Resort Municipality of Whistler
whistler.ca

WHISTLER

ZONING AND PARKING BYLAW NO. 303, 2015

CONSOLIDATION

This copy of "Zoning and Parking Bylaw No. 303, 2015" has been consolidated on October 02, 2025 and printed by the authority of the Corporate Officer of the Resort Municipality of Whistler pursuant to Section 139 of the Community Charter.

Pauline Lysaght, Corporate Officer

LIST OF AMENDING BYLAWS TEXT ONLY

Bylaw No.	Adoption Date yyyy mm dd	Bylaw No.	Adoption Date yyyy mm dd	Bylaw No.	Adoption Date yyyy mm dd
Bylaw No. 385	1984 05 31	Bylaw No. 846	1992 01 27	Bylaw No. 1191	1996 04 01
Bylaw No. 380	1984 09 17	Bylaw No. 642	1992 01 27	Bylaw No. 1184	1996 05 06
Bylaw No. 386	1984 10 15	Bylaw No. 886	1992 02 24	Bylaw No. 1181	1996 05 21
Bylaw No. 412	1984 10 15	Bylaw No. 905	1992 08 10	Bylaw No. 1023	1996 06 03
Bylaw No. 409	1984 11 26	Bylaw No. 906	1992 09 14	Bylaw No. 1198	1996 06 17
Bylaw No. 423	1985 02 18	Bylaw No. 903	1992 11 23	Bylaw No. 1110	1996 07 15
Bylaw No. 433	1985 09 09	Bylaw No. 864	1992 12 14	Bylaw No. 1172	1996 09 06
Bylaw No. 486	1985 11 18	Bylaw No. 832	1993 06 02	Bylaw No. 1200	1996 09 16
Bylaw No. 467	1985 12 02	Bylaw No. 974	1993 06 02	Bylaw No. 1192	1996 10 07
Bylaw No. 492	1986 02 24	Bylaw No. 953	1993 06 28	Bylaw No. 1219	1996 11 04
Bylaw No. 441	1986 03 10	Bylaw No. 916	1993 08 09	Bylaw No. 1160	1996 11 18
Bylaw No. 464	1986 05 06	Bylaw No. 963	1993 08 23	Bylaw No. 1197	1997 01 20
Bylaw No. 490	1986 05 06	Bylaw No. 964	1993 08 23	Bylaw No. 1246	1997 04 07
Bylaw No. 514	1986 06 12	Bylaw No. 973	1993 10 26	Bylaw No. 1232	1997 04 21
Bylaw No. 420	1986 11 03	Bylaw No. 1036	1994 02 21	Bylaw No. 1065	1997 05 20
Bylaw No. 533	1987 01 26	Bylaw No. 1011	1994 03 07	Bylaw No. 1287	1997 06 16
Bylaw No. 509	1987 04 13	Bylaw No. 1028	1994 03 21	Bylaw No. 1259	1997 06 23
Bylaw No. 562	1987 05 11	Bylaw No. 1014	1994 04 05	Bylaw No. 1266	1997 06 23
Bylaw No. 513	1987 05 25	Bylaw No. 1048	1994 08 15	Bylaw No. 1264	1997 07 07
Bylaw No. 565	1987 06 22	Bylaw No. 1064	1994 09 06	Bylaw No. 1247	1997 07 21
Bylaw No. 568	1987 06 22	Bylaw No. 961	1994 10 03	Bylaw No. 1233	1997 08 11
Bylaw No. 591	1987 10 13	Bylaw No. 1094	1995 01 16	Bylaw No. 1296	1997 08 11
Bylaw No. 614	1987 11 23	Bylaw No. 1096	1995 01 16	Bylaw No. 1258	1997 09 08
Bylaw No. 621	1988 03 14	Bylaw No. 1099	1995 01 16	Bylaw No. 1298	1997 09 29
Bylaw No. 649	1988 05 20	Bylaw No. 1079	1995 03 06	Bylaw No. 1292	1998 01 05
Bylaw No. 686	1989 01 23	Bylaw No. 1102	1995 03 20	Bylaw No. 1067	1998 03 02
Bylaw No. 689	1989 02 27	Bylaw No. 1093	1995 04 03	Bylaw No. 1327	1998 03 09
Bylaw No. 597	1989 02 27	Bylaw No. 1100	1995 05 15	Bylaw No. 1331	1998 03 09
Bylaw No. 691	1989 03 28	Bylaw No. 1108	1995 05 15	Bylaw No. 1324	1998 05 04
Bylaw No. 717	1989 07 10	Bylaw No. 1119	1995 05 15	Bylaw No. 1320	1998 07 20
Bylaw No. 750	1989 07 10	Bylaw No. 1113	1995 06 05	Bylaw No. 1311	1998 08 24
Bylaw No. 636	1989 07 24	Bylaw No. 1112	1995 06 19	Bylaw No. 1301	1998 09 08
Bylaw No. 708	1989 08 14	Bylaw No. 1097	1995 07 04	Bylaw No. 1361	1998 11 16
Bylaw No. 742	1989 08 14	Bylaw No. 1132	1995 07 04	Bylaw No. 1363	1999 01 11
Bylaw No. 751	1989 08 14	Bylaw No. 1135	1995 09 05	Bylaw No. 1390	1999 03 01
Bylaw No. 748	1989 09 25	Bylaw No. 1137	1995 09 18	Bylaw No. 1391	1999 03 01
Bylaw No. 733	1989 12 11	Bylaw No. 1070	1995 11 01	Bylaw No. 1356	1999 03 15
Bylaw No. 775	1990 02 26	Bylaw No. 1144	1995 12 04	Bylaw No. 1386	1999 04 19
Bylaw No. 792	1990 08 13	Bylaw No. 1081	1995 12 04	Bylaw No. 1253	1999 05 17
Bylaw No. 814	1990 10 22	Bylaw No. 1080	1995 12 04	Bylaw No. 1378	1999 09 07
Bylaw No. 793	1990 11 13	Bylaw No. 1157	1995 12 04	Bylaw No. 1433	1999 11 15
Bylaw No. 808	1990 11 13	Bylaw No. 1139	1995 12 18	Bylaw No. 1434	1999 11 15
Bylaw No. 828	1991 04 22	Bylaw No. 1162	1996 01 15	Bylaw No. 1437	1999 12 13
Bylaw No. 835	1991 05 13	Bylaw No. 1166	1996 01 15	Bylaw No. 1444	1999 12 20
Bylaw No. 826	1991 08 29	Bylaw No. 1047	1996 03 04	Bylaw No. 1435	2000 01 10
Bylaw No. 890	1992 01 13	Bylaw No. 1167	1996 04 01	Bylaw No. 1290	2000 07 04

Bylaw No.	Adoption Date yyyy mm dd
Bylaw No. 1478	2000 08 14
Bylaw No. 1479	2000 08 14
Bylaw No. 1488	2000 09 18
Bylaw No. 1458	2000 11 20
Bylaw No. 1352	2000 12 18
Bylaw No. 1493	2000 12 18
Bylaw No. 1499	2001 01 29
Bylaw No. 1508	2001 03 05
Bylaw No. 1513	2001 05 22
Bylaw No. 1514	2001 05 22
Bylaw No. 1535	2001 12 17
Bylaw No. 1523	2002 01 28
Bylaw No. 1545	2002 02 18
Bylaw No. 1560	2002 02 18
Bylaw No. 1573	2002 05 06
Bylaw No. 1497	2002 06 17
Bylaw No. 1597	2002 07 02
Bylaw No. 1581	2002 07 02
Bylaw No. 1551	2002 08 06
Bylaw No. 1511	2002 08 06
Bylaw No. 1552	2002 08 06
Bylaw No. 1567	2002 08 06
Bylaw No. 1591	2002 08 06
Bylaw No. 1592	2002 08 06
Bylaw No. 1600	2002 08 06
Bylaw No. 1601	2002 09 03
Bylaw No. 1602	2002 10 07
Bylaw No. 1605	2003 01 13
Bylaw No. 1615	2003 01 15
Bylaw No. 1608	2003 02 17
Bylaw No. 1621	2003 06 16
Bylaw No. 1650	2003 10 06
Bylaw No. 1662	2004 05 17
Bylaw No. 1652	2004 06 07
Bylaw No. 1671	2004 08 09
Bylaw No. 1623	2004 09 07
Bylaw No. 1682	2004 10 04
Bylaw No. 1696	2005 05 02
Bylaw No. 1699	2005 07 18
Bylaw No. 1711	2005 07 18
Bylaw No. 1725	2006 03 06
Bylaw No. 1731	2006 03 21
Bylaw No. 1656	2006 06 19
Bylaw No. 1759	2006 10 16
Bylaw No. 1732	2006 12 18
Bylaw No. 1727	2007 06 05
Bylaw No. 1734	2007 06 18
Bylaw No. 1792	2007 06 18
Bylaw No. 1811	2007 11 05
Bylaw No. 1741	2007 11 19
Bylaw No. 1838	2008 06 16
Bylaw No. 1670	2008 06 16
Bylaw No. 1832	2008 06 16
Bylaw No. 1843	2008 07 21
Bylaw No. 1869	2008 07 21
Bylaw No. 1828	2008 08 18
Bylaw No. 1825	2008 08 25
Bylaw No. 1837	2008 11 03
Bylaw No. 1827	2008 12 15
Bylaw No. 1886	2009 01 27
Bylaw No. 1877	2009 02 03
Bylaw No. 1880	2009 02 17
Bylaw No. 1882	2009 04 07
Bylaw No. 1871	2009 07 07
Bylaw No. 1753	2009 10 06
Bylaw No. 1909	2009 10 06
Bylaw No. 1920	2009 12 15
Bylaw No. 1919	2009 12 15
Bylaw No. 1901	2010 01 07
Bylaw No. 1870	2010 07 06
Bylaw No. 1898	2010 10 05
Bylaw No. 1937	2010 10 05
Bylaw No. 1953	2010 12 07
Bylaw No. 1954	2011 01 11
Bylaw No. 1958	2011 05 17
Bylaw No. 1914	2011 05 17
Bylaw No. 1945	2011 06 21
Bylaw No. 1985	2011 12 20
Bylaw No. 1918	2012 01 24
Bylaw No. 1796	2012 05 15
Bylaw No. 1992	2012 05 15
Bylaw No. 1995	2012 06 19
Bylaw No. 1977	2012 06 19
Bylaw No. 1990	2012 07 03
Bylaw No. 2005	2012 09 18
Bylaw No. 1860	2012 10 02
Bylaw No. 2012	2012 10 02
Bylaw No. 2014	2012 10 02
Bylaw No. 1978	2012 10 16
Bylaw No. 2003	2012 10 16
Bylaw No. 1989	2012 12 18
Bylaw No. 2023	2013 04 16
Bylaw No. 1994	2013 05 07
Bylaw No. 2026	2013 05 07
Bylaw No. 2030	2013 05 21
Bylaw No. 1981	2013 07 02
Bylaw No. 2031	2013 07 02
Bylaw No. 2039	2014 05 06
Bylaw No. 2045	2014 06 03
Bylaw No. 2042	2014 07 02
Bylaw No. 2051	2014 07 02
Bylaw No. 2053	2014 07 02
Bylaw No. 2055	2014 07 18
Bylaw No. 2057	2014 08 08
Bylaw No. 2063	2014 11 04
Bylaw No. 2064	2014 12 16
Bylaw No. 2066	2015 02 17
Bylaw No. 2069	2015 02 17
Bylaw No. 2070	2015 03 03
Bylaw No. 2071	2015 03 03
Bylaw No. 2076	2015 03 17
Bylaw No. 2077	2015 04 28
Bylaw No. 2073	2015 07 21
Bylaw No. 2093	2015 12 15
Bylaw No. 2105	2016 01 12
Bylaw No. 2096	2016 01 26
Bylaw No. 2101	2016 01 26
Bylaw No. 2102	2016 02 16
Bylaw No. 2106	2016 05 03
Bylaw No. 2117	2016 05 03
Bylaw No. 2110	2016 09 20
Bylaw No. 2120	2016 11 15
Bylaw No. 2128	2016 12 06
Bylaw No. 2132	2017 03 07
Bylaw No. 2109	2017 06 06
Bylaw No. 2129	2017 06 06
Bylaw No. 2156	2017 07 04
Bylaw No. 2140	2017 07 18
Bylaw No. 2157	2017 09 05
Bylaw No. 2154	2017 09 19
Bylaw No. 2161	2017 09 19
Bylaw No. 2150	2017 10 17
Bylaw No. 2159	2018 02 06
Bylaw No. 2165	2018 06 19
Bylaw No. 2166	2018 07 10
Bylaw No. 2195	2018 07 24
Bylaw No. 2187	2018 08 14
Bylaw No. 2172	2018 09 18
Bylaw No. 2200	2018 10 02
Bylaw No. 2196	2018 11 20
Bylaw No. 2214	2019 01 22
Bylaw No. 2219	2019 04 16
Bylaw No. 2222	2019 05 14
Bylaw No. 2242	2019 11 19
Bylaw No. 2245	2020 01 07
Bylaw No. 2284	2020 06 23
Bylaw No. 2213	2020 10 20
Bylaw No. 2292	2020 12 15
Bylaw No. 2033	2021 03 02
Bylaw No. 2298	2021 03 16

Bylaw No.	Adoption Date yyyy mm dd	Bylaw No.	Adoption Date yyyy mm dd	Bylaw No.	Adoption Date yyyy mm dd
Bylaw No. 2297	2021 05 18	Bylaw No. 2309	2022 06 21	Bylaw No. 2423	2024 02 20
Bylaw No. 2321	2021 08 17	Bylaw no. 2347	2022 06 28	Bylaw No. 2419	2024 03 05
Bylaw No. 2299	2022 01 11	Bylaw No. 2351	2022 06 28	Bylaw No. 2440	2024 06 11
Bylaw No. 2324	2022 02 22	Bylaw No. 2250	2022 08 02	Bylaw No. 2441	2024 06 25
Bylaw No. 2337	2022 03 08	Bylaw No. 2291	2022 08 02	Bylaw No. 2448	2024 07 09
Bylaw No. 2323	2022 05 10	Bylaw No. 2365	2022 10 04	Bylaw No. 2449	2024 10 08
Bylaw No. 2343	2022 05 10	Bylaw No. 2371	2023 01 10	Bylaw No. 2461	2025 03 11
Bylaw No. 2340	2022 05 24	Bylaw No. 2399	2023 03 27	Bylaw No. 2463	2025 03 11
Bylaw No. 2322	2022 06 21	Bylaw No. 2390	2023 05 02	Bylaw No. 2458	2025 04 08
Bylaw No. 2344	2022 06 21	Bylaw No. 2380	2023 07 04	Bylaw No. 2462	2025 06 10
Bylaw No. 2350	2022 06 21	Bylaw No. 2283	2023 09 12	Bylaw No. 2486	2025 09 16

TABLE OF CONTENTS

PART 1 TITLE 1-1

PART 2 INTERPRETATION 2-1

PART 3 ADMINISTRATION 3-1

1. DUTIES AND POWERS 3-1

PART 4 GENERAL PROHIBITIONS 4-1

1. GENERAL PROHIBITIONS 4-1

PART 5 GENERAL REGULATIONS 5-1

1. APPLICATION 5-1
2. INTENT STATEMENTS 5-1
3. AUXILIARY BUILDINGS 5-1
4. FLOODPROOFING REQUIREMENTS (BYLAW NO. 380) 5-1
5. CALCULATION OF HEIGHT 5-4
6. UTILITIES 5-4
7. PROJECTIONS INTO REQUIRED SETBACK AREAS 5-4
8. RELAXATION OF BUILDING HEIGHT LIMITATIONS 5-5
9. FENCES 5-6
10. FRONTAGE DETERMINATION 5-6
11. EXTERIOR STORAGE 5-6
12. HOME OCCUPATION USE 5-7
13. PARKING AREA 5-7
14. RELAXATION OF SITING LIMITATIONS 5-7
15. PENSIONS 5-8
16. TEMPORARY OCCUPATION OF SECOND DWELLING 5-8
17. ARTERIAL HIGHWAY BUILDING SETBACKS (BYLAW NO. 380) 5-8
18. HOTEL, INN, LODGE AND TOURIST ACCOMMODATION-ADDITIONAL USE REGULATIONS (BYLAW NO. 486)(BYLAW 2140) 5-9
19. TABLE 5A (BYLAW NO. 486) 5-12
20. AIR SPACE PARCEL 5-13
21. WINDOW SALES USE (BYLAW NO. 1096) 5-13
22. SUBDIVISION OF DUPLEX DWELLINGS (BYLAW NO. 1247) 5-14
23. SPLIT ZONED PARCELS (BYLAW NO. 1378) 5-14

24. CRAWL SPACE AND VOID SPACE (BYLAW NO. 1552) 5-14
25. SUBDIVISION OF AUXILIARY RESIDENTIAL DWELLING UNITS (BYLAW NO. 1621) 5-14
26. GROSS FLOOR AREA EXCLUSIONS (BYLAW NO. 1992) 5-14
27. OUTDOOR ASSEMBLY IN VILLAGES (BYLAW NO. 2055)....5-15
28. DEVELOPMENT PERMIT EXEMPTIONS FOR DETACHED AND DUPLEX DWELLINGS (BYLAW NO. 2071) .5-16
29. TEMPORARY USE PERMITS FOR 2010 OLYMPIC AND PARALYMPIC EVENTS (BYLAW NO. 1877) – DELETED EFFECTIVE JUNE 01, 2010....5-17
30. SHIPPING CONTAINERS (BYLAW 2093)....5-17
31. TEMPORARY USE PERMITS FOR HOME-BASED ARTIST STUDIOS (BYLAW NO. 2096**) – DELETED (**BYLAW NO. 2242, 2019**)** 5-18
32. TEMPORARY USE PERMITS FOR OUTDOOR PATIOS (BYLAW NO. 2284) 5-18
33. ROADS 5-19
34. TEMPORARY USE PERMITS FOR THE RETAIL SALE OF CANNABIS (BYLAW NO. 2371) 5-19
35. SMALL-SCALE MULTI-UNIT HOUSING (BYLAW NO. 2461)....5-23

PART 6 PARKING AND LOADING REGULATIONS 6-1

1. GENERAL PROVISIONS....6-1
2. GENERAL REQUIREMENTS FOR PARKING & LOADING SPACES....6-2
3. ACCESSIBLE PARKING STANDARDS (BYLAW NO. 1898)....6-3
4. LOCATION OF PARKING & LOADING SPACES 6-4
5. PARKING AND LOADING DESIGN STANDARDS....6-6
6. PARKING AND LOADING PLAN....6-8
7. PARKING AND LOADING CONSTRUCTION STANDARDS 6-8
8. GARBAGE STORAGE AND COLLECTION STANDARDS-REPEALED (BYLAW NO. 1898) 6-10

PART 7 CREATION AND DEFINITION OF ZONES 7-1

1. CREATION OF ZONES....7-1
2. DEFINITION OF ZONES 7-5

PART 8 MOUNTAIN COMMERCIAL ZONES....8-1

1. MC1 ZONE (MOUNTAIN COMMERCIAL ONE) 8-1
2. MC2 ZONE (MOUNTAIN COMMERCIAL TWO)....8-3
3. MC3 ZONE (MOUNTAIN COMMERCIAL THREE) (BYLAW NO. 2350) 8-5

PART 9 COMMERCIAL ZONES 9-1

1. CC1 ZONE (COMMERCIAL CORE ONE)....9-1

2. CC2 ZONE (COMMERCIAL CORE TWO) (BYLAW NO. 642) (BYLAW NO. 1435)....9-5
3. CL1 ZONE (COMMERCIAL LOCAL ONE) 9-8
4. CL2 ZONE (COMMERCIAL LOCAL TWO) (BYLAW NO. 492) (BYLAW NO. 2292)....9-10
5. CS1 ZONE (COMMERCIAL SERVICE STATION ONE)....9-12
6. CL3 ZONE (COMMERCIAL LOCAL THREE) (BYLAW NO. 565)(BYLAW NO. 2165) 9-14
7. CH1 ZONE (COMMERCIAL HELIPORT ONE) (BYLAW NO. 886) 9-16
8. CI1 ZONE (COMMERCIAL INDUSTRIAL ONE) (BYLAW NO. 961) 9-17
9. CL4 ZONE (COMMERCIAL LOCAL FOUR) (BYLAW NO. 1488) 9-19
10. CC1-E ZONE (COMMERCIAL CORE ONE EMPLOYEE) (BYLAW NO. 1573) 9-21
11. CC3 ZONE (COMMERCIAL CORE THREE) (BYLAW NO. 1650) 9-24
12. CS2 (COMMERCIAL SERVICE STATION TWO) (BYLAW NO. 1882) 9-27
13. CL5 ZONE (COMMERCIAL LOCAL FIVE) (BYLAW NO. 2063) 9-29
14. CC4 ZONE (COMMERCIAL CORE FOUR) (BYLAW NO. 2351)....9-31

PART 10 INDUSTRIAL ZONES 10-1

1. IS1 ZONE (INDUSTRIAL SERVICE ONE) 10-1
2. IL2 ZONE (LIGHT INDUSTRIAL TWO) 10-5
3. IP1 ZONE (INDUSTRIAL PROCESSING ONE) (BYLAW NO. 412)....10-8
4. IP2 ZONE (INDUSTRIAL PROCESSING TWO) (BYLAW NO. 1064)....10-9
5. IS3 ZONE (INDUSTRIAL SERVICE THREE) (BYLAW NO. 961)....10-10
6. IL3 ZONE (INDUSTRIAL LIGHT THREE) (BYLAW NO. 1067) 10-11
7. IA1 ZONE (INDUSTRIAL AUXILIARY ONE) (BYLAW NO. 1352) 10-13
8. IU1 ZONE (INDUSTRIAL UTILITY ONE) (BYLAW NO. 1581)....10-14
9. IS4 ZONE (INDUSTRIAL SERVICE FOUR) (BYLAW NO. 1591)....10-15
10. ILR ZONE (FUNCTION JUNCTION LIGHT INDUSTRIAL RESIDENTIAL) (BYLAW NO. 1711) 10-18
11. IS5 ZONE (INDUSTRIAL SERVICE FIVE) (BYLAW NO. 1882)....10-21
12. AC1 ZONE (ATHLETES' CENTRE ONE) (BYLAW NO. 1937) 10-24
13. AC2 ZONE (ATHLETES' CENTRE TWO) (BYLAW NO. 1937)....10-26
14. AC3 ZONE (ATHLETES' CENTRE THREE) (BYLAW NO. 1937)(BYLAW NO. 2486)....10-27
15. IS6 ZONE (INDUSTRIAL SERVICE SIX) (BYLAW NO. 2005)....10-30
16. CTI1 (COMMUNITY AND TRANSPORTATION INFRASTRUCTURE ONE) (BYLAW NO. 2187)....10-31
17. CTI2 (COMMUNITY AND TRANSPORTATION INFRASTRUCTURE TWO) (BYLAW NO. 2012) 10-35

PART 11 LEISURE ZONES....11-1

1. LP1 ZONE (LEISURE PARK ONE)....11-1

2. LR1 ZONE (LEISURE RECREATION ONE) 11-3
3. LR2 ZONE (LEISURE RECREATION TWO) 11-5
4. LR3 ZONE (LEISURE RECREATION THREE) (BYLAW NO. 961) 11-7
5. LP2 ZONE (LEISURE PARK TWO) (BYLAW NO. 961) 11-9
6. LR4 ZONE (LEISURE RECREATION FOUR) (BYLAW NO. 964) 11-10
7. LR5 ZONE (LEISURE RECREATION FIVE) (BYLAW NO. 1567) 11-12
8. LR6 (LEISURE RECREATION SIX) (BYLAW NO. 1047) 11-13
9. LP3 ZONE (LEISURE PARK THREE) (BYLAW NO. 1200) 11-15
10. LF1 (LEISURE FLOAT PLANE ONE) (BYLAW NO. 1065) 11-16
11. LCB1 ZONE (LEISURE CONSERVATION BUFFER ONE ZONE) (BYLAW NO. 1378) 11-17
12. PAN1 ZONE (PROTECTED AREA NETWORK ONE ZONE) (BYLAW NO. 1458) 11-18
13. LR7 ZONE (LEISURE RECREATION SEVEN) (BYLAW NO. 1623) 11-19
14. LHT1 (LEISURE HEALTH TOURISM ONE) (BYLAW NO. 1825) 11-20
15. LR9 ZONE (LEISURE RECREATION NINE) (BYLAW NO. 1937) 11-23
16. LP4 ZONE (LEISURE PARK 4) (BYLAW NO. 1937) 11-25
17. [RESERVED] 11-26
18. LR8 ZONE (LEISURE RECREATION EIGHT) (BYLAW NO. 1796) 11-26
19. LR10 ZONE (LEISURE RECREATION TEN) (BYLAW 2157) 11-28
20. LR11 ZONE (LEISURE RECREATION ELEVEN) (BYLAW NO. 2324) 11-29

