

**RESORT MUNICIPALITY OF WHISTLER
ZONING AMENDMENT BYLAW (8104 MCKEEVERS PLACE) NO. 2292, 2020**

A BYLAW TO AMEND 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 (8104 Mckeevers Place) No. 2292, 2020".
2. Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is amended in Part 9 by replacing the regulations for the CL2 Zone with the regulations attached to and forming part of this bylaw as Schedule 1.

GIVEN FIRST AND SECOND READING this 20 day of October, 2020.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this 17 day of November, 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

Brooke Browning, Municipal Clerk

I HEREBY CERTIFY that this is a true copy
of "Zoning Amendment Bylaw (Mckeevers
Place) No. 2292, 2020."

SCHEDULE 1 to Zoning Amendment Bylaw (8104 McKeever's Place) No. 2292, 2020

CL2 Zone (Commercial Local Two) (Bylaw No. 492)

Intent

- (1) The intent of this zone is to provide for small scale commercial establishments adjacent to a residential area.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
 - (a) auxiliary buildings and auxiliary uses;
 - (b) auxiliary residential dwelling unit;
 - (c) restaurant
 - (d) bakery shop and delicatessen, with window sales, indoor seating and outdoor seating. (Bylaw No. 1592)
 - (e) laundromat and drycleaning;
 - (f) office;
 - (g) personal service; and
 - (h) retail.

Density

- (3) The maximum permitted gross floor area is 350 square metres. (Bylaw No. 1592)
- (4) The maximum permitted gross floor area for commercial use is 250 square metres of which 25 square metres is restricted for convenience retail of everyday items. (Bylaw No. 1592)
- (5) The maximum permitted gross floor area of an auxiliary residential dwelling unit is 100 square metres and no portion of the first storey of a building, except for the entrance to the residential portion, is to be used for residential purposes.

Height

- (6) The maximum permitted height of a building is 7.6 metres.

Parcel Size

- (7) The minimum parcel area is 1,400 square metres, minimum frontage is 36 metres.

(Bylaw No. 775)

Site Coverage

- (8) The maximum permitted site coverage is 25 percent.

Setbacks

- (9) The minimum permitted setback is 7.6 metres from all parcel boundaries.

Off-street Parking and Loading

- (10) 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

- (11) A maximum of one auxiliary residential dwelling unit is permitted per parcel. (Bylaw No. 614)