

RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (1000 ALPHA LAKE ROAD – IS5 ZONE) NO. 2507, 2026

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 and Parking Amendment Bylaw (1000 Alpha Lake Rd – IS5 Zone) No. 2507, 2026” (Amendment Bylaw).

AMENDMENTS

2. “Zoning and Parking Bylaw No. 303, 2015” is amended as follows:
 - a) In Part 10, section 11, the Industrial Service Five (IS5) Zone is amended as follows:
 - i. by adding as a new subsection (2)(k) “local service commercial” and renumbering the rest of the uses accordingly
 - ii. subsection (3) is deleted and replaced with the following:

“The maximum floor space ratio is 0.5, provided:
(i) residential gross floor area shall comprise a minimum of 65 percent and a maximum of 75 percent of the total gross floor area; and
(ii) non-residential gross floor area shall comprise a minimum of 25% and a maximum of 35% of the total gross floor area.”
 - iii. in subsection (8) replacing “95 square metres” with “375 square metres”
 - iv. by deleting subsection (9)
 - v. adding a new subsection below subsection (18) as follows:

” Notwithstanding any other provision of this Bylaw, in the IS5 Zone a minimum of 141 off-street parking spaces shall be

provided, and of those, at least 72 spaces shall be reserved for residential parking, and at least 42 spaces must be available for the permitted uses in subsections (2) (b) through (2)(f) and (2)(h) through (2)(w).

vi. adding a new subsection below subsection (20) as follows:

“Notwithstanding the definition of employee in Part 2 of this Bylaw, in the IS5 Zone an employee is defined as an individual who is either employed or self-employed and whose place of employment is situated in the boundaries of the Resort Municipality of Whistler, or who is employed by Lílwat Nation or its Related Entities (as defined in Housing Agreement Bylaw (1000 Alpha Lake Road) No. 2438, 2024), and includes an individual who has ceased active employment but who was employed or self-employed within the boundaries of the Municipality, or employed by Lílwat Nation or its Related Entities, for five of the six years prior to ceasing employment.

b) “Schedule D” is amended to add a new row to the bottom of the table to list as follows:

Civic address:	1010 Alpha Lake Road
Legal Address:	District Lot 8708, Group 1 New Westminster District
Permitted Location:	The portion of the parcel that is zoned IS5
Permitted Sales:	No restrictions

SEVERABILITY

3. If any section or other part of this Amendment Bylaw is held invalid by a court, the invalid portion shall be severed.

BYLAW AND LEGISLATION CHANGES

4. If any bylaws referred to in this Amendment Bylaw are amended; repealed or otherwise replaced; or otherwise updated, then the most current version is deemed to be in effect.

GIVEN FIRST, SECOND and THIRD READINGS this ___ day of _____, 2026.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND TRANSIT this xxx day of 2026

ADOPTED this ___ day of _____, 2026.

J. Crompton,
Mayor

P. Lysaght,
Corporate Officer

I HEREBY CERTIFY that this is a true copy of "Zoning and Parking Amendment Bylaw (1000 Alpha Lake Rd – IS5 Zone) No. 2507, 2026".
