should follow best practices for green roofs, taking into account the mountainside environment.



Use Natural Materials



Opportunities for Child Play in Natural Environment

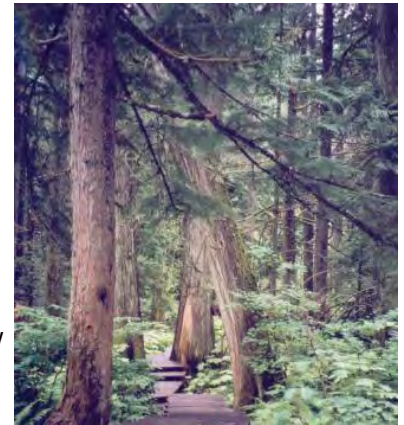
## 7.4 Tree Management

Much of the site is currently in a natural wooded state. The intent is to minimize the intrusion of development into forested areas. A large portion of the site is protected from development through open space designation.

- 7.4.1 For trees located on development parcels, retention should occur where possible through sensitive site planning, and significant trees should be incorporated into the development.
- 7.4.2 When trees are removed to site buildings, an uneven staggered edge rather than a straight line of trees is recommended to maximize edge habitat for wildlife, regenerate understorey growth and reduce windthrow hazards.
- 7.4.3 A clearing zone should be identified on each development parcel that encompasses the area of the building envelope and up to a 6m buffer area.
  - 7.4.3.1 Significant trees within the lot and outside the clearing zone are to be retained and preserved during construction through the creation of tree protection zones. Trees other than significant trees and understory vegetation located outside the clearing zone and not within a protective easement on specific development parcels may be removed or selectively pruned to improve views, air movement and light penetration.

Trees in potential retention areas should be assessed to determine significance, level of effort for retention and potential hazards associated with retention. Additional considerations should be taken to overall stand management and safety including windfirming edges and fire hazard management.

- 7.4.3.2 Prior to any work being carried out in any phase of the development the contractor will meet with the Landscape Architect or Arborist to confirm the tree clearing boundary and tree protection zones. This boundary shall be completely flagged, clearly marked and fully protected. No access will be allowed into the areas beyond the tree clearing boundary for the duration of construction, except for safety reasons.
- 7.4.4 Trees and vegetation to be retained are to be protected during construction. Tree protection zones should be assigned based on individual tree assessments for age, diameter size and species tolerance to disturbance. Bright coloured, reusable construction fencing and/or wood hoarding should surround tree protection zones. The following activities shall not be permitted in the designated tree protection zones:
  - \* Clearing, grading, filling or excavation;
  - \* Passage of vehicular traffic including trucks, excavators, backhoes and similar vehicles including
  - \* the use of grubbing buckets or blades for vegetation removal;
  - \* Storage or piling of construction materials such as sand, aggregates, soil, lumber, formwork, pipes or similar items;
  - \* Disposal of waste materials such as paint, solvents or gyproc mud, the washing of cement or stucco machines, or the piling of other waste construction materials;
  - \* The location of portable toilets, generators, ancillary service





- \* machines, portable sheds and other storage units; or  
The disposal of excess water accumulating within the construction area.

7.4.5 Tree topping is to be avoided as it deforms native trees and may result in the degradation of tree integrity and stability.

## 8. PUBLIC REALM LIGHTING

### 8.1 Overall Strategy.

The overall strategy for site wide lighting, including that for roads and public areas, is to provide the minimum levels necessary for pedestrian and vehicular safety, security and visibility while minimizing light pollution and ensuring the 'Night Sky' is preserved. Light pollution from the development has been identified as a potential issue from the campsite and areas of Porteau Cove Provincial Park.

- 8.1.1 Fixtures should have a contemporary feel yet fit within the mountain environment.
- 8.1.2 Utilize energy efficient fixtures that produce a soft natural quality of lighting. A white light character that shows true colours, such as Metal Halide, is preferred.

### 8.2 Street, Parking and Pathway Lighting.

The intent of the overall lighting approach is to minimize the street lighting and light pollution generated from inefficient and inappropriate light fixtures. The lighting character will vary with each street or path type, and will reflect the quality of the overall development.

- 8.2.1 Minimize the lighting in the village by providing more indirect street and pedestrian level lighting only.
- 8.2.2 Roadway lighting will only be provided within the Village Centre and at intersections/entrances, unless required by MOT for safety reasons (e.g., on tight curves.)
- 8.2.3 Parking areas, pathways and other pedestrian areas will use bollard fixtures and suitable pole mounted fixtures.

### 8.3 Landscape Lighting.

- 8.3.1 Where provided, low landscape elements should contain the lighting source. Tree lighting to be indirect. The source of landscape lighting should not be visible from the street or adjacent lots.
- 8.3.2 The use of timed dimmers and motion sensor actuated lighting is recommended for use in exterior locations where illumination at full intensity level is not required during all the non-daylight hours.
- 8.3.3 Flashing, blinking or coloured lighting is not permitted (except for seasonal holidays.)



Examples of low level street lighting

Lighting Examples

# PORTEAU COVE DESIGN GUIDELINES

## 9. SITE FURNISHINGS

Site furniture in the public realm includes benches, garbage and recycling receptacles, and bicycle racks. Selected products will reinforce the project theme, and shall be durable, easily maintainable and readily available. Site furnishings in the Village core shall include benches, garbage and recycling receptacles, and bike racks. In other areas of the development, including parks and trails, site furnishings will generally be limited to benches and potentially garbage receptacles. Heavier, more rustic looking site furnishings are encouraged in these areas. Site furnishings should be durable and well made.

### 9.1 Village Centre

9.1.1 Site furnishings within the Village Core shall be made of natural materials, preferably wood and metal, with a rustic yet refined look, as illustrated in these images.

9.1.2 Trash receptacles shall also provide for recycling, and shall be bearproof.

### 9.2 Other Areas

9.2.1 Trash receptacles shall also provide for recycling, and shall be bearproof.



Trash Receptacle Examples

Bench Examples



# PORTEAU COVE DESIGN GUIDELINES

## 10. SIGNAGE

### 10.1 Overall Strategy:

Signs in the public realm will fulfill two functions: project identity and wayfinding. Project identity signs will be located at site arrival points, and provide the first impression of the village character.

- 10.1.1 Signage should be simple, rustic yet refined, and incorporate natural materials from the area such as wood and stone.
- 10.1.2 There should be a consistent sign system for village entry points, streets, parking entrances, service areas and buildings.
- 10.1.3 Way-finding and information signage throughout the development shall be kept to the minimum size and number required to direct and inform vehicle drivers and pedestrians.

### 10.2 Sign Types

- 10.2.1 **Gateway Signs.** Gateway signs should be substantial, made of natural materials from the area - wood and stone. Simple and natural looking graphics, reflecting aesthetic of project... Minimally lit.
- 10.2.2 **Project Signs.** Signage should be low key and coordinated with the architectural features and finishes of each building.
- 10.2.3 **Information Signs.** Signage associated with recreational elements (trails / trailheads, parks, open spaces, viewpoints, interpretive signage) shall be wood and in a style similar to that of BC Parks. Solar panels shall be used to light trail signage where feasible.



Information Sign Examples

Gateway and Project Sign Examples

## 11. SUSTAINABILITY

### 11.1 Sustainability Measures

A variety of green development guidelines identify ways to achieve and maintain a high level of inherent sustainability and healthy living - assure energy efficiency, a wholesome living environment, durability, and effective use of local materials. These have been incorporated in other sections of these guidelines, and include provisions for recycling and composting, potential use of green roofs, measures to reduce irrigation or use rainwater for irrigation, use of native plants, etc.

### 11.2 Stormwater Management

One critical element in the sustainability measures for the project is the natural stormwater management program. Stormwater is an integral part of the Porteau Cove community experience. It is a resource that needs to be protected and celebrated. Design of stormwater Best Management Practices should integrate with the architecture and natural setting of the mountain community.

Stormwater management best management practices are included in more detail in the Integrated Stormwater Management Plan (ISMP). For completeness, the following summary is included in these design guidelines. Refer to the ISMP for more detail.

#### 11.2.1 For Roadways (not including the Village):

- 11.2.1.1 Maintain existing drainage routing and catchment areas to the extent possible
- 11.2.1.2 Provide Best Management Practices to capture the first 50mm of runoff from impervious surfaces in a 24 hour period.
- 11.2.1.3 Provide water quality Best Management Practices to treat the first 100mm of rainfall from impervious surfaces in a 24 hour period.

#### 11.2.2 For the Village:

- 11.2.2.1 Attempt to provide source control Best Management Practices to capture the first 40mm of rainfall from impervious surfaces in a 24 hour period.
- 11.2.2.2 Provide Best Management Practices to detain the second 40mm (40mm to 80mm) of runoff from impervious surfaces in a 24 hour period and release at predevelopment levels.
- 11.2.2.3 Provide water quality Best Management Practices to treat the first 80mm of rainfall from road surfaces in a 24 hour period.

#### 11.2.3 For Multi-Family Lots (not including the Village):

- 11.2.3.1 Provide on-site Best Management Practices to capture the first 50mm of runoff from impervious surfaces in a 24 hour period and infiltrate, evapotranspire, reuse or redistribute to vegetated areas.
- 11.2.3.2 Provide on-site Best Management Practices to detain the second 50mm (50mm to 100mm) of runoff from impervious surfaces in a 24 hour period and release at predevelopment levels.





## 11.2.4 Best Management Practices

11.2.4.1 For building sites on impervious soils, BMP's include but are not limited to the following

- Impervious area reduction
- Porous pavement
- Green Roofs
- Rain barrels
- Rain gardens/absorbent landscaping
- Constructed wetlands/wet ponds

11.2.4.2 For building sites on pervious soils, in addition to those listed in 8.4.2.1 above, BMP's include but are not limited to the following:

- Infiltration trench/field
- Detention trench/field

11.2.4.3 For roadways, suitable BMP's include but are not limited to the following:

- Impervious area reduction
- Oil and grit separators
- Detention ponds
- Constructed wetlands
- Vegetated filter strips
- Bioswales

11.2.4.4 Ditches and swales on steep slopes to have check dams or coarse lining material to reduce runoff velocities.



## APPENDIX A

### RECOMMENDED PLANT LIST

#### Native Plants

##### Trees

Vine Maple	<i>Acer circinatum</i>
Bigleaf Maple	<i>Acer macrophyllum</i>
Japanese Maple	<i>Acer palmatum</i>
Norway Maple	<i>Acer platanoides</i>
Red Alder	<i>Alnus rubra</i>
Arbutus	<i>Arbutus menzeisii</i>
White Wonder Dogwood	<i>Cornus "Eddie's White Wonder"</i>
Pacific Dogwood	<i>Cornus nuttallii</i>
Cascara	<i>Rhamnus purshiana</i>
Shore Pine	<i>Pinus contorta</i>
Quaking Aspen	<i>Populus tremuloides</i>
Douglas Fir	<i>Pseudotsuga menziesii</i>
Western Red Cedar	<i>Thuja plicata</i>
Canadian Hemlock	<i>Tsuga canadensis</i>
Western Hemlock	<i>Tsuga heterophylla</i>

##### Shrubs

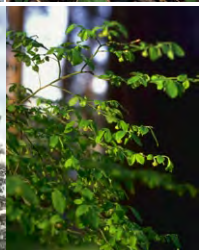
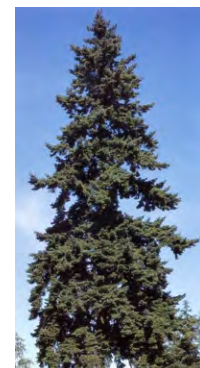
Strawberry Tree	<i>Arbutus unedo</i>
Azalea	<i>Azalea</i> sp./varieties
Red Twig Dogwood	<i>Cornus sericea</i>
Enkianthus	<i>Enkianthus campanulata</i>
Salal	<i>Gaultheria shallon</i>
Mountain Laurel	<i>Kalmia latifolia</i>
Oregon Grape	<i>Mahonia aquifolium</i> , <i>Mahonia nervosa</i>
Sweet Gale	<i>Myrica gale</i>
Osmarea	<i>Osmarea burkwoodii</i>
Oregon Box	<i>Pachystima myrsinites</i>
Mock orange	<i>Philadelphus lewisii</i>
Red Flowering Currant	<i>Ribes sanguineum</i>
Rhododendron	<i>Rhododendron</i> sp./varieties
Nutka Rose	<i>Rosa nutkana</i>
Arctic Willow	<i>Salix arctica</i>
Pussy willow	<i>Salix discolor</i>
Hooker's Willow	<i>Salix hookeriana</i>
Red Elderberry	<i>Sambucus racemosa</i>
Edible blueberry	<i>Vaccinium corymbosum</i>
Evergreen Huckleberry	<i>Vaccinium ovatum</i>
Huckleberry	<i>Vaccinium parvifolium</i>

Note: Kinnickinick, Red twig dogwood and other berry producing shrubs attractive to bears should not be the predominant species in new landscaping.

##### Vines and Groundcovers

Kinnickinick	<i>Arctostaphylos uva-ursi</i>
Clematis	<i>Clematis</i> sp.

#### USE NATIVE PLANTS



## APPENDIX A (Continued)

Bunchberry	Cornus canadensis
Wild Strawberry	Fragaria virginiana
Western Bog Laurel	Kalmia macrophylla ssp. occidentalis
Trailing Blackberry	Rubus ursinus
Fringecup	Tellima grandiflora

### ***Bulbs, Perennials, Ferns and Grasses***

Vanilla leaf	Achlys triphylla
Yarrow	Achillea millefolium
Maidenhair Fern	Adiantum pedatum
Red columbine	Aquilegia formosa
Goat's Beard	Aruncus sylvester
Wild Ginger	Asarum caudatum
Lady Fern	Athyrium filix-femina
Deer Fern	Blechnum spicant
Great Camas	Camassia leichtlinii
Common Camas lily	Camassia quamash
Pacific Bleeding Heart	Dicentra formosa
Coastal Wood Fern	Dryopteris arguta
Fawn lily	Erythronium sp.
Skunk cabbage	Lysichiton americanum
False Lily-of-the-Valley	Maianthemum dilatatum
Licorice Fern	Polypodium glycyrrhiza
Sword Fern	Polystichum munitum
Broad leafed stonecrop	Sedum spathulifolium
False Solomon's Seal	Smilacina racemosa
Piggyback Plant	Tolmeia menziesii

Non-native Plants that meet the following criteria are allowed in multi-family development areas:

- o Drought tolerant
- o Provide habitat value
- o Are non-invasive
- o Low maintenance
- o Hardy to Zone 7

## APPENDIX B

### PROHIBITED PLANT LIST

#### Invasive Species

Butterfly Bush	Buddleia davidii
Cotoneaster	Cotoneaster spp.
English Hawthorn	Crataegus laevigata
Daphne	Daphne laureola
English Ivy	Hedera helix
Holly	Ilex spp.
Laurel Varieties	Prunus laurocerasus varieties
Zabel Laurel	Prunus zabeliana

#### Noxious, Toxic or Invasive Species

Sweet Vernal Grass	Anthoxanthum odoratum
Giant Reed	Arundo donax
Spotted Knapweed	Centaurea maculosa
Canada thistle	Cirsium arvense
Cattails	
Field Bindweed	Convolvulus arvensis
Hedgehog Dogtail	Cynosurus echinatus
Scotch Broom	Cytisus scoparius
Orchard Grass	Dactylis glomerata
Spurge-laurel	Daphne laureola
Leafy Spurge	Euphorbia esula
Giant Hogweed	Heracleum mantegazzianum
Velvet Grass	Holcus lanatus
Hairycats Ear	Hypochoeris radicata
Yellow Flag Iris	Iris pseudacorus
Dalmation Toadflax	Linaria dalmatica
Purple Loosestrife	Lythrum salicaria
Giant Knotweed	Polygonum sachalinense
Japanese Knotweed	Polygonum cuspidatum
Himalayan Blackberry	Rubus discolor
Tansy Ragwort	Senecio jacobaea
Carpet Burweed	Soliva sessilis
Gorse	Ulex europaeus

No Fruit Trees



**REQUEST FOR DECISION**  
Zoning Amendment Application for  
Permanent Zoning -  
Canadian Wilderness Adventures (Area D)

**Meeting dates:** February 10/17, 2016

**File No. 3360.20.91**

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**To:** EAD Committee/SLRD Board of Directors

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**Owner:** Crown Land (Province) / Tenure Holder: Canadian Wilderness Adventures

**Applicant/Agent:** Cascade Environmental

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**Location:** Callaghan Valley, Electoral Area D

---

**Legal description:** DISTRICT LOTS 6013 AND 7925, TOGETHER WITH THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF ALEXANDER FALLS, GROUP 1, NWD, CONTAINING 3,901 HA MORE OR LESS, EXCEPT THEREOUT ALL FOREST SERVICE ROADS AND ROADS PERMITTED UNDER THE FOREST AND RANGE PRACTICES ACT.

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**OCP Designation:** Special Study Area

**Zoning:** Rural 1

**ALR**

**Status:**

No

**DP Area:**

Wildfire Protection

RAR

Callaghan Valley

Conservation

---

**RECOMMENDATION:**

THAT staff proceed with the preparation of OCP and zoning amendment bylaws with respect to the Canadian Wilderness Adventures' rezoning application.

**KEY ISSUES/CONCEPTS:**

Canadian Wilderness Adventures (CWA), which operates a commercial recreational tenure on Crown land in the Callaghan Valley, has submitted an application for rezoning (see Appendix 1). They have had a number of Temporary Use Permits (TUPs) from the SLRD over the years for a limited number of activities in the Callaghan Valley. Their current TUP will expire in November 2016 and cannot be renewed any further in its current form. CWA was previously advised that they should apply for permanent zoning for this area based on the expiry of their TUP. At this time it is appropriate to address all their existing land uses through zoning in a more permanent way.



Staff may consider incorporating the proposed zoning amendment bylaw as part of the overall Electoral Area D Zoning Review. This could happen unless issues associated with the rezoning application would unnecessarily delay the adoption of the new Area D zoning bylaw, in which case it would proceed as a separate amendment to the new Area D zoning bylaw.

**RELEVANT POLICIES:**

Electoral Area D Official Community Plan Bylaw No. 1135-2013  
Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970

**BACKGROUND:**

CWA has operated a commercial business including mechanized and non-mechanized recreation such as dog sledding, snowmobiling, horseback riding, snowshoeing, river rafting, ATVing, 4x4ing and film production support services. The Province has approved their existing management plan from 2007. There is a new plan (2014) that has been developed and is currently under review by the Province and has not yet been approved. The proposed zoning will only focus on the uses in the approved management plan, as a local government would be unable to permit land uses outside an approved Provincial tenure agreement and management plan. There are a variety of new land uses in the unapproved plan that CWA would like to be able to incorporate into zoning, which could be dealt with by future rezoning applications once the updated management plan had been approved.

**ANALYSIS**

While no zoning bylaws have been drafted, staff have considered possible proposed uses and updated regulations for the site based on discussions with CWA. There will be issues to address regarding the OCP and Development Permit Areas, emergency services, along with zoning and provincially approved existing and undeveloped land uses. Under their approved management plan CWA is looking to continue to expand their existing commercial recreation operations to incorporate Provincially approved but undeveloped uses such as a backcountry lodge, a large number of rental cabins and tent camping sites, along with a maintenance shop, spa, accessory retail and food and beverage uses. A number of cabins for employee housing are also being proposed.

**Official Community Plan Issues**

There are a number of existing Development Permit Areas (DPA) that apply to building and land alteration in the Callaghan Valley including the Callaghan Valley DPA, RAR DPA, Wildfire DPA, and Conservation DPA. The Special Study Area designation applies to the Callaghan Valley as well. Any proposed tourist accommodation or camping uses may only be supported with a limited scope as the OCP refers to limited seasonal staff accommodation and limited tourist accommodation. There is mention of campsites and related outdoor recreation uses that could occur within the Callaghan Valley Special Study area provided rezoning and development permit approvals are in place.

The OCP primarily refers to permitted uses in the Special Study Area as ecosystem based forest management, extraction of minerals and aggregate resources, and outdoor recreation. In s. 5.14.6 of

the OCP the Whistler Olympic Park is referenced, however, based on other provisions set out in s. 5.14.7 it would imply that such campsite and accommodation related policies would apply to the Callaghan Valley as a whole versus just the Whistler Olympic Park. Section 5.14.6(a) and (b) states:

*In the Whistler Olympic Park, the following policies apply:*

- a. *Residential use is not supported, however, limited seasonal staff accommodation may be considered by way of rezoning.*
- b. *Limited tourist accommodation use in the form of a lodge or lodging, RV and tent campsite or overnight cabins may be supported by way of rezoning, and only where such use is directly associated with and necessary to the operation of an outdoor recreation use, sport training, or event.*

Section 5.14.7 states:

*In the Callaghan Valley Special Study Area, all commercial activities such as campsites, or other land uses involving buildings and structures, or developments involving alteration of land, are required to obtain a Development Permit for regulation of the form and character of commercial development and protection of the natural environment, its ecosystems and biological diversity, and for the protection of development from hazardous conditions.*

A text amendment to the OCP is proposed to address this inconsistency, and to include the whole Callaghan Valley as being covered off by Section 5.14.6 (a) and (b) and not just the Whistler Olympic Park. Given that there is an already-existing Callaghan Country Lodge, the Whistler Olympic Park, Canadian Wilderness Adventures, and to a lesser extent, Blackcomb Snowmobiles, operating as the commercial outdoor recreation tenure operators in the area, the exclusion of these operators appears to have been a drafting oversight from the original Area D Official Community Plan and should be corrected as part of this application.

In both the proposed (2016) and the approved (2007) provincial management plan there is a range of staff and guest accommodation that is contemplated (camping pads, cabins and a small lodge). Both the rezoning application and the OCP text amendment propose to address these uses.

### **Emergency Services Issues**

Access to the main site is via Forest Service Road only. This may pose challenges for emergency services responding to any issues and will need to be addressed as part of this application.

### **Zoning Issues**

Existing uses in the current zoning (Rural 1 zone) contain basic rural uses such as a single family dwelling, agriculture, aggregate extraction, homecraft and home occupation.

Proposed uses for the new Backcountry Commercial 4 (BC4) zone could include existing uses and facilities approved by the Province and undeveloped uses and facilities approved by the Province (from the 2007 management plan). The provincially approved 2007 management plan is attached as Appendix 2. The following uses and facilities listed below are taken from the 2007 management plan, and include

existing developed uses and facilities and those that are approved (by the Province) but not yet developed.

**Existing uses and facilities (Appendix 2):**

- Motorized/mechanized winter/summer outdoor recreation – snowmobiling, ATVing, 4x4 sightseeing tours
- Non-motorized/non-mechanized winter/summer outdoor recreation - dog sledding, snowshoeing, horseback riding
- Film production support services
- Cabins – approx. 5
- Client reception and changing facility, guide office, sales kiosk, security cabin, machinery shed, snowmobile storage compound, horse corral, sled dog kennels, storage buildings, accessory buildings

**Undeveloped uses and facilities (Appendix 2):**

- Lodge – 10,000 ft<sup>2</sup> with 18 guest rooms, restaurant/pub, theatre/events hall, retail
- Outdoor amphitheatre and stage
- Guest accommodation – 24 guest cabins & 36 tent sites
- Staff accommodation – 12 cabins
- Maintenance shop

Staff are supportive of moving forward with the rezoning application in order to address the commercial recreation activities and as permanent zoning must be pursued due to the expiry of the TUP. Further consideration will be required for the guest and staff accommodations proposed. The OCP will need a minor text amendment to clarify the intent of considering limited tourist and staff accommodation in the Callaghan Valley as a whole rather than restricted to the Whistler Olympic Park site.

CWA has proposed a number of uses outlined in their provincial management plan that have not been incorporated into their previous TUPs so the rezoning application will be considering potential staff and tourist accommodation (small lodge, camping and cabins) in addition to expanded outdoor recreation uses. While the Province may have approved uses and facilities in the Crown Land tenure and management plan, tenure holders must still comply with local government bylaws, including zoning. So in order for the land uses, buildings, and activities in an approved provincial tenure to occur, a local government must approve those uses, either through temporary use permits or permanent zoning. Building permits would also be required.

**OPTIONS:**

Option 1 (PREFERRED OPTION)

Direct SLRD Staff to draft zoning bylaw amendments for CWA's rezoning application.

Option 2

Refer the application back to staff for more information, or revision.

Option 3

Reject the application.

**ATTACHMENTS:**

Appendix 1: CWA application package

Appendix 2: CWA 2007 Management Plan (approved)

Prepared by: I. Holl, Planner

Reviewed by: K. Needham, Director of Planning and Development

Approved by: L. Flynn, Chief Administrative Officer

## **Canadian Wilderness Adventures Callaghan Rezoning Application**

Prepared for:

**Canadian Wilderness Adventures Ltd.**



P.O Box 701  
Whistler, B.C. V0N 1B0

November 20, 2015

Prepared by:



[www.cascade-environmental.ca](http://www.cascade-environmental.ca)

WHISTLER: UNIT 3 - 1005 ALPHA LAKE ROAD WHISTLER BC CANADA V0N 1B1 TEL 604.938.1949 FAX 604.938.1247

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**CERG File # 056-04-02**







**CALLAGHAN REZONING APPLICATION**





Box 219, 1350 Aster Street,  
Pemberton, BC V0N 2L0  
Ph. 604-894-6371, 800-298-7753  
F: 604-894-6526  
info@slrd.bc.ca www.slrd.bc.ca

FOR OFFICE USE ONLY	
Application Fee Paid:	Receipt Number:
Received By:	Date Received:
File Number:	

## DEVELOPMENT APPLICATION FORM

Applicants are advised to consult with Planning Staff before submitting a development application. **This application will not be accepted unless it is complete and the required fee and plans are attached. Fees are non-refundable unless otherwise noted.**

*Please note that Development Permit and or Temporary Use Permits may require a security in the form of an irrevocable letter of credit, as a condition of the permit.*

### Application Type (see attached schedule for fees)

- |   |   |
|---|---|
| <input type="checkbox"/> Development Permit*                                  | <input checked="" type="checkbox"/> Zoning Amendment*       |
| <input type="checkbox"/> Development Variance Permit                          | <input type="checkbox"/> Official Community Plan Amendment* |
| <input type="checkbox"/> Temporary Use Permit* (specify 1-3 year term)        | <input type="checkbox"/> Land Use Contract Amendment*       |
| <input type="checkbox"/> Temporary Use Permit Renewal (specify 1-3 year term) | <input type="checkbox"/> Board of Variance                  |
| <input type="checkbox"/> Other (specify) _____                                | <input type="checkbox"/> Covenant Amendment                 |

**\*Sign Notification Requirements** Certain applications require that a sign be posted on the property to advise the community of the proposed development, and invite comments and questions. Staff will advise you if a sign is required as part of your application process, and will provide the sign, and advice as to where it should be posted.

*Please note that as per the SLRD Procedure Bylaw 1260-2012 there is an opportunity for any party to speak as a delegation to the SLRD Board on land use and other matters. Delegations will not, however, be allowed once a bylaw has gone before a public hearing.*

### Applicant

Name(s): Canadian Wilderness  
Adventures

Mailing  
Address: PO Box 701  
Whistler, BC  
V0N 1B0

Phone: (Home) 604-938-1616  
(Cell)  
(Fax)

e-mail:

### Owner (if different from applicant)

Name(s): Allan Crawford

Mailing  
Address: PO Box 701  
Whistler, BC  
V0N 1B0

Phone: (Home)  
(Cell) 604-932-8809  
(Fax)

e-mail: allan@canadianol.com

### Property Information

Legal Description of land under application:

Unsurveyed Crown Land in the vicinity of Callaghan Main FSR

Civic Address (House No., Street Name, Community):

Size of Property (Ha): Crown Land Tenure 4670 Ha, Base Area 4 Ha

Current Zoning: R1

Proposed Zoning:

Backcountry Commercial

Current OCP designation:

Proposed OCP Designation:

### Existing Land Use:

Base area for Canadian Wilderness Adventures - authorized under TUP

### Proposed Use / Description of Proposed Development (please attach separate pages if necessary):

See attached report



---

## Agent's Authorization

If the applicant is not the registered owner, the owner(s) must complete the owner information and attach a letter of authorization, or complete and sign the following:

As the owner of the land described in this application, I/we hereby authorize \_\_\_\_\_  
to act as applicant in regard to this land development application.

Owner Signature \_\_\_\_\_

Date \_\_\_\_\_

Owner Signature \_\_\_\_\_

Date \_\_\_\_\_

---

## Declaration Pursuant to the *Environmental Management Act*

The following declaration should be completed only after the applicant has reviewed the attached Contaminated Sites Regulation Schedule 2 and determined that the subject property has not been used for industrial or commercial activities as described therein. If the subject property has been used for any activities listed on Schedule 2 a Site Profile form must be completed and submitted to the SLRD with the completed application and appropriate fees.

I, \_\_\_\_\_, hereby acknowledge that the *Environmental Management Act*, 2003, is effective as of March 31st, 2005.

Based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in Schedule 2 (attached) of the regulations. Accordingly, I elect not to complete and submit a 'site profile', as outlined in Section 40(1) of the Act.

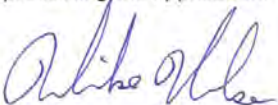
I further acknowledge that this election does not remove any liability, which may otherwise be applicable under the legislation.

Signature \_\_\_\_\_

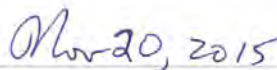
Date \_\_\_\_\_

---

I, the undersigned, hereby certify that the attached information, provided with respect to this application is full and complete and a true statement of facts, and hereby agree to submit further information as may be deemed necessary for processing the application.



Signature



Date

---

## Required Information (Please complete checklist)

All applications should be accompanied by the following information:

- ☐ **Application fee(s)** – see attached fee schedule
- ☐ **State of Title Certificate** – issued not more than 30 days prior to the application date.
- ☐ **Signed “Declaration Pursuant to the Environmental Management Act” (above) OR Site Profile Schedule 1**
- ☐ **Site Plan (s) (2 copies, drawn to scale and showing the following):**
  - Civic address and full legal description of property
  - Lot dimensions
  - Easements and rights of way on the property
  - Names of roads adjacent to the property
  - Locations and dimensions of **all** existing and proposed buildings and structures
  - Locations of existing wells and septic systems
  - Locations of watercourses, steep banks, and slopes on or adjacent to the property
- ☐ **Development Plans - depending on the specific application, required information may include the following (see s.5.34 & s.5.35 of Development Approval Information, Fees and Notification Procedures Bylaw 1301-2014, as amended for full application requirements):**
  - **DEVELOPMENT VARIANCE PERMITS (DVP)** - detailed drawings showing the proposed development and showing the requested variance. This includes building elevations, floor plans, site elevations, etc. that will be attached to the permit.
  - **DEVELOPMENT PERMITS (DP)**
    - **WILDFIRE DP** – completed checklist indicating which measures are to be undertaken, and including a site plan and or construction detail to demonstrate how the measures are being taken.
    - **RIPARIAN AREA REGULATION DP** – completion of a Riparian Area Assessment by a Qualified Environmental Professional, and confirmation from the Ministry of Environment that the required report has been completed and registered, as per the Provincial Riparian Areas Regulation.
    - **OTHER** – other DPs include Form and Character in intensive residential developments, or in commercial developments. These DPS typically require detail as to the materials and appearance of the buildings and/or landscaping.
  - **OCP/ZONING/LAND USE CONTRACT or COVENANT AMENDMENTS** – details with respect to the proposal, including proposed density (number of lots and or dwellings), proposed permitted uses, and any necessary background reports/studies/or additional information to describe the proposal.
  - **TEMPORARY USE PERMITS** – details with respect to the specific proposed use, the specific duration, and what measures are in place to restore the land following the cessation of the temporary use.



CALLAGHAN REZONING APPLICATION

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## CALLAGHAN REZONING APPLICATION

### 1.0 Proposal Overview

#### 1.1 Canadian Wilderness Adventures Background

Canadian Wilderness Adventures Ltd. (CWA) submits this Rezoning Application for consideration by the Squamish Lillooet Regional District (SLRD). This Rezoning Application is intended to respond to the changes in land use following the 2010 Olympic and Paralympic Winter Games and the establishment of Whistler Olympic Park.

This Rezoning Application deals specifically with the application area referred to as the Lower Callaghan / Sproatt Mountain area. Although this document occasionally references the operational activities of Canadian Wilderness Adventures on Whistler and Blackcomb Mountains, those activity offerings fall outside the terms of reference of this document.

In the interests of providing a comprehensive Rezoning Application, the entire scope of proposed activities and extents of tenure requested from the British Columbia Ministry of Forests, Lands and Natural Resource Operations (FLNRO) are provided. CWA will begin development of, and operation within, extensive and intensive use areas as market conditions and regulatory approvals allow.

CWA is currently operating under a Temporary Use Permit (TUP), with an application for renewal currently pending.

#### General Overview of Business

Starting operations in 1993, Canadian Wilderness Adventures Ltd. (CWA) is a Whistler-based outdoor recreation company specializing in adventure based recreation. CWA offers a range of year round motorized and non-motorized activities for visitors to the Sea-to-Sky corridor.

The CWA operations base is located in the Callaghan Valley, approximately 20 km from the village of Whistler. CWA's current Callaghan Valley TUP area encompasses approximately 4670 ha on the slopes of Sproatt Mountain. The base area is approximately 4 ha in size and includes cabins, dog kennels, equipment storage, registration centre and ancillary facilities.

#### Description of Operator

Canadian Wilderness Adventures Ltd. was incorporated in the Province of British Columbia in November 1993. Canadian Wilderness Adventures Ltd. conducts business as Canadian Wilderness Adventures, Canadian Snowmobile Adventures, Canadian All Terrain Adventures, Canadian Water Adventures, Canadian Dogsled Adventures, Canadian Snowshoe Adventures and Canadian Mountain Productions / Services and is duly incorporated pursuant to the laws of the Province of British Columbia.

Incorporation Number: BC0457680

The records office of CWA  
Law office of Nick Davies  
201A – 4230 Gateway Drive  
Whistler, B.C. V0N 1B0

The business address of CWA  
PO Box 701  
Whistler, B.C. V0N 1B0

Contact:





## CALLAGHAN REZONING APPLICATION

Reception 604-938-1616  
Allan Crawford 604-932-8809

### History of Operations

CWA began operations in 1993 from a rented premises located in the Kids Camp facility at the base of Blackcomb Mountain in Whistler, BC. Initially, the company's fleet consisted of six snowmobiles, and operations were restricted to the evening hours of the winter months. Operations consisted of guided snowmobile tours on Blackcomb Mountain through a negotiated arrangement with Blackcomb Skiing Enterprises Ltd, to which a fee was paid based on a percentage of gross revenues.

A snowcat was purchased, re-designed and equipped as a snow coach to take customers for rides and social activities during the evening hours and used to groom the trails by day. The snow coach also allowed the company to solicit and obtain additional clients in the film and multimedia industry because it had the equipment and crew necessary to transport both people and supplies to remote wilderness locations.

As clients requested more product options, and with a "moratorium" in place preventing issuance of Commercial Recreation tenures in the Sea to Sky Corridor, CWA obtained a road use permit to operate in the backcountry, providing the opportunity to offer daytime adventure activities to their clientele. On August 1, 1993 CWA applied for a Road Use Permit (RUP) with the BC Ministry of Forests (MOF) to operate on the upper Lillooet/Meager Creek Forest Service Roads (FSR). The permit was granted on January 4, 1994. CWA also began assessing the Lower Callaghan/Madely Lake area late 1993. On October 3, 1994, CWA submitted its first application to the MOF for road use in Lower Callaghan/Madely Lake area. At the request of BC Lands (Ministry of Environment, Lands and Parks), CWA filed a statement of interest on November 24, 1996 under the Commercial Backcountry Recreation Policy.

In the spring of 1994 CWA began working with film crews, providing snowmobiles for activities on Blackcomb Mountain. There were additional film shoots in the Lower Callaghan Valley/Madely Lake area in 1994.

In the summer of 1994, CWA began assessment of commercial recreation development potential in the Lower Callaghan Valley/Madely Lake area.

By the beginning of the 1996 fiscal year, the company expanded its fleet of snowmobiles from six to seventeen to meet growing demands for business. During that year, CWA also added All Terrain Vehicles (ATV's) to its fleet in order to provide a year round product for guests and year round employment for the staff. In June of 1996, CWA commenced operation of ATV tours. Use of ATV's also extended the snowmobiling season well into the summer, because it became possible for customers to ride an ATV from the company's base to the snow line.

In the summer of 1997 CWA investigated 4x4 assisted mountain bike descents the Lower Callaghan Valley/Madely Lake area. CWA also operated ATV tours on Blackcomb Mountain during this time.

In 2001, CWA was issued a short term (5 years) License of Occupation for the purpose of conducting a wide range of Commercial Recreation (CR) activities in the Callaghan Valley. In 2007, with the 2010 Olympic and Paralympic Winter Games pending, and in response to the formation of the Whistler Olympic Park (WOP) Nordic venue and public ski area, CWA voluntarily relinquished a portion of its tenure in exchange for its currently delineated tenure area and a long term (30 year) License of Occupation.

In the fall of 2011, CWA purchased river raft equipment with the intent of developing a commercial guiding product and testing the viability of the river for tour operations in the Cal-Check area of Callaghan Creek.



## CALLAGHAN REZONING APPLICATION

## 2.0 Existing and Proposed Land Use and Zoning

### 2.1 Project Proposal Summary

CWA's operations area is located in a Special Study Area under SLRD Electoral Area D Official Community Plan Bylaw 1135 (OCP). The OCP states that "In the Callaghan Valley Special Study Area, all commercial activities such as campsites, or other land uses involving buildings and structures, or developments involving alteration of land, are required to obtain a Development Permit for regulation of the form and character of commercial development and protection of the natural environment, its ecosystems and biological diversity, and for the protection of development from hazardous conditions" (SLRD, 2013. p. 37). However, for the purposes of this application the current zoning designations will remain: Rural One (R1) for the Area D portion of CWA's tenure and Resource Management (R1) for the small portion in Area C.

This application seeks to demonstrate CWA's commitment to the SLRD's form and character guidelines, including maintaining a mountain look and feel to all structures; as well as its commitment to environmental stewardship. CWA requests appropriate zoning for the activities and facilities listed below.

### 2.2 Existing and Proposed Operations in the Callaghan

#### 2.2.1 General Area

The CWA Callaghan operation is located approximately 12 km south of Whistler, on the west side of the Sea to Sky Highway 99, in the Callaghan Valley. The area is approximately 85 km north of Vancouver.

The current tenure area occupies approximately 3903.7 ha and extends 7 km up the east side of Callaghan Creek where it veers northeast and follows the WOP boundary into the Beverley / Madely Lakes drainage. The tenure area also extends east to the southerly aspect of Sproatt Mountain, skirting the watershed boundary of 21-Mile Creek (RMOW water supply). See Appendix for General Location Map of the tenure renewal area.

#### 2.2.2. Base Operation

CWA currently stages all tours out of the Carleton Lodge (Whistler Village) and transports clients to the Callaghan Operations Base located 12 km down the Sea to Sky Highway from Whistler Village, 8 km up the West Callaghan Road and 0.5 km down the East Callaghan FSR. In the future as the base facility is developed, CWA will bring traffic in from the highway to the base. This current base of operations is established under a Temporary Use Permit on Crown Land with the Squamish-Lillooet Regional District and includes storage sheds, maintenance buildings, dog kennels and offices. Through this Management Plan, CWA proposes that a permanent base of operations be zoned and established in the Callaghan Valley at this location. A plan of the base facility is provided in Appendix 3a of this Management Plan.

CWA anticipates that this new location will complement the WOP with respect to offering a range of activities for visitors to the WOP area. These activities would include a range of summer and winter recreational opportunities, both motorized and non-motorized. On May 1, 2012, CWA entered an agreement with WOP to offer 4x4 sightseeing visits in summer of 2012.

#### 2.2.3 Proposed Structures

##### 1. Mohabi Lodge / Pub / Restaurant

- Approximately 10,000 ft<sup>2</sup>
- Water obtained from well



## CALLAGHAN REZONING APPLICATION

- Wastes treated through septic field
- 2. Hemloft Pavilion Cafe**
    - Included in Mohabi Lodge Site
    - Pavilion approximately 6120 ft<sup>2</sup>
    - Hemloft will be attached
  - 3. Non-mechanized Base: Kennels, stables and caretaker huts**
    - Dog Sled Base Area
      - Sled dogs housed in kennels approximately 1500 ft<sup>2</sup>
    - Horse Base Area
      - Horses housed in stables approximately 1600ft<sup>2</sup>
    - Snowshoe Base Area
      - Main Barn (2600 ft<sup>2</sup>), Caboose, Washrooms and storage buildings (existing)
      - 2 rustic caretaker huts approximately 400 ft<sup>2</sup>
    - Equipment Shed
      - 600 ft<sup>2</sup> shed located next to Main Barn
    - Gear/clothing change room
      - Approximately 1700 ft<sup>2</sup>
  - 4. Mechanized Base**
    - Client reception building and change facility (Atco trailer, see Plate 2)
    - Guide office/sales kiosk (100ft<sup>2</sup>)
    - Woodshed (100ft<sup>2</sup>)
    - Security cabin (250 ft<sup>2</sup>)
    - Machinery shed (100 ft<sup>2</sup>)
    - Port-a-potty(s) and pit toilet (see Plate 1)
    - Locking compound for snowmobiles (0.05 ha)
    - Horse corral with shelter and tack and hay shed (0.1 ha)
  - 5. Camping / Staff Accommodation**
    - Staff accommodations additional staff accommodation construction anticipated in 2015)
      - 12 cabins, approximately 250 ft<sup>2</sup> each
    - Spa Area (re-located from the Sproatt Lake Cabin in 2007 Management Plan to the Cabin/Campsite Area)
      - Change Rooms/Showers (approximately 250 ft<sup>2</sup>)
      - Spa Treatment Hut (approximately 500 ft<sup>2</sup> plus pools)
      - 2 log saunas (approximately 250 ft<sup>2</sup> each)
      - 36 tent sites and 24 guest cabins (approximately 350 ft<sup>2</sup> each)
  - 6. Maintenance shop and equipment storage facility**
    - Approximately 5000 ft<sup>2</sup>
    - Five structures:
      - Wood shop with security guard living area
      - Snowcat/Machine/repair shop
      - Recycle yard shedStorage shed
      - Small wood shed
  - 7. Sproatt Lake Cabin/multipurpose facility**
    - Approximately 600 ft<sup>2</sup>
    - Accommodation for 20 people in 6-8 - 100 ft<sup>2</sup> guest cabins



## CALLAGHAN REZONING APPLICATION

### 8. Northair Lodge

- Approximately 720 ft<sup>2</sup> log cabin
- Approximately 300 ft<sup>2</sup> caretaker/chef hut
- Approximately 220 ft<sup>2</sup> firewood/gear shed
- Dock/Boathouse

### 9. Trapper's Cabin and Dock, Totem Lake

- Approximately 80 ft<sup>2</sup>

### 10. Harry Hut

- Approximately 400 ft<sup>2</sup>
- Storage shed for hay and gear (100 ft<sup>2</sup>)
- Wood Shed (100 ft<sup>2</sup>)

### 11. Gold Mine Site

- 225 ft<sup>2</sup> Rustic miner's cabin for gold panning tour equipment
- 100 ft<sup>2</sup> Storage Shed

### 12. Celestial observatory

- Facility with telescope and educational workshop space (1000ft<sup>2</sup>)
- Full-service food and beverage kitchen/dining room (1000ft<sup>2</sup>)
- Guest and caretaker rooms (1000ft<sup>2</sup>)

### 12. Storage Barn (Rafting)

- 280 ft<sup>2</sup> hut for raft and safety gear storage

## 2.3 Community and Economic Benefits

CWA is a well-established and reputable company in the Sea to Sky corridor. CWA employs 50-60 local residents, depending on the season, and provides visitor experiences that contribute valuable income to the area and enhance its reputation as a tourist destination. CWA's proposed Callaghan operations will provide a combination of activities and experiences unique in the region. Activities like horseback and rafting tours will require specialized staff and bring skilled workers to the area.

CWA is an excellent corporate citizen, contributing to a wide range of causes including campaigning to raise money for sustainable fuel sources, and local organizations including Whistler Search & Rescue, Pemberton Search & Rescue, Canadian Avalanche Foundation, Whistler Adaptive Sports, Whistler Library, Howe Sound Secondary School, the Kelty Patrick Dennehy Foundation, Whistler Dance Academy, Whistler Women's Hockey League, WAG, Whistler Fire Department, Rotary Club of Whistler, Alta Lake School, Whistler Care Foundation, Whistler Blackcomb Foundation, Pemberton Community Centre, JJ Whistler Bear Society, and Sea to Sky Food Relief. In addition to these worthy local initiatives, CWA donates time and volunteer hours to a number of national and international organizations.

## 3.0 Site Plan

The proposed layout of CWA's base area is shown in the attached map.



## **CALLAGHAN REZONING APPLICATION**

### **4.0 Environment and Sustainability Initiatives**

CWA recognizes that the foundation for the continued health of our economy is shifting. We must increasingly take into account environmental quality and sustainability for future generations. As such, the following five commitments show CWA's ongoing support of recycled building materials and alternative motorized technologies:

1. Continued support of hydrogen fuel cell technology for snowmobiles
2. Switching to four-stroke snowmobiles
3. Continued support of the McGill Electric Snowmobile Team
4. Facility construction using shipping containers and other refurbished or reclaimed materials
5. Using recycled paper for 100% of printed content

### **5.0 Roads and Parking**

Roads and parking were built and engineered during the establishment of the military base constructed on the current CWA base area for the 2010 Olympic and Paralympic Winter Games. Roads and parking areas, including ditching and culverting, were designed by the Forestry engineer under contract to the Canadian Armed Forces. Necessary environmental reviews and permitting were completed by the Canadian Armed Forces.

### **6.0 Potable Water Servicing**

CWA's base operation is serviced by well water.

### **7.0 Wastewater Collection**

CWA currently uses portable toilets, serviced by Carney's. Permanent developments will include septic fields, which are currently being designed. Additional septic fields will be designed for the lodge and cabin areas once building design is completed.

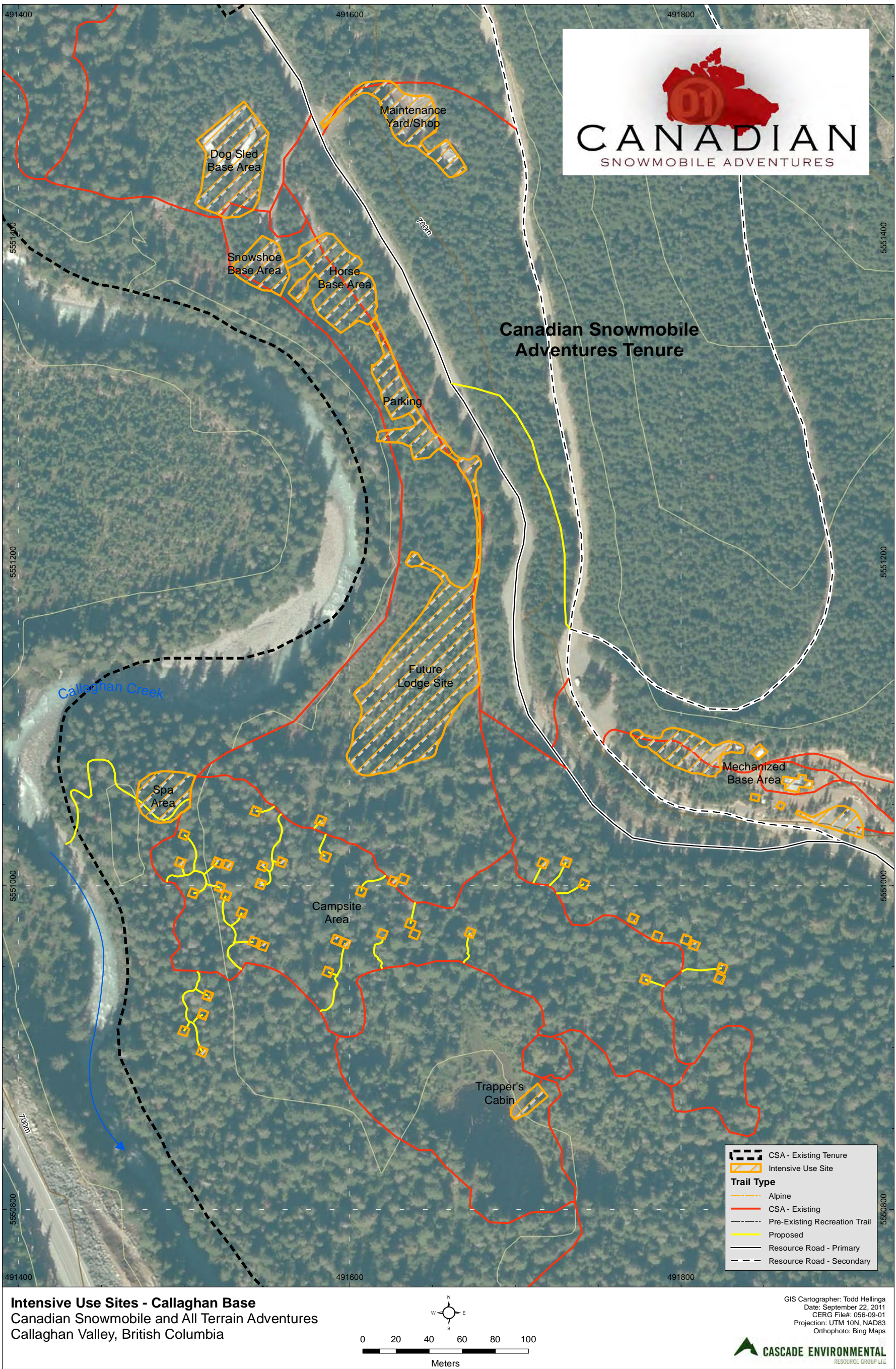
### **8.0 Stormwater Management**

Stormwater management for the CWA base area is existing and was designed by the Canadian Armed Forces.

### **9.0 Other Utilities and Services**

Utilities are existing, constructed by the Canadian Armed Forces.







**Tenure Renewal Management Plan Prepared for:**

**Canadian Snowmobile Adventures Ltd.**



**P.O Box 701  
Whistler, B.C. V0N 1B0**

**July 05, 2007  
Prepared by:**



**CASCADE ENVIRONMENTAL**

RESOURCE GROUP LTD

[www.cascade-environmental.ca](http://www.cascade-environmental.ca)

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**CERG File # 056-01-04**

**MTSA File #: 2407109**



**We, the undersigned, have reviewed and authorize the Canadian Snowmobile Adventures Ltd. Management Plan.**

X

\_\_\_\_\_  
Allan Crawford  
President, Canadian Snowmobile Adventures

Date: \_\_\_\_\_

X

\_\_\_\_\_  
Kevin Lee  
Ministry of Tourism, Sport and the Arts

Date: \_\_\_\_\_







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## STATEMENT OF LIMITATIONS

This Document was prepared by **Cascade Environmental Resource Group Ltd.** for the account of **Canadian Snowmobile Adventures**.

Should this report contain an error or omission then the liability, if any, of Cascade Environmental Resource Group Ltd. should be limited to the fee received by Cascade Environmental Resource Group Ltd. for the preparation of this Document. Recommendations contained in this report reflect Cascade Environmental Resource Group Ltd.'s judgment in light of information available at the time of study. The accuracy of information provided to Cascade Environmental Resource Group Ltd. is not guaranteed.

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This document should not be construed to be:

- 2.4 A Phase 1 – Environmental Site Assessment;
- 2.5 A Stage 1 – Preliminary Site Investigation (as per the Contaminated Sites Regulations of the Waste Mgt. Act);
- 2.6 An Environmental Impact Assessment.







## EXECUTIVE SUMMARY

The CSA Callaghan Valley tenure is located on the east side of Callaghan Creek, starting near the Sea to Sky Hwy #99 and extending approximately 12 km north up the Callaghan Valley and eastwards approximately 6 km onto the flank of Sproat Mtn. Approximately 500 ha of the tenure area is within the current boundaries of the Resort Municipality of Whistler (RMOW).

The terrain is mostly sloping valley sides, transitioning from low elevation valley bottom to sub-alpine and alpine margins on Sproat Mtn. The lower elevation slopes are mixed stands of regenerating forest, with pockets of old growth. There is a small network of rough roads at lower elevations, a legacy from past forestry and mining operations.

Starting operations in 1993, Canadian Snowmobile Adventures Ltd. is a year-round activity provider based in Whistler, BC. CSA specializes in adventure based motorized recreation offering a range of products and services to meet Whistler's tourism market. The focus of activities includes guided snowmobile winter tours and summer guided ATV tours. CSA also offers snowcat tours, mountain dining experiences on Blackcomb, 4X4 Hummer tours, and technical support for film projects. CSA intends to expand its range of activities to include non-motorized recreation, such as dog sled and horseback and horse sleigh tours, hiking, mountain biking, snowshoeing, and ski touring.

CSA will construct several facilities for its area of operations: a central lodge with auxiliary cabins and staff accommodations, a storage and equipment maintenance facility, a warming hut and dock on a small lake, a celestial observatory and dining facility, an emergency shelter, and kennels and stables.

Potential concerns for CSA's operations in the area focus on environmental values. These include:

- Ensuring wildlife encounters are managed according to the 2006 *Wildlife Guidelines for Backcountry Tourism / Commercial Recreation in British Columbia*.
- Ensuring water values are protected by managing watercourse vehicle crossings, and protecting riparian zones from inappropriate trail construction.









## INTRODUCTION

Canadian Snowmobile Adventures Ltd. (CSA) prepared this Management Plan for renewal of its License of Occupation # 238314. This Management Plan includes changes resulting from the activities of the 2010 Olympic and Paralympic Games in the Callaghan Valley. It is intended to fulfill the requirements set out in the Commercial Recreation documents available from the Ministry of Tourism, Sport, and the Arts (MTSA). The Plan requirements include:

1. Description of the operation and areas of use.
2. Overlap with environmental and cultural values.
3. Overlap with other resource interests.

This Management Plan deals specifically with the application area referred to as the Lower Callaghan / Sproat Mtn. area. Although reference is made to the operational activities of Canadian Snowmobiles Adventures on Whistler / Blackcomb Mountains, that activity falls outside the terms of reference of this document.

In the interests of providing a comprehensive Management Plan, the entire scope of proposed activities and extents of tenure are provided. Issues arising from approval timelines, market growth, and infrastructure development will result in a phased approach to the implementation of the extensive and intensive facilities for Canadian Snowmobile Adventures.

Tenure boundaries have changed significantly since the 2003 CSA tenure approval. This tenure renewal includes areas to mitigate losses resulting from the relinquishment of lands to the Whistler 2010 Olympic and Paralympic Nordic Centre (WNC). The previously tenured lands now occupied by the WNC are rescinded and the mitigation lands identified in this plan are sought for tenure.

## SECTION 1: DESCRIPTION OF THE OPERATION AND ACTIVITIES OFFERED

### 1.1 General Description of Operation

#### 1.1.1 General Area

The CSA Callaghan operation is located approximately 12 km south of Whistler, on the west side of the Sea to Sky Highway 99, in the Callaghan Valley. The area is approximately 85 km north of Vancouver.

The tenure area occupies approximately 38.6 km<sup>2</sup> and extends 7 km up the east side of Callaghan Creek where it veers northeast and follows the WNC boundary into the Beverley / Madeley Lakes drainage. The tenure area also extends east to the southerly aspect of Sproat Mtn, skirting the watershed boundary of 21-Mile Creek (RMOW water supply). See Appendix 7 for General Location Map of the tenure renewal area.

#### 1.1.2 Base Operation

CSA currently stages all tours out of the Carleton Lodge (Whistler Village) and transports clients to a temporary staging facility at the junction of Highway 99 and the Callaghan





Main FSR. This current base of operations is a temporary facility on Crown Land and includes a storage shed and office. Through this Management Plan, CSA proposes that a permanent base of operations be established in the Callaghan Valley. The location identified for this base is approximately 6 km up the Callaghan FSR from Highway 99. Establishing this base of operations will require construction of a vehicle access driveway from the WNC / FSR road as well as a parking area for client and staff vehicles. This location is on Crown Land. A plan of the base facility is provided in Appendix 3a of this Management Plan.

CSA anticipates that this new location will complement the Whistler Nordic Centre (WNC) with respect to offering a range of activities for visitors to the WNC area. These would include a range of summer and winter activities, both motorized and non-motorized.

### 1.1.3 Improvements

CSA intends to implement improvements to the tenure area in phases. The following phased improvements to the tenure area include:

- A. Primary base of operations (from 2007–11)
  - a. Access road/driveway from current FSR and new WNC public road
  - b. Parking area for clients and staff
  - c. Client reception and change facility (trailer)
  - d. Potable water and septic field
  - e. Lodge
    - i. Guest accommodations
    - ii. Full-service food and beverage kitchen/dinner theatre/pub
    - iii. Outdoor recreation courses/school
    - iv. Events (e.g. weddings)
    - v. Auditorium for educational forums, conferences, events, staff training, and film viewing
    - vi. Satellite cabins and change rooms for guests
- B. Staff accommodations (from 2008)
- C. Change rooms, equipment storage and maintenance facility (from 2007)
- D. Stables and kennels (from 2008)
  - a. Shelter and practice corral for dogs and horses
  - b. Activities staged from this area include dog sledding, horse drawn sleigh riding, and horseback riding
- E. New trails to support single or multi-day recreation (from 2007)
  - a. Activities on the trails include snowmobiling, snowcat tours, ATV, and 4X4 tours, dog sledding, snowshoeing, cross-country skiing, hiking, mountain biking, horseback riding
- F. Warming hut (from 2007)
  - a. Tour destination for above activities including full service food and beverage (e.g. weddings), yoga, spa services, events and cultural activities
  - b. Caretaker residence included
- G. Dock (from 2008)
  - a. Dock extending from adjacent to warming hut for canoe launching, fishing, yoga , sauna, and nature viewing





- H. Terrain park (from 2007)
  - a. Summer / winter snowmobile / ATV skills practice area on existing Northair Mine site
- I. Subalpine hut / emergency shelter (from 2008)
  - a. Minimalist structure strategically located to enhance tour safety
- J. Celestial observatory (from 2009)
  - a. Facility with telescope and educational workshop space
  - b. Full-service food and beverage kitchen / dining room
  - c. Guest and caretaker rooms

#### 1.1.4 Access

At present, all clients are transported to the Callaghan FSR staging area from Whistler Village via courtesy van. The staging area is approximately one kilometer from the Highway 99 turnoff to the Callaghan FSR.

The new base of operations for CSA in the Callaghan Valley will be accessed via the WNC road on the west side of Callaghan Creek. CSA will establish and maintain access to their new base of operations from the point where the FSR meets the new WNC road. Clients will continue to be provided with a van shuttle service from Whistler Village if they wish, or they will also be able to use their own vehicles to access the operations base.

#### 1.1.5 Staff

CSA currently employs 55 staff; the majority of these are full-time positions. CSA management and key staff positions are described below.

Table 1.1.5 CSA Positions and Staff Qualifications		
Staff Category	Employees	Experience and/or Certificates
Senior Manager	1	<ul style="list-style-type: none"> <li>• Bachelor of Commerce Honours Degree in Marketing</li> <li>• 17 years as owner/manager of CSA</li> <li>• certified guide in canoeing, rafting, snowmobiling</li> <li>• wilderness first aid</li> <li>• film/photography studies and experience</li> <li>• resort development studies</li> <li>• construction and equipment operator</li> <li>• management studies</li> <li>• filmwriter/director/production management</li> <li>• recreational land use studies</li> <li>• world adventurer /research explorer</li> </ul>
General Manager	1	<ul style="list-style-type: none"> <li>• Business Administration and Marketing Degree</li> <li>• 7 years with CSA</li> <li>• 3 years guiding experience</li> <li>• 4 years Operations Manager experience</li> <li>• Primary Care Paramedic</li> <li>• Search and Rescue Ground Search Technician</li> <li>• Ski Area Management Avalanche Level 1</li> <li>• Advanced Wilderness First Aid</li> <li>• CPRC with AED Endorsement</li> <li>• Occupational First Aid</li> </ul>





<b>Front Desk Manager</b>	<b>1</b>	<ul style="list-style-type: none"> <li>• In-house training</li> <li>• 3 years with CSA</li> </ul>
<b>Assistant Front Desk Manager</b>	<b>1</b>	<ul style="list-style-type: none"> <li>• 1.5 years in adventure tourism</li> <li>• sales certificate</li> <li>• Wilderness 1st Aid</li> </ul>
<b>Operations Manager</b>	<b>1</b>	<ul style="list-style-type: none"> <li>• Diploma of Adventure Tourism</li> <li>• 5 years with CSA</li> <li>• 3 years guiding experience</li> <li>• 2 years Operations Manager</li> <li>• Advance Wilderness First Aid</li> <li>• Avalanche Awareness Certificate</li> <li>• CPRC with AED endorsement</li> <li>• Whitewater Paddle Raft Guide certification</li> <li>• Assistant Ocean Kayak Guide</li> </ul>
<b>Backcountry Division Manager</b>	<b>1</b>	<ul style="list-style-type: none"> <li>• 7 years with CSA</li> <li>• CPRC with AED endorsement</li> <li>• Advanced Wilderness First Aid</li> <li>• 1500 hours snowcat experience</li> <li>• 7 years guiding experience</li> <li>• 4 years supervisor/division manager</li> </ul>
<b>Sales Manager</b>	<b>1</b>	<ul style="list-style-type: none"> <li>• 6 years in sales &amp; front desk with CSA</li> </ul>
<b>Marketing Manager</b>	<b>1</b>	<ul style="list-style-type: none"> <li>• 2 years with CSA</li> <li>• Marketing diploma</li> <li>• In resort sales</li> <li>• Sales manager</li> <li>• In-house marketing training</li> <li>• Guiding experience</li> </ul>
<b>Shop Manager / Head Mechanic</b>	<b>1</b>	<ul style="list-style-type: none"> <li>• Licensed Automotive Technician</li> <li>• 10 years with CSA</li> <li>• 21 years mechanic experience</li> <li>• Licensed Millwright</li> <li>• Licensed Vehicle Inspector</li> <li>• Bombardier Snowcat Technician</li> <li>• Level 1 Supervisory Pyrotechnician</li> <li>• Fire Captain—Whistler Fire Hall 2</li> <li>• Firefighter—Level 2</li> </ul>
<b>Guides</b>	<b>~30</b>	<ul style="list-style-type: none"> <li>• 80 hour First Aid course with CPR C ticket</li> <li>• Class 4 unrestricted drivers license</li> <li>• Intensive in-house training program</li> </ul>
<b>Advanced Guides</b>	<b>5</b>	<ul style="list-style-type: none"> <li>• Avalanche Level 1 (Ski Area Management)</li> <li>• Swift Water Rescue Technician</li> <li>• BC Raft Guides License</li> <li>• CSGA License (Canadian Ski Guides Association)</li> <li>• Fire Suppression (Bush/Urban/Industrial)</li> <li>• Food Safe BC Certifications</li> <li>• Marine Radio Operators License</li> </ul>

CSA attracts and employs highly qualified, career-minded staff and takes pride in offering a challenging work environment that allows individuals to grow with the company. Employment opportunities include guides, drivers, reservation agents, and







more. All are required to have the necessary industry standard certifications. The certifications include first aid, snow safety and avalanche training. In addition, CSA conducts in-house guide training and sponsors out-of-house skills development for key staff.

## **1.2 Commercial Recreation Activities Offered on Crown Land**

### **1.2.1 Description of Current Experiences Offered in the Callaghan Valley**

Clients reserve their activity package via the Internet, telephone, fax, or in person and complete documentation for an activity from the Carleton Lodge in Whistler Village. They are transported by passenger van to the Callaghan base facility where a safety and orientation briefing takes place. This includes describing responsible use of motorized vehicles, the use of all safety equipment, and wilderness preparedness.

Before the arrival of clients, the guides assemble to review the weather conditions and forecast; and / or trail conditions.

Clients can choose between snowmobile, ATV, snowcat, and 4x4 van / Hummer tours. These are described below according to the season:

#### **Winter–Snowmobiling**

A typical day involves clients arriving at the staging area via van from the Whistler Village, for set departures depending on the duration of the tour desired by the client. After an orientation and safety session, clients are introduced to their snowmobiles and riding techniques. Explicit tour and riding procedures (including wildlife encounters) ensure a safe and responsible experience is enjoyed by all. Meals are packed in and served depending on the type and duration of tour.

CSA snowmobile tours in the Callaghan / Sproat area typically involve 1-10 groups of up to 8 snowmobiles, with each group led by a guide on the lead snowmobile. Tour duration is from 2 to 8 hours and offers a range of challenges from safety focused family outings to excursions over challenging terrain for advanced snowmobilers.

The intent of these tours is to provide clients with a winter subalpine and forested viewscape experience. Tours include several stops along the way, providing clients with vistas of natural features as well as food and refreshments.

CSA prides itself with providing clients with cleaner and quieter four-stroke snowmobile engines and anticipates moving to electric models when they become available. In addition, CSA sponsors engineering researchers at McGill University, designing improvements in snowmobile efficiency technology.

#### **Summer–ATV Tours**

A typical day involves clients arriving at the staging area via van from the Whistler Village, for set departures depending on the duration of the tour desired by the client. After an orientation and safety session, clients are introduced to their ATVs and riding technique. Explicit tour and riding procedures (including wildlife encounters) ensure a safe and responsible experience is enjoyed by all. Meals are packed in and served depending on the type and duration of tour.





The Lower Callaghan / Sproat area supports a range of tours with a variety of destinations and themes. Current use involves 1 to 10 groups of up to 8 ATVs. Duration ranges from 3 to 8 hours. Guests are shuttled by bus and ATVs transported by trailer to the base area.

#### **Summer–Sightseeing Safaris**

Sightseeing safaris are conducted using 4X4 buses or Hummers, capable of seating up to 20 passengers. The tours are typically of 3-4 hour duration (although longer custom trips are available), and involve travel on the FSR network to points of interest including the subalpine terrain on Sproat Mtn, Northair Mines, and Alexander Falls. At no time will CSA activities enter the 21 Mile Creek watershed reserve. The route for this activity will be restricted to the Proposed New Route as mapped in Appendix 2 that links the base of operations with the observatory. This will ensure that the sensitive sub-alpine ecosystem as well as the community watershed are not impacted by CSA activities.

Guests register for all tours at the Whistler Village reservation facilities and are shuttled by bus to the Callaghan Valley. There is a briefing session which includes safety and tour procedures (including wildlife encounters). Meals are packed in and served depending on the type and duration of tour.

#### **All Year–Film Support Services / Productions**

In addition to commercial recreation operations, CSA also provides film industry support through its Remote Control Wilderness Productions (RCWP) division. RCWP was established to meet the needs of production companies looking to shoot outdoor footage in the Whistler area for use in films and commercials. Since 1994 RCWP has assisted in the production of several feature films, more than 75 TV commercials, and numerous still photo shoots for fashion magazines, editorials and news articles. RCWP has established a reputation as being reliable, safe and knowledgeable, and the leading outfitting production / location company in Whistler.

While, to date, these commercial services have not involved a recreational component, CSA intends to integrate their in-house film production and photo shoot expertise and facilities with recreation and education activities in the Callaghan / Sproat area. This will provide clients with a unique film / photo educational and recreation experiences. It will also provide prospective film / photo professionals with a unique opportunity to learn the craft of film shooting, production, and editing in an outdoor recreational setting.

CSA understands that any commercial film production within the tenure area would require the necessary permits for this activity to occur.

#### **1.2.2 Description of Future Experiences**

The proposed tours described below are destination and / or activity-oriented where the mode of transportation is designed to provide access to the event or the activities. The tours would typically involve groups of up to 20 guests with instructors, guides and drivers as appropriate. Tour duration will be from 2 to 8 hours depending on clients' choice, ability, and conditions. Guests would either register for tours at the Whistler Village reservation facilities or at the proposed facility operation base in the tenure renewal area.





Tours involving motorized recreation would include a safety and familiarization instruction session, as well as wildlife encounter procedures.

CSA intends to broaden the scope of outdoor experiences available to clients through offering a range of activities from non-motorized to motorized activities. Non-motorized activities include summer and winter activities, such as hiking, mountain biking, horseback riding, zip lines, canyoning, dog-sledding, sleigh rides, ice skating, cross-country skiing, ski touring, snowshoeing, outdoor recreation programs / school, and outdoor film programs / school.

#### **Snowmobile Tours**

Snowmobile tours would be conducted on the existing and proposed trails in Appendix 2. The components of the tours would include stops and experiences at some of the following, depending on client interest and package options:

- Food and beverage stop
- Dinner and entertainment at the proposed observatory or warming hut.
- Tour up Sproat Mtn for mountain top viewing

#### **Snowcat Tours**

Snowcat tours would be conducted on the existing and proposed trails in Appendix 2, with a focus on the proposed new route to access the observatory / dining facility. The components of the tours would include stops and experiences at some of the following, depending on client interest and package options:

- Dinner and entertainment at the warming hut or observatory
- Snowcat assisted tobogganing, skiing, or snowshoeing
- Snowcat assisted film or photo shoot excursions

#### **ATV Tours**

ATV tours would be conducted during summer months on the existing and proposed trails in Appendix 2. The components of the tours would include stops and experiences at some of the following, depending on client interest and package options:

- Sproat Mtn. lunch stop
- Meals and entertainment at the warming hut
- Edu-recreation photo shoot or filming excursions using ATVs to access sites

#### **Sightseeing Safaris (4X4 transporters / Hummers)**

Sightseeing safaris would be conducted during summer months on the existing and proposed trails in Appendix 2. The components of the tours would include stops and experiences at some of the following, depending on client interest and 'package' options:

- Alexander Falls photo opportunity
- Sproat Mtn. lunch stop at the warm up hut or observatory
- Lakeside activities including canoeing, labyrinth walk, nature watching, or fishing
- Night sky watching at the observatory.





### **Non-Motorized Activities**

A variety of non-motorized tours would be conducted during summer and winter months. Clients would be able to select from a range of routes (conditions permitting) and activities for either self-guided or guide / instructor led depending on the activity. Guided outings would be catered and include cultural and /or nature activities.

Tree Top Tours (zipline) will be conducted in an area south (downstream) of the Alexander Falls Recreation Site. A noise / vegetation buffer zone between the Recreation Site boundary and the zipline activities will ensure that CSA's activities do not interfere with the peace and serenity of the visitor experience to the Alexander Fall Recreation Site. See Appendix 8 for details.

These activities include:

- Avalanche or First Aid courses / guide training
- Outdoor based film courses and photo shoots
- Tobogganing
- Snowshoeing
- Guided horseback riding
- Mountain biking
- Hiking
- Nature watching
- Yoga
- Health / fitness practice
- Sleigh rides
- Dog sledding
- Abseiling
- Labyrinth walk
- Fishing
- Tree canopy tours and zip lines
- Canoeing/kayaking / creek canyoning
- Cross-country skiing
- Camping
- Cultural events / celebrations / festivals

### **Outdoor Edu-Recreation and Film Experience**

The common theatre area located in the main lodge (see Appendix 3a), will be the central activity area for a range of outdoor recreation related training workshops and skills development courses. These programs would entail one-day to two-week stays at the lodge, with guests staying in the rooms or in the satellite cabins. These activities would be conducted throughout the year, but concentrated during traditionally less busy tourist 'shoulder season' months. Proposed product offerings would include:

- Outdoor film / photo school
- Log cabin and canoe building courses
- Wilderness first aid training
- Orienteering and other outdoor travel / safety skills courses
- Guide training courses.





The proposed film-related recreation experiences are tourism product offerings that CSA is very excited about developing. With the same brand of innovation displayed in pioneering snowmobile and ATV tours within ski areas, CSA plans to build on its established reputation as a film industry support service provider by offering edu-recreational experiences to clients. Edu-recreation sport video excursions put clients behind the camera and in the picture during their chosen outdoor activities. The provision of professional film industry rigging and gear by CSA will provide skills development for shooting in an outdoor setting.









Table 1.1 Extensive Areas of Use

Table 1.1 Extensive Areas of Use										
Activity Report							Client Days			
Extensive Area Map Reference	Activity / Activities	Specific References on Map	Frequency of Use	Period of Use	Existing or Proposed Use	Current Year	Next Year	Year 3	Full Capacity	Year Full Capacity Reached
Appendix 2	Snowmobiling	Tenure area	7 days/wk	Nov–May	1998	3722	5000	6500	8500	2012
Appendix 2	Snowcat charters/tours	Road Network	7 days/wk	Nov–May	2007	15	150	400	3000	2012
Appendix 2	4x4 van / Hummer	Road Network	7 days/wk	April–Dec	2008	0	200	300	2000	2012
Appendix 2	ATV	Road Network	7 days/wk	April–Dec	2008	0	3000	4000	5500	2012
Appendix 2	Snowshoeing	Tenure area	7 days/wk	Nov–Apr	2008	0	500	600	1000	2012
Appendix 2	Ski touring	Tenure area	7 days/wk	Nov–Apr	2008	0	200	300	1000	2012
Appendix 2	Mountain bike	Tenure area	7 days/wk	May–Nov	2010	0	0	0	3000	2012
Appendix 2	Dog-sledding	Tenure area	7 days/wk	Nov–May	2008	0	1900	220	3000	2012
Appendix 2	Hiking	Tenure area	7 days/wk	May–Nov	2010	0	0	0	2000	2012
Appendix 2	Sleigh Rides	Tenure area	7 days/wk	Nov–Apr	2010	0	0	0	1000	2012
Appendix 2	Canyoning	Callaghan Creek below Alex. Falls	7 days/wk	June–Sept	2011	0	0	0	2000	2012
Appendix 2	Tree canopy zip lines & abseiling	Tree tours	7 days/wk	Year-round	2012	0	0	0	12000	2012
Appendix 2	Horse riding	Tenure area	7 days/wk	June–Nov	2010	0	0	200	1500	2012





### **1.2.3 Improvements**

#### **Extensive Area**

Access to the CSA operations base will be primarily via the new Callaghan Valley road. With VANOC and MOT assuming responsibility for road access up to the WNC starting in 2007 – 08, CSA intends to maintain access from the Callaghan Valley road starting at the Callaghan Creek bridge crossing to its operational base via the established FSR. CSA supports outcomes that facilitate public access and use of the area while providing visitors with a range of services and activities that complement the WNC. CSA intends to provide support as needed and cooperate with organizational developments for the 2010 Winter Olympics as they unfold.

The tenure area includes some lower elevation mostly dead-end roads; a legacy of past mining and forestry operations. The former Northair Mine site, for example, will be used to provide instruction / practice for snowmobile and ATV use. All of the existing and proposed routes / trails in Appendix 2 will be utilized by CSA for their operations. These routes / trails will be incorporated into a network of trails, but some will require work to rationalize the network into routes for specific tours. Motorized routes will be kept separate from non-motorized trails and different trail building standards will apply to each.

Trail improvements will consist primarily of trail construction to connect dead-ends, brushing of existing trails, and construction of a 4x4 / snowcat route that will link the operations base with the observatory and the warming hut. Limited timber removal will be required with trail and facility development. Permits will be required and no cutting will take place without the appropriate permits. Construction of these routes is anticipated to commence in summer of 2007–08.

Winter maintenance of recreation trails will include snowcat grooming for snowmobiling, sleigh rides, dog-sledding, and cross-country skiing. Public access and use will be unrestricted.

The hiking, horseback, and mountain biking trails will be single track and designed to conform to the Whistler Trail Standards of MTB trail design. These trails will be used for snowshoeing and cross country skiing in winter.

Snowcat and 4X4 tours will use the Callaghan Main FSR and the proposed route linking the operations base with the warming hut and observatory. Construction of the route to the observatory will require some cutting of timber.

### **1.3 Intensive Use Sites**

Canadian Snowmobile Adventures is driven by a vision of sustainable eco-friendly design - both in its choice of recreational vehicles (four stroke engines) and in its approach to construction. CSA intends to build with a range of materials and technologies that incorporate creativity with green building design. For example, CSA intends to use shipping containers for its staff accommodations. This approach presents a unique opportunity to reuse and recycle materials in a cost-effective manner. These containers are modular and can be assembled in a range of configurations that minimize the ecological footprint of the materials used.



CSA's plans for the tenure area include seven intensive use sites. These range from a simple emergency hut at the northern end of the tenure area to an operations base with several buildings to accommodate guests, staff, and equipment. These are explained below with accompanying maps in the appendices.

**1. Operations base – Appendix 3a (phased development—see anticipated construction dates below)**

- Approximately 2.0 ha for the staging area, lodge, cabins, and staff housing
- This area will be under a separate lease from the tenure renewal area
- Trailer to be used until lodge is completed
- Main Lodge (completion anticipated in 2011)
  - Approximately 10,000 ft<sup>2</sup>
  - Water obtained from well
  - Wastes treated through septic field
- Parking area for guests, staff, and tour buses (construction anticipated in 2007)
- Staff accommodations (construction anticipated in 2008)
  - Constructed from recycled shipping containers (see Appendix 4)
  - Water obtained from well supplemented with rainwater tanks
  - Power supplemented by solar / wind power
  - Wastes treated through septic field
- 10 guest cabins (construction anticipated in 2009)
  - Approximately 350 ft<sup>2</sup> each
  - Based on minimal footprint 'treehouse' style design
  - Water obtained from well supplemented by rainwater tanks
  - Wastes treated through septic field
- Gear / clothing change room (construction anticipated in 2007)
  - See Appendix 3a
  - Constructed from recycled shipping containers
  - Secure storage for equipment and clothing for guests and staff

**2. Subalpine hut / emergency shelter – Appendix 3d (construction anticipated 2011)**

- Approximately 1000 ft<sup>2</sup>
- Overnight accommodation for 12
- Equipped for emergency situations
- Water is brought in by ATV or snowcat as needed
- Wastes from a self-contained facility are serviced by ATV or snowcat.

**3. Warming hut / multipurpose facility – Appendix 3c (construction anticipated 2007)**

- Approximately 3000 ft<sup>2</sup>
- Anticipated activities include tour groups, weddings, functions, events, spa health / wellness activities, yoga instruction / classes
- Includes outdoor stone labyrinth
- Accommodation for 4 people
- Kitchen and dining facility with liquor licence
- Caretaker accommodation on premises







- Includes equipment storage shed for winter and summer recreation activities
- Potable water from well
- Wastes from self-contained facility are serviced by ATV or snowcat

**4. Dock – Appendix 3c (construction anticipated 2008)**

- Floating dock for canoe launching, events, fishing, nature viewing, and yoga practicing
- Incorporates sauna facility
- Approximately 40 ft x 10 ft

**5. Night Sky Observatory – Appendix 3b (construction anticipated 2009)**

- Approximately 2500 ft<sup>2</sup>
- Dome design for optimal viewing opportunities (see appendix X)
- Tour destination and catering facility summer and winter
- Accommodation for 12
- Sundials and other astronomical devices
- Kitchen and dining facility
- The structure would contain reference sky charts on the interior walls of the upper floor and a telescope for night sky viewing.
- Potable water is supplied as needed
- Wastes from a self-contained facility are serviced by ATV or snowcat

**6. Maintenance shop and equipment storage facility – Appendix 3a (construction anticipated 2007)**

- Approximately 5000 ft<sup>2</sup>
- Geothermal heating
- Equipment, fuel storage and machine maintenance facility
- Water from well supplemented by rainwater tanks
- Wastes treated through septic field

**7. Kennels, stables and caretaker hut (temporary trailer in 2007) – Appendix 3e (construction anticipated 2009)**

- Sled dogs housed in kennels approximately 1000 ft<sup>2</sup>
- Horses housed in stables approximately 1600ft<sup>2</sup>
- Corral for horses approximately 0.6 ha
- Rustic caretaker hut approximately 400 ft<sup>2</sup>
- Water supplied by well supplemented by rainwater tank
- Wastes from a self-contained facility are serviced by ATV or snowcat

**8. Radio repeater station – Appendix 3b (construction anticipated 2007)**

- Installed as part of the observatory building footprint

*NB: CSA is aware that the appropriate permits are needed for the installation of septic fields and that construction of intensive use sites will not commence until these are obtained. CSA is also aware that setbacks from streams are required as part of the Riparian Areas Regulation and the appropriate permits will be obtained before commencing construction.*







Table 1.2 Details of Intensive Use Sites

Site Layout Map Appendix #	Intended Use	Frequency of Use	Period of Use	Desired Exclusivity	Proposed Improvements	Environmentally Sensitive Areas	Distance to Environmentally Sensitive Area
3a	<ul style="list-style-type: none"> <li>• Operations base</li> <li>• Guest / staff accommodation</li> <li>• Staging area</li> <li>• Parking</li> <li>• Dining/pub</li> <li>• Workshops</li> <li>• Seminars</li> <li>• Spa</li> <li>• Courses/programs</li> </ul>	Daily	All year	Fully exclusive	Lodge (includes all amenities)	Callaghan Ck	30 m
					Trailer/gear change facility	Callaghan Ck	30 m
					Cabins / staff accommodation	Callaghan Ck	30 m
					Access road from Callaghan Main FSR	Callaghan Ck	58 m
					Parking area	Callaghan Ck	30 m
					Well	Un-named water feature	44 m
					Snowmobile / ATV compound	Callaghan Ck	45 m
					Maintenance facility	Callaghan Ck	95 m
3d	<ul style="list-style-type: none"> <li>• Subalpine hut</li> <li>• Emergency shelter</li> <li>• Lunch stops</li> </ul>	Daily	All year	Fully exclusive	Snowcat maintenance facility	Callaghan Ck	100 m
					Hut & contained waste facility	Callaghan Ck	185 m
					Cleared access trail to connect with main trail	Un-named pond	250 m
3c	<ul style="list-style-type: none"> <li>• Warming hut</li> <li>• Dining / catering</li> <li>• Overnight use</li> <li>• Lunch stops</li> <li>• Events</li> <li>• Caretaker accommodation</li> </ul>	Daily	All year	Fully exclusive	Hut Storage shed for equipment (canoes) Area for building Stone labyrinth Access trail/route Well Tables/dining area/BBQ pit Kitchen	Un-named Lake	10 m



					Waste containment facility	Un-named Lake	15 m
<b>3b</b>	<ul style="list-style-type: none"> <li>Observatory</li> <li>Star gazing</li> <li>Education</li> <li>Dining</li> <li>Accommodation</li> <li>Lunch stops</li> </ul>	Daily	All year	Fully exclusive	Observatory building Theatre Sundial Dining area, kitchen Private function rooms Waste containment facility	Un-named pond	116 m
<b>3a</b>	<ul style="list-style-type: none"> <li>Maintenance facility</li> <li>Equipment storage</li> <li>Fuel storage</li> </ul>	Daily	All year	Fully exclusive	Building Cleared area Well Septic field	Callaghan Ck	95 m
<b>3e</b>	<ul style="list-style-type: none"> <li>Kennels</li> <li>Stables</li> <li>Caretaker residence</li> </ul>	Daily	All year	Fully exclusive	Kennels Stables Corral Caretaker residence Waste containment facility	Callaghan Creek Callaghan Creek Callaghan Creek Callaghan Creek Callaghan Creek	40 m 50 m 32 m 44 m 45 m
<b>3c</b>	<ul style="list-style-type: none"> <li>Dock</li> <li>Sauna</li> <li>Yoga</li> <li>Canoe launch</li> <li>Fishing</li> <li>Nature viewing</li> <li>Events deck</li> <li>Amphitheatre</li> </ul>	Daily	All year	Public	Cleared access to warming hut Floating wood dock/events deck Amphitheatre Sauna	Un-named Lake Un-named Lake Un-named Lake Un-named Lake	53 m On lake On dock On dock
<b>3b</b>	<ul style="list-style-type: none"> <li>Radio tower</li> </ul>	Daily	All year	Fully exclusive	Radio tower	Un-named Pond	120 m



## SECTION 2: OVERLAP WITH ENVIRONMENTAL AND CULTURAL VALUES

Canadian Snowmobile Adventures is aware that their tenure area is home to many species of aquatic and terrestrial wildlife. CSA strongly supports initiatives that minimize impacts to wildlife and has developed wildlife encounter procedures for guided tours to that effect. These will be aligned with the *Wildlife Guidelines for Backcountry Tourism / Commercial Recreation in British Columbia* (2006), as amended from time to time, when carrying out authorized activities associated with Files 2407109 and 2409102.

The tenure area occupies the easterly and southerly valley walls of the Callaghan Valley, plus subalpine and alpine areas of Sproat Mtn. and an un-named sub-peak of Rainbow Mountain. Elevations in the application area range from 500 m to 1800 m above sea level. Commonly occurring vegetation types and related environmental conditions in the area are described using the biogeoclimatic ecosystem classification system widely used in BC. The application area contains three distinct biogeoclimatic subzones distributed across an altitudinal gradient:

- *CWHms1* - moist subarctic Coastal Western Hemlock – southern variant
- *MHmm2* - moist maritime Mountain Hemlock – leeward variant
- *ATc* - Alpine Tundra – coastal variant

Climax forests in the *CWHms1* subzone are characterized by western hemlock, Douglas-fir, western redcedar, and amabilis fir. Understory species include Alaskan blueberry and well developed moss layers.

Climax forests in the *MHmm2* subzone are characterized by western hemlock, mountain hemlock and amabilis fir, with subalpine fir occurring less commonly. Under storey species include Alaskan blueberry, black huckleberry, oval-leaved blueberry, five-leaved bramble, white flowered rhododendron, and mosses.

The *ATc* subzone remains unclassified primarily due to its lack of forest cover. Vegetation consists of ground cover of heathers, sedges and wild flowers with occasional krummholz occurring near exposed peaks.

The lower Callaghan Valley, including lower elevation aspects of the tenure area, is characterized by a past history of extensive forestry and mining activities. Most of the remaining native forest cover in the tenure area is mature timber (<20 year of age), as well as pockets of old growth forest.

The tenure area within the boundaries of the RMOW is mapped according to the Protected Area Network. This mapping designates areas, in order of level of protection, Preservation (PAN 1), Conservation (PAN 2), or Review Area (PAN 3). See Appendix 8 for details of the PAN areas overlapping CSA's tenure boundary.

### 2.1 First Nations

CSA will ensure that the First Nations traditional use of the extensive areas will remain unimpeded. Further, should any additional excavation be considered, and in keeping with a recommendation of the survey report, CSA may be required to undertake archaeological survey work for developing any additional access trails or facilities.







The Squamish First Nations will be consulted in the development of habitat mitigation strategies to ensure protection of plant gathering activities, although identified areas of concern are outside the CSA tenure (Lower Callaghan Lake road, Edna Creek, and from the area north of Alexander Falls to Callaghan and Madeley Lakes). There is a need to protect culturally significant vegetation from contamination by weed control activities, particularly at berry picking areas.

## 2.2 Fish Values

Callaghan Creek, flowing on the western margin of the CSA tenure area, is known to be fish bearing. The BC Fish Wizard database identifies the presence of Dolly Varden / Bull trout and Rainbow trout in this watercourse. The potential occurrence of Cutthroat trout in the tenure area is identified in the BC Conservation Data Centre (CDC). The fisheries values of other watercourses in the tenure area, such as Sproat Creek, Anomaly Creek, and Vanwest Brook, as well as several un-named waterbodies and creeks the CSA tenure area are not listed as fish bearing, according to Fish Wizard BC and Fisheries Inventory Data Queries BC. Two small creeks draining from the CSA tenure area into the 2010 Nordic Venue area are mapped as 'Potential Fish Bearing Streams' in ENKON (2003).

CSA will comply with all relevant Riparian Area Regulation, *Water Act*, and *Fisheries Act* regulations prior to works within a SPEA.

## 2.3 Wildlife Values

CSA is committed to responsible backcountry conduct. Encounters with wildlife species are considered detrimental when the result is injury or an excessive expenditure of energy by the animal in order to avoid or flee the situation, or if habituation occurs. The primary objective of CSA's wildlife management plan is to avoid physiological and / or behavioural disruption of animals, as discussed in Wilson and Hamilton (2004). The Wildlife Guidelines, as amended from time to time, will be followed / adhered to when carrying out activities authorized by CSA's Crown land tenure.

CSA has developed a wildlife viewing and encounter protocol, which all guiding staff receives training in and implements as part of the tour experience. The goal of this protocol is to eliminate, or at the very least, minimize negative-conditioning incidences for wildlife as a result of CSA activities. Guides are also trained to understand the effects of different types of disturbance (low-grade vs. harmful / intrusive) and to recognize behavioral responses of animals to human detection (e.g. visual vs. olfactory detection). They are also trained to recognize important habitats that require a high avoidance priority for motorized activity. Wildlife encounters will be recorded by noting the actions taken by CSA employees and the response of the animal(s) in question. CSA guides will seek to diligently identify and avoid a number of important habitats, including:

- MOE identified polygons, landscape features, or other areas designated to protect sensitive wildlife species
- nests during breeding / rearing season or occupancy
- den sites (occupied or unoccupied)
- food cache sites of any species





- carcasses or kill sites (any species)
- important foraging areas for wolverine such as talus slopes where marmots and pika occur, riparian areas, or berry patches
- important grizzly bear areas such as avalanche slopes, early green-up sites, berry patches, riparian thickets
- riparian and aquatic habitats
- winter mountain goat habitat.

The tenure area contains a range of habitat values and is part of a region that provides habitat for listed wildlife. A total of four Red (extirpated, endangered or threatened) and nine Blue listed animal species potentially occur in the tenure area, according to their habitat requirements.

Grizzly bears found in the Callaghan Valley area are part of the Squamish – Lillooet population unit. Suitable grizzly habitat occurs within the tenure application area (areas of early spring green-up, avalanche tracks, berry-bearing patches, sedge meadows, and riparian thickets). The draft Sea to Sky LRMP maps the Grizzly Bear Linkage Potential of the tenure area as low, medium, and high depending on specific locations.

CSA will ensure the *Wildlife Guidelines for Backcountry Tourism / Commercial Recreation in British Columbia* (2006) for grizzly bear management are implemented by ensuring a minimum of 500 m buffer zone for motorized and a 100 m buffer zone for non-motorized CSA activity is maintained.

<b>Table 2.1 Listed Wildlife Potentially Occurring in CSA Tenure Area</b>				
<b>Common name</b>	<b>Status</b>		<b>Habitat requirements</b>	<b>Probable occurrence in CSA area</b>
	<b>BC list<sup>1</sup></b>	<b>COSEWIC<sup>2</sup></b>		
Band-tailed pigeon	Blue	–	Various riparian coastal and interior forest types below 1000 m	High
Barn Swallow	Blue	–	Open habitats, often near water, nesting in buildings, under bridges, caves, cliff crevices.	Low
Bull Trout	Blue	–	Deep pools in cold rivers and larger tributary streams. Headwater streams with stable channels, high stream complexity <15° C.	High
Coastal Tailed Frog	Blue	SC	Clear, cold swift-moving mountain streams with coarse substrates in older forest sites.	High
Cutthroat Trout	Blue	–	Small, low gradient coastal streams with good riparian cover <18° C on small clean gravel substrates	High

<sup>1</sup> Species are assigned to one of four provincial lists depending on their Subnational Conservation Status. The status categories used here for BC include: Red – candidates for Extirpated, Endangered, or Threatened, and Blue – species or subspecies considered to be of Special Concern.

<sup>2</sup> COSEWIC – the Committee on the Status of Endangered Wildlife in Canada: E – endangered, T – threatened, SC – special concern, DD – data deficient.





Dolly Varden Char	Blue	–	Deep pools in cold rivers and larger tributary streams. Headwater streams with stable channels, high stream complexity	High
Dun Skipper	Blue	T	Open moist areas and disturbed areas (right of ways, ditches) where larval foodplants occur	Low
Fisher	Blue	–	Low to mid-elevation large tracts (>100 ha) dense forests <2500 m. in elevation.	Med
Great Blue Heron ( <i>fannini</i> subspecies)	Blue	SC	Aquatic areas <0.5 m deep, fish bearing streams, undisturbed nesting in tall trees	Low
Green Heron	Blue	–	Aquatic areas <0.5 m deep including swamps, mangroves and shore margins	Low
Grizzly Bear	Blue	SC	Non-forested or partially forested sites with a wide range of foraging behaviours and choice of habitats.	High
Keen's Myotis	Unknown	DD	Nocturnal insectivore (bat). Little available information.	Unknown
Marbled Murrelet	Red	T	Heavily forested old-growth coastal habitats <20 km from shore.	Low
Pacific Water Shrew <sup>3</sup>	Red	E	Riparian habitats associated with wet coniferous / mixed forests.	High
Peregrine Falcon ( <i>anatum</i> subspecies)	Red	SC	Cliff sides of lake, marsh or river valleys with abundant prey species, such as waterfowl.	Low
Peregrine Falcon ( <i>pealei</i> subspecies)	Blue	SC	Coastal beaches, tidal flats, reefs, islands, marshes, estuaries and lagoons.	Low
Red-legged Frog	Blue	SC	Wetlands, pools, and riparian areas of upland forests.	High
Spotted Owl	Red	E	Old growth, dense, multi-layer canopy coniferous forest with a range of snags and nesting hollows available.	High
Townsend's Big-eared Bat	Blue	–	Forested areas with woodland, grassland, shrubland mosaic in the vicinity of caves or old buildings for roosting / hibernation.	Low
Vivid Dancer	Red	–	Outlet streams of hot springs and tiny, spring-fed streams	Low
Wolverine	Blue	SC	A range of habitat types from valley bottoms to alpine meadows.	Low

<sup>3</sup> The Pacific water shrew (*Sorex bendirii*), is not identified as potential wildlife in the Squamish Forest District by the CDC, but was identified as present by ENKON (2003, p. 66) within the adjacent 2010 Whistler Nordic Centre.





Larger wildlife that may occur in the tenure that require special management considerations (but are not specifically Blue or Red listed), include mountain goat and black bear. Wintering mountain goat (see Appendix 5) range exists within the eastern margin of the tenure boundary.

Spatial and topographical separation of CSA activities and winter goat habitat will ensure that CSA ground-based motorized activities stay outside the default 500 m line-of-sight buffer of identified winter goat habitat, as specified in the current MOE *Wildlife Guidelines for Backcountry Tourism/Commercial Recreation* (2006).

Black bear occur frequently in the Callaghan Valley and are likely to be encountered during the snow free months. CSA will ensure guides are familiar with the *Wildlife Guidelines for Backcountry Tourism / Commercial Recreation in British Columbia* (2006) and will incorporate wildlife avoidance procedures for animal encounters.

The Callaghan Valley has low winter capability for moose and deer due to lack of suitable habitat (prohibitive snow depths). In winter months, the distribution of large and medium carnivores that rely on moose and deer (i.e. cougar, wolf, and wolverine) will likely coincide with the distribution of appropriate prey items. Without an abundant prey base, these carnivores will have a limited in distribution within the lower Callaghan and the tenure application area.

CSA staff will receive training to ensure they are able to recognize, record, and report to Ministry of Environment, Fish and Wildlife Branch major wildlife sightings, such as wolverine tracks and / or large mammal den sites, as per the current *Wildlife Guidelines for Backcountry Tourism / Commercial Recreation in British Columbia* (2006).

Potential adverse effects of CSA operations on environmental / wildlife values include the following:





Table 2.2 Potential Adverse Environmental Effects and Mitigation Strategies	
Potential Adverse Effects	Mitigation Strategies For Implementation
Air pollution	<ul style="list-style-type: none"> <li>• Use of 4-stroke engines on recreation vehicles</li> <li>• Provide regular engine maintenance</li> <li>• Reduce idling time for vehicles</li> </ul>
Soil compaction and / or root system damage	<ul style="list-style-type: none"> <li>• Keep motorized vehicles on established routes</li> <li>• Design of appropriate routes that avoid sensitive soils and / or root systems</li> <li>• Ensure ATVs ride in single file</li> <li>• Avoid off-trail riding in soft / wet conditions</li> <li>• Trail management: decommission / rehabilitate eroded trails</li> </ul>
Integrity of vegetation communities	<ul style="list-style-type: none"> <li>• Use existing trails where possible</li> <li>• Use native species for landscaping</li> <li>• If invasive plants are in an area, restrict activities when dispersal is likely (i.e. seed dispersal)</li> <li>• Identify protected communities / ecosystems within operating area and avoid disturbing</li> <li>• Use rock / gravel routes where possible</li> <li>• Ensure horse feed is invasive plant free</li> <li>• Implement appropriate plans for treating and disposing of human and solid wastes</li> </ul>
Water pollution	<ul style="list-style-type: none"> <li>• Use or construct bridges / structures that keep vehicles out of waterways and riparian zones</li> <li>• Cross waterways at right angles</li> <li>• Landscape with native plants to eliminate the use herbicides / pesticides</li> <li>• Carry fuel spill kits on tours</li> <li>• Cache fuel &gt;100 m from watercourses</li> <li>• Observe refueling regulations (BC Fire Code compliance for storage tanks)</li> </ul>
Disruption of wildlife behaviour	<ul style="list-style-type: none"> <li>• Ensure guide training in animal encounter response / management (consult 2006 <i>Wildlife Guidelines for Backcountry Tourism / Commercial</i>)</li> </ul>





	<p><i>Recreation in British Columbia and review for changes / updates)</i></p> <ul style="list-style-type: none"><li>• Record and report wildlife encounters / action taken</li><li>• Do not feed, harass, or handle wildlife</li><li>• Ensure dogs cannot disrupt wildlife</li><li>• Maintain required distances from larger wildlife and den sites for motorized and non-motorized activities, based on current guidelines</li><li>• Observe government approved recovery planning strategies for listed wildlife (e.g. grizzly bear)</li><li>• Identify and avoid wildlife trees</li><li>• Identify and avoid denning sites (500 m default buffer), especially for larger mammals such as wolverine and grizzly bear</li></ul>
Wildlife habituation to human presence and / or food	<ul style="list-style-type: none"><li>• Maintain sufficient distances to avoid wildlife behaviour changes (500 m default buffer)</li><li>• Do not feed wildlife</li><li>• Ensure garbage containment systems are wildlife proof</li></ul>
Damage to fish habitat and populations	<ul style="list-style-type: none"><li>• Avoid activities in watercourses and in the riparian zone</li><li>• Choose stream crossings away from spawning and / or rearing habitats</li><li>• Follow desired behaviours for water quality</li></ul>





2.4 Water Values

The tenure area’s eastern boundary adjoins the RMOW’s community watershed. CSA understands of the importance of keeping motorized recreation out of the 21-Mile Creek watershed and will ensure its motorized activities do not encroach on the watershed. CSA anticipates no negative impacts to the community watershed by remaining outside the watershed boundary.

There are no current water licences in the CSA tenure area. BC water licence reports indicate two licences granted for water in the adjoining Whistler Nordic Centre tenure. These licences are for Callaghan Creek, Madeley Creek and tributaries of both.

CSA intends to use well water supplemented by rainwater tanks for its potable water supplies. CSA will apply for the appropriate permits in accordance with the relevant regulations for its groundwater activities. There are unlikely to be any impacts to the quality or quantity of surface or groundwater resulting from CSA’s activities.

SECTION 3: OVERLAP WITH EXISTING USE

3.1 Mineral Tenure

The BC Mineral Titles Online mapping indicates there are currently two mineral claims on the tenure area. These are claims 370791 and 374271. Details of these claims are in the table below. The information was obtained on May 09, 2007. Below is the tenure overlap acknowledgment statement:

Table 3.0 Mineral Titles in CSA Tenure Area				
Tenure #	Claim Owner	Claim Name	Status	Good to Date
370791	International Northair Mines	Brandywine	Good	Aug 03, 2008
374271	Northwest Landscape Supply	N/A	Good	Mar 26, 2008

The following statement is an acknowledgement of mineral tenure overlap with CSA tenure:

*I acknowledge that the mineral tenures listed below overlap with my area of use and understand that I may have to coordinate access and activities with the tenure holders. I further acknowledge that additional mineral tenures may be located in my area of use in the future and that I may have to coordinate access and activities with the tenure holders.*

**X**  
\_\_\_\_\_  
Allan Crawford  
President, Canadian Snowmobile Adventures





### 3.2 Timber Tenure and Forest Use

The CSA tenure area has two forestry tenures in its area:

- Western Forest Products – Licence A19216
- Terminal Forest Products – Licence A19215

Concerns with uncontrolled snowmobiling in regenerating cutblocks were identified. This activity can result in cutting the tops off juvenile trees. Trees most vulnerable to this type of damage are between 50 cm and 1.5 m in height. In order to avoid this type of impact CSA proposes to identify vulnerable cutblocks in the summer and to restrict activity in those cutblocks with newly regenerating trees. Clients will be educated in the rationale for avoiding vulnerable cutblocks. Issues relating to silviculture damage should not be a concern with ATVs, snowcats and 4X4's since they are restricted to roads and designated trails.

### 3.3 Land Use Planning, Local or Regional Zoning Requirements

The draft Sea to Sky LRMP (April 14, 2006) notes that approval of the LRMP recommendations and land use decisions in the Callaghan Valley are not currently finalized, however, the area tenured to CSA is consistent with the proposed land use plan for the Callaghan Valley as developed by the Province. See Appendix 6a and 6b.

### 3.4 Commercial Recreation Tenure and Guide Outfitter Territories

#### Commercial Recreation

A Commercial Tenure mapping request to MTSA has revealed no conflicting or overlapping commercial tenures in the CSA tenure renewal area. Adjacent tenure holders include the Whistler Nordic Centre, Blackcomb Snowmobile. See Appendix 7 for adjacent tenures.

#### Hunting

There is no known hunting – guiding operation in the application area. The lower portions of the application area are within the Resort Municipality of Whistler where the discharge of firearms is prohibited.

#### Trapping

There are two trapline licences covering the CSA tenure area. One is listed as 'Inactive' and the other is an 'Active' licence issued by MOE Interest ID #1206134 and Issuing Agency Business Key #TR0211T006. CSA will endeavor to avoid any conflict with the trapline interest. If required, CSA will contact the licence holder to solicit an Operator Input Form.

#### Guide Outfitter

There are no known guide outfitter operations currently mapped for the tenure renewal area.







## REFERENCES

BC Ministry of the Environment 2006, *Wildlife Guidelines for Backcountry Tourism / Commercial Recreation in British Columbia* (online), Available:

[http://www.env.gov.bc.ca/wld/twg/documents/wildlife\\_guidelines\\_recreation\\_may06\\_v2.pdf](http://www.env.gov.bc.ca/wld/twg/documents/wildlife_guidelines_recreation_may06_v2.pdf)

ENKON Environmental Limited 2004, *Preliminary Environmental Assessment Proposed Whistler Nordic Centre Callaghan Valley*, Volume 2. Whistler Nordic Centre, VANOC 2010.

