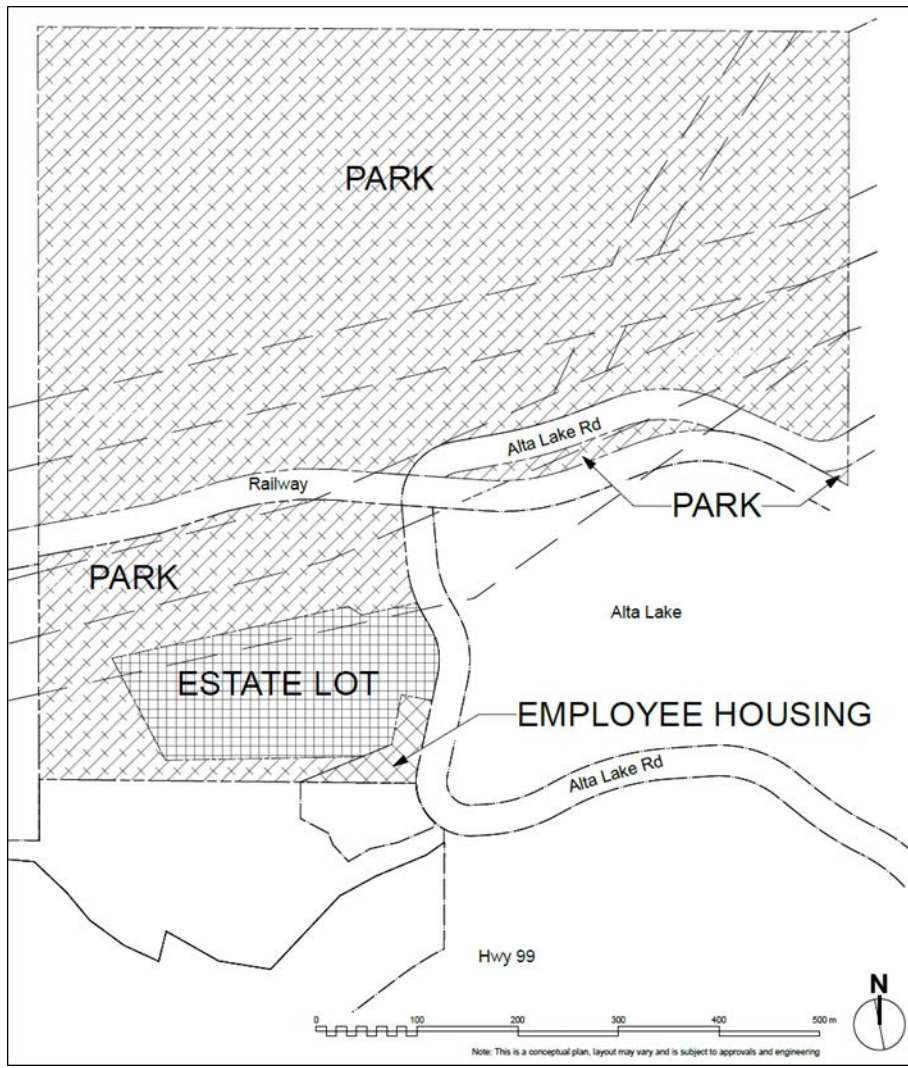


**53. RS-E8 Zone (Residential Single Estate Eight) (Bylaw No. 2172)****Intent**

- (1) The intent of this zone is to provide for low density detached dwelling residential use with greater density of development permitted as a condition of the provision of amenities and land for affordable housing.

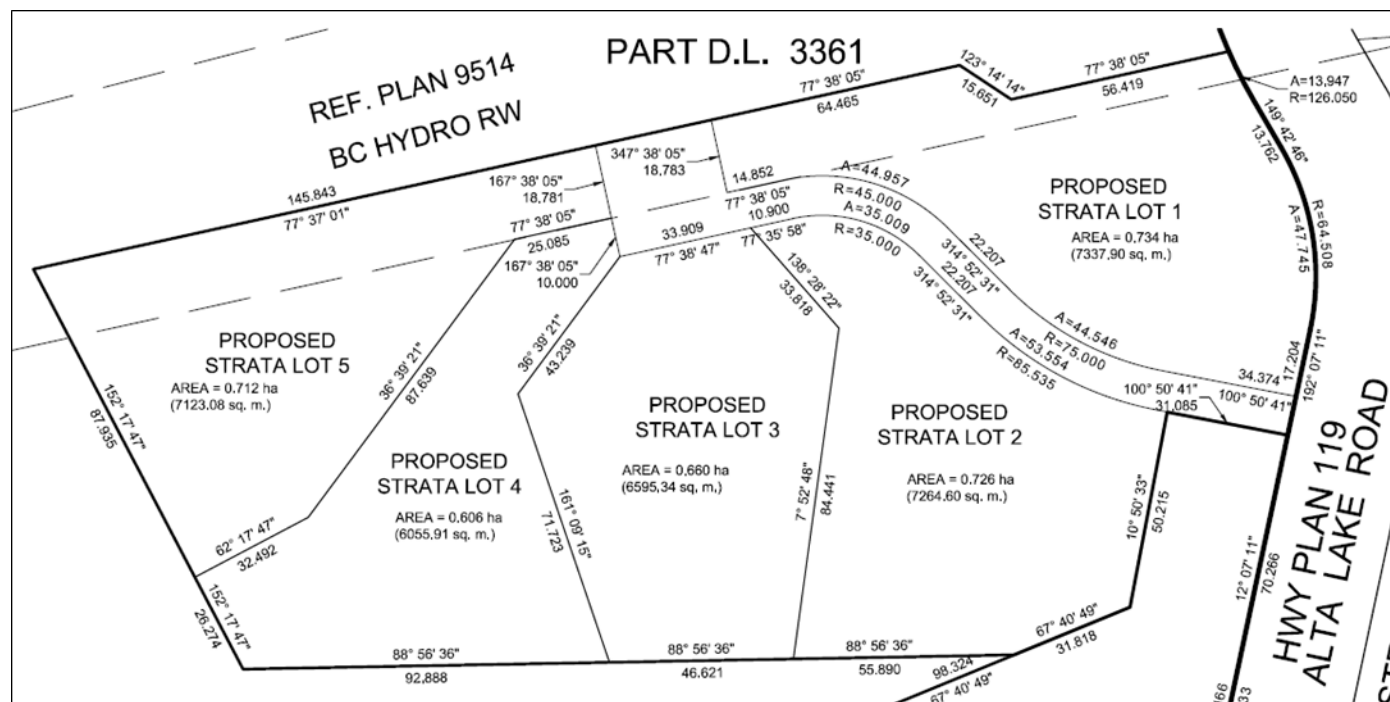
**Subdivision and Use of Park, Housing and Estate Lot Parcels**

- (2) The land in the RS-E8 Zone may be subdivided only as follows, and only in the following sequence:
- (a) to create the three parcels illustrated in the following Key Plan, comprising a 98-acre parcel in the northerly portion of the lands (the "Park Parcel"), a 1-acre parcel in the southerly portion of the lands (the "Employee Housing Parcel"), and an 9-acre portion between those two portions (the "Estate Lot Parcel"), each of which parcels must have an area no more than 5% greater than and no more than 5% less than the stated areas: and



**Key Plan of initial subdivision**

- (b) to create from the Estate Lot Parcel the five parcels illustrated in the following Key Plan, and the subdivision may vary from the Key Plan but not so as to create any number of parcels greater than five or any lot with an area that varies by more than 5% from the area stated on the Key Plan:



Key Plan of five-lot residential subdivision

- (3) The subdivision described in paragraph (2)(b) may be approved by the Approving Officer and deposited in the Land Title Office only if the owner of the land has transferred the Park Parcel and the Employee Housing Parcel to the Resort Municipality of Whistler for nominal consideration, free and clear of all encumbrances except those approved in writing by the Resort Municipality.
- (4) Unless the land in the RS-E8 Zone is subdivided in accordance with paragraphs (2)(a) and (b) by December 31, 2018, it shall be subject to the regulations for the RS-E1 Zone.
- (5) The Employee Housing Parcel and buildings and structures on the Employee Housing Parcel shall be subject to the regulations for the RS-E1 Zone unless it has been consolidated with Lot 1 District Lots 1754 and 3361 Group 1 New Westminster District Plan BCP7872, and having been so consolidated shall, despite anything in this Section 53, be subject to the regulations for the RM51 Zone.
- (6) The Park Parcel once it has been created in accordance with subsection (2) shall be subject to the regulations for the LP4 Zone.
- (7) The parcels created by subdivision of the Estate Lot Parcel and buildings and structures on those parcels shall be subject to the regulations for the RS-E1 Zone, other than subsections 34(5) and (9), may not be further subdivided, and the maximum permitted gross floor area for all auxiliary buildings on each parcel is 35 square metres not including the maximum permitted gross floor area of any auxiliary residential dwelling unit.