



RESORT MUNICIPALITY OF WHISTLER

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 Whistler, BC Canada V8E 0X5 TF 1 866 932 5535
 whistler.ca FAX 604 935 8109

Sent by regular mail

October 18, 2021

Dear Sir or Madam,

**Re: Blueberry Land Use Contract (LUC) Termination
 File No. LUC00006**

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.

The Blueberry LUC area contains a number of different land uses and dwelling types across many parcels of land and is registered on title as Charge No. G2947, along with subsequent amendments. A map of the subject lands (the land to which the Blueberry LUC applies) is included as Attachment A to this letter.

Based on existing dwelling types and land uses, as well as existing parcel boundaries, the lands within the LUC have been delineated and designated within seven different zones, each of which has associated zone regulations that apply to the lands within the corresponding designated areas. The zone designations and properties that are located within each zone, are shown both in the maps and in the table located in Attachment B. The regulations for each zone are presented in Attachment C.

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 zoning adoption 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. LUC00006. 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 November 17, 2021 to be considered.

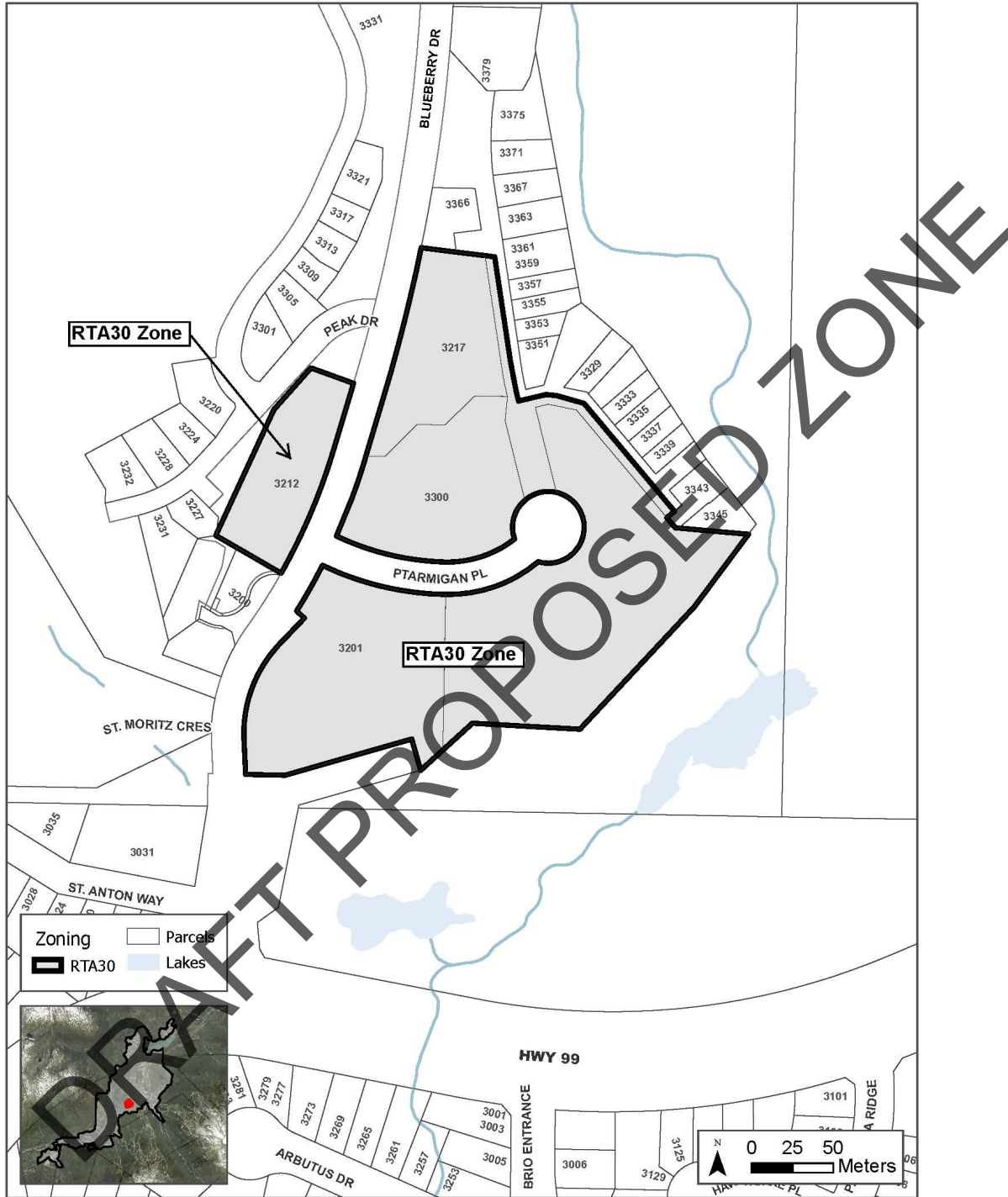
Further information on the LUC termination process may be found on the RMOW website at www.whistler.ca/landusecontracts. You may also contact the Planning Department at 604-935-8170 for questions you may have.

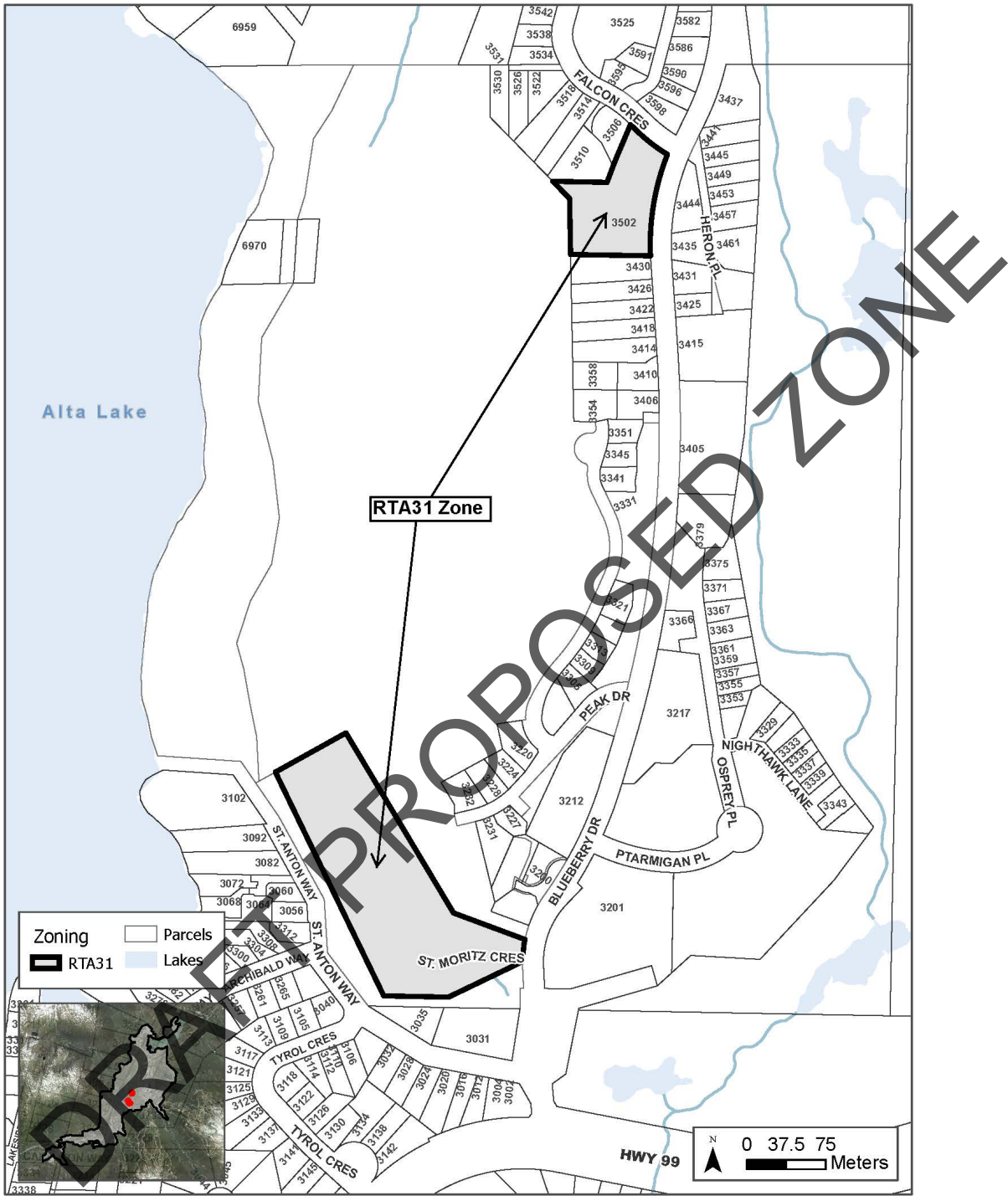
Yours sincerely,

RMOW Planning Department

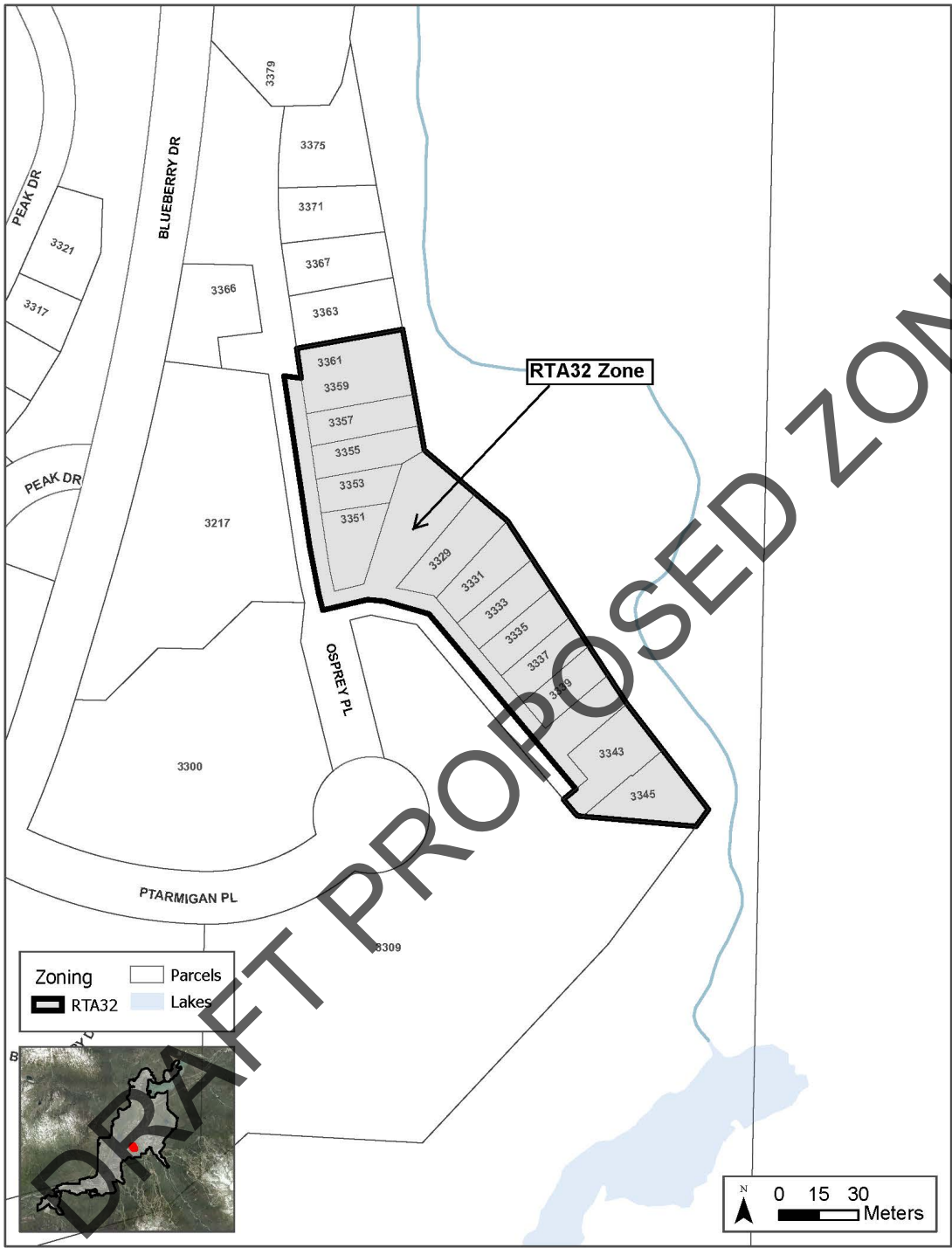
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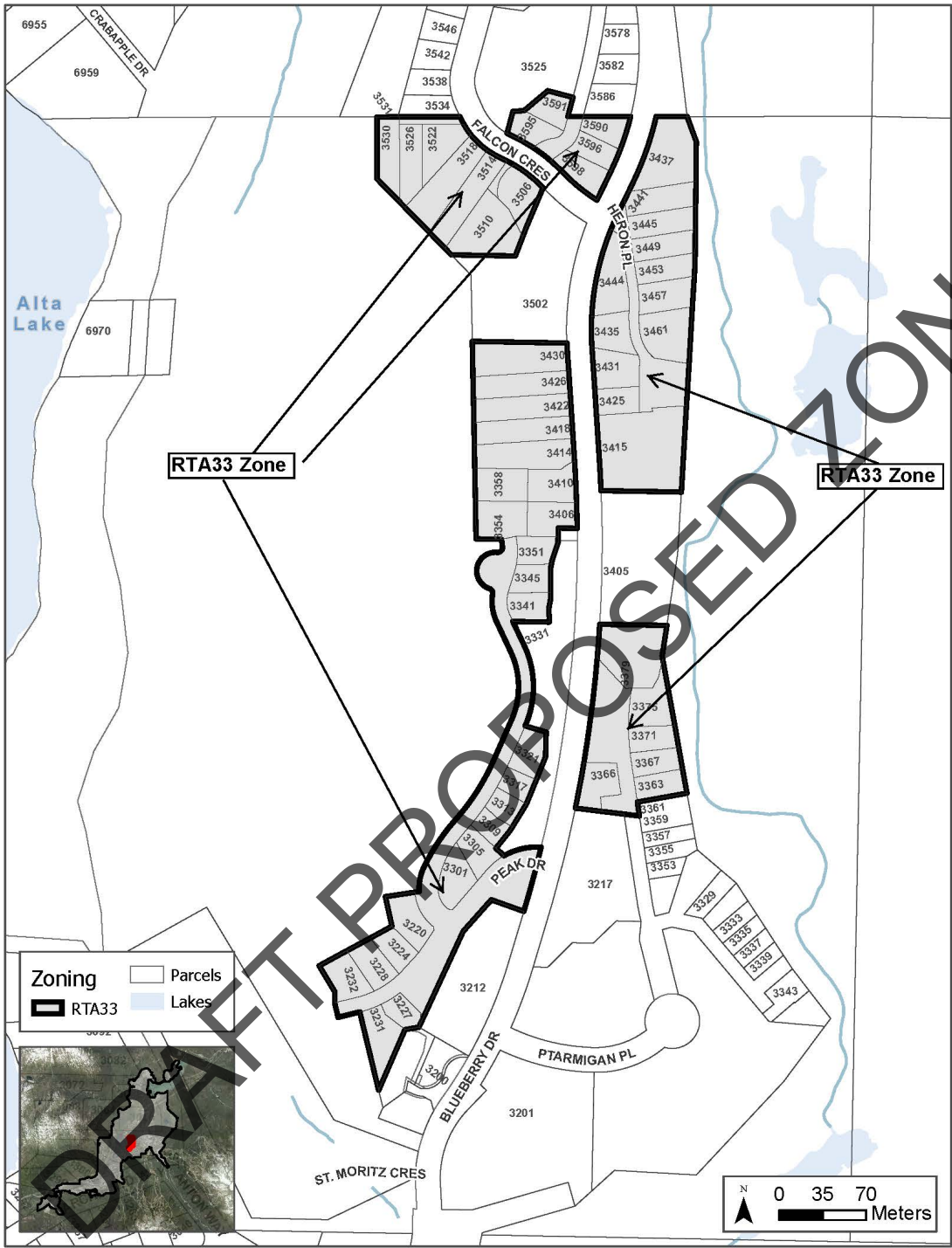
Attachment B – Zone Designations Maps



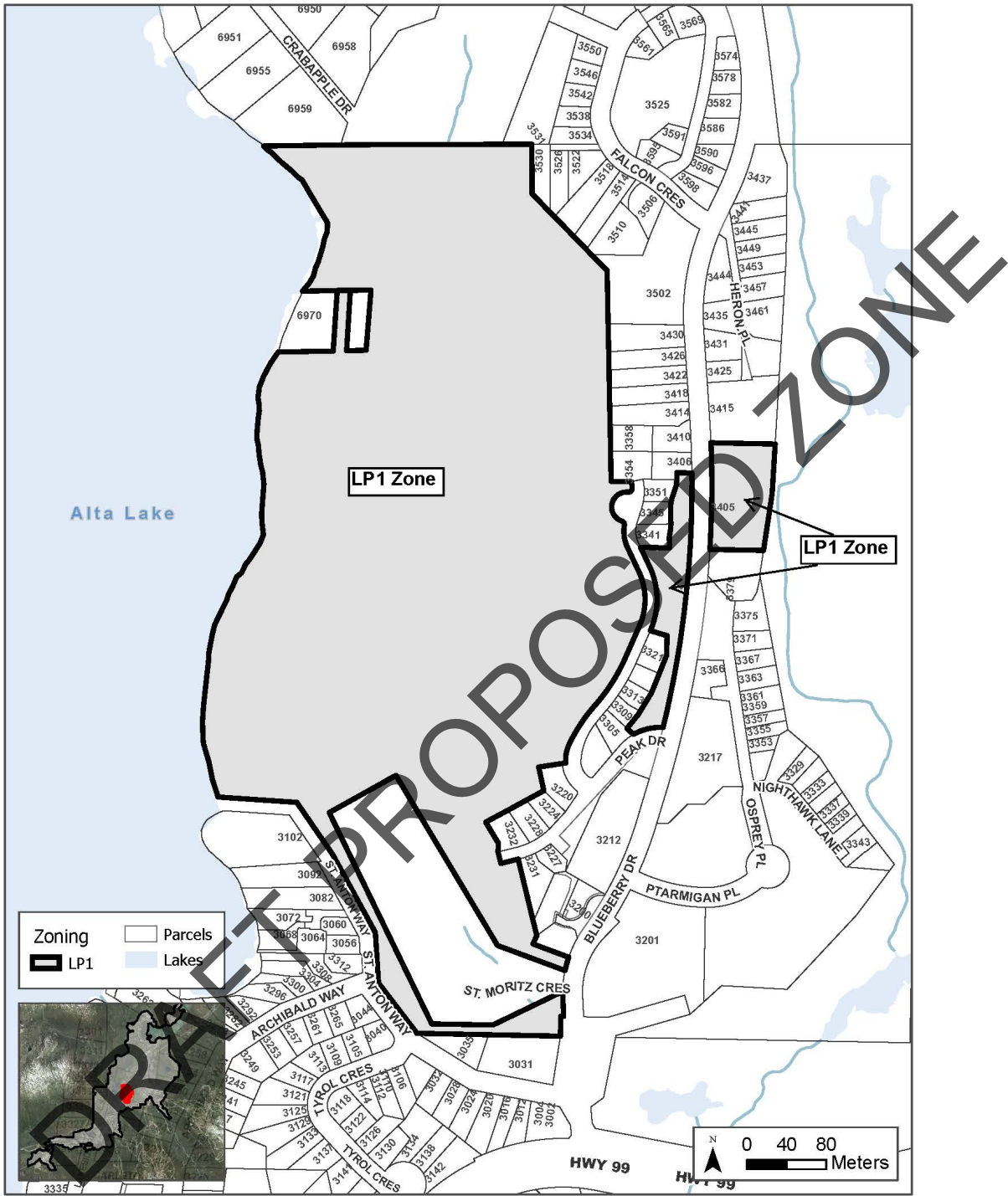


WHISTLER: A PLACE WHERE OUR COMMUNITY THRIVES, NATURE IS PROTECTED AND GUESTS ARE INSPIRED.

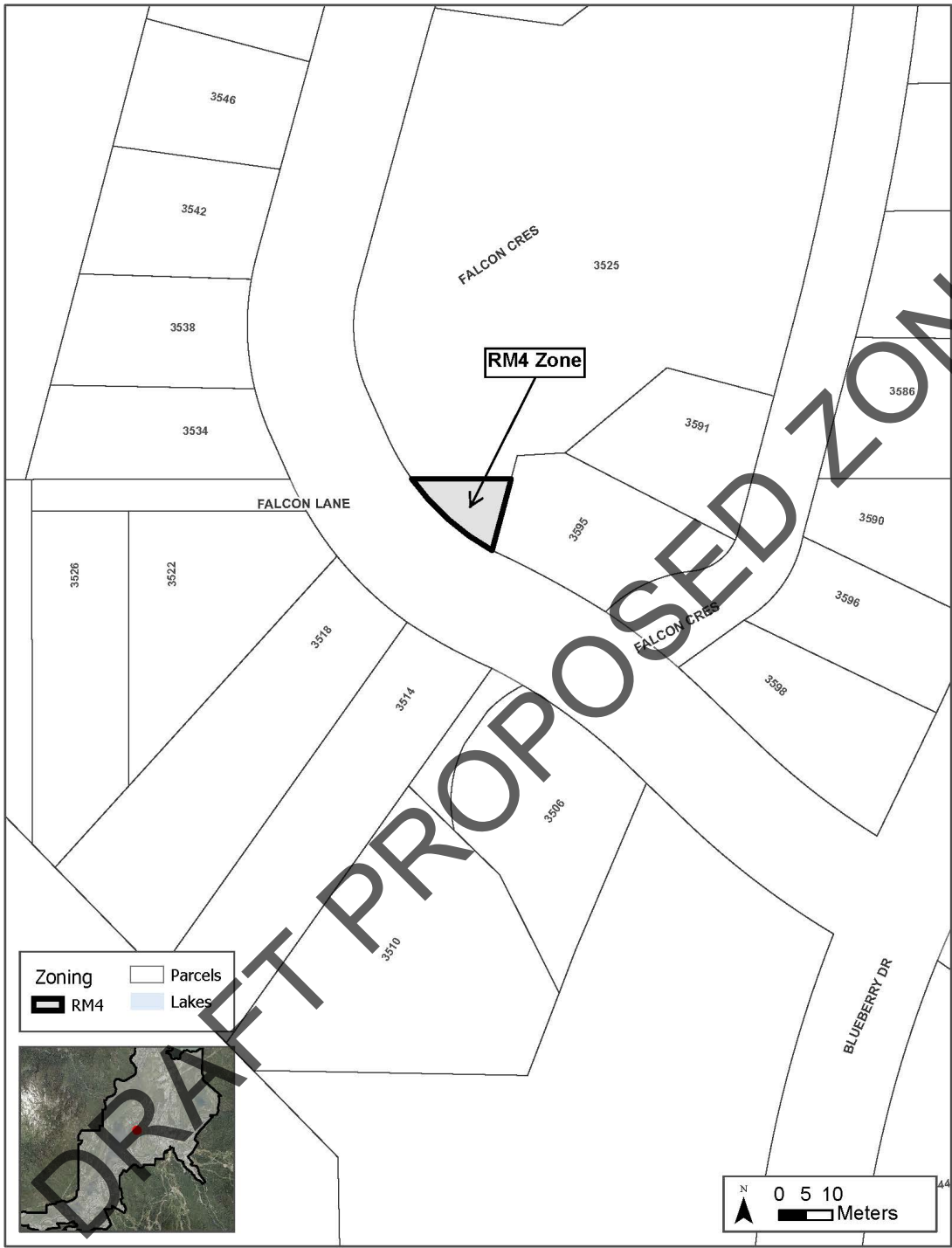


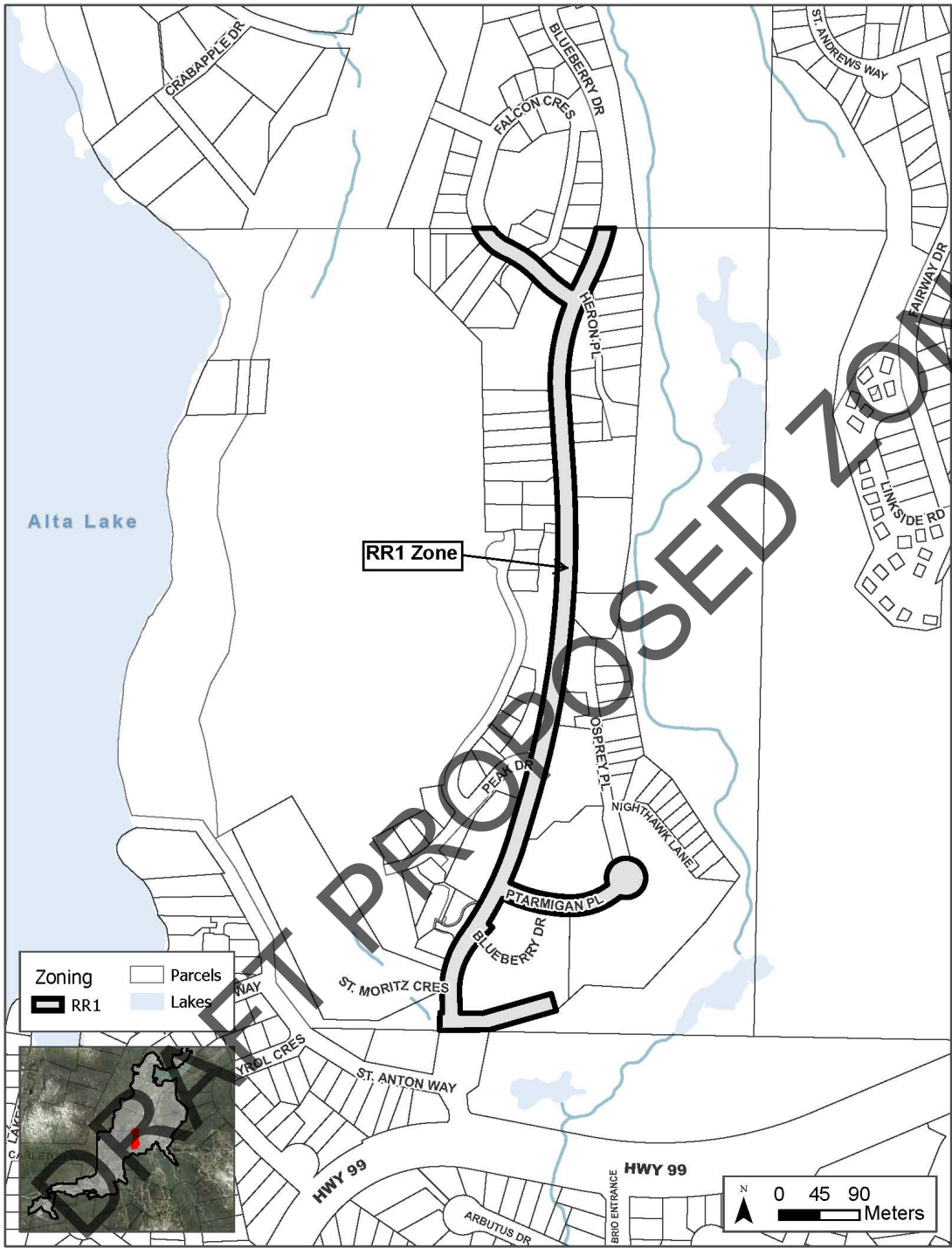


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**Attachment B
Zone Designations By Property:**

Address	Designated Zone
3502 FALCON CRES	RTA31
3525 FALCON CRES	RM4
3212 BLUEBERRY DR	RTA30
3201 BLUEBERRY DR	RTA30
3309 PTARMIGAN PL	RTA30
3317 PTARMIGAN PL	RTA30
3300 PTARMIGAN PL	RTA30
3217 BLUEBERRY DR	RTA30
3102 - 3188 ST MORITZ CRES	RTA31
3220 PEAK DR	RTA33
3224 PEAK DR	RTA33
3227 PEAK DR	RTA33
3228 PEAK DR	RTA33
3231 PEAK DR	RTA33
3232 PEAK DR	RTA33
3301 PEAK DR	RTA33
3305 PEAK DR	RTA33
3309 PEAK DR	RTA33
3313 PEAK DR	RTA33
3317 PEAK DR	RTA33
3321 PEAK DR	RTA33
3329 NIGHTHAWK LANE	RTA32
3331 NIGHTHAWK LANE	RTA32
3333 NIGHTHAWK LANE	RTA32
3335 NIGHTHAWK LANE	RTA32
3337 NIGHTHAWK LANE	RTA32
3339 NIGHTHAWK LANE	RTA32
3341 PEAK DR	RTA33
3343 NIGHTHAWK LANE	RTA32
3345 NIGHTHAWK LANE	RTA32
3345 PEAK DR	RTA33
3351 OSPREY PL	RTA32
3351 PEAK DR	RTA33
3353 OSPREY PL	RTA32
3354 PEAK DR	RTA33
3355 OSPREY PL	RTA32
3357 OSPREY PL	RTA32
3358 PEAK DR	RTA33
3359 OSPREY PL	RTA32
3361 OSPREY PL	RTA32
3363 OSPREY PL	RTA33

Address	Designated Zone
3366 OSPREY PL	RTA33
3367 OSPREY PL	RTA33
3371 OSPREY PL	RTA33
3375 OSPREY PL	RTA33
3379 OSPREY PL	RTA33
3406 BLUEBERRY DR	RTA33
3410 BLUEBERRY DR	RTA33
3414 BLUEBERRY DR	RTA33
3415 BLUEBERRY DR	RTA33
3418 BLUEBERRY DR	RTA33
3422 BLUEBERRY DR	RTA33
3425 BLUEBERRY DR	RTA33
3426 BLUEBERRY DR	RTA33
3430 BLUEBERRY DR	RTA33
3431 BLUEBERRY DR	RTA33
3435 BLUEBERRY DR	RTA33
3437 BLUEBERRY DR	RTA33
3441 HERON PL	RTA33
3444 HERON PL	RTA33
3445 HERON PL	RTA33
3449 HERON PL	RTA33
3453 HERON PL	RTA33
3457 HERON PL	RTA33
3461 HERON PL	RTA33
3506 FALCON CRES	RTA33
3510 FALCON CRES	RTA33
3514 FALCON CRES	RTA33
3518 FALCON CRES	RTA33
3522 FALCON LANE	RTA33
3526 FALCON LANE	RTA33
3530 FALCON LANE	RTA33
3590 FALCON CRES	RTA33
3591 FALCON CRES	RTA33
3595 FALCON CRES	RTA33
3596 FALCON CRES	RTA33
3598 FALCON CRES	RTA33

Attachment C – Zone Regulations

XX. RTA30 Zone (Residential/Tourist Accommodation Thirty)

Intent

- (1) The intent of this zone is to provide medium density residential development and tourist accommodation.

Permitted Uses

- (2) The following uses are permitted in the RTA30 Zone, and all other uses are prohibited:
 - (a) auxiliary buildings and auxiliary uses;
 - (b) apartment;
 - (c) employee housing; and
 - (d) park and playground.
- (3) Notwithstanding any other provision of this Bylaw, apartment dwelling units in the RTA30 Zone may be used for temporary accommodation when such dwelling units are not occupied for residential use.

Density

- (4) The maximum permitted gross floor area and number of dwellings for each area shown on the Key Plan attached to this RTA30 zone shall be as shown in the following table:

Key Plan Area	Number of Dwellings	Gross Floor Area (square metres)
A	22	4477
B	37	4526
C	28	3965
D	63	9837
E	33	5077

Height

- (5) The maximum permitted height and number of storeys for apartment buildings for each area shown on the Key Plan attached to this RTA30 zone shall be as shown in the following table:

Key Plan Area	Maximum Height (metres)	Maximum Number of Storeys
A	13	4
B, C, D and E	13	3

Site Coverage

- (6) The maximum permitted site coverage is for each area shown on the Key Plan attached to this RTA30 zone shall be as shown in the following table:

Key Plan Area	Maximum Site Coverage
A	30%
B, C, D and E	35%

Setbacks

- (7) The minimum permitted setbacks for each area shown on the Key Plan attached to this RTA30 zone shall be as shown in the following table:

Key Plan Area	Setback from Parcel Boundary (metres)	Setback between Principal Buildings (metres)
A	7.5	6
B, C, D and E	7.5	4

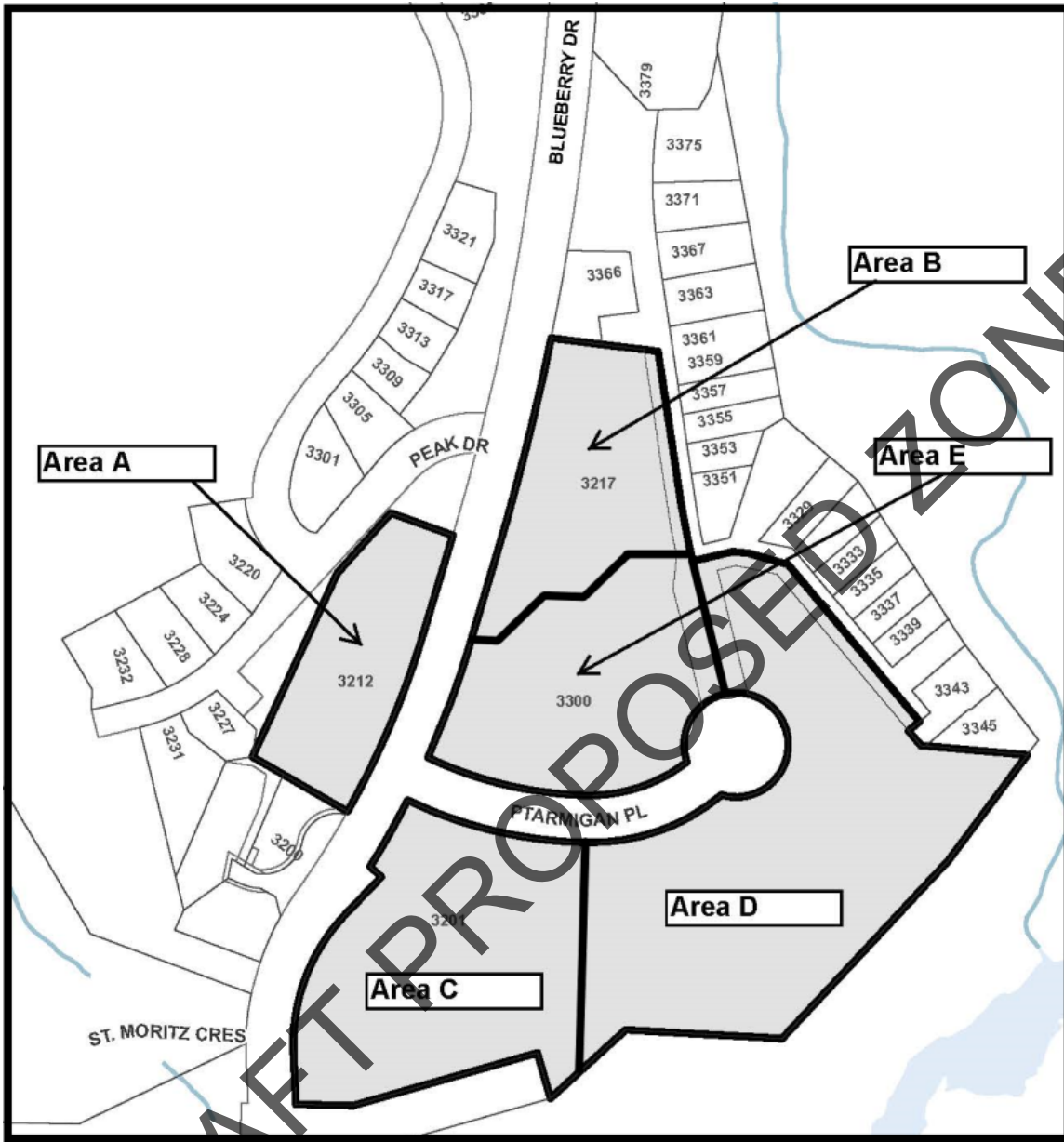
- (8) Notwithstanding the minimum permitted setbacks in section (7), a principal building may be setback a minimum of 3.5 metres from the parcel boundary between areas 'C' and 'D' shown on the Key Plan attached to this RTA30 Zone.

Off-Street Parking and Loading

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

Other Regulations

- (10) The use of employee housing for temporary accommodation is prohibited.
- (11) Key plan for the RTA30 Zone:



XX. RTA31 Zone (Residential/Tourist Accommodation Thirty-One)

Intent

- (1) The intent of this zone is to provide medium density residential development and tourist accommodation.

Permitted Uses

- (2) The following uses are permitted in the RTA31 Zone, and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) townhouse; and
 - (c) park and playground.
- (3) Notwithstanding any other provision of this Bylaw, townhouse dwelling units in the RTA31 Zone may be used for the temporary accommodation when such dwelling units are not occupied for residential use.

Density

- (4) The maximum permitted gross floor area and number of dwellings for each area shown on the Key Plan attached to this RTA31 zone shall be as shown in the following table:

Key Plan Area	Number of Dwellings	Maximum Gross Floor Area (square metres)
A	61	10312
B	11	3720

Height

- (5) The maximum permitted height of a townhouse building is the lesser of 13 metres or 3 storeys.

Site Coverage

- (6) The maximum permitted site coverage for each area shown on the Key Plan attached to this RTA31 zone shall be as shown in the following table:

Key Plan Area	Maximum Site Coverage
A	45%
B	30%

Setbacks

- (7) The minimum permitted setback from a parcel boundary is 7.5 metres.
- (8) The minimum permitted setback between principal buildings is 4 metres.

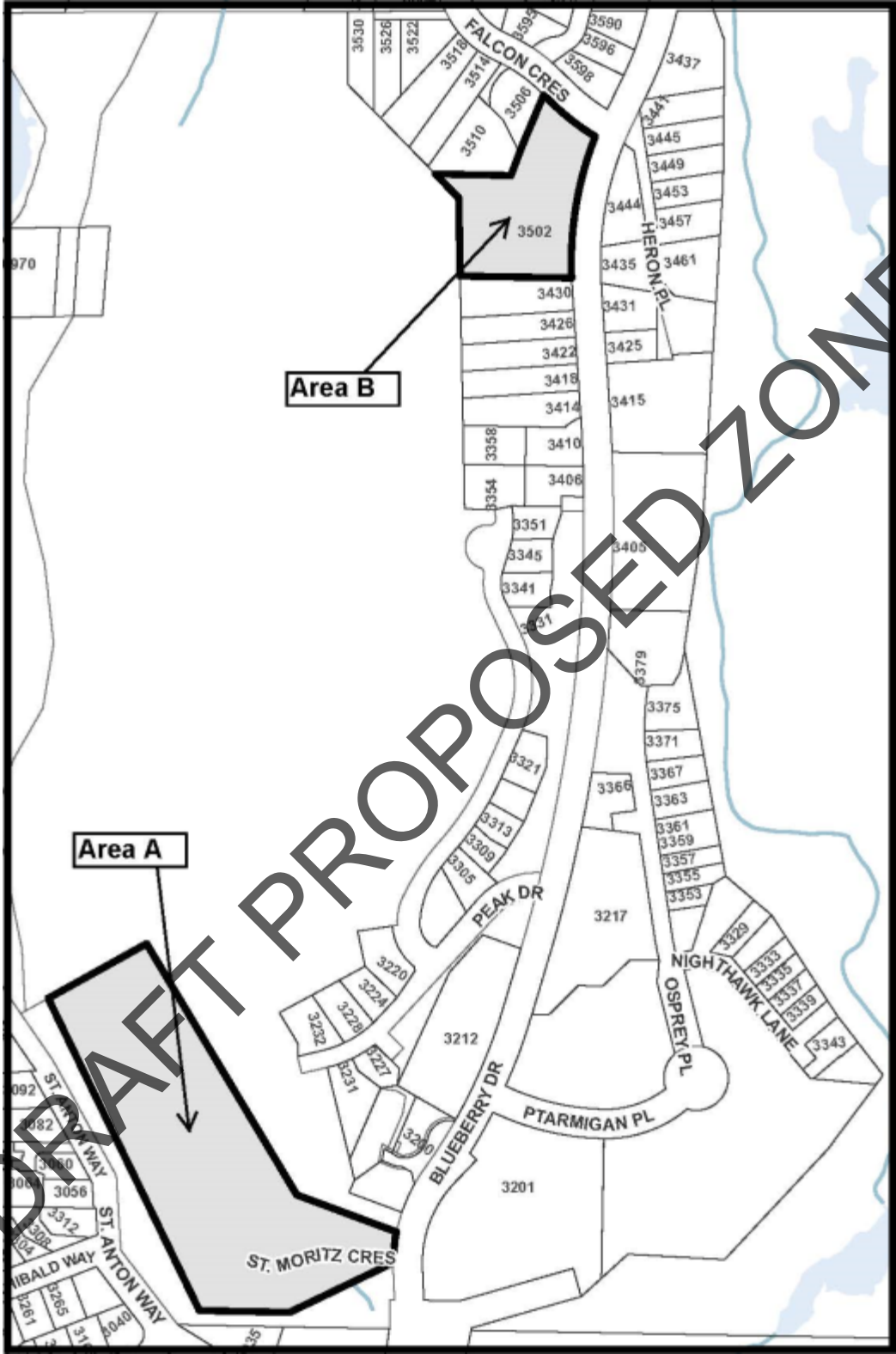
Off-Street Parking and Loading

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

Other Regulations

- (10) Key plan for the RTA31 Zone:

DRAFT PROPOSED ZONE



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XX. RTA32 Zone (Residential/Tourist Accommodation Thirty-Two)

Intent

- (1) The intent of this zone is to provide low density residential development and tourist accommodation.

Permitted Uses

- (2) The following uses are permitted in the RTA32 Zone, and all other uses are prohibited:
 - (a) auxiliary buildings and auxiliary uses;
 - (b) duplex dwelling; and
 - (c) park and playground.
- (3) Notwithstanding any other provision of this Bylaw, duplex dwellings in the RTA32 Zone may be used for the temporary accommodation when the duplex dwellings are not occupied for residential use.

Density

- (4) The maximum permitted gross floor area of a duplex dwelling is 511 square metres or a floor space ratio of 0.35, whichever figure is lower.
- (5) The maximum number of duplex dwellings permitted within the RTA32 Zone is 7.

Height

- (6) The maximum permitted height of a duplex dwelling is 7.6 metres.

Site Dimensions

- (7) The minimum required parcel area, usable site area and frontage for parcels within the RTA32 Zone are as follows:

Gross Floor Area	Minimum Parcel Area	Minimum Usable Site Area	Minimum Frontage
375 square metres or less	836 square metres	744 square metres	18.2 metres
Greater than 375 square metres	836 square metres	836 square metres	24 metres

Site Coverage

- (8) The maximum permitted site coverage is 35 percent.

Setbacks

(9) The minimum permitted front setback is 7.5 metres.

(10) The minimum permitted side setback is as follows:

Gross Floor Area of a Duplex Dwelling	Distance
375 square metres or less	3 metres
Greater than 375 square metres	6 metres

(11) The minimum permitted rear setback is 6 metres.

Off-Street Parking and Loading

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

DRAFT PROPOSED ZONE

XX. RTA33 Zone (Residential/Tourist Accommodation Thirty-Three)

Intent

- (1) The intent of this zone is to provide low density residential development and tourist accommodation.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) auxiliary residential dwelling unit if contained within a detached dwelling;
 - (c) detached dwelling; and
 - (d) park and playground.
- (3) Notwithstanding any other provision of this Bylaw, dwelling units in the RTA33 Zone may be used for temporary accommodation when such dwelling units are not occupied for residential use.

Density

- (4) The maximum permitted gross floor area for each parcel for each area shown on the Key Plan attached to this RTA33 zone shall be as shown in the following table:

Key Plan Area	Maximum Gross Floor Area for each parcel
A	465 square metres or a floor space ratio of 0.35, whichever figure is lower
B	325 square metres

Height

- (5) The maximum permitted height of a detached dwelling is 7.6 metres.

Site Dimensions

- (6) The minimum required parcel area, usable site area and frontage are as follows:

Gross Floor Area	Minimum Parcel Area	Minimum Usable Site Area	Minimum Frontage
325 square metres or less	695 square metres	465 square metres	18.2 metres
Greater than 325 square metres	928.6 square metres	575 square metres	24 metres

- (7) Where a detached dwelling is sited on a parcel having a frontage of less than 24 metres, the maximum permitted gross floor area of the dwelling is 325 square metres.

Site Coverage

- (8) The maximum permitted site coverage is 35 percent.

Setbacks

- (9) The minimum permitted front setback is 7.5 metres.

- (10) The minimum permitted side setback is as follows:

Gross Floor Area of a Dwelling	Distance
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

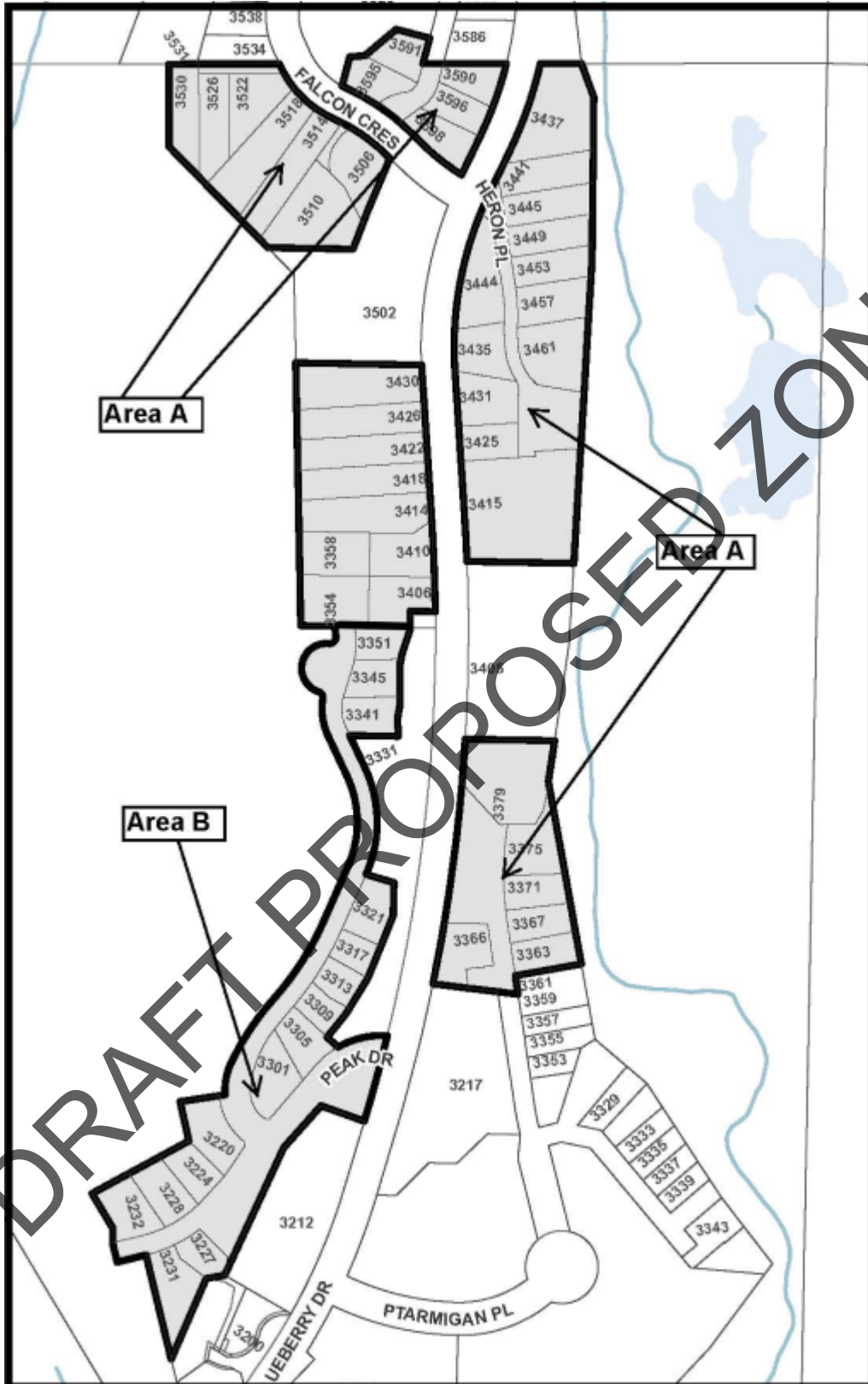
- (11) The minimum permitted rear setback is 6 metres.
- (12) No addition shall be made to a detached dwelling which increases the gross floor area of that dwelling beyond 325 square metres, unless the entire dwelling including the addition is sited within a minimum setback area of six metres on each side of the detached dwelling.

Off-Street Parking and Loading

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

Other Regulations

- (14) Key plan for the RTA33 Zone:



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