

**RESORT MUNICIPALITY OF WHISTLER  
ZONING AMENDMENT BYLAW (8200 BEAR PAW TRAIL) NO. 2297, 2020**

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

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**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 (8200 Bear Paw Trail) No. 2297, 2020”.
2. In Part 13 of “Zoning and Parking Bylaw No. 303, 2015” (the “Zoning Bylaw”), Section 52 CD1 Zone (Comprehensive Development Zone) is amended as follows:
  - a) In subsection (2) paragraph (g), “Local service commercial” is replaced with “Retail”.
  - b) In subsection (2) paragraph (h), “Local personal service” is replaced with “Personal Service”.
  - c) Subsection (2) paragraph (l) is deleted.
  - d) In subsection (5), “(2) (g), (h), (i), (j), (k), and (l)” is replaced with “(2) (g), (h), (i), (j) and (k)”.
  - e) In subsection (6), “(2) (g), (h), (i), and (j) is 1900 square metres” is replaced with “(2) (g), (h), (i), (j), and (m) in Parcel Lot 9 is 2000 square metres”
  - f) The following text is added as a new subsection (9), the remaining subsections are renumbered accordingly, and any references to those subsections are amended to reflect the renumbering:

“Excluding the grocery store, the remaining commercial floor area of Parcel Lot 9 must be demised into at least 3 Commercial Retail Units (CRUs), the combined area of which must be at least 450 square metres, and with a minimum of 85 square metres Gross Floor Area in use as or available for use as a Café, Restaurant, or Neighborhood Public House.”
  - g) In subsection (16), “paragraphs (2) (g) (h), (i), (j), (l), (m) and (q)” is replaced with “paragraphs (2) (g) (h), (i), (j), (l), (m) and (n)”
3. The Zoning Bylaw is amended in Part 24, Schedule “M”, by adding “child care facility” as a Land Use for Parcel Lot 9, and the Land Use Plan forming part of Schedule M is replaced with the Land Use Plan attached to this Bylaw as Schedule 1.

4. The Zoning Bylaw is further amended by making such consequential changes as are required to reflect the foregoing amendments, including without limitation changes in the numbering, ordering of alphabetical lists, and the Schedules.

GIVEN FIRST AND SECOND READING this 16<sup>th</sup> day of February, 2021.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this \_\_\_ day of \_\_\_\_\_, 2021.

GIVEN THIRD READING this \_\_\_ day of \_\_\_\_\_, 2021.

Approved by the Minister of Transportation and Infrastructure this \_\_\_ day of \_\_\_\_\_, 2021.

ADOPTED by the Council this \_\_\_ day of \_\_\_\_\_, 2021.

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Jack Crompton, Mayor

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Brooke Browning, Municipal Clerk

I HEREBY CERTIFY that this is a true copy  
of "Zoning Amendment Bylaw (8200 Bear  
Paw Trail) No. 2297, 2020."

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Brooke Browning, Municipal Clerk

Land Use Plan (CD1 Zone)

Land Use Plan (CD1 Zone)