

RESORT MUNICIPALITY OF WHISTLER

**OFFICIAL COMMUNITY PLAN
"SCHEDULE A"**

**SEPTEMBER 22, 1993
(Consolidation as of March 14, 2002)**

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¹ Bylaw 960–94/10/03

³ Bylaw 1111–95/10/10

⁹ Bylaw 1428–00/01/10

1.0 PREAMBLE

This is the Official Community Plan of the Resort Municipality of Whistler (the "OCP"). This OCP contains detailed policies regarding land use, development, servicing, and protection of the natural environment.

The Official Community Plan is founded on, and consistent with, the Municipality's Comprehensive Development Plan, which is a Council policy statement describing the overall strategy for the development and management of the community and resort.

The Comprehensive Development Plan articulates the basic goals for the kind of community and resort that Whistler should be. It also summarizes and coordinates major Municipal policies and initiatives in guiding and regulating development, protecting the natural environment, providing services, maintaining a high quality of life in the community, managing the local economy, and continuing to offer a high quality resort experience.

The Comprehensive Development Plan relies on the Official Community Plan to establish a legal framework for the regulation of land use, development, and related matters in more detail. Therefore, the Official Community Plan contains specific policies which implement the general goals for the future of the community and the resort that are contained in the Comprehensive Development Plan.

2.0 OFFICIAL COMMUNITY PLAN BOUNDARIES

The objectives and policies of the Official Community Plan apply to all land and water bodies within the Municipal boundaries of the Resort Municipality of Whistler as defined in Schedule "A" of the Resort Municipality of Whistler Act.

3.0 INTERPRETATION

3.1 COMPREHENSIVE DEVELOPMENT PLAN

The Comprehensive Development Plan is a broad Municipal policy statement that provides background to the policies in the Official Community Plan (OCP), but is not part of the OCP.

3.2 PREAMBLE AND BACKGROUND SECTIONS

The *Preamble* and *Background* sections to each of the policies and objectives are provided for information but are not part of this OCP and have no legal effect.

3.3⁹ SCHEDULES

Schedules B to V illustrate or augment the objectives and policies of the OCP and form part of this OCP.

3.4 TERMINOLOGY

Accommodation means development for permanent or temporary residential purposes, including without limitation sleeping units, guest rooms or dwelling units, but excludes a campground.

Bed Unit means a measure of a quantity of development intended to reflect servicing and facility requirements for one person, calculated as follows:

	Unit Size (sq. m.)	Number of (Bed Units)
Multiple Residential Dwelling Units	0 - 55	2
	55 - 100	3
	100+	4
Commercial Accommodation:		
- Guest Room, Sleeping Unit, Dwelling Unit	0 - 55	2
	55 - 100	3
	100+	4
- Pension Guest Room	N/A	1.5
- Bed and Breakfast	N/A	6
- Campsite	N/A	1
Detached Dwelling	N/A	6
Duplex Dwelling	N/A	12
Dormitory Bed	N/A	0.5

⁹ Bylaw 1428—00/01/10

Auxiliary Residential Accommodation	means residential accommodation which is auxiliary to the principal use of the building in which it is located.
Bed and Breakfast	means the use of a detached dwelling for the rental of three or less guest rooms for temporary lodging of paying guests, incorporating a dining room and other common areas in addition to the residence of operation.
Biological Diversity	means the range of variation found among microorganisms, plants, fungi and animals. Also the richness of species of living organisms.
Business	means the use of land, buildings or structures in which one or more persons are employed in the management, direction or conducting of a business or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment and includes the administrative offices of a non-profit or charitable organization.
Campsite	means a site within a campground intended for occupancy by travel trailers, tent trailers, tents, or similar transportable accommodation.
Commercial	means the use of land, buildings or structures for the purpose of buying and selling commodities and supplying of services as distinguished from such uses as manufacturing or assembling of goods, warehousing, transport terminals, construction or other similar uses.
Commercial Accommodation	means a hotel or other development offering short-term lodging with a guest registry and lobby facilities.
Detached Dwelling	means a residential building containing one principal dwelling unit.
Development	means construction of a building or structure, or a change in use of land, a building or structure.

Dormitory	means a building or part of a building including a hostel containing a room or rooms forming one or more habitable units which are used or intended to be used by residents for living or sleeping, with common kitchen or washroom facilities.
Duplex Dwelling	means a building consisting of two principal dwelling units placed one above the other or attached side by side.
Dwelling Unit	means a self-contained set of habitable rooms with one set of cooking facilities in a building.
Guest Room	means one habitable room that is used for temporary accommodation of paying guests and may include a bathroom and one set of cooking facilities.
Light Industrial	means the use of land, buildings or structures for the manufacturing, processing, fabricating or assembly of raw materials or goods, warehousing or bulk storage of goods and related accessory uses, but does not include uses which generate noxious waste or materials.
Material Extraction	means the extraction of material for construction, industrial or manufacturing purposes, including but not limited to rocks, gravel, sand, clay and soil.
Multiple Residential	means a residential building containing three or more dwelling units.
Municipality	means the Resort Municipality of Whistler.
Pension	means a building used for temporary lodging by paying guests that includes guest rooms and common areas including a dining room intended for the use of such paying guests.
Resident Accommodation	means residential accommodation restricted pursuant to a lease, covenant or other instrument to occupancy by persons employed or residing within the Municipality.

Residential

Accommodation means a fixed place of living, excluding any temporary accommodation, to which a person intends to return when absent.

Service

Commercial means the use of land, buildings or structures for repairing, installing, servicing or renting things and equipment, wholesaling, and ancillary office use.

Significant

Waterfront means environmentally sensitive rivers, creeks, streams or lakes which currently offer important fish or wildlife habitat and/or riparian vegetation.

Sleeping Unit

means not more than two habitable rooms that are used for accommodation and which may include a bathroom and one set of cooking facilities.

Transportation

Centre means a building or premises where commercial motor vehicles pick up and discharge fare-paying guests. Accessory uses may include ticket offices, luggage checking facilities, and similar uses.

3.5 ADMINISTRATION OF THE PLAN

- 3.5.1 The regulatory bylaws that implement this OCP may contain provisions that are more restrictive than the OCP.
- 3.5.2 If any section or lesser portion of this OCP is held to be invalid by any Court, such invalidity shall not affect the validity of the remaining sections of this OCP.
- 3.5.3 Nothing in this OCP prevents Council from enacting a zoning bylaw that renders conforming any lawfully non-conforming use of lands.
- 3.5.4 Nothing in this OCP prevents Council from enacting a bylaw which sets servicing standards or establishes minimum parcel size requirements enabling the Approving Officer to grant subdivision approval where water and sewage disposal systems were installed on a parcel prior to incorporation of the Municipality.
- 3.5.5 Minor variances from this OCP may be permitted in bylaws enacted or works undertaken by Council, without amendment of this OCP.

4.0 POLICIES AND OBJECTIVES

4.1 RESIDENTIAL AND COMMERCIAL ACCOMMODATION

BACKGROUND

There is concern in Whistler with the changes that will occur as the community grows from its current capacity of approximately 30,000 bed units to the current committed size of approximately 52,600 under current OCP and zoning designations. At present, there appears to be little need to further increase the ultimate size of Whistler, as the community already has considerable remaining approved capacity for all forms of development. It is imperative to make good use of the "breathing room" afforded over the short term to comprehensively address questions about the long-range future of Whistler. Because there is already significant capacity for additional development, the Municipality will be very careful about considering additional approvals. The Comprehensive Development Strategy describes how the Municipality will use the results from the extensive monitoring system and community consultation to determine what kinds and amounts, if any, of additional development capacity should be approved.

Proposed developments will be evaluated in accordance with Section 4.13.

POLICIES

- 4.1.1 The lands outlined in Schedules B are designated for development of accommodation.
- 4.1.2 Development of accommodation on any other lands will require an amendment to Schedule B, provided that accommodation permitted by zoning in effect at the date of adoption of this OCP may be developed without further amendment of the OCP.
- 4.1.3 The lands outlined in Schedule C are the primary focus for commercial accommodation.

4.2 RESIDENT HOUSING

BACKGROUND

The Municipality regards it as desirable that the community provides a range of housing types and prices so that residents can find affordable, suitable housing. The Municipality, however, favours approaches that involve minimal intervention and restriction. Delivering affordable housing will enable those who work in Whistler to live in Whistler.

Proposed developments will be evaluated in accordance with Section 4.13

POLICIES

- 4.2.1 The Municipality will monitor the growth rates of commercial development, commercial accommodation and skier capacity in conjunction with the availability of affordable resident housing.
- 4.2.2 When there is a demonstrated need, the Municipality will encourage the construction of affordable housing to accommodate permanent residents and employees. Criteria for the development of resident housing are set out in Section 4.13.7.
- 4.2.3 The Municipality will monitor community housing requirements and identify land requirements for potential resident housing sites and preserve and protect potential community housing sites wherever possible, in accordance with the criteria in section 4.13.7.
- 4.2.4 The Municipality will monitor the housing requirements of the community and consider a variety of housing types and encourage innovative housing approaches to meet the needs of permanent, semi-permanent, and seasonal residents in the Municipality.
- 4.2.5 The Municipality will continue to support and encourage auxiliary residential accommodation as a source of resident accommodation.

4.3 COMMERCIAL DEVELOPMENT ¹¹

BACKGROUND

The primary locations for commercial development will continue to be in the Whistler Village, Blackcomb and Whistler Creek precincts. Centralizing these uses to these areas is cost effective for servicing and operation, and avoids "sprawl" or "strip commercial" which is contrary to Whistler's development strategy. Limited commercial development could be permitted outside of these areas for local convenience commercial uses provided they are scaled to meet only the needs of the immediate area and are well-designed and landscaped.

The Nesters Square location (Schedule D-1) is recognized as an Expanded Convenience Commercial Area and may be developed at a scale to meet the day-to-day needs of the Whistler Resort Community.

Proposed developments will be evaluated in accordance with Section 4.13.

POLICIES

- 4.3.1 The development of restaurant and licensed premises and retail space will be focused primarily in the commercial areas shown on Schedule D. These commercial areas may also contain office uses.
- 4.3.2 Commercial retail and service facilities scaled only to meet the day-to-day needs of Whistler residents and visitors may be located in an Expanded Convenience Commercial Area.
- 4.3.3 Other commercial development will be limited to small amounts of space for local convenience commercial uses, personal service uses, and food and beverage uses associated with commercial accommodation. These uses should be scaled to meet only the needs of the immediate area and should not adversely affect commercial uses in the Whistler Village, Blackcomb Bench, and Whistler Creek areas.
- 4.3.4 The Municipality will periodically review the amount and pattern of commercial development to determine whether these commercial policies or Schedule D should be revised.

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¹¹ Bylaw 1487 00/09/18

4.4 BUSINESS, SERVICE COMMERCIAL AND LIGHT INDUSTRIAL DEVELOPMENT

BACKGROUND

The community requires land for office, service commercial, and industrial uses that are appropriate to and desirable in Whistler but that are not suitable for inclusion in the main commercial centres.

Function Junction is the only area designated for these uses at present and, as a result, it is being expected to provide land for a wide range of uses which in some cases have conflicting requirements. Additional lands may be needed, provided that they do not detract from the image and quality of the resort.

