

RESORT MUNICIPALITY OF WHISTLER
ZONING AND PARKING AMENDMENT BYLAW (WHISTLER MOUNTAIN SKI CLUB)
NO. 2256, 2020

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

WHEREAS 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:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020”.
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 “LR11 – Leisure Recreation Eleven” in alphanumerical order; and
 - (b) Part 6 “Parking and Loading Regulations” sub-section 2. (7) is amended by inserting “LR11” before “RS, RI1 and RT zones”; and
 - (c) Part 11 is amended by inserting as Section 20 the LR11 (Leisure Recreation Eleven) Zone, attached as Schedule “1” to this Bylaw; and
 - (d) The zoning designation of the land shown with the heavy black outline labelled “Subject land” on the plan attached to this Bylaw as Schedule “2”, which land is and more particularly described as PID 024-867-900; LOT 3 DISTRICT LOT 5316 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP47410, is changed from CC2 (Commercial Core Two) Zone to LR11 (Leisure Recreation Eleven) Zone; and further
 - (e) Part 24 Schedule “A” Schedule of Zones is amended by adding “Recreation Eleven – LR11” in alphanumerical order under the “Leisure Zones” heading.
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 4th day of February, 2020 as amended.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this this __ day of ____, 20__.

GIVEN THIRD READING this __ day of ____, 20__.

Approved by the Minister of Transportation and Infrastructure this __ day of ____, 20__.

ADOPTED by the Council this ____ day of _____, 20__.

Jack Crompton, Mayor

Alba Banman, Municipal Clerk

I HEREBY CERTIFY that this is a true copy
of "Zoning Amendment Bylaw (Whistler
Mountain Ski Club) No. 2256, 2020."

Alba Banman, Municipal Clerk

Schedule “1”

“LR11 Zone (Leisure Recreation Eleven)”

Intent

- (1) The intent of this zone is to provide a year-round ski club facility with associated employee housing.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) ski club facility;
 - (c) auxiliary residential dwelling unit contained within the ski club facility;
 - (d) employee housing within a multiple residential building;
 - (e) park and playground.

Maximum Density

- (3) One ski club facility building with a maximum gross floor area of 900 square metres.
- (4) The total gross floor area of all buildings on a parcel shall not exceed 1422 square metres.

Height

- (5) The maximum permitted height of a ski club facility building is three storeys, to a maximum of 10 metres.
- (6) The maximum permitted height of an employee housing multiple residential building is three storeys to a maximum of 15 metres.

Parcel Dimensions

- (7) The minimum parcel area is 5690 square metres.
- (8) The minimum parcel frontage is 11 metres.

Setbacks and Siting

- (9) No building or structure shall be located within 20.0 metres of a front or rear parcel line.
- (10) No building or structure shall be located within 5.0 metres of a side parcel line.
- (11) Notwithstanding subsection (10) above, covered stairs or access ramps may be located within 3.0 metres of a side parcel line.

Off-Street Parking and Loading

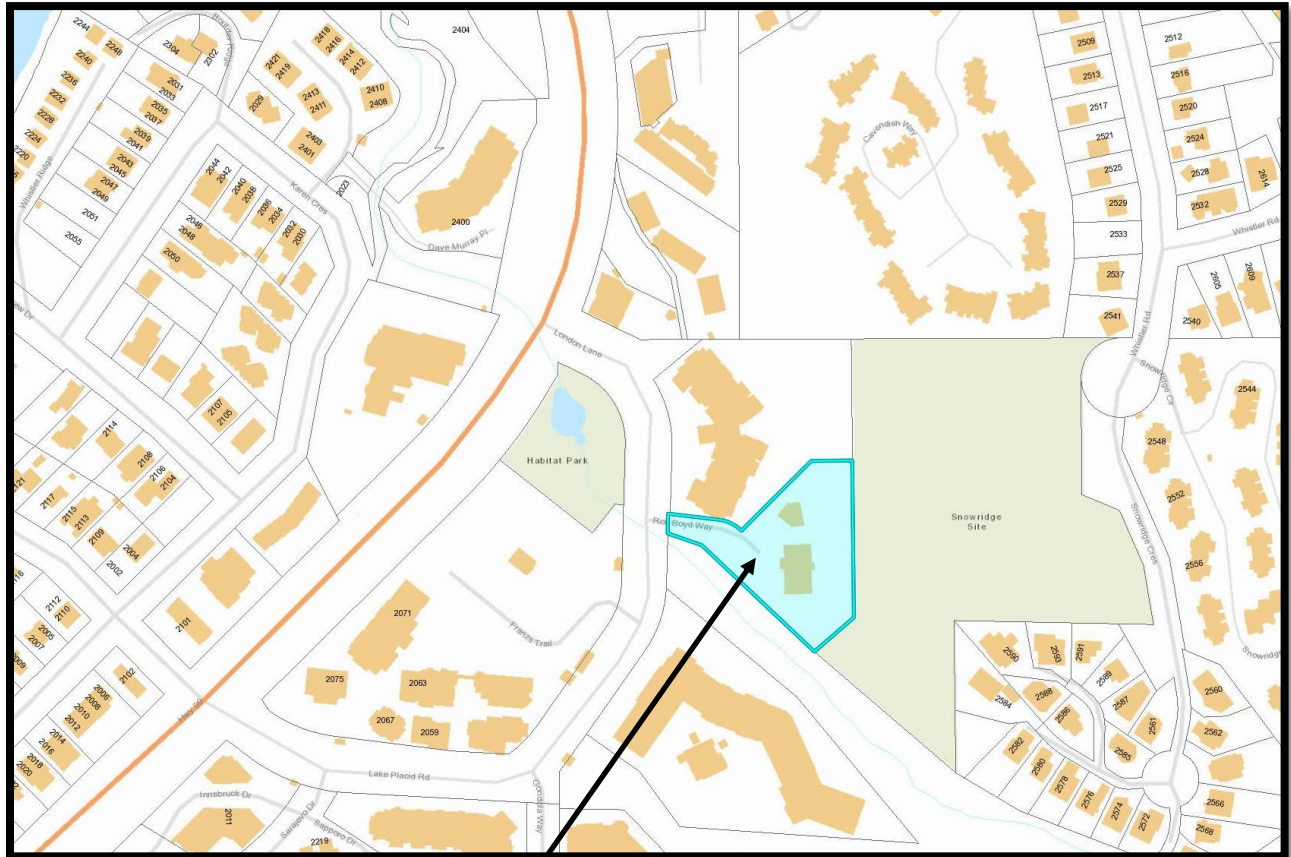
- (12) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

- (13) An auxiliary residential dwelling unit shall not contain a gross floor area greater than 75 square metres or less than 32.5 square metres.

Schedule "2"

Lands to be Rezoned from CC2 (Commercial Core Two) to LR11 (Leisure Recreation Eleven)



Subject land