

# WHISTLER

## AGENDA

**PUBLIC HEARING OF MUNICIPAL COUNCIL  
TUESDAY, JANUARY 12, 2016 STARTING AT 6:00 PM**

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

The Public Hearing is convened pursuant to Section 890 of the Local Government Act R.S.B.C. 1996, c. 323 to allow the public to make representations to Council respecting matters contained in "Land Use Contract Discharge and Zoning Amendment Bylaw (4914 Horstman Lane) No. 2104, 2015" (the "proposed Bylaw").

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

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

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

As stated in the Notice of Public Hearing,

Land Use Contract  
Discharge and Zoning  
Amendment Bylaw (4914  
Horstman Lane) No.  
2104, 2015

**PURPOSE OF Land Use Contract Discharge and Zoning Amendment Bylaw  
(4914 Horstman Lane) No. 2104, 2015**

In general terms, the purpose of the proposed Bylaw is to discharge the Blackcomb Land Use Contract from Lands at 4914 Horstman Lane, and rezone the parcel to RS3 (Residential Single Family Three).

Submissions

Submissions by any persons concerning the proposed Bylaw.

Correspondence

Receipt of correspondence or items concerning the proposed Bylaw.

**ADJOURNMENT**

## PUBLIC HEARING DOCUMENT INDEX

RZ1112 - 4914 Horstman Lane - Land Use Contract Discharge and Zoning Amendment		
Document Type	Date	Details
Public Hearing Document Index		
Notice of Public Hearing		Notice of Public Hearing
Proposed Bylaw	December 1, 2015	RZ1112 - 4914 Horstman Lane - Land Use Contract Discharge and Rezoning
Administrative Report 15-143	December 1, 2015	Administrative Report to Council requesting consideration of first and second reading and permission to schedule a Public Hearing
Presentation	December 1, 2015	Presentation slides for report to Council
Title		Copy of Title
Council Minutes	December 1, 2015	Regular Council Minutes: Report No.15-143 (DRAFT)
Correspondence		Correspondence will be added to the package as it is received



THE RESORT MUNICIPALITY OF WHISTLER  
4325 Blackcomb Way TEL 604 932 5535  
Whistler, BC Canada V0N 1B4 TF 1 866 932 5535  
[www.whistler.ca](http://www.whistler.ca) FAX 604 932 8109

## **NOTICE OF PUBLIC HEARING**

**TUESDAY, JANUARY 12, 2016 – 6:00 P.M.**

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

### **LAND USE CONTRACT DISCHARGE AND ZONING AMENDMENT BYLAW (4914) HORSTMAN LANE NO. 2104, 2015**

#### **SUBJECT LANDS: 4914 HORSTMAN LANE**

More specifically these lands are described as: Strata Lot 1 Strata Plan VR 2482 District Lots 3903 and 4214, PID: 014-850-095 and as shown on the map attached to this notice.

#### **PURPOSE:**

In general terms, the purpose of the proposed Bylaw is to discharge the Blackcomb Land Use Contract from Lands at 4914 Horstman Lane, and rezone the parcel to RS3 (Residential Single Family Three).

#### **INSPECTION OF DOCUMENTS:**

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

#### **PUBLIC PARTICIPATION:**

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

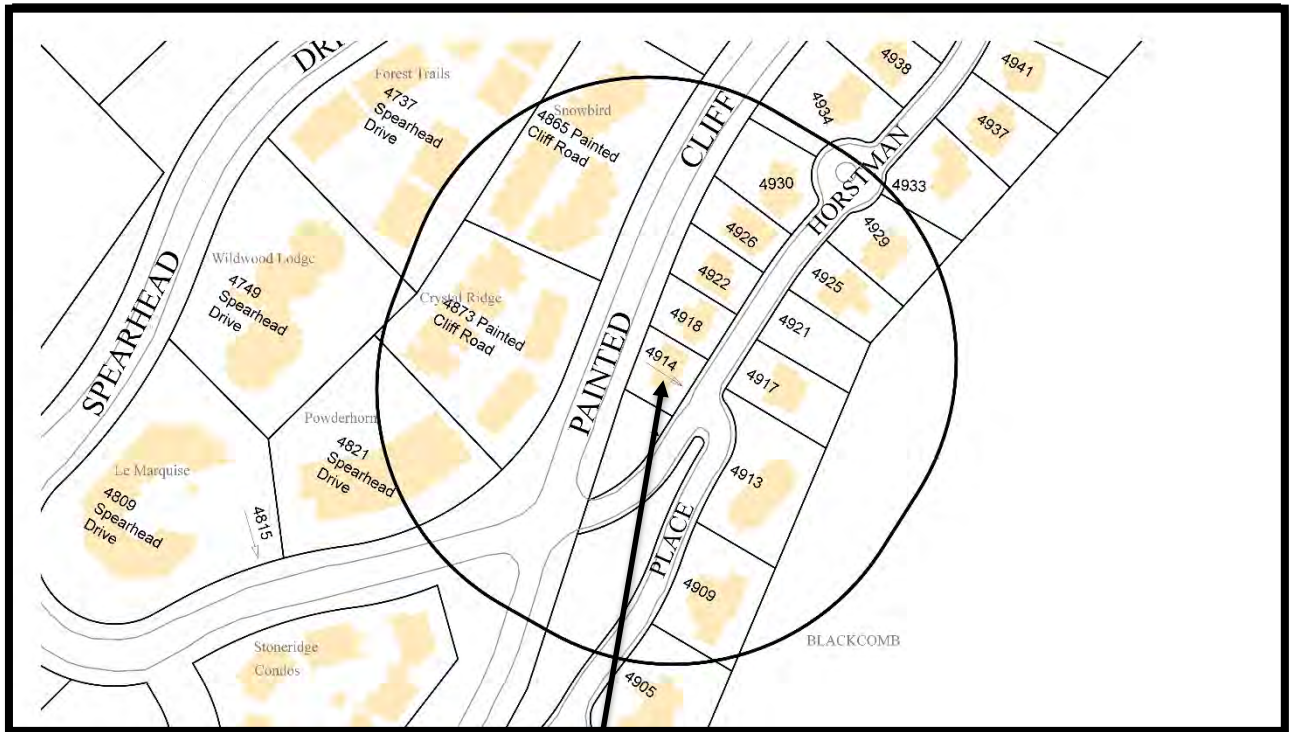
Written comments must be addressed to "Mayor and Council", and may be submitted prior to the public hearing (by 4:30 p.m. on January 12, 2016):

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

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

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

**LAND USE CONTRACT DISCHARGE AND ZONING AMENDMENT BYLAW (4914)**  
**HORSTMAN LANE NO. 2104, 2015**  
**SUBJECT LAND – 4914 HORSTMAN LANE, WHISTLER**



**SUBJECT LAND**

**RESORT MUNICIPALITY OF WHISTLER  
LAND USE CONTRACT DISCHARGE AND ZONING AMENDMENT BYLAW (4914 HORSTMAN  
LANE) NO. 2104, 2015**

**A BYLAW TO DISCHARGE A LAND USE CONTRACT AND AMEND THE WHISTLER ZONING AND  
PARKING BYLAW NO.303, 1983**

**WHEREAS** Council may, in a zoning bylaw pursuant to Sections 903, 904 and 906 of the *Local Government Act*, R.S.B.C. 1996, c.323, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones, require the provision of parking spaces and loading spaces for uses, buildings and structures, and establish different density regulations for a zone, one applicable to the zone generally and the other to apply if conditions are met; and

**WHEREAS** a land use contract may, under s.930 of the *Local Government Act*, be discharged by bylaw with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the discharge; and

**WHEREAS** the owners of the lands legally described as Strata Lot 1, Strata Plan VR. 2482, District Lots 3903 and 4214 have agreed in writing to the discharge of the land use contract charging those lands;

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

1. This Bylaw may be cited for all purposes as "Land Use Contract Discharge and Zoning Amendment Bylaw (4914 Horstman Lane) No. 2104, 2015"
2. Zoning and Parking Bylaw No. 303, 1983 is amended by:
  - (a) amending Schedule "A" Zoning Map by changing the zoning designation of the lands described as Strata Lot 1, Strata Plan VR. 2482, District Lots 3903 and 4214 to RS3 (Residential Single Family Three) as shown in heavy black outline and identified on the plan annexed to this Bylaw as Schedule "1".
3. That certain land use contract registered in the Vancouver Land Title Office under No. G2520 on January 11, 1979, as subsequently modified under No. GB77455, is discharged from the lands described in Section 2(a), and the Corporate Officer shall register a discharge of that land use contract in respect of such lands, together with a certified copy of this bylaw, in the Land Title Office in accordance with the *Land Title Act* and Section 930(10) of the *Local Government Act*.
4. If any section or phrase of this bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

Given first and second readings this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Pursuant to Section 890 of the *Local Government Act*, a Public Hearing was held this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Given third reading this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Approved by the Minister of Transportation this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Adopted by the Council this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

**Land Use Contract Discharge and Zoning Amendment Bylaw (4914 Horstman Lane) No. 2104, 2015**

\_\_\_\_\_  
Nancy Wilhelm-Morden,  
Mayor

\_\_\_\_\_  
Shannon Story,  
Corporate Officer

I HEREBY CERTIFY that this is a true  
copy of "Land Use Contract Discharge  
and Zoning Amendment Bylaw (4914  
Horstman Lane) No. 2104, 2015"

\_\_\_\_\_  
Shannon Story,  
Corporate Officer

**SCHEDULE 1**

**4914 Horstman Lane  
(Strata Lot 1, Strata Plan VR. 2482, District Lots 3903 and 4214)  
to be zoned RS3 (Residential Single Family Three)**



**Subject Lands**

4914 Horstman Lane



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** December 1, 2015  
**FROM:** Resort Experience  
**SUBJECT:** RZ 1112 - 4914 HORSTMAN LANE - LAND USE CONTRACT DISCHARGE

**REPORT:** 15-143  
**FILE:** RZ 1112

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council consider giving first and second readings to “Land Use Contract Discharge and Zoning Amendment Bylaw (4914 Horstman Lane) No. 2104, 2015”;

**That** Council authorize staff to schedule a Public Hearing regarding “Land Use Contract Discharge and Zoning Amendment Bylaw (4914 Horstman Lane) No. 2104, 2015”; 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 (4914 Horstman Lane) No. 2104, 2015”, 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:
  - a. Reflect this Land Use Contract discharge; and
  - b. Reduce the side setback from 7.6 metres to 3.0 metres, subject to receipt of written approval from the coordinating architect;
3. Payment of outstanding rezoning application fees; and further

**That** Council authorize the Mayor and Corporate Officer to sign the referenced covenant.

### REFERENCES

**Owner:** Guy D’Auriol  
**Location:** 4921 Horstman Lane  
**Legal Description:** Strata Lot 1, Strata Plan VR. 2482, District Lots 3903 & 4214  
**PID:** 014-850-095

Appendix A - Location Plan  
Appendix B - Zoning Map  
Appendix C - Diagrams  
Appendix D – Site Photos

## PURPOSE OF REPORT

This report presents Rezoning Application No. RZ. 1112, an application to discharge the Blackcomb Land Use Contract (the "LUC") from the lands at 4914 Horstman Lane, and rezone the parcel to RS3 (Residential Single Family Three).

## DISCUSSION

### Background

The Horstman Estates subdivision lies on the outskirts of the Blackcomb Benchlands between Painted Cliff Road and the foot of Blackcomb Mountain. This is a bareland strata subdivision consisting of 33 single family lots of various sizes. As shown in Appendix "C", the strata plan is split zoned; the lands lie partially within the Blackcomb Land Use Contract area, and partially within the RS3 Zone of Zoning and Parking Bylaw 303, 1983. The boundary between the LUC and the RS3 Zone bisects the neighbourhood in such a way that some lots lie within the LUC, some lie within the RS3 Zone, and some are split zoned. A numerical breakdown of this distribution is shown in the accompanying table:

Regulating Document	Number of Lots
Land Use Contract	16
RS3 Zoning	8
Split Zoned	9
Total	33

Staff note that the RS3 Zone was created in 1989 expressly for the Horstman Estates subdivision. The "Intent" statement at the beginning of the zone reads as follows:

*"The intent of this zone is to provide for detached residential dwellings on lands contiguous to the Blackcomb Land Use Contract Lands."*

The lot that is the subject of this rezoning application lies entirely within the LUC lands (specifically Area L of Zone 2 of the amended Blackcomb Land Use Contract, GB7745).

### Current Application

Rezoning Application No. RZ. 1112 proposes to discharge the LUC from the title of Strata Lot 1 (4914 Horstman Lane) and rezone the lands to RS3. There is an existing dwelling on the property and municipal staff note that this would enable the applicants to take advantage of recent changes to Zoning and Parking Bylaw 303 excluding basement areas from the calculation of gross floor area, thereby increasing the development potential on the parcel.

In addition to the LUC, there is a development covenant registered on the titles of all the Horstman Estates lots as GC125596. This covenant provides design criteria for the Horstman Estates subdivision and site specific restrictions for each strata lot above and beyond the LUC. Design guidelines, materials, landscaping, density, height and parking are all addressed in this document. Further, the covenant requires design approval by both the RMOW & the coordinating architect (Gordon Hlynsky) prior to issuance of a building permit.

The table below compares the RS3 Zone to the applicable requirements of the Blackcomb Land Use Contract and the development covenant:

	Blackcomb LUC	Development Covenant GC125596	RS3 Zone
Permitted Uses	<ul style="list-style-type: none"> <li>Multi-residential</li> <li>Duplex</li> <li>Single Family</li> </ul>	Single family dwellings	<ul style="list-style-type: none"> <li>Detached Dwelling</li> <li>Auxiliary Residential Dwelling Unit</li> </ul>
Density	0.35 fsr	237 m <sup>2</sup> maximum gfa.	0.35 fsr
Height	4 stories or 45 feet	9.1 m	10.6 m
Site Coverage	35 %	N/A	35%
Setbacks	<ul style="list-style-type: none"> <li>7.0 metres from a public highway.</li> <li>3.0 metres from any other parcel boundary.</li> </ul>	Building Envelope shown in Schedule "C" to the covenant with setbacks as follows: <ul style="list-style-type: none"> <li>Front 7.6 m</li> <li>North side: 3.0 m</li> <li>South side: 7.6 m</li> <li>Rear: 7.6 m</li> </ul>	<ul style="list-style-type: none"> <li>Front: 7.6 m</li> <li>Sides: 3.0 m</li> <li>Rear: 7.6 m</li> </ul>
Parking	3 spaces	3 spaces required, 2 of which must be contained within the building.	3 spaces for dwelling 1 space for suite

The applicant has further requested a modification to covenant GC125596 in order to allow for a potential addition as shown in Appendix C. As the table shows, this parcel currently has three 7.6 metre setbacks (front, rear, and south side) under the covenant. This property is unique in Horstman Estates as it has a 7.6 m side yard setback; most of the detached dwelling lots in Horstman Estates have 3.0 m side setbacks. The applicant requests Council's consideration to reduce the South side setback in the covenant from 7.6 metres to 3.0 metres as shown. Staff support this request for two reasons:

1. It will correspond with the side setbacks in the RS3 Zone, simplifying future project reviews.
2. The South side of the parcel neighbours onto green space, therefore reducing this setback will not affect a neighbour on that side.

Written support from the coordinating architect is pending. The covenant gross floor area restriction would remain at 237 m<sup>2</sup>. However, under the RS3 zoning the property owner would be eligible for the in-ground basement exemptions per the General Regulations of Zoning and Parking Bylaw 303, 1983.

#### **Land Use Contract Discharge and Zoning Amendment Bylaw (4914 Horstman Lane) No. 2104, 2015**

Staff has prepared the zoning amendment bylaw to discharge the LUC from the title of Strata Lot 1 (4914 Horstman Lane) and rezone the lands to RS3. Discharge of this LUC is consistent with legislation passed by the Provincial Government under Bill 17, requiring all LUC's to be replaced with Zoning by June 30, 2024.

## Whistler 2020 Analysis

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected.	Discharge of the LUC would mean that the new GFA exclusions for basements contained in Zoning and Parking Bylaw 303 would be applicable to this parcel.
W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
None.		

## OTHER POLICY CONSIDERATIONS

### Official Community Plan

Whistler's OCP outlines specific items for review with respect to rezoning applications. The proposed zoning bylaw amendment is consistent with the Municipality's Official Community Plan criteria for consideration of a rezoning amendment. A brief summary follows:

### OCP Criteria for Evaluating Proposals for Zoning Amendments

OCP Criteria	Comments
Impact on bed unit capacity calculations	No increase in bed unit capacity.
Capable of being served by Municipal water, sewer, and fire protection services	Yes, already serviced.
Accessible via the local road system.	Yes
Environmental Impact Assessment and Initial Environmental Review	Pending
Traffic volumes and patterns on Highway 99 and the local road system	No significant change in volumes or patterns anticipated.
Overall patterns of development of the community and resort	No significant change, existing property.
Municipal Finance	Refer to the Budget Considerations section of this report for more details.
Views and Scenery	The increased building mass resulting from expanding the building envelope may have effects on views. An analysis is pending. Written approval from the Coordinating Architect is required.
Existing Community and Recreation Facilities	The parcel is located in close proximity to trails, Whistler and Blackcomb Mountains, and the Squamish Lil'Wat Cultural centre.
Employee Housing charges	N/A.
Heritage Resources	N/A
Project exhibits high standards of design and landscaping	The existing dwelling exhibits a high standard of design and landscaping.

The current proposal is consistent with:

- Provincial Bill 17 which requires discharge/ termination of Land Use Contracts by June 30, 2024.
- Council's policy to have an equitable approach for GFA exclusions for all single family properties in the resort community.
- Council's previous decision to discharge the LUC from 4921 Horstman Lane and replaced it with RS3 zoning under Rezoning Application RZ 1064 in the spring of 2013.

### **Green Building Policy**

Whistler's Green Building Policy provides direction for commitments with respect of green building features for any proposed building. It is recommended a covenant be required to ensure future development is in accordance with Whistler's Green Building Policy objectives.

### **BUDGET CONSIDERATIONS**

Rezoning application fees provide for recovery of costs associated with this application. Building Permit fees and Works and Services charges will be applicable at the time of Building Permit.

### **COMMUNITY ENGAGEMENT AND CONSULTATION**

A sign describing Rezoning Application RZ. 1112 was posted on the property on November 12th, of this year. This sign will remain in place for the duration of the application. As of November 18th, no responses have been received.

Per the requirements of the *Local Government Act*, the Land Use Contract Discharge Bylaw will require a Public Hearing wherein the public will be allowed to make representations to Council or present written submissions respecting matters contained in the Land Use Contract Discharge Bylaw.

### **SUMMARY**

Rezoning Application RZ. 1112 proposes to discharge the Blackcomb Land Use Contract from 4914 Horstman Lane. The lands are proposed to be rezoned to RS3 (Residential Single Family Three), similar to several other parcels in the Horstman Estates subdivision.

Respectfully submitted,

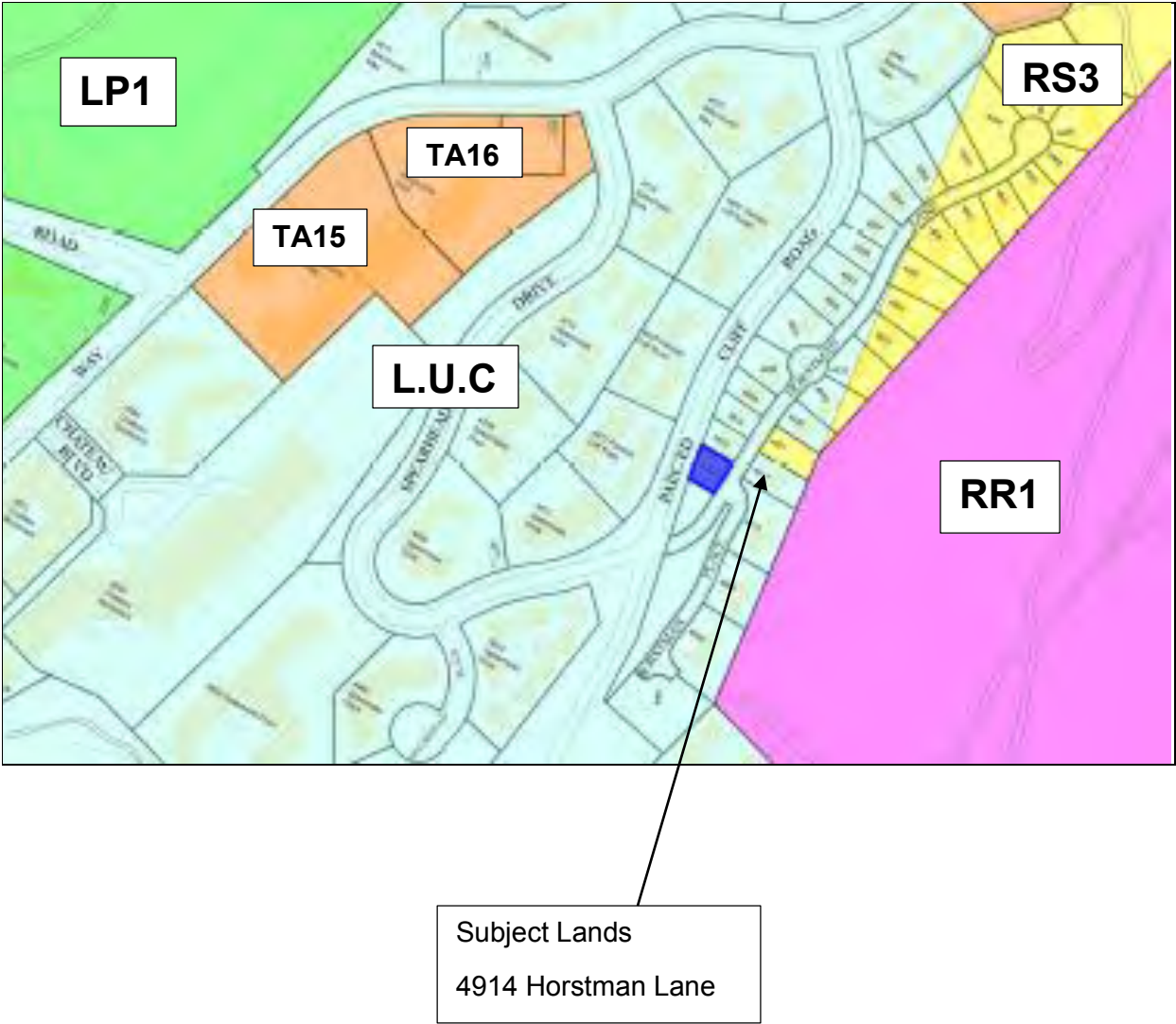
Roman Licko  
PLANNING TECHNICIAN  
for  
Jan Jansen  
GENERAL MANAGER OF RESORT EXPERIENCE



**Subject Lands**

4914 Horstman Lane

RZ 1112 – 4914 HORSTMAN LANE



4914 HORSTMAN LANE  
STRATA LOT 1, D.L. 3903 + 4214, STRATA PLAN VR 2482

**PLAN FOR REZONING ONLY  
DESIGN BY OTHERS**

THIS IS A PART 9 BUILDING OF RESIDENTIAL 'C' OCCUPANCY.  
ALL WORK IS TO CONFORM TO CBC 2012.

2	10/9/15	for REZONING APPLICATION
1	18/6/15	PRELIMINARY- FOR REVIEW
No.	Date	Issue Notes

**kat sullivan**  
CONSULTING

design Firm

**KAT SULLIVAN CONSULTING**  
8401 Matterhorn Drive  
Whistler BC V0N 1B8  
kat.s@shaw.ca 604-932-6055

By using this document the client agrees that the consultant's liability for services including negligence and omissions is strictly limited to the value of fees paid. The client agrees to indemnify and defend the consultant in the event of third party claims alleging negligence and or injury as a result of services rendered.

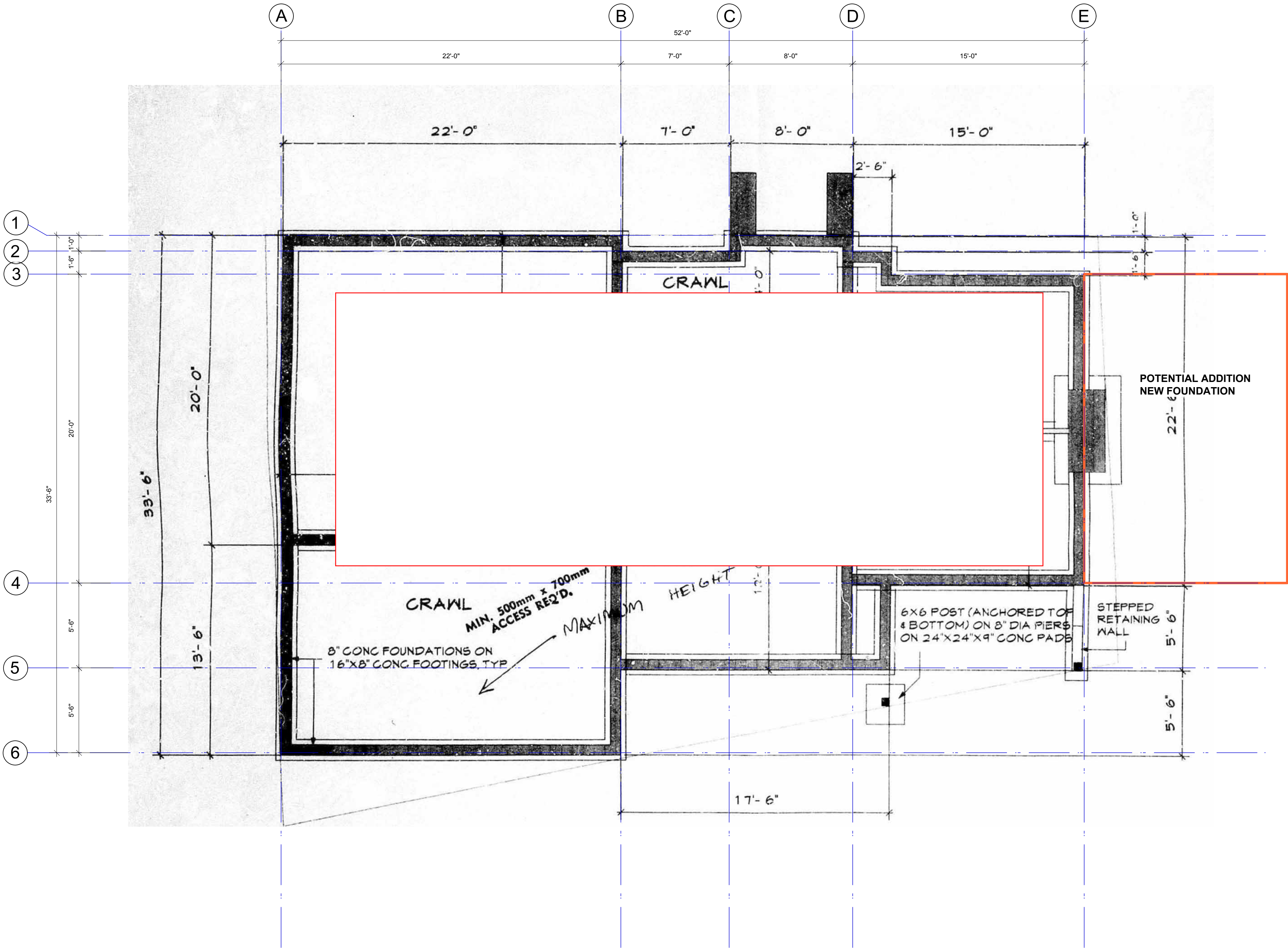
Project Title

D'AURIOL RESIDENCE  
4914 HORSTMAN LANE  
WHISTLER, BC

Sheet Title

# SITE PLAN

Project Manager	Project ID
Drawn By	D'AURIOL 15-10
KS	Scale
Reviewed By	1/8" = 1'-0"
Date	Sheet No.
MAY 2015	1
CAD File Name	_____ of _____
15-10	9



**FOUNDATION PLAN**

**PLAN FOR REZONING ONLY  
DESIGN BY OTHERS**  
THIS IS A PART 9 BUILDING OF RESIDENTIAL "C" OCCUPANCY.  
ALL WORK IS TO CONFORM TO BCBC 2012.

2	10/9/15	for REZONING APPLICATION
1	18/6/15	PRELIMINARY- FOR REVIEW
No.	Date	Issue Notes

kat sullivan

CONSULTING

Design Firm	KAT SULLIVAN CONSULTING 8401 Matterhorn Drive Whistler BC V0N 1B8 kat.s@shaw.ca 604-932-6055
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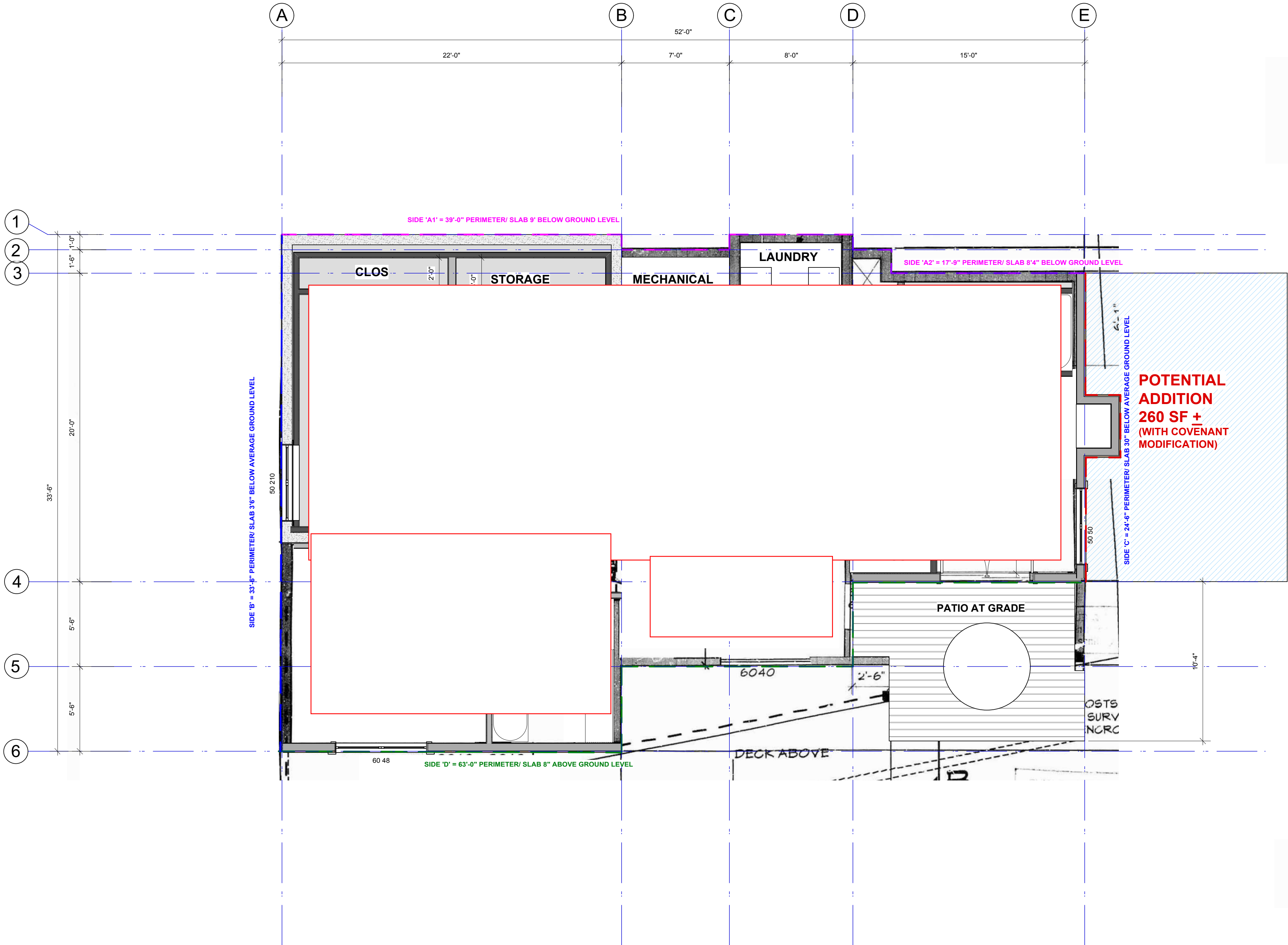
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Sheet Title	FOUNDATION PLAN
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Project Manager	Project ID D'AURIOL 15-10
Drawn By KS	Scale 1/4" = 1'-0"
Reviewed By	Sheet No. 2
Date MAY 2015	_____ of _____
CAD File Name 15-10	9

LEGEND

- PROPOSED NEW CONSTRUCTION  
SHOWN GREY
- PROPOSED NEW PARTITION
- NEW EXTERIOR WALL
- EXISTING PARTITION
- EXISTING EXTERIOR WALL



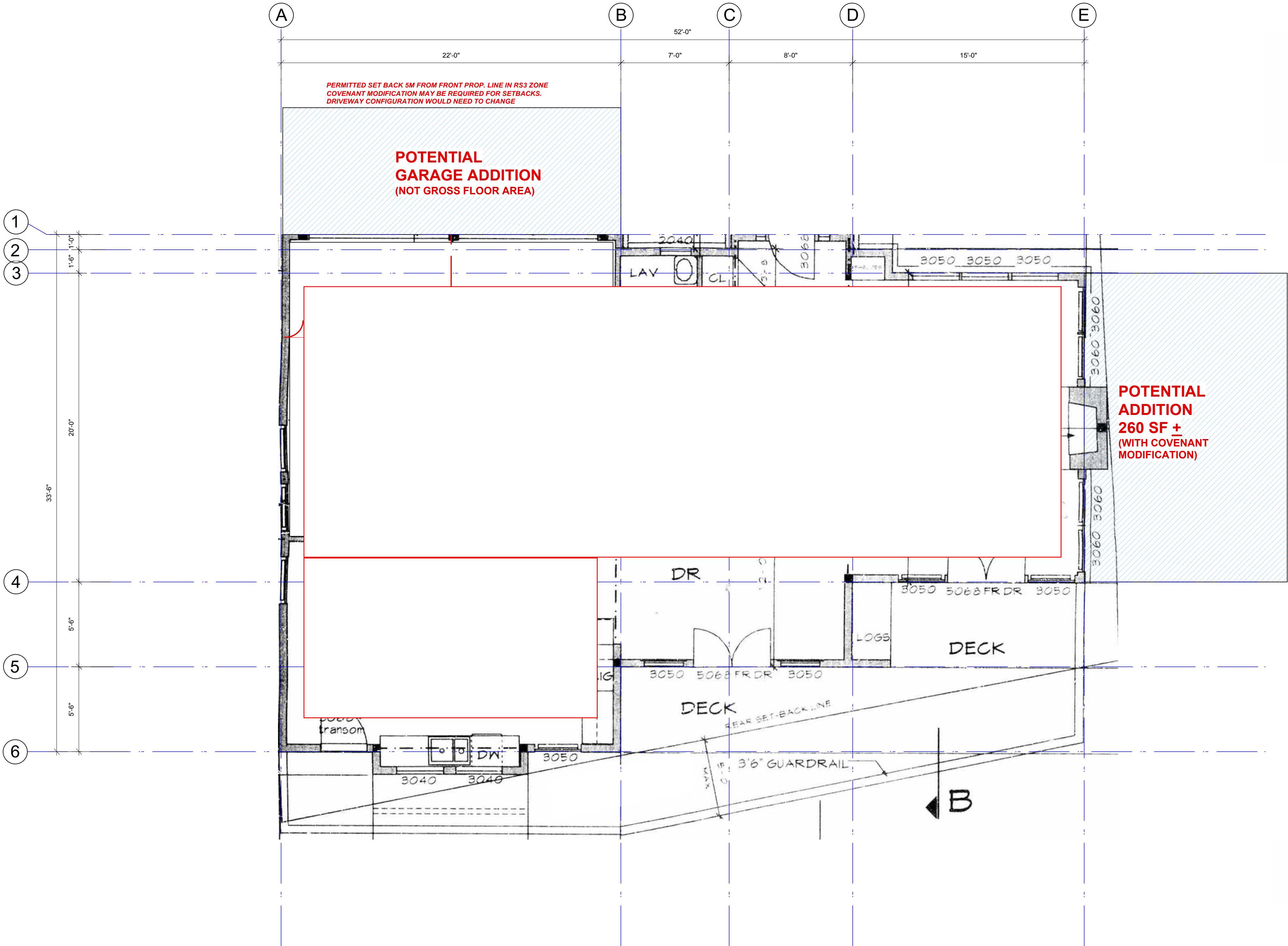
PROPOSED LOWER FLOOR PLAN

ZONING BYLAW #303 CALCULATIONS:  
ORIGINAL APPROVED GFA = 571 SF  
TOTAL EXISTING AREA = 1407 SF  
TOTAL EXISTING PERMITTED EXCLUDED AREA = 1.25X1051= 1314 SQUARE FEET  
GFA = 93 SF

PLAN FOR REZONING ONLY  
DESIGN BY OTHERS

THIS IS A PART 9 BUILDING OF RESIDENTIAL 'C' OCCUPANCY.  
ALL WORK IS TO CONFORM TO BCBC 2012.

