

**RESORT MUNICIPALITY OF WHISTLER
OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW
(5298 ALTA LAKE ROAD) NO. 2289, 2020**

A Bylaw to Amend the Resort Municipality of Whistler Official Community Plan

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 “Official Community Plan Amendment Bylaw (5298 Alta Lake Road) No. 2289, 2020”.
2. The Resort Municipality of Whistler Official Community Plan Bylaw No. 2199, 2018 is amended by replacing Schedule A (Whistler Land Use Maps and Designations) to the Official Community Plan with Schedule A attached to and forming part of this Bylaw.

GIVEN FIRST AND SECONDS READING this 1st day of December, 2020.

Pursuant to section 464 of the *Local Government Act*, a PUBLIC HEARING was held this ___ day of ___, 2021.

GIVEN THIRD READING this ___ day of ___, 2021.

APPROVED by the Minister of Municipal Affairs and Housing Pursuant to section 11 of the *Resort Municipality of Whistler Act* this ___ day of ___, 2021.

ADOPTED this ___ day of ___, 2021.

Jack Crompton, Mayor

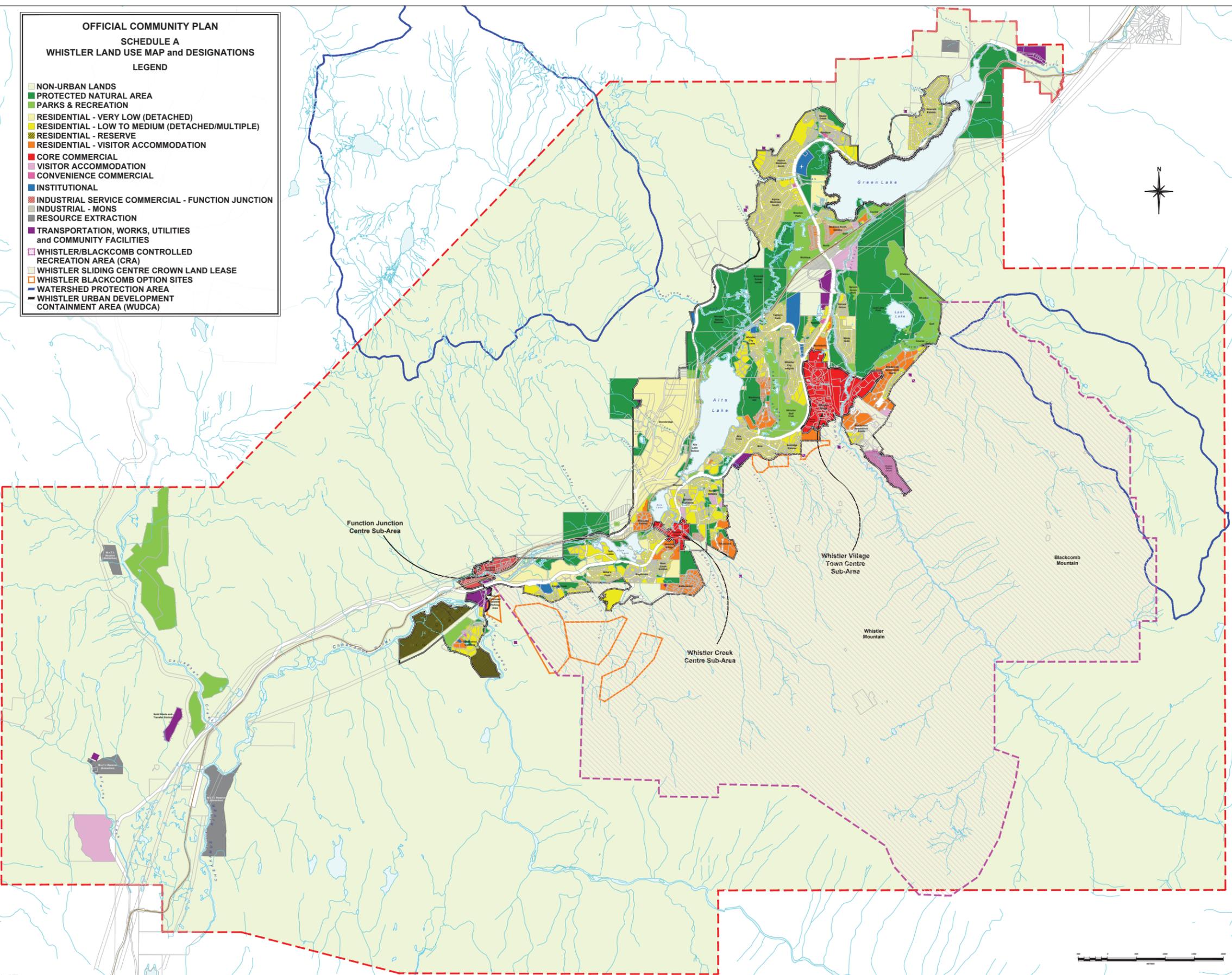
Brooke Browning, Municipal Clerk

I HEREBY CERTIFY that this is a true copy of “Official Community Plan Amendment Bylaw (5298 Alta Lake Road) No. 2289, 2020.”

Brooke Browning, Municipal Clerk

**OFFICIAL COMMUNITY PLAN
SCHEDULE A
WHISTLER LAND USE MAP and DESIGNATIONS
LEGEND**

- NON-URBAN LANDS
- PROTECTED NATURAL AREA
- PARKS & RECREATION
- RESIDENTIAL - VERY LOW (DETACHED)
- RESIDENTIAL - LOW TO MEDIUM (DETACHED/MULTIPLE)
- RESIDENTIAL - RESERVE
- RESIDENTIAL - VISITOR ACCOMMODATION
- CORE COMMERCIAL
- VISITOR ACCOMMODATION
- CONVENIENCE COMMERCIAL
- INSTITUTIONAL
- INDUSTRIAL SERVICE COMMERCIAL - FUNCTION JUNCTION
- INDUSTRIAL - MONS
- RESOURCE EXTRACTION
- TRANSPORTATION, WORKS, UTILITIES and COMMUNITY FACILITIES
- WHISTLER/BLACKCOMB CONTROLLED RECREATION AREA (CRA)
- WHISTLER SLIDING CENTRE CROWN LAND LEASE
- WHISTLER BLACKCOMB OPTION SITES
- WATERSHED PROTECTION AREA
- WHISTLER URBAN DEVELOPMENT CONTAINMENT AREA (WUDCA)



This map shows the proposed type, general location and intensity of land use in both developed and undeveloped parts of the municipality. Land use designations are categorized according to dominant use, but may allow and support a mix of uses and other auxiliary uses. Land use designation boundaries are general and do not necessarily conform to property lines.

Land Use Designations:

- NON-URBAN LANDS:** The undeveloped lands that generally fall outside the WUDCA. These lands provide the natural setting and form the visual backdrop integral to Whistler's mountain character, as well as providing the physical setting for many of the year-round activities that draw visitors to Whistler. Supported uses include public open space, non-urban very low density residential, low impact recreation and carefully managed resource uses. Environmentally sensitive lands, hazardous areas and aesthetic values should be protected.
- PROTECTED NATURAL AREA:** Lands that have high environmental sensitivity or importance and are protected by zoning, development permit area conditions, covenants, provincial regulations or other means. Supported land uses include nature conservation, passive open space uses, conservation buffers and low impact recreation with limited development including trails, interpretive signage and viewing platforms.
- PARKS & RECREATION:** Lands designated for public enjoyment and active recreation as well as private recreational facilities such as golf courses. Parks and recreation areas generally support indoor and outdoor recreation, outdoor gathering and assembly use, sports fields, and may allow institutional uses and facilities. These lands may contain pedestrian or cycling trails, auxiliary buildings, playgrounds and other structures or recreational facilities, and may also provide water access for recreation use.
- RESIDENTIAL - VERY LOW (DETACHED):** Very low density residential lands consisting of detached housing on large parcels.
- RESIDENTIAL - LOW TO MEDIUM (DETACHED/MULTIPLE):** Lands for detached and duplex dwellings characterized by low to medium density lot sizes, and lands for medium density multiple residential development, the latter of which is generally located close to commercial, recreational, institutional, transit and trail connections.
- RESIDENTIAL - RESERVE:** Lands available for employee housing with a variety of housing forms and densities. These lands may be developed as needed to meet the municipality's housing needs. Limited market residential and convenience commercial uses primarily oriented to meet the needs of the surrounding neighbourhood are included.
- RESIDENTIAL - VISITOR ACCOMMODATION:** Lands permitting residential and visitor accommodation use in various dwelling types.
- CORE COMMERCIAL:** Whistler Village and Whistler Creek are the resort community's multi-use commercial centres. Whistler Village is the town centre serving visitors and residents with a diverse mix of retail, business, office, service, food and beverage, entertainment, institutional and accommodation uses and associated parking areas as well as parks and leisure space. Whistler Creek is anchored by the Whistler Mountain Creekside ski base with visitor accommodation, restaurants, retail, entertainment, leisure and convenience goods and services primarily serving adjacent visitor accommodation and residential neighbourhoods.
- VISITOR ACCOMMODATION:** These lands provide visitor accommodation outside of the Core Commercial areas and may include limited auxiliary commercial uses and employee housing.
- CONVENIENCE COMMERCIAL:** Lands designated for neighbourhood-oriented convenience commercial development at a scale with uses that meet the day-to-day convenience oriented goods and services needs of the neighbourhood. Uses include retail, restaurant, office and personal service functions. Convenience commercial centres at Nesters Square and Rainbow are scaled for an expanded market area beyond the immediate neighbourhood. Conveniently located neighbourhood convenience commercial at Cheakamus Crossing and Alpine Market serve their respective neighbourhoods. Convenience Commercial may also allow for residential uses.
- INSTITUTIONAL:** These lands are designated for institutional uses located outside of the Core Commercial areas. These uses include civic, education, cultural, religious and recreation uses.
- INDUSTRIAL SERVICE COMMERCIAL - FUNCTION JUNCTION:** Function Junction is the general purpose business district for the resort community and is the primary location for business, service commercial, light industrial and manufacturing, wholesale, warehousing and storage uses. Function Junction also provides for retail, office and service and indoor recreation uses that do not fit the form, character and function of the Core Commercial areas and is designed to support the extended day-to-day needs of the Cheakamus Crossing neighbourhood. This designation also allows for auxiliary residential uses and employee housing.
- INDUSTRIAL - MONS:** Centrally located industrial area for community and transportation infrastructure, distribution, maintenance, storage and rental of equipment along with related activities for a variety of uses requiring significant yard space, circulation and other storage requirements. This area also supports limited service commercial and limited indoor and outdoor recreation uses that have a larger site area and space requirements. This designation also allows for auxiliary residential uses.
- RESOURCE EXTRACTION:** Lands that are designated for aggregate (rock, gravel and sand) extraction.
- TRANSPORTATION, WORKS, UTILITIES and COMMUNITY FACILITIES:** Lands that are designated for transportation, municipal works, utility and community facility uses. This designation includes the BC Transit facility, municipal heliport and Whistler Health Care Centre helipad, parking areas, the municipal waste transfer station and community waste and recycling facilities, reservoirs, BC Hydro substations, community animal shelter and telecommunication facilities.
- WHISTLER/BLACKCOMB CRA:** Crown land leased to Whistler Blackcomb for recreation and related indoor and outdoor uses and amenities including ski lifts, alpine skiing runs and terrain, hiking and mountain biking trails, tube park and auxiliary uses such as parking, restaurant, retail, skier-service facilities, mountain operations facilities, mountain lodges and accommodation.
- WHISTLER SLIDING CENTRE CROWN LAND LEASE:** Crown land leased to the Whistler 2010 Sport Legacies Society for a high-performance sport training and competition facility consisting of the sliding track for bobsleigh, luge and skeleton and public sport/leisure rides, operations facilities (track operations and control buildings, refrigeration plant) as well as associated outdoor recreation, assembly, entertainment, auxiliary retail, office and parking uses.
- WHISTLER BLACKCOMB OPTION SITES:** Lands identified in the Whistler Mountain Master Plan Update that have potential for base area developments. Base area developments are primarily oriented to the addition of lift staging capacity and new skiing terrain and may include parking facilities, day skier and commercial facilities, and accommodation. Any such developments are subject to OCP amendment and rezoning.
- WATERSHED PROTECTION AREA:** Non-urban lands to be kept in pristine condition as they are a source of Whistler's drinking water. Supported uses should be limited to low impact recreation uses.
- WUDCA:** The area within the municipal boundary within which all urban land uses and development including residential, commercial, industrial, institutional and recreational are contained. This area also includes lands designated as protected area, open space and park that are not designated nor intended for urban development but are recognized as part of the resort community activity area.