



Sent via Regular Mail and Email

April 1, 2022

Dear Sir or Madam,

**Re: Blackcomb Land Use Contract (LUC) Termination
Blackcomb Mountain Properties
File No. LUC00022**

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. Municipalities are required to enact zoning regulations for all properties affected by LUCs by June 30, 2022.

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.

Your property is currently within the Blackcomb LUC area. This LUC is registered on affected titles as charge No. G2520 and modifications as applicable. The LUC and other applicable documents are available for your information at whistler.ca/LUC00022. A map of the subject lands is included as Attachment A to this letter.

Replacement zoning for the subject lands consists of four separate zones which have been applied based on existing buildings and land uses. The four zones are: LP2 Zone (Leisure Park Two), RR1 Zone (Rural Resource One), MC3 Zone (Mountain Commercial Three), and P3 Zone (Parking Three). The locations of each zone are shown in Attachment B to this letter.

The LP2 Zone and RR1 Zone are existing zones within the RMOW's Zoning and Parking Bylaw No. 303, 2015. The proposed draft zones, MC3 and P3 Zones, are included as Attachment C to this letter.

The proposed draft zones provide for the existing developments and uses. The MC3 Zone provides for a variety of uses related directly to the base area operations of an outdoor recreation enterprise within the Whistler/Blackcomb Controlled Recreation Area and the P3 Zone primarily provides for parking use.

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. LUC00022. 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 May 2, 2022 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

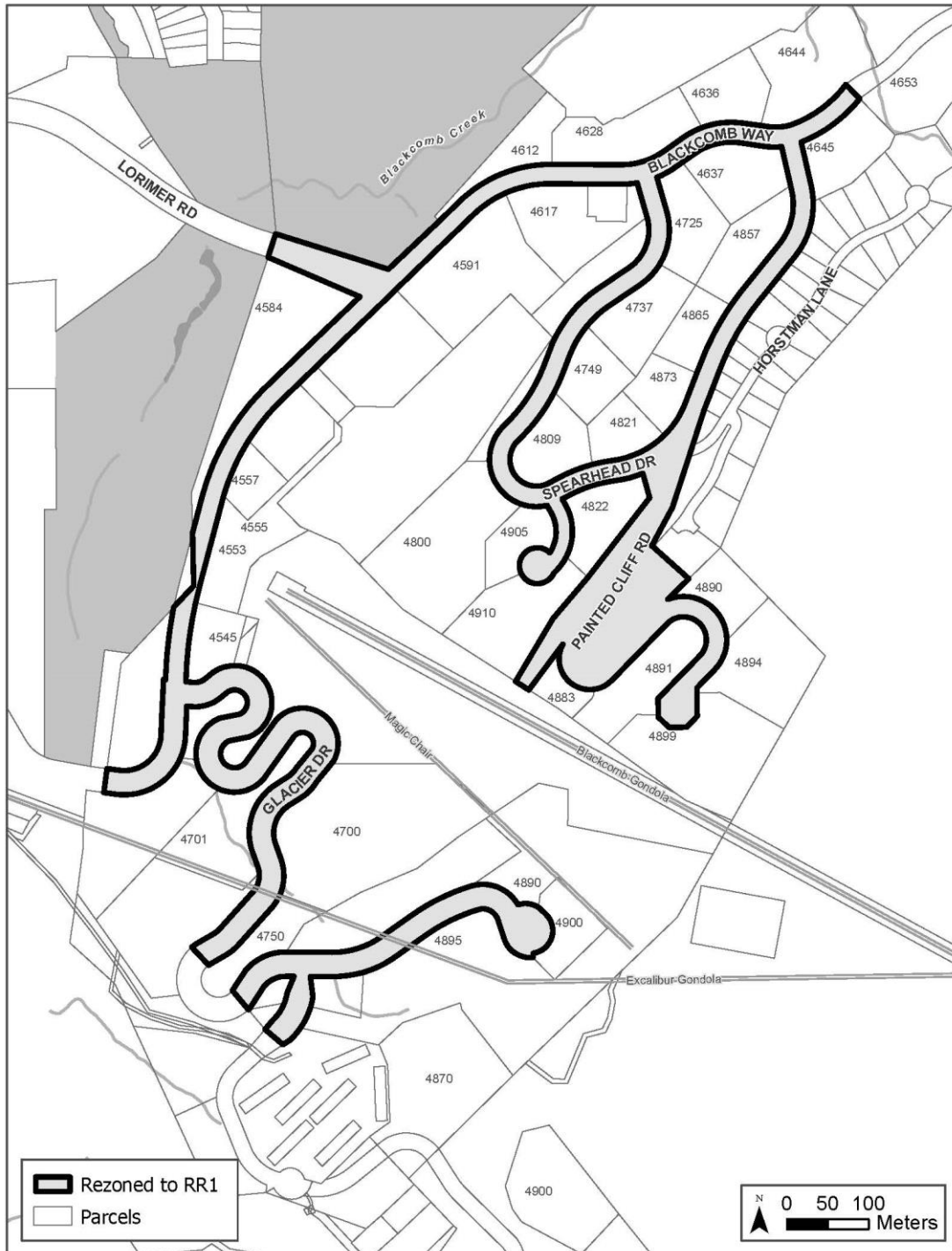
(Outlined in heavy black line and shaded grey)



Attachment B

Proposed Zone Designation Maps





Attachment C

Draft Proposed Zones

MC3 Zone (Mountain Commercial Three)

Intent

- (1) The intent of this zone is to provide a variety of uses related directly to the base area operations of an outdoor recreation enterprise within the Whistler/Blackcomb Controlled Recreation Area.

Permitted Uses

- (2) The following uses are permitted in the MC3 Zone and all other uses are prohibited:
- (a) administrative office;
 - (b) auxiliary buildings and auxiliary uses;
 - (c) auxiliary residential dwelling unit;
 - (d) child care facility;
 - (e) day use facility;
 - (f) indoor recreation;
 - (g) outdoor recreation;
 - (h) restaurant;
 - (i) retail;
 - (j) ski lift facilities; and
 - (k) sporting goods sales, repair and rentals.

Density

- (3) The maximum permitted gross floor area of each site shown on the key plan for this MC3 Zone is as shown in the following table:

Key Plan Area	Maximum Gross Floor Area (square metres)
A	2,035
B	2,750
C	1,130
D	595
E	2,395

F	0
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- (4) A maximum of one auxiliary residential dwelling unit, with a maximum gross floor area of 75 square metres, is permitted in the MC3 Zone and may only be located in Key Plan Area E.
- (5) Despite subsection (3), if the actual gross floor area of buildings in any Key Plan Area, the construction of which was authorized by a building permit duly authorized by the Municipality prior to May 10, 2022, measured and calculated in accordance with this Bylaw, exceeded the amount specified in subsection (4), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for that Key Plan Area.
- (6) Despite subsection (3), if the actual gross floor area of the buildings in any Key Plan Area, the construction of which was authorized by a building permit duly authorized by the Municipality prior to May 10, 2022, measured and calculated in accordance with this Bylaw, is less than the amount specified in subsection (4), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for that Key Plan Area.
- (7) For the purposes of subsections (5) and (6), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area of buildings in existence in a particular Key Plan Area, as of a date specified in the certification.

Height

- (8) The maximum height is 3 stories or 13 metres, whichever is less.

Setbacks

- (9) No regulations.

Off-Street Parking and Loading

- (10) 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

- (11) An auxiliary residential dwelling unit must be contained within a principal use building and must not be occupied except as employee housing.
- (12) The key plan for the MC3 Zone is as follows:



P3 Zone (Parking Three)

Intent

- (1) The intent of this zone is to provide for parking use.

Permitted Uses

- (2) The following uses are permitted in the P3 Zone and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) outdoor assembly; and
 - (c) parking uses.

Restrictions on Use

- (3) No building or structure shall be constructed, erected or placed or maintained on any parcel, except buildings or structures auxiliary to surface parking, and in no case shall such an auxiliary building or structure exceed 3 metres in height, or exceed 56 square metres floor area.