

RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (7104 NANCY GREENE DRIVE) NO. 2370, 2022

A BYLAW TO AMEND THE ZONING AND PARKING BYLAW NO. 303, 2015

WHEREAS the Council may, in a zoning bylaw pursuant to Section 479 of the *Local Government Act*, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones, and may, pursuant to section 525 of the *Local Government Act* require the provision of parking spaces and loading spaces for uses, buildings, and structures;

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 “Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022” (Bylaw).

AMENDMENTS

2. Zoning and Parking Bylaw No. 303, 2015 is amended as follows:
 - a) Part 7 “Creation and Definition of Zones”, Section 1(1) is amended by adding “RM75 Zone (Residential Multiple Seventy-Five)” in alphanumerical order;
 - b) Part 6 “Parking and Loading Regulations” sub-section 2. (7) is amended by inserting “RM75 Zone (Residential Multiple Seventy-Five)” before “Rural Resource Zones”;
 - c) Part 13 “Multiple Residential Zones” is amended by inserting as Section 75 the RM75 Zone (Residential Multiple Seventy-Five), attached as Schedule “1” to this Bylaw;
 - d) The zoning designation of the land shown shaded in grey and outlined in heavy black on the sketch attached to this Bylaw as Schedule “2” which land is more particularly described as PID 004-358-589; LOT 1 BLOCK D DISTRICT LOT 4753 PLAN 13243 is changed from RSE1 (Residential Single Estate One) to RM75 Zone (Residential Multiple Seventy-Five); and
 - e) In Part 24, Schedule “A” Legend of Zones is amended by adding “Multiple Seventy-Five RM75” in alphanumerical order under the “Residential Zones” heading, and Schedule “A” Zoning Maps is amended to reflect the zoning change under 2(d) of this bylaw.

3. If any section or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

GIVEN FIRST AND SECOND READINGS this ___ day of ___, 2022.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this this ___ day of ___, 202_.

GIVEN THIRD READING this __ day of _____, 202_.

Approved by the Minister of Transportation and Infrastructure this __ day of _____, 202_.

ADOPTED by the Council this ___ day of _____, 202_.

Jack Crompton,
Mayor

Pauline Lysaght,
Corporate Officer

I HEREBY CERTIFY that this is a true copy of "Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022".

Schedule 1

75. RM75 Zone (Residential Multiple Seventy-Five)

Intent

- (1) The intent of this zone is to provide rental employee housing.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
 - (a) Apartments for employee housing;
 - (b) Auxiliary buildings and uses.
- (3) The tenure of all apartments for employee housing in the RM75 Zone is restricted to residential rental tenure, and for this purpose "residential rental tenure" means occupied as a residence, pursuant to a tenancy agreement, by individuals other than an owner.

Maximum Density

- (4) The total gross floor area for all buildings on a parcel shall not exceed 2,750 square metres.
- (5) The maximum number of dwelling units is 36.

Height

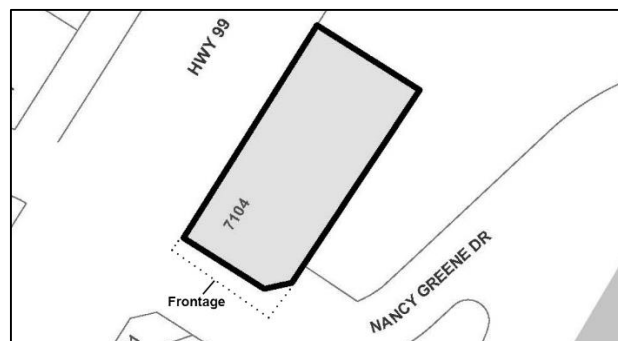
- (6) The maximum permitted height of an employee housing building is three storeys, to a maximum of 10.5 metres.

Parcel Dimensions

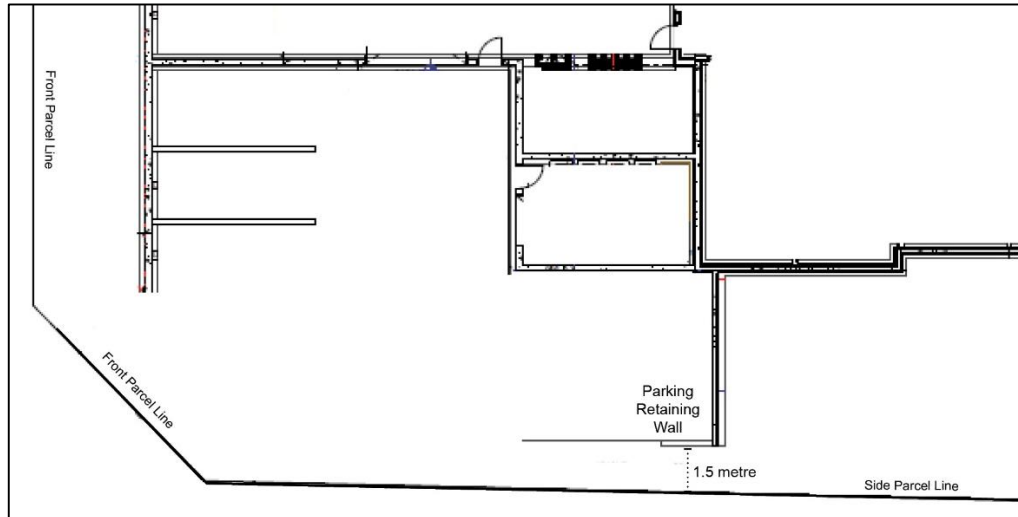
- (7) The minimum parcel area is 2,900 square metres.
- (8) The minimum parcel frontage is 40 metres.

Setbacks and Siting

- (9) For the purpose of this section the frontage is labeled on the diagram below



- (10) No building or structure shall be located within 3 metres of a front parcel line.
- (11) No building or structure shall be located within 6 metres of a rear parcel line.
- (12) No building or structure shall be located within 7 metres of the east side parcel line except for the area for surface parking can be located at 1.5 metres as shown in the diagram below:



- (13) Notwithstanding any other regulation in this zone, no building or structure shall be located with 4.5 metres of the side parcel line boundary shared with Highway 99.

Off-Street Parking and Loading

- (14) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw, except that despite table 6-A, a minimum of one parking space is required per dwelling unit, regardless of the size of the dwelling unit.

Schedule 2

Lands to be Rezoned from RSE1 (Residential Single Estate One) to RM75 Zone
(Residential Multiple Seventy-Five)

