

SCHEDULE "T"
GREEN LAKE GOLF COURSE DEVELOPMENT (Bylaw 960)

- 1.0 SCOPE AND APPLICATION
- 1.1 This Green Lake Golf Course Development Official Community Plan applies to all those lands outlined and delineated in heavy black on Schedule "A" hereto (hereinafter referred to as "Green Lake Golf Course Lands").
- 1.2 This Green Lake Golf Course Development Official Community Plan forms part of the Resort Municipality of Whistler Official Community Plan and if any provision of this Schedule "T" is in conflict with any other provision of the Resort Municipality of Whistler Official Community Plan, the provisions of Schedule "T" shall govern.
- 1.3 This Green Lake Golf Course Development Official Community Plan is a general statement of the broad objectives and policies of the Council of the Resort Municipality of Whistler respecting the form and character of development and the proposed land uses for the Green Lake Golf Course Development. In great part the objectives and policies have been reduced to plans, maps, and diagrams giving expression to the objectives of the Resort Municipality of Whistler for the development of the Green Lake Golf Course Development.
- 1.4 The Master Plan, being Schedule "B-1" to this Green Lake Golf Course Development Official Community Plan, shows:
- a) The approximate locations, amount, type and density of accommodation development proposed for the Green Lake Golf Course Lands, which together with proposed tourist accommodation development in other areas of the Resort Municipality is required to meet anticipated accommodation needs of various types over the next five years;
 - b) The approximate locations, amount, and type of commercial and recreational land uses proposed for the Green Lake Golf Course Lands.
- 1.5 No agricultural land uses are proposed for the Green Lake Golf Course Lands.
- 1.6 The Green Lake Golf Course Lands contains sand and gravel deposits located in Fitzsimmons Creek bed which are suitable for future extraction and provision has been made for potential extraction.
- 1.7 The approximate location of major roads, sewer and water systems is shown on Schedule "B-3, B-4, B-5 and B-6" hereto. The phasing of the same (if phased) will be governed by the progression of subdivision.

1.8 No schools, waste treatment or disposal sites are planned for the Green Lake Golf Course Lands and the proposed location of parks is shown on Schedule "B-1".

2.0 DESIGNATION

2.1 Pursuant to S.945 (4) (b) of the Municipal Act, R.S.B.C. 1979, c.290, the Green Lake Golf Course Lands are designated as an area for the protection of development from hazardous conditions.

2.2 Pursuant to S.945 (4) (e) of the Municipal Act, R.S.B.C. 1979 c.290, the Green Lake Golf Course Lands are designated as an area for the establishment of objectives and the provision of guidelines for the form and character of commercial, multi-family residential and industrial development.

2.3 Pursuant to S.945 (4) (a) of the Municipal Act, R.S.B.C. 1979, c.290, the Green Lake Golf Course Lands are hereby designated as an area for the protection of the natural environment.

3.0 SPECIAL CONDITIONS

3.1 Hazards

The Green Lake Golf Course Lands in its entirety is a flood plain and all parts are subject to flooding. Development of the Green Lake Golf Course Lands requires protection from hazards and conditions which arise from flooding, erosion, soil instability, and water which is subject to degradation.

3.2 Commercial Multiple-unit Residential Development

- a) The Green Lake Golf Course Lands are immediately adjacent to Green Lake, the River of Golden Dreams, Fitzsimmons Creek, Meadow Park, and Lost Lake Park and as such, the development will constitute a highly visible and very important extension of the recreational and pedestrian corridor which is a primary focus of resort oriented tourist activity within the Resort Municipality.
- b) It is essential that the development of the Green Lake Golf Course Lands be subject to strict use, density, height and design controls while respecting the adjacent natural features in consideration of scale in order that the development remain visually and physically integrated.

3.3 Protection of Natural Environment

- a) In order to protect and maintain direct access to natural features surrounding the Green Lake Golf Course Development, public trails, and trail systems centering on and commencing in the Village, Lost Lake Park, and Meadow Park must be continued, created, and/or upgraded and secured on Green Lake Golf Course Lands and integrated into the open space pattern in and around buildings and structures.
- b) The Green Lake Golf Course Development has areas which comprise part of the River of Golden Dreams wetland which should be preserved, protected, and enhanced.
- c) The Green Lake Golf Course Development has areas which should generally be preserved and protected. A minimum fifteen (15) metre setback from developed golf course areas, a minimum thirty (30) metre development parcel setback and a minimum fifty (50) metre building and structure setback should be provided from the River of Golden Dreams, Green Lake, and Fitzsimmons Creek.
- d) The Green Lake Golf Course Development has stands of forest which should be preserved and protected. A minimum twenty (20) metre buffer should be retained adjacent and parallel to Highway 99.
- e) In order to provide for the protection of and access to natural features in the Green Lake Golf Course 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 the subdivision application. The location of the trail system contemplated for the Green Lake Golf Course Lands is shown on Schedule "B-2" hereto.
- f) The Council shall encourage pursuant to Schedule "B-7" (Tree Preservation Areas) and where consistent with the siting of buildings in the Master Plan, the protection and preservation of stands of timber by siting controls on buildings and structures.
- g) To preserve and protect the existing wetland habitat, the setback areas from the creeks, river and Green Lake, the setback area from Highway 99 and important stands of trees, these features and lands should be preserved and remain substantially free of development.
- h) In order to ensure the protection of the natural environment a monitoring program is required as outlined in Schedule "E" during the construction and operation of facilities on the Green Lakes Lands.

4.0 GUIDELINES

4.1 Hazards

- a) In order to ensure adequate protection from flooding hazard, no subdivision of the lands of the Green Lake Golf Course Development should be approved until a plan of flood proofing works has been approved by the Minister of Environment.
- b) At the time of subdivision and prior to any construction of buildings and structures on the Green Lake Golf Course Development, statutory rights-of-way as may be reasonably required for flood control, should be secured over the lands which are the subject of the subdivision in favour of the Resort Municipality for floodways. Such floodways will allow a right to flood along the rights-of-way, will impose grade and elevation requirements on the completed development, and will prohibit obstruction of the free flow of water.
- c) The Ministry of Environment may impose use restrictions on the habitable floor levels of all buildings and structures, which may also be required to be elevated to a minimum grade.
- d) In order to ensure adequate protection from erosion, soil instability, ground water degradation, and water course quality degradation, the Municipality may regulate by Development Permit all land clearing, land filling, land grading, irrigation works, landscaping, and may require land to remain free of development.

4.2 Commercial, Industrial and Multi-Family Residential Development

- a) The design, siting and exterior finishes of all buildings, structures, improvements of open space, and landscaping on the Green Lake Golf Course Lands shall respond to the unique, highly visible setting and shall conform as far as reasonably possible to the Design Guidelines attached as Schedule "D-1", "D-2", "D-3", and "D-4".
- b) To provide for landscaping and open space, where possible, building separation should be maximized, driveways should be shared, and building facades offset.
- c) The general pattern of subdivision of the Green Lake Golf Course shall be in reasonable conformance with the parcelization plan shown on Schedule "B-1", subject to the density not exceeding 1236 bed units and subject to the guidelines for the protection of the natural environment and guidelines for the protection of development from hazardous conditions. **(Bylaw 1092)**

- d) The proper and efficient development of the Green Lake Golf Course Lands in accordance with Schedule "B-1" requires the provision of certain essential Municipal and community works and services, other than the normal on-site works and services such as water, sewer, drainage, roads, and parks. Such essential works and services form part of the general Municipal infrastructure supporting the Municipality as a whole. Such essential works need not be constructed, completed in place prior to commencement of development of the Green Lake Golf Course Lands; however, there have been identified critical points in the development beyond which no further development ought to proceed unless and until certain essential works and services are undertaken or constructed as referred to in Schedule "C" to provide the necessary infrastructure to support and service the Green Lake Golf Course Lands.
- e) Guidelines for the timing of construction on the Green Lake Golf Course Lands together with conditions relating to the completion of certain essential services as referred to in Section 4.2.(d) hereto are attached as Schedule "C".

5.0 DEVELOPMENT PERMITS

Pursuant to s.976 (2) (c) of the Municipal Act, R.S.B.C. 1979, c.290 the whole of the Green Lake Golf Course Lands shall be subject to one Development Permit referred to as the Master Development Permit and a further Development Permit referred to as the Subdivision Development Permit. The Master Development Permit shall be limited to imposing conditions on the timing of construction of the Green Lake Golf Course Lands in accordance with Schedule "C" hereto in order to achieve the objectives set out in Section 4 (2) (c) (d) and (e) hereof.

The Subdivision Development Permit shall be limited to imposing conditions on the completion of works for the Green Lakes Golf Course Lands in accordance with Schedule "C" hereto in order to achieve the objectives set out in Section 4 (2) (c) (d) and (e) hereof.

In addition to the Master Development Permit, the Subdivision Development Permit, and pursuant to S.976 and S.980 (5) of the Municipal Act, R.S.B.C. 1979, c.290, each individual parcel into which the Green Lake Golf Course Lands is subsequently subdivided shall be the subject of a parcel specific Development Permit pertaining to matters referred to in Section 3 and Section 4 hereof.

SCHEDULE "A"

to the Green Lake Golf Course Development
Official Community Plan

Legal Description

SCHEDULE "B"

to the Green Lake Golf Course Development
Official Community Plan

This Schedule "B" consists of the following four plans:

- "B-1" Parcelization, Pattern of Subdivision and Land Use
- "B-2" On-Site Trails and Parks
- "B-3" Servicing - Roads and Flood Control
- "B-4" Servicing - Storm Drainage
- "B-5" Servicing - Watermains
- "B-6" Servicing - Sanitary Sewers and Forcemain
- "B-7" Fill Plan
- "B-8" Tree Preservation Plan

SCHEDULE "C"

to the Green Lake Golf Course Development Lands Official Community Plan

Guidelines for Timing of Construction

- A. The key timing constraints for the Green Lake Golf Course Lands are:
1. No building shall be constructed upon the Lands until such time as the Lands identified on Schedule "B-2" as "I", "K" and "L" have been dedicated to the Municipality and security acceptable to the Municipality is provided for no less than 135% of the costs of improving these Lands.
 2. No building shall be constructed over any part of the Lands until the golf course has been constructed on land identified as "H-1" as shown on Schedule "B-2", or until security acceptable to the Municipality is provided for constructing the said golf course, or covenants restricting residential development are registered on all or a portion of the subject lands.
 3. No buildings shall be constructed upon any part of the Green Lake Golf Course Lands until the trails identified on Schedule "B-2" have been constructed, paved and illuminated to Municipal Valley Trail Standards as identified in Schedule "E" running generally in the location shown and delineated on said Schedule, or until security acceptable to the Municipality is provided for no less than 135% of the cost of constructing and paving said trail.
 4. No building shall be constructed upon the Lands until such time as the road and training berm rights-of-way as shown on Schedule "B-3" have been dedicated to the Municipality, until the road and training berm located within the rights-of-way have been constructed to Municipal standards, and until the site has been serviced to Municipal standards, or security acceptable to the Municipality has been provided.

- B. For the purpose of the Schedule "C":
- (i) a reference to Municipal standards for construction and completion, means those standards required in any bylaw of the Resort Municipality of Whistler having application to works and services of the nature provided for herein and, without limiting the generality of the foregoing, to any bylaws nor or in the future adopted by the Resort Municipality of Whistler pursuant to Division (7) Part 29 of the Municipal Act, R.S.B.C. 1979, c.290 as amended from time to time (collectively defined as the "Municipal Subdivision and Works and Services Bylaws").

SCHEDULE "D"

to the Green Lake Golf Course Development
Official Community Plan

Design Guidelines

There are two schedules in Schedule "D":

- "D-1" Clubhouse/Condominium Design Guidelines
- "D-2" Detached Single Family Design Guidelines
- "D-3" Townhouse Design Guidelines
- "D-4" Industrial Parcel(s) Guidelines

SCHEDULE "E"

to the Green Lake Golf Course Development
Official Community Plan

Environmental Monitoring Program Requirements

SCHEDULE "F"

to the Green Lake Golf Course Development
Official Community Plan

Valley Trail Standards