Sea to Sky Draft Land and Resource Management Plan 2006 (online), Available:

<http://lmbwww.gov.bc.ca/lup/lrmp/coast/s2s/lrmpdocuments.htm>

Wilson, S., and Hamilton, D. 2004, *A Strategy to Manage Backcountry Recreation in Relation to Wildlife and Habitats* v1.3. (online), Available: <http://www.env.gov.bc.ca/wld/twg/index.html#ob>









**APPENDICES**

**Appendix 1 – Hazards and Safety Plan**

☐ I certify that I have prepared a Hazards and Safety Plan which meets or exceeds Workers Compensation Board and approved industry standards and that my operation will meet the requirements of this plan.

**X**

\_\_\_\_\_  
Allan Crawford  
President, Canadian Snowmobile Adventures

Date: \_\_\_\_\_





## Appendix 2 – Tenure Area Map







### Appendix 3a – Intensive Use Sites – Base Operations Map





**Appendix 3b – Intensive Use Sites – Observatory and Radio Tower Map**





### **Appendix 3c – Intensive Use Sites – Warming Hut and Dock Map**







### **Appendix 3d – Intensive Use Sites – Emergency Hut Map**





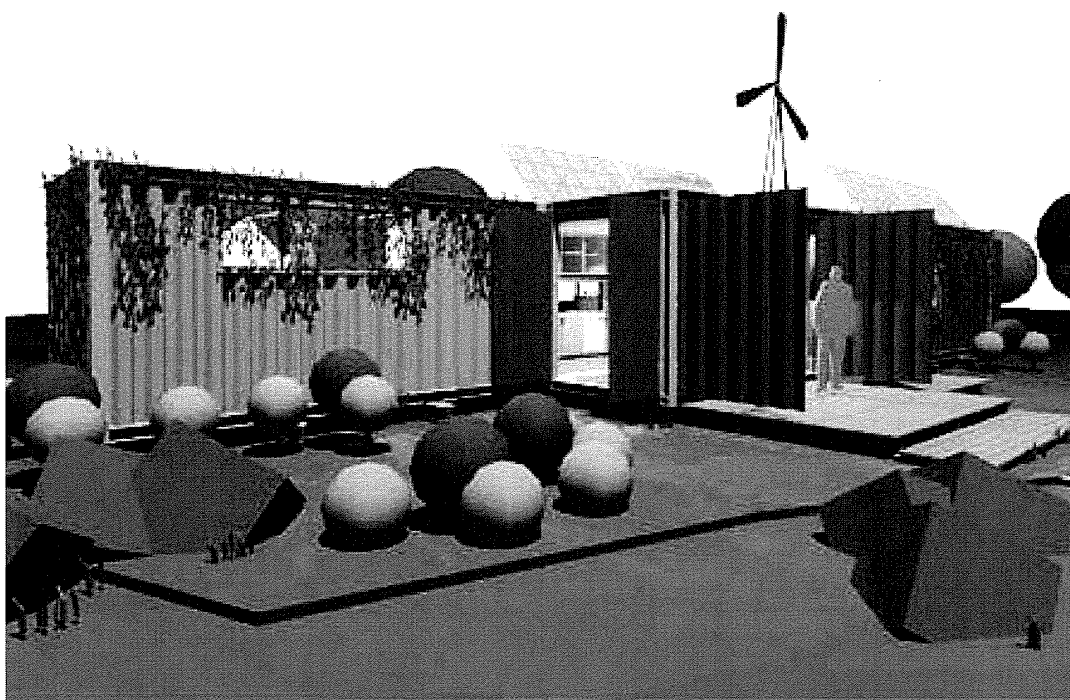
### **Appendix 3e – Intensive Use Sites – Stables and Kennels Map**







#### Appendix 4 – Modular Staff Housing Design







## **Appendix 5 – Mountain Goat Habitat**





## Appendix 6a – LRMP Frontcountry Land Use Mapping







## Appendix 6b – LRMP Commercial Recreation Land Use Mapping





## Appendix 7 – General Location and Adjacent Tenures Mapping





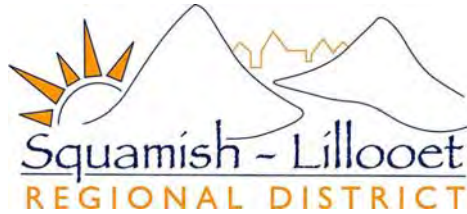
**Appendix 8 – Tree Top Tours Zipline and Alexander Falls Recreation Site Map**











## Policies & Procedures Manual

### Policy No. 6.15 (Temporary Use Permits)

#### Temporary Use Permits Policy

**Date:** October 27, 2014

#### **INTENT:**

This policy shall guide the Squamish-Lillooet Regional District (SLRD) Board and SLRD staff in their consideration of applications for Temporary Use Permits (TUPs).

#### **RELEVANT LEGISLATION:**

Sections 920.2 and 921 of the *Local Government Act* set out the regulations that apply to Temporary Use Permits.

#### **POLICY:**

The following table sets out the applicable regulations from the *Local Government Act* as well as the SLRD Temporary Use Permit policies for addressing these regulations.

Approving Authority: Board	Page 1 of 5
Policy Name: Temporary Use Permit Policy	Policy No: 6.15
Date of Approval: October 27, 2014	Dates of Amendment: N/A
Policies Superseded: 4.2	Related Enactments: N/A

<b>Local Government Act (LGA) Regulations</b>	<b>SLRD TUP Policy</b>
<p><b>Scope and Applications:</b></p> <p>s.921 (1) On application by an owner of land, a local government may issue a temporary use permit (a) by resolution, in relation to land within an area designated under section 920.2, or (b) by bylaw, in relation to land within an area outside a municipality, if there is no official community plan in effect for the area.</p> <p>s. 920.2 An Official Community Plan or zoning bylaw may designate areas where temporary use permits may be allowed and may specify general conditions regarding the issue of temporary use permits in those areas.</p> <p>s. 921 (3) A temporary use permit may do one or more of the following: (a) allow a use not permitted by a zoning bylaw; (b) specify conditions under which the temporary use may be carried on; (c) allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued.</p>	<ul style="list-style-type: none"> <li>- TUPs must be applied for by a property owner or their agent (with the property owner's letter of authorization).</li> <li>- TUPs will be issued to the property owner and not the agent, as the TUP is registered on the title of the property.</li> <li>- Applicants should specify the requested term of the TUP being applied for on their application.</li> <li>- TUP applications may be forwarded to appropriate external agencies for input.</li> <li>- Projects that are subject to a TUP will be subject to all other SLRD building bylaws, planning bylaws and permitting processes, as well as applicable provincial regulations and may require other conditions to be satisfied prior to construction occurring.</li> <li>- Fees are payable upon application and renewal as per the SLRD Development Application, Fees and Notification Procedures Bylaw 1301-2014, as amended.</li> </ul>
<p><b>Notification:</b> s.921 (4) &amp; (5) The SLRD must give notice of a resolution to consider a TUP which must be published at least 3 and not more than 14 days before the adoption of the resolution to issue the permit.</p>	<ul style="list-style-type: none"> <li>- New permits require a notification process as per the LGA.</li> <li>- No notification is required for renewals as per the LGA.</li> </ul>

<p><b>Term and Renewals:</b> s.921 (11) The owner of the land in respect of which a TUP permit has been issued has the right to put the land to the use described in the permit until it expires, or 3 years after the permit was issued, whichever occurs first.</p> <p>S.921 (14) A permit may be renewed only once.</p>	<ul style="list-style-type: none"> <li>- The TUP that will be taken to the SLRD Board will reflect the term requested on the application form.</li> <li>- If an applicant wishes to have the SLRD Board reconsider (as per the SLRD Procedures Bylaw 1260-2012, and s. 6.7 of Development Application, Fees and Notification Procedures Bylaw 1301-2014, as amended) the TUP or its term after the TUP has been approved, issued or rejected, notification request for reconsideration fee must be paid as per s. 7 of SLRD Development Application, Fees and Notification Procedures Bylaw 1301-2014, as amended.</li> <li>- TUP renewal applications should be substantially the same as the original TUP, including the term, unless an anticipated increase in term length is specified in the original permit.</li> <li>- A shorter term than the term set out in the original permit is considered acceptable for a renewal.</li> <li>- Any substantial changes in TUP terms can be construed to be a <i>new permit</i>.</li> <li>- A TUP can only be renewed once.</li> <li>- New TUPs (not renewals) will only be allowed twice on the same property and new TUPs should be substantially different than the first TUP issued on the property (permit + renewal, new 2nd permit + renewal) as the intent of TUPs is to allow “temporary” uses, not to serve as <i>de facto</i> zoning. The second allowable new permit issued to a particular property (as opposed to a renewal) should specify that in the future the applicant should apply for a rezoning in order to formalize the use.</li> </ul>
<p><b>Conditions:</b> s.921 (3) A temporary use permit may: (b) specify conditions under which the temporary use may be carried on.</p>	<ul style="list-style-type: none"> <li>- The TUP should specify conditions as to <i>how</i> the use should be carried on and the circumstance that the use <i>must</i> be carried on and these conditions may address visual impacts, noise, dust, drainage, nuisance, safety or any other potential impacts.</li> </ul>

	<p><b>Other planning considerations:</b></p> <ul style="list-style-type: none"> <li>- Permanent structures will generally not be considered as part of a TUP.</li> <li>- Servicing, environmental issues and public safety issues will be considered as part of a TUP application.</li> <li>- Applicants may be asked to provide professional studies to prove that the temporary use will not impact the environment.</li> <li>- Applicants may be asked to provide a geotechnical report to prove that proposed buildings within the temporary use area are located on land that may be used safely for the use intended in respect to natural hazards (<i>Community Charter</i> Section 56).</li> <li>- Any properties that are designated as development permit areas will be required to also submit applications for the appropriate development permits.</li> <li>- Temporary uses must provide adequate parking and pedestrian and vehicular circulation.</li> </ul> <p><b>Site remediation:</b></p> <ul style="list-style-type: none"> <li>- The SLRD will require conditions in the TUP to ensure site remediation.</li> </ul>
<p><b>Securities:</b> s.921 (8) As a condition of a permit, a local government may require the owner of the land to give an undertaking to (a) demolish or remove a building or structure, and (b) restore land described in the permit to a condition specified in the permit by a date specified in the permit.</p> <p>s.921 (12) The owner of the land may be required to give the local government security to guarantee the performance of the terms of the permit, and the</p>	<ul style="list-style-type: none"> <li>- Security may be required for site remediation, including removal of any structures- the TUP must state what condition the site must be remediated to, and by what date it should be remediated. Security may also be required in the event that there is a default in the conditions of the TUP. The owner must agree to this by way of an undertaking included in the permit.</li> <li>- The permit should specify the form of the security to be taken (an irrevocable letter of credit, typically) and should also specify the means for determining when there is a default under the</li> </ul>



<p>permit may provide for (a) the form of the security, and (b) the amount of the security that forfeits to the local government in the event of default.</p>	<p>permit, and the amount of the security that forfeits to the SLRD in the event of a default.</p> <ul style="list-style-type: none"> <li>- Any security conditions requested by the SLRD must be based on reasonable estimates (of time, money, costs, etc.).</li> </ul>
<p><b>Compliance:</b> s.921 (10) If the owner of the land fails to comply with all of the undertakings given under subsection (8), the local government may enter on the land and carry out the demolition, removal or restoration at the expense of the owner.</p>	<ul style="list-style-type: none"> <li>- If an undertaking to remediate the site is not complied with, the SLRD may enter on the land and carry out the demolition, removal, or restoration of the site, at the expense of the owner.</li> <li>- The <i>LGA</i> does not give the SLRD the right to revoke a permit, however, the SLRD may choose to take legal action to restrain a property owner from carrying on the temporary use until the conditions of the permit are complied with.</li> </ul>

## Appendix D: RMOW Comments on Proposed SLRD Area D Zoning Bylaw

1. The RMOW is generally supportive of the proposal to adopt a consolidated zoning bylaw for Area D on the condition that the following changes to the bylaw be made prior to adoption:
  - a. incorporating applicable policies from The SLRD's Temporary Use Permit Policy 6.15 into the Area D Zoning Bylaw; and
  - b. in consultation with RMOW staff, developing additional temporary use permit policies in the following areas:
    - i. guidelines formalizing consultation requirements with the RMOW for temporary use permit applications near RMOW boundaries, and
    - ii. limits to uses that will be considered through a temporary use permit process when such uses are proposed near RMOW boundaries,
2. The RMOW's rationale for proposing these changes is as follows:
  - a. The RMOW does not support the use of Board Policy to regulate the issuance of temporary use permits. Temporary use permits can be substantial applications with substantial impacts. The RMOW feels that guidelines should be formalized in the zoning bylaw as outlined in section 492 of the *Local Government Act*.
  - b. The RMOW finds the existing SLRD Temporary Use Permit policy to be vaguely worded. Under the policy any land use could be permitted anywhere in Area D<sup>1</sup>. Environmental assessments and other impact evaluations are optional and no clear criteria is established as to when these should be required. The RMOW takes the position that these guidelines must be further refined and expanded to provide more substantial considerations for proposed uses that may impact Whistler. The guidelines can be drafted in a way that does not compromise the board's flexibility to consider and approve unique and desirable temporary uses, while still providing clear guidelines that ensure impacts are properly evaluated and the interests of member municipalities are considered.
  - c. The policy specifies that TUP applications may be forwarded to appropriate external agencies for input. This is completely discretionary and should be formalized. Note that the prior SLRD bylaw adopted for Temporary Use Permits (Zoning Amendment Bylaw No. 1281, 2013) was not referred to the RMOW.

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<sup>1</sup> Note: within the proposed bylaw, Zoning Bylaw No. 1350, 2016, Section 4.22 designates land in all zones, except certain lands in the CD1 zone, as "temporary commercial and industrial use permit area". Current legislation refers to "temporary use permits", which may also include other uses such as institutional uses. It is uncertain whether the intention is to limit these to just commercial and industrial uses.

- d. The policy states permanent structures will “generally” not be considered as part of a TUP, whereas, under the legislation permanent structures are not permitted by a TUP.
- e. Temporary use permits have the potential for significant terms of extended duration, with up to six years for each permit including an initial 3 year period and 3 year renewal without public notice. Subsequent permits may also be issued for up to 6 years. The policy speaks to renewals, stating any substantial changes “can be” construed to be a new permit. Any substantial changes should “require” consideration of a new permit. In general, the RMOW is also concerned that TUP issuances, such as that for CAW, do lead to a “de facto” zoning. Proposed uses that are expected to be a “going concern” should be subject to a rezoning process, and consistency with the Regional Growth Strategy, at the onset.

## Appendix E: RMOW Comments on Canadian Wilderness Adventures Rezoning and OCP Amendment Proposal

1. The Callaghan Valley is designated in the Regional Growth Strategy as a Non-settlement Area. CWA proposes to expand and operate lodging, staff accommodation, accessory retail, Food and Beverage, a spa and camping uses in the Callaghan Valley. These services are already available in Whistler. Expanding these facilities into a peripheral area of Whistler is inconsistent with Goal 1 of the Regional Growth Strategy: Focus Development into Compact, Complete, Sustainable Communities.
2. The Regional Growth Strategy states that “Backcountry Resorts”<sup>1</sup> may be permitted in non-settlement areas. The RMOW asserts that, for all practical purposes, the CWA proposal represents a Destination Resort<sup>2</sup> which is not permitted in non-settlement areas. The RMOW’s rationale for this is twofold:
  - a. The CWA facility essentially operates as an extension of Whistler—an existing destination resort—into a non-settlement area. According to CWA’s rezoning submittal, CWA currently stages all tours in Whistler Village and transports tourists to its nearby facilities in the Callaghan.
  - b. If fully developed, the CWA facility approved by the Province under a provincial commercial recreation tenure includes 41 cabins (12 of which are for staff accommodation), 36 tent sites, a 10,000 ft<sup>2</sup> lodge with 18 guest rooms, restaurant/pub, events hall and retail. This exceeds the 100 bed unit<sup>3</sup> limit to be considered a backcountry resort under the Regional Growth Strategy. Additionally, according to the SLRD staff report, CWA intends to expand their facility beyond what has been previously provided for in the provincial tenure.
3. RMOW and SLRD staff are currently working together to update the SLRD regional growth strategy. During these discussions, the consistent, incremental, and cumulative impact of new development in areas outside of the core urbanized areas of the SLRD (Squamish, Whistler, Pemberton Lillooet) has been discussed. The RMOW holds the position that this type of growth is unsustainable, that the CWA proposal is an example of such development, and that the RGS should be amended to prevent this type of development.

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<sup>1</sup> “Backcountry Resort refers to a commercial recreation development with a maximum of 100 bed units that focuses on one or more recreation/adventure tourism activities that provide a high quality recreation opportunity and which may include accessory commercial activities but no residential development other than staff accommodations.” (SLRD RGS)

<sup>2</sup> “Destination Resorts are defined as self-contained, master planned tourism developments in areas of significant natural amenity. Destination resorts provide single or multi-season recreational activities and facilities focusing on intensively developed recreation infrastructure that is directly associated with the provision of sport, leisure, entertainment or similar recreation activities; and include real estate development primarily oriented to short term visitor accommodation (50% or more).” (SLRD RGS)

<sup>3</sup> Neither the Regional Growth Strategy nor the Area D OCP define the term “bed unit”. However under Whistler’s OCP the CWA facility would have at least 154 bed units. Under the Provincial All Seasons Resort Policy, the CWA facility would appear to have approximately 190 Bed Units.

4. Notwithstanding the RMOW's position under #3, The Callaghan Valley is currently designated as a "Sub-regional Planning Study Area" in the Regional Growth Strategy and Special Study Area in the Area D OCP. Policy 5.14.2 of the Area D OCP calls for the completion of a sub-area plan for the Callaghan Special Study Area. No such study has been completed. Subsequently it is premature to approve a site-specific zoning and OCP amendment to expand commercial uses into the Callaghan Valley.
5. Policy 5.14 of the Area D OCP limits accommodation and other commercial uses in Whistler Olympic Park and makes no mention of these uses being permitted in other areas in the Callaghan Valley. The SLRD staff report states that:

"Given that there is an already-existing Callaghan Country Lodge, the Whistler Olympic Park, Canadian Wilderness Adventures, and to a lesser extent, Blackcomb Snowmobiles, operating as the commercial outdoor recreation tenure operators in the area, the exclusion of these operators appears to have been a drafting oversight from the original Area D Official Community Plan and should be corrected as part of this application"

The RMOW does not agree with this conclusion for the following reasons:

- a. On October 3<sup>rd</sup> 2013 the RMOW submitted a letter to the SLRD as part of the public hearing process for the Area D OCP. The RMOW submittal indicates that the RMOW considers that the policies applying to areas surrounding Whistler Olympic Park clearly do not support tourist accommodation, retail and food and beverage uses. The RMOW has consistently held the position that uses permitted in the Callaghan Valley would be substantially different and less intensive than uses permitted in Whistler Olympic Park.
- b. The fact that the OCP policy excludes existing land uses does not constitute a "drafting oversight". Given the RMOW's stated position which would have been considered by the SLRD Board prior to adoption of the OCP and the unambiguous wording of the OCP policy, not listing commercial accommodation, food and beverage and retail as intended land uses in the Callaghan Valley appears to be deliberate. Existing Land uses are, in some cases, entitled to non-conforming use rights, however there is no obligation for a Municipality or Regional District to permit existing uses in perpetuity in an OCP or zoning bylaw.
- c. While section 5.14 of the OCP does not explicitly list permitted and unpermitted uses, there is no need for such detail. Policy 5.14.2 clearly calls for the development of a sub-area plan; the primary purpose of which is to define permitted land uses. Determining that a land use, existing or otherwise, should be permitted under 5.14 is premature, given that policy 5.14.2 calls for a thorough evaluation of land use in the future. Significantly the SLRD Board has also recently approved commencement of the update process for the Regional Growth Strategy, and this should be the process for any verification of land uses.



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** April 5, 2016

**REPORT:** 16-039

**FROM:** Resort Experience

**FILE:** 8360

**SUBJECT:** RECREATION AND LEISURE ADVISORY COMMITTEE

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council approve the proposed amendments to the Recreation and Leisure Advisory Committee's Terms of Reference, attached as Appendix A to Administrative Report No. 16-039

### REFERENCES

Appendix A – Draft Amended Terms of Reference Recreation and Leisure Advisory Committee

### PURPOSE OF REPORT

The purpose of this report is to secure Council approval to amend the Recreation and Leisure Advisory Committee's Terms of Reference. The amended Terms of Reference is provided in Appendix A.

### DISCUSSION

In April 2012 Council approved a Terms of Reference for a Recreation and Leisure Advisory Committee (RLAC). RLAC considers indoor and outdoor recreation and leisure opportunities, services and issues, and is guided by the goals, objectives and policies of senior municipal documents. The departments of Resort Experience and Community and Corporate Services share administrative responsibilities.

At this time a number of changes are proposed to the Terms of Reference for flexibility, clarity, and administrative purposes. These include:

#### Section 3. Composition

3.1, 3.2. The number of members is proposed to range between eight and thirteen members, seven to ten of which are to be community members. This is an increase of up to three community members, and is proposed as a means to better enable community participation in the Committee and help stagger membership changes. The remaining three members remain appointees from Tourism Whistler, Howe Sound School District 48, and the Council representative.

#### Section 4. Appointments

4.2. Currently the appointed Council member attends the meeting in an "ex officio" capacity, meaning this person does not have Committee voting privileges. To be consistent with other municipal committees, it is proposed that voting privileges be extended to this person.

4.6. The maximum number of consecutive terms a member can be appointed is proposed to be reduced from three to two. Each term is to remain two years in length. This is proposed in order to



be consistent with other municipal committees, as a means to encourage participation, stagger membership changes and manage potential volunteer burnout. Council retains the ability to depart from the stated number of terms, under exceptional circumstances.

#### Section 5.3 Meeting Quorum

This section's title is proposed to change to "Meeting Quorum and Voting." All mentions of the word 'voting' are now consolidated within this section for clarity and ease of document use.

A number of other changes are proposed within section 5.3:

- Item 'a'. Given the proposed increase in Committee size, quorum is proposed to increase from four to six members.
- Item 'c'. To be consistent with other municipal Committees, voting privileges are proposed to be extended to the Council member.
- Item 'e': For clarity purposes, a line has been added regarding procedure in the case of a tie vote. As per other municipal practices, a tie vote means the recommendation will be defeated.

#### **WHISTLER 2020 ANALYSIS**

The Recreation and Leisure Advisory Committee is supportive all of the objectives and descriptions of success of the W2020 Recreation and Leisure Strategy.

#### **OTHER POLICY CONSIDERATIONS**

The proposed amendments closer align the Recreation and Leisure Advisory Committee's Terms of Reference with other municipal policies.

#### **BUDGET CONSIDERATIONS**

There are no budget implications to the proposed amendments.

#### **COMMUNITY ENGAGEMENT AND CONSULTATION**

The Recreation and Leisure Advisory Committee voted in favour of the proposed amendments at their March 23, 2016 meeting. No further engagement is required.

#### **SUMMARY**

Respectfully submitted,

Martin Pardoe  
MANAGER RESORT PARKS PLANNING  
for  
Jan Jansen  
GENERAL MANAGER RESORT EXPERIENCE



## **APPENDIX A**

### **RECREATION AND LEISURE ADVISORY COMMITTEE TERMS OF REFERENCE**

#### **1. PURPOSE**

- 1.1 To provide an objective view in the public interest and to give impartial and informed higher level advice to municipal staff and Council on matters related to the provision and delivery of indoor and outdoor recreation and leisure opportunities, services and issues.

#### **2. ROLE AND MANDATE**

- 2.1 The Recreation and Leisure Advisory Committee (RLAC) is an advisory body authorized only to make recommendations to municipal staff and Council. It does not have the authority to approve or refuse projects and/or initiatives.
- 2.2 The guiding framework for the RLAC will be defined by the goals, objectives and policies of senior municipal documents such as but not limited to *Whistler2020*, the *Official Community Plan*, the *Economic Partnership Initiative* report, the *Recreation and Leisure Master Plan*, as well as deliverables identified in the current *Corporate Plan*.
- 2.3 The intent of the RLAC is to provide higher level feedback and direction to staff on recreation and leisure opportunities, services, and issues as guided by 2.2 above.
- 2.4 RLAC recommendations to Council and staff are to strive towards or further embed in our culture the following core values:
  - a) Residents and visitors of all ages and abilities are able to enjoy activities year-round that encourage healthy living, learning and a sense of community;
  - b) The Whistler lifestyle includes recreation and leisure, and all community members are able and encouraged to participate;
  - c) Visitors are aware of and have access to a variety of recreation and leisure offerings at a range of price points;
  - d) The resort community is globally recognized as a leader in innovative recreation products and services;

- e) Recreational experiences reflect an appropriate balance between adventure, challenge and safety, and exist within the comfortable carrying capacity of the amenity;
  - f) Quality recreation and leisure activities are delivered with exceptional service;
  - g) A collaborative and comprehensive approach to developing amenities and offerings, and to resolving user conflicts is used by local and regional stakeholders;
  - h) Recreation and leisure infrastructure and practices minimize the degradation of natural areas and are transitioning toward sustainable use of energy and materials; and
  - i) Recreation and leisure is a core contributor to the Whistler economy
- 2.5 RLAC recommendations are to be supported by relevant documents such as but not limited to feasibility studies, business concepts or plan, surveys, and/or user metrics that demonstrate a good return on investment and/or a high degree of “public good” for the resort community. Ideally, all RLAC recommendations should be strategic in nature and have the support of RMOW staff.

### 3. COMPOSITION

- 3.1 The Committee shall be comprised of between eight and thirteen members as follows:
- a) Between seven and ten community members whose qualifications, interests, and background cover two or more of the following areas, thereby providing an appropriate balance of interests within the RLAC. The interest areas are:
    - I. Representatives of the youth/young adult and ageing populations in the community;
    - II. A member at large representing Whistler's families;
    - III. Environmental matters as they relate to recreation and leisure;
    - IV. Accessibility;
    - V. Outdoor recreation;
    - VI. Indoor recreation; and
    - VII. Arts, culture and history.
  - b) The Committee may have two additional partner members who are representatives of the following organizations, at the discretion of each organization, as follows:
    - I. Tourism Whistler;
    - II. Howe Sound School District 48 or, at their discretion, a DPAC member; and
    - III. A member of municipal Council as per 4.2 below.
- 3.2 An employee or officer of the Resort Municipality of Whistler is not eligible to be a member of the Committee

#### 4. APPOINTMENTS

- 4.1 All members shall be appointed by municipal Council.
- 4.2 Council shall appoint one member of Council to attend the meetings of the RLAC to serve as a resource and to improve communication with Council.
- 4.3 Council shall appoint the General Manager of Resort Experience and the General Manager of Corporate and Community Services or his/her designate(s) to serve as a non-voting liaison member of the RLAC.
- 4.4 The remaining members shall be selected from nominees submitted by the general public respecting the interested areas listed in 3.1 above.
- 4.5 Council shall appoint each community member for a two year term.
- 4.6 Each member may be appointed for not more than two consecutive terms, unless otherwise authorized by Council under exceptional circumstances.
- 4.7 Council shall make appointments within 3 months of the end of any community members' term.
- 4.8 No individual may be appointed if that person is an elected representative of the Whistler Municipal Council, Howe Sound School District No. 48, or the Squamish Lillooet Regional District.
- 4.9 All members are expected to:
  - a) Attend a minimum of 50% of meetings each year to maintain membership eligibility, unless otherwise approved by municipal Council.
  - b) Review distributed material before the meeting.
  - c) RSVP to the Committee Secretary whether or not they will attend the meeting.
- 4.10 Individuals missing three consecutive meetings without due cause will be asked to resign from the Committee.

## 5. PROCEDURES

- 5.1 All matters of order, privilege and procedure not provided for in this bylaw or the *Community Charter* or Council Procedure Bylaw #1659 are governed by Roberts' Rules of Order.
- 5.2 Chairperson
- a) The RLAC shall elect a Chairperson and an alternate from among its members by a majority silent vote of the Committee members at its first meeting in a new calendar year.
  - b) The Chairperson and alternate shall be elected for a term of two years.
  - c) Following the resignation or death of the Chairperson or alternate, the RLAC shall elect a successor to complete the term.
  - d) The Chairperson shall be a full voting member of the RLAC.
  - e) In the absence of the Chairperson the alternate shall act on his/her behalf.
- 5.3 Meeting Quorum and Voting
- a) Meeting quorum shall consist of six voting members.
  - b) Recommendations of the RLAC shall be made by a majority of members in attendance at a meeting, and provided a quorum is present at that meeting.
  - c) All appointed members of the RLAC as identified in 3.1 above shall have voting privileges, including the Council member.
  - d) General Managers or their designate(s) shall not have voting privileges.
  - e) Recommendations must be supported by a simple majority vote. In the case of a tie vote the recommendation will be defeated.
- 5.4 Meetings
- a) The Committee shall convene once every two months during business hours. Time of day is to be decided by the majority of Committee members. Additional meetings may be scheduled as circumstances warrant.
  - b) The Committee Secretary on request of the Chairperson or alternate may call a meeting of the Committee upon giving at least 48 hours' notice to each member.
  - c) Notice of meeting may be waived by the consent of a majority of the members of the Committee.
  - d) All meetings of the RLAC are open to Members of Council, members of other Committees of Council, the general public, and those others as invited by the Chairperson as ex-officio members. All are without voting privileges.
  - e) Periodically, or on an as need basis, the RLAC may meet with other Committees of Council to discuss topics relevant to both Committees.
  - f) Meetings shall be held in Whistler.
- 5.5 Staff reports and presentations must be requested by Committee resolution.

- 5.6 Formal minutes of the proceedings shall be prepared by the Committee Secretary and reviewed by the Chairperson, for accuracy only, prior to distribution.
- 5.7 Upon review by the Chairperson and once ratified by the Committee, the minutes shall be placed on a Council agenda for receipt by Council, circulated to relevant staff, and made available to the interested parties and the general public on request.
- 5.8 The Committee Secretary shall
  - a) Be the General Manager of Resort Experience or the General Manager of Corporate and Community Services or his/her designate(s).
  - b) Attend all Committee meetings;
  - c) Oversee all Committee procedures;
  - d) Prepare and forward to Council an administrative report regarding committee nominations.
  - e) Inform new members of their appointment and forward orientation packages to them;
  - f) Schedule regular Committee meetings throughout the year;
  - g) Prepare and forward the agenda and accompanying information for each meeting;
  - h) Schedule additional meetings and site visits as required;
  - i) Prepare and distribute the minutes of all Committee meetings.
- 5.9 Conflict of Interest
  - a) A Committee member who is involved in a topic under review by the Committee must declare his/her conflict and not take part in the discussion of the topic or vote on any question in respect of the topic;
  - b) Must leave the meeting for the period of time during which the topic is under consideration; and
  - c) Must not attempt in any way, whether before, during or after the meeting to influence the voting on any question in relation to the topic.

## 6. COMMITTEE REIMBURSEMENTS

- 6.1 All members of the Recreation and Leisure Advisory Committee shall serve without financial remuneration.
- 6.2 Members expenses will not be reimbursed unless pre approved by the Committee.

Committee Terms of Reference approved by Council 5<sup>th</sup> day April, 2016.





## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** April 5, 2016

**REPORT:** 16-040

**FROM:** Infrastructure Services

**FILE:** 610

**SUBJECT:** MAINTENANCE & REPAIR SERVICES – CONTRACT AWARD

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the General Manager of Infrastructure Services be endorsed.

### RECOMMENDATION

**That** Council authorize staff to award a contract for the “Maintenance & Repair Services for the Solid Waste and Utilities Group” to Ciofani Resources Ltd. for a term of five years commencing May 2016 with an option to extend for two additional one year terms at the discretion of the RMOW.

### REFERENCES

Appendix A – Request for Proposals for “Maintenance and Repair Services for Solid Waste and Utilities Group”

### PURPOSE OF REPORT

Purchasing Policy D-1 stipulates that Council approval is required for contracts over \$500,000. The proposed contract for “Maintenance & Repair Services for the Solid Waste and the Utilities Group” is expected to exceed that amount over the term of the contract, so this report is requesting Council approval to award the contract.

### DISCUSSION

The Whistler Compost Facility (WCF) was constructed as part of the pre-Olympic upgrade of Whistler’s Wastewater Treatment Plant. The primary function of the WCF is to provide treatment of the biosolids from our wastewater treatment plant and process those biosolids into a useful soil amendment. This facility is an “in-vessel” composter that ensures rapid and consistent treatment of the biosolids in Whistler’s sometimes extreme weather conditions. The additional capacity at the WCF has also been used to process biosolids from other communities in the Sea to Sky corridor and to process food waste generated in Whistler.

In 2015, the plant processed 5500 tonnes of biosolids along with 750 tonnes of food waste to produce 8800 tonnes of compost. Approximately 12,500 tonnes of chipped wood waste was mixed with the biosolids and food waste in order to produce the final product. This facility is critical to our WWTP operation as currently there are no other options for disposing of our biosolids.

Operation of the WCF is managed by a contractor and is currently under contract to Evergreen Projects (aka Carneys Waste Systems) whereas the maintenance of the composting equipment is contracted out separately to ensure it is done by a qualified contractor who can do this specialized work. The RMOW owns the plant and needs to ensure that proper maintenance is being performed. We require qualified personnel who are capable of working with the manufacturer’s recommendations and the RMOW work order system.

In addition to the work at the WCF, the RMOW's Utilities group also requires a similar maintenance and repair contractor at various times. Under this contract, our Utilities group may request a proposal from this contractor for specific projects.

The RFP was issued February 10<sup>th</sup>, 2016 and was advertised both locally and on BC Bid. The RFP closed on March 3<sup>rd</sup>, 2016 and only one proposal was received. This is not an unusual situation as finding contractors with specialized skills who are interested in working in Whistler is often a challenge.

The single proposal was from Ciofani Resources Ltd. who has been providing these services since the facility opened in 2009. An evaluation of his proposal showed a small increase in his hourly rates of between 5% and 11% over his current rates. These rates have risen to include cost of living and now also cover the traveling costs that were covered separately in the previous contract. Our previous experience with Ciofani Resources has been very positive. Their personnel have been not only qualified but also very creative in finding ways to improve on the equipment to extend its useful life. In many cases, they have been able to source other suppliers that can provide a better product at lower prices than the original equipment manufacturer. Ciofani Resources have also been proactive in diagnosing issues and servicing them before they become a repair or replacement problem.

