

RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (5298 ALTA LAKE ROAD) NO. 2458, 2024

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 (5298 Alta Lake Road) No. 2458, 2024”.

AMENDMENTS

2. Part 15, Section 17, Tourist Accommodation Seventeen (TA17) Zone of RMOW “Zoning and Parking Bylaw No. 303, 2015” is amended as follows:

- a) In subsection (1) delete all text after “riparian protection uses”;
- b) Replace subsection (4)(g) with “Community park, including one washroom building and one additional amenity structure as contemplated under either subsection 6(c) or subsection 6.1”;
- c) Insert the following as a new subsection (6.1), immediately before subsection (7):

“Pursuant to sections 482(2.4) and 482.3 of the *Local Government Act*, instead of complying with the condition set out in 6(c) the owner may do both of the following:

- i. Construct or install within the community park, incorporating materials reclaimed from or similar to the cabin, a picnic shelter, gazebo or similar amenity structure that complements or enhances and is compatible with public use of the park and recognizes the history and culture of what the cabin and its use represented in the development of Whistler and its community, with the final design and location to be to the satisfaction of the municipality’s General Manager of Climate Action, Planning and Development Services, acting reasonably; and

- ii. Make a cash contribution to the municipality's Recreation Works and Services Reserve Fund for dedicated use for municipal heritage preservation/improvement,

with the combined value of items (i) and (ii) to be no less than \$350,000.”

- d) In subsection (8) replace the text that precedes "...by entering into an agreement..." with: "The owner may satisfy the conditions under subsections 6(b), 6(e), 6(f), 6.1 and 6(c) except for cabin relocation”;

- 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 AND THIRD READINGS this ___ day of ___, 2025.

Pursuant to Section 464 of the *Local Government Act*, the Municipality decided not to hold a public hearing, and notice was given in accordance with Section 467 of the *Local Government Act*.

Approved by the Minister of Transportation and Infrastructure this ___ day of _____, 2025.

ADOPTED by the Council this ___ day of _____, 2025.

Jack Crompton,
Mayor

Pauline Lysaght,
Corporate Officer

I HEREBY CERTIFY that this is a true copy of "Zoning and Parking Amendment Bylaw (5298 Alta Lake Road) No. 2458, 2024".