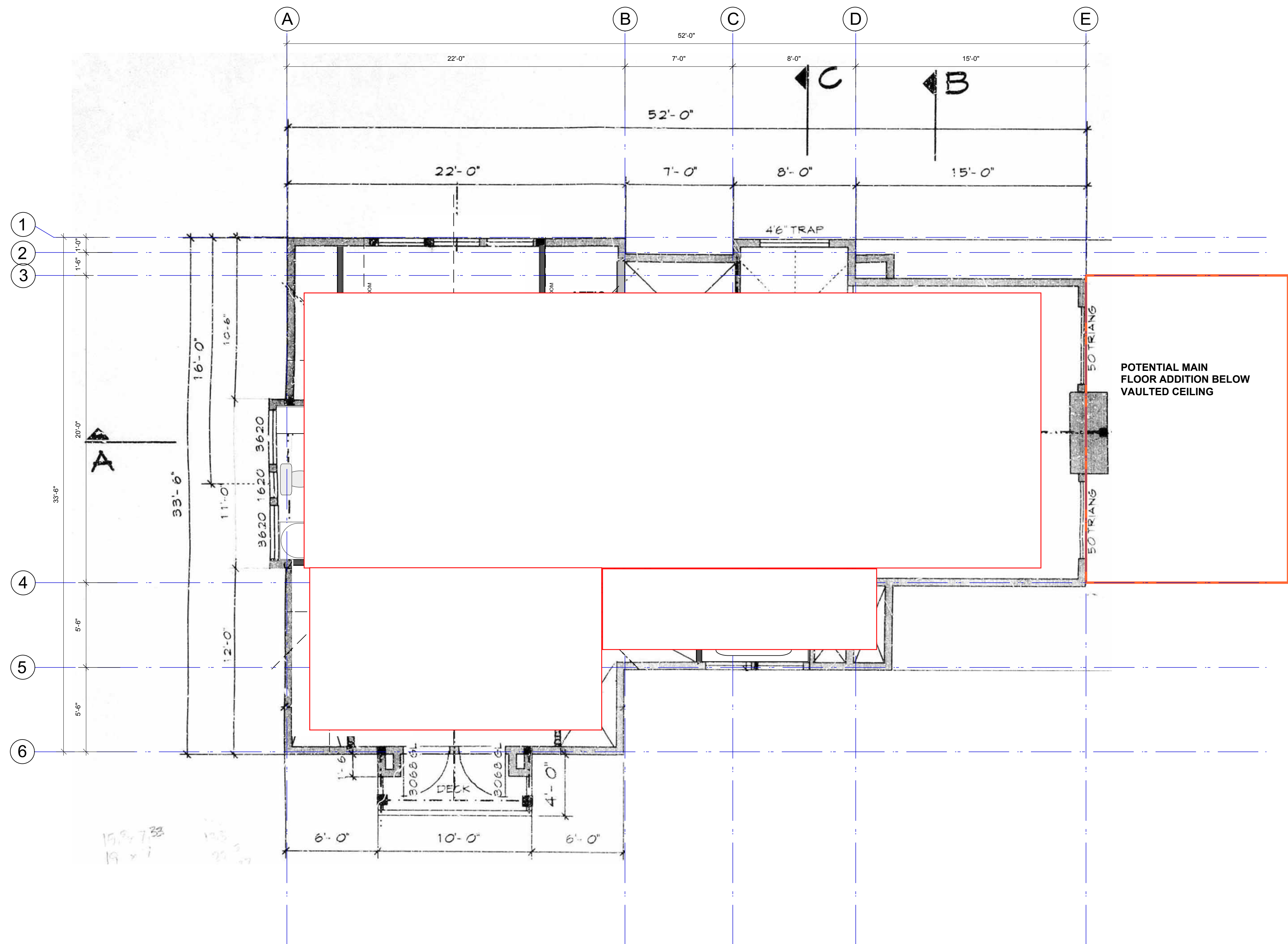
2	10/9/15	for REZONING APPLICATION
1	18/6/15	PRELIMINARY- FOR REVIEW
No.	Date	Issue Notes
kat sullivan CONSULTING		
Design Firm KAT SULLIVAN CONSULTING 8401 Matterhorn Drive Whistler BC V0N 1B8 kat.s@shaw.ca 604-932-6055		
By using this document the client agrees that the consultant's liability for services including negligence and omissions is strictly limited to the value of fees paid. The client agrees to indemnify and defend the consultant in the event of third party claims alleging negligence and or injury as a result of services rendered.		
Project Title D'AURIOL RESIDENCE 4914 HORSTMAN LANE WHISTLER, BC		
Sheet Title LOWER FLOOR PLAN		
Project Manager		Project ID D'AURIOL 15-10
Drawn By KS	Scale 1/4" = 1'-0"	
Reviewed By	Sheet No.	3 of 9
Date MAY 2015		
CAD File Name 15-10		



**MAIN FLOOR PLAN**  
TOTAL EXISTING GFA = 1051 SF

**PLAN FOR REZONING ONLY**  
**DESIGN BY OTHERS**  
THIS IS A PART 9 BUILDING OF RESIDENTIAL "C" OCCUPANCY.  
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2	10/9/15	for REZONING APPLICATION
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kat sullivan CONSULTING		
Design Firm KAT SULLIVAN CONSULTING 8401 Matterhorn Drive Whistler BC V0N 1B8 kat.s@shaw.ca 604-932-6055		
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Project Title D'AURIOL RESIDENCE 4914 HORSTMAN LANE WHISTLER, BC		
Sheet Title MAIN FLOOR PLAN		
Project Manager	Project ID	D'AURIOL 15-10
Drawn By KS	Scale	1/4" = 1'-0"
Reviewed By	Sheet No.	4
Date MAY 2015	of	9
CAD File Name 15-10		



## UPPER FLOOR PLAN

TOTAL EXISTING GFA = 855 SF

**PLAN FOR REZONING ONLY  
DESIGN BY OTHERS**

THIS IS A PART 9 BUILDING OF RESIDENTIAL 'C' OCCUPANCY.  
ALL WORK IS TO CONFORM TO BCBC 2012.

2	10/9/15	for REZONING APPLICATION
1	18/6/15	PRELIMINARY- FOR REVIEW

**kat sullivan**  
CONSULTING

design Firm

**KAT SULLIVAN CONSULTING**  
8401 Matterhorn Drive  
Whistler BC V0N 1B8  
kat.s@shaw.ca 604-932-6055

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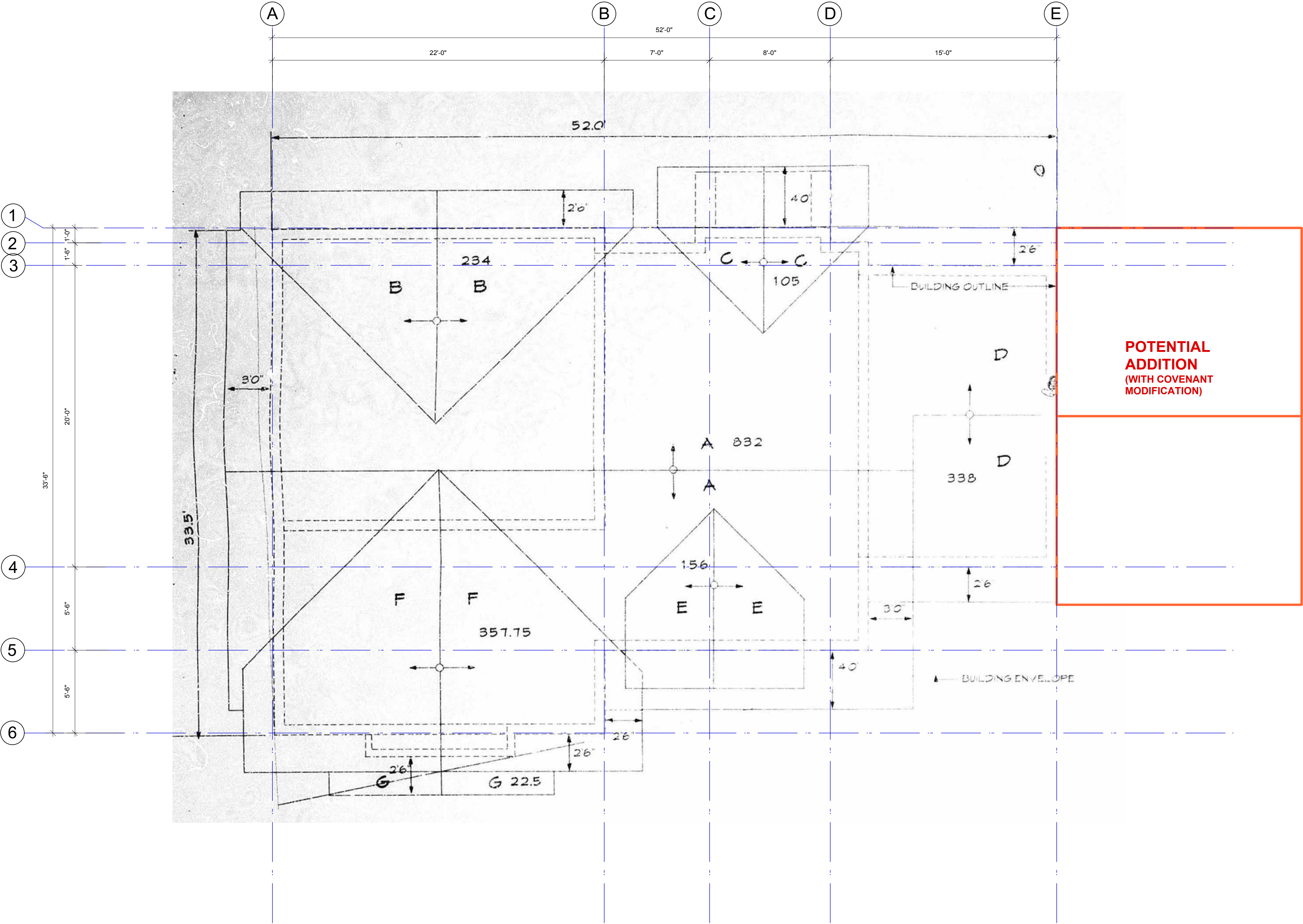
Project Title

D'AURIOL RESIDENCE  
4914 HORSTMAN LANE  
WHISTLER, BC

Sheet Title

UPPER FLOOR PLAN

Project Manager	Project ID
Drawn By	D'AURIOL 15-10
KS	Scale
Reviewed By	1/4" = 1'-0"
Date	Sheet No.
MAY 2015	5
CAD File Name	_____ of _____
15-10	9