Proposed developments will be evaluated in accordance with Section 4.13.

POLICIES

4.4.1 The Municipality intends to designate a site or sites for industrial development, to accommodate light and heavy industrial uses that are appropriate to the resort but not appropriate for other sites in the Municipality. The designated site should be:

- large enough to accommodate existing heavy industrial users and some expansion.
- in a location that would not have adverse visual impacts.
- in the southern portion of the Municipality, in the general vicinity of Function Junction.
- reasonably close to the Highway.

The site will be designated in consultation with the community, landowners, and existing industrial businesses in Whistler that are likely occupants of the new location.

4.4.2 When the new industrial site is designated, pursuant to policy 4.4.1, the heavier industrial users in Function Junction will be encouraged to relocate to the industrial site.

4.4.3 Once a new heavy industrial site is available for occupancy, Function Junction, as shown on Schedule D, will be designated as a general purpose business district and the preferred location for service commercial, wholesale, retail, office, and light industrial uses that are not appropriate in the main commercial centres (Whistler Village and Whistler Creek). Residential use is to remain as an auxiliary use to provide for security and caretaker purposes.

- 4.4.4 The Municipality will consider designating a site for high quality business park development, to accommodate office uses and businesses that can diversify the local economy as well as limited retail or service use.

The Municipality will seek rezoning proposals from landowners or developers with appropriate sites and, after review, determine which, if any, site to designate for business park development.

- 4.4.5 Material extraction should be limited to those areas designated for this use in Schedule D. Industrial material extraction should only be permitted if it is carried out in accordance with the appropriate provisions of this OCP.

4.5 COMMUNITY FACILITIES

BACKGROUND

Whistler is now firmly positioned as a premier winter and summer resort, and will continue to improve in many respects as amenities and facilities associated with committed projects are constructed. With these achievements in place, it is important to focus on community needs and to place emphasis on the provision of community and cultural facilities.

POLICIES

- 4.5.1 The Municipality will monitor community facility requirements and identify land requirements and will preserve sites to accommodate required community and cultural facilities.
- 4.5.2 The Municipality will monitor community requirements and plan lands which the Municipality owns to maximize efficiency and to respond to community and cultural priorities.
- 4.5.3 Cultural facilities should be located primarily in the Whistler Village, Blackcomb and Whistler Creek areas, and in conjunction with other community facilities.
- 4.5.4 The Municipality will promote and support the construction of a library in Whistler Village.
- 4.5.5 The Municipality will encourage the designation of adequate and suitable sites for the development of churches.
- 4.5.6 The Municipality will encourage the development of additional preschool and day care facilities in the Municipality as needed.
- 4.5.7 The Municipality will encourage all appropriate federal and provincial government agencies to locate in Whistler Village or in a designated business park.
- 4.5.8 The Municipality will encourage the maintenance of community health care and social service facilities in Whistler Village, and will support the development of additional health care and social service facilities as needed.

4.6 EDUCATION

BACKGROUND

As the Municipality matures as a community it is important to ensure that a wide range of educational opportunities is locally available.

POLICIES

- 4.6.1 The Municipality will work with the School District and encourage the development of educational facilities, including the existing and proposed schools shown on Schedule E, and assist in securing additional school sites as required.
- 4.6.2 The Municipality will encourage the development of additional preschool and day care facilities for children in the Municipality.
- 4.6.3 The Municipality will encourage post secondary education institutions in the community.
- 4.6.4 The Municipality will consider private education facilities which will enhance the community and the resort.

4.7 PARKS AND RECREATION

BACKGROUND

The first phases of planning and development in Whistler were driven mainly by the goal of creating a high quality year-round resort. To assist in achieving this goal, park planning projects were initiated to provide open spaces, parks and trails necessary for a high quality year-round resort.

Planning for parks and recreation will continue to address the needs for both community and tourism related recreational and cultural facilities. The OCP policies are intended to maintain a balance between the built and natural environment and between the recreation demands of the resort and the needs of the community, while recognizing that Whistler's unique natural beauty and recreation opportunities continue to attract more visitors to the resort each year. The OCP also aims to integrate historical and cultural elements into the parks system.

The Municipal Recreation Master Plan contains more detailed programs, objectives, guidelines, and standards for municipal parks and trails.

POLICIES

- 4.7.1 The Municipality will, within its resources, develop and maintain a parks and trail system, bicycle paths and recreation areas and facilities generally shown in Schedule F.
- 4.7.2 The Municipality will, where possible:
- maximize public access to important lakes and creeks;
 - acquire waterfront properties and crown lands for development for local and public parks purposes;
 - continue to develop a comprehensive network of trails which link provincial and Municipal parks, beach areas, the alpine environment, and recreation areas outside of the Municipal boundaries; and
 - continue to develop a network of bicycle paths.
- 4.7.3 The Municipality will maintain an open space system as shown on Schedule F, which categorizes land according to its recreation potential and seeks to preserve environmental amenities and minimize conflicts between development.

- 4.7.4 Upon subdivision, lands shown as recreation area, trail system or open space on Schedule F may be required to be dedicated as park in accordance with, and to the extent permitted by, the Municipal Act.

4.8 HERITAGE

BACKGROUND

The preservation, promotion and management of heritage resources within the Municipality is considered to have economic, social, cultural, educational, and aesthetic benefits. The Municipality's Heritage Plan develops a comprehensive approach to the conservation of aspects of Whistler's cultural, archaeological, architectural, historic, scenic and natural heritage resources. The Recreation Master Plan includes components respecting the development of historical and cultural themes through a system of significant sites, interpretive trails, and information boards regarding the natural and human history of the Whistler Valley. Refinement and implementation of heritage policies and initiatives will involve considerable community consultation.

POLICIES

- 4.8.1 The Municipality will create a Community Heritage registry of all resources as shown on Schedule G, to be used as a reference for bylaws, policies and permits respecting the conservation of these resources.
- 4.8.2 The Municipality may establish an archaeology program in conjunction with Provincial Government programs.
- 4.8.3 The Municipality will, within its resources, conduct comprehensive reviews of the historical significance and physical condition of each heritage site, and establish priorities for the preservation and management of each site.
- 4.8.4 The Municipality will, within its resources, provide incentives to private property owners to retain the heritage value of their lands and structures.

4.9 MUNICIPAL SERVICES

BACKGROUND

The water and waste water disposal systems in Whistler have the potential to be expanded to accommodate the level of development committed under this OCP, assuming completion of planned expansions of major facilities and incremental extensions of service networks to new developments. Expansion of sewer and water systems must be cognizant of the environmental sensitivities of lakes and streams in Whistler, and should set exceptionally high standards consistent with Whistler's image as a resort community.

POLICIES

- 4.9.1 The Municipality will continue to maintain a water supply system capable of supplying high quality water for domestic use and sufficient quantities to provide for fire protection to service new and existing development as shown on Schedule H and I.
- 4.9.2 The Municipality will continue to seek solutions to the problem of wastewater treatment and disposal that address the present and future concerns of the region on the basis of social, environmental, economic and technical requirements. The wastewater treatment facility is shown on Schedule I.
- 4.9.3 The Municipality will pursue innovative and environmentally sensitive methods of handling solid wastes including the development of a recycling program based on reduce, reuse, recycle, recover and residual management. Solid waste disposal sites are shown on Schedule I.
- 4.9.4 The Municipality will develop a plan and a funding proposal to extend wastewater collection to the presently unserved areas of Emerald Estates and the west side of Alta Lake, as shown on Schedule H.
- 4.9.5 The Municipality will implement systems to reduce water consumption and wastewater volumes.
- 4.9.6 The expansion of the Municipal water supply and wastewater treatment systems will be carried out within a logical phasing program on the basis of good engineering practice and cost effectiveness and will be subject to the Municipality's ability to accommodate additional development without compromising the quality of the community and the resort and without any negative impact on the lake or river systems. The water and wastewater service areas are shown on Schedule H.

- 4.9.7 The Municipality will require that all development proposals incorporate adequate storm water drainage facilities including all downstream components. The downstream components to be assessed will include all storm drainage works from the site to the receiving lake on the valley floor.

4.10 PUBLIC SAFETY

BACKGROUND

At present Whistler's police protection is provided by the R.C.M.P. at no direct cost to the Municipality since the population is below 5,000. When the population exceeds 5,000, (likely in the next few years), Whistler must take on the responsibility for policing costs. It is essential to plan for this major financial change and to plan for the kind of police protection that Whistler desires.

Whistler also maintains a Bylaw Enforcement unit and combination full-time and volunteer fire department which requires ongoing infrastructure improvements. Such improvements must be included in the municipal capital budget.

POLICIES

- 4.10.1 The Municipality will encourage the development of police facilities in the location shown in Schedule E.
- 4.10.2 The Municipality will examine and provide for the costs and implications of taking on the responsibility of policing costs once the census population reaches 5,000.
- 4.10.3 The Municipality will maintain and upgrade the equipment for the Whistler Fire Department as required.

4.11 TRANSPORTATION

BACKGROUND

Transportation for Whistler can be separated into two components, namely regional and local. Each one is subjected to a travel demand based on the number of users, and the required corresponding quality and quantity of transportation facilities to meet that demand. The ability to conveniently and effectively travel both to Whistler and within Whistler is important for Whistler to remain successful both as a community and as a resort. For regional transportation issues, automobiles will continue as a principal mode of travel to Whistler, and the OCP advocates continued efforts to upgrade Highway 99, particularly if more developments are approved in other parts of the corridor. Within Whistler, automobiles will continue as the primary mode of transportation. However, there is a need for increasing emphasis on providing alternate modes of transportation, and for upgrading the existing overall transportation system with improved public transit, additional pedestrian and bicycle trail systems, satellite parking, and improvements to the local road system.

POLICIES

- 4.11.1 The Municipality will implement a local road system that will be adequate to provide for new development and growth in existing developed areas, and that will minimize negative impacts of development on existing subdivisions.
- 4.11.2 The Municipality in cooperation with the Ministry of Transportation and Highways will develop a local network road system as shown on Schedule J that will provide appropriate connection points to Highway 99 and, while Highway 99 will continue to be the backbone of the community's transportation system, will provide alternate routes for local traffic in order to reduce traffic volumes on the Highway. The local network road system will avoid, wherever possible, running network roads through existing subdivisions and will be based on these objectives:
- providing alternative routes for local traffic in order to reduce the demand on Highway 99 within the Municipality;
 - upgrading Highway 99 within the Municipality, while continuing to provide for local use;
 - minimizing negative circulation impacts of new development projects on existing subdivisions; and
 - improving the short and long term transportation infrastructure without compromising the livability and attractiveness of the community and resort.

- 4.11.3 The Municipality will ensure that construction standards for local roads are consistent with the special mountain resort character of Whistler and with overall goals for the quality of the resort and community.
- 4.11.4 The Municipality will ensure that on-site parking requirements for all developments are adequate.
- 4.11.5 The Municipality will continue to implement a cycling and walking trail system throughout the valley, particularly adjacent to Highway 99.
- 4.11.6 The Municipality will continue to monitor the utilization of Highway 99, and the requirement to expand the capacity of Highway 99 and/or construct a bypass route.
- 4.11.7 The Municipality will identify land and facility requirements for transportation centres.
- 4.11.8 The Municipality will monitor the impact of skier parking on transportation circulation, and will promote and support the construction of satellite parking to the south of the Municipality.
- 4.11.9 The Municipality will encourage the centralization of helicopter movements at the Whistler Municipal Heliport.
- 4.11.10 The Municipality will consolidate and regulate float plane activity at Green Lake.

4.12 NATURAL ENVIRONMENT

BACKGROUND

Whistler and surrounding areas comprise a unique and diverse natural environment. Residents and visitors are drawn to the resort because of the natural beauty of the area complemented with considerable developed amenities. The limited extent of gently sloping valley lands, the need to protect streams, lakes, and wetlands, combined with the rapid pace of recent development call for increased emphasis on environmental protection as a prime objective in all future planning and development within the Municipality. In recognition of this, the OCP requires that the preservation of the natural environment is fundamental in the consideration of new development applications. All future development must be sensitive to the protection and enhancement of the natural environment and must reflect rigorous environmental design standards.

The Municipality has undertaken an initial environmental resource inventory and mapping program, culminating in the production of an environmental mapping series showing environmental sensitivity and environmental constraints. The mapping series provides the environmental information which will guide future development planning within the Municipality.

POLICIES

- 4.12.1 All public and private development proposals lying within a floodplain or along a watercourse, and/or potentially impacted by a site specific hydrologic hazard(s), including flooding and/or inundation, may require geotechnical and hydrologic assessment to ensure that adequate protection measures will be incorporated into project design, in accordance with provincial floodproofing requirements.
- 4.12.2 The Municipality will not approve development on lands subject to severe geologic hazards, including (but not limited to) soil erosion and slippage, rock fall, debris flows, or snow and mud avalanching.
- 4.12.3 The Municipality will restrict or prohibit the development of land that would adversely affect water quantity or quality in watercourses used for domestic or recreational water supply purposes. To the extent possible, the Municipality will control access into the watershed used for the Municipal water supply, and will seek full cooperation from all applicable government agencies, as well as resource companies, to comply with the restricted access provisions.
- 4.12.4 The Municipality will restrict or prohibit the development of land that would adversely affect water quantity or quality of an aquifer used for domestic water supply purposes (refer to Schedule K).

- 4.12.5 The Municipality will restrict or prohibit the placing of fill or debris in any natural watercourse or on lands that could lead to the discharge of deleterious materials into a watercourse, unless adequate mitigative design and construction measures acceptable to the Municipality and applicable federal/provincial agencies are implemented.
- 4.12.6 The Municipality will require minimum buffer zones which should extend from the high water mark back a suitable distance to be an effective buffer or from the top of the bank where a ravine exists. Buffer zones should remain undisturbed, and are desired adjacent all significant watercourses identified in Schedule I in which natural vegetation must be preserved. Where past disturbances has severely impacted native vegetation within the buffer zone, planting of appropriate native species may be required as a condition of development approval.
- 4.12.7 The Municipality considers environmental protection of all natural watercourses, water bodies, and wetlands to be of paramount importance, but will encourage outdoor recreation uses of these areas, where such use can be shown to be compatible with preservation and enhancement objectives, on a site by site basis.
- 4.12.8 The Municipality will require that all development incorporates adequate drainage detention/retention facilities to ensure that there will be no or minimal net increase in downstream runoff.
- 4.12.9 All developments, other than ski lifts and directly related facilities, on lands where 40% or more of the gross parcel area is in excess of 30% slope, may be subject to guidelines or policies adopted as Council policy for development on difficult terrain.
- 4.12.10 The Municipality will prohibit any development, other than ski lift and directly related recreation facilities, in sub-alpine environments.
- 4.12.11 Where possible, the Municipality will work closely with provincial and federal government agencies and will incorporate appropriate government guidelines and regulations in its EIA framework and regulations. The Municipality will actively encourage all government agencies to respect the policies of the OCP when making decisions on resource exploration or use, and where applicable, will consider the equivalency of other governmental EIA requirements or regulations, on a case by case basis.
- 4.12.12 The Municipality will actively encourage the Ministry of Forests to work within the EIA process and environmental guidelines to protect the scenic quality and biophysical resources of the Municipality and surrounding lands.
- 4.12.13 The Municipality will actively encourage the appropriate mining regulatory agencies to work within the EIA process and environmental guidelines to protect the scenic quality and biophysical resources of the Municipality and surrounding lands.

- 4.12.14 The Municipality will actively discourage the installation of the 500kv Kelly Lake-Cheekeye transmission line through the Municipality due to concerns about the health hazard of electromagnetic fields and the adverse impact the project could have on Whistler's growing international status as a year-round resort.
- 4.12.15 The Municipality will encourage the B.C. Hydro and Power Authority to:
- explore alternatives to the Squamish/Pemberton valley corridor for further major transmission lines; and
 - relocate existing transmission lines where possible to reduce or eliminate visual impacts on highways and recreation areas in the Municipality.
- 4.12.16 The Municipality will try to achieve the general objective of maintaining high visual quality along Highway 99 by, wherever possible, requiring a 20 metre vegetated buffer to be retained on lands that abut the highway right of way.

4.13 EVALUATING PROPOSALS FOR OCP AND ZONING AMENDMENTS

BACKGROUND

The approach to considering development proposals is based entirely on the growth management strategy and policies contained in the Comprehensive Development Plan.

Proposed amendments to the OCP or Zoning Bylaw, especially those which would significantly increase the accommodation capacity within the existing Municipal boundaries, will only be approved under very special circumstances, and must comply with the criteria under this section. These criteria have been prepared to ensure that the goals and objectives of the Official Community Plan and the Comprehensive Development Plan are satisfied. Proposed OCP amendments or rezonings that are of a minor or technical nature must conform with this Part, but it is assumed that the evaluations can be brief and quickly conducted.

POLICIES

- 4.13.1 The criteria contained in this section will be used to evaluate all proposed amendments to the OCP and the Zoning Bylaw for the purposes of allowing development.
- 4.13.2 Proposed OCP amendments or rezonings that increase the bed-unit capacity of the Municipality will only be considered if the development:
- a) provides clear and substantial benefits to the community and the resort;
 - b) is supported by the community, in the opinion of Council;
 - c) will not cause unacceptable impacts on the community, resort, or environment; and
 - d) meets all applicable criteria set out in the Official Community Plan.

The Municipality will annually review its growth management policies and determine what kinds and amounts of additional development, if any, are appropriate, necessary, or regarded as likely to yield benefits to the community and the resort. If this annual review identifies kinds of development that should be considered, the Municipality will consider amending the Official Community Plan.

4.13.3 All proposed developments must meet the following mandatory conditions:

- a) The project must be capable of being served by Municipal water, sewer and fire protection services, or by an alternate means satisfactory to the Municipality.
- b) The project must be accessible via the local road system.
- c) The project must comply with all applicable policies of the OCP.
- d) The applicant must have complied with the Environmental Impact Assessment process in Schedule O and in addition all proposed developments must be evaluated, to the satisfaction of the Municipality, to assess impacts on:
 - traffic volumes and patterns on Highway 99;
 - traffic volumes and patterns on the local road system;
 - overall patterns of development of the community and resort;
 - Municipal finance;
 - views and scenery;
 - existing community and recreation facilities;
 - employee housing; and
 - heritage resources.
- e) The project must exhibit high standards of design, landscaping, and environmental sensitivity.

4.13.4 In addition to other requirements, proposals for business, service commercial or light industrial development will only be approved if:

- the project will not negatively affect surrounding areas by generating excessive noise or odours;
- the project maintains high standards of quality and appearance.

4.13.5 In addition to other requirements, a business park site designated pursuant to Policy 4.4.4 will only be approved if:

- the project exhibits a high standard of building design and landscaping.
- the project avoids uses or character that suggest "strip" development or that detract from the overall quality of the resort and community.
- there is only directional signage to be allowed on Highway 99.
- at least 75% of the project floorspace is office space or very high quality light industrial space.

4.13.6 In addition to meeting other requirements, proposals for campground and recreational development will only be approved if:

- all sewage and waste water is discharged either into the Municipal sewer system, or a private sewage disposal system is approved;
- access is not provided from an internal subdivision road to an internal roadway system;
- the terrain is suitable for the development of campsites and roadways; and
- soil stability, ground water levels, and flooding lands are satisfactory for campground use.

4.13.7 In addition to meeting other requirements, the following criteria will be used to evaluate resident housing proposals, to ensure that affordability is a prime consideration in the evaluation of any proposed projects:

- infill sites, which rely on existing community services and road systems, are preferred;
- proposals must meet the Municipality's identified special needs for resident housing;
- the site must be appropriate given the form and character of the development proposed, which complements neighbouring uses and site topography. No major site preparation improvements should be required.
- employee use restrictions as required by the Municipality will ensure that the housing is for resident use in perpetuity;

- any development which proposes resident housing targeted at **short term** residents should comply with the following: the site be within close proximity to Whistler Village or Whistler Creek; the development provide rental accommodation which is proven to be affordable to short term residents; that the rental units not be tied to an employment situation; that development favour 2 bedroom apartment or townhouse units, with lesser 1, and 3 bedroom and studio apartment or townhouse units; be full apartments not dormitories; provide suitable private storage and parking space; and
 - any development which proposes employee housing which is targeted at **semi-permanent or permanent** residents should comply with the following: be within close proximity to existing open space, parks and community facilities; provide ownership opportunities for first time home buyers; comprise a mix of townhouse, duplex and single family units; be neighbourhood developments which provide neighbourhood amenities; integrate into existing residential neighbourhoods with similar building form; provide suitable private storage space and parking space; and be proven affordable to semi-permanent and permanent residents.
- 4.13.8 No development will be approved if it would negatively impact a designated Municipal trail system, recreation area, or open space area.
- 4.13.9 All evaluations required by this Part will be conducted by the applicant, or at the applicant's expense, by independent qualified professionals acceptable to the Municipality.
- 4.13.10 All evaluations required by this Part are deemed to be advisory, for the purpose of providing staff and Council with the information needed to evaluate proposed OCP and zoning amendments. Council will be guided by the evaluations but is not bound by them.

5.0 DEVELOPMENT PERMIT AREA #1 - WHISTLER VILLAGE

5.1 AREA

Development Permit Area #1 known as Whistler Village, as shown on Schedules P and Q.

5.2 DESIGNATION

5.2.1 Pursuant to Section 945(4)(e) of the Municipal Act, the Whistler Village is hereby designated as an area for the establishment of objectives and the provision of guidelines for the form and character of commercial and the multi-residential development.

5.2.2 Pursuant to Section 945(4)(b) of the Municipal Act, the Whistler Village is hereby designated as an area for the protection of development from hazardous conditions.

5.2.3 Pursuant to Section 945(4)(a) of the Municipal Act, the Whistler Village is hereby designated as an area for the protection of the natural environment.

5.3 JUSTIFICATION

Whistler Village is the primary focus of visitor, tourist and commercial facilities in the Resort Municipality of Whistler. The Village design constitutes a dense, highly integrated, pedestrian oriented, mixed commercial, residential and institutional complex, constituting the central focus of the resort oriented tourist activity within the Resort Municipality.