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Finance	The resort community effectively and efficiently balances its costs and expenditures.	Maintenance is a planned and budgeted program.
Finance	The long-term consequences of decisions are carefully considered.	Preventative maintenance can prevent costly repairs, replacements and lost time.
Materials & Solid Waste	The resort community is 'closing the loop' by providing appropriate and convenient opportunities for reducing, reusing and recycling materials.	Biosolids and food waste are being composted to produce a useful soil amendment.
Materials & Solid Waste	The community is committed to providing infrastructure capable of continually decreasing our residual wastes.	Biosolids and food waste are being composted to produce a useful soil amendment.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
	None.	

## OTHER POLICY CONSIDERATIONS

None.

## BUDGET CONSIDERATIONS

The Compost Facility has an annual operating budget of \$1.5 million of which \$350,000 is for maintenance. There is an additional capital budget of \$150,000 for capital reconstruction work at the facility. The proposal from Ciofani Resources Ltd. is a time and materials contract, but past experience has shown that this proposal remains within the budget and is estimated to be \$300,000

annually for the contracted maintenance services, with an additional \$50,000 for the supplies and materials required for the repairs or replacements.

Any work for the Utilities group would be in addition to these amounts and would be paid for from a Utilities maintenance budget.

## **COMMUNITY ENGAGEMENT AND CONSULTATION**

None

## **SUMMARY**

The Whistler Compost Facility was a significant investment for the RMOW and is critical to the ongoing operation of our wastewater treatment plant. Only through a high standard of maintenance can this investment be protected to ensure it operates reliably and there are no premature equipment failures. Our maintenance budget is appropriate to provide the necessary maintenance.

The RFP process was publicly advertised with only one proposal being submitted. The rates provided in this proposal are within the budget and the proponent is well qualified to do the work.

Staff recommend that the contract for the Maintenance & Repair Services for Solid Waste and Utilities Group be awarded to Ciofani Resources Ltd. for a term of five (5) years commencing May 2016 with an option to extend for two (2) additional one year terms at the discretion of the RMOW.

Respectfully submitted,

Paul Bencharski  
Project Manager

for

James Hallisey  
General Manager – Infrastructure Services

# REQUEST FOR PROPOSALS

## Maintenance and Repair Services Composter and Other Municipal Infrastructure RFP # E088-2016

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The Resort Municipality of Whistler | February 2016

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Issued:	February 10, 2016
Mandatory Site Meeting:	2:00 pm, February 18, 2016
Closing Time:	4:00 pm PST, March 3, 2016
Closing Location:	RMOW Municipal Hall
Contact Person:	Paul Bencharski, Project Manger 604-935-8305 or <a href="mailto:pbencharski@whistler.ca">pbencharski@whistler.ca</a>

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# 1 INTRODUCTION

## 1.1 Summary

The purpose of this Request for Proposal [“RFP”] is to select a service provider (or service providers) for the provision of maintenance and repair services for Solid Waste and Utilities Group within the Infrastructure Services Department of the Resort Municipality of Whistler.

The RMOW will consider Proposals from those Proponents who can meet the requirements set forth within this RFP.

## 1.2 RMOW Commitment to Sustainability

Whistler2020 is the RMOW’s comprehensive sustainability plan. This plan is guided by the community’s values and the Natural Step (TNS) sustainability principles and includes a shared vision of what a resort community will look like in a sustainable future. Moreover, it outlines how the resort community can achieve this vision through integrated strategies, related actions, and community-wide involvement.

The RMOW is looking for proposals that clearly understand our community’s values and measurably move our community further along the journey toward success and sustainability as articulated within our Whistler2020 vision.

## 1.3 Definitions

In this RFP, the following definitions shall apply:

“RMOW” means the Resort Municipality of Whistler;

“RMOW Representative” has the meaning set out in Section 2.6;

“RMOW Website” means [www.whistler.ca](http://www.whistler.ca);

“Closing Time” has the meaning set out in Section 2.1;

“Contract” means a formal written contract between the RMOW and a Preferred Proponent to undertake the Services;

“Evaluation Team” means the team appointed by the RMOW;

“G.S.T.” means any Goods and Services Tax payable in connection with the goods and services pursuant to the Excise Tax Act of Canada and shall also include any sales, value added or like taxes as well as any capital tax adopted by any lawful authority in addition to or in substitution for the Goods and Services Tax;

“Preferred Proponent(s)” means the Proponent(s) selected by the Evaluation Team to enter into negotiations for an Agreement;

“Proponent” means an entity that submits a Proposal;

“Proposal” means a Proposal submitted in response to this RFP;

“PST” means provincial sales tax administered under the Social Services Act [British Columbia] and any successor tax or levies therefore in force from time-to-time;

“RFP” means this Request for Proposals;

“Services” means anything and everything required to be done for the fulfillment and completion of this agreement.



## 2 INSTRUCTIONS TO PROPONENTS

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### 2.1 Closing Time and Email Address for Proposal Delivery

One electronic copy (PDF) of the proposal should be submitted by:

Time: 4 p.m. PST  
Date: March 3rd, 2016

to Paul Bencharski, Project Manager at the email address listed below.

The RMOW is committed to a fair and open process for all parties interested in this RFP. Please direct general inquiries, technical queries and questions to Paul Bencharski at 604 935-8305 or

<mailto:pbencharski@whistler.ca>

### 2.2 Mandatory Information Meeting

An information meeting will be hosted by the RMOW Representative to discuss the RMOW's requirements under this RFP (the "Mandatory Information Meeting"). Attendance is mandatory and proponents who do not attend will be disqualified from submitting a proposal. At the time of issuance of this RFP a meeting has been scheduled for 2pm, Thursday, February 18th, 2016 at the Whistler Compost Facility.

### 2.3 Late Proposals

Proposals received after the Closing Time will not be accepted or considered. Delays caused by any delivery issues will not be grounds for an extension of the Closing Time.

### 2.4 Amendments to Proposals

Proposals may be revised by written amendment, delivered in a pdf format as set out above, at any time before the Closing Time but not after. An amendment must be signed by an authorized signatory of the Proponent in the same manner as provided by section 3.3.

### 2.5 Inquiries

All inquiries related to this RFP should be directed in writing by email to Paul Bencharski at [pbencharski@whistler.ca](mailto:pbencharski@whistler.ca) (the "RMOW representative"). Information obtained from any person or source other than the RMOW representative may not be relied upon.

Inquiries should be made no later than 7 days before Closing Time. The RMOW reserves the right not to respond to inquiries made within 7 days of the Closing Time. Inquiries and responses will be recorded and may be distributed to all Proponents at the discretion of the RMOW.

Proponents finding discrepancies or omissions in the RFP, or having doubts as to the meaning or intent of any provision, should immediately notify the RMOW Representative. If the RMOW determines that an amendment is required to this RFP, the RMOW Representative will issue an addendum in accordance with section 2.6. No oral conversation will affect or modify the terms of this

RFP or may be relied upon by any Proponent.

## 2.6 Addenda

The RMOW may, at its sole discretion, prior to the submission deadline, change the scope of the Project, by adding or deleting services/requirements/locations or any other aspect of the RFP. The RMOW will make information available to the Proponents regarding any changes made to the RFP, or any change in the submission deadline by posting the Addendum on the BC Bid website and the RMOW website. It will be the Proponents responsibility to check these websites for Addendums prior to submitting their Proposal. After issuing an Addendum, the RMOW may, in its sole and exclusive discretion, extend the submission deadline.

## 2.7 Examination of Contract Documents and Site

Proponents will be deemed to have carefully examined the RFP, including all attached Schedules, the Contract and the Site (as applicable) prior to preparing and submitting a Proposal with respect to any and all facts, which may influence a Proposal.

## 2.8 Opening of Proposals

There will be no public opening. Anyone who submitted a Proposal will be notified of the status of this RFP, including whether or not an Agreement has been awarded, by the representative as indicated in 2.5.

# 3 PROPOSAL SUBMISSION CONTENT AND FORM

## 3.1 Package

Proposals should be in a pdf format and named with the Proponent's Company name and the RFP's reference number.

## 3.2 Form of Proposal

Proponents should complete the form of Proposal attached as Appendix 1 and provide all necessary information on Appendix 2, 3, 4, 5 and 6. Proponents are encouraged to use the forms provided and attach additional pages as necessary.

## 3.3 Signature

The legal name of the person or firm submitting the Proposal should be inserted in Appendix 1. The Proposal should be signed by a person authorized to sign on behalf of the Proponent.

- a) If the Proponent is a corporation then the full name of the corporation should be included, together with the names of authorized signatories. The Proposal should be executed by all of the authorized signatories or by one or more of them provided that a copy of the corporate resolution authorizing those persons to execute the Proposal on behalf of the corporation is submitted;

- b) If the Proponent is a partnership or joint venture then the name of the partnership or joint venture and the name of each partner or joint venturer should be included, and each partner or joint venturer should sign personally (or, if one or more person(s) have signing authority for the partnership or joint venture, the partnership or joint venture should provide evidence to the satisfaction of the RMOW that the person(s) signing have signing authority for the partnership or joint venture). If a partner or joint venturer is a corporation then such corporation should sign as indicated in subsection (a) above; or
- c) If the Proponent is an individual, including a sole proprietorship, the name of the individual should be included.

## 4 EVALUATION AND SELECTION

---

### 4.1 Evaluation Team

An evaluation team representing the RMOW will be reviewing all Proposal submissions. The evaluation committee will provide a written recommendation for the selection of a preferred Proponent based on the evaluation criteria set out in 4.2.

### 4.2 Evaluation Criteria

The RMOW will select the Proposal that it deems, in its sole and absolute discretion, demonstrates the best combination of corporate experience, skilled and experienced personnel, understanding of the scope of work, vision, proposed approach to achieving the preventative maintenance goals, and past successes as well as respecting the available budget.

In the Proposal evaluation phase, the evaluation committee will rate the Proposals submitted in response to this RFP based on the following criteria:

- a) The Proponent's ability to meet the requirements, qualifications and competencies set out herein.
- b) Financial offer including but not limited to hourly costs, material mark up costs, equipment rental costs, and any other financial considerations.
- c) The Proponent's technical reputation and capabilities; experience and where applicable, the skills and experience of its personnel; number of workers/supervisors at location; man hours and number of staff on site per day; financial stability; track record; and references of current and former customers.
- d) Innovation and commitment to sustainability
- e) Interview, if required
- f) Any other criteria set out in the RFP

### 4.3 Additional Information

The Evaluation Team may, at its discretion, request clarifications or additional information from a Proponent with respect to any Proposal, and the Evaluation Team may make such requests to only

selected Proponents. The Evaluation Team may consider such clarifications or additional information in evaluating a Proposal.

#### 4.4 Interviews

The Evaluation Team may, at its discretion, invite some or all of the Proponents to appear before the Evaluation Team to provide clarifications of their Proposals. In such event, the Evaluation Team will be entitled to consider the answers received in evaluating Proposals.

#### 4.5 Negotiation of Agreement and Award

If the RMOW selects a Preferred Proponent or Preferred Proponents, then it may:

- a) enter into a Contract with the Preferred Proponent(s); or
- b) enter into discussions with the Preferred Proponent(s) to clarify any outstanding issues and attempt to finalize the terms of the Contract(s), including financial terms. If discussions are successful, the RMOW and the Preferred Proponent(s) will finalize the Contract(s); or
- c) if at any time the RMOW reasonably forms the opinion that a mutually acceptable agreement is not likely to be reached within a reasonable time, give the Preferred Proponent(s) written notice to terminate discussions, in which event the RMOW may then either open discussions with another Proponent or terminate this RFP and retain or obtain the Services in some other manner.

## 5 GENERAL CONDITIONS

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### 5.1 RMOW Acceptance

Note that the RMOW will select the Proposal that it deems, in its sole and absolute discretion, demonstrates the best combination of corporate qualifications, skilled and experienced personnel, project understanding, vision, proposed approach to achieving the specified goals, as well as estimated total costs.

### 5.2 Right to Reject

The RMOW is not bound to accept the lowest price proposal, nor is the RMOW in any way bound to award the project to any of the Proponent bids.

The RMOW reserves the right to reject any or all Proposals for any reason whatsoever.

### 5.3 Proponent's Expenses

Proponents are solely responsible for their own expenses in preparing, and submitting Proposals, and for any meetings, negotiations or discussions with the RMOW or its representatives and Contractors, relating to or arising from this RFP. The RMOW and its representatives, agents, Contractors and advisors will not be liable to any Proponent for any claims, whether for costs, expenses, losses or damages, or loss of anticipated profits, or for any other matter whatsoever, incurred by the

Proponent in preparing and submitting a Proposal, or participating in negotiations for an Agreement, or other activity related to or arising out of this RFP.

#### 5.4 No Contract

By submitting a Proposal and participating in the process as outlined in this RFP, Proponents expressly agree that no contract of any kind is formed under, or arises from, this RFP, prior to the signing of a formal written Contract.

#### 5.5 Conflict of Interest

A Proponent shall disclose in its Proposal any actual or potential conflicts of interest and existing business relationships it may have with the RMOW, its elected or appointed officials or employees. The RMOW may rely on such disclosure.

#### 5.6 Solicitation of Council Members and RMOW Staff

Proponents and their agents will not contact any member of the RMOW Council or RMOW staff with respect to this RFP, other than the RMOW Representative named in section 2.1, at any time prior to the award of a contract or the termination of this RFP.

#### 5.7 Litigation

In addition to any other provision of this RFP, the RMOW may, in its absolute discretion, reject a Proposal if the Proponent, or any officer or director of the Proponent submitting the Proposal, is or has been engaged directly or indirectly in a legal action against the RMOW, its elected or appointed officers, representatives or employees in relation to any matter.

In determining whether or not to reject a Proposal under this section, the RMOW will consider whether the litigation is likely to affect the Proponent's ability to work with the RMOW, its Contractors and representatives and whether the RMOW'S experience with the Proponent indicates that there is a risk the RMOW will incur increased staff and legal costs in the administration of the Agreement if it is awarded to the Proponent.

#### 5.8 Confidentiality

All submissions become the property of the RMOW and will not be returned to the Proponent. The RMOW will hold all submissions in confidence unless otherwise required by law. Proponents should be aware the RMOW is a "public body" defined by and subject to the Freedom of Information and Protection of Privacy Act of British Columbia.

## 6 SCOPE OF SERVICES

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6.1 The purpose of this Request for Proposal [the "RFP"] is to select a service provider (or service providers) for the provision of repair and maintenance services for municipal sites, including

but not limited to the Whistler Compost Facility. Additional services may be requested for the Whistler Waste Water Treatment Plant and potentially other municipal infrastructure.

6.2 RMOW Business License: The Contractor shall have in place a valid Resort Municipality of Whistler business license.

6.3 Work would include preventative maintenance, breakdown repair, OEM warranty repairs, annual reconstruction and minor construction.

6.4 Mandatory qualifications include:

- Millwright – Certificate of Qualification with Interprovincial Red Seal endorsement, plus
- 5 years of hands-on working experience as a Millwright after earning Interprovincial Red Seal certification

6.5 Desirable qualifications include:

- Certified in Waste Water Treatment Level 1
- Certified in Water Distribution Level 1
- Certified as a Rawlings Manufacturing Warranty Agent

6.6 Proponents will have demonstrated experience in conducting maintenance works in composting, potable water and waste water environments.

6.7 Proponents will have demonstrated experience in operating a preventative maintenance program.

6.8 Proponents will have demonstrated experience repairing hydraulic systems and high pressure pneumatic conveying systems.

6.9 Proponents will have demonstrated experience in modifying equipment components using innovation to improve the service life of parts requiring replacement.

6.10 Duration of Agreement:

The agreement shall be in effect for a period of five (5) years commencing May 2016 with an option to extend for two (2) additional one year terms at the discretion of the RMOW.

6.11 Expected staffing requirements:

Typical:

- Weekdays - 5 days per week
  - Supervisor 30 to 40 hours per week
  - Employee/Sub-contractor 30 to 40 hours per week
- Exceptional – weekends, extended days, statutory holidays:
- Proponent will describe means and any exceptions for RMOW to receive services under exceptional circumstances (e.g. after hours, weekends etc.)

6.12 Typical tasks under the scope of work but not limited to the following examples:

- Preventative maintenance as identified through Work Orders (see Appendix 6 for examples)
- Replacement of electric motors



- Surface hardening steel using welding techniques
- Rebuilding stainless steel trays
- Installation of new equipment
- Hydraulic & pneumatic system maintenance and repair

6.13 Additional Services:

- Request may be made for a fixed price quote to provide additional services based on the time & material rates provided in this proposal. Such quotes may or may not be accepted at the sole discretion of the RMOW.



## 7 APPENDICES

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<b>APPENDIX</b>	<b>1</b>	<b>FORM OF PROPOSAL</b>
<b>APPENDIX</b>	<b>2</b>	<b>RATE AND CHARGE SCHEDULE</b>
<b>APPENDIX</b>	<b>3</b>	<b>CONTRACTOR QUALIFICATIONS</b>
<b>APPENDIX</b>	<b>4</b>	<b>REFERENCES</b>
<b>APPENDIX</b>	<b>5</b>	<b>DRAFT AGREEMENT</b>
<b>APPENDIX</b>	<b>6</b>	<b>EXAMPLES OF MAINTENANCE SCHEDULE AND WORK ORDERS</b>

## APPENDIX 1 – FORM OF PROPOSAL

RFP Project Title: MAINTENANCE AND REPAIR SERVICES – Composter and Other  
Municipal Infrastructure

RFP Reference No: E088-2016

Legal Name of Proponent: \_\_\_\_\_

Contact Person and Title: \_\_\_\_\_

Business Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

TO:

Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, B.C.  
Canada V0N 1B4

Dear Sir:

1.0 I/We, the undersigned duly authorized representative of the Proponent, having received and carefully reviewed all of the Proposal documents, including the RFP and any issued addendums, and having full knowledge of the Site, and having fully informed ourselves as to the intent, difficulties, facilities and local conditions attendant to performing the Services, submit this Proposal in response to the RFP.

2.0 I/We confirm that the following appendices are attached to and form a part of this Proposal:

Appendix I, 2, 3, 4, 5, 6

Addendums \_\_\_\_ \_\_\_\_ \_\_\_\_

3.0 I/We confirm that this proposal is accurate and true to best of my/our knowledge.

4.0 I/We confirm that, if I/we am/are awarded the Agreement, I/we will at all times be the “prime contractor” as provided by the Worker's Compensation Act (British Columbia) with respect to the Services. I/we further confirm that if I/we become aware that another contractor at the place(s) of the Services has been designated as the “prime contractor”, I/we will notify the RMOW immediately, and I/we will indemnify and hold the RMOW harmless against any claims, demands, losses, damages, costs, liabilities or expenses suffered by the RMOW in connection with any failure to so notify the RMOW.

This Proposal is submitted this \_\_\_\_\_ day of \_\_\_\_\_, 2016

I/We have the authority to bind the Proponent.

\_\_\_\_\_  
(Name of Proponent)

\_\_\_\_\_  
(Name of Proponent)

\_\_\_\_\_  
(Signature of Authorized Signatory)  
Signatory)

\_\_\_\_\_  
(Signature of Authorized

\_\_\_\_\_  
(Print Name and Position of Authorized  
Authorized Signatory)

\_\_\_\_\_  
(Print Name and Position  
Signatory)

## APPENDIX 2 – RATE AND CHARGE SCHEDULE

Hourly rates to include all overhead costs including tools, benefits, travel and living allowances and all administration costs.

Attach additional pages if necessary.

	Role	Supervisor 1.	Supervisor 2.	Supervisor 3.	Millwright	Welder	Carpenter	Painter	Labourer		
Hourly Rates for:	Applicable under these Conditions										
Regular Time											
Over Time											
Over Time											
Over Time											
Over Time											

### **Proponent's Tools**

Attach additional pages if necessary.

List Tools that will be included under the worker's hourly rates	

### **Rental Charges for Equipment**

Attach additional pages if necessary.

Proponent's Equipment	Rental Rate			
	hourly	daily	weekly	monthly

### **RMOW Equipment**

The RMOW is providing a welding area with shields and two welding machines at the Compost Facility for the contractor's use:

- **Millar 400SS**
- **Millar Dynasty 200**

### APPENDIX 3 – CONTRACTOR QUALIFICATIONS

SUPERVISOR	DUTIES	YEARS OF EXPERIENCE
1.		
2.		
3.		

EMPLOYEES/SUB-CONTRACTORS	DUTIES	YEARS OF EXPERIENCE
1.		
2.		
3.		
4.		
5.		
6.		
7.		

Name	Certifications
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	



## APPENDIX 4 – LIST OF REFERENCES

(Government agencies preferred)

<b>Company</b>	
<b>Reference Contact</b>	
<b>Services Provided</b>	
<b>Email</b>	
<b>Phone Number</b>	

<b>Company</b>	
<b>Reference Contact</b>	
<b>Services Provided</b>	
<b>Email</b>	
<b>Phone Number</b>	

<b>Company</b>	
<b>Reference Contact</b>	
<b>Services Provided</b>	
<b>Email</b>	
<b>Phone Number</b>	



## **APPENDIX 5 – DRAFT AGREEMENT**



# **DRAFT AGREEMENT**

**BETWEEN**

**RESORT MUNICIPALITY OF WHISTLER**

**AND**

**[CONTRACTOR]**

**FOR THE PROVISION OF:**

**Maintenance and Repair Services**

**Composter and Other Municipal Infrastructure**

**REFERENCE NO: E088-2016**

**MAINTENANCE AND REPAIR SERVICES**

**SOLID WASTE AND UTILITIES OPERATIONS**

**THIS AGREEMENT DATED** \_\_\_\_\_ day of \_\_\_\_\_, 2016

**BETWEEN:**

**THE RESORT MUNICIPALITY OF WHISTLER**

A municipal corporation under the British Columbia Local Government Act, as amended, having the mailing address of its Municipal offices at 4325 Blackcomb Way, Whistler, British Columbia, V0N 1B4

(the “**RMOW**”)

**AND**

(the “**Contractor**”)

**WHEREAS:**

- A.** Pursuant to the RMOW's Request For Proposals # **E088-2016** (the “**RFP**”) the RMOW invited Proposals from qualified Proponents for the provision of Maintenance and Repair Services – Solid Waste and Utilities Operations.
- B.** In response to the RFP, the Contractor submitted the Contractor's Proposals proposing to perform the requirements on the terms and conditions of the RFP, as supplemented by the Contractor's Proposal; and,
- C.** The RMOW has agreed to retain the Contractor for the performance of the requirements on the terms as set out in this agreement and the RFP, as supplemented by the Contractor's Proposal, and the Contractor has agreed to perform the requirements on those same terms.

**NOW, THEREFORE, THIS AGREEMENT WITNESSETH** that in consideration of the premises and payment of One (\$1.00) Dollar, and other good and valuable consideration paid by each of the parties to each other (the receipt and sufficiency of which each party hereby acknowledges), the parties hereby covenant and agree with each other as follows:

**1. SERVICES**

**1.1. Services**

The RMOW hereby retains the Contractor to provide the Services as defined within this document, including anything and everything required to be done for the fulfillment and completion of this supply agreement (the “Goods & Services”).

## **2. LIMITED AUTHORITY**

### **2.1. Agent of RMOW**

The Contractor is not and this Agreement does not render the Contractor an agent or employee of the RMOW, and without limiting the above, the Contractor does not have authority to enter into any agreement or reach any agreement on behalf of the RMOW, except for the limited purposes as may be expressly set out in this Agreement, or as necessary in order to perform the Services. The Contractor will make such lack of authority clear to all persons with whom the Contractor deals in the course of providing the Services.

Any purchases of materials and equipment will follow the RMOW's Procurement Procedures as follows:

Purchases under \$100,000 require quotes from a minimum of three suppliers unless it is a low value purchase. Fax, e-mail or written quotes will be acceptable. Formal tendering or Request for Proposal processes is not mandatory but the competitive process must be followed and all participants must be treated fairly and equitably. Where quotes cannot be obtained for purchases expected to be greater than \$25,000 a Sole Source Justification Report must be completed.

Every effort must be made to use competitive processes in order to find potential suppliers. However, there will be circumstances where the purchase of a product or service fulfills a certain function for which there are no substitutes or is available from only one source. Personal preference for certain brands or products does not justify limiting competition.

For sole source purchases over \$25,000, a Sole Source Justification Report must be completed to justify the purchase. Summarized examples of potential criteria include, but are not limited to:

- a) Ensuring compatibility with existing equipment and products
- b) Technical reasons require an absence of competition
- c) Purchasing for testing or trial use
- d) Exercising the purchase option on a lease or rental contract
- e) Purchases from a non-profit organization
- f) Purchases from a bankruptcy situation or auction
- g) Purchases of property
- h) Highly-specialized services

Completed Sole Source Justification Reports must be sent to the RMOW for review and approval. Purchases require the approval of the RMOW before the purchase is initiated unless it is an emergency purchase.

### **2.2. Independent Contractor**

The Contractor is an independent contractor. This Agreement shall not create the relationship of employer and employee, a partnership, or a joint venture. The RMOW shall not control or direct the details, means or process by which the Contractor performs the Services. The Contractor is primarily responsible for performance of the Services and may not delegate or assign any Services to any other person except as agreed to by the RMOW. The Contractor

shall be solely liable for the wages, fringe benefits, service schedules and service conditions of any partners, employees or Sub-contractors.

At sites/locations where a prime contractor has not been established, the Contractor is deemed the “prime contractor” for the purposes of all applicable occupational health and safety laws, including *Workers’ Compensation Act* (British Columbia), and the Contractor is responsible for filing any documents necessary to comply with the *Workers’ Compensation Act* (British Columbia). The Contractor shall comply, and shall ensure that all subcontractors and Other Contractors comply with all requirements with the *Workers’ Compensation Act* (British Columbia) and any other health and safety Laws applicable to the Project, the Work or to the Work Site.

Where a prime contractor has already been established (e.g. the Whistler Compost Facility and the Whistler Transfer Station), the contractor will conform to *Workers’ Compensation Act* (British Columbia) requirements for working under the prime contractor.

### **2.3. Sub-Contractors**

All Sub-contractor(s) intended to be used within the “Scope of Tender” will be subject to RMOW approval.

The Contractor agrees to preserve and protect the right of the parties under the contract with respect to work to be performed under sub-contract and to:

- i) enter into contracts or written agreement with Sub-contractors to require them to perform their work in accordance with and subject to the terms and conditions of the completed contract documents and,
- ii) be as fully responsible to the RMOW for acts and omissions of the Subcontractor(s) and of persons directly or indirectly employed by them as for acts and omissions of persons directly employed by the Contractor.

The Contractor therefore agrees that they will incorporate the terms and conditions of the contract document into all sub-contract agreements that are entered into with the sub-contractors.

The RMOW may, for a reasonable cause, object to the use of a proposed Sub-contractor and may require the Contractor to make a change.

## **3. INSURANCE**

3.1. At its’ own expense and prior to the commencement of the term of the Agreement, the Contractor shall obtain and maintain or cause to be obtained and maintained in force during the term of the Agreement, insurance acceptable to the RMOW with limits not less than those shown for each respective item as follows:.

- (i) Comprehensive Public Liability and Property Damage Insurance providing coverage up to Five Million Dollars (\$5,000,000.00) all inclusive per occurrence against liability for bodily injury or death and/or damage to property on an all risk occurrence basis; with a



deductible not exceeding One Thousand Dollars (\$1000.00) per occurrence. The Resort Municipality of Whistler shall be included as named insured.

(ii) The contractor will have in place a valid RMOW business license.

(iii) The contractor will provide a WCB coverage abstract.

#### **4. PRIMARY COMMERCIAL BLANKET BOND**

Prior to commencement of any work hereunder, the Primary Contractor and all Sub-contractor(s) shall obtain and maintain in force during the term of the Agreement a Primary Commercial Blanket Bond covering all classes of employees of all shifts employed by the primary Contractor and all Sub-Contractor(s) and Owner/Operators; types of coverage to include but not necessarily limited to "Comprehensive Dishonesty, Disappearance, and Destruction".

#### **5. RMOW RESPONSIBILITIES**

##### **5.1. RMOW Information**

The RMOW will, in co-operation with the Contractor, make efforts to make available to the Contractor information, surveys, and reports which the RMOW has in its files and records that relate to the Services. The Contractor will review any such material upon which the Contractor intends to rely and take reasonable steps to determine if that information is complete or accurate. The Contractor will assume all risks that the information is complete and accurate and the Contractor will advise the RMOW in writing if in the Contractor's judgment the information is deficient or unreliable and undertake such new surveys and investigations as are necessary.

##### **5.2. RMOW Decisions**

The RMOW will in a timely manner make all decisions required under this Agreement, examine documents submitted by the Contractor and respond to all requests for approval made by the Contractor pursuant to this Agreement.

##### **5.3. Notice of Defect**

If the RMOW observes or otherwise becomes aware of any fault or defect in the Services, it may notify the Contractor, but nothing in this agreement will be interpreted as giving the RMOW the obligation to inspect or review the Contractor's performance of the Services.

#### **6. INDEMNIFICATION**

##### **6.1. Indemnity**

The Contractor will indemnify and save harmless the RMOW and all of its elected and appointed officials, officers, employees, servants, representatives and agents (collectively the "Indemnitees"), from and against all claims, demands, causes of action, suits, losses, damages and costs, liabilities, expenses and judgments (including all actual legal costs) for damage to or destruction or loss of property, including loss of use, and injury to or death of any person or persons which any of the Indemnitees incur, suffer or are put to arising out of or in connection

with any failure, breach or non-performance by the Contractor of any obligation of this agreement, or any wrongful or negligent act or omission of the Contractor or any employee or agent of the Contractor.

## **6.2. Survival of Indemnity**

The indemnity described in Section 7.7.1 will survive the termination or completion of this agreement and, notwithstanding such termination or completion, will continue in full force and effect for the benefit of the Indemnitees.

## **7. TERMINATION**

### **7.1. By the RMOW**

The RMOW may at any time and for any reason by 3 months written notice to the Contractor terminate this agreement before the completion of all the Services such notice to be determined by the RMOW at its sole discretion. Upon receipt of such notice, the Contractor will perform no further Services other than the work which is reasonably required to terminate the Services and return the RMOW's property to the RMOW. Despite any other provision of this agreement, if the RMOW terminates this agreement before the completion of all the Services, the RMOW will pay to the Contractor all amounts owing under this agreement for Services provided by the Contractor up to and including the date of termination, plus reasonable termination costs in the amount as determined by the RMOW in its sole discretion. Upon payment of such amounts no other or additional payment will be owed by the RMOW to the Contractor, and, for certainty, no amount will be owing on account of lost profits relating to the portion of the Services not performed or other profit opportunities.

### **7.2. Termination for Cause**

The RMOW may terminate this agreement for cause as follows:

- (a) If the Contractor is adjudged bankrupt, or makes a general assignment for the benefit of creditors because of its insolvency, or if a receiver is appointed because of its insolvency, the RMOW may, without prejudice to any other right or remedy the RMOW may have, terminate this agreement by giving the Contractor or receiver or trustee in bankruptcy written notice;
- (b) If the Contractor is in breach of any term or condition of this agreement, and such breach is not remedied to the reasonable satisfaction of the RMOW within 5 days after delivery of written notice from the RMOW to the Contractor, then the RMOW may, without prejudice to any other right or remedy the RMOW may have, terminate this agreement by giving the Contractor further written notice.

If the RMOW terminates this agreement as provided by this Section, then the RMOW may:

- (c) enter into contracts, as it in its sole discretion sees fit, with other persons to complete the Services;

- (d) hold payment of any amount owing to the Contractor under this agreement for the performance of the Services without penalty until the following are resolved;
- (e) set-off the total cost of completing the Services incurred by the RMOW against any amounts owing to the Contractor under this agreement, and at the completion of the Services pay to the Contractor any balance remaining; and
- (f) if the total cost to complete the Services exceeds the amount owing to the Contractor, charge the Contractor the balance, which amount the Contractor will forthwith pay.

### **7.3. Curing Defaults**

If the Contractor is in default of any of its obligations under this agreement, then the RMOW may without terminating this agreement, upon 5 days written notice to the Contractor, remedy the default and set-off all costs and expenses of such remedy against any amounts owing to the Contractor. Nothing in this agreement will be interpreted or construed to mean that the RMOW has any duty or obligation to remedy any default of the Contractor.

## **8. APPLICABLE LAWS, BUILDING CODES AND BY-LAWS**

### **8.1. Applicable Laws**

This agreement will be governed by and construed in accordance with the laws of the Province of British Columbia. The RMOW and the Contractor accept the jurisdiction of the courts of British Columbia and agree that any action under this agreement be brought in such courts.

### **8.2. Codes and By-Laws**

The Contractor will provide the Services in full compliance with all applicable laws, building codes and regulations.

### **8.3. Interpretation of Codes**

The Contractor will, as a qualified and experienced professional, interpret applicable codes, laws and regulations applicable to the performance of the Services. If an authority having jurisdiction imposes an interpretation which the Contractor could not reasonably have verified or foreseen prior to entering into this agreement, then the RMOW may pay the additional costs, if any, of making alterations so as to conform to the required interpretation.

## **9. CONFIDENTIALITY AND DISCLOSURE OF INFORMATION**

### **9.1. No Disclosure**

Except as provided for by law or otherwise by this agreement, the Contractor will keep strictly confidential any information supplied to, obtained by, or which comes to the knowledge of the Contractor as a result of the performance of the Services and this agreement, and will not, without the prior express written consent of the RMOW, publish, release, disclose or permit to be disclosed any such information to any person or corporation, either before, during or after termination of this agreement, except as reasonably required to complete the Services.

## **9.2. Freedom of Information and Protection of Privacy Act**

The Contractor acknowledges that the RMOW is subject to the *Freedom of Information and Protection of Privacy Act* and agrees to any disclosure of information by the RMOW required by law.

## **9.3. Return of Property**

The Contractor agrees to return to the RMOW all of the RMOW's property at the completion of this Agreement, including any and all copies or originals of reports provided by the RMOW.

## **10. DISPUTE RESOLUTION**

### **10.1. Dispute Resolution Procedures**

The parties will make reasonable efforts to resolve any dispute, claim, or controversy arising out of this agreement or related to this agreement ("Dispute") using the dispute resolution procedures set out in this section.

#### **(a) Negotiation**

The parties will make reasonable efforts to resolve any Dispute by amicable negotiations and will provide frank, candid and timely disclosure of all relevant facts, information and documents to facilitate negotiations.

#### **(b) Mediation**

If all or any portion of a Dispute cannot be resolved by good faith negotiations within 30 days, either party may by notice to the other party refer the matter to mediation. Within 7 days of delivery of the notice, the parties will mutually appoint a mediator. If the parties fail to agree on the appointment of the mediator, then either party may apply to the British Columbia International Commercial Arbitration Centre for appointment of a mediator. The parties will continue to negotiate in good faith to resolve the Dispute with the assistance of the mediator. The place of mediation will be Whistler, British Columbia. Each party will equally bear the costs of the mediator and other out-of-pocket costs, and each party will bear its own costs of participating in the mediation.

#### **(c) Litigation**

If within 90 days of the request for mediation the Dispute is not settled, or if the mediator advises that there is no reasonable possibility of the parties reaching a negotiated resolution, then either party may without further notice commence litigation.

## **11. JURISDICTION**

Nothing in this Agreement limits or abrogates, or will be deemed to limit or abrogate, the jurisdiction of the Council of the RMOW in the exercise of its powers, rights or obligations under any public or private statute, regulation or by-law or other enactment.

## **12. GENERAL**

### **12.1. Entire Agreement**

This agreement, including the Appendices and any other documents expressly referred to in this agreement as being a part of this agreement, contains the entire agreement of the parties regarding the provision of the Services and no understandings or agreements, oral or otherwise, exist between the parties except as expressly set out in this agreement. This agreement supersedes and cancels all previous agreements between the parties relating to the provision of the Services.

### **12.2. Amendment**

This agreement may be amended only by agreement in writing, signed by both parties.

### **12.3. Survival of Obligations**

All of the Contractor's obligations to perform the Services in a professional and proper manner will survive the termination or completion of this agreement.

### **12.4. Cumulative Remedies**

The RMOW's remedies under this agreement are cumulative and in addition to any right or remedy which may be available to the RMOW at law or in equity.

### **12.5. Unenforceability**

If any provision of this agreement is invalid or unenforceable, it will be severed from the agreement and will not affect the enforceability or validity of the remaining provisions of the agreement.

### **12.6. Headings**

The headings in this agreement are inserted for convenience of reference only and will not form part of nor affect the interpretation of this agreement.

### **12.7. Singular, Plural and Gender**


Wherever the singular, plural, masculine, feminine or neuter is used throughout this agreement the same will be construed as meaning the singular, plural, masculine, feminine, neuter or body corporate where the context so requires.

### **12.8. Waiver**

No waiver by either party of any breach by the other party of any of its covenants, obligations and agreements will be a waiver of any subsequent breach or of any other covenant, obligation or agreement, nor will any forbearance to seek a remedy for any breach be a waiver of any rights and remedies with respect to such or any subsequent breach.

### **12.9. Notices**

Any notice, report or other document that either party may be required or may wish to give to the other must be in writing, unless otherwise provided for, and will be deemed to be validly



given to and received by the addressee, if served personally, on the date of such personal service or, if delivered by mail, or facsimile, when received. The addresses for delivery will be as follows:



**To the RMOW:**

RESORT MUNICIPALITY OF WHISTLER

James Hallisey

General Manager Infrastructure Services

Municipal Hall

4325 Blackcomb Way

Whistler, British Columbia V0N 1B4

Telephone: 604-935-8196

Fax: 604-935-8179

E-mail [jhallisey@whistler.ca](mailto:jhallisey@whistler.ca)

**To the Contractor:**

[Insert Name]

[Insert Address]

[Insert City/Prov.]

[Insert Telephone]

[Insert Fax]

[Insert E-mail]

If a party changes its address or facsimile number, or both, it shall promptly give notice of its new address or facsimile number, or both, to the other party as provided in this section.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement as of the day and year above first written.

Signed for and on behalf of the

**RESORT MUNICIPALITY OF WHISTLER**

\_\_\_\_\_

Authorized Signatory

\_\_\_\_\_

Name (Typed or Printed)

\_\_\_\_\_

Signed for and on behalf of the

**[CONTRACTOR]**

\_\_\_\_\_

Authorized Signatory

\_\_\_\_\_

Name (Typed or Printed)

\_\_\_\_\_



## **APPENDIX 6 – EXAMPLES OF MAINTENANCE SCHEDULE AND WORK ORDER**



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** April 5, 2016

**REPORT:** 16-043

**FROM:** Chief Administrator's Office

**FILE:** 3004.25

**SUBJECT:** 2016 COMMUNITY ENRICHMENT PROGRAM GRANTS

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the Chief Administrative Officer be endorsed.

### RECOMMENDATION

**That** Council approve the 2016 Community Enrichment Program grants funded from general revenue as follows:

AWARE – Nature Based Programs	\$3850
AWARE – Zero Waste Stations	\$6500
Get Bear Smart Society	\$3500
Whistler Naturalists Society	\$8200
Sea to Sky Invasive Species Council	\$5000
North Shore Schizophrenia Society	\$2000
Community Foundation of Whistler – Vital Signs	\$2000
Community Foundation of Whistler – Community Group Needs Assessment & Asset Mapping	\$2900
SSCSS - Whistler Parent Tot Program	\$10,000
Whistler Forest School Society	\$2500
HSWC – Whistler Women's Centre	\$8000
Whistler Waldorf School Society	\$0
Spring Creek Community School/École la Passerelle	\$0
Zero Ceiling Society	\$2000
Whistler Multicultural Network	\$4800
HSWC – Children, Youth & Family Counselling	\$6000
Whistler Secondary School Scholarship	\$2000
Whistler Writers' Group	\$3000
Whistler Adaptive Sports Program (WASP)	\$10,000
Whistler Minor Hockey	\$7500
Whistler Nordics Ski Club	\$4500
Whistler Sailing Association	\$7500
Whistler Sea Wolves	\$4600
Whistler Youth Soccer Club	\$9500
The Point-Artist Run Centre Society	\$4000
Whistler Children's Chorus	\$3800
<b>TOTAL</b>	<b>\$123,650</b>

## PURPOSE OF REPORT

The purpose of this report is to obtain authorization from Council to award funding under the Community Enrichment Program for 2016.

## DISCUSSION

The Municipality received 26 Community Enrichment Program Applications for 2016 with a total of \$176,952.73 in grant requests with the 2016 budget being \$136,200.00. From the 26 applications, 24 have been recommended for funding. The two schools that requested funding for extracurricular events were not recommended for funding. As part of Council Policy A-7 (Community Enrichment Program) \$2000 is issued each year to Whistler Secondary School Scholarships.

Council received a copies of all applications and presentations were made by the applicant organizations to Council during the Committee of the Whole meeting on March 1, 2016. Council subsequently discussed the applications for funding at the Closed meeting of Council on March 15, 2016 and the recommendations being presented in this report reflect Council's discussion.

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Arts, Culture and Heritage	<p>The community is passionate about the arts, culture and heritage, which have become a part of Whistler's spirit and community life, and is alive with creative energy and aesthetic appreciation.</p> <p>A range of authentic and creative arts, cultural and heritage opportunities are meaningful, accessible and financially affordable to residents and visitors.</p> <p>Arts, cultural and heritage opportunities attract visitors and contribute to the experience and local economy.</p>	<p>This will be achieved through the grants for the Whistler Children's Chorus, the Point-Artist Run Centre Society and the Whistler Writers Group.</p>
Health and Social	<p>Community members and visitors maintain and improve their physical, mental and spiritual and social health through prevention and treatment services.</p> <p>Community members eat healthy food, exercise and engage in leisure and other stress relieving activities that assist in preventing illness.</p> <p>Whistler is accessible and inclusive for community members and visitors with disabilities.</p> <p>Whistler organizations and stakeholders work together to meet the health and social needs of community members and visitors.</p> <p>Community members accept responsibility for their own health, and that of other members of the community, by participating in the activities identified in this description of success.</p>	<p>This will be achieved through the grants proposed for the Howe Sound Women's Centre, North Shore Schizophrenia Society, Whistler Women's Centre, Sea to Sky Community Services Society, Whistler Adaptive Sports Program, Whistler Nordics Ski Club, Whistler Youth Soccer Club, Whistler Sailing Association, Whistler Sea Wolves, and the Zero Ceiling Society.</p>
Learning	A high quality kindergarten through post-	This will be achieved through the

	<p>secondary education system offers a diversity of programs that meet the needs and expectations of the community.</p> <p>Diverse, affordable and accessible lifelong learning opportunities exist to meet the community's needs.</p>	<p>grants proposed for the AWARE Nature Based Programs, Whistler Secondary School Scholarship, Whistler Naturalists, Whistler Writers' Group and the Whistler Forest School Society.</p>
Natural Areas	<p>An ecologically functioning and viable network of critical natural areas is protected and, where possible restored.</p> <p>Backcountry areas are protected from overuse and degradation.</p> <p>Community members and visitors act as stewards of the natural environment.</p>	<p>This will be achieved through the grant proposed for AWARE, the Get Bear Smart Society, Whistler Naturalists Society, Sea to Sky Invasive Species Council, and the Whistler Forest School Society.</p>
Recreation & Leisure	<p>Residents and visitors of all ages and abilities enjoy activities year-round that encourage healthy living, learning and a sense of community.</p> <p>Recreation and leisure are part of the Whistler lifestyle and all community members are able and encouraged to participate.</p> <p>The resort community is globally recognized as a leader in innovative recreation products and services.</p> <p>Recreational experiences reflect an appropriate balance between adventure, challenge and safety, and exist within the comfortable carrying capacity of the amenity.</p>	<p>This will be achieved through the grant proposed for Whistler Adaptive Sports Program, Whistler Minor Hockey, Whistler Nordics Ski Club, Whistler Sailing Association, Whistler Sea Wolves and Whistler Youth Soccer Club.</p>
Partnership	<p>Residents, taxpayers, business and local government hold a shared vision for the resort community and work in partnership to achieve that vision.</p> <p>Partners work together to achieve mutual benefit.</p>	<p>All proposed grants work towards these descriptions.</p>

## OTHER POLICY CONSIDERATIONS

Council is guided by Council Policy A-7 (Community Enrichment Program), which outlines the requirements of organizations wishing to apply for financial assistance. Assistance may be provided to non-profit organizations or societies contributing to the general interest and advantage of the municipality.

## BUDGET CONSIDERATIONS

The 2016 Operating Budget provides for \$136,200.00 for the Community Enrichment Program. Staff is recommending that Council award \$123,650.00 as outlined above.

## **COMMUNITY ENGAGEMENT AND CONSULTATION**

Notices for the 2016 Community Enrichment Program application period were placed in the Pique Newsmagazine on January 28, February 4 and 11, 2016. Each organization requesting funding presented their application to Council at the March 1, 2016 Committee of the Whole meeting. Full applications (save for the confidential financial information) were included in the Committee of the Whole, March 1, 2016 agenda package.

## **SUMMARY**

Council provides grants to local non-profit organizations or societies on a yearly basis. For 2016, 26 Community Enrichment Program applications were received and applicants were required to present their grant requests to Council. This report provides recommended funding based on the applications and presentations from each group as well as discussions with Council.

Respectfully submitted,

Nikki Best  
LEGISLATIVE AND PRIVACY COORDINATOR  
for  
Laurie-Anne Schimek  
MUNICIPAL CLERK  
for  
Ted Battiston  
DIRECTOR, CORPORATE, ECONOMIC & ENVIRONMENTAL SERVICES





## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** April 5, 2016

**REPORT:** 16-046

**FROM:** Corporate and Community Services

**FILE:** 4530

**SUBJECT:** FIVE-YEAR FINANCIAL PLAN 2016-2020

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the General Manager of Corporate and Community Services division be endorsed.

### RECOMMENDATION

**That** Council consider giving first, second and third readings to the Five-Year Financial Plan 2016-2020 Bylaw No. 2118, 2016.

### REFERENCES

Appendix A – Five-Year Financial Plan 2016-2020 Bylaw No. 2118, 2016

### PURPOSE OF REPORT

The Five-Year Financial Plan 2016-2020 sets out the proposed revenue sources and expenditures for the municipality for the period January 1, 2016 to December 31, 2020.

### DISCUSSION

The *Community Charter* requires municipalities to approve a five-year financial plan bylaw each year prior to the adoption of the annual property tax bylaw before May 15. The attached bylaw and schedules reflect the following guidelines as presented at the March 15, 2016 regular council meeting:

1. To implement a 1.5% increase to property value taxes in 2016 (excluding non-market and property count changes);
2. To implement a 1.3% increase to water parcel taxes and user fees (excluding property count changes);
3. To implement a 1.2% increase to sewer parcel taxes and user fees (excluding property count changes); and
4. To include the project amounts as described in Appendix A to Administrative Report No. 16-032.

### OTHER POLICY CONSIDERATIONS

Section 165 of the *Community Charter* requires municipalities to prepare a five-year financial plan to be adopted annually by bylaw. Once adopted, the plan is in effect until it is amended, and may be amended by bylaw at any time.

Section 165 (3.1) requires additional disclosure regarding the proportion of revenues from each source and the objectives and policies in relation to the distribution of property value taxes among the different classes. This information is provided in Schedule C of the bylaw.

## **COMMUNITY ENGAGEMENT AND CONSULTATION**

Community engagement and consultation is an ongoing process throughout the year and includes the Community Life Survey, FE&A Oversight Committee, public meetings and online information.

Engagement and consultation specifically focused on financial planning has taken place at a separate public meeting.

On February 23, 2016 a public open house was held for community members to view budget information, provide comments and ask questions of staff and council. This provided an opportunity hear about community indicators, proposed projects and significant changes proposed for the 2016 operating budget.

An administrative report advising council of the proposed budget guidelines for 2016 and to obtain a council resolution for the guidelines to be used when preparing the 2016-2020 Five-Year Financial Plan was presented at the regular council meeting held on March 15, 2016.

All presentations, including videos, are available to the public on the municipal website. Comments may be provided by emailing [budget@whistler.ca](mailto:budget@whistler.ca)

## **SUMMARY**

The financial plan bylaw sets out the proposed revenues, expenditures and transfers for the years 2016 through 2020 and must be adopted prior to adoption of the property tax bylaw and before May 15, 2016 and. This bylaw is being presented to council for consideration of the first three readings prior to adoption.

Respectfully submitted,

Ken Roggeman  
DIRECTOR OF FINANCE  
for  
Norm McPhail  
GENERAL MANAGER, CORPORATE AND COMMUNITY SERVICES



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** April 5, 2016

**REPORT:** 16-044

**FROM:** Chief Administrator's Office

**FILE:** Vault

**SUBJECT:** WHISTLER.COM SYSTEMS INC. 2015 ANNUAL FILING

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the Chief Administrative Officer be endorsed.

### RECOMMENDATION

**That** the Council of the Resort Municipality of Whistler in open meeting assembled, hereby resolve that the Municipality, as one of the shareholders of Whistler.com Systems Inc., pass the consent resolutions of the shareholders of Whistler.com Systems Inc., copies of which are attached to Administrative Report No.16-044 as Appendix A, and that the Mayor and Municipal Clerk execute and deliver the attached resolutions on behalf of the Municipality.

### REFERENCES

Appendix A – Whistler.com Systems Inc. – 2015 Shareholders' Resolutions

Appendix B – Whistler.com Systems Inc. – Financial Statements ended June 30, 2015  
(CONFIDENTIAL)

Appendix C – Whistler.com Systems Inc. – 2015 Directors' Consent Resolution

### PURPOSE OF REPORT

The purpose of this report is to seek Council approval for the Mayor and Municipal Clerk to sign the 2015 annual Shareholders' Resolutions of Whistler.com Systems Inc.

### DISCUSSION

The filing of the 2015 Annual Report of Whistler.com Systems Inc. is now due for filing with the Registrar of Companies.

The Shareholders' resolutions for the 2015 Annual Report include:

1. Selecting December 31, 2015 as the annual reference date for the Company;
2. Acknowledging the receipt of the financial statements of the Company for its last completed fiscal year;
3. Waiving the appointment of an Auditor for the Company;
4. Appointing Barrett Fisher, Mike Furey and Duane Hepditch as Directors of the Company as at December 9, 2015.

## **POLICY CONSIDERATIONS**

Pursuant to Section 182 of the *Business Corporations Act*, the company may consent in writing to all of the business required at the annual meeting of the company.

Pursuant to Section 203 of the *Business Corporation Act*, the company may consent in writing to waive the appointment of an auditor, and under Section 182 the holding of the Annual General Meeting.

## **BUDGET CONSIDERATIONS**

There will be minimal costs incurred for the filing of documents with the Registrar of Companies.

## **SUMMARY**

The 2015 Annual Report of Whistler.com Systems Inc. is now due to be filed with the Registrar of Companies. This report seeks the approval of the Shareholders' Resolutions of Whistler.com Systems Inc.

Respectfully submitted,

Nikki Best  
LEGISLATIVE AND PRIVACY COORDINATOR  
for  
Laurie-Anne Schimek  
MUNICIPAL CLERK  
for  
Ted Battiston  
DIRECTOR, CORPORATE, ECONOMIC & ENVIRONMENTAL SERVICES

**WHISTLER.COM SYSTEMS INC.**

**SHAREHOLDERS' CONSENT RESOLUTIONS**

The undersigned, being all the voting shareholders of **WHISTLER.COM SYSTEMS INC.** (the "Company"), hereby consent in writing to the following resolutions as of December 9, 2015:

1. **ANNUAL MATTERS**

RESOLVED that:

- (a) the shareholders of the Company hereby select December 9, 2015 as the annual reference date for the Company;
- (b) the shareholders acknowledge receipt of the financial statements of the Company for its last completed fiscal year; and
- (c) the shareholders waive the appointment of an auditor for the Company.

2. **DIRECTORS**

RESOLVED that:

the shareholders appoint the following persons (each of whom has consented in writing to act) as directors of the Company to hold office in accordance with the Articles of the Company until the Company's next annual general meeting, until the date of the annual resolutions of the shareholders consented to in writing or until a successor is appointed in accordance with the Articles of the Company:

Barrett Fisher  
Mike Furey  
Duane Hepditch

These resolutions may be executed in any number of counterparts or pdf or fax counterparts, each of which when executed and delivered (by email, fax or otherwise) shall be deemed to be an original, and all of which together shall constitute one and the same document.

Resort Municipality of Whistler

Per: \_\_\_\_\_  
Nancy Wilhelm-Morden, Mayor

Per: \_\_\_\_\_  
Laurie-Anne Schimek, Municipal Clerk

Whistler Resort Association

Per:   
Authorized Signatory **BARRETT FISHER**

Per:   
Authorized Signatory **HEATHER BOXRUD**

**WHISTLER.COM SYSTEMS INC.****DIRECTORS' CONSENT RESOLUTION**

The undersigned, being all the directors of **WHISTLER.COM SYSTEMS INC.** (the "**Company**"), hereby consent in writing to the following resolution as of December 9, 2015:

**FINANCIAL STATEMENTS**

RESOLVED that:

the directors approve the financial statements of the Company for its last completed fiscal year and that any one director of the Company is authorized to sign the balance sheet included in the financial statements as evidence of such approval.

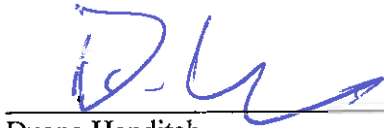
This resolution may be executed in any number of counterparts or pdf or fax counterparts, each of which when executed and delivered (by email, fax or otherwise) shall be deemed to be an original, and all of which together shall constitute one and the same document.



Barrett Fisher



Mike Furey



Duane Hepditch





## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** April 5, 2016

**REPORT:** 16-045

**FROM:** Chief Administrator's Office

**FILE:** Vault

**SUBJECT:** TOURDEX.COM SYSTEMS INC. 2015 ANNUAL FILING

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the Chief Administrative Officer be endorsed.

### RECOMMENDATION

**That** the Council of the Resort Municipality of Whistler in open meeting assembled, hereby resolve that the Municipality, as one of the shareholders of Tourdex.com Systems Inc., pass the consent resolutions of the shareholders of Tourdex.com Systems Inc., copies of which are attached to Administrative Report No.16-045 as Appendix A, and that the Mayor and Municipal Clerk execute and deliver the attached resolutions on behalf of the Municipality.

### REFERENCES

Appendix A – Tourdex.com Systems Inc. – 2015 Shareholders' Resolutions

Appendix B – Tourdex.com Systems Inc. – Financial Statements ended July 31, 2015  
(CONFIDENTIAL)

Appendix C – Tourdex.com Systems Inc. – 2015 Directors' Consent Resolution

### PURPOSE OF REPORT

The purpose of this report is to seek Council approval for the Mayor and Corporate Officer to sign the 2015 annual Shareholders' Resolutions of Tourdex.com Systems Inc.

### DISCUSSION

The filing of the 2015 Annual Report of Tourdex.com Systems Inc. is now due for filing with the Registrar of Companies.

The Shareholders' resolutions for the 2015 Annual Report include:

1. Selecting December 31, 2015 as the annual reference date for the Company;
2. Acknowledging the receipt of the financial statements of the Company for its last completed fiscal year;
3. Waiving the appointment of an Auditor for the Company;
4. Appointing Barrett Fisher, Mike Furey and Duane Hepditch as Directors of the Company as at December 31, 2015.

## **POLICY CONSIDERATIONS**

Pursuant to Section 182 of the *Business Corporations Act*, the company may consent in writing to all of the business required at the annual meeting of the company.

Pursuant to Section 203 of the *Business Corporation Act*, the company may consent in writing to waive the appointment of an auditor, and under Section 182 the holding of the Annual General Meeting.

## **BUDGET CONSIDERATIONS**

There will be minimal costs incurred for the filing of documents with the Registrar of Companies.

## **SUMMARY**

The 2015 Annual Report of Tourdex.com Systems Inc. is now due to be filed with the Registrar of Companies. This report seeks the approval of the Shareholders' Resolutions of Tourdex.com Systems Inc.

Respectfully submitted,

Nikki Best  
LEGISLATIVE AND PRIVACY COORDINATOR  
for  
Laurie-Anne Schimek  
MUNICIPAL CLERK  
for  
Ted Battiston  
DIRECTOR, CORPORATE, ECONOMIC & ENVIRONMENTAL SERVICES

**TOURDEX.COM SYSTEMS INC.****SHAREHOLDERS' CONSENT RESOLUTIONS**

The undersigned, being all the voting shareholders of TOURDEX.COM SYSTEMS INC. (the "Company"), hereby consent in writing to the following resolutions as of December 31, 2015:

1. **ANNUAL MATTERS**

RESOLVED that:

- (a) the shareholders of the Company hereby select December 31, 2015 as the annual reference date for the Company;
- (b) the shareholders acknowledge receipt of the financial statements of the Company for its last completed fiscal year; and
- (c) the shareholders waive the appointment of an auditor for the Company.

2. **DIRECTORS**

RESOLVED that:

the shareholders appoint the following persons (each of whom has consented in writing to act) as directors of the Company to hold office in accordance with the Articles of the Company until the Company's next annual general meeting, until the date of the annual resolutions of the shareholders consented to in writing or until a successor is appointed in accordance with the Articles of the Company:

Barrett Fisher  
Mike Furey  
Duane Hespitch

These resolutions may be executed in any number of counterparts or pdf or fax counterparts, each of which when executed and delivered (by email, fax or otherwise) shall be deemed to be an original, and all of which together shall constitute one and the same document.

Resort Municipality of Whistler

Per: \_\_\_\_\_  
Nancy Wilhelm-Morden, Mayor

Per: \_\_\_\_\_  
Laurie-Anne Schimek  
Municipal Clerk

Whistler Resort Association

Per: \_\_\_\_\_  
Authorized Signatory **BARRETT FISHER**

Per: \_\_\_\_\_  
Authorized Signatory **HEATHER BOXRUD**

**TOURDEX.COM SYSTEMS INC.**

**DIRECTORS' CONSENT RESOLUTION**

The undersigned, being all the directors of **TOURDEX.COM SYSTEMS INC.** (the "**Company**"), hereby consent in writing to the following resolution as of December 31, 2015:

**FINANCIAL STATEMENTS**

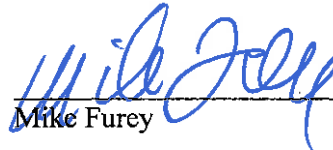
RESOLVED that:

the directors approve the financial statements of the Company for its last completed fiscal year and that any one director of the Company is authorized to sign the balance sheet included in the financial statements as evidence of such approval.

This resolution may be executed in any number of counterparts or pdf or fax counterparts, each of which when executed and delivered (by email, fax or otherwise) shall be deemed to be an original, and all of which together shall constitute one and the same document.



Barrett Fisher



Mike Furey



Duane Hepditch



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** April 5, 2016

**REPORT:** 16-042

**FROM:** Chief Administrator's Office

**FILE:** VAULT/4256

**SUBJECT:** MUNICIPAL CORPORATIONS DIRECTOR CHANGES

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the Chief Administrative Officer be endorsed.

### RECOMMENDATION

**That** Council accept the Shareholders' Resolutions and resignation of Shannon Story and appoint Laurie-Anne Schimek as a director for Whistler Village Land Co. Ltd.; and

**That** Council accept the Shareholders' Resolutions and the resignation of Shannon Story and appoint Laurie-Anne Schimek as a director for Emerald Dreams Conservation Co. Ltd.; and

**That** Council accept the Shareholders' Resolutions and resignation of Shannon Story and appoint Laurie-Anne Schimek as a director for 591003 BC Ltd.; and

**That** Council accept the Shareholders' Resolutions and resignation of Shannon Story and appoint Laurie-Anne Schimek as a director for Decigon Developments Ltd.; and further,

**That** Council accept the resignation of Duane Hepditch and appoint Roger Soane as a director for Whistler.com Systems Inc. and Tourdex.com Systems Inc.

### REFERENCES

Appendix A – Resignations of Shannon Story

Appendix B – Consents to Act as Director from Laurie-Anne Schimek

Appendix C – Resignations of Duane Hepditch

Appendix D – Consents to Act as Director from Roger Soane

Appendix E – Shareholders' Resolutions for Whistler Village Land Co. Ltd., Emerald Dreams Conservation Co. Ltd., 591003 BC Ltd., and Decigon Developments Ltd.

### PURPOSE OF REPORT

The purpose of this report is to have Council accept the resignations of Shannon Story and appoint the Laurie-Anne Schimek to various RMOW Corporations as well as to appoint Roger Soane as director to Tourdex.com Systems Inc. and Whistler.com Systems Inc. resulting from the resignations of Duane Hepditch.

## **DISCUSSION**

Due to a recent change in staff roles, a shift of directors is also required for the following municipal companies: Whistler Village Land Co., Emerald Dreams Conservation Co. Ltd., 591003 BC. Ltd. and Decigon Developments Ltd.

On March 1, 2016, Shannon Story resigned as director for the four companies named above. Laurie-Anne Schimek has consented to act as director for all four of the companies.

On December 23, 2015 Duane Hepditch resigned as director from Whistler.com Systems Inc. and Tourdex.com Systems Inc. Roger Soane has consented to act as director for both corporations.

## **OTHER POLICY CONSIDERATIONS**

The number of required directors is outlined in the Articles of Incorporation for each company.

Updating the appointments to the various RMOW companies is in keeping with Council's Governance policy to provide the tools to ensure that organizations operate in an effective and accountable manner.

## **BUDGET CONSIDERATIONS**

There are minimal costs associated with the change of directors when filing the changes with BC Registry Services.

## **SUMMARY**

In summary, the purpose of this report is to have Council accept the resignations of Shannon Story and appoint Laurie-Anne Schimek to the various RMOW Corporations as well as appoint Roger Soane as director to Tourdex.com Systems Inc. and Whistler.com Systems Inc. resulting from the resignation of Duane Hepditch.

Respectfully submitted,

Nikki Best  
LEGISLATIVE AND PRIVACY COORDINATOR  
for  
Laurie-Anne Schimek  
MUNICIPAL CLERK  
for  
Ted Battiston  
DIRECTOR, CORPORATE, ECONOMIC & ENVIRONMENTAL SERVICES



**RESIGNATION**

TO: **WHISTLER VILLAGE LAND CO. LTD.**  
(the "Company")

The undersigned hereby resigns as a Director and Secretary of the Company effective immediately.

DATED 1st day of march, 2016.


  
\_\_\_\_\_  
SHANNON STORY

**RESIGNATION**

TO: **EMERALD DREAMS CONSERVATION CO. LTD.**  
(the "Company")

The undersigned hereby resigns as a Director of the Company effective immediately.

DATED 1<sup>st</sup> day of March, 2016.

  
\_\_\_\_\_  
SHANNON STORY

**RESIGNATION**

TO: **591003 B.C. LTD.**  
(the "Company")

The undersigned hereby resigns as a Director of the Company effective immediately.

DATED 1st day of March, 2016.


  
\_\_\_\_\_  
SHANNON STORY

**RESIGNATION**

**TO: DECIGON DEVELOPMENTS CORP.**  
**(the "Company")**

The undersigned hereby resigns as a Director of the Company effective immediately.

DATED 1st day of March, 2016.

  
\_\_\_\_\_  
SHANNON STORY

**WHISTLER VILLAGE LAND CO. LTD.**  
(the "Company")

**CONSENT TO ACT AS DIRECTOR**

I hereby consent to act as a director of the Company and acknowledge that I am not disqualified to become or to act as a director under s. 124 of the *Business Corporations Act*, the text of which is set out on page 2 of this consent. My consent is effective until revoked.

Dated this 22<sup>nd</sup> day of March, 2016.

Print name: Laurle-Anne Schimek

Prescribed address:

4325 Blackcomb Way  
Whistler BC V0N 1B4

Signature: LASAK

DIRECTORS HAVE SUBSTANTIAL DUTIES AND OBLIGATIONS AND MAY BE SUBJECT TO SIGNIFICANT LIABILITIES. AS YOUNG ANDERSON ACTS FOR THE COMPANY ONLY, THE PERSON SIGNING THIS CONSENT SHOULD OBTAIN INDEPENDENT LEGAL ADVICE.

EMERALD DREAMS CONSERVATION CO. LTD.  
(the "Company")

CONSENT TO ACT AS DIRECTOR

I hereby consent to act as a director of the Company and acknowledge that I am not disqualified to become or to act as a director under s. 124 of the *Business Corporations Act*, the text of which is set out on page 2 of this consent. My consent is effective until revoked.

Dated this 23<sup>rd</sup> day of March, 2016.

Print name: Laurie-Anne Schimek

Prescribed address:

4325 Blackcomb way  
Whistler BC V0N1B4  
\_\_\_\_\_  
\_\_\_\_\_

Signature: LAS&K

DIRECTORS HAVE SUBSTANTIAL DUTIES AND OBLIGATIONS AND MAY BE SUBJECT TO SIGNIFICANT LIABILITIES. AS YOUNG ANDERSON ACTS FOR THE COMPANY ONLY, THE PERSON SIGNING THIS CONSENT SHOULD OBTAIN INDEPENDENT LEGAL ADVICE.



591003 B.C. LTD.  
(the "Company")

**CONSENT TO ACT AS DIRECTOR**

I hereby consent to act as a director of the Company and acknowledge that I am not disqualified to become or to act as a director under s. 124 of the *Business Corporations Act*, the text of which is set out on page 2 of this consent. My consent is effective until revoked.

Dated this 22<sup>nd</sup> day of March, 2016.

Print name: Laurie-Anne Schimek

Prescribed address:

4325 Blackcomb Way  
Whistler BC V0N 1B4

Signature: LASIK

DIRECTORS HAVE SUBSTANTIAL DUTIES AND OBLIGATIONS AND MAY BE SUBJECT TO SIGNIFICANT LIABILITIES. AS YOUNG ANDERSON ACTS FOR THE COMPANY ONLY, THE PERSON SIGNING THIS CONSENT SHOULD OBTAIN INDEPENDENT LEGAL ADVICE.

DECIGON DEVELOPMENTS CORP.  
(the "Company")

CONSENT TO ACT AS DIRECTOR

I hereby consent to act as a director of the Company and acknowledge that I am not disqualified to become or to act as a director under s. 124 of the *Business Corporations Act*, the text of which is set out on page 2 of this consent. My consent is effective until revoked.

Dated this 22<sup>nd</sup> day of March, 2016.

Print name: Laurie-Anne Schimek

Prescribed address:

4325 Blackcomb Way  
Whistler BC V0N 1B4

Signature: LASIK

DIRECTORS HAVE SUBSTANTIAL DUTIES AND OBLIGATIONS AND MAY BE SUBJECT TO SIGNIFICANT LIABILITIES. AS YOUNG ANDERSON ACTS FOR THE COMPANY ONLY, THE PERSON SIGNING THIS CONSENT SHOULD OBTAIN INDEPENDENT LEGAL ADVICE.

**RESIGNATION OF DIRECTOR AND OFFICER**

To: **TOURDEX.COM SYSTEMS INC.**

I hereby resign as a director and Secretary of **TOURDEX.COM SYSTEMS INC.** effective immediately.

DATED: Dec 23/2015, 2015.




Duane Hepditch

**RESIGNATION OF DIRECTOR AND OFFICER**

To: **WHISTLER.COM SYSTEMS INC.**

I hereby resign as a director and Secretary of **WHISTLER.COM SYSTEMS INC.** effective immediately.

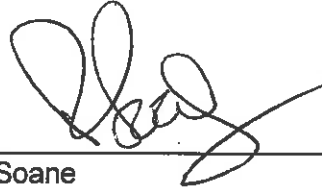
DATED: Dec 23/2015, 2015.

  
\_\_\_\_\_  
Duane Hepditch

CONSENT TO ACT AS DIRECTORTo: **TOURDEX.COM SYSTEMS INC.**

I hereby consent to act as a director of **TOURDEX.COM SYSTEMS INC.** My consent will continue to be effective until I resign as a director or I revoke my consent.

I certify that I am not disqualified from acting as a director under section 124 of the British Columbia *Business Corporations Act*.

DATED: 10-02, 2016

\_\_\_\_\_  
Roger Soane

Prescribed Address\*:

Delivery:

8131 Meadow Lane Whistler VON 1B8

Mailing: same or

\*Prescribed address is the "office" or place where an individual can usually be served during the hours of 9 a.m. to 4 p.m. on business days, or it is the individual's residential address. Delivery must be a physical address while Mailing may include or be a PO Box.

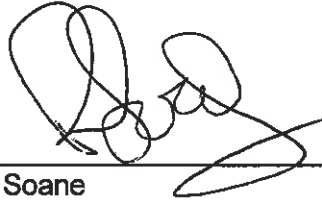
PERSONS DISQUALIFIED TO ACT AS DIRECTORSBRITISH COLUMBIA BUSINESS CORPORATIONS ACT

- 124(2) An individual is not qualified to become or act as a director of a company if that individual is
- (a) under the age of 18 years,
  - (b) found by a court, in Canada or elsewhere, to be incapable of managing the individual's own affairs,
  - (c) an undischarged bankrupt, or
  - (d) convicted in or out of British Columbia of an offence in connection with the promotion, formation or management of a corporation or unincorporated business, or of an offence involving fraud, unless
    - (i) the court orders otherwise,
    - (ii) 5 years have elapsed since the last to occur of
      - (A) the expiration of the period set for suspension of the passing of sentence without a sentence having been passed,
      - (B) the imposition of a fine,
      - (C) the conclusion of the term of any imprisonment, and
      - (D) the conclusion of the term of any probation imposed, or
    - (iii) a pardon was granted or issued under the Criminal Records Act (Canada).

**CONSENT TO ACT AS DIRECTOR**To: **WHISTLER.COM SYSTEMS INC.**

I hereby consent to act as a director of **WHISTLER.COM SYSTEMS INC.** My consent will continue to be effective until I resign as a director or I revoke my consent.

I certify that I am not disqualified from acting as a director under section 124 of the British Columbia *Business Corporations Act*.

DATED: 10-02, 20156


Roger Soane

Prescribed Address\*:

Delivery: 8131 Meadow Lane Whistler VON 1B8

Mailing: same or

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**PERSONS DISQUALIFIED TO ACT AS DIRECTORS****BRITISH COLUMBIA BUSINESS CORPORATIONS ACT**

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  - (c) an undischarged bankrupt, or
  - (d) convicted in or out of British Columbia of an offence in connection with the promotion, formation or management of a corporation or unincorporated business, or of an offence involving fraud, unless
    - (i) the court orders otherwise,
    - (ii) 5 years have elapsed since the last to occur of
      - (A) the expiration of the period set for suspension of the passing of sentence without a sentence having been passed,
      - (B) the imposition of a fine,
      - (C) the conclusion of the term of any imprisonment, and
      - (D) the conclusion of the term of any probation imposed, or
    - (iii) a pardon was granted or issued under the Criminal Records Act (Canada).

**WHISTLER VILLAGE LAND CO. LTD.**

(the "Company")

**SHAREHOLDER'S RESOLUTIONS**

The undersigned, being the sole shareholder of the Company, hereby consents in writing to the following resolutions to have the same force and effect as if passed at a general meeting of the Company.

**BE IT RESOLVED THAT:**

1. that the written resignation of Shannon Story (which has been received at the Company's registered office) as director of the Company be accepted;
2. that Laurie-Anne Schimek, having consented in writing to act as director of the Company, be appointed as director of the Company, to hold office until the next annual general meeting of the Company or until sooner ceasing to hold office; and
3. the Board of Directors is therefore now composed of the following three (3) persons:

Nancy Wilhelm-Morden  
Ken Roggeman  
Laurie-Anne Schimek

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**RESORT MUNICIPALITY OF WHISTLER**  
by its authorized signatories:

\_\_\_\_\_  
Mayor: Nancy Wilhelm-Morden

\_\_\_\_\_  
~~Corporate Officer:~~ Laurie-Anne Schimek

Municipal Clerk



**EMERALD DREAMS CONSERVATION CO. LTD.**

(the "Company")

**SHAREHOLDER'S RESOLUTIONS**

The undersigned, being the sole shareholder of the Company, hereby consents in writing to the following resolutions to have the same force and effect as if passed at a general meeting of the Company.

**BE IT RESOLVED THAT:**

1. that the written resignation of Shannon Story (which has been received at the Company's registered office) as director of the Company be accepted;
2. that Laurie-Anne Schimek, having consented in writing to act as director of the Company, be appointed as director of the Company, to hold office until the next annual general meeting of the Company or until sooner ceasing to hold office; and
3. the Board of Directors is therefore now composed of the following three (3) persons:

Mike Furey  
Ken Roggeman  
Laurie-Anne Schimek

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**RESORT MUNICIPALITY OF WHISTLER**  
by its authorized signatories:

\_\_\_\_\_  
Mayor: Nancy Wilhelm-Morden

\_\_\_\_\_  
~~Corporate Officer:~~ Laurie-Anne Schimek

Municipal Clerk

**591003 B.C. LTD.**

(the "Company")

**SHAREHOLDER'S RESOLUTIONS**

The undersigned, being the sole shareholder of the Company, hereby consents in writing to the following resolutions to have the same force and effect as if passed at a general meeting of the Company.

**BE IT RESOLVED THAT:**

1. that the written resignation of Shannon Story (which has been received at the Company's registered office) as director of the Company be accepted;
2. that Laurie-Anne Schimek, having consented in writing to act as director of the Company, be appointed as director of the Company, to hold office until the next annual general meeting of the Company or until sooner ceasing to hold office; and
3. the Board of Directors is therefore now composed of the following three (3) persons:

Mike Furey  
Ken Roggeman  
Laurie-Anne Schimek

DATED this \_\_\_\_ day of \_\_\_\_\_, 2016.

**EMERALD DREAMS CONSERVATION CO. LTD.** in its capacity as trustee of the EMERALD FOREST TRUST, a trust formed pursuant to a Trust Settlement Agreement dated November 16, 1999:

Per: \_\_\_\_\_  
President/Director

**DECIGON DEVELOPMENTS CORP.**

(the "Company")

**SHAREHOLDER'S RESOLUTIONS**

The undersigned, being the sole shareholder of the Company, hereby consents in writing to the following resolutions to have the same force and effect as if passed at a general meeting of the Company.

**BE IT RESOLVED THAT:**

1. that the written resignation of Shannon Story (which has been received at the Company's registered office) as director of the Company be accepted;
2. that Laurie-Anne Schimek, having consented in writing to act as director of the Company, be appointed as director of the Company, to hold office until the next annual general meeting of the Company or until sooner ceasing to hold office; and
3. the Board of Directors is therefore now composed of the following three (3) persons:

Mike Furey  
Ken Roggeman  
Laurie-Anne Schimek

DATED this \_\_\_\_ day of \_\_\_\_\_, 2016.

**591003 B.C. LTD.** by its authorized signatories:

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:



# WHISTLER

## MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL  
WEDNESDAY, DECEMBER 16, 2015, STARTING AT 1:36 P.M.**

**In the Flute Room at Whistler Municipal Hall  
4325 Blackcomb Way, Whistler, BC V0N 1B4**

### **PRESENT:**

Architect AIBC, Duane Siegrist  
Architect AIBC, Co-Chair, Tom Bunting  
MBCSLA, Chair, Crosland Doak  
MBCSLA, Elaine Naisby  
UDI, Dale Mikkelsen  
Member at Large, Pam Frentzel-Beyme  
Member at Large, Pat Wotherspoon  
Councillor, Steve Anderson  
Senior Planner & ADP Secretary, Melissa Laidlaw  
Recording Secretary, Monica Urbani

### **REGRETS:**

Architect AIBC, Doug Nelson

### **ADOPTION OF AGENDA**

Moved by Duane Siegrist  
Seconded by Pam Frentzel-Beyme

**That** Advisory Design Panel adopt the Advisory Design Panel agenda of December 16, 2015.

**CARRIED**

### **ADOPTION OF MINUTES**

Moved by Duane Siegrist  
Seconded by Tom Bunting

**That** Advisory Design Panel adopt the Regular Advisory Design Panel minutes of August 26, 2015.

**CARRIED**

### **COUNCIL UPDATE**

Councillor Anderson provided an update of the most current topics being discussed by Council. Whistler Housing Authority Apartment Building received all three readings on Tuesday, December 15. Re-alignment on five lots on Bear Paw trail; they are rather steep lots, difficult to configure with access, proponent wants to build road that goes to all five and keep to the gradient that the municipality lays out; the setbacks were all altered, will probably see in future. The project is single family lots. DPs for Industrial

building at 1220 Alpha Lake Rd. and Indigo Villas have proceeded to Council and have been approved and issued. DP for Cultural Connector also approved for issuance.

## **PRESENTATIONS**

Executive Inn  
1<sup>st</sup> Review  
File No. DP1340

*The applicant team of Parb Rehal, Executive Whistler Village Inn and Malcom Candler, SRA Architects, entered the meeting.*

Brook McCrady, Planning Analyst, RMOW introduced the project. The development permit application will require Council approval as the proposed canopy encroaches into municipal road right of way. Staff seeks Panel comments based on the Whistler Village Design Guidelines. Staff are concerned with the amount of projection that the canopy is putting into the right of way; vehicle maneuvering is tight. There will be a site visit.

Parb Rehal, Executive Whistler Inn and Malcolm Candler, SRA Architects) advised on the following.

1. History: Two years ago were tasked to provide cover protected area and identify an area for access to the hotel, this is a service lane, but in fact is also entrance to hotel. Challenge is to provide some level of protection and some level of comfort.
2. Shed roof, so that a vehicle can be positioned there and protected; it would be protected by a bollard from service vehicles. There was concern with service vehicles hitting the canopy, next approach was to raise canopy height.
3. Provide planter to bring columns to a designated protected area with a 12' drive isle. People can park there in comfort and dry area, and maneuver in and out of the hotel.
4. Demonstrate turning radius of a standard vehicle, concern back from planning was tight to adjacent planter for the Clock Tower hotel.
5. Provided two columns against the building and two columns outboard. The columns sit in a new concrete planter has some landscaping, there is an existing planter in the vicinity, need to remove the existing planter.
6. There is a suitable drive aisle for exit and entry.
7. Regarding the service doors, this is a garbage loading area; this is accessed every day at 8am; this is not a busy time for hotel.
8. The area of the new planter is flagged for the site visit.
9. There is a commercial loading zone in front of the planter in front of the Clock Tower Hotel, this area will need to be monitored. If vehicles are there it might impact vehicle exit from under canopy.
10. One of the advantages of the proposal is it gives a protected area and a notable entry to the building.

*2:06 members left to view the site.*

*Members returned to meeting at 2:32pm*

Panel offers the following comments.

## **Site Context and Landscaping**

1. Predominately engineering and transportation that needs to determine acceptable vehicle maneuvering and fire access for the layby to be successful.
2. The Panel has significant concerns about the introduction of column or any obstacles that might infringe upon vehicle maneuvering both under the canopy and on the street.
3. The Panel encourages the applicant to find solution that deals with sense of arrival and improves front door experience and suggests it could be a simpler more integrated solution of smaller canopy, improved signage.
4. The Panel encourages the applicant to meet again with the Clock Tower representatives to find a common solution between the two properties.
5. The Panel feels that the solution presented is too big, projection too far, and does not work.
6. The applicant should consider removal of the smaller planter, or reconfiguration, to protect pedestrian circulation from vehicular traffic

### **Form and Character**

1. The Panel encourages the applicant to consider closer adherence to the design guidelines and refer to the existing architectural form and character.
2. The Panel encourages the applicant to consider a more effective signage and lighting program. It may be a more successful solution.

Moved by Tom Bunting  
Seconded by Pat Wotherspoon

**That** the Advisory Design Panel does not support the project as presented and would like to encourage the applicant to listen to the suggestions and work with the planning and engineering to develop a workable solution.

CARRIED.

*The applicant team left the meeting*

Whistler Housing  
Authority Apartment  
Building  
1<sup>st</sup> Review  
File No. RZ1111

*The applicant team of Jayne Song and Andreas Kaminski, AKA Architecture & Design; Tom Barratt and Annie Millar, Tom Barratt Landscape entered the meeting.*

Robert Brennan, Planner, RMOW introduced the project 1310 Cloudburst Drive. This is a rezoning application for reallocation of density from one lot to two lots. This is a proposal from WHA for rental apartment building for one of the proposed lots. Staff is looking for direction on some of the finishing details with parking, site access, and Panel's comments on the overall building and site design.

Jayne Song and Andreas Kaminski, AKA advised on the following.

1. We are dealing with an edge property in the Cheakamus Crossing neighbourhood which backs onto a steep forested slope. Bayly Park is located to the southeast of the property.

2. The site has an existing level section which is the proposed location for the building.
3. Back of building south facing; south facing breeds more private residential
4. Rear of building has uphill forest views for units on that side
5. The WHA housing analysis has determined there is a need for additional rental units in the community. Proposed is a 3-storey, 27 unit rental building. The WHA is confident that upon completion the building will be fully tenanted.
6. Most of the units are two bedrooms
7. Priority of the design concept is to create durable units which focus on preserving interior as well as exterior spaces as much as possible.
8. Focus of the exterior courtyard concept twofold:
  - a. create a relationship to the street and neighbourhood; and
  - b. To create a pleasing courtyard for the residents.
9. Exterior renderings show the courtyard became central concept for the building, it is more sustainable and durable.
10. Road elevation and building entrance on different levels and are connected by a series of steps and landscape planters with benches.
11. Exterior courtyard is bordered by exterior corridors on all three floors instead of interior hallway circulation. 2<sup>nd</sup> floor has an overlook onto the entry roof canopy. A planting scheme is proposed on the roof top of the canopy, which would be visible from the overlook area and exterior corridor.
12. 3<sup>rd</sup> floor has a similar proposed planting area but smaller in size.
13. Each unit is access by an exterior entry based on WHA past experience with rental building that interior hallways are subject to more wear and tear.
14. Vehicle access to the proposed property is located on the right hand side of the proposed parcel which leads to underground parking and also three at grade visitor parking stalls.
15. Zoning Bylaw required parking spaces are all provided underneath the building
16. The proposal requires a minimum of 30 parking spaces. The proposal includes 33 spaces under the building, 3 at grade visitor parking spaces, Plus ten additional on-street spaces for a total of 46 spaces (if municipality approves the on-street spaces).
17. The bylaw requires 3 visitor spaces which have been provided.
18. The proposed 10 parking spaces accessed directly off of Cloudburst Drive, are all surplus parking spaces, for people driving there to have a place to park.
19. Whistler's bear aware recycling requirements are proposed underneath the building and the area has more than enough space to suit present needs of the building
20. WHA wants to create an indoor/outdoor experience, entry journey for the residents.
21. Rather than an interior lobby, an exterior park like space which has roof like canopy over the main entry incorporates location for mailboxes and bulletin board.
22. Proximity of the exterior storage room to a unit's front door; felt that people would feel secure in leaving equipment, bikes, etc. in these rooms.



23. Exterior passage hallway idea, allows people to carry gear thru the corridor and is less likely to damage the finishing materials for the exterior corridor versus finishing materials of interior corridors.
24. WHA needs to keep cost affordable for maintenance in the long term when considering exterior and interior finishing materials.
25. Circulated material board and discussed siding materials and the concrete pavers to be used.
26. Materials are wood, cedar with a natural finish as an accent color to bring warmth to building, on more exposed areas there is less of that, more protected area there is more cedar.
27. More exposed area is darker hardy shake painted, between windows will be hardy shake.
28. Similar hardy shake materials are used on some townhomes in Cheakamus Crossing
29. The roof will be metal flashing edges on fascias.
30. Inside roof will returned down, metal roofing will come down.
31. Metal is used for exterior railings and floor to ceiling screens along the length of each exterior corridor.
32. Lookout areas on the 2<sup>nd</sup> and 3<sup>rd</sup> floors facing the entry plaza incorporate frosted glass and aluminum with metallic finish
33. Color palate very neutral greys in different tones, natural wood would provide a contrast and highlight color
34. Doors for each unit are orange in color to provide a visual highlight along the facades behind the metal screens.
35. Wanted to bring in a warm element to the exterior design.
36. Entry area under the canopy uses more wood as it is protected. The whole entry will have the west coast/whistler warmth.

#### Landscape presentation from Tom Barratt, Tom Barratt Landscape

1. Feels comfortable of parking stall, they are set back far enough
2. entry transition, multi-level of planting
3. Picking up on what was done on Cheakamus Crossing, street trees along board street, sense of lawn, the key areas are landscaped. Planters are framing forecourt.
4. Existing sidewalk connects pedestrian
5. Background is maximum tree preservation zone against existing forest
6. Back will be hydro seeded which in the long run requires a reduced level of maintenance for the WHA.

Panel offers the following comments.

The absence of a client representative (WHA) was not appropriate. The Client should have attended, both to respond to the program requirements they prescribed to the consultants and to hear Panels comments.

#### Site Context and Landscaping

1. The Panel appreciates level of detail and quality of presentation of the project overall is commendable.
2. In general the panel is not supportive of the proposed ten parking spaces accessed off Cloudburst Drive, perhaps a layby for fire equipment and pickup/drop off zones would be more appropriate and

would better adhere the Cheakamus Neighbourhood Streets Guidelines.

3. The Panel would like further consideration be given to the courtyard for use/socialization by residents as opposed to strictly bike storage.
4. A more careful consideration of landscape planting should be undertaken. Consider elimination or alternative to conventional lawn.
5. Consider if a more appropriate alignment for barrier free access is possible with the elimination of the 10 parking spaces along the parcel's frontage.

### **Form and Character**

1. In general panelists are supportive of the courtyard concept.
2. Consider an overall mass and character alternative location to courtyard to take better advantage of solar access
3. Consider 2<sup>nd</sup> and 3<sup>rd</sup> floor planting areas more useful as additional seating areas.
4. Consider patios for ground floor units as additional outdoor areas for residents and their guests.
5. The Panel is very supportive of the exterior corridors and exterior storage strategy but would encourage additional storage areas be created in the parking structure that are not needed for parking, mechanical or electrical needs.
6. Consider roll up doors for storage units which are accessed from the exterior corridor.
7. Based on renderings concerns that metal screening along the walkways may be blocking too much natural light into the corridor and be too cold or hard in form.
8. Some panel members feel more parking or options for future parking would be appropriate on this site.

### **Materials, Colors and Details**

1. Panel appreciates the variety and composition in materials but cautions applicant on durability on some of the materials on both location of buildings and proximity to users.
2. Panel encourages the applicant to consider energy saving techniques and strategies.
3. Panel suggests the applicant consider livability of the units or complex, as it relates to outdoor spaces both for playing or interacting, perhaps gardening. The elimination of individual balconies places a great value on common outdoor spaces.
4. Refinement of roof design rooflines to be "thicker at the four corners" to emphasize a mountain whistler style.
5. Be aware of the depth of ledges proposed as part of the roof design given wildlife (i.e. birds, small mammals) that may use it and the maintenance implications.

Moved by Crosland Doak  
Seconded by Pam Frentzel-Beyme

**That** the Advisory Design Panel supports the project in general and asks that the applicant work with staff to address the panel concerns and does not need to see this project return for further review.

CARRIED.

*The applicant team left the meeting @ 4:51*

## **OTHER BUSINESS**

Crosland Doak and Tom Bunting have met their term conditions. A call out has been made to the professional associations ULI; Pam has moved to Squamish and does not meet criteria. An advertisement has gone out for a member at large position. A report goes to the closed council meeting in January, council appoints the new members. Duane is able to carry on and Dale has been re-nominated by UDI. Elaine is not staying on. It was noted that Jason White is interested in returning. BCSLA has provided nomination letter.

Melissa Laidlaw and Mike Kirkegaard said some words thanking members for their time.

## **ADJOURNMENT**

Moved by Pat Wotherspoon

**That** Advisory Design Panel adjourn the December 16, 2015 committee meeting at 4:51 p.m.

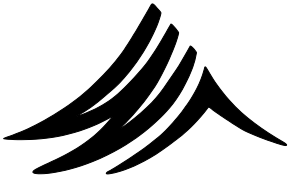
CARRIED

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CHAIR: Crosland Doak

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SECRETARY: Melissa Laidlaw



# WHISTLER

## MINUTES

### REGULAR MEETING OF RECREATION LEISURE ADVISORY COMMITTEE

THURSDAY, OCTOBER 08, 2015, STARTING AT 4:00 P.M.

At Municipal Hall – Flute

4325 Blackcomb Way, Whistler, BC V0N 1B4

#### **PRESENT:**

Member-at-Large, Colin Pitt-Taylor  
Member-at-Large, Eric Wight  
Member-at-Large, John Konig  
Member-at-Large, Roger Soane  
Member-at-Large, Stephanie Sloan  
Manager, Resort Parks Planning, RMOW, Martin Pardoe  
Manager, Recreation, RMOW, Roger Weetman  
Councillor, Andrée Janyk  
Tourism Whistler Representative, Meredith Kunz  
Recording Secretary, Shannon Perry

#### **REGRETS:**

Chair, Murray Lunn  
Member-at-Large, Bob Calladine  
School District Representative, Rick Hume

#### **ADOPTION OF AGENDA**

Moved by Eric Wight  
Seconded by Roger Soane

**That** the Recreation Leisure Advisory Committee adopt the Recreation Leisure Advisory Committee agenda of October 8, 2015

CARRIED

#### **ADOPTION OF MINUTES**

Moved by Stephanie Sloan  
Seconded by Roger Soane

**That** the Recreation Leisure Advisory Committee adopt minutes of July 9, 2015

CARRIED

## PRESENTATIONS/DELEGATIONS

### Recreation and Leisure Master Plan

An update on the Recreation and Leisure Master Plan provided by Parks Planning Manager

Desire to include more sport in the RLMP was not supported by senior management as it was felt that sport is adequately represented in the Plan, and that it is a late consideration.

Moved by Roger Soane  
Second by Colin Pitt-Taylor

**That** Recreation Leisure Advisory Committee supports the adoption of the *Recreation Leisure Master Plan Priorities* & the *Detailed Recommendations* documents.

CARRIED

### 2016 Budget – Recreation Leisure Advisory Committee Priorities

A presentation from the Parks Planning Manager and a discussion was held on budget priorities for 2016. This is the Committee's opportunity to communicate 2016 workplan and budget priorities. A Meadow Park Sports Centre Life Cycle Study is in progress and will be sent to RLAC members upon completion

Committee discussion revolved around several issues:

- Address playing fields issues related to increasing demand and over use
- Capacity issues at Rainbow Park
- Roof replacement at Meadow Park Sports Centre
- General park and facility infrastructure service and upgrades

Moved by Roger Soane

Second by Colin Pitt-Taylor

**That** Recreation Leisure Advisory Committee, in consideration of the municipal budget process recommends four priorities - address indoor/outdoor sport fields; support park ranger program, improve upon dog issues in the community; and support reinvestment in the Meadow Park Sports Centre.

CARRIED

John Konig left the meeting 6:00 p.m.

### Meadow Park Sports Centre Shutdown

A Presentation on Meadow Park Sports Centre Shutdown by Recreation Manager images and explanations of improvements to MPSC.

MPSC Valley Trail Extension	<p>An update on Meadow Park Sports Centre Valley Trail extension planning, Recreation manager presented site plans that were undertaken.</p> <p>Preliminary plans reviewed by RLAC members, more plans to come in time.</p>
MPSC Proposed Fees and Charges	<p>An update from Recreation Manager regarding Meadow Park Sports Centre proposed fees and charges 2016 – 2020</p> <p>Moved by Eric Wight Second by Colin Pitt-Taylor</p> <p><b>That</b> Recreation Leisure Advisory Committee support the direction of price changes</p> <p>CARRIED</p>
2015 Civic Service Awards	<p>A brief discussion regarding the Civic Services Awards – nomination form provided to members</p>

#### **OTHER BUSINESS**

None

Next meeting to be November 19, 2015

#### **ADJOURNMENT**

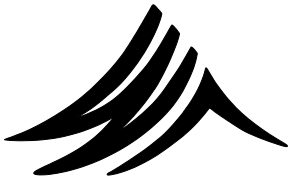
Moved by Colin Pitt – Taylor

**That** Recreation Leisure Advisory Committee adjourn the October 8, 2015 committee meeting at 6:29 p.m.

CARRIED

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ACTING CHAIR: Stephanie Sloan



# WHISTLER

## MINUTES

### REGULAR MEETING OF RECREATION LEISURE ADVISORY COMMITTEE

THURSDAY, NOVEMBER 19, 2015, STARTING AT 4:30 P.M.

Myrtle Phillips Community School– Alex Phillips Lounge  
6195 Lorimer Road, Whistler BC V0N 1B4

#### PRESENT:

Chair, Murray Lunn  
Member-at-Large, Bob Calladine  
Member-at-Large, Colin Pitt-Taylor  
Member-at-Large, Eric Wight  
Member-at-Large, John Konig  
Member-at-Large, Roger Soane  
Member-at-Large, Stephanie Sloan  
Manager, Resort Parks Planning, RMOW, Martin Pardoe  
Manager, Recreation, RMOW, Roger Weetman  
Councillor, Andrée Janyk  
Recording Secretary, Shannon Perry

#### REGRETS:

Tourism Whistler Representative, Meredith Kunza  
School District Representative, Rick Hume

#### ADOPTION OF AGENDA

Moved by Bob Calladine  
Seconded by John Konig

**That** the Recreation Leisure Advisory Committee adopt the Recreation Leisure Advisory Committee agenda of November 19, 2015

CARRIED

#### ADOPTION OF MINUTES

Moved by John Konig  
Seconded by Roger Soane

**That** the Recreation Leisure Advisory Committee adopt minutes of the Recreation Leisure Advisory Committee minutes of October 08, 2015

CARRIED

Moved by Stephanie Sloan  
Seconded by John Konig

**That** the Recreation Leisure Advisory Committee adopt minutes of the Recreation Leisure Advisory Committee and Trail Planning Working Group minutes of October 08, 2015

CARRIED



## PRESENTATIONS/DELEGATIONS

Anne Popma Community  
Cultural Officer

A presentation from Anne Popma Community Cultural Officer on the Community Cultural Plan and the Recreation and Leisure Master Plan.

Anne Popma presented a detailed slide show presentation to the committee explaining the Cultural Tourism Development Strategies, Whistler Cultural Plan, and the synergies with the RLMP.

Key notes from the discussion:

- Cultural tourism development strategies an economic development strategy including 20 recommendations.
- Community Cultural Plan, developing Whistler arts and heritage sector includes 31 recommendations.  
Community Cultural Plan – Local opportunities, arts education, ability for artists to generate income from their work
- RLMP – Optimize infrastructure, test and development of programs
- Community Cultural Plan has 3 key strategies that include enhancing cultural vitality, expanding cultural capacity and to increase engagement in cultural programs and activities.
- Artist in residence program implementation. Reviewing Municipal policies for next summer 2016
- Potential locations for artist in residence include PassivHaus, Spruce Grove Fieldhouse, red roof building (adjacent to Spruce grove Fieldhouse), 2010 Games venues (Cheakamus Crossing), Station House and the Hostel Site on Alta Lake.
- Future vision include: vibrant resident program in rustic heritage building, workshops, mentorship exhibits, festivals and events. Annual art crawl to be introduced.

*Andree Entered the meeting: 5.16 pm*

- Strategies moving forward include working with partners, test, development, connect visitors with artists
- Potential policy implications working with RMOW, budget, role of RLAC, maintenance, run a pilot project in 2016

*Comments/questions:*

- Length of residence in artist in residence program? Usage depends on locations; daily, 2 months, (live work) 6 months a year on rotation. Make the locations available to all community user groups.(community cultural not just artist)
- Are there opportunities for audio side of arts? Yes, there are private music teachers, kids art has been created for families in need and more.

*Anne left the meeting 5:38 pm*

## **OTHER BUSINESS**

### **Artificial Turf Field and Structure Project Update**

Project update to the Committee on the Artificial Turf Field and Structure

Parks Planning Manager delivered an update presentation to RLAC on the Artificial Turf Field and Structure capital project. Topics included the hypothetical building program, four different building types, four different potential locations, engagement, operating and capital costs.

Next steps – committee of a whole meeting December 1; costs for site development January 2016, then finalize draft report.

Committee discussion regarding the high costs of an indoor facility and should consider an outdoor facility; health concerns of artificial turf 'crumb rubber'.

### **Valley Trail Cycling Safety Assessment Project Update**

Project update to the committee on the Valley Trail Cycling Safety Assessment

Consultant retained to undertake safety assessment via a desktop analysis of Valley Trail network. From that work 10 hotspots will be identified and recommendation provided. Anticipate having draft report at January meeting.

### **Valley Trail MPSC Project Update**

2016 Valley Trail Addition at Meadow Park Sports Centre

Information relayed to RLAC members via email

### **MPSC 2016-2019 Fees and Charges**

2016-2019 Meadow Park Sports Centre Update on fees and charges and a related Council Policy additions/updates.

Success with fees and charges. Council approved squash pass for grade 5 – 10 students. Council policy update, drop in classes can no longer be pre-registered and providing one month notice for child care programs

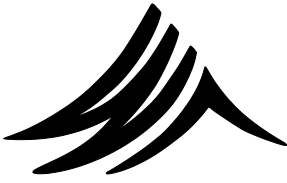
Next Meeting – December social meeting – Nita lake lodge

## **ADJOURNMENT**

Moved Stephanie Sloan 6:39 p.m.

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CHAIR: Murray Lunn



# WHISTLER

## MINUTES

### REGULAR MEETING OF RECREATION LEISURE ADVISORY COMMITTEE

THURSDAY, JANUARY 14, 2016, STARTING AT 4:30 P.M.

At Municipal Hall – Flute Room  
4325 Blackcomb Way, Whistler, BC V0N 1B4

#### PRESENT:

Chair, Murray Lunn  
Member-at-Large, Bob Calladine  
Member-at-Large, Colin Pitt-Taylor  
Member-at-Large, Eric Wight  
Member-at-Large, John Konig  
Member-at-Large, Roger Soane  
Member-at-Large, Stephanie Sloan  
Manager, Resort Parks Planning, RMOW, Martin Pardoe  
Manager, Recreation, RMOW, Roger Weetman  
Councillor, Andrée Janyk  
Tourism Whistler Representative, Meredith Kunza  
Recording Secretary, Shannon Perry  
Manager, Resort Operations, RMOW, Dave Patterson

#### REGRETS:

School District Representative, Rick Hume

#### ADOPTION OF AGENDA

Moved by Eric Wight  
Seconded by John Konig

**That** The Recreation Leisure Advisory Committee adopt the Recreation Leisure Advisory Committee agenda of January 14, 2016

CARRIED

#### ADOPTION OF MINUTES

Moved by Roger Soane  
Seconded by Bob Calladine

**That** The Recreation Leisure Advisory Committee adopt minutes of November 19, 2015

CARRIED

## **PRESENTATIONS/DELEGATIONS**

### **Food Trucks**

A presentation from Resort Operations Manager. Members were presented and reviewed a pilot project for 2016 for food trucks in Whistler parks. The history and recent history of food trucks in Whistler and images of potential suppliers were presented. Plan to have a truck at each of Lost Lake Park, Rainbow Park, and Spruce Grove Park.

Discussion following Q & A's:

Vegetarian options are a priority but not always available. Food truck will be alternated in the parks if possible. The Municipality hopes to avoid having trucks in the parking lots or affecting the park 'feel' and the natural image. At this stage in the project the Whistler Restaurants Association have not been contacted for comments. 2015 test program was successful – guest feedback was generally positive. The existing concessions in the buildings will be replaced by the food trucks at each park site.

Committee Question and Discussion

Vegetarian options? Will try but not all vendors may offer vegetarian menu option.

Local? To limited in Whistler No, open to all vendors

Will there be a system for altering the food trucks? Ideally the food trucks will alternate sites to create more interest

Will vendors be locked in to contract? Yes

Will trucks be in parking lot? Hoping to avoid but not ruling out this option for the pilot project.

Has there been restaurant input? No restaurant input to date.

Will they be paying fee? Yes there is a daily fee to be on site

Did Gibbons comment while in parks? They did not suggest it attracted more people but was a better food experience.

Lakeside park, concession be affected? Lakeside is not going to have food trucks this season, except for maybe a couple test days if supported by existing concession operator

Any negative comments? One comment that the food truck location at Rainbow was not ideal due to the first impression as they entered the park crossing the railway tracks.

Is it going to fit in? This is a pilot project to test options.

We think that having better food options will provide a better experience.

Generator? Avoiding generators use is a priority,

The pilot mobile food truck project is focused on Rainbow Park, Lost Lake Park and Spruce Grove Park. There will not be any food trucks in the Village.

Moved by Roger Soane  
Second by Stephanie Sloan

**That** The Recreation Leisure Advisory Committee support proposed mobile food truck pilot program for 2016.

CARRIED

The process will be to put up application to vendors, a food truck jury may be in place in order to review selection criteria. At this stage the aim is to fill 60 days 3 locations throughout July-August The Municipality will be reviewing what works for everyone involved and moving forward from there.

#### BMX Track

BMX Track at Bayly Park update and presentation from Parks Planning manager.

Track design has been approved by the Municipality's Infrastructure Service department. The draft license agreement is pending with The BMX Club to move forward. Further information of site and history presented to RLAC including a March 2014 resolution of support.

Mostly positive and some negative feedback has been received from the public. The public and community has been aware of this project for an extended period of time. The site has potential for up to world cup level BMX events. A pending License Agreement between the RMOW and WBMX outlines site responsibilities regarding construction and operations including key factors of dust control, parking, insurance and scope of use amongst other topics. The track will be available to the general public outside of scheduled WBMX times and events,

Moved by Stephanie Sloane

Second by Bob Calladine

That RLAC supports the development of a community led BMX track within Bayly Park subject to an executed license agreement between the RMOW and WBMX Club regarding the amenity's operational guidelines.

CARRIED

#### Multi-Use Recreation Facility

Presentation and update from Parks Planning Manager. A draft copy of the Whistler Multi-Use Recreation Facility Investigative Study was forwarded to Members prior to the meeting. Since then amendments have been made to the outdoor facility option operational costs.

The project was presented at the Committee of Whole (COW) on December 1, 2015.. Public attendance to COW was high and public was also able to provide comment. Current time line now proposes for a 2017 build. Finalization of the Investigative Study is underway, as is a Preliminary Site Servicing Costs Study. Staff currently making plans for upcoming steps which include a needs assessment, business case model, site selection process, and preliminary design and costing. This work will involve key user stakeholders. The site selection process will include a yet to be determined level of public engagement.

#### Committee Question and Discussion

Where will turf lifecycle replacement costs be carried if not in the project's operational budget? As per current municipal policy and other municipal facilities it would be carried within general reserve funds. Will the project still cater to multiple user groups? Yes, insofar that it is an outdoor field.

If the Cheakamus Crossing site is preferred, is there sufficient space for vehicle parking for both this facility and the BMX track? Yes, could be combined.

Request to review different artificial turf product options for health reasons, and also understand the 'cradle to grave' lifecycle and environmental costs/benefits of using artificial turf.

From a tourism perspective as a single field it's not likely to have significant sports tourism impact, apart from the occasional small tournament and a training center draw. A more significant impact would

occur with multiple fields in close proximity to each other and other essential services are provided.

Moved Bob Calladine  
Second Roger Soane

**That** The Recreation Leisure Advisory Committee recommends a change in project focus from an indoor multi-use recreational facility to a full size outdoor artificial turf facility.

CARRIED

Moved Bob Calladine  
Second Roger Soane

**That** The Recreation Leisure Advisory Committee recommends the inclusion of funds within the 2016-2017 municipal budget process to advance the planning, design and costing of a full size outdoor artificial turf facility in 2016, and for its construction on 2017.

CARRIED

#### E-Bikes on Valley Trail

Updated on draft policies presented to The Recreation Leisure Advisory Committee, comments from RLAC requested.

Staff presented initial thoughts as to what range of e-bike and e-scooter products might be acceptable or not acceptable on the municipal Valley Trail network this in the context of the growing market of e-bikes and related products and their potential for recreational and commuter uses. A matrix is to be developed to help assess expanding range of products against categories of current regulations, product power, speed, size and appearance. Need to consider how this transfers to municipal roads and off road recreational trails. Policy development informed by approaches in different Canadian and American jurisdictions. Committee members suggested to bring same to Transportation Advisory Group to ensure alignment and for additional comment moving forward.

#### Dogs on Valley Trail

Draft policy reviewed and discussed for dogs on the Valley Trail network

One of the key issues is level of Bylaw enforcement – resources are stretched. In order to be successful a community ‘grassroots’ approach needs to be instilled where the culture of responsible dog ownership improves over time, and it also becomes somewhat self-policing. Staff will be reviewing what level Bylaw is reasonably able to provide. It was suggested using positive terms for signage etc. rather than negative (Aspen CO cited as a good example). Suggestion to meet with WAG to review



education options for new owners, and opportunities to raise the community bar around responsible dog ownership.

A potential pilot park ranger program to be presented at the next Recreation Leisure Advisory Committee meeting for review/discussion.

#### Commercial Uses on Valley Trail

Draft policy in development to help determine what commercial uses are appropriate or not for the Valley Trail network. Few relevant precedent examples exist. Anticipate this will use an approach similar to the e-bike matrix.

With all three policies, the intent is to develop something that is safe, achievable, widely applicable, and in the best experiential interest of the resort community. Draft policies will continue to be developed by staff and brought back to RLAC for review and comment.

#### Capital Project Budget

Capital Project Budget Process Update from Parks Planning & Recreation

Update from Parks Planning; in progress, a new system is in place, community engagement underway, due to be complete by mid May 2016

Recreation – bids for roof replacement closed January 15, 2016. Phase 2 of roof replacement budgeted for 2016. No grant from federal government so change room upgrade will not be going forward at this stage.

#### MPSC Valley trail

An update on MPSC Valley Trail addition plan was presented to The Recreation Leisure Advisory Committee, updates and changes reviewed

Moved Stephanie Sloan  
Second Roger Soane

**That** The Recreation Advisory Committee support the Meadow Park Sports Centre Valley Trail extension as a 2016 project for funding from the Parks and Recreation Reserve funds and any associated pending grant application through Bike BC for 50% funding of eligible costs

CARRIED

#### BCRPA Symposium

BCRPA Symposium in Whistler April 27-29

#### OTHER BUSINESS

Next meeting to be February 11, 2016

Recreation Leisure Advisory Committee term expiration and appointments will be on the next agenda.

## **ADJOURNMENT**

Moved by Roger Soane

**That** Recreation Leisure Advisory Committee adjourn the January 14, 2016 committee meeting at 6:28 p.m.

CARRIED

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CHAIR: Murray Lunn

**RESORT MUNICIPALITY OF WHISTLER**

**FIVE-YEAR FINANCIAL PLAN 2016-2020 BYLAW NO. 2118, 2016**

**A BYLAW TO ADOPT A FIVE-YEAR FINANCIAL PLAN FOR 2016-2020**

**WHEREAS** the Council must have a financial plan pursuant to Section 165 of the *Community Charter*;

**AND WHEREAS** the Council deems it necessary and appropriate to adopt a five-year financial plan for the years 2016 to 2020;

**NOW THEREFORE**, the Municipal Council of the Resort Municipality of Whistler  
**ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as the "Five-Year Financial Plan 2016-2020 Bylaw No. 2118, 2016".
2. That Council adopt the Five-Year Financial Plan for the years 2016-2020 inclusive, for each year of the plan, as set out in Schedules A, B and C attached hereto and forming a part of this Bylaw as follows:

Schedule A – Consolidated Operating Summary

Schedule B – Consolidated Project Summary

Schedule C – Supplementary Information

GIVEN FIRST, SECOND, and THIRD READINGS this \_\_ day of \_\_\_\_\_, \_\_\_\_.

ADOPTED this \_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Nancy Wilhelm-Morden,  
Mayor

\_\_\_\_\_  
Laurie-Anne Schimek,  
Municipal Clerk

I HEREBY CERTIFY that this is a  
true copy of "Five-Year Financial  
Plan 2016-2020 Bylaw No. 2118,  
2016".

\_\_\_\_\_  
Laurie-Anne Schimek,  
Municipal Clerk

**RESORT MUNICIPALITY OF WHISTLER  
FIVE-YEAR FINANCIAL PLAN 2016 - 2020  
CONSOLIDATED PROJECT SUMMARY**

**BYLAW 2118, 2016  
SCHEDULE A**

	2016	2017	2018	2019	2020
<b>REVENUE</b>					
<b>General Fund</b>					
Property Taxes	36,002,013	37,082,073	37,656,846	38,127,556	38,832,916
Other Property Tax	1,021,348	1,023,919	1,026,018	1,027,958	1,031,453
Government Grants	397,013	397,013	397,013	397,013	397,013
Fees and Charges	9,779,177	10,033,532	10,354,865	10,539,133	10,745,962
Investment Income	2,188,981	1,947,146	1,968,685	2,263,977	2,307,006
RMI Grant	8,390,945	6,685,888	6,685,888	6,685,888	6,685,888
2% MRDT	4,840,907	4,913,521	4,962,656	5,012,282	5,062,405
Works and Service Charges	525,026	525,026	525,026	525,026	525,026
<b>Water Fund</b>					
Parcel Taxes	3,838,233	3,867,886	3,901,636	3,931,775	3,962,144
Fees and Charges	2,802,389	2,823,036	2,846,639	2,867,613	2,888,743
Works and Service Charges	59,980	59,980	59,980	59,980	59,980
<b>Sewer Fund</b>					
Parcel Taxes	3,959,103	4,003,150	4,047,711	4,088,943	4,130,614
Fees and Charges	3,556,340	3,596,740	3,637,604	3,675,337	3,713,464
Works and Service Charges	164,906	164,906	164,906	164,906	164,906
<b>Solid Waste Fund</b>					
Parcel Taxes	-	-	-	-	-
Fees and Charges	4,451,929	4,454,939	4,457,950	4,460,960	4,463,970
Government Grants	444,687	444,687	444,687	444,687	444,687
	82,422,975	82,023,443	83,138,110	84,273,034	85,416,177
<b>EXPENDITURE</b>					
<b>General Fund</b>					
Payroll and Goods & Services	46,785,234	47,833,370	48,795,320	49,757,270	50,719,221
Debt Interest & Principal	686,968	683,768	680,569	239,299	239,301
Residents & Partners	3,829,629	3,875,749	3,906,958	3,938,479	3,970,314
Contingency	557,753	570,311	581,146	591,976	602,792
<b>Water Fund</b>					
Payroll and Goods & Services	2,051,500	2,093,813	2,135,556	2,177,303	2,219,050
Debt Interest & Principal	-	-	-	-	-
<b>Sewer Fund</b>					
Payroll and Goods & Services	2,663,034	2,741,147	2,819,094	2,897,040	2,974,986
Debt Interest & Principal	1,403,786	1,403,786	1,403,786	1,403,786	1,403,786
<b>Solid Waste Fund</b>					
Payroll and Goods & Services	4,275,492	4,362,781	4,364,664	4,365,960	4,365,965
Debt Interest & Principal	838,861	647,311	510,490	510,490	510,490
	63,092,255	64,212,038	65,197,582	65,881,601	67,005,905

**RESORT MUNICIPALITY OF WHISTLER  
FIVE-YEAR FINANCIAL PLAN 2016 - 2020  
CONSOLIDATED OPERATING SUMMARY**

**BYLAW 2118, 2016  
SCHEDULE A Cont'd**

	2016	2017	2018	2019	2019
<b>TRANSFERS TO (FROM )</b>					
<b>OTHER FUNDS / RESERVES</b>					
Interest Paid to Reserves	1,866,267	1,607,829	1,532,713	1,663,432	1,801,769
Recreation Works Charges Reserve	278,578	278,578	278,578	278,578	278,578
Transportation Works Charges Reserve	216,056	216,056	216,056	216,056	216,056
Employee Housing Charges Reserve	30,392	30,392	30,392	30,392	30,392
RMI Reserve	3,577,045	1,871,988	1,871,988	1,871,988	1,871,988
2% MRDT Reserve	616,348	642,840	660,767	678,873	697,160
General Capital Reserve	5,043,348	5,000,000	5,000,507	5,271,204	5,141,578
Vehicle Replacement Reserve	564,416	1,014,416	1,014,416	1,014,416	1,014,416
Library	-	-	-	-	-
General Operating Surplus (Deficit)	0	(0)	(0)	(0)	(0)
General Operating Reserve	946,504	884,825	925,298	957,086	953,788
Water Works Charges Reserve	59,980	59,980	59,980	59,980	59,980
Water Capital Reserve	3,020,000	3,000,000	3,000,000	3,000,000	3,000,000
Water Operating Reserve	487,617	499,860	504,897	505,931	502,474
Water Operating Surplus (Deficit)	(0)	(0)	(0)	(0)	(0)
Sewer Works Charges Reserve	164,906	164,906	164,906	164,906	164,906
Sewer Capital Reserve	1,922,690	1,922,690	1,922,690	1,922,690	1,922,690
Sewer Operating Reserve	386,574	385,561	387,907	384,754	380,344
Sewer Operating Surplus (Deficit)	0	0	0	(0)	0
Solid Waste Capital Reserve	150,000	200,000	300,000	300,000	300,000
Solid Waste Operating Reserve	-	31,484	69,433	71,147	74,153
Solid Waste Surplus (Deficit)	(0)	0	0	0	(0)
	19,330,720	17,811,405	17,940,528	18,391,432	18,410,272
<b>REVENUE LESS EXPENDITURE AND TRANSFERS</b>	0	0	0	0	0

**RESORT MUNICIPALITY OF WHISTLER  
FIVE-YEAR FINANCIAL PLAN 2016 - 2020  
CONSOLIDATED PROJECT SUMMARY**

**BYLAW 2118, 2016  
SCHEDULE B**

	2016	2017	2018	2019	2020
<b>REVENUE AND OTHER SOURCES OF FUNDING</b>					
<b>General Fund</b>					
Government Grants	126,414	43,555	41,144	35,626	35,626
Contribution from Developers	-	-	-	-	-
Equipment disposal proceeds	155,000	155,000	155,000	155,000	155,000
Debt Proceeds	-	-	-	-	-
Other Contributions	155,035	-	62,174	-	-
<b>Water Fund</b>					
Government Grants	6,743	5,000	5,000	5,000	5,000
<b>Sewer Fund</b>					
Government Grants	-	-	-	-	-
<b>Solid Waste Fund</b>					
Government Grants	-	-	-	-	-
	443,192	203,555	263,318	195,626	195,626
<b>EXPENDITURE</b>					
<b>General Fund</b>					
Non-capital Expenditure	4,449,151	4,515,390	2,495,830	802,560	2,487,000
Infrastructure Maintenance	4,089,530	4,134,424	3,823,524	1,950,944	2,982,000
Capital Expenditure	13,431,618	7,313,176	5,849,921	2,186,928	3,229,957
<b>Water Fund</b>					
Non-capital Expenditure	287,600	244,000	2,069,000	130,000	48,000
Infrastructure Maintenance	706,134	2,490,000	480,000	630,000	350,000
Capital Expenditure	10,965,000	2,953,000	763,000	198,000	100,000
<b>Sewer Fund</b>					
Non-capital Expenditure	5,000	-	40,000	40,000	50,000
Infrastructure Maintenance	770,000	370,000	210,000	210,000	210,000
Capital Expenditure	920,000	2,940,000	1,940,000	270,000	270,000
<b>Solid Waste Fund</b>					
Non-capital Expenditure	-	-	-	-	-
Infrastructure Maintenance	150,000	150,000	150,000	150,000	150,000
Capital Expenditure	1,315,000	1,615,000	30,000	730,000	30,000
<b>All Funds</b>					
Depreciation	10,516,471	11,049,103	11,345,527	11,517,185	11,584,883
	47,605,503	37,774,093	29,196,802	18,815,617	21,491,840

**RESORT MUNICIPALITY OF WHISTLER  
FIVE-YEAR FINANCIAL PLAN 2016 - 2020  
CONSOLIDATED PROJECT SUMMARY**

**BYLAW 2118, 2016  
SCHEDULE B Cont'd**

	2016	2017	2018	2019	2020
<b>TRANSFERS (TO) FROM OTHER FUNDS (RESERVES)</b>					
RMI Reserve	3,620,658	1,470,000	450,000	150,000	150,000
2% MRDT Reserve	684,600	764,830	528,270	490,000	490,000
General Capital Reserve	11,664,196	8,305,144	6,703,261	2,345,374	4,485,953
Recreation Works Charges	262,986	-	-	-	-
Parking Reserve	-	-	-	-	-
Parkland Reserve	-	-	-	-	-
Vehicle Replacement Reserve	984,029	3,711,456	2,504,634	1,089,738	703,004
Library Reserve	151,039	45,000	60,000	45,000	-
General Operating Reserve	2,317,859	1,643,005	1,535,242	1,239,934	1,229,374
Housing Works Charges	2,200,000	-	-	-	-
WVLC Surplus	-	-	-	-	-
Transportation Works Charges	902,803	1,610,000	1,114,550	239,760	1,600,000
Water Capital Reserve	10,451,291	4,987,850	1,723,850	443,000	345,000
Water Operating Reserve	570,380	343,000	1,293,000	503,500	141,500
Water Works and Service Charges	903,600	308,250	84,750	-	-
Sewer Capital Reserve	1,784,500	3,261,900	1,514,400	480,000	480,000
Sewer Operating Reserve	32,900	6,000	46,000	46,500	56,500
Sewer Works and Service Charges	-	-	-	-	-
Solid Waste Capital Reserve	85,000	35,000	-	-	-
Solid Waste Operating Reserve	30,000	30,000	30,000	30,000	30,000
	<b>36,645,841</b>	<b>26,521,435</b>	<b>17,587,957</b>	<b>7,102,806</b>	<b>9,711,331</b>

**ADJUSTMENTS FOR NON CASH ITEMS AND CHANGES TO NET FINANCIAL ASSETS**

Depreciation	10,516,471	11,049,103	11,345,527	11,517,185	11,584,883
Increase (Decrease) in due from WHA	5,000,000	(5,000,000)			
(Increase) decrease MFA debt principal	(5,000,000)	5,000,000			
	<b>10,516,471</b>	<b>11,049,103</b>	<b>11,345,527</b>	<b>11,517,185</b>	<b>11,584,883</b>

**REVENUE AND TRANSFERS  
LESS EXPENDITURE**

(0)	-	-	-	-
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**RESORT MUNICIPALITY OF WHISTLER  
FIVE-YEAR FINANCIAL PLAN 2016 - 2020  
CONSOLIDATED PROJECT SUMMARY**

**BYLAW 2118, 2016  
SCHEDULE C**

**Proportion of total proceeds proposed to be raised from each funding source in 2016**

<b>Funding Source</b>	<b>% of Total Revenue</b>	<b>Dollar value</b>
Property Taxes	42%	37,023,361
Parcel Taxes	9%	7,797,336
Fees and Charges	24%	21,339,747
Investment income	2%	2,188,981
Debt	6%	5,000,000
Government Grants	1%	974,857
Transfer taxes	15%	13,231,852
Other	0%	310,035
<b>Total</b>	<b>100%</b>	<b>87,866,167</b>

The municipality will continue to pursue revenue diversification to minimize the overall percentage of revenue raised from property taxes wherever possible. The objective is to maintain a reasonable tax burden by maximizing other revenue sources, lowering the cost of municipal services and shifting the burden to user fees and charges where feasible.

**Proposed distribution of property tax revenue in 2016**

<b>Property Class</b>	<b>% of Total Property Taxation</b>	<b>Dollar value, completed roll</b>
Class 1 - Residential	66.35%	24,023,309.71
Class 2 - Utilities	1.62%	578,650.93
Class 5 - Light industry	0.13%	47,434
Class 6 - Business other	30.32%	10,809,887
Class 8 - Recreational	1.57%	542,015
<b>Total</b>	<b>100%</b>	<b>36,001,297</b>

The municipality will continue to set tax rates to ensure tax stability by maintaining a consistent proportionate relationship between classes. The proposed distribution shown above is consistent with the prior year. In order to maintain the current share of taxation between property classes, minor adjustments are made to the tax ratios to account for market based assessment variation between the classes. This policy provides a balanced tax impact among property classes.

**RESORT MUNICIPALITY OF WHISTLER  
FIVE-YEAR FINANCIAL PLAN 2016 - 2020**

**BYLAW 2118, 2016  
SCHEDULE C Cont'd**

**CONSOLIDATED PROJECT SUMMARY**

As permitted by the Community Charter, council has granted exemptions from municipal property taxes for the following general purposes:

- \* Land and improvements surrounding a statutorily exempt building for public worship.
- \* Properties owned or held by a not-for-profit organization whose purpose is to contribute to the well-being of the community with the provision of cultural, social, educational or recreational services.

Permissive exemptions for municipal property taxes in 2016 are estimated to be \$609,731.

**RESORT MUNICIPALITY OF WHISTLER**

**MUNICIPAL TICKET INFORMATION SYSTEM AMENDMENT BYLAW NO. 2111, 2016**

**A BYLAW TO AMEND MUNICIPAL TICKET INFORMATION  
SYSTEM BYLAW NO. 1719, 2005**

---

**WHEREAS** Council has adopted Municipal Ticket Information System Bylaw No. 1719, 2005;

**AND WHEREAS** the Council of the Resort Municipality of Whistler deems it expedient to authorize the use of Municipal Ticket Information for the enforcement of certain bylaws, to designate certain bylaw offences and set certain fine amounts;

**AND WHEREAS** the Council deems it necessary and expedient to amend the Municipal Ticket Information System, Bylaw No. 1719, 2005;

**NOW THEREFORE**, the Council of the Resort Municipality of Whistler, in open meeting assembled, enacts as follows:

- 1) This bylaw may be cited for all purposes as the "Municipal Ticket Information System Amendment Bylaw No 2111, 2016".
- 2) The Schedules to Municipal Ticket Information System Implementation Bylaw No. 1719, 2005 shall be amended as follows:
  - A. Schedule "B15" is deleted and replaced with Schedule "B15" attached to and forming part of this Bylaw.
  - B. Deleting Section 3.3 and replacing with:

The words or expressions set forth in Column 1 of Schedule "B1" through "B18" of this bylaw designate the offense committed under the bylaw section number appearing in Column 2 of Schedule "B1" through "B18" opposite the respective words of expression.
  - C. Deleting Section 3.4 and replacing with:

The amounts in Column 3 of Schedule "B1" through "B18" of this bylaw are the fines for contravention of the bylaw offenses set out in Column 1 of Schedule "B1" through B18 opposite the respective amounts.

GIVEN FIRST, SECOND and THIRD READINGS this 15th day of March, 2016.

ADOPTED this \_\_ day of \_\_\_\_\_, \_\_\_\_.

---

Nancy Wilhelm-Morden  
Mayor

---

Laurie-Anne Schimek  
Municipal Clerk

I HEREBY CERTIFY that this is a true  
copy of the "Municipal Ticket  
Information System Amendment  
Bylaw No. 2111, 2016"

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Laurie-Anne Schimek  
Municipal Clerk

**SCHEDULE 'B'**

**SCHEDULE B15 TO BYLAW NO. 1719**

**SCHEDULE B15**

**Municipal Ticket Information System Bylaw No. 1719, 2005**

**Zoning and Parking Bylaw no. 303, 1983**

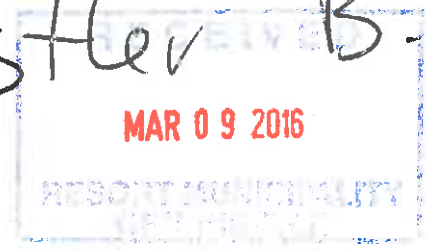
<b>Designated Expression</b>	<b>Zoning Bylaw Reference</b>	<b>Fine</b>
Unauthorized use or occupation of land, building, or structure	Subsection 1(1) of Part 4	\$1,000
Unauthorized placement of building or structure in required setback area	Subsection 1(2) of Part 4	\$500
Unauthorized parking of commercial vehicle	Subsection 1(3) of Part 4	\$500
Unauthorized gaming activity	Subsection 1(4) of Part 4	\$1,000
Unauthorized lottery terminal or electronic gaming	Subsection 1(6) of Part 4	\$1,000
Unauthorized residential use of a vessel	Subsection 1(7) of Part 4	\$1,000
Unauthorized use of land or building for marihuana production or distribution	Subsection 1(8) of Part 4	\$1,000

To Whistler Mayor and  
Council - RMOW

4325 Blackcomb Way

~~Whistler~~ Whistler B.C.

Von IB4



Dear Mayor and Council

I have taken photos and  
written an informal report

here about this Emerald  
Estates Trail.

I was doing stone work nearby  
at this time and talked with the  
RMOW staff but ~~was~~ my concerns  
at the time were ignored.

*[Signature]*

Emerald Summer Lane Connector Trail  
This trail was rebuilt in late October  
and November of 2015

Two trucks loads of mixed fill was  
trucked in & placed on the trail  
as subgrade material and then  
capped with crushed basalt.  
A ditch was dug also.

The below photo shows early signs  
of erosion due to inadequate  
ditching and a trail elevation that  
is too low at the start of the  
ditch.





The erosive effects continue<sup>2</sup>  
towards the lake and are now  
undermining the new concrete  
pad under the bench near the  
lake.

The ditch has eroded the trail  
edge and the crushed basalt is  
falling into the ditch and being  
washed into Green Lake bit by  
bit



This photo show the crushed  
basalt being washed away and we  
have had only moderate rain events  
latelt and one larger one earlier  
This problem is only going to  
get worse  
The ditch does not go uphill far  
enough at its start.



As one proceeds South along the<sup>4</sup>  
trail dead standing trees prevail  
snapped off at mid height on both  
sides of the trail.

Pressure treated wood ~~are~~ surrounds  
these trees.

This type of wood has been  
banned in Ontario by the Algonquin  
Conservation Group and white



cedar is  
used.

We could  
use red  
cedar.

This photo shows another dead ~~S~~  
tree and the beginnig of a  
rock fall hazard. Tree snapped  
off due to high wind and rot.





Continued rock fall hazard 6  
and unstable ground and poorly  
placed rocks with no support.



More danger trees /  
This trail is a  
liability and  
should be closed  
and the trees cut.  
Ditching problems  
fixed and a  
culvert placed



where the ditch  
intersects the  
trail.

Mike Suggett  
604-932-4447  
9179 Emerald.

Resort Municipality of Whistler  
Mayor and Council  
4325 Blackcomb Way  
Whistler, BC V0N 1B4

March 2, 2016

Dear Whistler Mayor and Council:

The Sea to Sky Clean Air Society (SSCAS) is delighted to have received your membership contribution of \$2000. Without community involvement and financial support of this kind we would not be able to fulfill our mandate of protecting air quality and advancing progressive climate action in our airshed.

At present, we are working on sharing important messages about health, air quality and climate change related to wood burning through Burn It Smart workshops; delivering carpooling kits to local businesses that incentivize ridesharing; collaborating with AWARE to organize a transportation and climate action focused event that follows the COP21 talk and aligns with the CECAP Open House; supporting the Planet Protector Academy in elementary schools; and beginning preparations for Bike to Work week.

We thank you for your ongoing support, and look forward to working closely with staff on taking action that protects air quality and our climate.

With gratitude,



Kim Slater  
Executive Director

Sea-to-Sky Clean Air Society  
PO Box 1015, Pemberton BC V0N 2L0  
604-698-7697 / [seatoskycleanair@gmail.com](mailto:seatoskycleanair@gmail.com)  
[www.seatoskyairquality.ca](http://www.seatoskyairquality.ca)



Received Mar 10, 2016



**From:** Katherine Lowe [<mailto:27kathy@live.ca>]

**Sent:** Sunday, March 13, 2016 7:15 PM

**To:** corporate

**Subject:** St. George's Day Proclamation

Dear Sir/Mesdames:

We would like to make a request to the Mayor of Whistler to proclaim 23rd April 2016 as St. George's Day in honour of the patron Saint of England, "St. George".

2016 is a very special year of celebrations for the United Kingdom as this year May 28 and 29th we

will be the host nation for Eurofest 2016. Also it will be the year of HM Queen Elizabeth II's 90th birthday.

I have enclosed a Proclamation, and look forward to your reply.

With best regards,

Katherine E. Lowe  
Correspondence Secretary  
The Royal Society of St. George



The Royal Society of St. George, BC Branch, 5639 Dunbar Street, Vancouver, BC, V6N 1W5  
Tel: 604-728-5144/604-464-3177

**MAYOR NANCY WILHELM-MORDEN, Whistler, British Columbia**

## **PROCLAMATION "ST. GEORGE'S DAY"**

- WHEREAS** Our systems of governance, law, economy, procedural freedoms, and the English language originated in England;
- AND WHEREAS** English people throughout the world celebrate and will gather on April 23rd, 2016 to come together to celebrate this special Patron Saint of England;
- AND WHEREAS** Those British traditions remain an important part of our heritage and daily life to the benefit of all the citizens of Whistler;
- AND WHEREAS** The English community of Whistler and throughout British Columbia continue to make valuable contributions to our city and province;
- AND WHEREAS** England and The United Kingdom is an important ally to Canada, a valued trading partner with Western Canada, and particularly to Vancouver;
- AND WHEREAS** We in Whistler respect the importance of patriotism and historic events to the English residents and family members;
- AND WHEREAS** The citizens of Whistler and those of English heritage throughout the world mark this Day with civic and festive celebrations to revere St. George, the Patron Saint of England, for his courage and to honour all good things English.

**NOW, THEREFORE I, MAYOR NANCY WILHELM-MORDEN, Mayor of Whistler, DO  
HEREBY PROCLAIM** Wednesday, April 23, 2016 as:-

**ST. GEORGE'S DAY**

**In Whistler**

\_\_\_\_\_  
(SIGNATURE)  
MAYOR

\_\_\_\_\_  
(DATE)

Submitted on Thursday, March 17, 2016 - 11:48

Full Name: Olwen Kuiper

Mailing Address: 404-1040 Legacy Way, Whistler, B.C., V0N 1B1 Civic address if different from mailing address:

Email Address: [frankandolwen@shaw.ca](mailto:frankandolwen@shaw.ca)

Phone Number: 604-907-1306

Your Message:

Dear Mayor and Council, I wanted to bring to your attention parking is now very limited on Legacy Way, i.e., in front of the HI, The Falls and The Cirque. Around 25 spaces are now affected. While I appreciate the compromise having been made with unlimited parking after 5:00pm-8:00am and a two hour window before and after, it's not a solution. Having moved to the neighbourhood last August we knew parking would be an issue and it was only a matter of time before change came due to the commercial element attached to the buildings. I believe everyone can appreciate business needs for guests and customers. It is also my understanding the three buildings 1040, 1050 and

1060 only have one stall for each unit and share 3 guest stalls. It's pretty restricted and inadequate. With Podium and more off market development, the new WHA rental building, BMX park, soccer field, etc.,etc., the situation will likely not improve. There are many who have 2 cars, couples, tenants and those with businesses. Along with new construction come trades people and machinery. On a personal note our taxi is parked in our covered stall. We are very appreciative of this. It gives us flexibility and makes our life simpler for the two drivers living in CC and ourselves. Less time commuting to town at odd hours where much of the fleet parks. Currently we are shuffling our personal car around and it sits at the top of Mt. Fee in the empty lot slated for future development. I was prompted to write this letter while reading comments on the FB Cheakamus Crossing Page which you may wish to differ to. A few great suggestions there. In particular Micheal Kyle's thoughts on a user pay parking permit system similar to the West End where density is mega. Also to possibly turn Cloudburst and Mt. Fee into one way's and allow residential street parking with permits only. It's certainly something one would be willing to pay for. Of pertinence, we all seem to be in total denial regarding our cars and the environment.

The traffic congestion needs a way out. The bus system and trail network here offer alternatives for commuting and environmental change. Is there a happy parking medium here in Chekamus Crossing? Can we work out a comfortable blend to accommodate everyone? Lastly, we love our new home in Cheakamus. After living in Whistler for over 35 years it has been wonderful to settle into a very welcoming and beautiful neighbourhood. Thank-you for attention and consideration to my concerns. Kind regards,  
Olwen Kuiper Please sign the form by entering your initials: OK

March 9, 2016

Received March 18

Colleen MacDonald  
7240 Fitzsimmons Rd South  
Whistler BC  
colleenmacd@gmail.com

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V0N 1B4

Re: Paving and pathway dropdown  
(Please direct to the correct department)

Dear Sir or Madam:

I am writing to request an improvement to the pathway at the northwest corner of Nancy Greene Way and Fitzsimmons Rd. The corner needs a section of pavement or a drop-down for bikes, strollers and wheelchairs.

I ride my bike here and usually find the gravel on the north side of the intersection soft and difficult to manoeuvre. The curb is too steep for me to climb with my bike and I have to dismount and walk the bike onto the pathway. If I have my grandson in the chariot bike attachment it is extremely difficult to get up onto the sidepath.

It is also difficult for strollers. When I take my grandson for a walk I find it hard to get the stroller through the soft gravel or up the steep curb. Recently I had a friend in a wheelchair and we were unable to get her chair onto the pathway as the gravel was too soft and the curb too steep. We ended up pushing her in the wheelchair in the westbound traffic lane across the bridge and a car actually honked at us and said we should be on the pathway!

There are two simple solutions I can see and it would be super if you could do both. If the gravel area to the north of the stop sign was paved that would provide a secure path for bikes, strollers and wheelchairs. And a drop-down in the curb would make it easy to ride up and down the curb.

Should you have any further questions or like me to attend a site visit, please contact me at 604-613-0652.

Sincerely,

  
Colleen MacDonald





**Operation Lifesaver**

901 - 99 Bank Street

Ottawa, Ontario K1P 6B9

Telephone (613) 564-8094

Fax (613) 567-6726

e-mail [admin@operationlifesaver.ca](mailto:admin@operationlifesaver.ca)

**Opération Gareautrain**

901 - 99, rue Bank

Ottawa, Ontario K1P 6B9

téléphone (613) 564-8094

télécopieur (613) 567-6726

courriel [admin@operationlifesaver.ca](mailto:admin@operationlifesaver.ca)

**March 30, 2016**

**To Mayor and Council  
Resort Municipality of Whistler  
4315 Blackcomb Way  
Whistler, British-Columbia V0N 1B6**

**Dear Sir / Madam:**

Canada's 14<sup>th</sup> annual national ***Public - Rail Safety Week*** will be held from April 25 to May 1, 2016. The purpose of this significant event is to raise rail safety awareness among all Canadians and to highlight the ongoing commitment of communities such as yours, along with the rail industry, its member companies and their employees, in order to make Canada's rail network even safer.

Once again this year, **Operation Lifesaver** is proud to support the various activities and events that will be taking place throughout ***Public - Rail Safety Week*** across the country to raise public awareness on reducing avoidable accidents, injuries and damage caused by collisions at level crossings or incidents involving trains and citizens.

Your City Council can be a powerful ally for our public awareness campaign by adopting the enclosed draft resolution to support ***Public - Rail Safety Week*** in your community. Should you require additional information about Operation Lifesaver and rail safety, please consult [www.operationlifesaver.ca](http://www.operationlifesaver.ca).

Thank you in advance for supporting this request and ***Public - Rail Safety Week***. We would greatly appreciate it if you would send us a copy of your resolution and please tell us how you will be promoting rail safety in your community this year.

**Stephen Covey  
President  
Operation Lifesaver**

**Mike Regimbal  
National Director  
Operation Lifesaver**

**Encl.**

## **RESOLUTION IN SUPPORT OF PUBLIC - RAIL SAFETY WEEK**

**Whereas *Public - Rail Safety Week* is to be held across Canada from April 25 to May 1, 2016;**

**Whereas it is in the public's interest to raise citizens' awareness on reducing avoidable accidents, injuries and damage caused by collisions at level crossings or incidents involving trains and citizens;**

**Whereas Operation Lifesaver is a public/private partnership whose aim is to work with the rail industry, governments, police services, the media and other agencies and the public to raise rail safety awareness;**

**Whereas Operation Lifesaver has requested City Council adopt this resolution in support of its ongoing effort to save lives and prevent injuries in communities, including our municipality;**

**It is proposed by Councillor \_\_\_\_\_**

**seconded by Councillor \_\_\_\_\_**

**It is hereby **RESOLVED** to support national *Public - Rail Safety Week*, to be held from April 25 to May 1, 2016.**





Mayor & Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC  
V0N 1B4

March 2, 2016

Dear Mayor & Council:

Re: Squamish Hospice Society's Hike for Hospice May 1, 2016

We cordially invite you to join us for the opening ceremonies for our 9<sup>th</sup> Annual Hike for Hospice on May 1, 2016 where the Squamish Hospice Society and the District of Squamish, BC will join thousands of people across the country, as they come together to raise funds and awareness for hospice palliative care programs and services.

In addition to raising funds and offering an opportunity for Sea to Sky communities to live their values through philanthropy and giving; our goal for 2016 is to get as many hikers from our Corridor out to this great event! Supporting people living with illness, their caregivers and those who have lost loved ones.

Like many of us it is very likely you have cared for loved ones, you or someone you love has faced illness and health concerns, you have lost and mourned. The Squamish Hospice Society exists and works so that you, your loved ones and your communities have access to supportive services and programs to facilitate a life well lived to the end of one's life. It is our hope to encourage community members to access our supportive services earlier and garner the benefit of an extra layer of support during difficult health transitions.

Your presence at the Squamish Hike for Hospice will be much appreciated.

We hope you can join us on May 1<sup>st</sup> 2016 for the 9<sup>th</sup> Annual Hike for Hospice. Please **RSVP** to [hospice.seatosky@vch.ca](mailto:hospice.seatosky@vch.ca)

Warm Regards,

Nicole Carothers,  
Hospice Administrator & Program Coordinator  
Squamish Hospice Society

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