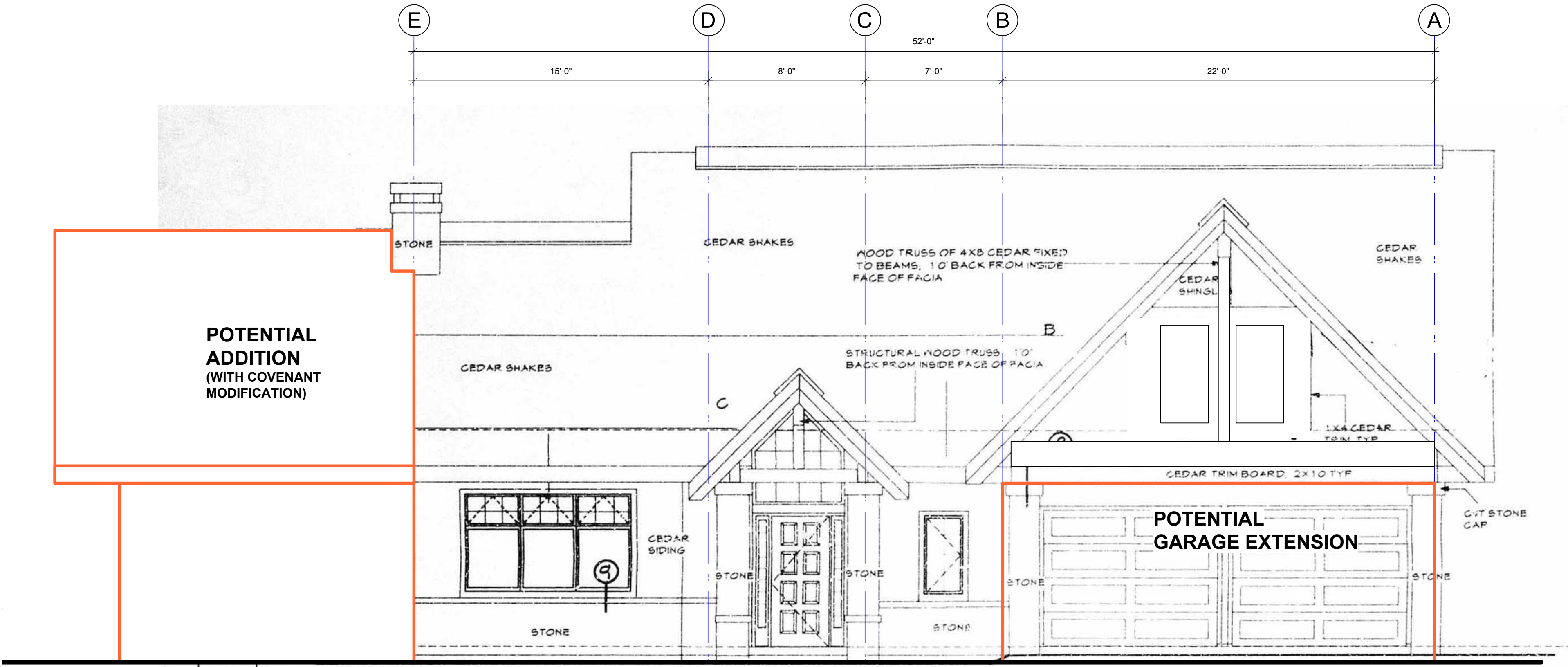


**ROOF PLAN**

**PLAN FOR REZONING ONLY  
DESIGN BY OTHERS**

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2	10/9/15	for REZONING APPLICATION
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kat sullivan CONSULTING		
Design Firm KAT SULLIVAN CONSULTING 8401 Matterhorn Drive Whistler BC V0N 1B8 kat.s@shaw.ca 604-932-6055		
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Sheet Title ROOF PLAN		
Project Manager		Project ID D'AURIOL 15-10
Drawn By KS	Scale 1/4" = 1'-0"	
Reviewed By		Sheet No.
Date MAY 2015	6 of 9	
CAD File Name 15-10		



EAST ELEVATION

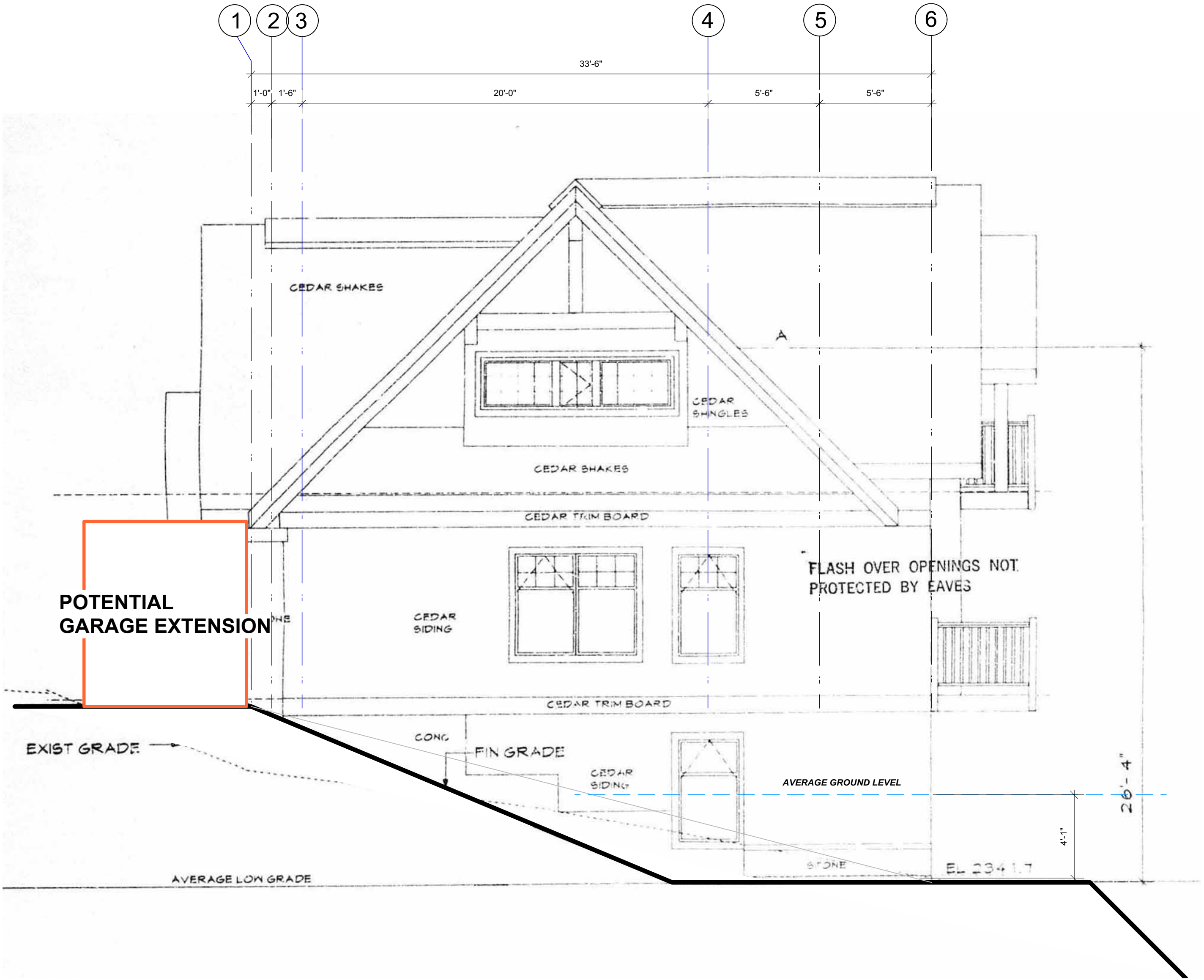


WEST ELEVATION

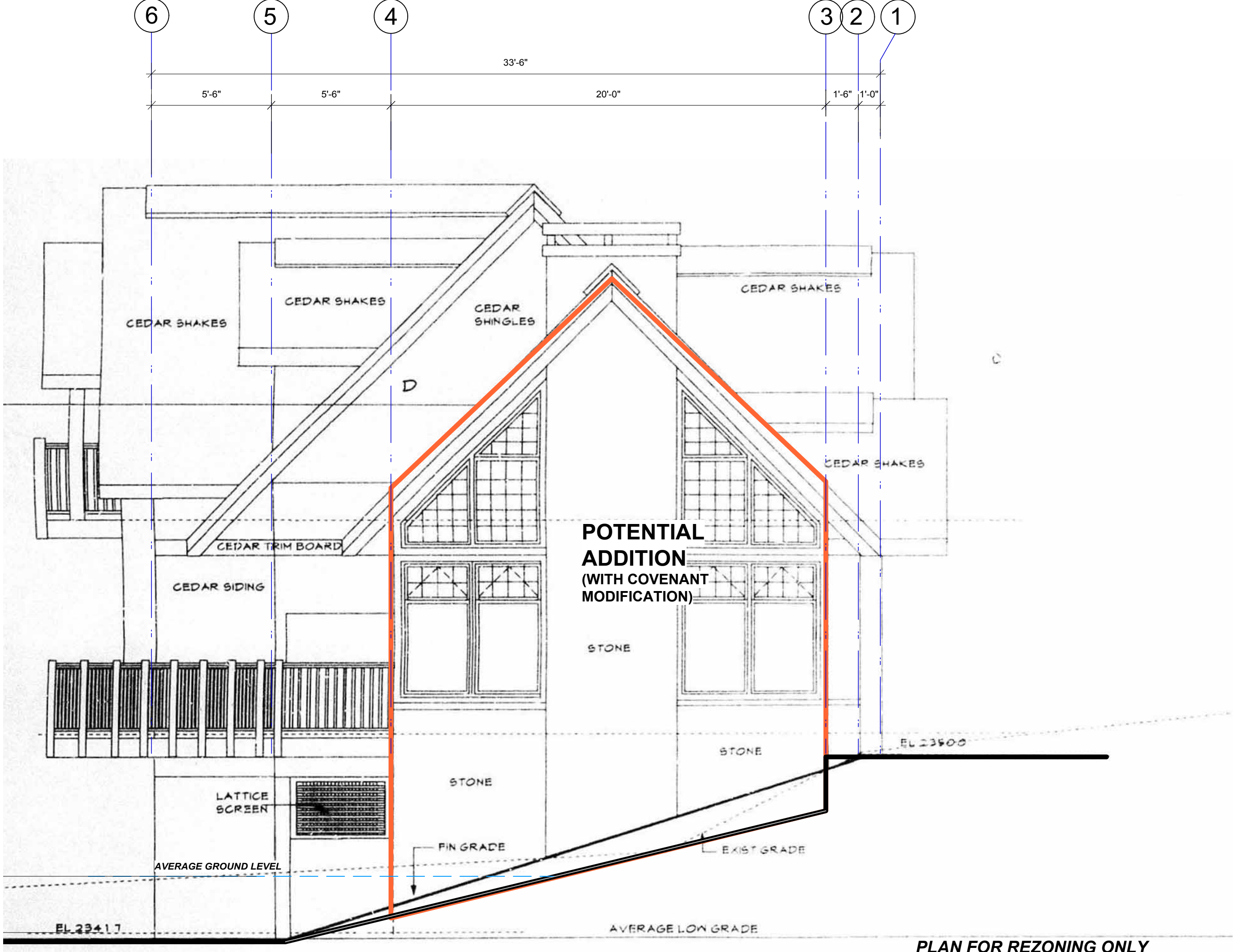
**PLAN FOR REZONING ONLY  
DESIGN BY OTHERS**

THIS IS A PART 9 BUILDING OF RESIDENTIAL "C" OCCUPANCY.  
ALL WORK IS TO CONFORM TO BCBC 2012.

2	10/9/15	for REZONING APPLICATION
1	18/6/15	PRELIMINARY- FOR REVIEW
No.	Date	Issue Notes
<b>kat sullivan</b> CONSULTING		
Design Firm KAT SULLIVAN CONSULTING 8401 Matterhorn Drive Whistler BC V0N 1B8 kat.s@shaw.ca 604-932-6055		
By using this document the client agrees that the consultant's liability for services including negligence and omissions is strictly limited to the value of fees paid. The client agrees to indemnify and defend the consultant in the event of third party claims alleging negligence and or injury as a result of services rendered.		
Project Title D'AURIOL RESIDENCE 4914 HORSTMAN LANE WHISTLER, BC		
Sheet Title EAST ELEVATION		
Project Manager	Project ID	D'AURIOL 15-10
Drawn By	Scale	1/4" = 1'-0"
Reviewed By	Sheet No.	7
Date		MAY 2015
CAD File Name		15-10



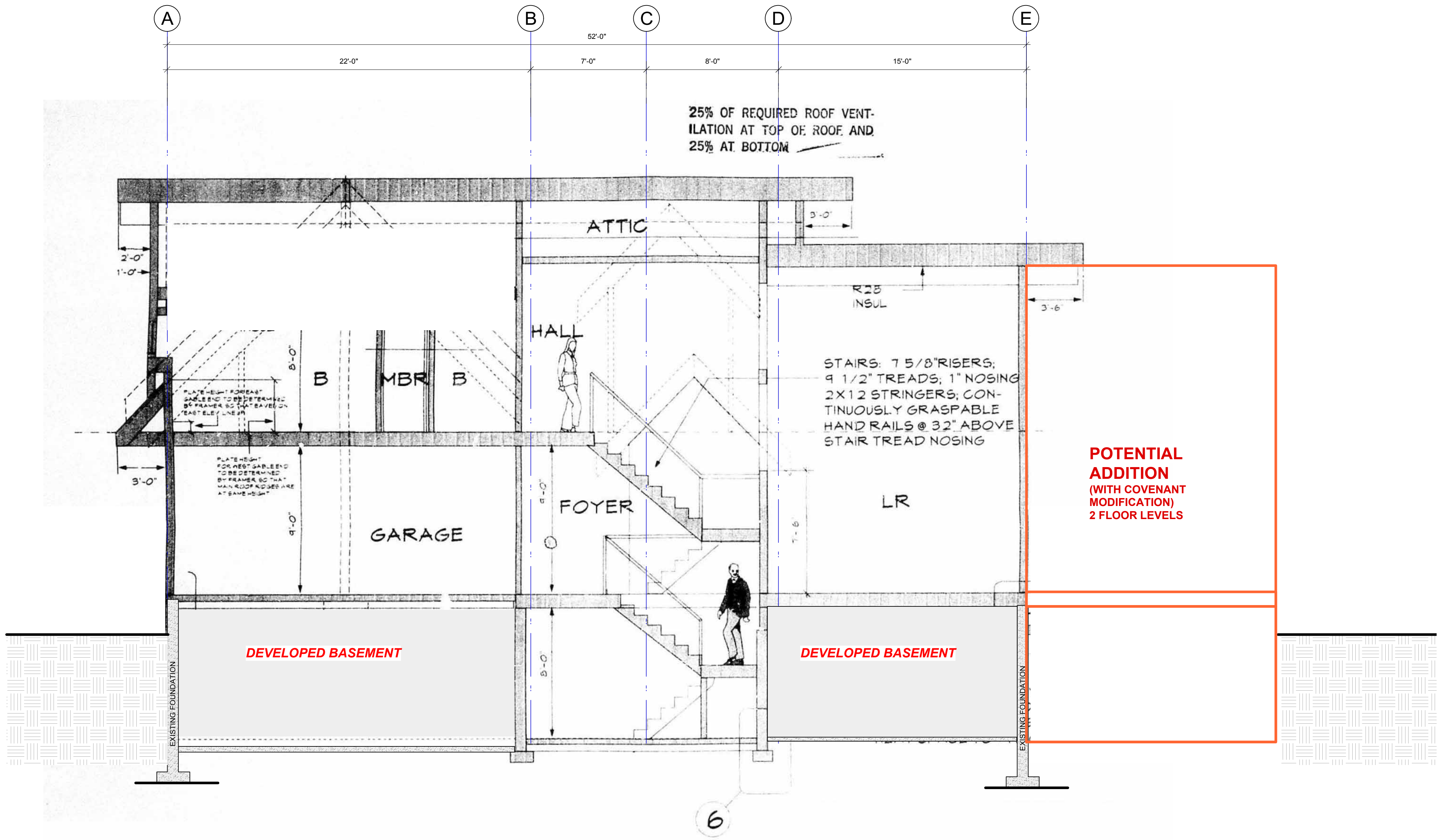
NORTH ELEVATION



SOUTH ELEVATION

**PLAN FOR REZONING ONLY**  
**DESIGN BY OTHERS**  
THIS IS A PART 9 BUILDING OF RESIDENTIAL 'C' OCCUPANCY.  
ALL WORK IS TO CONFORM TO BCBC 2012.

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1	18/6/15	PRELIMINARY- FOR REVIEW
No.	Date	Issue Notes
<b>kat sullivan</b> CONSULTING		
Design Firm KAT SULLIVAN CONSULTING 8401 Matterhorn Drive Whistler BC V0N 1B8 kat.s@shaw.ca 604-932-6055		
By using this document the client agrees that the consultant's liability for services including negligence and omissions is strictly limited to the value of fees paid. The client agrees to indemnify and defend the consultant in the event of third party claims alleging negligence and or injury as a result of services rendered.		
Project Title D'AURIOL RESIDENCE 4914 HORSTMAN LANE WHISTLER, BC		
Sheet Title ELEVATIONS		
Project Manager	Project ID	D'AURIOL 15-10
Drawn By KS	Scale	1/4" = 1'-0"
Reviewed By	Sheet No.	8
Date MAY 2015		of
CAD File Name 15-10		9



**SECTION A-A**

**PLAN FOR REZONING ONLY  
DESIGN BY OTHERS**

THIS IS A PART 9 BUILDING OF RESIDENTIAL "C" OCCUPANCY.  
ALL WORK IS TO CONFORM TO BCBC 2012.

2	10/9/15	for REZONING APPLICATION
1	18/6/15	PRELIMINARY- FOR REVIEW
No.	Date	Issue Notes
<b>kat sullivan</b> CONSULTING		
Design Firm KAT SULLIVAN CONSULTING 8401 Matterhorn Drive Whistler BC V0N 1B8 kat.s@shaw.ca 604-932-6055		
By using this document the client agrees that the consultant's liability for services including negligence and omissions is strictly limited to the value of fees paid. The client agrees to indemnify and defend the consultant in the event of third party claims alleging negligence and or injury as a result of services rendered.		
Project Title D'AURIOL RESIDENCE 4914 HORSTMAN LANE WHISTLER, BC		
Sheet Title <b>SECTIONS</b>		
Project Manager	Project ID	D'AURIOL 15-10
Drawn By KS	Scale	1/4"=1'-0"
Reviewed By	Sheet No.	9 of 9
Date MAY 2015		
CAD File Name 15-10		



*EAST SIDE– ENTRY ELEVATION – House is screened by trees, 1 ½ storeys above street level.*



*VIEW TOWARDS HOUSE DRIVING NORTH  
ON HORSTMAN DRIVE – Very discrete*

## **D'AURIOL RESIDENCE – 4914 HORSTMAN LANE - PHOTOS SEPT 2015**

**Kat Sullivan Consulting 8401 Matterhorn Drive Whistler 604-932-6055**



**CONTEXT PHOTO– FROM PAINTED CLIFF ROAD  
FROM NORTH – House is not visible.**



**CONTEXT PHOTO– FROM PAINTED CLIFF ROAD  
AT ROAD – Modest view of small portion of facade**

## **D'AURIOL RESIDENCE – 4914 HORSTMAN LANE - PHOTOS SEPT 2015**

Kat Sullivan Consulting 8401 Matterhorn Drive Whistler 604-932-6055



*EAST SIDE– ENTRY FROM ROAD – House is tucked into forest landscape.*

**D'AURIOL RESIDENCE – 4914 HORSTMAN LANE - PHOTOS SEPT 2015**

**Kat Sullivan Consulting 8401 Matterhorn Drive Whistler 604-932-6055**



***NORTH SIDE ELEVATION –  
Facade to remain as existing .***



***NORTH SIDE + NEIGHBORING HOUSE (SL 2)  
6 metre separation – Privacy to be maintained.***

**D'AURIOL RESIDENCE – 4914 HORSTMAN LANE - PHOTOS SEPT 2015**

**Kat Sullivan Consulting 8401 Matterhorn Drive Whistler 604-932-6055**

# RZ 1112 – 4914 Horstman Lane

## Land Use Contract Discharge and Rezoning

December 1, 2015

### RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way  
Whistler, British Columbia  
Canada V0N 1B4  
[www.whistler.ca](http://www.whistler.ca)

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



# Location



**Subject Lands: 4914 Horstman Lane**

# Background

- Horstman Estates is a split zoned strata subdivision consisting of 33 lots with the following distribution:
  - 16 parcels regulated by the Blackcomb Land Use Contract;
  - 8 parcels regulated by the RS3 Zone of Zoning & Parking Bylaw 303;
  - 9 split zoned lots regulated by both the LUC and the RS3 Zone;
- Lands are further regulated by a Development Covenant GC125596 which provides specific criteria:
  - Design guidelines, materials, landscaping, density, building height, and parking.
- In the spring of 2013 Council supported RZ1064 discharging the LUC from 4921 Horstman Lane and rezoning to RS3.

**TA15**

**TA16**

**RS3**

**RR1**

**Land Use Contract**

**4921 Horstman Lane, previously rezoned to RS3 under RZ1064 in 2013**

**Subject Lands: 4914 Horstman Lane**

# Discussion

- Similar to RZ1064, RZ1112 requests Council's consideration to discharge the Blackcomb Land Use Contract from 4914 Horstman Lane and replace it with RS3 Zoning.
- This would enable the owner to:
  - take advantage of Zoning Bylaw rules excluding basements from GFA.
  - capture some 'found' space in the existing basement.
  - Have the potential for a further expansion of approximately 51 m<sup>2</sup> at a later date.

# Discussion

	Blackcomb LUC	Development Covenant GC125596	RS3 Zone
<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>Multi-residential</li> <li>Duplex</li> <li>Single Family</li> </ul>	Single family dwellings	<ul style="list-style-type: none"> <li>Detached Dwelling</li> <li>Auxiliary Residential Dwelling Unit</li> </ul>
<b>Density</b>	0.35 fsr	237 m <sup>2</sup> maximum gfa. (0.35 fsr)	0.35 fsr
<b>Height</b>	4 stories or 45 feet	9.1 m	10.6 m
<b>Site Coverage</b>	35 %	N/A	35%
<b>Setbacks</b>	<ul style="list-style-type: none"> <li>7.0 metres from a public highway.</li> <li>3.0 metres from any other parcel boundary.</li> </ul>	Building Envelope shown in Schedule "C" to the covenant with setbacks as follows: <ul style="list-style-type: none"> <li>Front 7.6 m</li> <li>North side: 3.0 m</li> <li>South side: 7.6 m</li> <li>Rear: 7.6 m</li> </ul>	<ul style="list-style-type: none"> <li>Front: 7.6 m</li> <li>Sides: 3.0 m</li> <li>Rear: 7.6 m</li> </ul>
<b>Parking</b>	3 spaces	3 spaces required, 2 of which must be contained within the building.	3 spaces for dwelling 1 space for suite

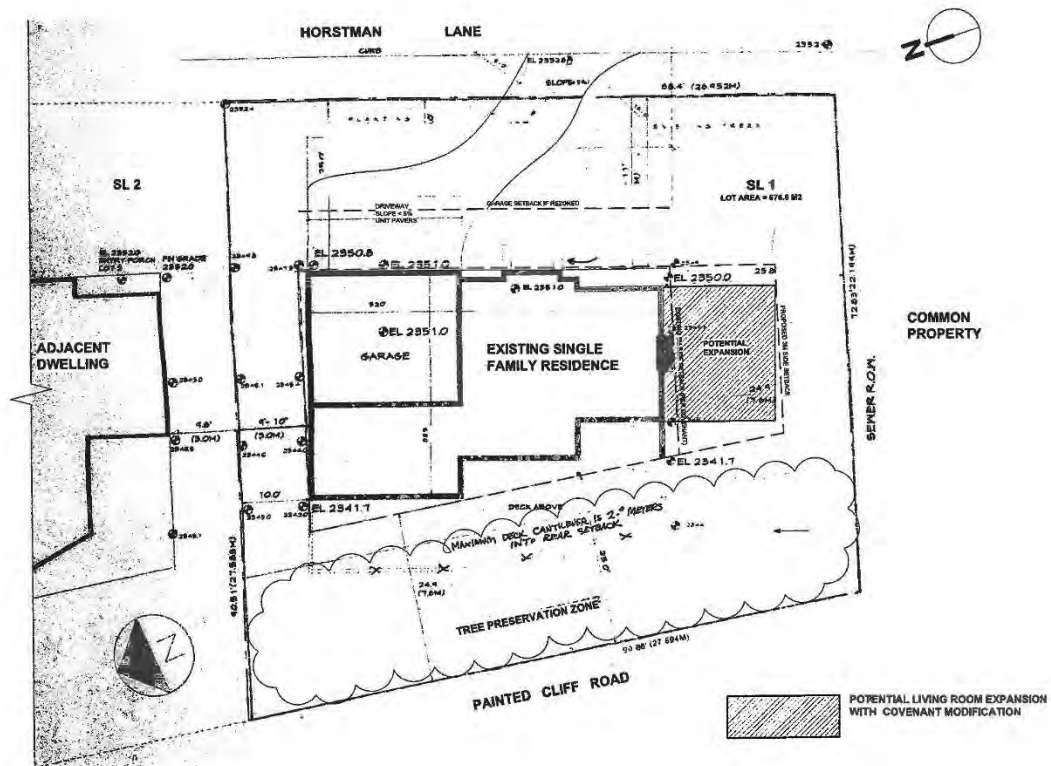
# Discussion

- The applicant has requested Council's consideration to modify the building envelope in the covenant as shown:

Side	Existing Covenant	Proposed
Front	7.6 m	7.6 m
North side	3.0 m	3.0 m
South side	7.6 m	3.0 m
Rear	7.6 m	7.6 m

- Staff support the relaxation as there are no neighbours on the affected side (borders onto green space).

# Discussion



## SITE PLAN

4914 HORSTMAN LANE  
STRATA LOT 1, D.L. 5903 + 4214, STRATA PLAN VR 2462



# Policy Consideration

- Staff have prepared Land Use Contract Discharge and Zoning Amendment Bylaw 2104, 2015.
- Discharge of the LUC is consistent with:
  - legislation passed by the Provincial Government under Bill 17, requiring all LUC's to be replaced with Zoning by June 30, 2024.
  - Council's policy to have an equitable approach for GFA exclusion for all s/f and duplex properties within the RMOW
  - Council's previous decision to discharge the LUC from 4921 Horstman Lane and replace with RS3 Zoning in the spring of 2013

# Community Engagement

- A sign has been posted since November 12<sup>th</sup>, 2015.
  - As of today, no responses have been received.
- Per the LGA, a Public Hearing is required as part of the statutory process for bylaw consideration and adoption.

# Recommendation

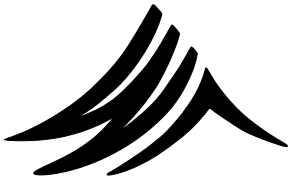
**That** Council consider giving first and second readings to “Land Use Contract Discharge and Zoning Amendment Bylaw (4914 Horstman Lane) No. 2104, 2015”;

**That** Council authorize staff to schedule a Public Hearing regarding ““Land Use Contract Discharge and Zoning Amendment Bylaw (4914 Horstman Lane) No. 2104, 2015”; 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 (4914 Horstman Lane) No. 2104, 2015”, 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:
  - a. Reflect this Land Use Contract discharge; and
  - b. Reduce the side setback from 7.6 metres to 3.0 metres, subject to receipt of written approval from the coordinating architect;
3. Payment of outstanding rezoning application fees; and further

**That** Council authorize the Mayor and Corporate Officer to sign the referenced covenant.



# WHISTLER

## MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL  
TUESDAY, DECMEBER 1, 2015, 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**

**PRESENT:**

Mayor N. Wilhelm-Morden

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

**PRESENT:**

Chief Administrative Officer, M. Furey  
General Manager of Infrastructure Services, J. Paul  
General Manager of Corporate and Community Services, N. McPhail  
General Manager of Resort Experience, J. Jansen  
Fire Chief, G. Playfair  
Director of Planning, M. Kirkegaard  
Deputy Corporate Officer, L. Schimek  
Deputy Fire Chief, C. Nelson  
Manager of Communications, M. Comeau  
Senior Planner, M. Laidlaw  
Senior Planner, J. Belobaba  
Manager, Environmental Stewardship, H. Beresford  
Planner, F. Savage  
Planning Technician, R. Licko  
Planning Technician, B. McCrady  
Recording Secretary, N. Best

**Whistler Fire and Rescue Service Staff:**

Firefighter/Inspector, Mitch Hunter  
Firefighter/Inspector, Alan MacConnachie  
Firefighter/Inspector, Stephen Doyle

*Mayor N. Wilhelm-Morden recognized the attendance of Freeman Garry Watson.*

## **ADOPTION OF AGENDA**

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

**That** Council adopt of the Regular Council agenda of December 1, 2015 as amended to remove Third Reading of Zoning Amendment (1310 Cloudburst Drive) Bylaw No. 2101, 2015.

CARRIED

## **ADOPTION OF MINUTES**

Moved by S. Anderson  
Seconded by J. Crompton

**That** Council adopt the Regular Council minutes of November 17, 2015.

CARRIED

## **PUBLIC QUESTION AND ANSWER PERIOD**

There were no questions from the public.

## **PRESENTATIONS/DELEGATIONS**

Whistler Fire and  
Rescue Service Medals  
Presentation

A presentation was given by Mayor N. Wilhelm-Morden and Fire Chief Geoff Playfair awarding the following Whistler Fire and Rescue Service Medals:

Provincial Fire Services Exemplary Medal – 20 Years of Service  
British Columbia Long Service Medal – 25 Years of Service

Mayor Wilhelm-Morden on behalf of Whistler council and the Resort Municipality of Whistler, welcomed everyone to the Fire Service Medal presentation.

The presentation is a good time to reflect on the dedication of all of Whistler's Fire Rescue Service. Our firefighters are dedicated to promoting fire and life safety throughout the resort community, as well as effectively mitigating problems when they occur and their professionalism has been particularly appreciated over the last few months—with the long dry summer and the unfortunate recent fires, both in Tamarisk and on Alpine Way.

Mayor Wilhelm-Morden presented medals to firefighters who have made a direct contribution to the safety and wellbeing of everyone in Whistler and have been involved with numerous emergency responses as well.

The first medals presented were the provincial Fire Services Exemplary Service Medal. This medal honours Canadian fire service members who have completed 20 years of service, with at least 10 of those performing duties involving potential risks. Their service is characterized by good conduct, industry and efficiency. Medals were awarded to:

- David Evans (absent)
- Mitch Hunter
- Alan MacConnachie

Mayor Wilhelm-Morden acknowledged that David, Mitch and Al have been with Whistler Fire Rescue Service since 1995 and that they each became career firefighters within a few years and now they act as Captains. She congratulated and thanked them.

Mayor Wilhelm-Morden presented the British Columbia Long Service Medal to Stephen Doyle. The province awards this medal to people who have completed at least 25 years of paid or volunteer fire service. Their work is dedicated and selfless. Stephen started with Whistler Fire Service in 1990 and became full-time in 1991. He now acts a Captain. She congratulated and thanked him.

#### MAYOR'S REPORT

A convenient new parking ticket system is available online at [whistler.ca/onlineservices](http://whistler.ca/onlineservices). This system allows the public to pay for parking tickets, manage their parking account as well as to dispute tickets. This is one step in broader plans to develop online customer service delivery at the municipality.

Whistler Transit began their early winter ramp up service on November 19 to match the early opening of Whistler Blackcomb. The full winter service begins on Saturday, December 12. Visit [bctransit.com/whistler](http://bctransit.com/whistler) for more details. The fifteenth annual Whistler Film Festival begins tomorrow. The municipality invested \$50,000 in the Talent Tribute Honourees and the Award Season Premiers elements of this year's five-day program. This funding is provided through the Province of British Columbia's Resort Municipality Initiative (RMI) and is allocated through the municipality's Festivals, Events and Animation program. Visit [whistlerfilmfestival.com](http://whistlerfilmfestival.com) for more details and to buy tickets.

Mayor Wilhelm-Morden congratulated the Squamish Lil'wat Cultural Centre for winning the Aboriginal Tourism Association of B.C.'s 2015 B.C. Cultural Centre and Attractions of the Year award. This is the third time the SLCC has won this award, which shows how truly outstanding it is.

Mayor Wilhelm-Morden congratulated Canada's Best Apps and Lighthouse Visionary Strategies on their nominations for the Small Business BC Awards. The awards recognize the contributions of small business owners. The winner receives the Premier's Prize, and nominees receive education and support throughout the competition. On December 12, we will find out if they are one of the top 10 semi-finalists that made it through to the semi-finals for another round of voting. Find out more at [smallbusinessbc.ca](http://smallbusinessbc.ca).

Skating at Whistler Olympic Plaza will open on Saturday, December 12 at 11 a.m. Members of Whistler Skating Club and Whistler Minor Hockey will be there, as well as the Mayor. There will also be cupcakes and face painting. Find more information at [whistler.ca/skating](http://whistler.ca/skating).

Mayor Wilhelm-Morden attended the public lecture by Michael Audain last week where he shared insight into collecting artwork over the past 65 years. And we saw slides of some of the museum's exhibits. He talked about the genesis of the collection. The Mayor talked to community members after the lecture many of whom were aware of the museum but came out to learn more about it. She commented that there was a lot of excitement felt by the community about the

opening of the museum. The Audain Art Museum has announced its grand opening on Saturday, March 5. The event will include a reception and ribbon cutting, as well as dinner and entertainment. For more details, visit [audainartmuseum.com](http://audainartmuseum.com).

Mayor Wilhelm-Morden reported during the closed meeting earlier in the day that Council made a number of committee of council appointments. Council appointed the following individuals to the member at large positions on the library board of directors:

1. Gordon Annand
2. Bevin Ansley
3. Paul Tutsch
4. Terry Deutscher
5. Jonathan Decaigny
6. Kelly Gartshore

Councillor Jen Ford will remain as the Council representative on this board.

Council appointed two people to member at large positions on the Whistler Bear Advisory Committee of Council:

1. Colin Hedderson
2. Nicole Fitzgerald

The formation of the Whistler Bear Advisory Committee was approved at the October 6, 2015, Council meeting as an evolution of the long standing Whistler Bear Working Group. The terms of reference identify that in addition to the permanent members, two members-at-large would be chosen for a two-year renewable term.

Mayor Wilhelm-Morden acknowledged all of the new and continuing appointees. Committees of Council are integral to community engagement, input and guidance for municipal work. The committee work is done on a volunteer basis and is highly valued and appreciated.

Mayor Wilhelm-Morden on behalf of Council and the Resort Municipality of Whistler passed on condolences to the family and friends of the man who died on November 18 at the Upper Lillooet Hydro Electric Project near Pebble Creek Hot Springs. She also offered best wishes to the Innergex employee who was injured by the explosion.

Council conducted its annual retreat with senior management November 26–27 and discussed a variety of factors:

- The accomplishments of the term of Council to date
- The existing work plan and projects currently underway to support the economy and community
- Findings from the Colorado fact finding mission
- Priority areas for moving forward
- Trends in the community and tourism economy

Council's priority areas discussed in the retreat included:

- Community well-being including affordability
- The accommodation mix for visitors and residents

- Transportation planning
- Environmental initiatives
- Maintaining our focus to visitation and resort growth
- Partnership within the resort, region and beyond
- Continued focus on prudent fiscal management and the use of the Corporate Plan as our foundational strategic road map

Member of Parliament Pamela Goldsmith-Jones came to speak to Council about opportunities to work together toward common goals in areas such as infrastructure programs, foreign labour, refugees, the environment as well as the cell tower application. The Mayor commented that Whistler was the first Council in her riding that she had met with and that she is looking forward to a strong and fruitful relationship with the new MP.

The retreat is one aspect of the Resort Municipality of Whistler's annual corporate planning and budget process.

The Community Life Survey is currently underway and is also an input to the budget process. The telephone survey is almost complete and the online survey will be available shortly. She encouraged everyone to participate.

There will be a number of opportunities for the community to learn more about the 2016 plan and budget in the new year.

The RMOW is offering 2 ways for people to pay fines and support the Whistler Community Services Society food bank in December. First is a parking ticket amnesty program running from December 14 to 31. Any ticket that is older than 30 days can be settled for 50% of the amount owing. The RMOW will then make a \$10 donation into the food bank. The second program underway is through the Whistler Public Library. They are offering a Food For Fines Program from December 10 to the 24. During this time any library fines will be reduced by \$2 for each non-perishable item that is donated to the food bank. Start the year off with a clean slate and donate food to the food bank at the same time.

