

NOTICE OF PUBLIC HEARING

ZONING AMENDMENT BYLAW (1205 Mount Fee Road) NO. 1977, 2011

Notice is hereby given in accordance with the *Local Government Act* RSBC, 1996, c.323 that the Council of the Resort Municipality of Whistler will hold a Public Hearing to consider representations regarding amendments to Whistler's "Zoning and Parking Bylaw No. 303, 1983" (Zoning Bylaw) by means of "Zoning Amendment Bylaw (1205 Mount Fee Road) No. 1977, 2011" (the "proposed Bylaw") in the Franz Wilhelmsen Theatre at Maurice Young Millennium Place, 4335 Blackcomb Way, Whistler, British Columbia commencing at 6:00 p.m., on August 23, 2011.

AT THE HEARING the public will be allowed to make representations to Council or to present written submissions respecting matters contained in the proposed Bylaw and will be afforded a reasonable opportunity to be heard.

SUBJECT LANDS: The lands, which are the subject of the proposed Bylaw, are located at 1205 Mount Fee Road ("the Lands") as shown outlined in bold on the map attached.

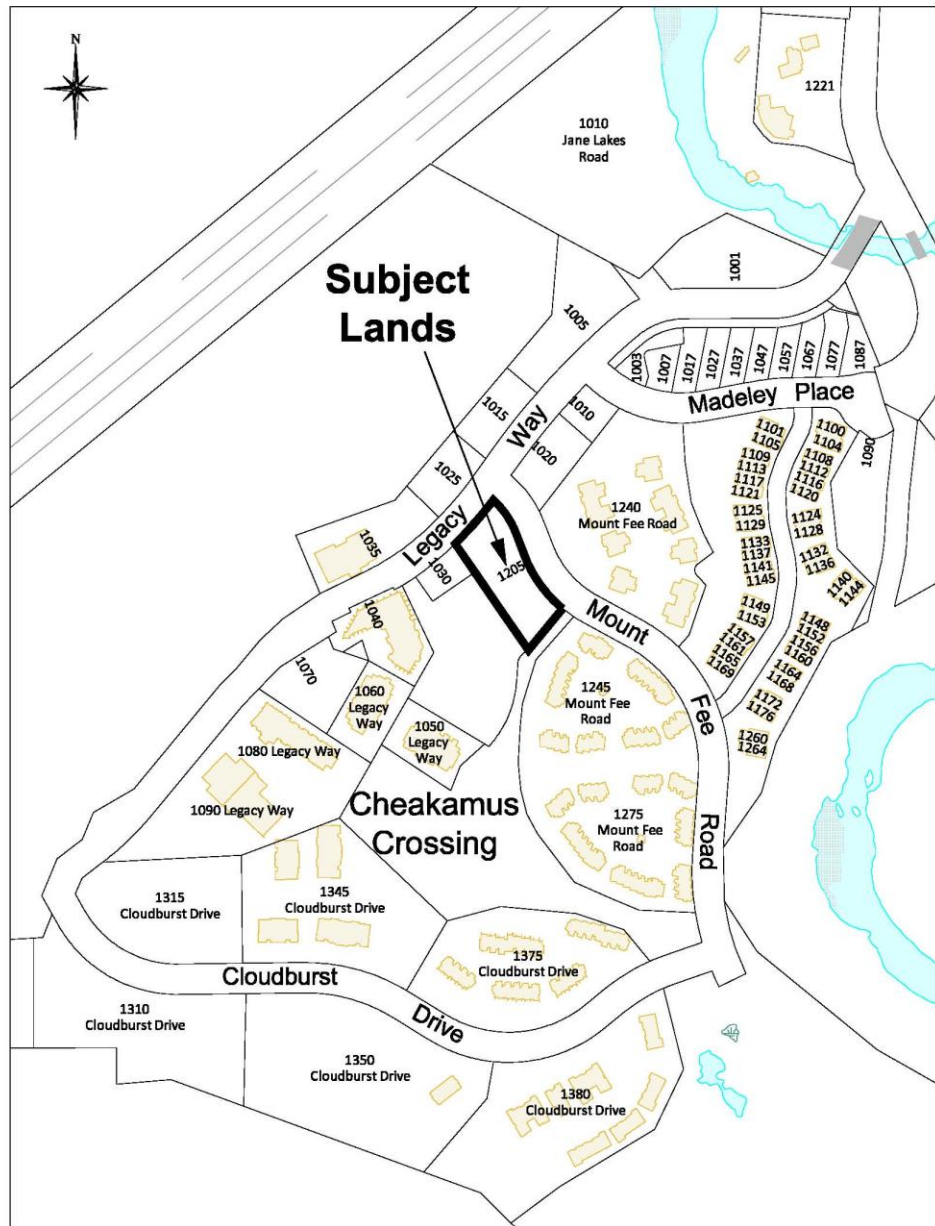
PURPOSE OF "ZONING AMENDMENT BYLAW (1205 Mount Fee Road) NO. 1977, 2011": In general terms, the purpose of the proposed Bylaw is to add "Detached dwellings" and "Auxiliary residential dwelling units" to the list of permitted uses in the RM59 (Residential Multiple Fifty-Nine) zone. Concomitant amendments are also made by adding the following provisions to the RM59 (Residential Multiple Fifty-Nine) zone:

- Maximum floor space ratio for all building in the RM59 (Residential Multiple Fifty-Nine) zone is 0.6;
- Maximum gross floor area for a detached dwelling is 325 m²;
- Maximum gross floor area for a duplex dwelling is 233 m² per unit;
- Maximum gross floor area for a townhouse is 175 m² per unit;
- Maximum enclosed parking area for a detached dwelling is 50 m²;
- Maximum building height for a detached dwelling is 7.6 m;
- Minimum parcel area for a townhouse is 2910 m²;
- Minimum parcel area for a duplex is 800 m²;
- Minimum parcel area for detached dwelling is 450 m²;
- Setbacks are added for townhouses, duplexes, and detached dwellings;
- Off-street parking standards are added for townhouses, duplexes, detached dwellings, and auxiliary residential dwelling units;
- The minimum parcel frontage for a dwelling unit with an auxiliary residential dwelling unit is 18 m; and
- The maximum permitted gross floor area for an auxiliary residential dwelling unit is 56 m²;

AND FURTHER TAKE NOTICE that a copy of the aforementioned "Zoning Amendment Bylaw (1205 Mount Fee Road) No. 1977, 2011" and related documents which have been or will be considered by the Council of the Resort Municipality of Whistler may be inspected at the reception desk of Municipal Hall of the Resort Municipality of Whistler located at 4325 Blackcomb Way, Whistler, British Columbia, between the hours of 8:00 a.m. and 4:30 p.m., from Monday to Friday only, from August 12, 2011 to August 23, 2011 (inclusive) (statutory holidays excluded).

Shannon Story
Corporate Officer

Subject Lands – 1205 Mt Fee Road - Bylaw 1977, 2011



The following Public Hearings will be held on August 23, 2011 starting at 6:00 p.m. in the following order:

- 1) Zoning Amendment Bylaw (1205 Mount Fee Road) No. 1977, 2011; and
- 2) Zoning Amendment Bylaw (8110 Crazy Canuck Drive) No. 1981, 2011