PART 12 RESIDENTIAL ZONES 12-1

1. RS1 ZONE (SINGLE FAMILY RESIDENTIAL ONE) 12-1
2. RS2 ZONE (SINGLE FAMILY RESIDENTIAL TWO) (BYLAW NO. 409) 12-6
3. RT1 ZONE (TWO FAMILY RESIDENTIAL ONE) 12-10
4. RT2 ZONE (TWO FAMILY RESIDENTIAL TWO) 12-14
5. RS3 ZONE (RESIDENTIAL SINGLE FAMILY THREE) (BYLAW NO. 742) 12-17
6. RT3 ZONE (TWO FAMILY RESIDENTIAL THREE) (BYLAW NO. 963) 12-20
7. RTA1 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION ONE) (BYLAW NO. 961) 12-23
8. RTA2 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION TWO) (BYLAW NO. 961) 12-25
9. RTA3 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION THREE) (BYLAW NO. 961) 12-28
10. RTA4 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION FOUR) (BYLAW NO. 961) 12-28
11. RTA5 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION FIVE) (BYLAW NO. 961) 12-28
12. RS4 (SINGLE FAMILY RESIDENTIAL FOUR) (BYLAW NO. 1162) 12-29
13. RT6 ZONE (TWO FAMILY RESIDENTIAL SIX) (BYLAW NO. 1070) 12-30
14. RTA6 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION SIX) (BYLAW NO. 1184) 12-34

15. RS5 ZONE (SINGLE FAMILY RESIDENTIAL FIVE) (BYLAW NO. 1200) 12-35
16. RS6 ZONE (SINGLE FAMILY RESIDENTIAL SIX) (BYLAW NO. 1233) 12-37
17. RT7 ZONE (TWO FAMILY RESIDENTIAL SEVEN) (BYLAW NO. 1233) 12-39
18. RTA7 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION SEVEN) (BYLAW NO. 1233) 12-41
19. RTA8 ZONE (TWO FAMILY RESIDENTIAL/TOURIST ACCOMMODATION EIGHT) (BYLAW NO. 1298) 12-43
20. RTA9 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION NINE) (BYLAW NO. 1363) 12-47
21. RTA11 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION ELEVEN) (BYLAW NO. 1435) 12-49
22. RTA13 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION THIRTEEN) (BYLAW NO. 1437) 12-52
23. RTA14 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION FOURTEEN) (BYLAW NO. 1437) 12-54
24. RTA15 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION FIFTEEN) (BYLAW NO. 1437) 12-56
25. RTA16 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION SIXTEEN) (BYLAW NO. 1437) 12-58
26. RTA17 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION SEVENTEEN) (BYLAW NO. 1437) (BYLAW NO. 2064) 12-60
27. RTA18 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION EIGHTEEN) (BYLAW NO. 1444) 12-64
28. RTA19 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION NINETEEN) (BYLAW NO. 1444) 12-66
29. RTA20 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION TWENTY) (BYLAW NO. 1444) 12-68
30. RTA21 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION TWENTY-ONE) (BYLAW NO. 1444) 12-70
31. RS7 ZONE (SINGLE FAMILY RESIDENTIAL SEVEN) (BYLAW NO. 1435) 12-72
32. RT8 ZONE (RESIDENTIAL TWO FAMILY EIGHT) (BYLAW NO. 1479) 12-75
33. RTA24 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION TWENTY-FOUR) (BYLAW NO. 1508) 12-76
34. RS-E1 ZONE (RESIDENTIAL SINGLE ESTATE ONE) (BYLAW NO. 1523) 12-78
35. RS-E2 ZONE (RESIDENTIAL SINGLE ESTATE TWO) (BYLAW NO. 1535) 12-81
36. RS-E3 ZONE (RESIDENTIAL SINGLE ESTATE THREE) (BYLAW NO. 1597) 12-85
37. RS-E4 ZONE (RESIDENTIAL SINGLE ESTATE FOUR) (BYLAW NO. 1551) 12-87
38. RS-E5 ZONE (SINGLE FAMILY ESTATE FIVE) (BYLAW NO. 1652) 12-90
39. RS-9 ZONE (SINGLE FAMILY RESIDENTIAL NINE) (BYLAW NO. 1699) 12-92
40. RTA-C1 ZONE (COMPREHENSIVE RESIDENTIAL/TOURIST ACCOMMODATION ONE) (BYLAW NO. 1650) (BYLAW NO. 1909) 12-95
41. RTA22 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION TWENTY-TWO) (BYLAW NO. 1699) 12-100
42. RTA25 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION TWENTY-FIVE) (BYLAW NO. 1725) 12-102
43. RTA26 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION TWENTY-SIX) BYLAW NO. 1741) 12-104
44. RS-E6 ZONE (RESIDENTIAL SINGLE ESTATE 6) (BYLAW NO. 1753) (BYLAW NO. 1958) 12-107
45. [RESERVED] 12-109
46. RTA28 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION TWENTY-EIGHT) (BYLAW NO. 1843) 12-110
47. RS-E7 ZONE (RESIDENTIAL SINGLE ESTATE SEVEN) (BYLAW NO. 1919) 12-111

48. RS11 ZONE (RESIDENTIAL SINGLE FAMILY ELEVEN) (BYLAW NO. 1937) 12-113
49. [RESERVED] 12-117
50. [RESERVED] 12-117
51. RS12 ZONE (RESIDENTIAL SINGLE FAMILY TWELVE) (BYLAW NO. 1937) (BYLAW NO. 1978) 12-118
52. RI1 (RESIDENTIAL INFILL ONE) ZONE (BYLAW NO. 1914) 12-121
53. RS-E8 ZONE (RESIDENTIAL SINGLE ESTATE EIGHT) (BYLAW NO. 2172) 12-125
54. RTA29 ZONE (RESIDENTIAL / TOURIST ACCOMMODATION TWENTY-NINE) (BYLAW NO. 2322) 12-129
55. RTA30 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION THIRTY) (BYLAW NO. 2337) 12-131
56. RTA31 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION THIRTY-ONE) (BYLAW NO. 2337) 12-135
57. RTA32 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION THIRTY-TWO) (BYLAW NO. 2337) 12-138
58. RTA33 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION THIRTY-THREE) (BYLAW NO. 2337) ... 12-140
59. RTA34 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION THIRTY-FOUR) (BYLAW NO. 2343) 12-144
60. RTA35 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION THIRTY-FIVE) (BYLAW NO. 2344) 12-146

PART 13 MULTIPLE RESIDENTIAL ZONES (BYLAW NO. 464) 13-1

1. RM1 ZONE (RESIDENTIAL MULTIPLE ONE) 13-1
2. RM2 ZONE (RESIDENTIAL MULTIPLE TWO) 13-3
3. RM3 ZONE (RESIDENTIAL MULTIPLE THREE) 13-5
4. RM4 ZONE (RESIDENTIAL MULTIPLE FOUR) 13-7
5. RM5 ZONE (RESIDENTIAL MULTIPLE FIVE) 13-9
6. RM6 ZONE (RESIDENTIAL MULTIPLE SIX) 13-11
7. RM7 ZONE (RESIDENTIAL MULTIPLE SEVEN) 13-13
8. RM8 ZONE (RESIDENTIAL MULTIPLE EIGHT) (DELETED BYLAW NO. 514) 13-14
9. RM9 ZONE (RESIDENTIAL MULTIPLE NINE) (BYLAW NO. 385) 13-15
10. RM10 ZONE (RESIDENTIAL MULTIPLE TEN) (BYLAW NO. 464) 13-17
11. [RESERVED] 13-19
12. RM12 ZONE (RESIDENTIAL MULTIPLE TWELVE) (BYLAW NO. 464) 13-20
13. RM13 ZONE (RESIDENTIAL MULTIPLE THIRTEEN) (BYLAW NO. 649) (BYLAW NO. 1264)(BYLAW NO. 2250) 13-22
14. RM 14 ZONE (RESIDENTIAL MULTIPLE FOURTEEN) (BYLAW NO. 568) 13-25
15. RM15 ZONE (RESIDENTIAL MULTIPLE FIFTEEN) (BYLAW NO. 750) 13-27
16. RM16 ZONE (RESIDENTIAL MULTIPLE SIXTEEN) (BYLAW NO. 751) 13-29
17. RM17 ZONE (RESIDENTIAL MULTIPLE SEVENTEEN) (BYLAW NO. 826) 13-31
18. RM18 ZONE (RESIDENTIAL MULTIPLE EIGHTEEN) (BYLAW NO. 826) 13-33

19. RM19 ZONE (RESIDENTIAL MULTIPLE NINETEEN) (BYLAW NO. 832) 13-35
20. RM20 ZONE (RESIDENTIAL MULTIPLE TWENTY) (BYLAW NO. 832) 13-37
21. RM21 ZONE (RESIDENTIAL MULTIPLE TWENTY-ONE) (BYLAW NO. 832) 13-39
22. RM22 ZONE (RESIDENTIAL MULTIPLE TWENTY-TWO) (BYLAW NO. 835) 13-41
23. RM23 ZONE (MULTIPLE RESIDENTIAL TWENTY-THREE) (BYLAW NO. 961) 13-43
24. RM24 ZONE (RESIDENTIAL MULTIPLE TWENTY-FOUR) (BYLAW NO. 846) 13-45
25. RM25 ZONE (MULTIPLE RESIDENTIAL TWENTY-FIVE) (BYLAW NO. 1172) 13-47
26. [RESERVED] 13-49
27. RM27 ZONE (MULTIPLE RESIDENTIAL TWENTY-SEVEN) (BYLAW NO. 903) 13-50
28. RM28 ZONE (RESIDENTIAL MULTIPLE TWENTY-EIGHT) (BYLAW NO. 1014) 13-52
29. RM29 ZONE (RESIDENTIAL MULTIPLE TWENTY-NINE) (BYLAW NO. 1014) 13-54
30. RM30 ZONE (RESIDENTIAL MULTIPLE THIRTY) (BYLAW NO. 1014) 13-56
31. RM31 ZONE (RESIDENTIAL MULTIPLE THIRTY-ONE) (BYLAW NO. 1014) 13-58
32. RM32 ZONE (RESIDENTIAL MULTIPLE THIRTY-TWO) (BYLAW NO. 1014) (BYLAW NO. 1110) 13-60
33. RM33 ZONE (RESIDENTIAL MULTIPLE THIRTY-THREE) (BYLAW NO. 1192) 13-61
34. RM34 ZONE (RESIDENTIAL MULTIPLE THIRTY-FOUR) (BYLAW NO. 1197) 13-63
35. RM35 ZONE (RESIDENTIAL MULTIPLE THIRTY-FIVE) (BYLAW NO. 1259) 13-65
36. RM37 ZONE (RESIDENTIAL MULTIPLE THIRTY-SEVEN) (BYLAW NO. 1266) 13-66
37. RM38 ZONE (RESIDENTIAL MULTIPLE THIRTY-EIGHT) (BYLAW NO. 1311) 13-67
38. RM39 ZONE (RESIDENTIAL MULTIPLE THIRTY-NINE) (BYLAW NO. 1311) 13-68
39. RM40 ZONE (RESIDENTIAL MULTIPLE FORTY) (BYLAW NO. 1361) 13-69
40. RM41 ZONE (RESIDENTIAL MULTIPLE FORTY-ONE) (BYLAW NO. 1356) 13-71
41. [RESERVED] 13-72
42. RM42 ZONE (RESIDENTIAL MULTIPLE FORTY-TWO) (BYLAW NO. 1378) 13-73
43. RM43 ZONE (RESIDENTIAL MULTIPLE FORTY-THREE) (BYLAW NO. 1386) 13-75
44. RM44 ZONE (RESIDENTIAL MULTIPLE FORTY-FOUR) (BYLAW NO. 1435) 13-76
45. RM45 ZONE (RESIDENTIAL MULTIPLE FORTY-FIVE) (BYLAW NO. 1435) 13-78
46. RM47 ZONE (RESIDENTIAL MULTIPLE FORTY-SEVEN) (BYLAW NO. 1478) 13-80
47. RM48 ZONE (RESIDENTIAL MULTIPLE FORTY-EIGHT) (BYLAW NO. 1560) 13-81
48. RM 49 ZONE (RESIDENTIAL MULTIPLE FORTY-NINE) (BYLAW NO. 1699) 13-83
49. [RESERVED] 13-85
50. RM50 ZONE (RESIDENTIAL MULTIPLE FIFTY) (BYLAW NO. 1650) 13-86
51. RM51 ZONE (RESIDENTIAL MULTIPLE FIFTY-ONE) (BYLAW NO. 1650) 13-88
52. CD1 ZONE (COMPREHENSIVE DEVELOPMENT ONE) (BYLAW NO. 1727) 13-90

53. RM52 ZONE (RESIDENTIAL MULTIPLE FIFTY-TWO) (BYLAW NO. 1741) 13-96
54. RM53 ZONE (RESIDENTIAL MULTIPLE FIFTY-THREE) (BYLAW NO. 1732) 13-97
55. RM55 ZONE (RESIDENTIAL MULTIPLE FIFTY-FIVE) (BYLAW NO. 1880) 13-99
56. RM56 ZONE (RESIDENTIAL MULTIPLE FIFTY SIX) (BYLAW NO. 1918) 13-102
57. RM57 ZONE (RESIDENTIAL MULTIPLE FIFTY-SEVEN) (BYLAW NO. 1937) 13-104
58. RM58 ZONE (RESIDENTIAL MULTIPLE FIFTY- EIGHT) (BYLAW NO. 1937) 13-106
59. RLW-1 ZONE (RESIDENTIAL LIVE WORK-ONE) (BYLAW NO. 1937) 13-108
60. RM59 ZONE (RESIDENTIAL MULTIPLE FIFTY-NINE) (BYLAW NO. 1937) 13-112
61. RM60 ZONE (RESIDENTIAL MULTIPLE SIXTY) (BYLAW NO. 1937) 13-115
62. RM61 ZONE (RESIDENTIAL MULTIPLE SIXTY-ONE) (BYLAW NO. 1937) 13-116
63. RM62 ZONE (RESIDENTIAL MULTIPLE SIXTY-TWO) (BYLAW NO. 1937) 13-118
64. RM63 ZONE (RESIDENTIAL MULTIPLE SIXTY-THREE) (BYLAW NO. 1937) 13-121
65. RM64 ZONE (RESIDENTIAL MULTIPLE SIXTY-FOUR) (BYLAW NO. 1937) 13-123
66. RM65 ZONE (RESIDENTIAL MULTIPLE SIXTY-FIVE) (BYLAW NO. 1937) (BYLAW 2101) 13-125
67. RM-CD2 ZONE (RESIDENTIAL MULTIPLE - COMPREHENSIVE DEVELOPMENT TWO) (BYLAW 2298)(2390)(2462) 13-128
68. RM66 ZONE (RESIDENTIAL MULTIPLE SIXTY-SIX) (BYLAW NO. 1989) 13-136
69. RM68 ZONE (RESIDENTIAL MULTIPLE SIXTY- EIGHT) (BYLAW NO. 1994) 13-138
70. RM69 ZONE – RESIDENTIAL MULTIPLE SIXTY-NINE (BYLAW NO. 2066) 13-140
71. RM70 ZONE (RESIDENTIAL MULTIPLE SEVENTY) (BYLAW NO. 2213) 13-142
72. RM71 ZONE (RESIDENTIAL MULTIPLE SEVENTY-ONE) (BYLAW NO. 2309) 13-148
73. RM72 ZONE (RESIDENTIAL MULTIPLE SEVENTY-TWO) (BYLAW NO. 2347) 13-151
74. RM73 ZONE (RESIDENTIAL MULTIPLE SEVENTY-THREE) (BYLAW NO. 2340) 13-155
75. RM74 ZONE (RESIDENTIAL MULTIPLE SEVENTY-FOUR) (BYLAW NO. 2291) 13-158
76. RESERVED 13-160

PART 14 RURAL RESOURCE ZONES 14-1

1. RR1 ZONE (RURAL RESOURCE ONE) 14-1
2. RR2 ZONE (RURAL RESOURCE TWO) 14-4
3. RR3 ZONE (RURAL RESOURCE THREE) 14-6
4. RR4 ZONE (RURAL RESOURCE FOUR) (BYLAW NO. 1361) 14-7

PART 15 TOURIST ACCOMMODATION ZONES 15-1

1. TV1 ZONE (TOURIST VEHICLE ONE) 15-1
2. TV2 ZONE (TOURIST VEHICLE AND CAMPGROUND TWO) (BYLAW NO. 1253) 15-3

3. TA1 ZONE (TOURIST ACCOMMODATION ONE) 15-6
4. TA2 ZONE (TOURIST ACCOMMODATION TWO) 15-8
5. TA3 ZONE (TOURIST ACCOMMODATION THREE) 15-10
6. TA4 ZONE (TOURIST ACCOMMODATION FOUR) 15-12
7. TA7 ZONE (TOURIST ACCOMMODATION SEVEN) (BYLAW NO. 513) 15-14
8. TA8 ZONE (TOURIST ACCOMMODATION EIGHT) (BYLAW NO. 708) 15-16
9. TA9 ZONE (TOURIST ACCOMMODATION NINE) (BYLAW NO. 708) 15-20
10. TA10 ZONE (TOURIST ACCOMMODATION TEN) (BYLAW NO. 808) 15-21
11. TA11 ZONE (TOURIST ACCOMMODATION ELEVEN) (BYLAW NO. 961) 15-23
12. TA12 ZONE (TOURIST ACCOMMODATION TWELVE) (BYLAW NO. 1014) 15-25
13. TA13 ZONE (TOURIST ACCOMMODATION THIRTEEN) (BYLAW NO. 1014) 15-27
14. TA14 ZONE (TOURIST ACCOMMODATION FOURTEEN) (BYLAW NO. 1160) 15-29
15. TA15 ZONE (TOURIST ACCOMMODATION FIFTEEN) (BYLAW NO. 1433) 15-30
16. TA16 ZONE (TOURIST ACCOMMODATION SIXTEEN) (BYLAW NO. 1434) 15-32
17. TA17 ZONE (TOURIST ACCOMMODATION SEVENTEEN) (BYLAW NO. 2283) 15-34
18. TV3 ZONE (TOURIST VEHICLE AND CAMPGROUND THREE) (BYLAW 2110) 15-40
19. TA18 ZONE (TOURIST ACCOMMODATION EIGHTEEN) (BYLAW NO. 2351) 15-43

PART 16 TOURIST PENSION ZONES 16-1

1. TB1 ZONE (TOURIST BED AND BREAKFAST ONE) (BYLAW NO. 906) 16-1
2. TP1 ZONE (TOURIST PENSION ONE)-REPLACED WITH TB1 ZONE (TOURIST BED AND BREAKFAST ONE) 16-3
3. TP2 ZONE (TOURIST PENSION TWO) 16-4
4. TP3 ZONE (TOURIST PENSION THREE) (BYLAW NO. 514) 16-5
5. TP4 ZONE (TOURIST PENSION FOUR) (BYLAW NO. 591) 16-6

PART 17 LANDS NORTH ZONES (BYLAW NO. 708) 17-1

1. GENERAL PROVISIONS 17-1
2. CR1 ZONE (COMMERCIAL RESIDENTIAL ONE) 17-3
3. CR2 ZONE (COMMERCIAL RESIDENTIAL TWO) (BYLAW NO. 1108) 17-4
4. CR3 ZONE (COMMERCIAL RESIDENTIAL THREE) (BYLAW NO. 1108) 17-5
5. CR4 ZONE (COMMERCIAL RESIDENTIAL FOUR) (BYLAW NO. 1100) (BYLAW NO. 1108) 17-6
6. CR5 ZONE (COMMERCIAL RESIDENTIAL FIVE) (BYLAW NO. 1100) 17-8
7. CR6 ZONE (COMMERCIAL RESIDENTIAL SIX) (BYLAW NO. 1108) 17-9
8. CM1 ZONE (COMMERCIAL MIX ONE) (BYLAW NO. 1108) 17-10

9. CM2 ZONE (COMMERCIAL MIX TWO) (BYLAW NO. 1108) 17-11
10. LC1 ZONE (LOCAL CONVENIENCE ONE) (BYLAW NO. 1108) 17-12
11. LC2 ZONE (LOCAL CONVENIENCE TWO) (BYLAW NO. 1108) 17-14
12. LC3 ZONE (LOCAL CONVENIENCE THREE) (BYLAW NO. 1108) 17-16
13. LC4 ZONE (LOCAL CONVENIENCE FOUR) (BYLAW NO. 1108) 17-17
14. LC5 ZONE (LOCAL CONVENIENCE FIVE) (BYLAW NO. 1108) 17-18
15. LA1 ZONE (LODGE ACCOMMODATION ONE) (BYLAW NO. 1108) 17-19
16. LA2 ZONE (LODGE ACCOMMODATION TWO) (BYLAW NO. 1108) 17-20
17. LA3 ZONE (LODGE ACCOMMODATION THREE) (BYLAW NO. 1108) 17-21
18. HA1 ZONE (HOTEL ACCOMMODATION ONE) (BYLAW NO. 1108) 17-22
19. HA2 ZONE (HOTEL ACCOMMODATION TWO) (BYLAW NO. 1108) 17-23
20. LNR ZONE (LANDS NORTH RESIDENTIAL) (BYLAW NO. 1108) 17-24
21. LNI ZONE (LANDS NORTH INSTITUTIONAL) (BYLAW NO. 1108) 17-25
22. LNP ZONE (LANDS NORTH PARKING) (BYLAW NO. 1108) (BYLAW NO. 1696) 17-26
23. LNL ZONE (BYLAW NO. 2026) DELETED 17-27
24. LNRTA1 ZONE (LANDS NORTH RESIDENTIAL/TOURIST ACCOMMODATION ONE) (BYLAW NO. 1080) 17-28
25. LNRTA2 ZONE (LANDS NORTH RESIDENTIAL/TOURIST ACCOMMODATION TWO) (BYLAW NO. 1080) 17-29
26. LNRTA3 ZONE (LANDS NORTH RESIDENTIAL/TOURIST ACCOMMODATION THREE) (BYLAW NO. 1219) 17-31
27. LNI2 ZONE (LANDS NORTH INSTITUTIONAL TWO) (BYLAW NO. 2026) 17-33

PART 18 LANDS NORTH SUBDIVISION REGULATIONS (BYLAW NO. 708) 18-1

1. GENERAL PROVISIONS 18-1

PART 19 TENNIS RESORT LANDS SUBDIVISION REGULATIONS (BYLAW NO. 808) 19-1

1. GENERAL PROVISIONS 19-1

PART 20 INSTITUTIONAL ZONES (BYLAW NO. 1023) 20-1

1. IC1 ZONE (INSTITUTIONAL CHURCH ONE) 20-1
2. ISC1 ZONE (INSTITUTIONAL SCHOOL ONE) (BYLAW NO. 1435) 20-3
3. ID1 ZONE (INSTITUTIONAL DAYCARE ONE) (BYLAW NO. 1435) 20-4
4. IF1 ZONE (INSTITUTIONAL FIRE HALL ONE) (BYLAW NO. 1435) 20-5
5. IC2 ZONE (INSTITUTIONAL CHURCH TWO) (BYLAW NO. 1551) 20-6
6. IAM1 (INSTITUTIONAL ART MUSEUM ONE) (BYLAW NO. 2023) 20-8

7. CSF1 (COMMUNITY SERVICE FACILITY ONE) (BYLAW NO. 2117)(BYLAW NO. 2200) 20-10

PART 21 GREEN LAKES GOLF COURSE LANDS SUBDIVISION REGULATIONS (BYLAW NO. 961) 21-1

1. GENERAL PROVISIONS 21-1

PART 22 PARKING ZONES (BYLAW NO. 1200) 22-1

1. P1 ZONE (PARKING ONE) 22-1
2. EVT ZONE (EMERGENCY VEHICLE TURNAROUND) (BYLAW NO. 1827) 22-2
3. P 2 ZONE (PARKING TWO) (BYLAW NO. 1937).....22-3

PART 23 REPEAL 23-1

PART 24 SCHEDULES.....24-1

SCHEDULE "A" – ZONING MAPS (NOT CONSOLIDATED).....24-1

SCHEDULE "A" – LEGEND OF ZONES 24-1

SCHEDULE "B" - FLOOD PROOFING AREA - (GREEN LAKE) (BYLAW NO. 808) 24-8

SCHEDULE "C" – FLOOD PROOFING AREA – (WHITE GOLD ESTATES) (BYLAW NO. 808).....24-9

SCHEDULE "D" – LIQUOR SALES – LIST OF RETAIL OUTLETS (BYLAW NO. 1615) 24-11

SCHEDULE "E" – FLOOD PROOFING AREA – (NITA LAKE) (BYLAW NO. 1650).....24-13

SCHEDULE "F" – FLOOR SPACE RATIO (FUNCTION JUNCTION) (BYLAW NO. 1771).....24-14

SCHEDULE "G" - MAP OF AMENITIES FOR CD1 ZONE (BYLAW NO. 1727) 24-15

SCHEDULE "H" - MOTOR VEHICLE SPECIFICATIONS FOR CD1 ZONE (BYLAW NO. 1727) 24-16

SCHEDULE "I" - TRAIL SRW WIDTHS AND CONSTRUCTION STANDARDS FOR CD1 ZONE (BYLAW NO. 1727) 24-17

SCHEDULE "J" – CD1 ZONE HOUSING AGREEMENT – TERMS AND CONDITIONS (BYLAW NO. 1727) .24-18

SCHEDULE "K" – CD1 ZONE CONDITION OF LANDS PRIOR TO TRANSFER TO MUNICIPALITY (BYLAW NO. 1727) 24-20

SCHEDULE "L" - INITIAL PARCELIZATION PLAN CD1 ZONE (BYLAW NO. 1727) 24-21

SCHEDULE "M" – LAND USE PLAN OF CD1 ZONE WITH TABLE OF HEIGHTS, DENSITIES AND SETBACKS (BYLAW NO. 1727)(BYLAW NO. 2297).....24-22

SCHEDULE "N" – FORM OF HOUSING AGREEMENT – RTA-C1 ZONE (BYLAW NO. 1650).....24-35

SCHEDULE "O" – RTA26 ZONE DEVELOPMENT COVENANT, HOUSING AGREEMENT AND BRIDGE SPECIFICATIONS (BYLAW NO. 1741).....24-55

SCHEDULE "P" – LANDS NORTH SUBDIVISION (BYLAW NO. 708) 24-63

SCHEDULE "Q" – TENNIS RESORT LANDS SUBDIVISION (BYLAW NO. 808).....24-64

SCHEDULE "R" – GREEN LAKES GOLF COURSE LANDS SUBDIVISION (BYLAW NO. 961).....24-65

SCHEDULE "S" – SCHEDULE OF CONDITIONS (BYLAW NO. 2399) 24-66

SCHEDULE "S"(2) BYLAW NO. 2283 24-68
SCHEDULE T – HOUSING AGREEMENT AND 219 COVENANT (BYLAW NO. 2440).....24-80

PART 1 Title

(1) This Bylaw may be cited for all purposes as “Zoning and Parking Bylaw No. 303, 2015.”

PART 2 Interpretation

(1) In this Bylaw:

"aisle space" means the area of a parcel which provides space for motor vehicle access and manoeuvring;(Bylaw No. 614)

"apartment" means a residential building other than a townhouse containing three or more dwelling units, which has its principal access from a common entrance; (Bylaw No. 814)

"art museum" means a building, please or area where paintings, sculptures or other works of art stored, curated and exhibited;(Bylaw No. 2023)

"**artist**" means a person who creates works of aesthetic or expressive value including paintings, sculpture, literary works or drawings; (Bylaw No. 2242)

"artisan" means a skilled craftsperson who produces distinctive, usually handcrafted, works in small quantities and which have an aesthetic or expressive value; (Bylaw No. 2242)

"assembly" means a gathering of persons for civic, cultural, charitable, entertainment, political, travel, religious, social, education, recreation and philanthropy in a building;

"athletes' centre" means a facility for the training of athletes, including therapy, rehabilitation, counselling, coaching, instruction, testing, and other similar activities and sports medicine and kinesiology labs, and facilities for community sports, leisure and learning opportunities; (Bylaw No. 1734)

"athletes' centre accommodation" means a duplex dwelling, townhouse or apartment for athletes, coaches, trainers, volunteers, other support staff, and the families of any of the aforementioned; using the Athletes' Centre or other sports and recreation amenities located within the Resort Municipality of Whistler, or the Nordic Centre. In addition, those involved in the delivery of educational or cultural programs within the Resort Municipality of Whistler and students and volunteers associated with such programs may be accommodated in this facility; (Bylaw No. 1734)

"auxiliary building" means a building that is ancillary or subordinate and customarily incidental to the principal building containing the principal use on the same parcel; (Bylaw No. 1552)

"auxiliary residential dwelling unit" means a dwelling unit which is ancillary to the principal use being made of the parcel upon which the auxiliary dwelling unit is located;

"auxiliary use" means a use that is ancillary or subordinate and customarily incidental to a principal use on the same parcel; (Bylaw No. 1552)

"basement" means the space in a building between two floor levels, the lower of which is situated between .6 metres and 1.5 metres below grade;

"bed and breakfast" means the use of a detached dwelling that includes:

(a) the business of renting not more than 3 guest rooms in the dwelling for the temporary lodging of paying guests;

(b) the use of common living and dining areas by such guests;

(c) the use of the dwelling as the residence of the operator of a business;(Bylaw No. 906) (Bylaw No. 1048)

"buffer" means a landscaped or naturally vegetated area intended to separate and screen land uses or properties from one another; (Bylaw No. 1378)

"building" means any structure that encloses and shelters a use;

"campground" means an area of land in which two or more camping spaces are used for temporary occupation by travellers in recreational vehicles, tents and yurts, but does not include a mobile home park or auto-court; (Bylaw No. 1825)

"camping space" means the area of a campground intended for one recreational vehicles, tents and yurts; (Bylaw No. 1825)

"cannabis" has the same meaning as in the *Cannabis Act* (Canada); (Bylaw No. 2371)

"cellar" means the space in a building between two floor levels with the lower level more than 1.5 metres below grade;

"child care facility" means a provincially licensed facility providing a type of child care listed in s.1(3) of the Child Care Licensing Regulation under the Community Care and Assisted Living Act, and excludes residential care facilities; (Bylaw No. 1734)

"**clubhouse**" means a building used principally for indoor or outdoor recreation which building may include restaurant, personal service, entertainment, retail, and assembly uses; (Bylaw No. 961)

"community sewer system" means a system of sewage or sewage disposal operated and maintained by the Municipality;

"community water system" means a system of waterworks serving two or more parcels and owned, operated and maintained by an improvement district under the Water Act or Municipal Act, regulated under the Water Utilities Act, or owned, operated and maintained by the Municipality;

"crawl space" means any floor area having less than 1.5 metres of clearance between the underside of a roof or floor system above and a ground floor slab or ground surface below.(Bylaw No. 1992)

"**customer**" means a person who attends a Home-based Artist Studio to purchase, view or otherwise experience art or artisan crafts and includes a person who is attending a class, or exhibition on the property and does not include an employee of the Home-based Artist Studio; (Bylaw No. 2242)

"dangerous goods" means dangerous goods as defined in section 2 of the Transportation of Dangerous Goods Act (Canada) as of June 19th, 2000 and as regulated in the Federal Regulations except for in the exemptions for dangerous goods on industrial worksites as found in section 2.4(1) (b) of the Federal Regulations; (Bylaw No. 1352)

"day use facility" means a building designed to provide day use facilities for patrons of the outdoor recreation facilities including cafeteria/restaurant facilities, brown bag facilities, changing areas, sanitation facilities, holding facilities for injured patrons, child care facilities, and sporting goods, sales, repair and rentals". (Bylaw No. 2350)

"**designated flood**" means:

(a) a flood which has a statistical frequency of occurrence of once every 200 years; or

(b) a flood with recorded levels equal to or greater than those of a 200 year flood; (Bylaw No. 380)

"**detached dwelling**" means a residential building containing not more than one principal dwelling unit;

"**dormitory**" means a room used as a common sleeping area which may be divided by one or more partitions which are at least 0.5 metres less in height than the distance between the floor and the ceiling in the dormitory in which they are located;

"**driveway**" means a roadway providing access to a building containing two or fewer dwelling units; (Bylaw No. 775)

"**duplex dwelling**" means a residential building consisting of two principal dwelling units placed one above the other or attached side by side; (Bylaw No. 814)

"**dwelling unit**" means a self-contained set of habitable rooms in a building, including one set of cooking facilities;

"**employee**" means an individual either employed or self employed and whose place of employment is situated in the boundaries of the Resort Municipality of Whistler and includes an individual who has ceased active employment but who was employed or self-employed within the boundaries of the Municipality for five of the six years prior to ceasing employment; (Bylaw No. 1102)

"**employee housing**" means the use of a dwelling unit for occupation only by an employee or an individual related by blood, adoption, common-law marriage or foster parenthood to an employee or cohabitating with an employee in a spousal relationship; (Bylaw No. 1102)

"**end of trip facility**" means a facility containing changing and shower rooms for the intended use by persons using non-motorized modes of transportation as their principal means of travel to work. The facility also contains a place for secure bicycle storage. In addition, the facility may contain lockers for the storage of personal items related to the use of the facility. (Bylaw No. 1696)

"**entertainment use**" means commercial social uses including the following premises licensed for the sale and consumption of alcoholic beverages on the premises: club, cabaret, neighbourhood public house and lounge;

"**exterior parcel boundary**" means every parcel boundary that adjoins a highway, watercourse, lake, public land or park;

"**Federal Regulations**" means the Transportation of Dangerous Goods Regulations of Canada, SOR/85-77 of January 18th, 1985, as amended to June 19th, 2000; (Bylaw No. 1352)

"**fence**" includes but is not limited to arbors, archways, boundary fences, gates, pergolas, screens, trellises or walls;

"**flood construction level**" means the Designated Flood Level plus the allowance for freeboard (normally 0.6 metres) and is used to establish the elevation of the underside of a wooden floor system or top of concrete slab for habitable buildings or the ground surface elevation or top of concrete or asphalt pad upon which a mobile home or unit rests; (Bylaw No. 380)

"**floor site ratio**" means the figure obtained when the gross floor area of all buildings on a parcel is divided by the total usable site area;

"**floor space ratio**" means the figure obtained when the gross floor area of all buildings on a parcel is divided by the parcel area;

"front parcel line" means, subject to section 10 of Part 5, the boundary between a parcel and a highway; (Bylaw No. 1898)

"**gaming activity**" means any game played with cards, dice, or any mechanical or electronic device or machine for money, or anything of value, but excludes the purchase and sale of lottery tickets; (Bylaw No. 1099)

"**General Manager**" means the General Manager of Resort Experience or a person fulfilling the role of the General Manager of Resort Experience in their absence. (Bylaw No. 2242)

"**grade**" means the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that the localized depression such as for vehicle or pedestrian entrances need not be considered in the determination of average levels of finished ground;

"**gross floor area**" means the total area of all floors in all buildings on a parcel, measured to the outside surface of the exterior walls of the building including stairwells, basements and cellars but excluding areas specified in section 26 of Part 5, (Bylaw No. 1992)

"**ground floor**" means that storey of a building, the floor surface of which is closer to grade than the floor of any other storey in the building; (Bylaw No. 961)

"**guest room**" means not more than one habitable room that is used for temporary accommodation of paying guests and may include a bathroom and one set of cooking facilities;

"handcrafted" means created with manual skill including the use of small power tools, printers and photo developing equipment but excluding the use of automated manufacturing systems or equipment, mass production processes and the use of heavy industrial equipment; (Bylaw No. 2242)

"**height**" means the vertical distance from the grade to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof and to the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof, and in the case of a structure without a roof, to the highest point of the structure; (Bylaw No. 614)

"**high water mark**" - means the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain; (Bylaw No. 2071)

"home-based artist studio" means the use of a dwelling unit by an artist or artisan to produce, exhibit and sell artwork or artisan crafts and includes the provision arts or crafts instruction; (Bylaw No. 2242)

"**home occupation**" means a craft or occupation conducted as an accessory use subordinate to the principal use of a residential dwelling;

"**hostel**" means a building used as a temporary place of lodging containing one or more dormitories and includes common areas for washing, cooking, dining and socializing, bathroom, kitchen, dining and social facilities; and which may also contain an auxiliary residential dwelling unit;

"**hotel**" means a building used exclusively for the temporary lodging of the general public, wherein payment for occupancy is on a daily or weekly basis to the operator of the premises, which building must include areas used for public:

(a) lobby;

(b) restaurant;

(c) assembly;

(d) entertainment; and

(e) retail;

purposes, and which may include areas used for public:

(f) indoor recreation; and

(g) personal services; (Bylaw No. 486)

"**hydro-electric power house**" means a facility including inlets, turbines, pumps and transformers where energy from the flow of water is converted to electrical energy; (Bylaw No. 1581)

"**in-ground basement floor area**" means that portion of the lowest floor of a building, at least 50% of the exterior wall height of which is below the level of finished ground adjoining the wall, and for this purpose wall height means the vertical distance from the level of the finished floor to the underside of the floor system above;" (Bylaw No. 2132)

"**indoor recreation**" means private, commercial or public sporting activities including arenas, swimming pools, tennis courts, curling rinks, racquet courts and other similar activities;

"indoor recreation, entertainment and restaurant establishment" DELETED (Bylaw No. 1493) (Bylaw No. 1600)

"**industrial storage**" means a fenced enclosure open to the sky where construction materials and equipment, industrial goods, products, vehicles, equipment or machinery, or shipping containers are stored, but excludes the storage of special wastes, an automobile wrecking yard or junk yard; (Bylaw No. 1352)

"**inn**" means a building which complies with the definition of "hotel" except that an inn does not include areas used for public retail purposes; (Bylaw No. 486)

"**institution**" means a college, court of law, community centre, recreation and arts facility, federal, provincial and municipal building, fire hall, jail and prison, library, museum, public hospital, and public school; (Bylaw No. 509) (Bylaw No. 1898)

"**interior setback**" means the horizontal distance between a building and the abutting parcel boundary measured at ground elevation;

"**kennel**" means a building for the care and boarding of animals; (Bylaw No. 689)

"**live work unit**" means a dwelling unit with attached ground floor space for the conduct of a home occupation; (Bylaw No. 1734)

"**loading space**" means a space for the loading or unloading of a vehicle either outside or inside a building or structure but does not include manoeuvring aisles and other areas providing access to the space; (Bylaw No. 614)

"**lobby**" means that portion of a hotel, inn, lodge or tourist accommodation building which is primarily utilized as an entry area to the principal use of the building and may include but is not limited to a reception area, entry foyer, administrative offices related to the reception function, temporary storage area for guests' belongings, and entry lounge; (Bylaw No. 490)

"**local personal service**" means barbershop, beauty salon, shoe repair, pet grooming, exercise studio, dry cleaning, or laundromat; (Bylaw No. 1727) (Bylaw No. 1734)

"**local service commercial**" means a retail grocery store, florist, video/cable store, postal outlet, coffee shop, retail packaged liquor sales, pet food sales or pharmacy; (Bylaw No. 1727) (Bylaw No. 1734)

"**lodge**" means a building which complies with the definition of a "hotel" except that a lodge does not include areas used for public retail and public entertainment purposes; (Bylaw No. 486)

"**marihuana production**" and "**marihuana distribution**" – DELETED (Bylaw No. 2042) (Bylaw No. 2159)

"**nature conservation park**" means open space for the conservation, preservation and recreational appreciation of natural features; (Bylaw No. 961)

"**off-track betting**" includes teletheatre wagering, simulcast wagering and satellite wagering; (Bylaw No. 1099)

"**outdoor assembly**" means a temporary gathering of persons for civic, cultural, charitable, entertainment, political, travel, religious, social, educational, recreational and philanthropic purposes outdoors or in temporary structures and includes the temporary sale of liquor as an auxiliary use; (Bylaw No. 2055)

"**outdoor recreation**" means private, commercial or public unsheltered recreation facilities for civic, social, educational, entertainment or like purposes which may also contain auxiliary retail and services customarily associated with such facilities;

"packaged liquor" means liquor, including beer, cider, malt liquor, wine, and fermented, distilled and spirituous liquors of any kind, that is in a sealed container such as a bottle, can, keg or growler, and is sold or intended for consumption in a location other than where it is sold. (Bylaw 2120)

"**parcel**" means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway;

"**parking space**" means a space for the parking of one motor vehicle but excludes aisle space; (Bylaw No. 614)

"**pension**" means a use of a building for tourist accommodation that includes:

(a) a business of renting four to eight guest rooms for the temporary lodging of paying guests; and

(b) the use of common living and dining areas in the building by such guests; (Bylaw No. 906) (Bylaw No. 1048)

"**personal service**" means a business catering to the needs of the general public including but not limited to barber shop or beauty salon, dry cleaning, electrical appliance repair, financial institution, photography studio, shoe repair, ticket and travel agency, insurance agency, pet shop or pet grooming, medical or dental office (Bylaw No. 1656);

"**principal**" means the primary purpose for which land, buildings or structures are ordinarily used;

"**professional offices**" means premises for the provision of professional, management, administrative, consulting, financial and health services and includes but is not limited to the offices of lawyers, accountants, engineers, architects, doctors and dentists, and offices for the provision of health services of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counselling nature, but does not include premises for the provision of medical treatment services or veterinary services; (Bylaw No. 1734)

"**rear parcel line**" means that boundary of the parcel which lies the most opposite to the front parcel line;

"**recreational vehicle**" means a trailer, motor home or similar motor vehicle designed for travel and temporary overnight sleeping accommodation;

"**recreational vehicle pad**" means the area of a recreational vehicle site used or intended to be used for the parking of a recreational vehicle;

"**recreational vehicle park**" means an area of land in which two or more recreational vehicles are parked on a temporary basis;

"**recreational vehicle site**" means a plot of ground within a recreational vehicle park set aside for the temporary use of the occupants of a recreational vehicle;

"**residential**" means a fixed place of living, excluding any temporary accommodation, to which a person intends to return when absent; (Bylaw No. 814)

"**resource use**" – DELETED (Bylaw No. 1320)

"**restaurant**" when specified in this Bylaw as a permitted use excludes, unless expressly provided otherwise, drive-in and drive-through restaurants (Bylaw No. 2014)

"retail" means the sale of merchandise to a person who buys the merchandise as the ultimate consumer or end user, being the last person in the chain of distribution, for personal consumption or use and not for further sale (Bylaw No. 2120)

"retail thrift store" means a store that sells used goods including used clothing, toys, sporting goods and housewares but does not include the sale of used vehicles, consignment stores or pawn shops. (Bylaw No. 2117)(Bylaw No. 2200)

"**run-of-river power**" means hydro generation that draws water from a river without using a dam infrastructure; (Bylaw No. 1581)

"**Scandinavian style spa"** means a health and wellness spa facility founded on the practice of Scandinavian indoor and outdoor hot and cool baths and associated massage therapies; (Bylaw No. 1825)

"**school**" means a public school or a Provincial school as those terms are defined in the School Act, R.S.B.C. 1979, c. 375 as of the date of this Bylaw or an independent school as defined as of the date of this Bylaw in Section 1 of the School Support (Independent) Act, R.S.B.C. 1979, c. 378; (Bylaw No. 748)

"**service station**" means a building used for the retail sale of motor vehicle fuels, lubricating oils and a limited range of vehicle parts and accessories. Service stations may include convenience retail and restaurant uses.

"**setback**" means the horizontal distance between a building and a parcel line;

"**shipping container"** means a detachable metal transport container designed for and customarily associated with road, rail or ocean transport with a maximum dimension of eight feet by forty feet by eight feet high. (Bylaw No. 1352) (Bylaw No. 2093)

"**side parcel line**" means the boundary of a parcel that is not a front parcel or rear parcel line;

"**site**" means a parcel or group of parcels within the same zone and adjoining one another, forming a single tract for an integrated development; (Bylaw No. 961)

"**site coverage**" means the figure obtained when the projected area of the outside of outermost walls, excluding steps, eaves, cantilevered balconies and sundecks, of all principal and auxiliary buildings is expressed as a percentage of the total parcel area;

"**social service centre**" means the use of land and buildings for the non-commercial provision of programs and services that are designed and intended to improve the ability of community members and families to meet their physical or social needs or enhance their lives, including any social service administration, individual and family counselling, life skills training, community food bank, community kitchen providing free or low-cost meals, community garden, and other programs or services of a similar nature and not involving overnight accommodation or temporary refuge or shelter of any type.

"**special waste**" means

(a) dangerous goods that are no longer used for their original purpose including those that are:

  (i) recycled, treated or deposited;

  (ii) intended for recycle, treatment or disposal; or

  (iii) in storage or transit before recycle, treatment or disposal;

(b) PCB wastes;

(c) wastes containing dioxin;

(d) waste oil;

(e) waste asbestos;

(f) waste pest control product containers and wastes containing pest control products, including wastes produced in the production of treated wood products using pest control products;

(g) leachable toxic wastes,

(h) waste containing tetrachloroethylene; and

(i) waste containing polycyclic aromatic hydrocarbon; (Bylaw No. 1352)

"**sleeping unit**" means no more than two habitable rooms that are used for accommodation and may include a bathroom and one set of cooking facilities; (Bylaw No. 464) (Bylaw No. 614)

"stream" - includes any of the following that provides fish habitat: (Bylaw No.2071)

(a) a watercourse, whether it usually contains water or not;

(b) a pond, lake, river, creek or brook;

(c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

"**storage and works yard**" means storage, fabricating, repairs, maintenance, vehicle parking and offices related to the maintenance, operation and construction of works, utilities, highways and drainage facilities; (Bylaw No. 509) (Bylaw No. 1898)

"**storey**" means the part of a building or structure between the top of any floor and the ceiling above, but excludes a basement and cellar;

"**structure**" means any construction fixed to, supported by, or sunk into land or water but excludes concrete and asphalt paving or similar surfacing of a parcel; (Bylaw No. 916)

"**tandem** parking space" means a space for the parking of one motor vehicle, where the only access to the space is through an uncovered parking space; (Bylaw No. 905) (Bylaw No. 953)

"**temporary**" means a total of less than four consecutive weeks in a calendar year;

"**tourist accommodation**" means a building containing one or more habitable rooms or dwelling units that are used primarily for temporary lodging by visitors; (Bylaw No. 380)

"**tourist accommodation floor area**" means the total floor area of a building used for temporary accommodation of paying guests measured to the outer limits of a building excluding areas used for assembly, and commercial uses including office, retail, personal service, restaurants and establishments licensed for the sale of alcoholic beverages on the premises; (Bylaw No. 614)

"**townhouse**" means a residential building containing three or more dwelling units, each of which has its own separate principal access not located on a common corridor or lobby; (Bylaw No. 961)

"**usable site area**" means the total area of a parcel excluding:

(a) area covered by a natural body of water including swamp or surface water measured from the high water mark; (Bylaw No. 2071)

(b) land where the natural slope exceeds 30 percent for lands zoned to permit townhouses, apartments, pensions and hostels; and 40 percent for lands zoned to permit duplex and detached dwellings; and

(c) land within 15 metres of the high water mark of a watercourse; (Bylaw No. 2071)

"**utility**" means electrical, telephone, sewer, broadcast transmission facility or other services, established by government or by a company operating pursuant to public utility legislation or a franchise granted pursuant to Part 15 of the Municipal Act; (Bylaw No. 509) (Bylaw No. 1898)

"**vehicle impound yard**" means an enclosure open to the sky in which vehicles are held for impoundment or for commercial purposes; (Bylaw No. 689)

"void space" means any floor area having less than 1.5 metres of clearance between the underside of a ceiling, roof or floor system above and the upper surface of a floor system below.(Bylaw No. 1992)

"**watercourse**" means any natural or man-made depression with well-defined banks and a bed 0.6 metres or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of 2 square kilometres or more upstream of the point of consideration, or as required by a designated official of the Ministry of Environment of the Province of British Columbia; (Bylaw No. 380)

"**window sales**" means a use accessory to a permitted commercial use which consists of the sale, dispensing or serving of food, refreshments, beverages, or tickets to pedestrians outside the confines of such establishment through a window opening. (Bylaw No. 1096)

(2) Internal references in this Bylaw shall be interpreted in accordance with the following numbering convention:

1. section

(1) subsection

(a) paragraph

(i) subparagraph

(A) clause.

PART 3 Administration

1. Duties and Powers

(1) The Director of Planning & Development and Senior Building Inspector are authorized, to enter at all reasonable times, on any property subject to this Bylaw to ascertain whether the regulations and directions of this Bylaw are being observed.

(2) If any Section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

(3) Every person who:

(a) violates any of the provisions of this Bylaw;

(b) causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;

(c) neglects or omits to do anything required under this Bylaw;

(d) carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this Bylaw; or

(e) fails to comply with an order, direction or notice given under this Bylaw is guilty of an offence under this Bylaw.

(4) A person who commits an offence under this Bylaw is liable on summary conviction to a fine not exceeding $2,000.

(5) Every offence under this Bylaw is deemed to be a new and separate offence for each day during which it takes place.

PART 4 General Prohibitions

1. General Prohibitions

(1) No person shall use or occupy any land, buildings or structures except as specifically permitted by this Bylaw and everything that is not specifically permitted is hereby prohibited.

(2) No building or structure other than a fence is permitted in any required setback area, except as otherwise specified in this Bylaw.

(3) No person shall park a commercial vehicle with three or more axles in Residential, Tourist Accommodation or Tourist Pension zones.