#### ADMINISTRATIVE REPORTS

4917 Horstman Lane  
Covenant Amendment  
Report No. 15-142  
File No. CM 0063

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

**That** the development covenant registered on the title of 4917 Horstman Lane as GC125596 be modified to permit a fence along the rear parcel as described in this report; and further,

**That** Council authorize the Mayor and Corporate Officer to execute the covenant modification.

CARRIED

*Council began a Public Hearing at 6:00 p.m.  
Council reconvened the Regular Meeting at 6:28 p.m.*

RZ 1112 - 4914  
Horstman Lane - Land  
Use Contract

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

Discharge and  
Rezoning  
Report No. 15-143  
File No. RZ 1112

**That** Council consider giving first and second readings to “Land Use Contract Discharge and Zoning Amendment Bylaw (4914 Horstman Lane) No. 2104, 2015”;

**That** Council authorize staff to schedule a Public Hearing regarding “Land Use Contract Discharge and Zoning Amendment Bylaw (4914 Horstman Lane) No. 2104, 2015”; 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 (4914 Horstman Lane) No. 2104, 2015”, 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:
  - a. Reflect this Land Use Contract discharge; and
  - b. Reduce the side setback from 7.6 metres to 3.0 metres, subject to receipt of written approval from the coordinating architect;
3. Payment of outstanding rezoning application fees; and further

**That** Council authorize the Mayor and Corporate Officer to sign the referenced covenant.

**CARRIED**

LLR 1239 – Westin  
Resort & Spa Hotel  
Permanent Changes to  
Liquor Primary Licence  
Report No. 15-144  
File No. LLR 1239

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

**That** Council pass the resolution attached as Appendix “A” to Administrative Report No. 15-144 providing Council’s recommendation to the Liquor Control and Licensing Branch in support of an application from the Westin Resort & Spa Hotel for a Permanent Change to Licensed Hours of Sale for Liquor Primary Licence No. 214902, to extend hours of sale to 9:00 a.m. to 1:00 a.m. Monday through Sunday; and

**CARRIED**

Moved by Councillor S. Anderson  
Seconded by Councillor J. Ford

**That** Council authorize the resolution attached as Appendix “B” to Administrative Report No. 15-144 providing Council’s recommendation to the BC Liquor Control and Licensing Branch in support of an application from the Westin Resort & Spa Hotel for a Structural Change to Liquor Primary Licence No. 214902, to add a new licensed area with an occupant load of 148 persons.

**CARRIED**

LLR 128 - Conference  
Centre Extension of  
Hours for Whistler Pride  
and Ski Festival Event  
Report No. 15-145  
File No. LLR 128

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

**That** Council authorize hours of liquor sale to 4:00 a.m. on the night of Saturday, January 30, 2016 at the Whistler Conference Centre for a special Whistler Pride and Ski Festival event.

CARRIED

DVP 1112 – 8633 Drifter  
Way & 8637 Drifter Way  
– Frontage Variance  
Report No. 15-136  
File No. DVP 1112

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

**That** Council approve the issuance of Development Variance Permit DVP 1112 to vary the parcel frontage at 8633 Drifter Way and 8637 Drifter Way as described below to facilitate an adjustment to a property line:

1. Vary the minimum parcel frontage to the existing 4.57 metres at 8633 Drifter Way.
2. Vary the minimum parcel frontage to the existing 4.57 metres at 8637 Drifter Way.

All as shown on the subdivision plan dated received August 31, 2015, prepared by Doug Bush Survey Services Ltd. attached as Appendix B to Administrative Report No. 15-136.

CARRIED

FireSmart Grant  
Application  
Report No. 15-146  
File No. 8337.1

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

**That** Council support the UBCM FireSmart grant application to create a Whistler FireSmart Guidelines manual, a communications strategy as well as provide support to staff for the overall management of the grant process.

CARRIED

Outdoor Recreation  
Concession Licence  
Agreement Terms  
Report No. 15-147  
File No. 7736

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

**That** the Mayor and Corporate Officer be authorized to execute the Outdoor Recreation Services Concession Agreement between the Resort Municipality of Whistler and The Lost Lake Cross Country Connection.

CARRIED

2016 Council Meetings  
and Acting Mayor  
Appointments  
Report No. 15-148  
File No. 3014.02

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

**That** Council for the Resort Municipality of Whistler endorse the following Regular Council Meeting Schedule for 2016:

January 12  
January 26

May 3  
May 17

September 6  
September 20

February 2  
February 16

June 7  
June 21

October 4  
October 18

March 1

July 12

November 1

March 15	July 26	November 15
April 5		December 6
April 19	August 16	December 20

**That** the following members of Council be appointed as Acting Mayor for the months of January 2016 - December 2016 (inclusive):

January:	John Grills
February:	John Grills
March:	Sue Maxwell
April:	Sue Maxwell
May:	Steve Anderson
June:	Steve Anderson
July:	Andrée Janyk
August:	Andrée Janyk
September:	Jen Ford
October:	Jen Ford
November:	Jack Crompton
December:	Jack Crompton

CARRIED

#### MINUTES OF COMMITTEES

Transit Management  
Advisory Committee

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

**That** minutes of the Transit Management Advisory Committee meetings of August 17, 2015 and October 2, 2015 be received.

CARRIED

#### BYLAWS FOR FIRST AND SECOND READINGS

Land Use Contract  
Discharge and Zoning  
Amendment Bylaw (4914  
Horstman Lane) No.  
2104, 2015

Moved by J. Crompton  
Seconded by J. Ford

**That** Land Use Contract Discharge and Zoning Amendment Bylaw (4914 Horstman Lane) No. 2104, 2015 receive first and second readings.

CARRIED

#### BYLAWS FOR THIRD READING

Zoning Amendment  
Bylaw (Temporary Use  
Permits) No. 2096, 2015

**That** Zoning Amendment Bylaw (Temporary Use Permits) No. 2096, 2015 receive third reading.

*No action was taken by Council.*

Land Use Procedures  
Amendment Bylaw  
(Temporary Use Permits)  
No. 2097, 2015

**That** Land Use Procedures Amendment Bylaw (Temporary Use Permits) No. 2097, 2015 receive third reading.

*No action was taken by Council.*

Sign Bylaw Amendment  
Bylaw (Home-Based Artist  
Studios) No. 2098, 2015

**That** Sign Bylaw Amendment Bylaw (Home-Based Artist Studios) No. 2098, 2015 receive third reading.

*No action was taken by Council.*

### **OTHER BUSINESS**

Moved by J. Grills  
Seconded by J. Ford

**WHEREAS** the Council of the Resort Municipality of Whistler ("Whistler") wishes to appoint Chris Baker as a Bylaw Enforcement Officer pursuant to Section 36 of the *Police Act*, R.S.B.C. 1996, c.367; and upon Chris Baker swearing the oath pursuant to section 1(b) of Police Oath/Solemn Affirmation Regulation, B.B. Reg.136/2002 before a Commissioner for taking Affidavits in the Province of British Columbia, Whistler hereby appoints Chris Baker as a Bylaw Enforcement Officer, to perform the functions and duties specified in the Parking Enforcement Officer's job description, attached as Schedule "B" to "Bylaw Enforcement Officer Appointment Bylaw No. 1808, 2007" as amended from time to time.

CARRIED

### **ADJOURNMENT**

Moved by Councillor J. Crompton

**That** Council adjourn the December 1, 2015 Council meeting at 7:11 p.m.

CARRIED

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Mayor N. Wilhelm-Morden

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Deputy Corporate Officer: L. Schimek

**TITLE SEARCH PRINT**

File Reference: 5421 DP1469

Declared Value \$ 802000

2015-09-09, 15:03:51

Requestor: Kay Chow

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

Land Title Office

VANCOUVER

VANCOUVER

**Title Number**

From Title Number

BJ203827

BH199187

**Application Entered**

1995-07-24

**Application Received**

1995-07-12

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

GUY D'AURIOL, COMPANY DIRECTOR  
49A, 1/F SHOUSON HILL ROAD  
HONG KONG**Taxation Authority**

RESORT MUNICIPALITY OF WHISTLER

**Description of Land**

Parcel Identifier:

014-850-095

Legal Description:

STRATA LOT 1 DISTRICT LOTS 3903 AND 4214 STRATA PLAN VR. 2482  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE  
UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**Legal Notations**THIS LAND MAY BE SUBJECT TO SECTIONS 14 TO 22 OF THE RESORT  
MUNICIPALITY OF WHISTLER ACT AND THE BYLAWS OF THE WHISTLER  
RESORT ASSOCIATION FILED UNDER THE SOCIETIES ACT, SEE  
DF G87899 AND DF GC61371HERETO IS ANNEXED EASEMENT GC125599 OVER PART OF STRATA LOT 16  
IN EXPLANATORY PLAN 19769HERETO IS ANNEXED EASEMENT GC125600 OVER PART OF STRATA LOT 2  
IN EXPLANATORY PLAN 19771HERETO IS ANNEXED EASEMENT GC132238 OVER PART OF STRATA LOT 25  
IN EXPLANATORY PLAN 19770

**TITLE SEARCH PRINT**

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HERETO IS ANNEXED EASEMENT GC132239 OVER PART OF STRATA LOT 26  
IN EXPLANATORY PLAN 19770

HERETO IS ANNEXED EASEMENT GC132240 OVER PART OF STRATA LOT 3  
IN EXPLANATORY PLAN 19771

HERETO IS ANNEXED EASEMENT GC132241 OVER PART OF STRATA LOT 4  
IN EXPLANATORY PLAN 19771

HERETO IS ANNEXED EASEMENT GC132242 OVER PART OF STRATA LOT 5  
IN EXPLANATORY PLAN 19771

HERETO IS ANNEXED EASEMENT GC132243 OVER PART OF STRATA LOT 6  
IN EXPLANATORY PLAN 19771

HERETO IS ANNEXED EASEMENT GC132244 OVER PART OF STRATA LOT 7  
IN EXPLANATORY PLAN 19771

HERETO IS ANNEXED EASEMENT GC132245 OVER PART OF STRATA LOT 8  
IN EXPLANATORY PLAN 19771

HERETO IS ANNEXED EASEMENT GC132246 OVER PART OF STRATA LOT 9  
IN EXPLANATORY PLAN 19771

HERETO IS ANNEXED EASEMENT GC132247 OVER PART OF STRATA LOT 10  
IN EXPLANATORY PLAN 19771

HERETO IS ANNEXED EASEMENT GC132248 OVER PART OF STRATA LOT 11  
IN EXPLANATORY PLAN 19771

HERETO IS ANNEXED EASEMENT GC132249 OVER PART OF STRATA LOT 12  
IN EXPLANATORY PLAN 19771

HERETO IS ANNEXED EASEMENT GC129161 OVER PART OF LOT 33 PLAN 22330  
IN EXPLANATORY PLAN 19786

**TITLE SEARCH PRINT**

File Reference: 5421 DP1469

Declared Value \$ 802000

2015-09-09, 15:03:51

Requestor: Kay Chow

**Charges, Liens and Interests**

Nature:	LAND USE CONTRACT
Registration Number:	G2520
Registration Date and Time:	1979-01-11 14:46
Registered Owner:	RESORT MUNICIPALITY OF WHISTLER
Remarks:	MUNICIPAL ACT S.702A INTER ALIA MODIFIED BY BA411345
Nature:	UNDERSURFACE AND OTHER EXC & RES
Registration Number:	P11920
Registration Date and Time:	1986-02-05 08:07
Remarks:	SECTION 47 LAND ACT SEE CROWN GRANT P11915 INTER ALIA
Nature:	LAND USE CONTRACT
Registration Number:	GB77455
Registration Date and Time:	1988-07-13 15:03
Remarks:	MODIFICATION OF LAND USE CONTRACT G2520 INTER ALIA
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	GC120701
Registration Date and Time:	1989-09-21 11:23
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	GC125596
Registration Date and Time:	1989-09-29 10:54
Registered Owner:	RESORT MUNICIPALITY OF WHISTLER
Remarks:	SEC 215 L.T.A. INTER ALIA MODIFIED BY BA153579

**Duplicate Infeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE