

**RESORT MUNICIPALITY OF WHISTLER
ZONING BYLAW NO. 2283, 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 zones, regulate the use of land, buildings and structures within the zones, and require the provision of parking spaces for uses, buildings and structures;

AND WHEREAS Council may, pursuant to section 482 of the *Local Government Act*, establish different density rules for a zone, one generally applicable and the others to apply if the owner meets conditions set out in the bylaw.

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 (5298 Alta Lake Road) No. 2283, 2020”.
2. Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is amended in Part 15 by replacing the regulations for the TA17 Zone with the regulations attached to this bylaw as Schedule 1.

GIVEN FIRST AND SECOND READING this __ day of ____, 2020.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this __ day of ____, 2020.

GIVEN THIRD READING this __ day of ____, 2020.

Approved by the Minister of Transportation and Infrastructure this __ day of ____, 2020.

ADOPTED by the Council this __ day of ____, 2020.

Jack Crompton, Mayor

Alba Banman, Municipal Clerk

I HEREBY CERTIFY that this is a true copy
of “Zoning Amendment Bylaw (5298 Alta
Lake Road) No. 2283, 2020.”

Alba Banman, Municipal Clerk

SCHEDULE 1 to Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020

15. TA-17 Zone (Tourist Accommodation Seventeen)

Intent and Interpretation

- (1) The TA17 zone is primarily intended to provide for site sensitive residential townhouse development, commercial tourist accommodation, and employee housing, together with parks and riparian protection uses, and the relocation and restoration of heritage structures.
- (2) The Key Plan for the TA17 Zone is shown in subsection (15).

Subdivision and Use of Park and Housing Parcels

- (3) Land in the TA17 zone shall not be initially subdivided except to create parcels having boundaries in accordance with the Key Plan.

Permitted Uses

- (4) The following uses are permitted and all other uses are prohibited:
 - (a) Employee housing contained in townhouses, but only at the locations and within the buildings specified for such use in the Key Plan for the TA17 zone
 - (b) Tourist accommodation contained in townhouses, but only at the locations and within the buildings specified for such use in the Key Plan for the TA17 zone
 - (c) Residential use contained in townhouses, but only at the locations and within the buildings specified for such use in the Key Plan for the TA17 zone
 - (d) Caretaker's residence in one of the employee housing townhouses
 - (e) Amenity building for use as Check-in facility for tourist accommodation uses and pool changing facility and other pool related uses
 - (f) Nature conservation park
 - (g) Community park, including one cabin and one barn, but the only structures permitted to be used for a cabin and a barn as part of a community park use are the cabin and barn located in the TA17 Zone on the date of adoption of Zoning Amendment Bylaw 2283, 2020, which are to be relocated and restored under subsection (6)(c)
 - (h) Two Auxiliary buildings
 - (i) Auxiliary uses

Base Density

- (5) The maximum permitted densities for the uses permitted in the TA17 zone are as follows:
 - (a) Twenty-one employee housing dwelling units, having combined a gross floor area of no more than 2000 square metres;
 - (b) Two tourist accommodation dwelling units, having a combined gross floor area of no more than 382 square metres;

- (c) Two residential townhouse dwelling units, having a combined gross floor area of no more than 382 square metres;
- (d) Amenity building with tourist accommodation check-in facility and pool change room and related pool facilities, having a gross floor area of no more than 40 square metres;
- (e) 250 square metres for the existing Hillman cabin and barn

Additional density

- (6) The maximum densities permitted in subsection (5), above, may be increased in accordance with subsection (7) if all of the following conditions are satisfied:
 - (a) Dedicate, as park, the areas shown on the Key Plan as “community park” and “nature conservation park” have been dedicated to the Municipality as park and transfer to the Municipality ownership in fee simple of the area shown on the Key Plan as “Future Employee Housing” , and for the purpose of this subsection the minimum area of the lands to be dedicated and transferred are as follows:
 - (i) Nature Conservation Park: 0.563 hectares
 - (ii) Community Park : 0.877 hectares
 - (iii) Future “WHA” Employee Housing Parcel Area: 0.5 hectares
 - (b) Construct valley trail as shown approximately on the Key Plan for the TA17 zone, with lighting, and Gebhart Creek bridge, all to municipal standards;
 - (c) Move existing cabin as shown on the Key Plan for the TA17 zone, and refinish the existing barn shown on the Key Plan and the relocated cabin and repair them so that they are weather proofed and structurally sound and the main floor of the cabin may be safely used and occupied; and
 - (d) Construct to completion at least twenty-one employee housing units within the TA17 zone, having a gross floor area no less than 1991 square meters and enter into a housing agreement with the Municipality under section 403 of the *Local Government Act* with respect to all of those units, in the form authorized for the TA17 zone by housing agreement bylaw adopted prior to or concurrently with the adoption of Zoning Amendment Bylaw 2283, 2020.
- (7) If the owner satisfies all of the conditions described in subsection (6), the density of development in the TA17 zone shall be increased as follows:
 - (a) A further nine tourist accommodation dwelling units, having a combined gross floor area of no more than 1719 square metres;
 - (b) A further nine residential townhouse dwelling units, having a combined gross floor area of no more than 1719 square metres.

Siting / Setbacks

- (8) The siting of all buildings and structures in the TA17 zone shall be in accordance with the Key Plan for the TA17 Zone.

- (9) All buildings and structures in the TA17 zone shall be set back a minimum of 7.6 metres from the boundary of any parcel, except that the minimum set back from a parcel boundary abutting a highway or private road within the TA17 zone is 6.1 metres.

Height

- (10) The maximum permitted height of any building or structure is 11 metres.

Other regulations

- (11) Despite anything to the contrary in this bylaw the maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 25 square metres for each employee unit and 35 square metres for each market unit.
- (12) An employee unit shall contain an area not less than 56 square metres.
- (13) One employee unit may be used for a caretaker for the lands.
- (14) An employee unit shall not be used for tourist accommodation and all other uses are prohibited.

Key Plan

- (15) Key Plan for the TA17 Zone:

