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**3. MC3 Zone (Mountain Commercial Three)** (Bylaw No. 2350)
**Intent**

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

**Permitted Uses**

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

**Density**

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

<b>Key Plan Area</b>	<b>Maximum Gross Floor Area (square metres)</b>
A	2,035
B	2,765
C	1,130
D	650

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E	2,395
F	500

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

#### **Height**

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

#### **Setbacks**

- (9) No regulations.

#### **Off-Street Parking and Loading**

- (10) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.
- (11) Notwithstanding subsection (10) in the MC3 Zone, a minimum of 904 parking stalls must be provided for in Key Plan Area F.

#### **Other Regulations**

- (12) An auxiliary residential dwelling unit must be contained within a principal use building and must not be occupied except as employee housing.
- (13) The gross floor area permitted for Key Plan Area F may only be used for buildings auxiliary to skiing facilities and outdoor recreation.

(14) The key plan for the MC3 Zone is as follows:

