



RESORT MUNICIPALITY OF WHISTLER

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Sent by regular mail and email

September 14, 2021

Dear Sir or Madam,

**Re: Blackcomb Land Use Contract (LUC) Termination
 4612 Blackcomb Way (Golf Course)
 File No. LUC00002**

The Resort Municipality of Whistler (RMOW) is providing this letter to inform you that your property is subject to the municipality's Land Use Contract (LUC) termination process described in this letter.

The purpose of the LUC termination process is to establish zoning regulations for all properties within municipal boundaries that are currently regulated by a LUC. The process is required as a result of provincial legislation whereby all LUCs in British Columbia will automatically terminate on June 30, 2024.

The zoning that is being established for each property is based on the currently applicable LUC regulations, as well as existing development approvals, permits and registered charges and agreements, such as covenants, for each property.

4612 Blackcomb Way is split across two parcels of land (PID 017-237-793 and PID 025-212-125) and is also split zoned. This means that a portion of the golf course is subject to the Blackcomb LUC, registered as charge No. G2520, and the remainder is currently zoned RR1 and LP1 Zones (Rural Resource One and Leisure Park One). A map of the subject lands is included as Attachment A to this letter.

For 4612 Blackcomb Way, the RMOW intends to establish a new uniform LR11 Zone (Leisure Recreation Eleven) for both parcels of land. The zoning that has been developed is included as Attachment B to this letter.

It is also proposed to recognize the existing offsite parking arrangement through an update to Part 6, Section 4 of "Zoning and Parking Bylaw No. 303, 2015"; this would allow (in accordance with the regulations) for required parking to be provided offsite for property within the LR11 Zone.

Prior to Council consideration of the proposed zoning, the RMOW is providing a one month period to receive questions and/or comments from affected property owners. The process will also include a statutory public hearing where members of the public are provided the opportunity to make verbal and written submissions to Council. All owners will receive notice of the public hearing by mail in advance of the hearing, and the hearing will also be advertised in the local newspaper.



Should you have any questions or comments on the LUC termination process and proposed zoning for your property, please submit these by email to planning@whistler.ca or by mail to: Planning Department, Resort Municipality of Whistler, 4325 Blackcomb Way, Whistler, BC, V8E 0X5. Please reference File No. LUC00002. Note that all correspondence received will become part of the LUC termination file and will be included in a future report to Council along with your name and address. Personal contact information will not be included. Any submissions for the initial 30-day comment period must be received by October 14, 2021 to be considered.

Further information on the LUC termination process may be found on the RMOW website at www.whistler.ca/landusecontracts. You may also contact the Planning Department at 604-935-8170 for questions you may have.

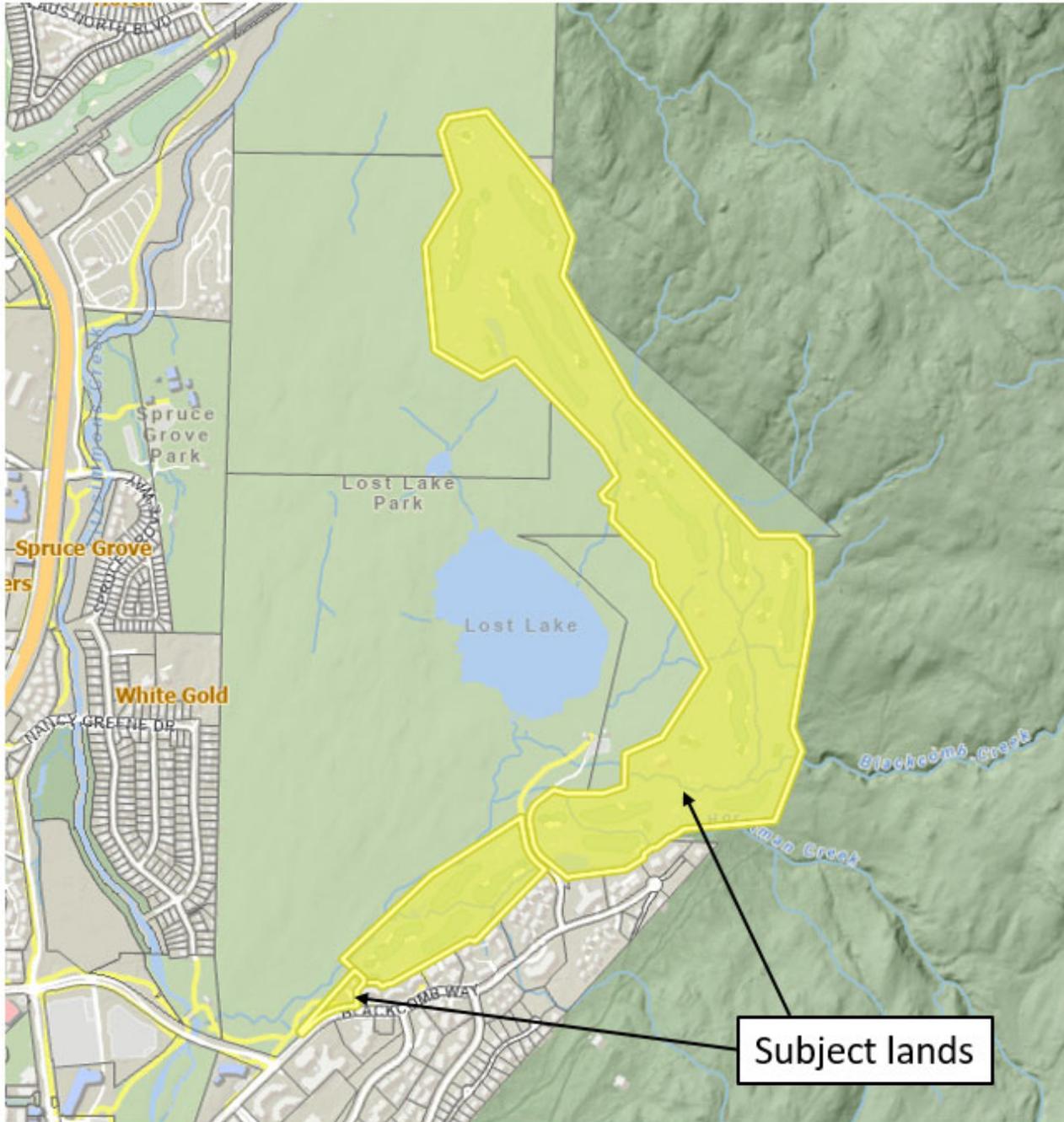
Yours sincerely,

RMOW Planning Department

Encl.

Attachment A

Subject Lands – 4612 Blackcomb Way



Attachment B
Draft Proposed Zone
LR11 Zone (Leisure Recreation Eleven)

20. LR11 Zone (Leisure Recreation Eleven)

Intent

- (1) The intent of this zone is to provide for a golf course and related uses.

Permitted Uses

- (2) The following uses are permitted, and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses associated with the operation of a golf course, limited to:
 - i. club house;
 - ii. maintenance facility and workshop;
 - iii. outdoor assembly;
 - iv. restaurant;
 - v. retail sales;
 - vi. rental of outdoor recreation equipment and supplies; and
 - vii. winter seasonal outdoor recreation, including Nordic skiing and snow shoeing; and
 - (b) golf course.

Density

- (3) The maximum permitted gross floor area for each area shown on the Key Plan attached to this LR11 Zone shall be as shown in the following table:

Key Plan Area	Gross Floor Area (square metres)
A	525
B	950

Height

- (4) The maximum permitted height of auxiliary buildings shall not exceed 2 storeys or 12 metres, whichever is less.

Site Area

- (5) Land in the LR11 Zone may not be subdivided.

Site Coverage

- (6) No regulations.

Setbacks

- (7) The minimum permitted building setback is 7.6 metres from all exterior parcel boundaries.

Off-Street Parking and Loading

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

Other Regulations

- (9) The Key Plan for the LR11 Zone is as follows:

DRAFT PROPOSED ZONE

