RESORT MUNICIPALITY OF WHISTLER

WORKS AND SERVICES CHARGES BYLAW NO. 2489, 2025

A BYLAW TO ESTABLISH AND IMPOSE CHARGES FOR MUNICIPAL WORKS AND SERVICES

WHEREAS in addition to rates, taxes and charges under the *Community Charter* or the *Local Government Act*, pursuant to section 8 of the *Resort Municipality of Whistler Act*, Council may impose charges on the owners of land for which or on which developments are undertaken and provide for the collection of such charges for the purpose of assisting the Municipality to construct, replace, acquire, operate or maintain works and services associated with sewer, water, highway and transportation, transit, recreational facilities, parks and employee housing services, including the acquisition and improvement of land and the construction, operation and maintenance of buildings for the accommodation of individuals who work within the Municipality;

AND WHEREAS such charges may vary with respect to different zones or other defined areas, uses, classes of building, classes of development, sizes or numbers of parcels or units, and works or services;

AND WHEREAS the Municipality acknowledges that pursuant to section 8(11) of the *Resort Municipality of Whistler Act*, a charge is not payable (a) if a charge has previously been paid for the same development unless, as a result of further development, new cost burdens will be imposed on the Municipality, or (b) in respect of a building permit authorizing the construction, alteration or extension of a building or part of a building that is or will be, after the construction, alteration or extension, exempt from taxation under section 220(1)(h) [statutory exemptions for places of public worship] or 224(2)(f) [permissive exemptions in relation to places of public worship] of the *Community Charter;*

AND WHEREAS the Municipality has prepared a report stating in detail the considerations, information and calculations used to determine the amount of the charges imposed by this bylaw;

NOW THEREFORE the Council of the Resort Municipality of Whistler, in open meeting assembled, **ENACTS AS FOLLOWS**:

CITATION

1. This bylaw may be cited for all purposes as "Works and Services Charges Bylaw No. 2489, 2025".

DEFINITIONS AND INTERPRETATION

2. The definitions established by or applicable under the Zoning Bylaw apply to this bylaw except for words or phrases that are defined in this bylaw.

3. In this bylaw:

a) “Affordable Employee Restricted” means Residential Occupancy only by an employee or an individual related by blood, adoption, common-law marriage or foster parenthood to an employee or cohabitating with an employee in a spousal relationship as secured under a housing agreement pursuant to section 483 of the *Local Government Act* or a registered ground lease with the Municipality under Part 12 of the *Strata Property Act*;

b) “Attic or Roof Space” means the Floor Area between the roof and the ceiling of the top storey or between a dwarf wall and a sloping roof that has a floor system;

c) “Building Bylaw” means the Resort Municipality of Whistler “Building Regulation Bylaw 2482, 2025”, as amended or repealed and replaced from time to time;

d) “Building Code” means the British Columbia Building Code as adopted by the Minister pursuant to section 692 (1) of the *Local Government Act*;

e) “Building Permit” means any permit required under the Building Bylaw;

f) “Commercial, Industrial and Other” means a building or part thereof for any occupancy or use or other than Affordable Employee Restricted, Market Residential, Storage Garage or Tourist Accommodation;

g) “Crawl Space” means any Floor Area having less than 1.5 metres of clearance between the underside of a roof or floor system above and a ground floor slab or ground surface below;

h) “Development” means subdivision of land, construction, alteration or extension of a building or other structure, and connection to a water or sewage system;

i) “Floor Area” means:

    i. with respect to a building, the space on any storey of the building measured from outside exterior wall to outside exterior wall including the space occupied by interior walls and partitions; and

    ii. with respect to a portion of a building, the space measured between the middle of shared-unit separation interior walls or to an outside exterior wall, as applicable;

j) "In-Stream Application" means an application for the issuance of a Building Permit that has:

    i. been submitted to the Municipality and accepted by the Building Official in accordance with the Building Bylaw together with any applicable fees; and

    ii. not been determined, rejected or withdrawn;

k) “Major Occupancy” means the principal occupancy or use for which a building or part thereof is used or intended to be used, and will be deemed to include any subsidiary uses that are an integral part of the principal use.

l) “Market Residential” means Residential Occupancy, except for Affordable Employee Restricted and Tourist Accommodation;

m) “Municipality” means the Resort Municipality of Whistler;

n) “Residential Occupancy” means the occupancy or use of a building or part thereof by persons for whom sleeping accommodation is provided but who are not harboured for the purpose of receiving care or treatment and are not involuntarily detained;

o) “Security” means a cash deposit or unconditional irrevocable, automatically renewable, letter of credit issued by a Canadian chartered bank, credit union or trust company;

p) “Storage Garage” means a building or part thereof for more than 5 motor vehicles;

q) “Tourist Accommodation” means Residential Occupancy by tourists and other visitors on a temporary basis including bed and breakfast, hotel, inn, lodge, pension, camping and similar tourist accommodation;

r) “Void Space” means any Floor Area having less than 1.5 metres of clearance between the underside of a ceiling, roof or floor system above and the upper surface of a floor system below;

s) “Works and Services Charges” means charges for the purpose of assisting the Municipality to construct, replace, acquire, operate or maintain:

   i. a sewage collection, conveyance, treatment and disposal system;

   ii. a water supply, treatment, conveyance, storage and distribution system, including water reservoirs;

   iii. highway and transportation works and services, including off-street parking;

   iv. transit works and services;

   v. recreational facilities;

   vi. parks; and

   vii. employee housing services, including the acquisition and improvement of land and the construction, operation and maintenance of buildings for the accommodation of individuals who work within the Municipality;

t) "Zoning Bylaw" means the Resort Municipality of Whistler "Zoning and Parking Bylaw No. 303, 2015", as amended or repealed and replaced from time to time.

4. With respect to Market Residential:

a) "Very Low-Density" means a dwelling unit with a Floor Area greater than 400m^2;

b) "Low-Density" means a dwelling unit with a Floor Area of 201m^2 up to and including 400m^2;

c) "Medium-Density" means a dwelling unit with a Floor Area of 100 m^2 up to 200m^2;

d) "High-Density" means a dwelling unit with a Floor Area of less than 100m^2;

5. With respect to Tourist Accommodation:

a) "Very Low-Density" means a unit of sleeping accommodation with a Floor Area greater than 400m^2;

b) "Low-Density" means a unit of sleeping accommodation with a Floor Area of 201m^2 up to and including 400m^2;

c) "Medium-Density" means a unit of sleeping accommodation with a Floor Area of 100 m^2 up to 200m^2.

d) "High-Density" means a unit of sleeping accommodation with a Floor Area of less than 100m^2.

WORKS AND SERVICES CHARGES

6. The Major Occupancy classifications used in this bylaw are as follows:

a) Affordable Employee Restricted;

b) Commercial, Industrial and Other;

c) Market Residential;

d) Storage Garage; and

e) Tourist Accommodation.

7. Works and Services Charges are hereby imposed on the owners of land for which or on which construction, alteration or extension of a building is undertaken in the amounts specified in Schedule "A" to this bylaw based on:

a) the Major Occupancies of buildings or parts thereof;

b) the works and services; and

c) the total Floor Area of:

i. the buildings to be constructed on the land;

ii. an extension to an existing building; or

iii. the alteration of an existing building if there is a change to the Major Occupancy of the building or part thereof,

including Crawl Spaces, Void Spaces, and Attic or Roof Spaces.

8. Works and Services Charges for those Floor Areas of a building that are shared between or among Major Occupancies, including mechanical and electrical support rooms, will be charged at the Commercial, Industrial & Other rate.

9. Works and Services Charges for those areas of a building that are common to Market Residential will be based on the High-Density rates for Market Residential.

10. Works and Services Charges for those areas of a building that are common to Tourist Accommodation will be based on the High-Density rates for Tourist Accommodation.

11. Works and Services Charges will be paid at the time a Building Permit is issued.

INSTALLMENT PAYMENTS

12. If the total of Works and Services Charges imposed for a development exceed $150,000.00, then despite section 7, the owner may pay the Works and Services Charges by instalments in accordance with the following terms:

a) 1/3 of the total Works and Services Charges at the time a Building Permit is issued for the relevant construction, alteration, extension of a building or other structure and Security for the balance owing;

b) payment of a further 1/2 of the remaining balance within one year of the issuance of the Building Permit; and

c) payment of the remaining balance of the total within two years of the issuance of the Building Permit.

13. If an owner fails to pay an instalment of Works and Services Charges within the time required under section 12, then the remaining balance of the Works and Services Charges will become due and payable immediately and the Municipality may draw upon the Security for the remaining balance.

Following payment of the total Works and Charges, the Municipality will return the Security less any amount drawn down by the Municipality.

NON-REFUNDABILITY

14. Charges collected pursuant to the bylaw are not refundable.

USE OF CHARGES

15. The following reserve funds established under the “Water Works Charges Bylaw No. 1503, 2000”, “Sewer Works Charges Bylaw No. 1504, 2000”, “Transportation Works Charges Bylaw No. 1505, 2000”, “Recreation Works Charges Bylaw No. 1506, 2000” and “Employee Housing Service Charge Bylaw No. 1507, 2000” are hereby continued and charges collected under this bylaw for such works and services will be deposited in such separate reserve accounts:

    a) sewer;

    b) water;

    c) highway and transportation;

    d) recreational facilities; and

    e) employee housing services (which include the acquisition and improvement of land and the construction, operation and maintenance of buildings for the accommodation of individuals who work within the Municipality),

    and used to assist the Municipality to construct, replace, acquire, operate, maintain and pay the principal and interest on any existing or new debt incurred with respect to such works and services.

16. The following reserve funds are hereby established and charges collected under this bylaw will be deposited in such separate reserve accounts:

    a) transit; and
    b) parks,

    and used to assist the Municipality to construct, replace, acquire, operate, maintain and pay the principal and interest on any existing or new debt incurred with respect to such works and services.

EFFECTIVE DATE

17. The bylaw will come into force and effect on the date of adoption.

IN-STREAM APPLICATIONS

18. Until the earlier of:

    a) twelve (12) months from the date this bylaw comes into force: or

b) the In-Stream Application is determined, rejected, or withdrawn,

an In-Stream Application will continue to be subject to the Works and Services Charges payable under “Water Works Charges Bylaw No. 1503, 2000”, “Sewer Works Charges Bylaw No. 1504, 2000”, “Transportation Works Charges Bylaw No. 1505, 2000”, “Recreation Works Charges Bylaw No. 1506, 2000” and “Employee Housing Service Charge Bylaw No. 1507, 2000”, as applicable.

SEVERABILITY

19. If any portion of the bylaw is held invalid by a court of competent jurisdiction, then the invalid portion must be severed, and the remainder of the bylaw remains valid.

REPEAL

20. Subject to section 18 of this bylaw, “Water Works Charges Bylaw No. 1503, 2000”, “Sewer Works Charges Bylaw No. 1504, 2000”, “Transportation Works Charges Bylaw No. 1505, 2000”, “Recreation Works Charges Bylaw No. 1506, 2000” “Employee Housing Service Charge Bylaw No. 1507, 2000”, and all amendments, are hereby repealed.

GIVEN FIRST, SECOND and THIRD READINGS this 2 day of December, 2025.

APPROVED BY THE INSPECTOR OF MUNICIPALITES this 17 day of February, 2026.

ADOPTED this 24 day of March, 2026.

Jack Crompton,
Mayor

Pauline Lysaght,
Corporate Officer

I HEREBY CERTIFY that this is a true copy of "Works and Services Charges Bylaw No. 2489, 2025".

SCHEDULE "A"

Major Occupancy		Sewer	Water	Transportation	Parks	Transit	Recreation	Employee Housing	Total
		$/m^2	$/m^2	$/m^2	$/m^2	$/m^2	$/m^2	$/m^2	$/m^2
Affordable Employee Restricted		3.83	30.73	6.44	15.01	3.82	38.47	0.00	**98.29**
Market Residential	High-Density <100m2	3.83	30.73	6.44	15.01	3.82	38.47	43.22	**141.50**
	Medium-Density 100-200m2	4.47	35.85	6.44	15.01	3.82	38.47	48.02	**152.06**
	Low-Density 201 to 400m2	5.11	40.97	6.44	15.01	3.82	38.47	52.82	**162.63**
	Very Low-Density >401m2	7.66	61.45	6.44	15.01	3.82	38.47	67.22	**200.07**
Tourist Accommodation	High-Density <100m2	4.68	37.55	9.44	18.35	4.67	47.01	58.69	**180.39**
	Medium-Density 100 to 200m2	5.46	43.81	8.65	18.35	4.67	47.01	64.56	**192.51**
	Low-Density 201 to 400m2	6.24	50.07	7.87	18.35	4.67	47.01	76.29	**210.50**
	Very Low-Density >401m2	10.14	75.11	7.87	18.35	4.67	47.01	82.16	**245.31**
Commercial, Industrial and Other		9.08	72.83	7.15	16.68	4.24	42.74	55.49	**208.21**
Storage Garage		2.55	5.12	6.44	0.00	0.76	0.00	9.60	**24.48**
		$ 2,177,223	**$ 17,432,026**	**$ 2,697,528**	**$ 6,221,163**	**$ 1,582,106**	**$ 15,941,000**	**$ 17,708,370**	**$ 63,759,414**

BRITISH COLUMBIA

Statutory Approval

Under the provisions of sections 8 (14)

of the Resort Municipality of Whistler Act

I hereby approve Bylaw No. 2489

of the Resort Municipality of Whistler

a copy of which is attached hereto.

Dated this 17th ***day***

of February ***, 2026***



Deputy Inspector of Municipalities