The Whistler Village is subject to strict use, density, height, and design controls and its present development form reflects the effect of such controls. It is essential that the extension of the Town Centre onto Lands North continue a similar or lesser scale, pattern, form and design of development in order that the Village remain visually and physically a single integrated unit.

5.4 GUIDELINES

Development Permits issued for each designation category in this area shall be in accordance with the Whistler Village Design Guidelines in addition to the following guidelines.

5.4.1 FORM AND CHARACTER

The design of buildings and any redevelopment shall continue the existing high standard of environmental design and architecture.

- a) The buildings shall contribute to the image of a cohesive village, yet still express individuality through the incorporation of consistent elements into all new buildings (i.e. scale, form, materials, covered arcades, landscaping, and street furnishings).
- b) The buildings and development in the Village shall continue the prominent pedestrian orientation and provide open space amenities (i.e. solar exposure, outdoor seating, activity areas, and site features).
- c) Landscaping and screening elements such as seating, lighting, planter design and plant types must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.
- d) Roof design must establish effective snow management and have a sloped appearance. Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation.
- 10 e) Building materials must be sufficiently durable and shall be detailed to withstand Whistler's harsh climate. Materials including stone, wood, acrylic stucco and treated/textured concrete are appropriate. Building colours shall be in accordance with the guidelines contained within the Whistler Village Colour Guide adopted by Bylaw No. 1485, 2000. In general, muted tones or shaded tints that are drawn from Whistler's surrounding natural environment are appropriate. Building materials and colours must also be complementary to neighbouring buildings.
- f) Building design should reflect the importance of separating vehicular and pedestrian circulation. Parking entrances should be located in low profile locations. Service bays, recycling containers and garbage storage should be contained within the building and suitably screened.
- 1 g) Variety, continuity and pedestrian interest should be expressed in the design of buildings especially at ground level.

- h) Pedestrian walkway systems on private property must be covered and placed within property boundaries. Walkway systems must be designed so they are integral to the building form, link walkway of neighbouring buildings, incorporate furnishings in the arcade and provide barrier free access.
- i) Comprehensive signage programs are required and must be consistent with building design. Character signs and consolidated sign display are encouraged where possible.
- j) Where possible all parking areas should be located in underground structures. Parking entries must be well signed yet unobtrusive.
- k) All surface parking areas shall be screened by a combination of walls, fencing, landscaping and berms. Parking areas must provide adequate areas for snow storage and drainage.

5.4.2 PROTECTION FROM HAZARDOUS CONDITIONS AND FOR THE NATURAL ENVIRONMENT

- a) To ensure adequate protection from flooding hazard, all plans of floodproofing works should be approved by the Ministry of Environment.
- b) The Municipality may impose conditions with respect to the sequence and timing of any construction on the lands to ensure construction activity does not unreasonably interfere with the use of adjacent properties during peak tourist periods, and to ensure sites are prepared for the winter period.
- c) All buildings, and structures may be required to have the lowest habitable floor, excepting floors used exclusively for specific uses, elevated to a minimum grade required by the Minister of Environment which elevation shall be achieved by providing a building podium.
- d) In order to provide for the protection of and access to undeveloped natural features and to promote pedestrian rather than vehicular access in as many areas as possible, the Municipality and the Approving Officer may accept or require the grant of public trails.
- e) The siting of buildings, where consistent with the Master Plan, should protect mature stands of timber.

6.0 DEVELOPMENT PERMIT AREA #2 - WHISTLER CREEK AREA

6.1 AREA

Development Permit Area #2 known as Whistler Creek Area, as shown on Schedules P and Q.

6.2 DESIGNATION CATEGORY

6.2.1 Pursuant to Section 945(4)(e) of the Municipal Act, the Whistler Creek lands are hereby designated as an area for the establishment of objectives and the provision of guidelines for the form and character of commercial and multiple residential development.

6.2.2 Pursuant to Section 945(4)(b) of the Municipal Act, the Whistler Creek lands are hereby designated as an area for the protection of development from hazardous conditions.

6.2.3 Pursuant to Section 945(4)(a) of the Municipal Act, the Whistler Creek lands are hereby designated as an area for the protection of the natural environment.

6.3 JUSTIFICATION

The Whistler Creek area is the secondary focus of commercial, retail and accommodation development in Whistler and the gateway to the Municipality. Whistler Creek was a pioneering community before the pressures of development determined the form and character of other areas of the Municipality. The area is also characterized by the day skier use of the area, the B.C. Rail train terminus and the Valley Trail loop. The area is also bisected by Whistler Creek and requires protective works and landscaping to reduce the hazard and protect development from flooding and debris torrents.

6.4 GUIDELINES

Development Permits issued for each designation category in this area shall be in accordance with the following guidelines.

6.4.1 FORM AND CHARACTER

- a) Provide for a mixed commercial, residential, cultural and recreational character for both visitors and residents on a year round basis. Accommodation areas shall be located adjacent to the Whistler Mountain Base and adjacent to Highway 99 to serve the non-resident population, the ski area and the Village.

- b) A commercial character should be located along Lake Placid Road and anchored to the west by the B.C. Rail train station and to the east by the Whistler Mountain Base facility.
- c) A pedestrian scale shall be maintained by limiting commercial, retail and mixed use facilities to three storey, and restrict the larger building forms to designated anchor points.
- d) Buildings should be maintained at low heights and appropriate setbacks to ensure view corridors, view opportunities and solar access whereby strengthening the mountain character by developing on smaller parcels. Lot building frontages should be established along Lake Placid Road, Squaw Valley and Karen Crescents.
- e) All development shall maximize sun penetration to pedestrian levels and to neighbouring public and private spaces to provide for outdoor activity areas.
- f) Roof design must establish effective snow management and have a sloped appearance. Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation.
- g) Building materials, colours and facade modulation shall be consistent with the mountain character. Building materials including stone, wood, acrylic, stucco and treated/textured concrete are appropriate. Building colours should be muted and consist of natural colours found in the Whistler setting. Building materials must be sufficiently durable and shall be detailed to withstand Whistler's harsh climate.
- h) Existing vegetation shall be preserved wherever possible. Streetscape elements will be located along the pedestrian promenade and will include: boulevard trees, lighting, planters and planting able to withstand Whistler's harsh climatic conditions.
- i) Signage programs are required to be integrated in design and must be consistent with building design. Character signs and consolidated sign display are encouraged where possible.
- j) Pedestrian oriented routes and street patterns through Whistler Creek shall be created providing strong pedestrian routes from the train station to the Whistler Mountain Base. Continuous weather protection along major pedestrian corridors is required.

- k) Building design should reflect the importance of separating vehicular and pedestrian circulation. Service bays, recycling containers and garbage storage should be contained within the building and suitably screened.
- l) Valley Trail connections through Whistler Creek and to Whistler Village and the Bayshores shall be strengthened.
- m) All surface parking areas shall be screened by a combination of walls, fencing, landscaping and berms. Parking areas must provide adequate areas for snow storage and drainage.

6.4.2 PROTECTION OF THE NATURAL ENVIRONMENT AND FROM HAZARDOUS CONDITIONS

- a) A portion of Whistler Creek is located in the Whistler Creek flood plain and is subject to a spectrum of natural hazard events ranging from flood debris to flow torrents. Development of the Whistler Creek requires protection from these hazardous conditions.
- b) Mature stands of timber and riparian habitats must be protected.

7.0 DEVELOPMENT PERMIT AREA #3 - NORDIC ESTATES

7.1 AREA

Development Permit Area #3 known as Nordic Estates, as shown on Schedules P and Q.

7.2 DESIGNATION CATEGORY

7.2.1 Pursuant to Section 945(4)(e) of the Municipal Act, Nordic Estates is hereby designated as an area for the establishment of objectives and provision of guidelines for the form and character of development.

7.2.2 Pursuant to Section 945(4)(a) of the Municipal Act, Nordic Estates is hereby designated as an area for the protection of the natural environment.

7.3 JUSTIFICATION

The Nordic Estates Subdivision is characterized by steep sloping irregular terrain which requires careful site planning to minimize the visual impact of development. Site clearing, excavation, and service construction of the development site be sensitively handled to maintain and enhance the natural vegetation, topography and watercourses of the area.

7.4 GUIDELINES

Development Permits issued for each designated category in Nordic Estates shall be in accordance with the following guidelines.

7.4.1 FORM AND CHARACTER OF DEVELOPMENT

- a) The design of buildings and any redevelopment of existing buildings shall be coordinated with the form and character of the subdivision, to achieve continuity of buildings, providing and appropriate transition between uses.
- b) Buildings should ensure view corridors and opportunities and solar access whereby strengthening the mountain character.
- c) Existing vegetation shall be preserved wherever possible and all surface parking areas shall be screened by a combination of walls, fencing, landscaping and berms and be able to withstand Whistler's harsh climatic conditions.

- d) Roof design must establish effective snow management and have a sloped appearance. Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation.
- e) Building materials, colours and facade modulation shall be consistent with the mountain character. Garbage and recycling areas must be suitably screened.
- f) Comprehensive signage programs are required and must be consistent with building design.

7.4.2 PROTECTION OF THE NATURAL ENVIRONMENT

- a) The Municipality may require that works be constructed to preserve and/or enhance natural watercourses, to protect vegetation, and/or to mitigate land slippage where there is an existing concern over land slippage or vegetation retention, or where concern may be created by the development of the land.
- b) The siting of buildings should protect mature stands of timber.

8.0 DEVELOPMENT PERMIT AREA #4: RECREATIONAL VEHICLE PARK

8.1 AREA

Development Permit Area #4 known as Recreation Vehicle Park, as shown on Schedules P and Q.

8.2 DESIGNATION CATEGORY

8.2.1 Pursuant to Section 945(4)(a) of the Municipal Act, Recreational Vehicle Park lands are hereby designated as an area for the protection of the natural environment.

8.2.2 Pursuant to Section 945(4)(b) of the Municipal Act, Recreational Vehicle Park lands are hereby designated as an area for the protection of development from hazardous conditions.

8.3 JUSTIFICATION

The Recreational Vehicle park is located within a significant wetland which supports important fish and wildlife habitat. The lands require protection for the existing natural environment and from hazardous conditions. Any consideration of development of the Recreational Vehicle Park will be subject to rigorous environment reviews. The site has severe and high development constraints.

8.4 GUIDELINES

Development Permits issued for each designation category in this area shall be in accordance with the following guidelines.

8.4.1 PROTECTION OF THE NATURAL ENVIRONMENT AND FROM HAZARDOUS CONDITIONS

- a) The area contains important fish and wildlife:habitat and therefore any development may be subject to Municipal and Ministry of Environment, Lands and Parks' requirements to ensure environmental protection.
- b) The Municipality may require that works be constructed to preserve and/or enhance natural watercourses, to protect vegetation, and/or to mitigate land slippage where there is an existing concern over land slippage or vegetation retention, or where concern may be created by the development of the land.
- c) Mature stands of trees and riparian habitats must be protected.

- d) Specific areas that are located below flood levels may be required to remain free of development unless otherwise mitigated, to protect the sensitive wetland environment.

9.0 DEVELOPMENT PERMIT AREA #5: BLACKCOMB BENCHLANDS

9.1 AREA

Development Permit Area #5 known as Blackcomb Benchlands, as shown on Schedules P and Q.

9.2 DESIGNATION

9.2.1 Pursuant to Section 945(4)(e) of the Municipal Act, the Blackcomb Benchlands is hereby designated as an area for the establishment of objectives and the provision of guidelines for the form and character of commercial and residential accommodation development.

9.2.2 Pursuant to Section 945(4)(a) of the Municipal Act, the Blackcomb Benchlands is hereby designated as an area for the protection of the natural environment.

9.2.3 Pursuant to Section 945(4)(b) of the Municipal Act, the Blackcomb Benchlands is hereby designated as an area for the protection of development from hazardous conditions.

9.3 JUSTIFICATION

The Blackcomb Benchlands is adjacent to Whistler Village and is designated for substantial tourist accommodation and commercial development. The Municipal objective is to ensure that the Benchlands maintain design standards which are consistent and complementary to the Whistler Village. The Benchlands' terrain is characterized by steep topography, important wildlife habitats, flooding and drainage and erosion. Selective building design, and construction works shall be required to protect the natural environment and prevent hazardous conditions.

9.4 GUIDELINES

Development Permits issued for each designation category in this are shall be in accordance with the following guidelines.

9.4.1 FORM AND CHARACTER

- a) The form and character of new development or redevelopment of existing buildings shall have coordinated design which achieves continuity and appropriate transition between uses.
- b) All development shall maximize sun penetration to pedestrian levels and to neighbouring public and private spaces provides for outdoor activity areas.
- c) Buildings should ensure view corridors and opportunities and solar access.
- d) Existing vegetation shall be preserved wherever possible.
- e) Roof design must establish effective snow management and have sloped appearance. Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation.
- f) Building materials including stone, wood, acrylic stucco and treated/textured concrete are appropriate, with building colours muted and consist of natural colours and materials found in the Whistler setting. Building materials must also be complementary to neighbouring buildings.
- g) Building design should reflect the importance of separating vehicular and pedestrian circulation. Recycling containers and garbage containers should be suitably screened.
- h) Comprehensive signage programs are required and must be consistent with building design. Consolidated signs are encouraged where possible and appropriate.
- i) All surface parking areas must be screened by a combination of walls, fencing, landscaping and berms and be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping. Parking areas must provide adequate areas for snow storage and drainage.

9.4.2 PROTECTION OF NATURAL ENVIRONMENT

- a) The Municipality may require that works be constructed to preserve and/or enhance natural watercourses, to protect vegetation, and/or to mitigate land slippage and where there is an existing concern over land slippage or vegetation retention, or where concern may be created by the development of the land.

- b) The area contains important fish and wildlife habitat and therefore mature stands and riparian habitats must be protected.

10.0 DEVELOPMENT PERMIT AREA #6: SECONDARY COMMERCIAL AND MULTIPLE RESIDENTIAL AREAS⁵

10.1 AREA

Development Permit Area #6 known as Secondary Commercial and Multiple Residential Areas, as shown on Schedules P and Q.

10.2 DESIGNATION

10.2.1 Pursuant to Section 945(4)(e) of the Municipal Act, Secondary Commercial and Multiple Residential Areas are hereby designated for the establishment of objectives and the provision of guidelines for the form and character of development.

10.2.2 Pursuant to Section 945(4)(b) of the Municipal Act, Secondary Commercial and Multiple Residential Areas are hereby designated as an area for the protection of development from hazardous conditions.

10.2.3 Pursuant to Section 945(4)(a) of the Municipal Act, Secondary Commercial and Multiple Residential Areas are hereby designated as an area for the protection of the natural environment.

10.3 JUSTIFICATION

Development Permit Area #6 comprises four district secondary convenience commercial areas and one multiple residential area which are situated in highly visible locations. Three of the commercial areas are located adjacent to Highway 99, and to an existing residential subdivision. The fourth is adjacent to a Municipal park at Alta Lake and also adjacent to a residential subdivision. The multiple residential area is located adjacent Highway 99, a commercial area and a residential subdivision. It is the Municipality's objective to ensure that development will be visually attractive and will complement neighbouring residential neighbourhoods, through specific design and siting considerations. Development in part of the Secondary Commercial Areas and the multiple residential area could be susceptible to potential flooding and will require floodproofing works.

10.4 GUIDELINES

Development Permits issued for each designation category in this area shall be in accordance with the following guidelines.

⁵ Bylaw 1312-98/08/24

10.4.1 FORM AND CHARACTER

- a) The design of proposed building or redevelopment of existing buildings must ensure that the development is attractive as viewed from Highway 99, and Alta Lake and that there is minimal physical, visual and acoustic impact on neighbouring residential properties.
- b) Landscaping and screening elements should provide visual privacy and separation to neighbouring properties and enhance the appearance of any development as viewed from the Highway, Lake or residential properties.
- c) Existing vegetation shall be preserved wherever possible and all surface parking, garbage and recycling areas shall be screened by landscaping and berms and be able to withstand Whistler's harsh climatic conditions and be coordinate with adjacent landscaping.
- d) The form, and design of commercial signage shall be consistent and complement the form and character of adjacent residential use.
- e) The design of residential buildings and any redevelopment of existing residential buildings shall be coordinated with adjacent development in order to achieve continuity between buildings, maintain a consistent character, and provide an appropriate transition between uses. Considerations include massing and materials, lighting, roof form and landscaping.
- f) All residential development shall maximize sun penetration to pedestrian levels and to neighbouring public and private spaces to provide for outdoor activity areas. Important view corridors must also be preserved.
- g) Landscaping and screening elements must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.
- h) Residential roof design must establish effective snow management and have a sloped appearance. Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation.
- i) Exterior finishes on residential buildings must be sensitive to their highly visible location adjacent to Highway 99. Appropriate building materials include stone, wood, acrylic stucco or treated/textured concrete. Building colours must also be complementary to neighbouring buildings.

10.4.2 PROTECTION FROM HAZARDOUS CONDITIONS

- a) The Municipality and/or the Ministry of Environment, Lands and Parks may require the construction of works to control erosion or protect banks.

11.0 DEVELOPMENT PERMIT AREA #7: SERVICE COMMERCIAL

11.1 AREA

Development Permit Area #7 known as Service Commercial, as shown on Schedules P and Q.

11.2 DESIGNATION

11.2.1 Pursuant to Section 945 (4)(e) of the Municipal Act, Service Commercial Areas are hereby designated for the establishment of objectives and provision of the guidelines for the form and character of development.

11.2.2 Pursuant to Section 945(4)(b) of the Municipal Act, Service Commercial Areas are hereby designated as an area for protection of development from hazardous conditions.

11.3 JUSTIFICATION

Service Commercial Areas are designated for service commercial and light industrial use, while the Mons area is designated for service commercial uses. Coordinated and compatible development is the key objective to these areas as recognizing building siting and design, landscaping and parking and loading areas. Any development should have minimum exposure or visibility from Highway 99. The areas are situated on lands which are susceptible to flooding and a high water table, therefore, floodproofing works may be required.

11.4 GUIDELINES

Development Permits issued for each designation category in this area shall be in accordance with the following guidelines.

11.4.1 FORM AND CHARACTER OF DEVELOPMENT

- a) The development should be designed to ensure that the building is appropriately situated in accordance with parking, loading and landscaping requirements.
- b) All surface parking areas must be enhanced with landscaping and berms. Parking areas must provide adequate areas for snow storage and drainage.
- c) Comprehensive signage programs are required and must be consistent with building design. Character signs or consolidated sign display are encouraged.

11.4.2 PROTECTION FROM HAZARDOUS CONDITIONS

- a) The Municipality may specify areas of lands that are located above flood levels to remain free of development to control erosion or protect banks where existing conditions may lead to erosion.
- b) The natural boundary of streams shall remain free of development except in accordance with any conditions contained in the permit to control erosion or protect banks.

12.0 DEVELOPMENT PERMIT AREA #8: LORIMER HILL

12.1 AREA

Development Permit Area #8 known as Lorimer Hill, as shown on Schedules P and Q.

12.2 DESIGNATION

12.2.1 Pursuant to Section 945(4)(e) of the Municipal Act, the Lorimer Hill lands are hereby designated as an area for the establishment of objectives and the provision of guidelines for the form and character of development.

12.2.2 Pursuant to Section 945(4)(a) of the Municipal Act, the Lorimer Hill lands are hereby designated as an area for the protection of the natural environment.

12.2.3 Pursuant to Section 945(4)(b) of the Municipal Act, the Lorimer Hill lands are hereby designated as an area for the protection of development from hazardous conditions.

12.3 JUSTIFICATION

Lorimer Hill is designated for park, rural resources, institutional, and future residential uses. The area is typified by very rugged topography, some areas of low-lying wetlands, areas of mature timber, and an extensive informal trail system. It is the Municipality's objective that any development respond to the difficult site conditions of this area, that coordination occur between various land uses to reduce any potential conflicts, and that the development will be visually attractive and complement neighbouring residential uses. Part of the lands are susceptible to seasonal flooding and high water table and floodproofing requirements or additional works may be required to alleviate a potential hazard. The rugged topography and mature vegetation should also be integrated into any development proposal to ensure the site is visibly attractive.

12.4 GUIDELINES

Development permits issued for each designation category in this area shall be in accordance with the following guidelines.

12.4.1 FORM AND CHARACTER

- a) Building design, siting, parking and loading areas must be designated and coordinated with adjacent development.
- b) All landscaping and screening elements must be able to withstand Whistler's harsh climatic conditions and coordinated with adjacent landscaping.

- c) All development located on slopes shall be articulated in section and plan in response to the slope so as to keep height and building mass to a minimum.
- d) Areas of existing natural vegetation shall be retained, particularly on steep slopes and where necessary to separate land uses or provide a visual screen of development.
- e) The amount of excavation and grading "cut and fill" shall be minimized through the design of all development.

12.4.2 PROTECTION OF NATURAL ENVIRONMENT AND FROM HAZARDOUS CONDITIONS.

- a) The area contains extremely rugged topography. Areas of steep slopes or questionable geotechnical stability may be protected from development.

13.0 DEVELOPMENT PERMIT AREA #9 - BLUEBERRY HILL

13.1 AREA

Development Permit Area #9 known as Blueberry Hill, as shown on Schedules P and Q.

13.2 DESIGNATION CATEGORY

13.2.1 Pursuant to Section 945(4)(e) of the Municipal Act, Blueberry Hill is hereby designated as an area for the establishment of objectives and the provision of guidelines for the form and character of development.

13.2.2 Pursuant to Section 945(4)(a) of the Municipal Act, Blueberry Hill is hereby designated as an area for the protection of the natural environment.

13.3 JUSTIFICATION

The Blueberry Hill subdivision is an area characterized by steep sloping and irregular terrain which requires careful site planning to minimize the visual impact of development. Site clearing, excavation and service construction be sensitively handled to maintain or enhance the natural vegetation and topography of the area.

13.4 GUIDELINES

Development Permits issued for each designation category in this area shall be in accordance with the following guidelines.

13.4.1 FORM AND CHARACTER

- a) The design of buildings and any redevelopment of existing buildings shall be coordinated with adjacent development to achieve continuity between buildings, maintain a consistent character, and provide an appropriate transition between uses. Considerations include massing and materials, lighting, roof form and landscaping.
- b) All development shall maximize sun penetration to pedestrian levels and to neighbouring public and private spaces to provide for outdoor activity areas. Important view corridors must also be preserved.
- c) Landscaping and screening elements must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.

- d) Roof design must establish effective snow management and have a sloped appearance. Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation.
- e) Building materials, colours and facade modulation shall be consistent with the mountain character. Building materials including stone, wood, acrylic stucco or treated/textured concrete are appropriate with building colours muted and consist of natural colours, and must also be complementary to neighbouring buildings. Building materials must be sufficiently durable and shall be detailed to withstand Whistler's harsh climate.
- f) Comprehensive signage programs are required and must be consistent with building design. Character and consolidated sign display signage is encouraged where possible.
- g) All surface parking areas must be screened and landscaped. Parking areas must provide adequate areas for snow storage and drainage.

13.4.2 PROTECTION OF NATURAL ENVIRONMENT

The Municipality may require that works be constructed to preserve and/or enhance natural watercourses.

14.0 DEVELOPMENT PERMIT AREA #10 - SUNCREST⁴

14.1 AREA

Development Permit Area #10 known as Suncrest⁴, as shown on Schedules P and Q.

14.2 DESIGNATED CATEGORY

14.2.1 Pursuant to Section 945(4)(e) of the Municipal Act, Suncrest⁴ is hereby designated as an area for the establishment of objectives and provision of guidelines for the form and character of development.

14.2.2 Pursuant to Section 945(4)(a) of the Municipal Act, Suncrest⁴ is hereby designated as an area for the protection of the natural environment.

14.2.3 Pursuant to Section 945(4)(b) of the Municipal Act, Suncrest⁴ is hereby designated as an area for the protection of development from hazardous conditions.

14.3 JUSTIFICATION

The Brio housing site is an area characterized by steep sloping and irregular terrain which requires careful site planning to minimize the visual impact of development. The site's location establishes it as a gateway to Whistler Village; any consideration for development must ensure the design responds to this high profile location in terms of visual impacts and site suitability of the development. Site clearing and excavation must be sensitively handled to maintain or enhance the natural vegetation and watercourse located in this area.

14.4 GUIDELINES

Development Permits issued for each designation category in this area shall be in accordance with the following guidelines.

14.4.1 FORM AND CHARACTER OF DEVELOPMENT

- a) The siting and design of all structures must minimize site regrading and cuts and fills in order to minimize the visual impacts of the project from Highway 99 and adjoining subdivisions.

⁴ Bylaw 1069–95/11/01

- b) The provision of vegetation buffers and tree preservation areas must be maximized. Existing vegetation shall be preserved, and landscaping and screening elements should provide visual privacy and separation to neighbouring properties and enhance the development.
- c) The design of buildings and any redevelopment of existing buildings shall be coordinated with adjacent development in order to achieve continuity between buildings, maintain a consistent character, and provide an appropriate transition between uses. Considerations include massing and materials, lighting, roof form and landscaping.
- d) All development shall maximize sun penetration to pedestrian levels and to neighbouring public and private spaces to provide for outdoor activity areas. Important view corridors must also be preserved.
- e) Landscaping and screening elements must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.
- f) Roof design must establish effective snow management and have a sloped appearance. Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation.
- g) Exterior finishes must be sensitive to the Village gateway location. Appropriate building materials include stone, wood, acrylic stucco or treated/textured concrete. Building colours must also be complementary to neighbouring buildings.
- h) Comprehensive signage programs are required and must be consistent with building design. Grouped signage is encouraged where possible and appropriate.
- i) All surface parking areas must be screened and landscaped.

14.4.2 PROTECTION OF NATURAL ENVIRONMENT

- a) The extent of site disruption caused by site regrading and cuts and fills must be minimized for all structures and roads located on slopes of over 30 percent by a combination of modulation in building form, tree preservation and extensive revegetation.
- b) The Municipality may require that works be constructed to preserve and/or enhance natural watercourses.

- c) In areas where slopes are in excess of 30 percent, the Resort Municipality of Whistler may require that tree preservation zones be established to control erosion and/or protect the banks.

15.0 DEVELOPMENT PERMIT AREA #11 - MILLAR'S POND

15.1 AREA

Development Permit Area #11 known as Millar's Pond, as shown on Schedules P and Q.

15.2 DESIGNATION

15.2.1 Pursuant to Section 945(4)(e) of the Municipal Act, Millar's Pond is hereby designated as an area for the establishment of objectives and the provision of guidelines for the form and character of development.

15.2.2 Pursuant to Section 945(4)(a) of the Municipal Act, Millar's Pond is hereby designated as an area for the protection of the natural environment.

15.3 JUSTIFICATION

Millar's Pond is characterized by steep sloping and irregular terrain with numerous bedrock exposures and several low lying areas containing ponded water. The area requires careful site planning to minimize the visual impact of the development from the Highway and maximize vegetation retention. It is the Municipality's objective that site clearing and excavation be sensitively handled to maintain or enhance natural watercourses and wetlands in this area.

15.4 GUIDELINES

Development Permits issued for each designation category in this area shall be in accordance with the following guidelines.

15.4.1 FORM AND CHARACTER

- a) The siting and design of all structures must minimize the visual impact of the project from Highway 99 by maximizing tree retention. The development must minimize site disruption and respect natural watercourses and wetlands.
- b) The provision of vegetation buffers and tree preservation shall be maximized. Existing vegetation shall be preserved, and landscaping and screening elements should provide visual privacy and separation to neighbouring properties and enhance the development.
- c) The design of the buildings and any redevelopment of existing buildings shall be consistent with the secluded mountain environment ambiance of the site.

Considerations include massing and materials, lighting, roof form and landscaping.

- d) All development shall maximize sun penetration to pedestrian levels and to neighbouring public and private spaces to provide for outdoor activity areas. Important view corridors must also be preserved.
- e) Landscaping and screening elements must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.
- f) Roof design must establish effective snow management and have a sloped appearance. Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation.
- g) Exterior finishes and materials must be sensitive to the mountain setting. Appropriate building materials include stone, wood, acrylic stucco or treated/textured concrete. Building colours should be muted and consist of natural colours and must also be complementary to neighbouring buildings.
- h) All surface parking areas must be screened and landscaped.

15.4.2 PROTECTION OF NATURAL ENVIRONMENT

- a) The extent of site disruption caused by site regrading and cuts and fills must be minimized for all structures and roads located on slopes of over 30 percent by a combination of modulation in building form, tree preservation and extensive revegetation.
- b) The Municipality may require that works be constructed to preserve or enhance natural watercourses and wetlands.
- c) In areas where slopes are in excess of 30 percent, the Resort Municipality of Whistler may require that tree preservation zones be established to control erosion and/or to protect the banks. Fish habitat shall also be preserved, protected and monitored.

16.0 DEVELOPMENT PERMIT AREA #12 - WHISTLER HEIGHTS

16.1 AREA

Development Permit Area #12 known as Whistler Heights, as shown on Schedules P and Q.

16.2 DESIGNATION

16.2.1 Pursuant to Section 945(4)(b) of the Municipal Act, the Whistler Heights lands are hereby designated as an area for the protection of development from hazardous conditions.

16.2.2 Pursuant to Section 945(4)a) of the Municipal Act, the Whistler Heights lands are hereby designated as an area for the protection of the natural environment.

16.2.3 Pursuant to Section 945(4)(e) of the Municipal Act, the Whistler Heights lands are hereby designated as an area for the establishment of objectives and the provision of guidelines for the form and character of residential development.

16.3 JUSTIFICATION

The Whistler Heights housing site is an area characterized by steeply sloping irregular terrain, primarily located above the 730 metre elevation, which requires careful site planning to minimize the visual and environmental impact of development. The architectural design of all structures must be suited to the forested mountain character of the site. The primary consideration in the design of projects at Whistler Heights must be that of topography. Site clearing and excavation must be sensitively handled to maintain or enhance the character of this area.

16.4 GUIDELINES

Development Permits issued in this area shall be in accordance with the following guidelines.

16.4.1 FORM AND CHARACTER OF DEVELOPMENT

- a) The siting and design of all structures must minimize site regrading and cuts and fills to minimize the visual impacts of the project from Highway 99, from adjoining subdivisions, from Whistler Creek, and from the Whistler Mountain Ski runs, and to retain as much of the natural contours and existing vegetation as possible. Structures should be concentrated with undisturbed buffer areas between clusters.

- b) Buildings should be sited to be tailored to the physical character of the site as much as possible. On steeper sites, the building mass should be modulated and stepped down the natural slope as much as possible to minimize grading and excavation. Wherever possible, the building and access road alignments should run parallel to the contours. Buildings should not be located on ridges, and building heights may be limited to minimize visual impacts.
- c) The design of buildings and any redevelopment of existing buildings must be coordinated with adjacent development in order to achieve continuity between buildings, maintain a consistent character, and provide an appropriate transition between uses. Considerations include massing and materials, lighting, roof form and landscaping.
- d) All development must maximize sun penetration to pedestrian levels and to neighbouring public and private spaces to provide for outdoor activity areas. Buildings should be stacked to expose more units to sunlight, open space, and views.
- e) The provision of vegetation buffers and tree preservation areas between buildings must be maximized. Landscaping and screening elements must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.
- f) Roof design must establish effective snow management and have a sloped appearance. Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow must be considered in design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation.
- g) Exterior finishes must be sensitive to the mountain character. Appropriate building materials include stone, wood, acrylic stucco and textured concrete. Building colours should consist of muted natural colours, and must be complementary to neighbouring buildings.

16.4.2 PROTECTION OF THE NATURAL ENVIRONMENT AND FROM HAZARDOUS CONDITIONS

- a) Whistler Heights is an area characterized by highly visible, steeply sloping, irregular terrain which may be subject to erosion, land slip, unstable soil and water which is subject to degradation. The lands are primarily located above the 730 metre elevation.

- b) The steeply sloping lands of Whistler Heights may be subject to erosion and may contain drainage corridors. The addition of roads, parking lots, buildings, retaining walls, pedestrian paths, etc. to a site has a definitive effect on the environment which will produce changes in ecology which are intensified at higher elevations. It is best to make as small a fundamental change in the environment as is practical. The Municipality may require land to remain free of development where there is concern about erosion.
- c) In order to maintain direct access to natural features surrounding the Whistler Heights development, public trails must be continued, created, and secured on the lands and integrated into the open space pattern in and around buildings and structures.
- d) Whistler Heights has stands of forest which should be preserved and protected. Due to the difficulty of landscaping and rehabilitation at higher elevations and on steeper slopes, the retention of trees is very important. The Municipality may require trees to be preserved or vegetation to be rehabilitated.
- e) The extent of site disruption caused by site regrading and cuts and fills must be minimized for all structures and roads by a combination of modulation in building form, tree preservation and extensive revegetation.
- f) The Municipality may require that vegetation or trees be planted and that tree preservation zones be established in order to control erosion and/or to protect banks. Stands of timber may be protected or preserved by siting controls on buildings and structures.
- g) In order to provide for the protection of, and access to, natural features in the Whistler Heights lands, and to promote pedestrian rather than vehicular access in as many areas as possible, the Municipality and/or the Approving Officer may accept or require the grant of public trails over lands which are the subject of a subdivision application.
- h) In order to ensure adequate protection from erosion, soil instability, ground water degradation, and watercourse quality degradation, the Municipality may regulate all land clearing, land filling, land grading, irrigation works, landscaping, and may require land to remain free of development.

17.0 DEVELOPMENT PERMIT AREA #13 - WEDGE PARK/SECONDARY SCHOOL

17.1 AREA

Development Permit Area #13 as known as Wedge Park/Secondary School, as shown on Schedules P and Q.

17.2 DESIGNATION

17.2.1 Pursuant to Section 945(4)(a) of the Municipal Act, the Wedge Park/Secondary School lands are hereby designated as an area for the protection of the natural environment.

17.2.2 Pursuant to Section 945(4)(b) of the Municipal Act, the Wedge Park/Secondary School lands are hereby designated as an area for the protection of development from hazardous conditions.

17.3 JUSTIFICATION

The Wedge Park/Secondary School lands are located within an area that contains the natural watercourses of Nineteen Mile Creek and Green Lake, the wetland fringe of Green Lake, and a largely shrub and forested habitat on adjacent lowland. These lands encompass important fish and wildlife habitats, and require protection of the natural environment.

The Wedge Park/Secondary School land encompass parts of the Nineteen Mile Creek floodplain and the Green Lake foreshore which present potential hazards to public safety and property due to susceptibility to seasonal flooding and the high water table. Works may be required to alleviate potential hazards arising from flooding, erosion and soil instability.

17.4 GUIDELINES

Development Permits for this area shall be issued in accordance with the following guidelines.

17.4.1 PROTECTION OF THE NATURAL ENVIRONMENT AND FROM HAZARDOUS CONDITIONS

a) The Municipality may require that site planning be sensitive and works be constructed to preserve or enhance the natural watercourses.

- b) The area contains important wetlands and fish and wildlife habitats which the Municipality may require to be protected from development. The Municipality may require that natural watercourses be preserved or dedicated. The Municipality may require, where the Minister of Environment, Lands and Parks has requested it, that vegetation or trees be planted or retained to protect banks or fisheries.

- c) In order to ensure that adequate protection from seasonal flooding and the high water table, the Municipality may require land to remain free of development, and may require landscaping where the Minister of Environment, Lands and Parks has requested it, to control erosion or protect banks.

18.0 DEVELOPMENT PERMIT AREA #14 - SUNRIDGE⁴

18.1 AREA

Development Permit Area #14 as known as Sunridge, as shown on Schedules P and Q.

18.2 DESIGNATED CATEGORY

18.2.1 Pursuant to Section 945 (4) (a) of the Municipal Act Sunridge is hereby designated as an area for the protection of the natural environment.

18.2.2 Pursuant to Section 945 (4) (b) of the Municipal Act Sunridge is hereby designated as an area for the protection of development from hazardous conditions.

18.3 JUSTIFICATION

The Sunridge housing site is an area characterized by steeply sloping and irregular terrain which requires careful site planning to minimize the environmental impact of development. Site clearing and excavation must be sensitively handled to maintain or enhance the natural vegetation and watercourse located in this area.

The Sunridge lands are comprised of complex geological formations which present potential hazards to public safety and property. Works may be required to alleviate potential hazards arising from water erosion, landslip, and unstable soil.

18.4 GUIDELINES

Development Permits issued in this area for protection of the natural environment and to mitigate potential geological hazards shall be in accordance with the following guidelines.

- (a) The steeply sloping lands of Sunridge may be subject to erosion and may contain drainage corridors. The addition of roads, parking lots, buildings, retaining walls, pedestrian paths, etc. to a site has a definitive effect on the environment which will produce changes in ecology. It is best to make as small a fundamental change in the environment as is practical. The Municipality may require land to remain free of development where there is concern about erosion.
- (b) In order to maintain direct access to natural features surrounding the Sunridge development, public trails must be continued, created, and secured on the lands and integrated into the open space pattern in and around buildings and structures.

⁴ Bylaw 1069–95/11/01

- (c) Sunridge has stands of forest which should be preserved and protected. Due to the difficulty of landscaping and rehabilitation on steeper slopes, the retention of trees is very important. The Municipality may require trees to be preserved or vegetation to be rehabilitated.
- (d) The extent of site disruption caused by site regrading and cuts and fills must be minimized for all structures and roads by a combination of modulation in building form, tree preservation and extensive revegetation.
- (e) The Municipality may require that vegetation or trees be planted and that tree preservation zones be established in order to control erosion and/or to protect banks. Stands of timber may be protected or preserved by siting controls on buildings and structures.
- (f) In order to provide for the protection of, and access to, natural features in the Sunridge lands, and to promote pedestrian rather than vehicular access in as many areas as possible, the Municipality and/or the Approving Officer may accept or require the dedication of public trails over lands which are the subject of a subdivision application.
- (g) In order to ensure adequate protection from erosion, soil instability, ground water degradation, and watercourse quality degradation, the Municipality may regulate all land clearing, land filling, land grading, irrigation works, landscaping, and may require land to remain free of development.
- (h) The Municipality may require that works be constructed to preserve and/or enhance natural watercourses.

19.0 DEVELOPMENT PERMIT AREA #15 - LORIMER ROAD EMPLOYEE HOUSING DEVELOPMENT⁷

19.1 AREA

Development Permit Area #15 as known as Lorimer Road Employee Housing Development, as shown on Schedules P and Q.

19.2 DESIGNATED

19.2.1 Pursuant to Section 879 (1) of the Municipal Act, the Lorimer Road Employee Housing Development lands are hereby designated as an area for the protection of the natural environment.

19.2.2 Pursuant to Section 945(4)(e) of the Municipal Act, the Lorimer Road Employee Housing Development lands are hereby designated as an area for the establishment of objectives and the provision of guidelines for the form and character of development.

19.3 JUSTIFICATION

The Lorimer Road Employee Housing lands are located in an area that contains the natural watercourses of Crabapple Creek, The River of Golden Dreams, and adjacent wetlands. These lands support important fish and wildlife habitat. The lands require protection for the existing natural environment. These lands are susceptible to flooding. Building and parking areas must be coordinated with landscaping and tree preservation areas to minimize the impacts on adjacent neighbourhoods. The Lorimer Road Employee Housing lands must be visually attractive and complement the existing neighbourhood. The Lorimer Road Employee Housing lands will be subject to specified design and siting considerations.

19.4 GUIDELINES

Development Permits issued in this area shall be in accordance with the following guidelines.

19.4.1 PROTECTION OF THE NATURAL ENVIRONMENT

- a) The area contains important fish and wildlife habitat and, therefore, any development may be subject to Municipal and Ministry of Environment, Lands and Parks requirements to ensure environmental protection.

⁷ Bylaw 1355-99/03/15

- b) The Municipality may require that works be constructed to preserve and/or enhance natural watercourses, to protect vegetation, and/or to mitigate land slippage where there is an existing concern over land slippage or vegetation retention, or where concern may be created by the development of land.
- c) Existing mature trees must be protected.
- d) Specific areas that are located below flood levels may be required to remain free of development unless otherwise mitigated, to protect the sensitive wetland environment.

19.4.2 FORM AND CHARACTER OF DEVELOPMENT

- a) Existing vegetation shall be preserved where possible and all surface parking areas shall be screened by landscaping able to withstand Whistler's harsh climatic conditions.
- b) Roof design must establish effective snow management and have a sloped appearance. Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in design and material selection. All pedestrian vehicle access points must be protected from snow shed and ice accumulation.
- c) Building materials, colours, ground-oriented access and façade modulation shall be consistent with the mountain character and be complementary to neighbouring buildings. Garbage and recycling enclosures must be suitably screened.
- d) Signage is required and must be consistent with the building design. An innovative wood entry sign is encouraged.

20.0 DEVELOPMENT PERMIT AREA #16 - RIVERSIDE CAMPGROUND⁸

20.1 AREA

Development Permit Area #16 known as Riverside Campground, as shown on Schedules P and Q.

20.2 DESIGNATION

20.2.1 Pursuant to Section 945(4)(a) of the Municipal Act, the Riverside Campground lands are hereby designated as an area for the protection of the natural environment.

20.2.2 Pursuant to Section 945(4)(b) of the Municipal Act, the Riverside Campground lands are hereby designated as an area for the establishment of objectives and the provision of development from hazardous conditions.

20.2.3 Pursuant to Section 945(4)(e) of the Municipal Act, the Riverside Campground lands are hereby designated as an area for the establishment of objectives and the provision of guidelines for the form and character of development.

20.3 JUSTIFICATION

The Riverside Campground lands are located in an area that contains the natural watercourses of Fitzsimmons Creek, No-Name Creek, Spruce Grove Creek and adjacent wetlands. These lands support important fish and wildlife habitat. The lands require protection for the existing natural environment and from hazardous conditions. These lands are susceptible to flooding. Building, parking and loading areas must be coordinated with landscaping and tree preservation areas to minimize visibility from Highway 99. The Riverside Campground must be visually attractive and complement neighbouring park lands. The Riverside Campground will be subject to specified design and siting considerations.

20.4 GUIDELINES

Development Permits issued for each designation category in this area shall be in accordance with the following guidelines.

⁸ Bylaw 1252-99/05/17

20.5 PROTECTION OF THE NATURAL ENVIRONMENT FROM HAZARDOUS CONDITIONS

- a) The area contains important fish and wildlife habitat and, therefore, any development may be subject to Municipal and Ministry of Environment, Lands and Parks' requirements to ensure environmental protection.
- b) The Municipality may require that works be constructed to preserve and/or enhance natural watercourses, to protect vegetation, and/or to mitigate land slippage where there is an existing concern over land slippage or vegetation retention, or where concern may be created by the development of the land.
- c) Mature stands of trees and riparian habitats must be protected.
- d) Specific areas that are located below flood levels may be required to remain free of development unless otherwise mitigated, to protect the sensitive wetland environment and to protect from hazardous conditions.

20.6 FORM AND CHARACTER OF DEVELOPMENT

- a) Each campsite shall have a clearly identifiable camping area of grass or compacted gravel, or which is otherwise well maintained.
- b) Each campsite must be numbered and so designated with low key signage.
- c) One-way loop roads through the campsite area are recommended.
- d) All roads should be given an appropriate surface treatment to minimize maintenance and dust problems.
- e) Landscaping and screening elements should provide visual privacy and separation to neighbouring properties and to each camping site.
- f) All landscaping and screening elements must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.
- g) Existing vegetation shall be preserved wherever possible.
- h) Roof design must establish effective snow management and have a sloped appearance.

- i) Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in building design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation.
- j) Building design and landscaping shall be consistent with Whistler's mountain character.
- k) Building materials including stone, wood and acrylic stucco are appropriate, with building colours muted and consisting of natural colours and materials found in the Whistler setting.
- l) Recycling and garbage containers shall be suitably screened.
- m) A comprehensive signage program is required and must be consistent with building design.
- n) All surface parking areas must be screened with landscaping and berms. Parking areas must provide adequate areas for snow storage and drainage.
- o) The visual impact of the project from Highway 99 must be minimized by maximizing tree retention and providing additional landscape and screening elements.
- p) Group camping facilities must be provided.

21.0 DEVELOPMENT PERMIT AREA #17 – SPRING CREEK⁹

21.1 AREA

Development Permit Area #17 known as Spring Creek, as shown on Schedules P & Q.

21.2 DESIGNATION CATEGORY

21.2.1 Pursuant to Section 879(1)(a) of the *Municipal Act*, the Spring Creek lands are hereby designated as an area for the protection of the natural environment, its ecosystems and biological diversity.

21.2.2 Pursuant to Section 879(1)(b) of the *Municipal Act*, the Spring Creek lands are hereby designated as an area for the protection of development from hazardous conditions.

21.2.3 Pursuant to Section 879(1)(e) of the *Municipal Act*, the Spring Creek lands are hereby designated as an area for the establishment of objectives and the provision of guidelines for the form and character of development.

21.3 JUSTIFICATION

The Spring Creek development area contains the natural watercourses of Alpha Creek, Pond Creek, Spring Creek and Southlands Creek, along with some ephemeral streams and wetland areas. The lands are varied in topography from relatively flat depression areas to steeply sloped ridges and bedrock knolls. The site is characterized by dense young second growth coniferous stands of forest, and also contains riparian mixed forest, deciduous woodlands, and some old growth trees. The lands support important fish and wildlife habitat. Protection is required for the existing natural environment and from hazardous conditions. Careful site planning is required to minimize the visual and environmental impact of development. Building, parking and loading areas must be coordinated with landscaping and tree preservation areas to minimize negative visual impacts. All development at Spring Creek must be visually attractive and complement neighbouring subdivisions. The architectural design of all structures must be suited to the forested mountain character of the site.

⁹ Bylaw 1428—00/01/10

21.4 GUIDELINES

Development Permits issued for each designation category in this area shall be in accordance with the following guidelines.

21.4.1 PROTECTION OF THE NATURAL ENVIRONMENT

- a) The Spring Creek area contains important wildlife habitat and, therefore, any development may be subject to requirements of the Municipality and of the Ministry of Environment, Lands and Parks to ensure environmental protection.
- b) The Spring Creek lands contain the natural watercourses of Alpha Creek, Pond Creek, Spring Creek and Southlands Creek, along with some ephemeral streams, wetland areas, and a pond. Setbacks must be established for these watercourses within which no development may occur (unless otherwise mitigated) to protect the riparian habitats. The impacts of development must be further mitigated through enhancement of the riparian habitat.
- d) The mixed forest habitat must be protected by the establishment of preserved buffer areas along Highway 99, by preserving the central dry rocky knoll, and by establishing tree preservation areas within each development site. Protection of additional trees may be required through siting controls on buildings and structures. Vegetation rehabilitation may be required.
- e) The extent of site disruption caused by site re-grading and cuts and fills must be minimized for all structures and roads by a combination of modulation in building form, tree preservation, and extensive re-vegetation.
- f) In order to maintain public access to natural features within and surrounding the Spring Creek area, and to promote pedestrian rather than vehicular access in as many areas as possible, public trails must be continued, created and secured on the lands.

21.4.2 PROTECTION FROM HAZARDOUS CONDITIONS

- a) The lands are characterized by an undulating topography with some steeply sloping terrain that may be subject to erosion or soil degradation. The Municipality may require land to remain free of development where there is concern about erosion, and may regulate all land clearing, land filling, land grading, irrigation works, and landscaping.

- b) The Municipality may require works to be constructed to protect banks, and/or to mitigate land slippage.
- c) The lands back onto a forested mountain and as such may be subject to wildfire hazard. The Municipality may regulate the siting of buildings and the placement of landscaping to alleviate wildfire hazards.

21.4.3 FORM AND CHARACTER OF DEVELOPMENT

- a) The siting and design of all structures must minimize site re-grading to retain as much of the natural contours and existing vegetation as possible, and to minimize visual impacts of the project from Highway 99, from adjoining subdivisions, from Whistler Mountain, and from the west side of the valley. Structures should be concentrated with undisturbed buffer areas between clusters.
- b) Building siting should be tailored to the physical character of the site as much as possible. On steeper sites, the building mass should be modulated and stepped down the natural slope as much as possible to minimize grading and excavation. Wherever possible, the alignment of buildings and roads should run parallel to the natural contours. Building heights may be limited to minimize visual impacts.
- c) The design of buildings must be coordinated with adjacent development in order to achieve continuity between buildings, to maintain a consistent neighbourhood character, and to provide an appropriate transition between uses. Considerations include massing, colours and materials, lighting, roof form and landscaping.
- d) All development must maximize sun penetration to pedestrian levels and to neighbouring public and private spaces to provide for outdoor activity areas. Buildings should be stacked to expose more units to sunlight, open space, and views.
- e) The provision of vegetation buffers and tree preservation areas between buildings must be maximized to provide visual privacy and separation to neighbouring properties. Landscaping and screening elements must be able to withstand Whistler's harsh climate and be coordinated with adjacent landscaping. Existing vegetation shall be preserved wherever possible.

- f) Roof design must establish effective snow management and have a sloped appearance. Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in building design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation.
- g) Building design and landscaping shall be consistent with the forested mountain character of the site. Appropriate building materials include stone, wood, acrylic stucco and textured concrete. Building colours should consist of muted natural colours and must be complementary to neighbouring buildings.
- h) Recycling and garbage containers shall be suitably screened. A comprehensive signage program is required and must be consistent with building design.
- i) All surface parking areas must be screened with landscaping, and must include adequate areas for snow storage and drainage.

22.0 DEVELOPMENT PERMIT AREA #18 – RESIDENTIAL ESTATE LANDS (B.C. RAIL LANDS)¹²

22.1 AREA

Development Permit Area #18 known as Residential Estate Development Permit Area, as shown on Schedules P & Q.

22.2 DESIGNATION

22.2.1 Pursuant to Section 919.1(1)(a) of the *Local Government Act*, the Residential Estate Lands are hereby designated as an area for the protection of the natural environment, its ecosystems and biological diversity.

22.2.2 Pursuant to Section 919.1(1)(b) of the *Local Government Act*, the Residential Estate Lands are hereby designated as an area for the protection of development from hazardous conditions.

22.3 JUSTIFICATION

22.3.1 The Residential Estate Lands are located within areas that contain natural watercourses, wetlands and mature forests. These lands encompass important fish and wildlife habitats, and require protection of the natural environment, its ecosystems and biological diversity.

22.3.2 The Residential Estate Lands encompass parts of floodplains and the foreshore, which present potential hazards to public safety and property due to susceptibility to seasonal flooding and the high water table. Works may be required to alleviate potential hazards arising from flooding, erosion and soil instability.

22.3.3 Residential Estate Lands are known to have steep or unstable slopes that present a potential hazard to public safety and property, due to erosion and slope failure. Siting considerations and mitigation measures may be required to minimize exposure to such hazards.

22.4 GUIDELINES

Development Permits for this area shall be issued in accordance with the following guidelines:

1

¹² Bylaw 1536—01/12/18

22.4.1 PROTECTION OF THE NATURAL ENVIRONMENT, ITS ECOSYSTEMS AND BIOLOGICAL DIVERSITY

- a) As far as practicable, there should be no net loss of natural areas as development occurs. Buildings and structures should be located on portions of the site that are not environmentally sensitive to development.
- b) Wherever possible, large tracts of wildlife habitat or long continuous corridors should be preserved in order to facilitate movement of wildlife from place to place.
- c) Development should not unduly increase storm water runoff and should not alter the natural drainage pattern of adjacent properties. Design and construction practices should minimize erosion and sedimentation in storm water runoff.
- d) Wherever possible, landscape plans should enhance, expand or create wildlife habitat such as ponds, wetlands, native aquatic and terrestrial plants.
- e) Developments adjacent to any watercourse, waterbody or wetland shall comply with the Provincial Streamside Protection Regulations (B.C. Reg. 10/2001 as amended).
- f) The Municipality may require that vegetation or tree preservation zones be established in order to control erosion and protect wildlife habitat and biodiversity.

22.4.2 PROTECTION OF DEVELOPMENT FROM HAZARDOUS CONDITIONS

- a) In order to ensure adequate protection from seasonal flooding, the Municipality may require land to remain free of development, and may require landscaping to control erosion or protect banks.
- b) The extent of site disruption caused by site regrading and cuts and fills must be minimized for all structures and roads located on slopes of over 30 percent by a combination of site planning, modulation in building form, tree preservation and revegetation.

23.0 DEVELOPMENT PERMIT AREA #19 – RESIDENTIAL ESTATE LANDS¹³

23.1 AREA

Development Permit Area #19 known as Residential Estate Development Permit Area, as shown on Schedules P & Q.

23.2 DESIGNATION

23.2.1 Pursuant to Section 919.1(1)(a) of the *Local Government Act*, the Residential Estate Lands are hereby designated as an area for the protection of the natural environment, its ecosystems and biological diversity.

23.2.2 Pursuant to Section 919.1(1)(b) of the *Local Government Act*, the Residential Estate Lands are hereby designated as an area for the protection of development from hazardous conditions.

23.3 JUSTIFICATION

23.3.1 The Residential Estate Lands are located within areas that contain natural watercourses, wetlands and mature forests. These lands encompass important fish and wildlife habitats, and require protection of the natural environment, its ecosystems and biological diversity.

23.3.2 The Residential Estate Lands encompass parts of floodplains and the foreshore, which present potential hazards to public safety and property due to susceptibility to seasonal flooding and the high water table. Works may be required to alleviate potential hazards arising from flooding, erosion and soil instability.

23.3.3 Residential Estate Lands are known to have steep or unstable slopes that present a potential hazard to public safety and property, due to erosion and slope failure. Siting considerations and mitigation measures may be required to minimize exposure to such hazards.

23.4 GUIDELINES

Development Permits for this area shall be issued in accordance with the following guidelines:

1

¹³ Bylaw 1524—02/01/28

23.4.1 PROTECTION OF THE NATURAL ENVIRONMENT, ITS ECOSYSTEMS AND BIOLOGICAL DIVERSITY

- a) As far as practicable, there should be no net loss of natural areas as development occurs. Buildings and structures should be located on portions of the site that are not environmentally sensitive to development.
- b) Wherever possible, large tracts of wildlife habitat or long continuous corridors should be preserved in order to facilitate movement of wildlife from place to place.
- c) Development should not unduly increase storm water runoff and should not alter the natural drainage pattern of adjacent properties. Design and construction practices should minimize erosion and sedimentation in storm water runoff.
- d) Wherever possible, landscape plans should enhance, expand or create wildlife habitat such as ponds, wetlands, native aquatic and terrestrial plants.
- e) Developments adjacent to any watercourse, waterbody or wetland shall comply with the Provincial Streamside Protection Regulations (B.C. Reg. 10/2001 as amended).
- f) The Municipality may require that vegetation or tree preservation zones be established in order to control erosion and protect wildlife habitat and biodiversity.

23.4.2 PROTECTION OF DEVELOPMENT FROM HAZARDOUS CONDITIONS

- a) In order to ensure adequate protection from seasonal flooding, the Municipality may require land to remain free of development, and may require landscaping to control erosion or protect banks.
- b) The extent of site disruption caused by site regrading and cuts and fills must be minimized for all structures and roads located on slopes of over 30 percent by a combination of site planning, modulation in building form, tree preservation and revegetation.