(4) No person shall use any land, building or structure for any gaming activity of any kind. (Bylaw No. 1099)

(5) The prohibition in subsection (4) shall not apply for up to twelve days in any calendar year to that location in the CC1 zone legally described as Lot 40 except portions in Plans 21429 and 22561, District Lot 1902, Plan 18662. (Bylaw No. 1099)

(6) No person shall use any land, building or structure for the installation or operation of any video lottery terminal, electronic bingo, or off-track betting or other gaming activity involving the viewing of televised sports or racing events in connection with wagering conducted on the same premises on the outcome of the event. (Bylaw No. 1099)

(7) No person shall carry on any residential use of a vessel of any kind that is moored or docked on the surface of water, regardless of the duration of such use. (Bylaw No. 2051)

(8) Except as specifically permitted by this Bylaw, no person shall use any land or building for the retail sale of cannabis, the production of cannabis other than the personal growing of cannabis in accordance with section 56 or 58 of the *Cannabis Control and Licencing Act*, or the distribution of cannabis. (Bylaw No. 2371)

(9) Except in a location identified in Schedule D to this Bylaw, and only in relation to the types of liquor listed under the heading “Permitted Sales” for that location, no person shall use any land or building for the retail sale of packaged liquor. (Bylaw No. 2120)

(10) No person shall fail to provide to the Municipality any statutory declaration that this Bylaw authorizes the Municipality to require, within the time specified by the Municipality when making the requirement, or fail to provide all of the information required by the declaration. (Bylaw No. 2463)

PART 5 General Regulations

1. Application

(1) Except as otherwise specified in this Bylaw, the following regulations in this Part apply to all zones.

2. Intent Statements

(1) The commentaries entitled “Intent” throughout this Bylaw do not constitute part of this Bylaw and are of no legal force or effect whatsoever. (Bylaw No. 380)

3. Auxiliary Buildings

(1) The maximum permitted floor area for an auxiliary building per principal dwelling unit is as follows:

(a) 70 square metres for detached dwelling or bed and breakfast use in the RS, RT, RTA and TB zones except as otherwise specified in this Bylaw; (Bylaw No. 464; Bylaw No. 905; Bylaw No. 916; Bylaw No. 1233; Bylaw No. 1435)

(b) 50 square metres for duplex dwellings in the RT and RTA zones, except as otherwise specified in this Bylaw; (Bylaw No. 464; Bylaw No. 905; Bylaw No. 1435)

(2) Notwithstanding paragraph (1) (a), the maximum permitted gross floor area for an auxiliary building containing an auxiliary residential dwelling unit in an RS1, RS2, RS3, RI1 or RSE1 zone is 90 square metres. (Bylaw No. 1621) (Bylaw No. 1914)

(3) Except as otherwise specified in this Bylaw, the maximum permitted floor area for an auxiliary building is 56 square metres in Multiple Residential, Tourist Accommodation, Tourist Pension and Rural Resource zones provided that for the purpose of this subsection, lands within a strata plan or bare land strata plan shall be deemed to be a single parcel. (Bylaw No. 464)

(4) The maximum permitted height of an auxiliary building is 5 metres.

(5) Subject to section 4 an auxiliary building is permitted to be sited not less than 3 metres from a side or rear parcel line.

(6) An uncovered swimming pool or hot tub must be sited not less than 3 metres from a rear or side parcel line, and not less than 7.6 metres from a front parcel line. (Bylaw No. 1552)

4. Floodproofing Requirements (Bylaw No. 380)

(1) The purpose of these requirements is to reduce the risk of injury, loss of life, and property damage due to flooding and erosion. However, the Resort Municipality of Whistler does not represent to the owner or any other person that any building constructed or mobile home or unit located in accordance with the following requirements will not be damaged by flooding or erosion.

(2) Notwithstanding any other provisions of this Bylaw, no building or any part thereof shall be constructed, reconstructed, moved or extended nor shall any mobile home or unit, modular home or structure be located: (Bylaw No. 916)

(a) within 7.5 metres of the high water mark of a lake, swamp or pond; nor within 30 metres of the high water mark or Green River, Cheakamus River, Alta Creek (which is also known as the River of Golden Dreams), Whistler Creek, Sixteen Mile Creek, Nineteen Mile Creek, Twenty-one Mile Creek; (Bylaw No. 2071)

(b) within 30 metres of the high water mark of Fitzsimmons Creek, except where the building, mobile home or unit, modular home or structure is proposed to be located within Areas “A” and “B” outlined on Schedule “C”; (Bylaw No. 2071)

(c) within 7.5 metres from the inboard toe of the dyke or dyke right-of-way adjacent Fitzsimmons Creek where the building, mobile home or unit, modular home or structure is proposed to be located within Area “A” outlined on Schedule “C”;

(d) within 15 metres of the high water mark of any other nearby watercourse; or (Bylaw No. 2071)

(e) with the underside of a wooden floor system or top of concrete slab of any area used by habitation, business, or storage of goods damageable by floodwaters, or in the case of mobile home or unit the ground level or top of concrete or asphalt pad on which it is located, lower than:

(i) elevation 640.5 metres Geodetic Survey of Canada datum (NAD 83) for locations adjacent to Alta Lake;

(ii) the Flood Construction level for Fitzsimmons Creek where it has been determined to the satisfaction of the Ministry of Environment, or lower than 3 metres above the high water mark of Fitzsimmons Creek where the Flood Construction Level has not been determined, except where the building, mobile home or unit, modular home or structure is proposed to be located within Areas “A,” “B” and “C” outlined on Schedule “C”;

(iii) 1 metre above the finished grade surrounding the building, 0.6 metres above the elevation of Fitzsimmons Road or Toni Sailer Lane, whichever is closer, or 0.6 metres above the lowest crown elevation of Nancy Greene Drive, whichever is highest, on lands which lie within Area “A” outlined on Schedule “C”;

(iv) 3 metres above the high water mark of Fitzsimmons Creek, 1 metre above the finished grade surrounding the building, or 0.6 metres above the adjacent road crown elevation, whichever is highest, on lands which lie within Area “C” outlined in Schedule “C”; (Bylaw No. 2071)

,

(v) 3 metres above the high water mark of the Green River, Cheakamus River, Whistler Creek, Sixteen Mile Creek, Nineteen Mile Creek or Twenty-One Mile Creek;

(vi) 1.5 metres above the high water mark of a lake, swamp or pond; (Bylaw No. 2071)

(vii) 1.5 metres above the high water mark of any other watercourse; (Bylaw No. 2071)

(viii) for any alluvial fan area, 1 metre above the finished grade surrounding the building, or as in subparagraphs (e) (i) through (vii), whichever elevation is higher; or

(ix) for the area shown crosshatched in Schedule "B", an elevation of 636.6 metres Geodetic Survey of Canada datum (NAD 83) or 1 metre above the finished grade surrounding the building.

(3) Subparagraphs (2) (e) (i) through (vii) shall not apply to:

(a) a renovation of an existing building structure used as a residence that does not involve an addition thereto; or an addition to a building or structure for residential use that would increase the size of the building or structure by less than 25 percent of the floor area existing on September 24, 1976;

(b) that portion of a building or structure to be used as a carport or garage; or

(c) light or heavy industrial development which is required to floodproof to the Designated Flood Level as determined by the Ministry of Environment.

(4) The required elevation may be achieved by structural elevation of the said habitable, business, or storage area or by adequately compacted landfill on which any building is to be constructed or mobile home or unit located, or by a combination of both structural elevation and landfill. No area below the required elevation shall be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwater.

(5) Where landfill is used to achieve required elevations stated in paragraph (2) (e), no portion of the landfill slope shall be closer than the distances in paragraphs (2) (a), (b) and (d) from the high water mark, and the face of the landfill slope shall be adequately protected against erosion from floodwaters. (Bylaw No. 2071)

(6) DELETED (Bylaw No. 1656)

5. Calculation of Height

(1) The overall mean level of a roof shall be established as follows:

(a) calculate the area of each plane within the roof (in plan view) as a percentage of the area of the entire roof;

(b) multiply the mean height of each plane by its percentage of the overall roof area; and

(c) add together the weighted averages of the heights of the roof planes to establish the overall mean level of the roof. (Bylaw No. 916)

(2) Notwithstanding the definition of height in Part 2, where the elevation of the highway servicing the parcel is above the average elevation of the finished grade of the subject parcel, the maximum permissible building height may be increased by the difference in ground elevation between the highway and finished grade of that face of the building that fronts onto the highway to a maximum increase of 3 metres. (Bylaw No. 916)

6. Utilities

(1) All utility uses other than storage or works yards are permitted in every zone. (Bylaw No. 1898)

7. Projections into Required Setback Areas

(1) The following features are permitted in setback areas:

(a) eaves, gutters, cornices, sills, belt courses, chimneys, heating or ventilating equipment provided such projections do not project more than 1 metre, measured horizontally, into a required setback area; (Bylaw No. 916)

(b) unenclosed stairwells, balconies, porches, canopies and sunshades, provided such projections do not project more than: (Bylaw No. 916)

(i) 1.5 metres into required front and side setback areas; and

(ii) 2 metres into required rear parcel setback areas;

provided the foundations or supports for such projections do not encroach into a required setback area; and

(c) bay windows, provided that the bay window: (Bylaw No. 916)

(i) does not project more than 1 metre into a required setback area;

(ii) is not greater than 3 metres in width;

(iii) is 300 millimetres or more above the floor level of the room in which the window is located; and

(iv) is located 2.4 metres or more above the adjacent grade when located in a side setback area;

(d) landscape features including planters, stairs, walkways, decks and decorative walls, but not including retaining walls, provided that no part of any such features is greater than 1 metre in height above any point of the level of finished ground, and that all such features are set back at least 1 metre from any side parcel line and at least 2 metres from front and rear parcel lines. (Bylaw No. 916)(Bylaw No. 2033)

(e) retaining walls, provided that:

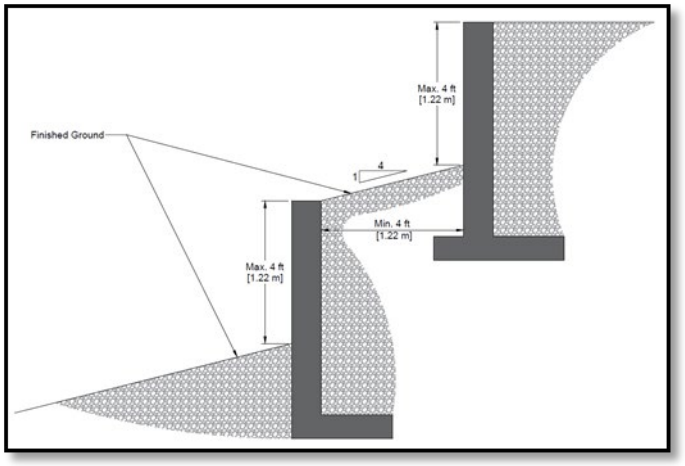
(i) no part of any retaining wall is greater than 1.22 metres in height above the adjacent level of finished ground;

(ii) all retaining walls are setback at least 2 metres from any parcel line that abuts a highway;

(iii) where there are two or more retaining walls within the same setback area, each retaining wall is separated from any other retaining wall by a horizontal distance of at least 1.22 metres; and,

(iv) the maximum slope of finished ground between retaining walls is not more than 1:4 (1 rise:4 run), as shown in Figure 5-C" (Bylaw No. 2033)

Figure 5-C: Retaining Walls



8. Relaxation of Building Height Limitations

(1) The following building appurtenances of a greater height than otherwise permitted in a zone are permitted provided the appurtenances do not, in the aggregate, cover more

than 10 percent of the total roof area of a building and the combined height of a building and appurtenance does not exceed 1.2 times the maximum permitted height of a building in that zone:

(a) domes and cupolas;

(b) monuments;

(c) chimneys;

(d) spires;

(e) antennae and masts and satellite receivers;

(f) mechanical appurtenances, provided they are adequately screened from view; and

(g) items similar to the above.

9. Fences

(1) The maximum height of a fence in Residential, Leisure, Tourist Accommodation, Tourist Pension and Tourist Bed & Breakfast zones is 1.5 metres in a front setback area and 2 metres in all other setback areas on a parcel. (Bylaw No. 916)

(2) The maximum height of a fence is 2 metres in Commercial and Industrial zones.

(3) Maximum height regulations do not apply to open mesh and chain link fences erected to enclose cemeteries, tennis courts, public utility uses, playgrounds and industrial storage areas.

10. Frontage Determination

(1) The front parcel line for any parcel having more than one boundary on a highway shall be:

(a) the shortest boundary of a corner parcel abutting on a highway; and

(b) where the highway boundaries of a corner parcel are equal in length, the front parcel line is that boundary between the parcel and highway from which it derives its municipal address.

11. Exterior Storage

(1) Plant and equipment intended for sewage treatment disposal purposes is prohibited less than: (Bylaw No. 423)

(a) 15 metres from a source of domestic water;

(b) 1 metre from a building;

(c) 3 metres from a domestic water pipeline; and

(d) 10 metres from a parcel line.

12. Home Occupation Use

(1) Notwithstanding any other provision of this Bylaw a home occupation use is permitted in all zones provided:

(a) alterations are not made to any building in a Residential zone to indicate it is being used for any purpose other than its principal use;

(b) the maximum number of persons who do not normally occupy the dwelling unit engaged in a home occupation use is one (Bylaw No. 1656);

(c) no products or materials are stored outside of a principal building and auxiliary building; and

(d) no products or materials are sold from a home occupation use located in a Residential zone, other than a Home-based Artist Studio which is permitted to sell artwork and crafts produced on the same premises"; (Bylaw No. 2242)

13. Parking Area

(1) Except in the case of an emergency, no commercial repair work or service of motor vehicles of any kind is permitted in any outdoor parking area located in a Commercial, Residential, Leisure, Tourist Accommodation, Tourist Pension and Tourist Bed & Breakfast zone. (Bylaw No. 916)

14. Relaxation of Siting Limitations

(1) In all RS, RI and RT Residential zones, in the TB1 zone, and for detached and duplex dwellings in all RTA zones, an auxiliary or attached building for garage or carport use may be set back a minimum of 5 metres from the front parcel line. (Bylaw No. 916; Bylaw No. 1435; Bylaw No. 1914)

(2) In all RS, RI and RT Residential zones, in the TB1 zone, and for detached and duplex dwellings in all RTA zones, if the average slope over a distance of 10 metres from, and perpendicular to, the front parcel line or the edge of pavement of the Municipal road fronting the parcel, is 20 percent or more, an auxiliary building for garage or carport use may be set back a minimum of 2 metres from the front parcel line, provided that the auxiliary building is no more than 3.5 metres in height. (Bylaw No. 916; Bylaw No. 1435; Bylaw No. 1914)

(3) The interior setback regulations of this Bylaw do not apply to strata lots other than lots within a bare land strata plan.

(4) Subsections (1) and (2) do not apply where the setback area abuts onto an arterial highway. (Bylaw No. 490)

15. Pensions

(1) A pension shall not contain:

(a) a restaurant; or

(b) an establishment licenced for liquor sales and consumption other than for registered transient guests of the pension.

16. Temporary Occupation of Second Dwelling

(1) In the RS1, RS2, RS3, RT1, RT2, RI1, RSE1 and RR1 zones, whenever an owner receives a building permit to construct a dwelling on a parcel which already has a dwelling, and the owner makes application to the Municipality for permission to occupy the existing dwelling during the construction of the new one, it shall be lawful to have two dwellings on the parcel simultaneously so long as the owner: (Bylaw No. 864) (Bylaw No. 1898; Bylaw No. 1914)

(a) first executes a registerable covenant in a form acceptable to the Municipality:

(i) covenanting to demolish, remove or convert to a non-residential accessory building the first dwelling forthwith upon completion of the second dwelling or at the request of the Municipality, whichever event is earlier; and

(ii) authorizing the Municipality to cause the demolition if for any reason the owner neglects or refuses to do so within 30 days of being requested to do so and agreeing to reimburse the Municipality for all costs incurred in so doing; and

(iii) authorizing the Municipality to withhold an Occupancy Permit for the new dwelling until such time as the first dwelling has been demolished, removed or converted; and (Bylaw No. 864)

(b) provides, in a form satisfactory to the Municipality, security to meet the reasonably anticipated costs of demolition, removal, or conversion of the first dwelling, if the Municipality causes the first dwelling to be demolished, removed or converted. (Bylaw No. 864)

17. Arterial Highway Building Setbacks (Bylaw No. 380)

(1) No building or structure is permitted to be located less than 4.5 metres from an arterial highway, except where a public lane or alley provides secondary access to the property then the distance is reduced to 3 metres.

(2) On a corner parcel contiguous to a highway intersection no structure is permitted within an area extending from the corner of the parcel and bound by a line joining a point on each parcel line a distance of 6 metres from the corner of the parcel at a height greater than 0.9 metre above the established elevation of the centre point of intersecting highways.

18. Hotel, Inn, Lodge and Tourist Accommodation-Additional Use Regulations (Bylaw No. 486)(Bylaw 2140)

(1) The required minimum gross floor area for public use in a hotel, inn, lodge and tourist accommodation is contained in TABLE 5A (Bylaw No. 486). Column 1 classifies the type of auxiliary use; Column II sets out the required minimum floor area requirements for each auxiliary use; and Column III indicates which auxiliary uses are required for a hotel, inn, lodge and tourist accommodation use.

(2) Those areas used for public: (Bylaw No. 486)

(a) lobby;

(b) restaurant;

(c) assembly; and

(d) retail

purposes in a hotel, inn, lodge or tourist accommodation as required in subsection 18 (1) shall be separate and distinct areas.

(3) In the event of inconsistency between subsections 18 (1) and (2) and any other provision of this Bylaw, subsections 18 (1) and (2) shall apply and the other provision shall not apply to the extent of the inconsistency. (Bylaw No. 486)

(4) In subsections (5) to (9):

"**Hotel and Phase 2 rental pool arrangement"** means an arrangement by which tourist accommodation properties are managed and made available for temporary lodging by visitors and unit owners in accordance with this Section 18; (Bylaw 2140)

"registered owner" means the person registered in the Land Title Office as owner in fee simple or lessee of a unit, or where there is a registered agreement for sale of the unit, the registered holder of the last registered agreement for sale; (Bylaw 2140)

"unit" means a unit of accommodation, including any guest room, sleeping unit, habitable room or rooms, or dwelling unit located within a tourist accommodation property; and (Bylaw 2140)

"unit owner" means the registered owner of a unit and the spouse, children and parents of such registered owner and the parents of the registered owner's spouse; and where there is more than one registered owner of a unit, all the registered owners and their spouses, children, parents and the parents of their spouses shall together constitute the unit owner for that unit and, where the registered owner is a corporation or corporations, all directors, officers, shareholders and employees and the spouses, children and parents of each of them shall together with the corporation or corporations constitute the unit owner for that unit, all to the intent that no unit shall have more than one unit owner. (Bylaw 2140)

(5) The properties identified in Table 5B shall be used only in accordance with subsections (6) through (8). (Bylaw 2140)

(6) The properties identified in Table 5B must be used or made available for use at all times for temporary lodging by visitors to the Resort Municipality of Whistler by means of a Hotel and Phase 2 rental pool arrangement that is applicable to, at a minimum, each and every accommodation unit in the same building, or group of buildings on the same parcel or in the same strata plan, with the exception of:

(a) unit owner accommodation use of a unit that complies with the requirements of a Hotel and Phase 2 rental pool arrangement and any applicable covenant granted to the Resort Municipality of Whistler under s. 219 of the Land Title Act or predecessor legislation;

(b) unit owner accommodation use of a unit where the unit owner is paying the market rate for lodging on the same basis as a visitor to the Resort Municipality; and

(c) the use of the unit by owners of time share interests in a unit for which a documented time share arrangement such as a time share use plan or time share ownership plan filed pursuant to the *Real Estate Development Marketing Act* was in existence on May 23, 2017 provided that the use complies with the requirements of the applicable time share arrangement. (Bylaw 2140)

(7) The Hotel and Phase 2 rental pool arrangement mentioned in subsection (6) must be operated by a single professional rental pool manager providing integrated booking, reception, cleaning, laundry, and other services normally associated with the provision and management of commercial tourist accommodation, to every accommodation unit in the same building, or group of buildings on the same parcel or in the same strata plan. (Bylaw 2140)

(8) No use or occupancy of a property identified in Table 5B is permitted unless the lobby required by subsection (1) and Table 5A includes a front desk that provides service 24 hours per day and must be used by each guest and unit owner to register their arrival and departure, and the following facilities, in addition to the facilities required by subsection (1) and Table 5A, are provided and in operation in the building in which the property is located, or in an adjacent building comprising part of the same property:

(a) a uniform key entry system operated by the rental pool manager at the front desk to provide authorized access to each accommodation unit within the property or in any time share arrangement described in paragraph (6)(c);

(b) housekeeping and building maintenance services; and

(c) a central telephone system operated by the rental pool manager to provide communication between the front desk and each accommodation unit. (Bylaw 2140)

(9) Every rental pool manager operating a Hotel and Phase 2 rental pool arrangement described in this Section 18 requires a business licence issued by the Resort Municipality. (Bylaw 2140)

(10) For certainty, Phase 2 rental pool arrangements required by this Section 18:

(a) may include arrangements by which a strata corporation, directly or through an intermediate entity, makes all of the strata lots in its strata plan available from a common rental pool for temporary lodging by visitors and provides the services described in subsections (7) and (8) in respect of those strata lots; and

(b) may provide for the sharing of rental revenues among tourist accommodation unit owners in any way the parties in the arrangement may determine. (Bylaw 2140)

19. TABLE 5A (Bylaw No. 486)

Column I	Column II	Column III			
		Auxiliary Use Requirements			
Auxiliary Uses	Minimum Gross Floor Area	Hotel	Inn	Lodge	Tourist Accommodation
Lobby	15 sq. m or 0.55 sq. m per guest room, whichever yields the greater floor area	Required	Required	Required	Required
Restaurant	50 sq. m or 1.5 sq. m per guest room, whichever yields the greater floor area	Required	Required	Required	Not Required
Assembly	25 sq. m or 0.7 sq. m per guest room, whichever yields the greater floor area	Required	Required	Required	Not Required
Entertainment	25 sq. m or 0.7 sq. m per guest room, whichever yields the greater floor area	Required	Required	Not Required	Not Required
Retail	Not applicable	Required	Not Required	Not Required	Not Required

Table 5B Hotel and Phase 2 Rental Pool Accommodation (Bylaw 2140)

Property Name	Plan Number	Subdivision Lot Numbers (Accommodation Units)
Aava Whistler Hotel	19101	59
Adara Hotel	VAS1858	14-55
AlpenGlow	LMS2818	1-87
Blackcomb Lodge	VAS877	2-73
Clocktower	VAS883	2-16
Coast Blackcomb Suites	LMS2364	1-119, 121-187
Crystal Lodge – North	BCS3891	15-82
Crystal Lodge – South	LMP29105	A
Delta Whistler Village Suites	LMS2940	22-252, 254-303
Executive Inn	VAS960	3-39
Fairmont	VAP21501	7
Four Seasons Resort Whistler	BCS825	8-20, 22-250
Hilton Whistler Resort	VAS1218	4-166
Hilton Whistler Resort	VAS2359	1-126
Listel Whistler Hotel	VAS2217	4-23, 26-53, 55-104
Montebello	LMP44058	1
Mountainside Lodge	VAS1026	3-68, 70-91
Nita Lake Lodge	BCS2647	5-14, 16-82
Pan Pacific Lodge Mountainside	LMS3028	1-121
Pan Pacific Lodge Village	BCS1348	12-94
Pinnacle International Hotel	LMS2611	12-95
Powders Edge (Hilton)	VAS2126	4-9

Summit Lodge and Spa	LMP219	19
Sundial Boutique Hotel	VAS1570	18-66
Westin Resort and Spa	LMS4089	3-421
Whistler Cascade Lodge	LMS3230	1-17, 23-167
Whistler Peak Lodge	LMS1847	551-566, 570-589, 591-662, 665-680
Whistler Village Inn + Suites	VAS953	1-31, 33-68
Whistlerview	VAS963	1-9

20. Air Space Parcel

(1) For the purposes of calculations under this Bylaw all built area within a building located in an air space parcel or parcels is deemed to be built area on the surface parcel of which the air space parcel or parcels or part thereof is located. (Bylaw No. 513)

(2) Where a building within an air space parcel is located on, above or below more than one surface parcel, that portion of the built area directly on, above, or below a surface parcel shall be assigned to that surface parcel. (Bylaw No. 513)

21. Window Sales Use (Bylaw No. 1096)

(1) Window sales are permitted only where the use conforms with the following special provisions:

(2) The use is accessory to the principal use of the establishment, which shall include the sale, dispensing or serving of food, refreshments, beverages, or tickets to customers within the confines of such establishment.

(3) Only one pass through window opening shall be permitted per establishment.

(4) The window opening shall not exceed one metre in width.

(5) The pass through window opening shall be oriented to pedestrian needs and be so located and designed to avoid interference with pedestrian or vehicular movement. Without limiting the generality of the foregoing the following guidelines shall apply:

(a) if the window sales use opens onto a walkway, the walkway shall be a minimum of 2 metres in width; and

(b) an area capable of accommodating a line up of at least 10 customers (i.e., a minimum of 4 metres length by 0.5 metres width) without impeding adjacent pedestrian flows shall be available for use by the establishment.

(6) Except as permitted under this section, no person shall use any premises for the purpose of offering, selling or delivering any service or article through a window opening.

22. Subdivision of Duplex Dwellings (Bylaw No. 1247)

(1) Notwithstanding any other provision of this Bylaw, a duplex dwelling may be subdivided into two strata lots under the *Condominium Act*, in accordance with this section.

When a duplex dwelling is located on two bare land strata lots, the parcel area, useable site area and frontage of each bare land strata lot shall be at least one half of the minimum required for a duplex dwelling parcel in the applicable zone. There shall be no interior setback regulations where the duplex dwelling units adjoin. Only one dwelling unit shall be located on a bare land strata lot which has an area less than the parcel area required for a duplex dwelling in that zone.

When a duplex dwelling is subdivided into two strata lots which are not bare land strata lots, the provisions of this Bylaw relating to parcel areas and the size, shape and siting of the buildings shall apply to the land within the strata plan as though the land had not been subdivided, subject to subsection 14 (3).

23. Split Zoned Parcels (Bylaw No. 1378)

(1) In the event that a parcel lies within more than one zone, uses, buildings and structures may be located only within a zone in which they are permitted, and the permissible density of uses, buildings and structures must be calculated on the basis of the area of the parcel that is within the zone in which the use, building, or structure in question is permitted.

In the event that a parcel lies within more than one zone and this Bylaw specifies minimum lot sizes for those zones, no lot may be created by subdivision of such lot that is smaller than the minimum specified for the zone in which the new lot lies and whenever practicable the creation of a lot lying within two or more zones must be avoided. Where the creation of a lot lying within two or more zones is unavoidable, the lot must have an area equal or greater than the minimum specified for that zone in which the greatest portion of the lot lies.

24. Crawl Space and Void Space (Bylaw No. 1552)

(1) In no case shall a “void space” be situated over a “crawl space”.

25. Subdivision of Auxiliary Residential Dwelling Units (Bylaw No. 1621)

(1) No auxiliary residential dwelling unit shall be subdivided from the dwelling unit to which it is auxiliary, unless the owner enters into an employee housing agreement with the Municipality for the auxiliary residential dwelling unit, in the form of Schedule “T”. (Bylaw No. 2463)

26. Gross Floor Area Exclusions (Bylaw No. 1992)

(1) The following are excluded from the gross floor area calculations:

(a) For detached dwelling and duplex dwelling buildings:

(i) basement floor area in existence on May 12, 2012 having an elevation at least 1 metre below the average level of finished ground adjoining the exterior walls of the building, to a maximum of 125% of the floor area of the storey immediately above, and for this purpose the Municipality may require a building permit applicant to provide a statutory declaration as to the existence of basement floor area on May 12, 2012; (Bylaw No. 2132)

(ii) in-ground basement floor area to a maximum of 125% of the gross floor area of the storey immediately above;" (Bylaw No. 2132)

(iii) crawl spaces;

(iv) void spaces;

(v) parking areas;

(vi) elevators;

(vii) areas occupied by fixed machinery and equipment; and

(viii) exterior wall thickness in excess of 6" (152mm)

(b) For all other buildings,:

(i) crawl spaces;

(ii) void spaces;

(iii) parking areas;

(iv) elevators;

(v) areas occupied by fixed machinery and equipment;

(vi) exterior wall thickness in excess of 6" (152mm);

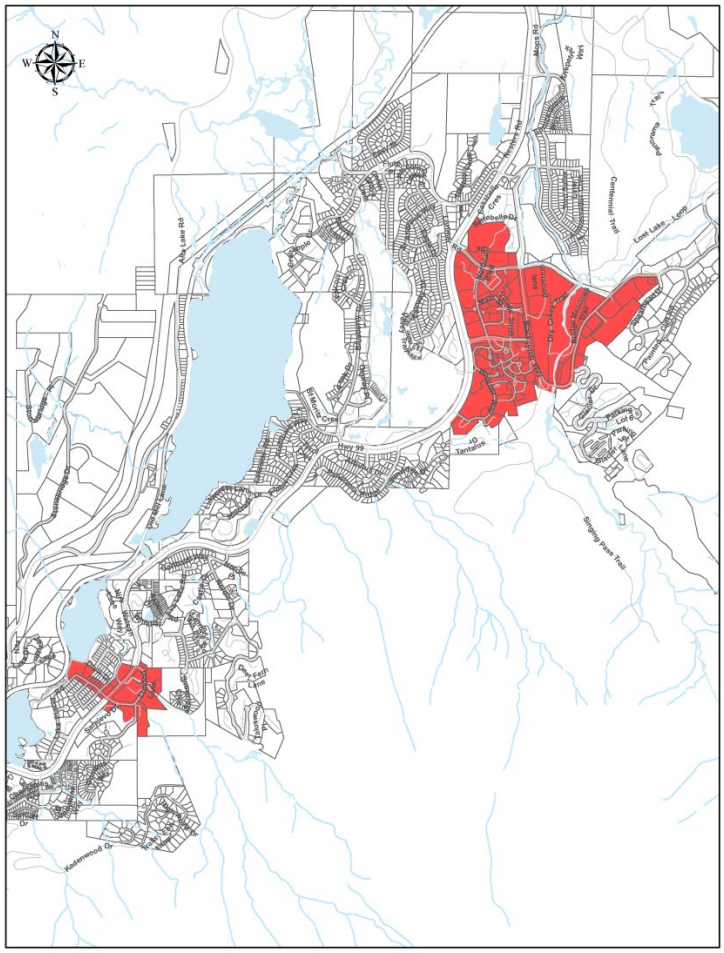
(vii) solid waste separation and storage facilities, but only if those facilities are designed and sized to comply with Resort Municipality of Whistler Solid Waste Bylaw No. 2139, 2017, and a solid waste management plan as defined in that Bylaw. (Bylaw No. 2154)

(viii) bicycle storage facilities – up to 8m^2 per dwelling unit – except for those located in single family and duplex dwellings.

27. Outdoor Assembly in Villages (Bylaw No. 2055)

(1) In addition to the permitted uses in Parts 8 through 22, outdoor assembly is permitted in the Creekside Village, Whistler Village and Blackcomb Villagewithin the areas shown in red in Figure 5-A.

Figure 5-A : Outdoor Assembly Areas



28. Development Permit Exemptions for Detached and Duplex Dwellings (Bylaw No. 2071)

(1) Development within the following categories is exempt from the requirement to obtain a development permit:

(a) detached dwelling;

(b) duplex dwelling;

(c) auxiliary buildings ancillary to a detached dwelling or duplex dwelling.

(d) subdivision to create parcels on which the only types of development permitted by this Bylaw are detached or duplex dwellings.

(2) The exemption described in subsection 28 (1) does not apply if any part of the parcel of land that is the subject of the proposed development is:

(a) within a development permit area for the protection of the environment, or for the protection of the environment, its ecosystems and biological diversity, and within 30 metres of the high water mark of a stream; or

(b) within the RI1 Residential Infill One zone.

29. Temporary Use Permits for 2010 Olympic and Paralympic Events (Bylaw No. 1877) – Deleted effective June 01, 2010

30. Shipping Containers (Bylaw 2093)

(1) Shipping containers are prohibited in all of the following zones:

(a) Residential Zones under Part 12

(b) Multiple Residential Zones under Part 13

(c) Tourist Accommodation Zonfes under Part 15

(d) Tourist Pension Zones under Part 16

(e) Lands North Zones under Part 17

(2) Notwithstanding Section 30 shipping containers are permitted in all zones under the following circumstances:

(a) Containers may be temporarily placed on construction sites, for storage incidental to an active construction project on the site, provided that:

(i) a building permit has been issued for construction on the site and the permit has not expired, and

(ii) the shipping container is removed once construction is completed or stopped or the building permit expires.

(b) A single container may be placed on a parcel zoned for residential or commercial uses, for a period totalling no more than 14 days, for the purpose of loading or unloading goods to permanently relocate the residential or commercial use, provided that the name of the moving enterprise is displayed on the container and the enterprise holds a current municipal business license and a current provincial commercial transport license.

(c) Containers may be temporarily placed on any parcel or on a highway for use in conjunction with the construction or repair of public infrastructure.

(d) Containers may be temporarily placed on any parcel or on a highway for use associated with a municipally-approved special event.

(3) The following restrictions apply to all shipping containers in the municipality:

(a) No services are to be provided to a shipping container, except an electrical supply connection: (Bylaw 2106)

(i) designed and installed in accordance with the electrical requirements for factory-built relocatable structures set out in sections 70-100 to 70-130 of the *British Columbia Electrical Code, 2015*;

(ii) providing no more than 30 amperes of electricity to the shipping container; and,

(iii) utilizing as a method of connection only a weatherproof, extra-hard usage type power supply cord.

(b) A container shall be vented to the satisfaction of the Whistler Fire Department.

31. Temporary Use Permits for Home-based Artist Studios (Bylaw No. 2096) – Deleted (Bylaw No. 2242, 2019)

32. Temporary Use Permits for Outdoor Patios (Bylaw No. 2284)

(1) The areas delineated in red in Figure 5-B in this Section are designated as a temporary use permit area where outdoor patios for food and beverage services may be allowed, but no temporary use permit shall be issued for a use that is otherwise permitted by the bylaw.

(2) A development permit is not required in respect of activities described in s. 489 of the Local Government Act that are proposed to be conducted in a development permit area designated in the Official Community Plan, if the activity is authorized by a temporary use permit.

(3) Outdoor patios for food and beverage services may be permitted under this Section subject to the following general conditions:

(a) The Municipality may require the provision of security in relation to any requirement that the owner give an undertaking to demolish or remove buildings and structures in respect of the use and restore land to a condition specified in the permit by a date specified in the permit.

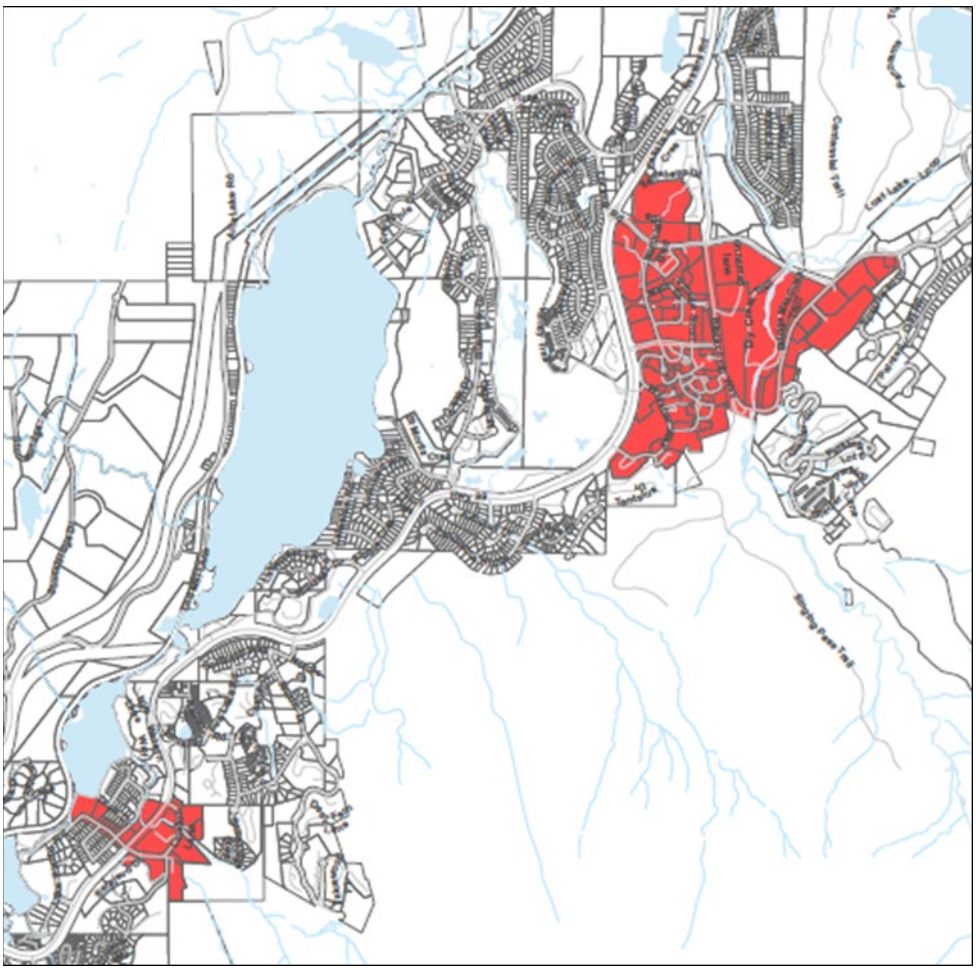
(b) Siting of buildings and structures in respect of the use should minimize obstruction of pedestrian circulation and significant public and private view corridors, and ensure that accessibility corridors are maintained.

(c) The owner must comply with the Order of the Provincial Health Officer dated May 22, 2020, or any subsequent Order than contains occupancy restrictions and physical distancing requirements.

(d) The owner must comply with any applicable liquor licence issued by the Liquor and Cannabis Regulation Branch.

(e) The owner must comply with any applicable liquor license supported by the Municipality.

Figure 5-B: Temporary Use Permit Area for Outdoor Patios



33. Roads

(1) Outdoor patios for food and beverage services are a permitted use on roads vested in the Municipality.

34. Temporary Use Permits for the Retail Sale of Cannabis (Bylaw No. 2371)

(1) The areas delineated in black in Figures 5-C through 5-G in this Section are designated as temporary use permit areas where the retail sale of cannabis may be allowed.

(2) The retail sale of cannabis may be permitted only in a temporary use permit area designated under this Section through the issuance of a temporary use permit subject to the following general conditions:

(a) A cannabis retail store shall not be permitted within 300 metres of the nearest property line of any parcel containing a school or the Meadow Park Recreation Centre.

(b) A cannabis retail store shall not be permitted to have frontage on the Village Stroll.

(c) No more than one temporary use permit may be issued for each temporary use permit area designated under this Section.

(d) The owner and operator of a cannabis retail store must comply with any applicable cannabis retail store licence issued by the British Columbia Liquor and Cannabis Regulation Branch.

Figure 5-C: Nester's Plaza Temporary Use Permit Area for the Retail Sale of Cannabis

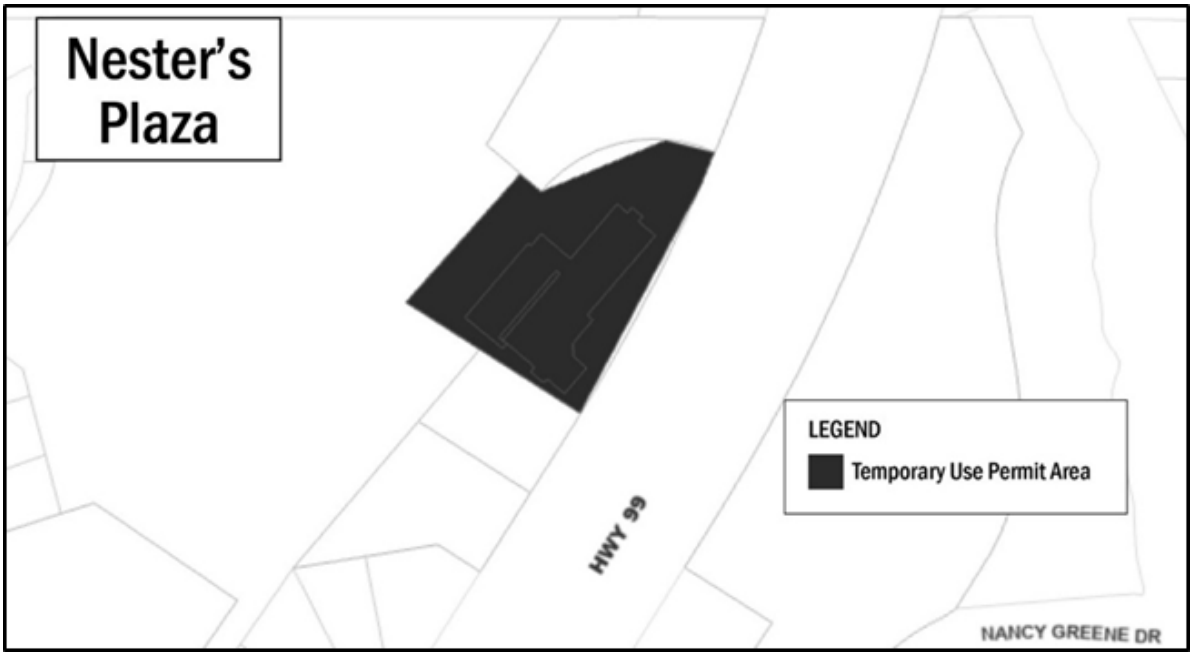


Figure 5-D: Village North Temporary Use Permit Area for the Retail Sale of Cannabis

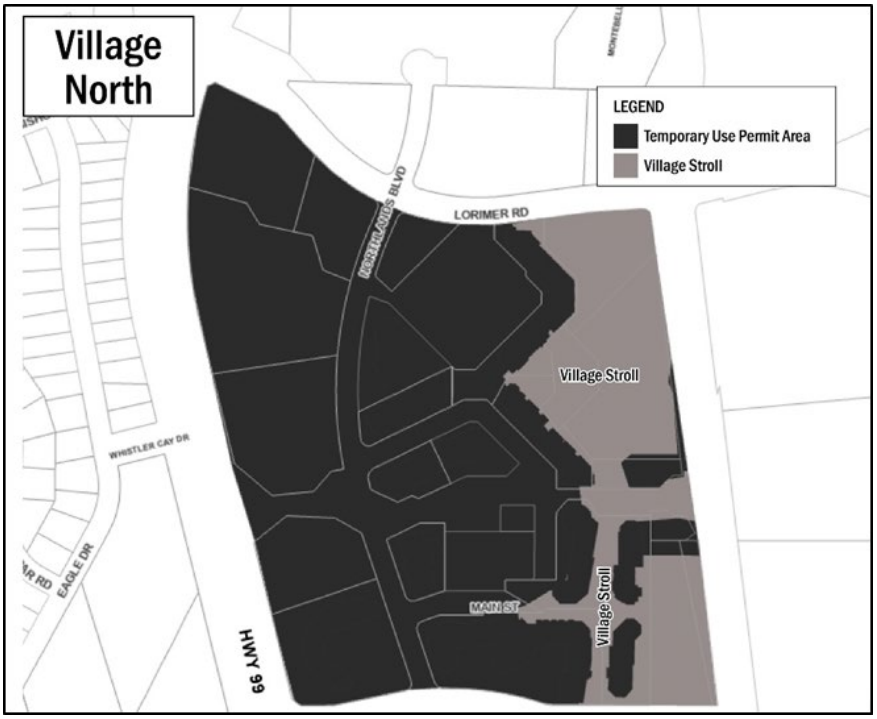


Figure 5-E: Whistler Village Temporary Use Permit Area for the Retail Sale of Cannabis

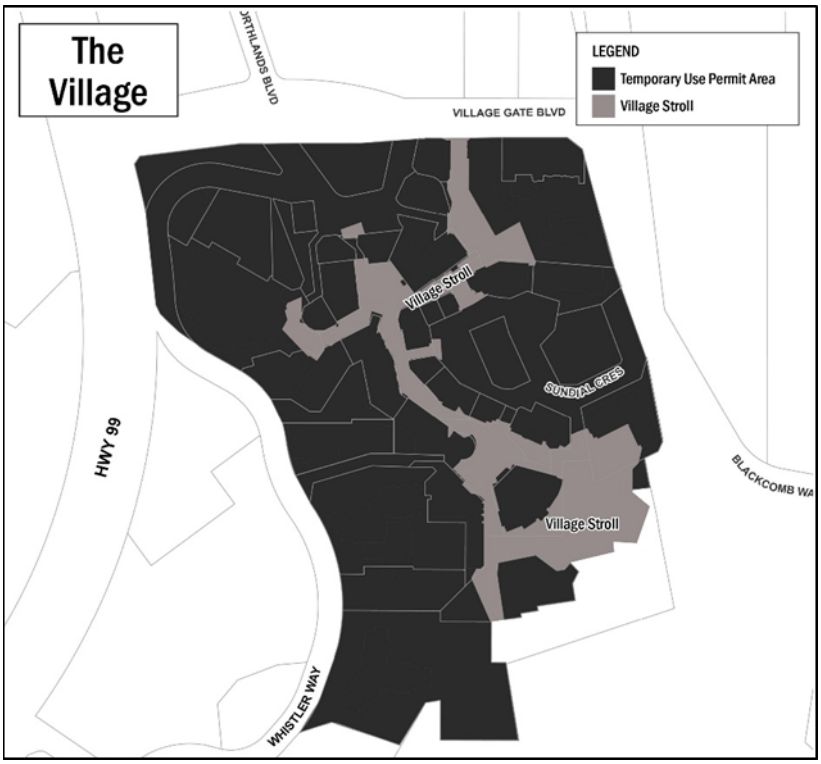


Figure 5-F: Whistler Creekside Temporary Use Permit Area for the Retail Sale of Cannabis

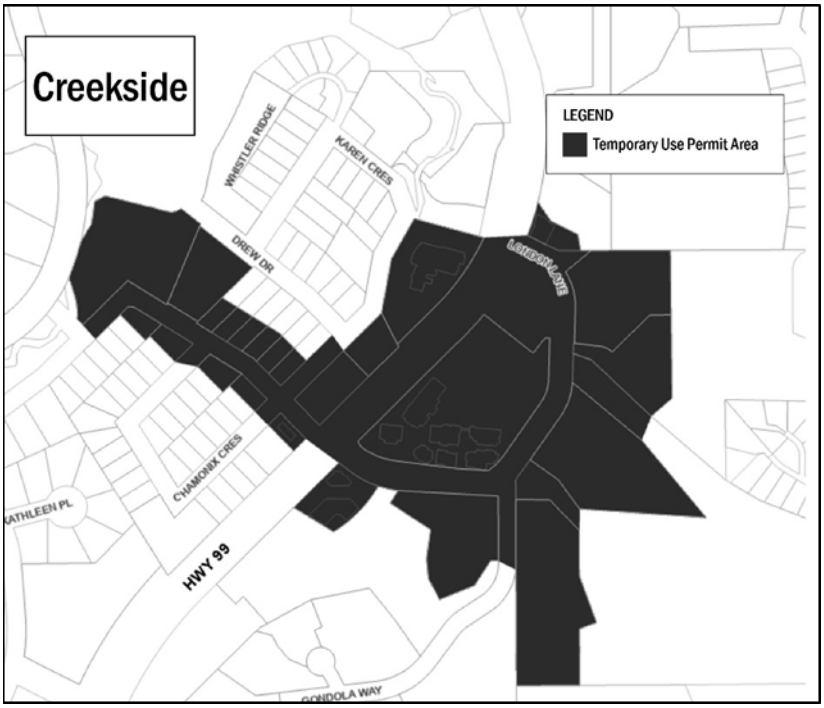
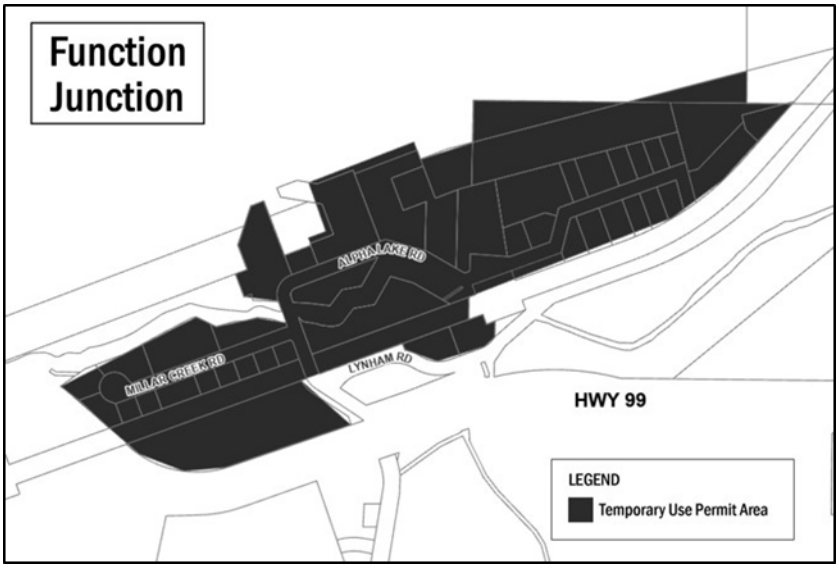


Figure 5-G: Function Junction Temporary Use Permit Area for the Retail Sale of Cannabis



35. Small-Scale Multi-Unit Housing (Bylaw No. 2461)

(1) In this Section,

"residential rental tenure" means the occupancy of a dwelling unit as a principal residence in which the occupant continuously resides, pursuant to the terms of a residential tenancy agreement governed by the Residential Tenancy Act.

"employee housing agreement" means a housing agreement with the Municipality in the form of Schedule "T".

(2) This Section applies, despite any other provision in this Bylaw, to any parcel of land in any zone on which this bylaw limits residential development to:

(a) only the construction and use on the parcel of a detached dwelling;

(b) only the construction and use on the parcel of a detached dwelling and an auxiliary residential dwelling unit;

(c) only the construction and use on the parcel of a detached dwelling and two auxiliary residential dwelling units; or

(d) only the construction and use on the parcel of a duplex dwelling, or a duplex dwelling with an auxiliary residential dwelling unit.

(3) If this Bylaw permits on any parcel only the construction and use of a detached dwelling, the permitted uses include the construction and use of an auxiliary residential dwelling unit within the detached dwelling or in an auxiliary building.

(4) If a regulation in this Bylaw establishes a sewer service requirement in respect of an auxiliary residential dwelling unit, such a unit is permitted regardless of the unavailability of community sewer service.

(5) If a parcel to which this Section applies:

(a) is not within a transit-oriented area as defined in the Local Government Act;

(b) is serviced by municipal water and sewer systems;

(c) is wholly or partly within the Whistler Urban Development Containment Area identified in Schedule A to Official Community Plan Bylaw No. 2199, 2018, the boundary of which is illustrated in Figure 5-H;

(d) has an area of 4,050 m2 or less; and

(e) is not in a zone in respect of which the minimum parcel area for subdivision specified in this Bylaw is 4,050 m2 or more, a total of three dwelling units are permitted on the parcel if it has an area of 280 m2 or less and a total of four dwelling units are permitted if the parcel has an area greater than 280 m2.

(6) Residential development permitted by this Section may be any combination of detached dwellings, duplex dwellings, auxiliary residential dwelling units and apartment or townhouse buildings, comprising in the aggregate not more than the total number of dwelling units permitted, and the dwelling units may be located in no more than two buildings.

(7) Subject to subsection (8), (9) and (10), the maximum gross floor area permitted on a parcel to which this Section applies is the maximum provided under the zone regulations that apply to the parcel.

(8) The maximum permitted gross floor area for a parcel in the RS1, RI1, RS2 and RS4 zones is a floor space ratio of 0.40 or 511 square metres, whichever figure is lower, irrespective of site dimensions, if at the time the gross floor area is calculated for the purpose of issuing a building permit the proposed development of the parcel includes the construction of either three or four dwelling units as permitted by this Section.

(9) The maximum permitted gross floor area for a parcel in the RT2 zone is a floor space ratio of 0.40 or 511 square metres, whichever figure is lower, irrespective of site dimensions, if at the time the gross floor area is calculated for the purpose of issuing a building permit the proposed development of the parcel includes the construction of either three or four dwelling units as permitted by this Section.

(10) The maximum permitted gross floor area for a parcel in the RT1 and RT6 zones is a floor space ratio of 0.45 or 511 square metres, whichever figure is lower, irrespective of site dimensions, if at the time the gross floor area is calculated for the purpose of issuing a building permit the proposed development of the parcel includes the construction of either three or four dwelling units as permitted by this Section.

(11) The gross floor area referenced in subsections (7), (8), (9) and (10) may be distributed in any proportion among the dwelling units and any auxiliary buildings that are permitted on the parcel by this Bylaw, provided that:

(a) the gross floor area of any auxiliary residential dwelling unit that is located within a detached dwelling shall not exceed 40% of the gross floor area of the detached dwelling;

(b) the gross floor area of any auxiliary residential dwelling unit that is located within a dwelling unit in a duplex dwelling shall not exceed 40% of the gross floor area of the dwelling unit in the duplex dwelling; and

(c) the gross floor area of any residential dwelling unit is in no case less than 32.5 square metres.

(12) The gross floor area exclusions in Section 26(1)(a) of this Part apply to all residential buildings permitted by this Section.

(13) For the purposes of parking area exclusions under Section 26(1)(a)(v) of this Part, the maximum permitted floor areas that may be excluded are as follows:

(a) up to 70 square metres per parcel if two dwelling units are proposed to be constructed pursuant to this Section;

(b) up to 87.5 square metres per parcel if three dwelling units are proposed to be constructed pursuant to this Section; and

(c) up to 105 square metres per parcel if four dwelling units are proposed to be constructed pursuant to this Section.

(14) The minimum side setback specified for the RS1, RS2, RS4, RI1, RT1, RT2 and RT6 zones is 3 metres if at the time the setback is measured for the purpose of issuing a building permit the proposed development of the parcel includes the construction of either three or four dwelling units as permitted by this Section.

(15) If at the time the parking space requirements in Part 6 are calculated for any parcel for the purpose of issuing a building permit the proposed development of the parcel includes the construction of either three or four dwelling units as permitted by this Section, the minimum number of parking spaces required is one space per dwelling unit and the maximum number of spaces that may be constructed on a parcel is six, and the parking spaces may be laid out in any manner provided that each parking space has access from a highway either directly or through not more than one other parking space and the parking spaces comply with the standards in Part 6.

(16) Where this Section permits on any parcel, and the owner constructs, a second detached dwelling or a duplex dwelling that would not otherwise be permitted by this Bylaw, the form of tenure of at least one of the dwelling units must be residential rental tenure.

(17) Where this Section permits on any parcel, and the owner constructs, three dwelling units, the form of tenure of at least one of the three dwelling units must be residential rental tenure.

(18) Where this Section permits on any parcel, and the owner constructs, four dwelling units, the form of tenure of at least two of the four dwelling units must be residential rental tenure.

(19) Dwelling units whose occupancy is required to be restricted to residential rental tenure under any of subsections (16), (17) or (18) must be indicated as such on the owner's building permit application.

(20) The Municipality may require the owner of any parcel in respect of which this Section limits the form of tenure to residential rental tenure to provide a statutory declaration, not more than once in any calendar year, in which the owner declares that the number of dwelling units restricted by this Section to residential rental tenure have, during the entire previous 12-month period, been occupied only pursuant to a residential tenancy agreement governed by the Residential Tenancy Act.

(21) Where this Section permits on any parcel a detached dwelling or a duplex dwelling that would not otherwise be permitted by this Bylaw, the dwelling may be subdivided under the Strata Property Act or the Land Title Act provided that the owner enters into an

employee housing agreement with the Municipality, in respect of at least one of the detached dwellings on the parcel or at least one of the dwelling units in the duplex dwelling, as the case may be.

(22) Multi-unit residential buildings permitted by this Section may be subdivided under the Strata Property Act or the Land Title Act provided that the owner enters into an employee housing agreement with the Municipality, in respect of at least the number of dwelling units whose occupancy is restricted to residential rental tenure under this Section.

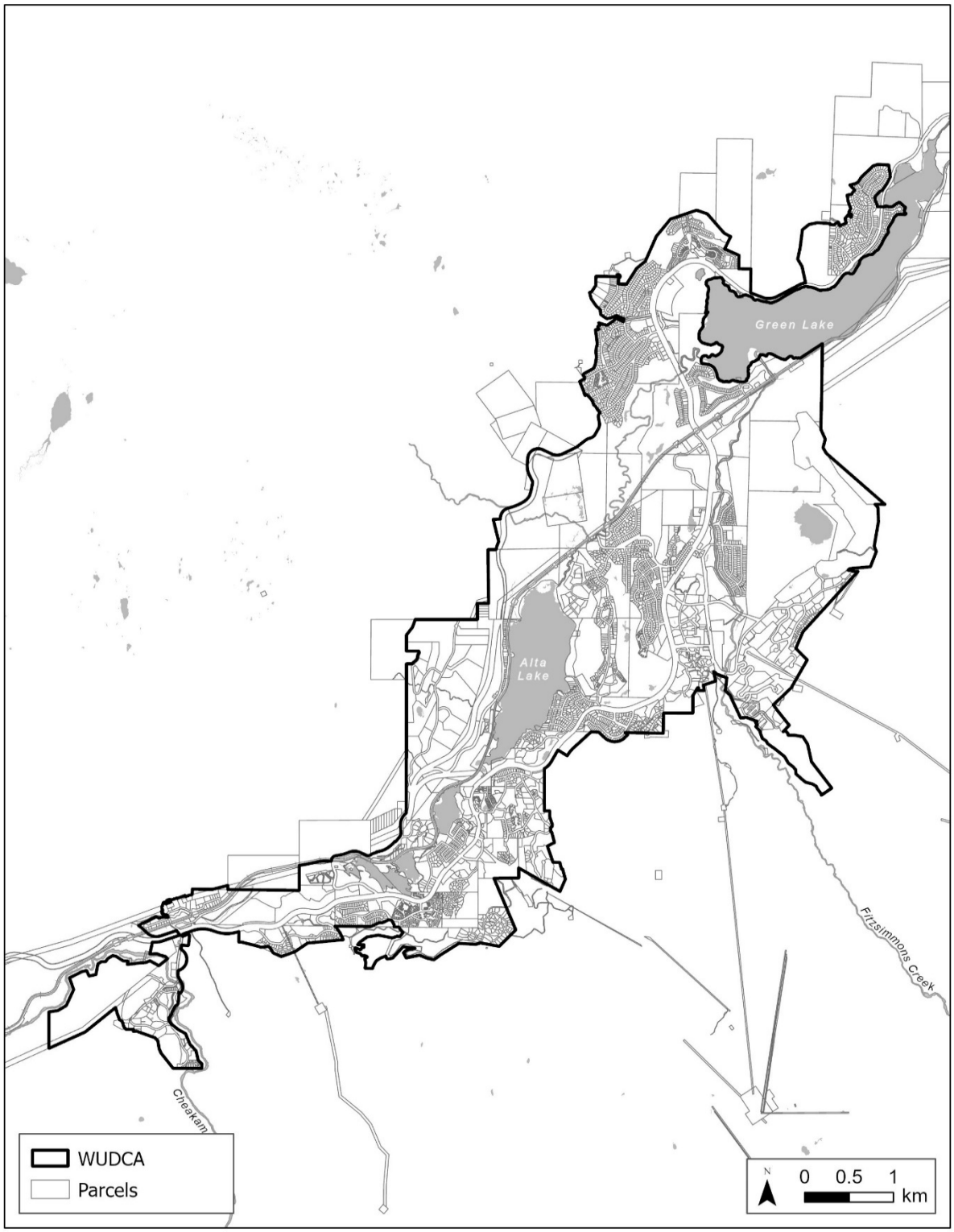
(23) This Section shall not be interpreted or applied to increase the number of dwelling units on any parcel of land that may be used as tourist accommodation, over the number that would otherwise be permitted by this Bylaw.

(24) Development that is permitted by this Section is exempt from the requirement to obtain a development permit for establishment of objectives for the form and character of intensive residential development and for establishment of objectives for the form and character of multi-family residential development.

(25) Notwithstanding Part 5, Section 28, development that is permitted by this Section is required to obtain a development permit if any part of the parcel of land that is the subject of the proposed development is within a development permit area for the protection of riparian ecosystems, protection of sensitive ecosystems or wildfire protection.

(26) Parcels in the RI1 zone may, at the owner’s option, be developed entirely in accordance with the regulations in that zone or entirely in accordance with the regulations in this Section..

Figure 5-H: Whistler Urban Development Containment Area



PART 6 Parking and Loading Regulations

1. General Provisions

(1) Parking and loading spaces shall be provided and maintained in accordance with the regulations in this Part. (Bylaw No. 1036)

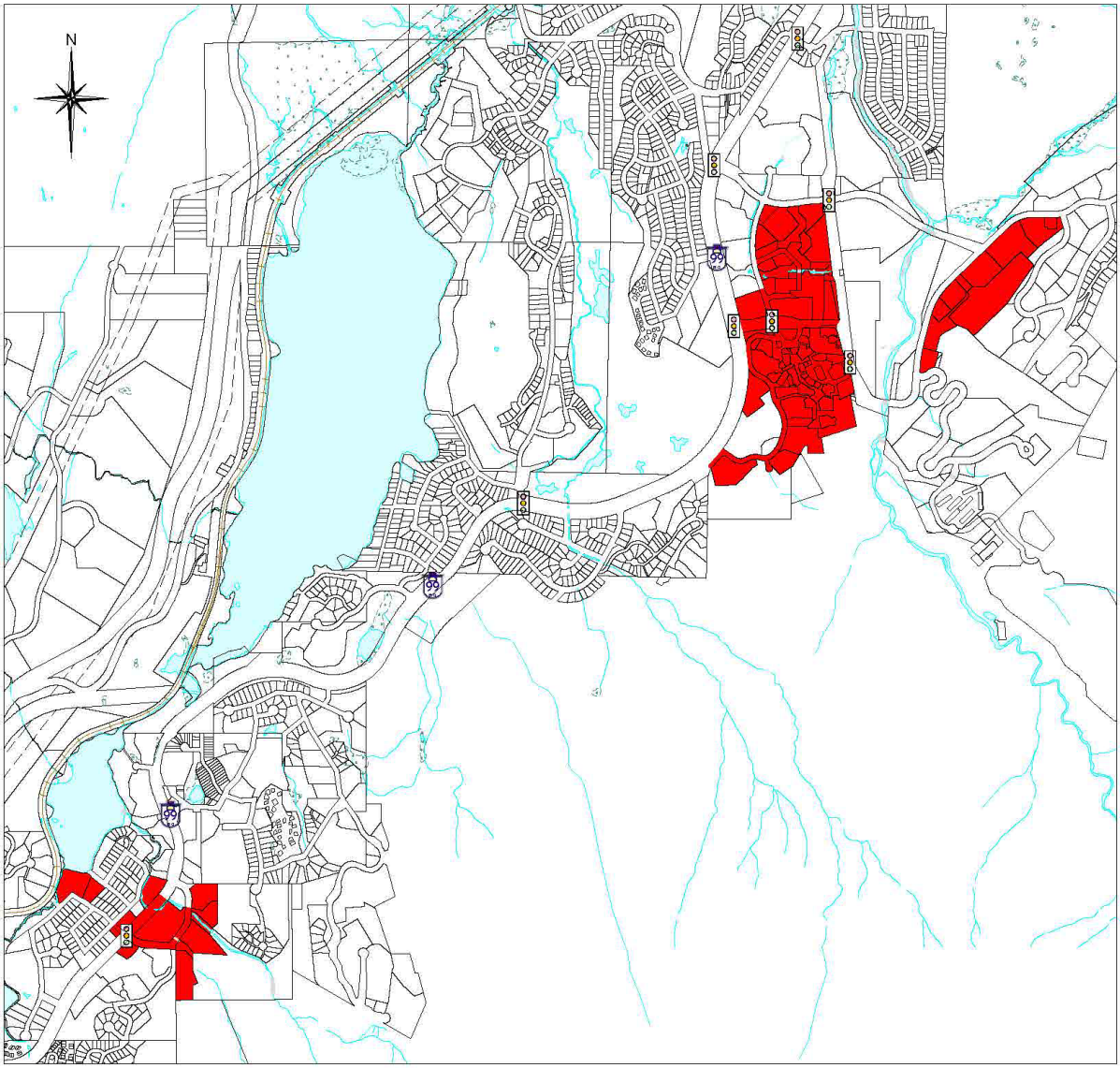
(2) All parking and loading spaces required to be provided under this Part shall be kept available at all times for vehicles operated by persons who are occupying, using or providing services to the use, building or structure for which the parking is required. (Bylaw No. 1036)

(3) This Part is enacted pursuant to Section 525 of the Local Government Act and may be amended without a public hearing. (Bylaw No. 2156)

(4) In the areas shown in red in Figure 6-A the required number of parking spaces for a building, structure or use of land may be reduced by a maximum of two, if an area of the building, structure or land that would have been occupied by those parking spaces is designed and used only for sorting and storing solid waste in compliance with Resort Municipality of Whistler Solid Waste Bylaw No. 2139, 2017, and a solid waste management plan as defined in that Bylaw. (Bylaw No. 2154)

(5) The requirements for the provision of off-street vehicle parking spaces in respect of residential land uses do not apply to any parcel of land any portion of which is within the transit-oriented area designated by “Transit-Oriented Area Designation Bylaw No. 2442, 2024”, but the standards for the design and construction of such parking spaces apply in respect of any parking spaces that are required by provincial regulation or provided voluntarily by the owner or occupier of the land. (Bylaw No. 2441)

Figure 6-A – Areas Considered for Parking Reduction as per Part 6 Section 1(4)



2. General Requirements for Parking & Loading Spaces

(1) Parking and loading spaces shall be provided in accordance with:

(a) Table 6-A, for parcels in all zones in the Municipality excepting the CC1, CC2 and CC3 zones (Commercial Core One, Commercial Core Two and Commercial Core Three); and (Bylaw No. 1650)

(b) Table 6-B for parcels in the CC1, CC2 and CC3 zones (Commercial Core One, Commercial Core Two and Commercial Core Three). (Bylaw No. 1650)

In each Table, Column I classifies the use; Columns II, III and IV set out the number of parking and loading spaces that are to be provided.

(2) If a use is not specifically mentioned in Column I of Tables 6-A or 6-B, then the number of parking and loading spaces required shall be calculated on the basis of the most similar use that is listed in the Table.

(3) Where a calculation of the total required parking or loading spaces results in a fractional number of 0.5 or greater, the required number of spaces shall be rounded to the next highest number, and in no case shall less than 1 space be provided.

(4) If a building or structure contains more than one use or provides collective parking for more than one class of building or use, the total number of spaces required shall be the sum of the various classes of uses calculated separately, and except as permitted in this section, a space required for one use shall not be included in the requirement for any other use.

(5) Adequate provision shall be made for vehicles to gain access from a highway to all parking and loading spaces by means of an unobstructed manoeuvring aisle except where tandem parking is permitted.(Bylaw No. 905)

(6) Except in the RS, RI1, RTA, RM25, RM55, RT or TB zones, all manoeuvring required to gain access to a parking or loading space shall occur within the parcel on which the parking or loading is located so that it is not necessary for vehicles to back into any street or public right-of-way.(Bylaw No. 916) (Bylaw No. 961) (Bylaw No. 1172) (Bylaw No. 2156)

(7) In the RS, RI1 and RT zones, a maximum of one required off-street parking space per dwelling unit which requires three or more off-street parking spaces may be provided as a tandem parking space. (Bylaw No. 905) (Bylaw No. 953) (Bylaw No. 2156)

3. Accessible Parking Standards (Bylaw No. 1898)

(1) Parking spaces for disabled persons shall be provided at 1 space per 40 sleeping units or guest rooms or part thereof, and 1 space per 100 parking spaces or part thereof required for commercial uses.

(2) All accessible parking shall be:

(a) located adjacent to a main entrance of a building for which the parking is required; and marked with a sign identifying each space reserved for such parking.

(b) in compliance with the Canadian Standards Association's Vehicular Access standards found at Section 5 of "Accessible Design for the Built Environment", August 2004, as amended from time to time.

4. Location of Parking & Loading Spaces

(1) The regulations in this section apply to parcels in all zones except the CC1, CC2 and CC3 zones (Commercial Core One, Commercial Core Two and Commercial Core Three).(Bylaw No. 1650)

(2) All parking, loading, or bus parking spaces shall be located on the same parcel as the building or use for which they are required.

(3) Parking, loading or bus parking required for ski lifts shall furthermore be located no further than 500 metres from the lift for which it is required.

(4) When a building is enlarged, altered, or a change in the use occurs which requires a greater number of parking or loading spaces, the additional parking or loading spaces required under the provisions of this Part shall be provided. In addition, any spaces removed due to the enlargement or alteration shall be replaced.

(5) Parking spaces and driveways, except those driveways, which connect a parking area to a highway, are prohibited in setback areas in the Tourist Accommodation Zones, Commercial Local One Zone, Commercial Local Two Zone, Commercial Core Two Zone and Mountain Commercial One Zone. (Bylaw No. 2057)

(6) In all RM (Residential Multiple) zones, not more than 50 percent of setback areas shall be used for parking spaces and driveways but in no case shall any parking space be located within 1.5 metres of a parcel boundary.

(7) In all other zones, no parking space shall be located within 1.5 metres of a parcel boundary.

(8) No parking spaces shall be located within 10 metres of a parcel boundary fronting a Controlled Access Highway as defined by the Highways Act. (Bylaw No. 916)

(9) Each parcel zoned RS, RI1, RT or TB shall have no more than 5 parking spaces and no more than one driveway connecting to a public street and this driveway shall be no wider than 11 metres. (Bylaw No. 916) (Bylaw No. 953) (Bylaw No. 2156)

(10) Each parcel zoned RTA1, RTA2, RTA3, RTA4 and RTA5 shall have no more than 3 parking spaces which shall share one driveway access not exceeding a width of 6 metres.(Bylaw No. 961) (Bylaw No. 1435)

(11) Each parcel zoned RS6 and RT7 shall have no more than 3 parking spaces for a detached dwelling and no more than 4 parking spaces for a duplex dwelling.(Bylaw No. 1233)

(12) In all RM, RI1, RS and TP Zones, asphalt, gravel, paved or other hard surfaces located within the front setback area shall not be greater than 60% of the front setback area.(Bylaw No. 1552) (Bylaw No. 2156)

(13) The regulations in subsections (14) and (15) shall apply to parcels in the CC1, CC2, CC3, MC3 and LR11 Zones (Commercial Core One, Commercial Core Two,

Commercial Core Three, Mountain Commercial Three and Leisure Recreation Eleven) (Bylaw 2350)

(14) At the option of an owner or occupier rather than providing the required parking spaces on the same as the building or use an owner or occupier may comply with paragraph (a) or (b):

(a) Provided a building or structure for which application for payment in lieu is not located more than 300 metres from a parking facility, the Municipality will accept a payment in lieu of the number of on-site parking spaces otherwise required, for all or part of the required number of parking spaces for commercial uses permitted in the CC1 zone which include office, retail, personal service, restaurants and premises or portions thereof licensed for the sale and consumption of alcoholic beverages. The payment shall be twenty thousand ($20,000) dollars per parking space required under Table 6-B. (Bylaw No. 1119) (Bylaw No. 1552)

(b) Required parking spaces may be provided on land other than that to be developed provided that:

(i) the alternate parking site is located within a distance of fifty (50) metres from the site where the principal building is located or where the use requiring provision of parking is carried on; and

(ii) an easement or covenant in favour of the Municipality is registered against the title of the lands upon which the parking is located requiring the parking to be provided for the building, structure or use, which requires the parking.

(15) When a building is enlarged, altered or a change in the use occurs which requires a greater number of parking or loading spaces, the additional parking or loading spaces required under the regulations of this Part shall be provided. In addition, any spaces removed due to the enlargement or alteration shall be replaced.

(16) At the option of an owner or occupier of land in the MC1 Zone, required vehicle parking spaces may be provided on land other than that to be developed, provided that at least 25 vehicle parking spaces are provided in the MC1 zone, the alternate parking site is located within 100 metres of the MC1 zone, and the condition set out in subparagraph (14) (b) (ii) is met. (Bylaw No. 2057)

(17) No Parking requirements for the MC2 zone (Bylaw No. 2077)

5. Parking and Loading Design Standards

Covered Parking and Loading Spaces

(1) A parking space which has a roof or other structure above it shall:

(a) be not less than 2.5 metres in width, clear of all abutments and 5.5 metres in length; and (Bylaw No. 1552)

(b) have a minimum vertical clearance of 2.13 metres.

(2) Parking spaces for compact automobiles may comprise up to 20 percent of the parking spaces required for a building or use and shall:

(a) be not less than 2.4 metres in width, clear of all abutments and 5 metres in length; (Bylaw No. 1552)

(b) have a minimum vertical clearance of 2.13 metres;

(c) be grouped together in a separate parking area with a sign identifying parking for compact automobiles only; and

(d) have a roof or other structure above.

(3) A loading space shall:

(a) be not less than 3 metres in width and 9 metres in length; and

(b) have a minimum vertical clearance of 4 metres.

(4) Any parking space, which has a roof or other structure above it, shall comply with Table 4: Minimum Dimensions for Aisle Width and Depth of Stall to Aisle.

(5) Despite paragraphs (1) (a) and 2 (a), if a parking space abuts a fence, wall or other obstruction on one or both sides, the minimum unobstructed width of the parking space shall be 3 metres. (Bylaw No. 1287)

TABLE 4: (Bylaw No. 1552) **MINIMUM DIMENSIONS FOR AISLE WIDTH AND DEPTH OF STALL TO AISLE**

Width of Stall (Metres) Clear of all Abutments	Angle of Parking (Degrees)	Minimum Width of Aisle (Metres)	Minimum Length of Stall (Metres)
2.75 (9')	90	**6.7 (22')	5.5 (18')
2.6 (8'6")	90	**7.2 (23'8")	5.5
2.5 (8'3")***	90	**7.3 (24')	5.5
2.6 (8'6")	60 - 90	*5.8 (19')	5.5
2.6 (8'6")	45 - 60	*4.0 (13'1")	5.5
2.6 (8'6")	30 – 45	*3.5 (11'6")	5.5
2.6 (8'6")	parallel	3.7 (12'2")	6.5

* One way traffic.
** Two way traffic.

*** Applies to tourist accommodation, hotels, lodges and inns, excluding related commercial uses.

Uncovered Parking and Loading Spaces

(6) All uncovered parking spaces paved in asphalt or concrete shall have a minimum width of 2.6 metres and a minimum length of 6.1 metres and all other uncovered stalls shall have a minimum width of 3 metres and the same minimum length.

(7) Where a parking space abuts a fence, wall, or other structure on one or both sides, the minimum width of the parking space shall be 3 metres clear of all obstructions.

Visitor Parking

(8) Every parcel zoned RM (Residential Multiple) shall provide a minimum of 10% (ten percent) of the required parking as visitor parking and such stalls shall be marked with a sign identifying them as such.

Bus Parking

(9) A bus parking space shall:

(a) be not less than 3.8 metres in width and 12.5 metres in length;

(b) have a minimum vertical clearance of 4 metres; and

(c) be covered or enclosed.

(10) At the discretion of Council, the Municipality will accept a payment in lieu of the number of on-site bus parking spaces otherwise required within the CC1 zone and District Lots 3866 and 3903. The in-lieu payment shall be $20,000 (twenty thousand dollars) per bus parking space required under Table 6A and 6B.

Driveway Gradients

(11) The maximum gradient of a driveway shall not exceed 6 percent within a distance of 3 metres from an edge of pavement of a Municipal or private roadway or from the existing ditch, or ditch required under Municipal regulations, whichever distance is greater.

(12) The maximum permitted gradient for driveways which access off-street parking in all Commercial, Industrial and Tourist Accommodation zones is 6 percent.(Bylaw No. 916) (Bylaw No. 1048)

(13) For driveways that slope downwards from a road in all Residential zones, the following regulations apply:

(14) The maximum average gradient shall not exceed 10 percent.

(15) A maximum gradient of 15 percent is permitted over one portion of a driveway not exceeding 3 metres in length.

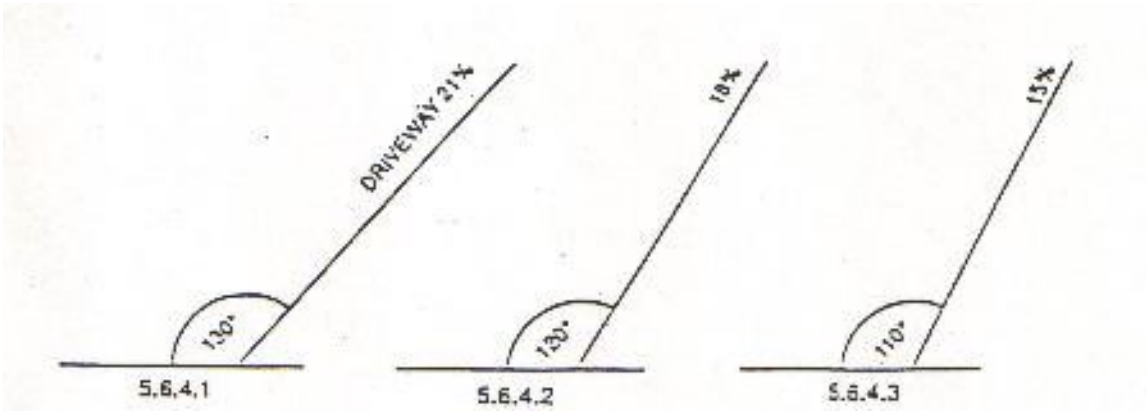
(16) For driveways that slope upwards from a road in all Residential zones, the maximum gradient shall not exceed 12 percent, except as permitted in the following cases:(Bylaw No. 916)

(17) Twenty-one percent over one portion of a driveway not exceeding 6 metres in length where the obtuse angle of entry from the roadway is 130 degrees or greater.

(18) Eighteen percent over one portion of a driveway not exceeding 7 metres in length where the obtuse angle of entry from the roadway is 120 degrees to 130 degrees.

(19) Fifteen percent over one portion of a driveway not exceeding 8 metres in length where the obtuse angle of entry from the roadway is 110 degrees to 120 degrees.

(20) (Bylaw No. 916)



(21) Driveways with a gradient of 13 percent to 21 percent shall terminate with at least one required parking space.

(22) The maximum permitted gradient for all uncovered parking areas is 5 percent. (Bylaw No. 916)

(23) The maximum permitted gradient for driveways which access off-street parking in all Tourist Bed and Breakfast and Tourist Pension zones is 10 percent. (Bylaw No. 1048)

6. Parking and Loading Plan

(1) A plan shall be submitted with all development permit and building permit applications showing all required parking and loading spaces, location of all public and private roads, snow storage areas, drainage, paving or surfacing, markings, circulation areas, landscape areas and all works and services required under the Municipal Subdivision Bylaw.

7. Parking and Loading Construction Standards

(1) The construction standards in this Part apply to all zones other than the RS, RI1, RT, IS1, IL2, TB, RM25, RM48 or RR1 zones. (Bylaw No. 916) (Bylaw No. 1172) (Bylaw No. 1560) (Bylaw No. 2156)

Surfacing

(2) Parking and loading spaces and access areas shall be surfaced with asphalt, concrete, brick, stone, or concrete paving stones.

Marking

(3) Each parking and loading space shall be permanently delineated with white or yellow paint.

Lighting

(4) All parking areas shall be illuminated with:

(a) average illumination levels of 11 Lux with a uniformity ratio (average level to minimum level) of 3.1;

(b) luminaries situated in such a way so as not to directly throw light into streets, lanes, or adjacent properties; and

(c) a photocell or equivalent switch that will activate the lighting system when ambient light levels are 11 Lux or less.

Drainage and Snow Storage

(5) Drainage from all parking areas shall be provided to the Municipal standard for roadways.

(6) A designated snow storage area shall be provided for all surface parking lots.

General Landscaping Requirements at Site Periphery

(7) All uncovered surface parking areas shall be landscaped as follows:

(a) except for points of access at street property lines, a continuous landscape strip shall be provided having a width equal to the setback area; and

(b) within the landscape strip:

(i) a minimum of one deciduous tree of a minimum size of 4 centimetre calliper and one coniferous tree of a minimum 1.8 metre height for every 6.1 metres of property line with a maximum distance between trees of 12.2 metres shall be provided; and

(ii) ground cover with a continuous hedge or masonry wall between 75 centimetres and 90 centimetres in height shall be provided.

(8) All plant materials and installation to be to BCSLA/BCNTA standards.

Additional Landscape Requirements for Large Sites

(9) For every parking area providing more than 100 parking spaces:

(a) one landscaped island having minimum dimensions of 1.8 metres by 2.5 metres shall be provided, containing at least two deciduous trees of a minimum size of 7 centimetres calliper at the time of planting for every 20 (or portion thereof) parking spaces in excess of 100.

8. Garbage Storage and Collection Standards-repealed (Bylaw No. 1898)

Table 6-A (Bylaw No. 733)

REGULATIONS:

*The following regulations apply to all zones under Zoning and Parking Bylaw 303, 1983 except the CC1 Zone (Commercial Core One), the CC2 Zone (Commercial Core Two) and the CC3 Zone (Commercial Core Three) (*Bylaw No. 1650)

Column I	Column II	Column III	Column IV
Type of Use	**Required Parking**	**Required Bus Parking**	**Required Loading**
Assembly use, including Community Centres, Auditoriums, Theatres, Halls, Clubs or Arenas	the greater of 1 space per 50 fixed seats or 4 spaces per 100 square metres of gross floor area used for public assembly	0 spaces for the first 500 square metres, 1 space metres, 1 space for each additional 1,000 square metres of gross floor area	1 space for each 3,000 square metres of gross floor area
Auxiliary Residential Dwelling Unit	1 space per dwelling unit	none required	none required
Banks, Credit Unions or Trust Companies	6 spaces per 100 square metres of gross floor area	none required	1 space for each 1,000 square metres
Bed and Breakfast (Bylaw No. 906)	1 space for the operator's dwelling unit plus 0.75 spaces for each guest room	none required	none required
Churches and Funeral Homes	4 spaces per 100 square metres of gross floor area used for assembly purposes	none required	1 space for each 3,000 square metres of gross floor area
Clinic or Office for Medical, Dental or Veterinary use	4 spaces per 100 square metres of gross floor area	none required	1 space for each 3,000 square metres of gross floor area
Equestrian Stables	1 space per 4 horse stalls	1 space	none required
Float Plane Base (Bylaw No. 1065)	1 space per 40 linear metres of float plane dock	none required	none required
Golf Courses	4 spaces per installed golf hole or green	1 space per 9 holes	none required
Golf Driving Ranges	1 space per 2 linear metres of tee-off space	none required	none required
Hospital, Private Hospital, or Rest Homes	1 space per 4 beds	none required	1 space for each 3,000 square metres of gross floor area

Table 6-A (Bylaw No. 733)

REGULATIONS:

*The following regulations apply to all zones under Zoning and Parking Bylaw 303, 1983 except the CC1 Zone (Commercial Core One), the CC2 Zone (Commercial Core Two) and the CC3 Zone (Commercial Core Three) (*Bylaw No. 1650)

Column I	Column II	Column III	Column IV
Type of Use	**Required Parking**	**Required Bus Parking**	**Required Loading**
Hostel	1 space per 15 square metres of floor area used for sleeping accommodation	none required	none required
Indoor Recreation	2.0 spaces per 100 square metres of gross floor area	none required for the first 500 sq. m. 1 space for each additional 1,000 square metres	none required
Manufacturing	1 space per 100 square metres of gross floor area	none required	1 space for each 1,000 square metres of gross floor area
Mini Warehouse	1 space for each 10 storage units or 1 space for every 300 square metres of gross floor area, whichever is greater	none required	1 space for each 3,000 square metres of gross floor area
Offices	3 spaces per 100 square metres of gross floor area	none required	1 space for each 3,000 square metres of gross floor area
Pension	2 covered or enclosed per auxiliary dwelling unit plus 0.75 spaces per sleeping unit or guest room	none required	none required
Personal Service	4 spaces per 100 square metres of gross floor area	none required	none required
Post Office	6 spaces per 100 square metres of gross floor area	none required	1 space
Premises or portions thereof, licensed for the consumption of alcoholic beverages	11 spaces per 100 square metres of gross floor area of the premises	none required	1 space of each 1,400 square metres of gross floor area
Public Institution other than Schools, Hospitals or Post Offices	3 spaces per 100 square metres of gross floor area	none required	1 space for each 3,000 square metres of gross floor area
Research Establishments	2 spaces per 100 square metres of gross floor area	none required	1 space for each 3,000 square metres of gross floor area
Residential building containing 2 or less dwelling units	2 spaces per dwelling unit with a gross floor area of 235 square metres or less, 3 spaces per dwelling unit greater than 235 square metres but less than 325 square metres, and 4 spaces per dwelling unit in excess of 325 square metres	none required	none required

Table 6-A (Bylaw No. 733)

REGULATIONS:

*The following regulations apply to all zones under Zoning and Parking Bylaw 303, 1983 except the CC1 Zone (Commercial Core One), the CC2 Zone (Commercial Core Two) and the CC3 Zone (Commercial Core Three) (*Bylaw No. 1650)

Column I	Column II	Column III	Column IV
Type of Use	**Required Parking**	**Required Bus Parking**	**Required Loading**
Residential building containing 3 or more dwelling units	1 space per dwelling unit with a gross floor area of 55 square metres or less, plus 0.5 space for every additional 40 square metres of gross floor area to a maximum of 2 spaces per dwelling unit	none required	none required
Restaurants	5 spaces per 100 square metres of gross floor area	none required	1 space for each 1,400 square metres of gross floor area
Retail (except sale of groceries or liquor)	4 spaces per 100 square metres of gross floor area	none required	1 space for each 1,400 square metres of gross floor area
Retail sales of groceries or foodstuffs or liquor	6 spaces per 100 square metres of gross floor area	none required	1 space for each 1,400 square metres of gross floor area
School: Kindergarten and Elementary	2 spaces per classroom	1 space per 4 classrooms	1 space for each 3,000 square metres of gross floor area
School: Junior Secondary	3 spaces per classroom	1 space per 4 classrooms	1 space for each 3,000 square metres of gross floor area
School: Senior Secondary	4 spaces per classroom	1 space per 6 classrooms	1 space for each 3,000 square metres of gross floor area
Service Stations	4 spaces per 100 square metres of gross floor area plus 3 spaces per service bay	none required	none required
Ski Lifts	0.50 space per hourly rated capacity of all base lifts	1.5 spaces per 1000 hourly rated capacity of all base lifts	none required
Social Service Centre	2 spaces per 100 square metres of gross floor area	Non required	None required
Warehousing and Wholesale Business	1 space per 100 square metres of gross floor area	none required	1 space for each 1,000 square metres of gross floor area
Tourist Accommodation, Hotel, Lodge and Inn, but excluding related commercial services uses for:			
0 - 100 sleeping units or guest rooms	0.75 spaces per guest room and 1 space per sleeping unit	none required for the first 50 sleeping units or guest rooms, 1 space for 50-100 sleeping units or guest rooms	1 space (in addition to any other required loading)

Table 6-A (Bylaw No. 733)

REGULATIONS:

*The following regulations apply to all zones under Zoning and Parking Bylaw 303, 1983 except the CC1 Zone (Commercial Core One), the CC2 Zone (Commercial Core Two) and the CC3 Zone (Commercial Core Three) (*Bylaw No. 1650)

Column I	Column II	Column III	Column IV
Type of Use	**Required Parking**	**Required Bus Parking**	**Required Loading**
101 - 200 sleeping units or guest rooms	0.65 spaces per guest room and 0.90 spaces per sleeping unit	2 spaces	1 space (in addition to any other required loading)
201 + sleeping units or guest rooms	0.55 spaces per guest room and 0.80 spaces per sleeping unit	3 spaces	1 space (in addition to any other required loading)
Tourist Accommodation, Hotel, Lodge and Inn, containing dwelling units	1 space per 55 square metres of gross floor area in each dwelling unit plus 0.5 space for every additional 40 square metres of gross floor area or part thereof in each unit to a maximum of 2 spaces per dwelling unit	none require for the first 50 dwelling units, 1 space for each additional 100 dwelling units	1 space (in addition to any other required loading)

Table 6-B (Bylaw No. 733**)**

REGULATIONS:

The following regulations apply to the CC1, CC2 and CC3 zones (Commercial Core One, Commercial Core Two and Commercial Core Three); otherwise, the general requirements of the Parking Bylaw shall apply.(Bylaw No. 1650)

Column I	Column II	Column III	Column IV
Type of Use	**Required Parking**	**Required Bus Parking**	**Required Loading**
Assembly and Theatre	the greater of 1 space per 50 fixed seats or 4 spaces per 100 square metres of gross floor area used for public assembly	0 spaces for the first 500 square metres, 1 space for each additional 1,000 square metres of gross floor area	1 space per 3,000 square metres of gross floor area
Commercial uses including Retail, Personal Service, Restaurants, premises or portions thereof licensed for the sale and consumption of alcoholic beverages	4 spaces per 100 square metres of gross floor area of commercial use	none required	1 space per 1,400 square metres of gross floor area
Indoor Recreation	2 spaces per 100 square metres of gross floor area	none required	none required
Residential	1 space for the first 55 square metres of gross floor area in each dwelling unit plus 0.5 space for each additional 40 square metres of gross floor area of part hereof in each unit to a maximum of 2 spaces	none required	none required
Tourist Accommodation, Hotel, Lodge and Inn, but excluding related commercial services uses for:			
0 - 100 sleeping units or guest rooms	0.75 spaces per guest room and 1 space per sleeping unit	none required for the first 50 sleeping units or guest rooms, 1 space for 50 - 100 sleeping units or guest rooms	1 space (in addition to any other required loading)
101 - 200 sleeping units or guest rooms	0.65 spaces per guest room and 0.90 spaces per sleeping unit	2 spaces	1 space (in addition to any other required loading
201 + sleeping units or guest rooms	0.55 spaces per guest room and 0.80 spaces per sleeping unit	3 spaces	1 space (in addition to any other required loading)
Tourist Accommodation, Hotel, Lodge and Inn, containing dwelling units	1 space per 55 square metres of gross floor area in each dwelling unit plus 0.5 space for every additional 40 square metres of gross floor area or part thereof within each unit to a maximum of 2 spaces per dwelling unit	none required for the first 50 dwelling units, 1 space for each additional 100 dwelling units	1 space (in addition to any other required loading)

PART 7 Creation and Definition of Zones

1. Creation of Zones

(1) The area of the Municipality is divided into the zones identified in Column I and each zone is briefly described in Column II. The correct name of each zone created by this Bylaw is set out in Column I while the amplification found in Column II is for convenience only.

COLUMN I C Zones	COLUMN II Commercial Zones
CC1	Commercial Core One
CC1-E	Commercial Core One Employee (Bylaw No. 1573)
CC2	Commercial Core Two
CH1	Commercial Heliport One
CI1	Commercial Industrial One (Bylaw No. 961)
CL1	Commercial Local One
CL2	Commercial Local Two
CL3	Commercial Local Three
CL4	Commercial Local Four (Bylaw No. 1488)
CL5	Commercial Local Five (Bylaw No. 2063)
CS1	Commercial Service Station One
CS2	Commercial Service Station Two (Bylaw No. 1882)
CC3	Commercial Core Three (Bylaw No. 1650) (Bylaw No. 1909)
CC4	Commercial Core Four (Bylaw No. 2351)

MC Zones	Mountain Commercial Zones
MC1	Mountain Commercial One (Bylaw No. 2057
MC2	Mountain Commercial Two (Bylaw No. 2077)
MC3	Mountain Commercial Three (Bylaw No. 2350)

Zones	Industrial Zones
AC1	Athletes' Centre One
AC2	Athletes' Centre Two
AC3	Athletes' Centre Three
IL2	Industrial Light Two
IL3	Industrial Light Three (Bylaw No. 1067)
IP1	Industrial Processing One
IP2	Industrial Processing Two (Bylaw No. 1064)
IS1	Industrial Service One
IS3	Industrial Service Three(Bylaw No. 961)
IS4	Industrial Service Four (Bylaw No. 1591)
IS5	Industrial Service Five (Bylaw No. 1882)
IS6	Industrial Service Six (Bylaw No. 2005)
IA1	Industrial Auxiliary One (Bylaw No. 1352)
IU1	Industrial Utility One (Bylaw No. 1581)
ILR	Function Junction Light Industrial Residential (Bylaw No. 1711)
CTI1	Community and Transportation Infrastructure One (Bylaw No. 1860)
CTI2	Community and Transportation Infrastructure Two (Bylaw No. 2012)

L Zones	Leisure Zones
LP1	Leisure Park One
LP2	Leisure Park Two(Bylaw No. 961)
LP3	Leisure Park Three (Bylaw No. 1200) (Bylaw No. 1870)
LP4	Leisure Park Four (Bylaw No. 1937)

L Zones	Leisure Zones
LR1	Leisure Recreation One
LR2	Leisure Recreation Two
LR3	Leisure Recreation Three (Bylaw No. 961)
LR4	Leisure Recreation Four
LR5	Leisure Recreation Five (Bylaw No. 1567)
LR6	Leisure Recreation Six (Bylaw No. 1047)
LR7	Leisure Recreation Seven (Bylaw No. 1623)
LR8	Leisure Recreation Eight (Bylaw No. 1796)
LR9	Leisure Recreation Nine (Bylaw No. 1937)
LR10	Leisure Recreation Ten (Bylaw No. 2157)
LR11	Leisure Recreation Eleven (Bylaw No. 2324)
LF1	Leisure Float Plane One (Bylaw No. 1065)
LCB1	Leisure Conservation Buffer One (Bylaw No. 1378)
PAN1	Protected Area Network One (Bylaw No. 1458)
LHT1	Leisure Health Tourism One (Bylaw No. 1825)

R Zones	Residential Zones
RI1	Residential Infill One (Bylaw No. 1914)
RLW-1	Residential Live Work-One (Bylaw No. 1937)
RS1	Residential Single Family One (Bylaw No. 1301)
RS2	Residential Single Family Two
RS3	Residential Single Family Three
RS4	Residential Single Family Four (Bylaw No. 1162)
RS5	Residential Single Family Five (Bylaw No. 1200)
RS6	Residential Single Family Six (Bylaw No. 1233)
RS7	Residential Single Family Seven (Bylaw No. 1435)
RS9	Residential Single Family Nine (Bylaw No. 1699)
RS11	Residential Single Family Eleven (Bylaw No. 1937)
RS12	Residential Single Family Twelve (Bylaw No. 1937)
RS-E1	Residential Single Estate One (Bylaw No. 1523)
RS-E2	Residential Single Estate Two (Bylaw No. 1535)
RS-E3	Residential Single Estate Three (Bylaw No. 1597)
RS-E4	Residential Single Estate Four (Bylaw No. 1511)
RS-E5	Residential Single Estate Five (Bylaw No. 1652)
RS-E6	Residential Single Estate Six (Bylaw No. 1753) (Bylaw No. 1958)
RS-E7	Residential Single Estate Seven (Bylaw No. 1919)
RS-E8	Residential Single Estate Eight (Bylaw No. 2172)
RT1	Residential Two Family One
RT2	Residential Two Family Two
RT3	Residential Two Family Three
RT6	Residential Two Family Six (Bylaw No. 1070)
RT7	Residential Two Family Seven (Bylaw No. 1233)
RT8	Residential Two Family Eight (Bylaw No. 1478)
RTA1	Residential/Tourist Accommodation One (Bylaw No. 961)
RTA2	Residential/Tourist Accommodation Two (Bylaw No. 961)
RTA3	Residential/Tourist Accommodation Three (Bylaw No. 961)
RTA4	Residential/Tourist Accommodation Four (Bylaw No. 961)
RTA5	Residential/Tourist Accommodation Five (Bylaw No. 961)
RTA6	Residential/Tourist Accommodation Six (Bylaw No. 1184)
RTA7	Residential/Tourist Accommodation Seven (Bylaw No. 1233)
RTA8	Residential/Tourist Accommodation Eight (Bylaw No. 1298)
RTA9	Residential/Tourist Accommodation Nine (Bylaw No. 1363)
RTA11	Residential/Tourist Accommodation Eleven (Bylaw No. 1435)
RTA13	Residential/Tourist Accommodation Thirteen (Bylaw No. 1437)
RTA14	Residential/Tourist Accommodation Fourteen (Bylaw No. 1437)
RTA15	Residential/Tourist Accommodation Fifteen (Bylaw No. 1437)
RTA16	Residential/Tourist Accommodation Sixteen (Bylaw No. 1437)
RTA17	Residential/Tourist Accommodation Seventeen (Bylaw No. 1437)(Bylaw No. 2064)
RTA18	Residential/Tourist Accommodation Eighteen (Bylaw No. 1444)

R Zones	Residential Zones
RTA19	Residential/Tourist Accommodation Nineteen (Bylaw No. 1444)
RTA20	Residential/Tourist Accommodation Twenty (Bylaw No. 1444)
RTA21	Residential/Tourist Accommodation Twenty-One (Bylaw No. 1444)
RTA22	Residential/Tourist Accommodation Twenty-Two (Bylaw No. 1699)
RTA24	Residential/Tourist Accommodation Twenty-four (Bylaw No. 1508)
RTA25	Residential/Tourist Accommodation Twenty-Five (Bylaw No. 1725)
RTA26	Residential/Tourist Accommodation Twenty-Six (Bylaw No. 1741)
RTA28	Residential/Tourist Accommodation Twenty-Eight (Blueberry Estates) (Bylaw No. 1843)
RTA29	Residential/Tourist Accommodation Twenty-Nine (Bylaw No. 2322)
RTA30	Residential/Tourist Accommodation Thirty (Bylaw No. 2377)
RTA31	Residential/Tourist Accommodation Thirty-One (Bylaw No. 2377)
RTA32	Residential/Tourist Accommodation Thirty-Two (Bylaw No. 2377)
RTA33	Residential/Tourist Accommodation Thirty-Three (Bylaw No. 2377)
RTA34	Residential/Tourist Accommodation Thirty-Four (Bylaw No. 2343)
RTA35	Residential/Tourist Accommodation Thirty-Five (Bylaw No. 2344)
RTA-CI	Comprehensive Residential/Tourist Accommodation One (Bylaw No. 1650) (Bylaw No. 1909)
RM1	Residential Multiple One
RM2	Residential Multiple Two
RM3	Residential Multiple Three
RM4	Residential Multiple Four
RM5	Residential Multiple Five
RM6	Residential Multiple Six
RM7	Residential Multiple Seven
RM8 DELETED	Residential Multiple Eight
RM9	Residential Multiple Nine
RM10	Residential Multiple Ten
RM11 DOES NOT EXIST	See Subdivision Bylaw 442,1984
RM12	Residential Multiple Twelve
RM13	Residential Multiple Thirteen
RM14	Residential Multiple Fourteen
RM15	Residential Multiple Fifteen
RM16	Residential Multiple Sixteen
RM17	Residential Multiple Seventeen
RM18	Residential Multiple Eighteen
RM19	Residential Multiple Nineteen
RM20	Residential Multiple Twenty
RM21	Residential Multiple Twenty-One
RM22	Residential Multiple Twenty-Two
RM23	Residential Multiple Twenty-Three (Bylaw No. 961)
RM24	Residential Multiple Twenty-Four
RM25	Residential Multiple Twenty-Five (Bylaw No. 1172)
RM27	Residential Multiple Twenty-Seven
RM28	Residential Multiple Twenty-Eight (Bylaw No. 1014)
RM29	Residential Multiple Twenty-Nine (Bylaw No. 1014)
RM30	Residential Multiple Thirty (Bylaw No. 1014)
RM31	Residential Multiple Thirty-One (Bylaw No. 1014)
RM32 DELETED	Residential Multiple Thirty-Two (Bylaw No. 1014) (Bylaw No. 1110)
RM33	Residential Multiple Thirty-Three (Bylaw No. 1192)
RM34	Residential Multiple Thirty-Four (Bylaw No. 1197)
RM35	Residential Multiple Thirty-Five (Bylaw No. 1259)
RM37	Residential Multiple Thirty-Seven (Bylaw No. 1266)
RM38	Residential Multiple Thirty-Eight (Bylaw No. 1311)
RM39	Residential Multiple Thirty-Nine (Bylaw No. 1311)
RM40	Residential Multiple Forty (Bylaw No. 1361)
RM41	Residential Multiple Forty-One (Bylaw No. 1356)
RM42	Residential Multiple Forty-Two (Bylaw No. 1378)
RM43	Residential Multiple Forty-Three (Bylaw No. 1386)
RM44	Residential Multiple Forty-Four (Bylaw No. 1390) (Bylaw No. 1545)
RM45	Residential Multiple Forty-Five (Bylaw No. 1390)

R Zones	Residential Zones
RM47	Residential Multiple Forty-Seven (Bylaw No. 1479)
RM48	Residential Multiple Forty-Eight (Bylaw No. 1560)
RM49	Residential Multiple Forty-Nine (Bylaw No. 1699)
RM50	Residential Multiple Fifty (Bylaw No. 1650)
RM51	Residential Multiple Fifty-One (Bylaw No. 1650)
RM52	Residential Multiple Fifty-Two (Bylaw No. 1741)
RM53	Residential Multiple Fifty-Three (Bylaw No. 1732)
RM55	Residential Multiple Fifty-Five (Bylaw No. 1880)
RM56	Residential Multiple Fifty-Six (Bylaw No. 1918)
RM57	Residential Multiple Fifty-Seven (Bylaw No. 1937)
RM58	Residential Multiple Fifty-Eight (Bylaw No. 1937)
RM59	Residential Multiple Fifty-Nine (Bylaw No. 1937)
RM60	Residential Multiple Sixty (Bylaw No. 1937)
RM61	Residential Multiple Sixty-One (Bylaw No. 1937)
RM62	Residential Multiple Sixty-Two (Bylaw No. 1937)
RM63	Residential Multiple Sixty-Three (Bylaw No. 1937)
RM64	Residential Multiple Sixty-Four (Bylaw No. 1937)
RM65	Residential Multiple Sixty-Five (Bylaw No. 1937)
CD1	Comprehensive Development One (Bylaw No. 1727)
RM-CD2	Residential Multiple – Comprehensive Development Two (Bylaw No. 2298)
R-LCCD DELETED	Residential – Lower Cheakamus Comprehensive Development (Bylaw No. 1734) (Bylaw 1937)
UR1	Urban Reserve One (Bylaw No. 1937)
RM66	Residential Multiple Sixty-Six (Snowcrest) (Bylaw No. 1898)
RM68	Residential Multiple Sixty-Eight (Bylaw No. 1994)
RM70	Residential Multiple Seventy (Bylaw No. 2213)
RM71	Residential Multiple Seventy-One (Bylaw No. 2309)
RM72	Residential Multiple Seventy-Two (Bylaw no. 2347)
RM73	Residential Multiple Seventy-Three (Bylaw No. 2340)
RM74	Residential Multiple Seventy-Four (Bylaw No. 2291)

RR Zones	Rural Resource Zones
RR1	Rural Resource One (Bylaw No. 1331) (Bylaw No. 1391)
RR2	Rural Resource Two
RR3	Rural Resource Three (Bylaw No. 1327) (Bylaw No. 1390)
RR4 DELETED	Rural Resource Four (Bylaw No. 1361)

TA Zones	Tourist Accommodation Zones
TV1	Tourist Vehicle One (Bylaw No. 1433)
TV2	Tourist Vehicle and Campground Two
TV3	Touris Vehicle and Campground Three
TA1	Tourist Accommodation One
TA2	Tourist Accommodation Two
TA3	Tourist Accommodation Three
TA4	Tourist Accommodation Four
TA7	Tourist Accommodation Seven
TA8	Tourist Accommodation Eight
TA9	Tourist Accommodation Nine
TA10	Tourist Accommodation Ten
TA11	Tourist Accommodation Eleven (Bylaw No. 961)
TA12	Tourist Accommodation Twelve (Bylaw No. 1014)
TA13	Tourist Accommodation Thirteen (Bylaw No. 1014)
TA14	Tourist Accommodation Fourteen (Bylaw No. 1160)
TA15	Tourist Accommodation Fifteen (Bylaw No. 1433)
TA16	Tourist Accommodation Sixteen (Bylaw No. 1434)
TA17	Tourist Accommodation Seventeen (Bylaw No. 1497)
TA18	Tourist Accommodation Eighteen (Bylaw No. 2351)

TP Zones	Tourist Pension Zones
TB1	Tourist Bed and Breakfast One (Bylaw No. 906)
TP1 DELETED	Tourist Pension One
TP2 DELETED	Tourist Pension Two
TP3 DELETED	Tourist Pension Three
TP4	Tourist Pension Four

LN Zones	Lands North Zones
CR1	Commercial Residential One
CR2	Commercial Residential Two
CR3 DELETED	Commercial Residential Three (Bylaw No. 1108)
CR4	Commercial Residential Four
CR5 DELETED	Commercial Residential Five (Bylaw No. 1100)
CR6 DELETED	Commercial Residential Six (Bylaw No. 1100)
CM1	Commercial Mix One
CM2	Commercial Mix Two
LC1	Local Convenience One
LC2	Local Convenience Two
LC3	Local Convenience Three
LC4	Local Convenience Four
LC5	Local Convenience Five
LA1	Lodge Accommodation One
LA2	Lodge Accommodation Two
LA3	Lodge Accommodation Three
HA1	Hotel Accommodation One
HA2	Hotel Accommodation Two
LNR	Lands North Residential
LNRTA1	Lands North Residential/Tourist Accommodation One (Bylaw No. 1081)
LNRTA2	Lands North Residential/Tourist Accommodation Two (Bylaw No. 1080)
LNRTA3	Lands North Residential/Tourist Accommodation Three (Bylaw No. 1219)
LNI	Lands North Institutional
LNL DELETED	Lands North
LNP DELETED	Lands North Parking (Bylaw No. 1108)
LNI2	Lands North Institutional Two (Bylaw No. 2026)

Inst. Zones	Institutional Zones
IAM1	Institutional Art Museum One (Bylaw No. 2023)
IC1	Institutional Church One (Bylaw No. 1023)
IC2	Institutional Church Two (Bylaw No. 1511)
ISC1	Institutional School One (Bylaw No. 1435)
ID1	Institutional Day Care One (Bylaw No. 1435)
IF1	Institutional Fire Hall One (Bylaw No. 1435)
CSF1	Community Service Facility One (Bylaw No. 2117)(Bylaw No. 2200)

P Zones	Parking Zones
P1	Parking One (Bylaw No. 1200)
P2	Parking Two (Bylaw No. 1937)
EVT	Emergency Vehicle Turnaround (Bylaw No. 1827)

2. Definition of Zones

(1) The boundaries of each zone are as shown on the zoning maps, which are attached as Schedule “A” to this Bylaw unless the zoning boundaries are defined by description in which case boundaries defined by description prevail.

(2) Schedule “A” forms part of this Bylaw.

(3) All lands within the Municipality, which are neither zoned by descriptions nor shown on the zoning maps in Schedule “A” are hereby zoned Rural Resource One (RR1).

PART 8 Mountain Commercial Zones

1. MC1 Zone (Mountain Commercial One)

Intent

(1) The intent of this zone is to provide for limited office and industrial uses related directly to the operation of an outdoor recreation enterprise within the Whistler/Blackcomb Controlled Recreation Area.

Permitted Uses

(2) The following uses are permitted, and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses including vehicle parking;

(b) administration of an outdoor recreation enterprise in the Controlled Recreation Area, including telephone and online marketing and sales of patron passes to the area;

(c) assembling, repairing and maintenance of signage, barriers and similar minor equipment used exclusively in the operation of an outdoor recreation enterprise in the Controlled Recreation Area, provided the use is totally enclosed within a building or structure.

Density

(3) The maximum permitted gross floor area for the MC1 zone is 3,400 square metres.

Height

(4) The maximum permitted height of a building or structure is the lesser of 12 metres and 3 storeys.

Site Area

(5) Land in the MC1 zone may not be subdivided and the minimum site area for all uses is 7910 square metres.

Site Coverage

(6) The maximum permitted site coverage is 25 percent.

Setbacks

(7) The minimum permitted front setback is 28 metres.

(8) The minimum permitted rear setback is 6 metres.

(9) The minimum permitted side setback is 16 metres.

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) Auxiliary storage yards shall be screened from adjacent parcels and roads.

(12) Setback areas described in subsections (7) through (9) not used for parking shall be landscaped to visually screen and separate the buildings, structures and parking areas from any road or driveway.

2. MC2 Zone (Mountain Commercial Two)

Intent

(1) The intent of this zone is to provide for a mix of commercial uses including retail and restaurant uses related directly to the operation of an outdoor recreation enterprise within the Whistler/Blackcomb Controlled Recreation Area.

Permitted Uses

(2) The following uses are permitted, and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses,

(b) outdoor recreation

(c) retail

(d) rental, outdoor recreation equipment and supplies

(e) restaurant

(f) maintenance facilities and workshop

(g) storage

Density

(3) The maximum permitted gross floor area for the MC2 zone is 3080 square metres.

Height

(4) The maximum permitted height of a building is 14 metres.

Site Area

(5) Land in the MC2 zone may not be subdivided and the minimum site area for all uses is 6600 square metres.

Site Coverage

(6) No regulations.

Setbacks

(7) No regulations.

Off-Street Parking and Loading

(8) Off-street parking and loading spaces are not required.

3. MC3 Zone (Mountain Commercial Three) (Bylaw No. 2350)

Intent

(1) The intent of this zone is to provide a variety of uses related directly to the base area operations of an outdoor recreation enterprise within the Whistler/Blackcomb Controlled Recreation Area.

Permitted Uses

(2) The following uses are permitted in the MC3 Zone and all other uses are prohibited:

(a) administrative office;

(b) auxiliary buildings and auxiliary uses;

(c) auxiliary residential dwelling unit;

(d) child care facility;

(e) day use facility;

(f) indoor recreation;

(g) outdoor assembly;

(h) outdoor recreation;

(i) parking;

(j) restaurant;

(k) retail;

(l) skiing facilities; and

(m) sporting goods sales, repair and rentals.

Density

(3) The maximum permitted gross floor area for each Key Plan Area shown on the key plan for this MC3 Zone is as shown in the following table:

Key Plan Area	Maximum Gross Floor Area (square metres)
A	2,035
B	2,765
C	1,130
D	650

E	2,395
F	500

(4) A maximum of one auxiliary residential dwelling unit, with a maximum gross floor area of 75 square metres, is permitted in the MC3 Zone and may only be located in Key Plan Area E.

(5) Despite subsection (3), if the actual gross floor area of the buildings in any Key Plan Area, the construction of which was authorized by a building permit duly authorized by the Municipality prior to May 10, 2022, measured and calculated in accordance with this Bylaw, exceeded the amount specified in subsection (3), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for that Key Plan Area.

(6) Despite subsection (3), if the actual gross floor area of the buildings in any Key Plan Area, the construction of which was authorized by a building permit duly authorized by the Municipality prior to May 10, 2022, measured and calculated in accordance with this Bylaw, is less than the amount specified in subsection (3), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for that Key Plan Area.

(7) For the purposes of subsections (5) and (6), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area of buildings in existence in a particular Key Plan Area, as of a date specified in the certification.

Height

(8) The maximum height is 3 stories or 13 metres, whichever is less.

Setbacks

(9) No regulations.

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.

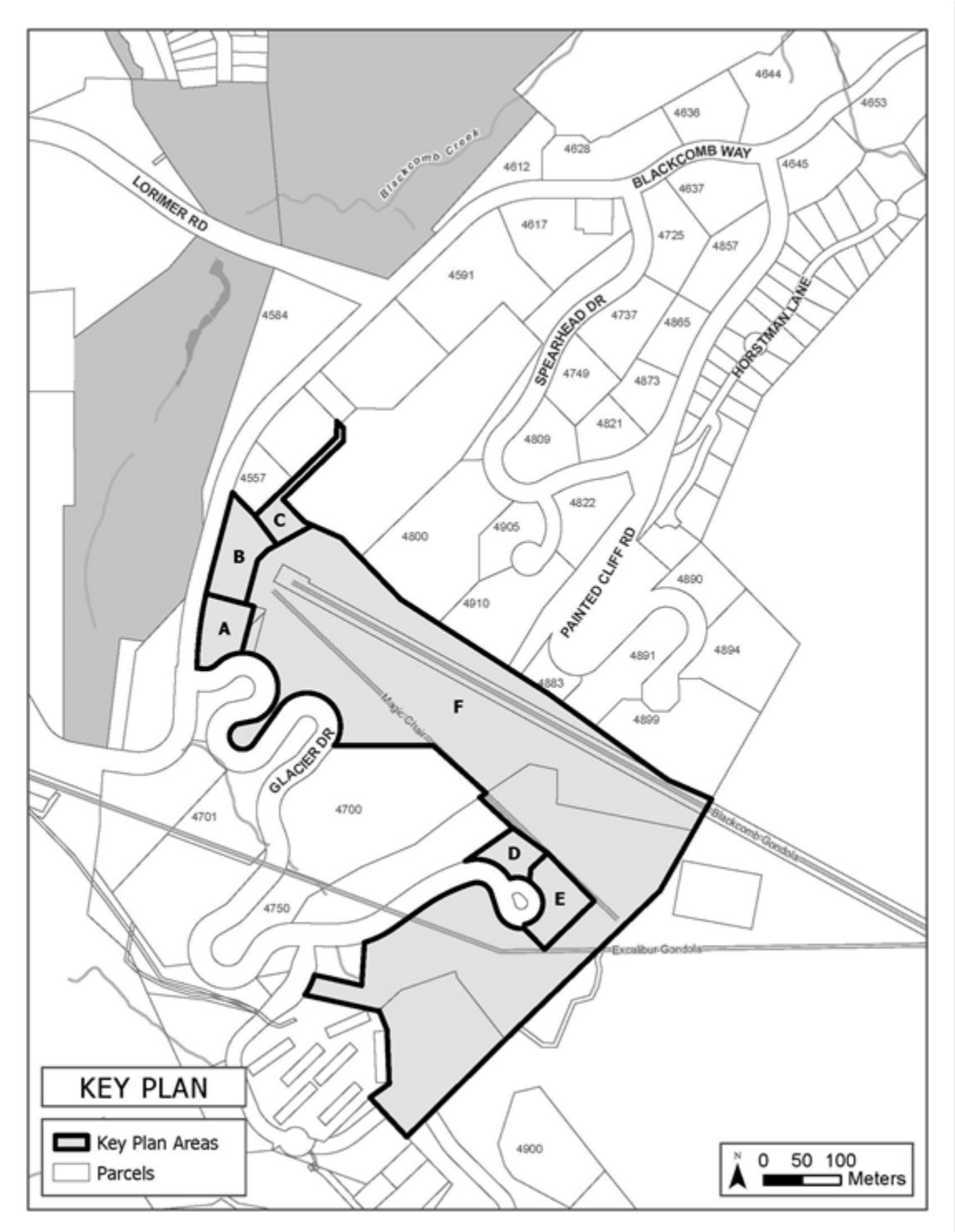
(11) Notwithstanding subsection (10) in the MC3 Zone, a minimum of 904 parking stalls must be provided for in Key Plan Area F.

Other Regulations

(12) An auxiliary residential dwelling unit must be contained within a principal use building and must not be occupied except as employee housing.

(13) The gross floor area permitted for Key Plan Area F may only be used for buildings auxiliary to skiing facilities and outdoor recreation.

(14) The key plan for the MC3 Zone is as follows:



PART 9 Commercial Zones

1. CC1 Zone (Commercial Core One)

Intent

(1) The intent of this zone is to provide for a mixture of commercial uses, personal services and tourist accommodation facilities in a predominantly pedestrian environment. This zone provides a central tourist-oriented commercial focus for the Municipality.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) assembly;

(c) bakery shop restricted to preparation of products specifically for sale on the premises;

(d) child care facility;

(e) hotel;

(f) inn;

(g) lodge;

(h) office;

(i) park;

(j) parking area or garage;

(k) personal service;

(l) establishments licenced for the sale and consumption of alcoholic beverages on the premises including: hotel, club, recreational centre, restaurant, cabaret, neighbourhood public house, lounge, concert hall, sports stadium and Municipally owned cultural centre;

(m) recreational facility including health club or spa;

(n) restaurant (Bylaw No. 2014);

(o) retail;

(p) theatre, excluding a drive-in theatre; and

(q) tourist accommodation.

Density (Bylaw No. 1670) (Bylaw No. 1990)(Bylaw No. 2380)

(3) The maximum permitted gross floor area of each site shown on the Key Plan attached to this CC1 zone shall be as shown in the following table:

Key	Site Description	Gross Floor Area (square metres)
A	Lot 43, DL 1902, Plan 18656	5,425
B	Intentionally deleted	
C	Lot 53, Block B, DL 3020, Plan 18882	7,022
D	Lot 40, Except portions in Plans 21429 and 22561, DL 1902, Plan 18662	11,216
E	Lot 41, DL 1902, Plan 18662	1,585
F	Lot 56, DL's 1902 and 3020, Plan 19168	7,168
G	Lot A, DL's 1902 and 3020, Plan LMP29105	6,470
H	Lot N, DL 3020, Plan 21464	5,722
I	Lot X, DL 3020, Plan 19480	17,266
J	Lot M, DL 3020, Plan 21462	6,434
K	Lot 16, DL's 1902 and 3020, Plan 17986 (Bylaw No. 2045) (Bylaw No.2070)	1,196
L	Lot 17, DL 1902, Plan 17986	2,488
M	Lot F, DL 1902, Plan 18407	1,989
N	Lot E, DL 1902, Plan 18260	3,201
O	Lot 28, DL 3020, Plan 18368	5,746
P	Lot B, DL's 1902 and 4610, Plan 18125 (Bylaw No. 2150)	5,670
Q	Lot A, DL's 1902, 3020 and 4894, Plan LMP 28815	10,500
R	Lot 35, DL 1902, Plan 18610	1,337
S	Lot 51, DL 1902, Plan 18817	2,010
T	Lot 9, DL 1902, Plan 17763	683
U	Lot C, DL's 3020 and 3865, Plan 18183	8,524
V	Lot 11, DL 3865, Plan 17733	4,135
W	Lot 70, DL 1902, Plan 21430	4,211
X	Lot 64, DL 1902, Plan 21338	2,300
Y	Lot 8, DL 1902, Plan 17763	582
Z	Air Space Plan 20576, Lot 38, DL's 1902 and 3020, Plan 18803 and Lot 66, Block B, DL 3020, Plan 21411	6,226
AA	Lot A, DL's 1902 and 4610, Plan 18125	3,785

Key	Site Description	Gross Floor Area (square metres)
BB	Lot 39, DL 1902, Plan 18757	2,796
CC	Lot 18, DL 1902, Plan 17986	1,104
DD	Lot 33, DL 1902, Plan 18611	1,733
EE	Lot A, DL 1902, Plan 22561	20
FF	Lot 7, DL 1902, Plan 17763 (Bylaw No. 2222)	110
GG	Lot 57, DL 1902, Plan 19169, Except Plan 20534	20
HH	Lot 54, Except portions in Plans 20534, 21411 and LMP 29105, Block B, DL's 1902 and 3020, Plan 18882	20

(4) Despite subsection (3), and subject to subsection (7), if the actual gross floor area of the buildings on any site, the construction of which was authorized by a building permit duly authorized by the Municipality prior to February 18, 2008, measured and calculated in accordance with Part 2 of this Bylaw, exceeded the amount specified in section subsection (3), such actual gross floor area plus 20 square metres shall be deemed to be the maximum permitted gross floor area for the site.

(5) Despite subsection (3), and subject to subsection (7), if the actual gross floor area of the buildings on any site, the construction of which was authorized by a building permit duly authorized by the Municipality prior to February 18, 2008, measured and calculated in accordance with Part 2 of this Bylaw, is less than the amount specified in subsection (3), such actual gross floor area plus 20 square metres shall be deemed to be the maximum permitted gross floor area for the site.

(6) For the purposes of sections subsections (4) and (5), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area of buildings in existence on the site that is the subject of the permit application, as of a date specified in the certification.

(7) The floor space ratio in respect of any site shall in no case exceed 3.50.

Height

(8) The maximum permitted height of a building is the lesser of 30 metres or 8 storeys.

Site Area (Bylaw No. 775)

(9) The minimum parcel area is not applicable, minimum parcel frontage 1/10th of parcel perimeter.

Site Coverage

(10) No regulations.

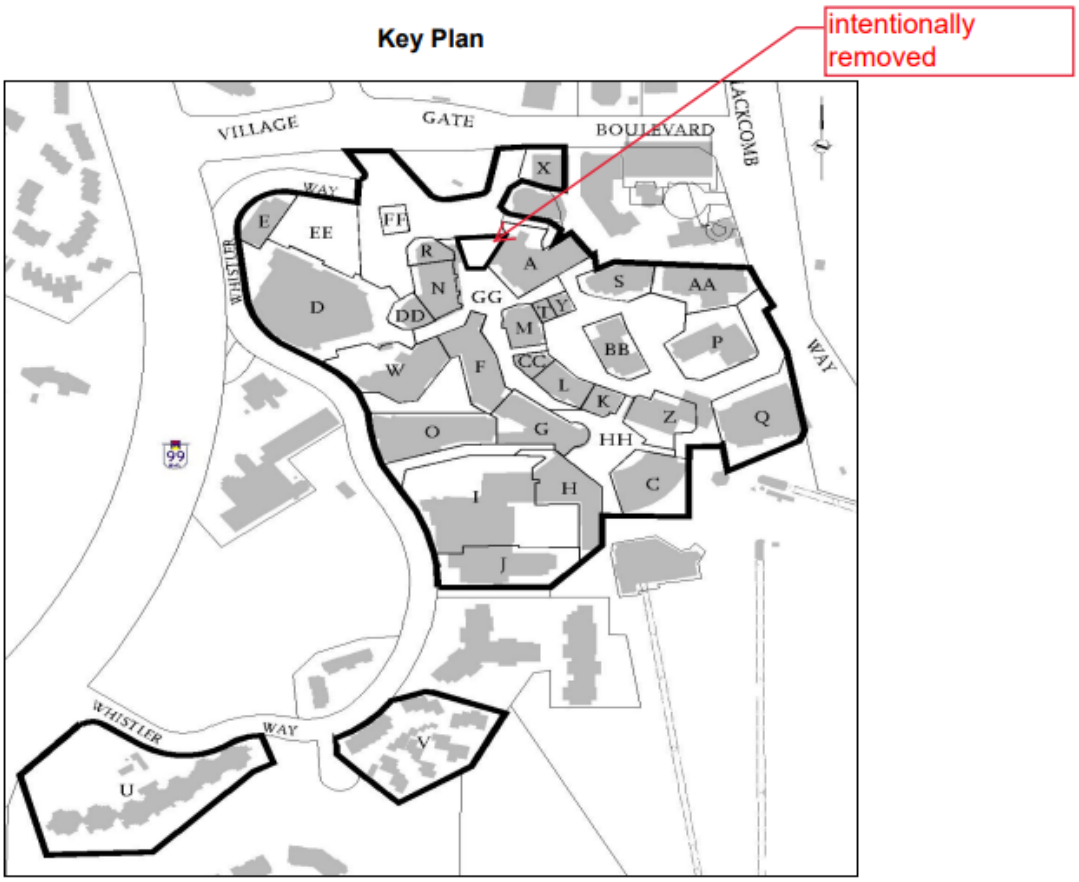
Setbacks

(11) No regulations.

Off-Street Parking and Loading (Bylaw No. 614)

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

(13) (Bylaw No. 2380)



2. CC2 Zone (Commercial Core Two) (Bylaw No. 642) (Bylaw No. 1435)

Intent

(1) The intent of this zone is to provide a secondary commercial and accommodation focus. Comprehensive development is encouraged to provide a mix of commercial, tourist accommodation and residential development in several integrated development projects. Individual retail uses are intended to be small in gross floor area in order to ensure an appropriate scale of development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) apartment;

(c) assembly;

(d) bakery shop restricted to the preparation of products specifically for sale on the premises;

(e) child daycare facility;

(f) delicatessen;

(g) establishments licensed for the sale and consumption of alcoholic beverages on the premises including: club, recreational centre, restaurant, cabaret, neighbourhood public house, lounge, concert hall and cultural centre;

(h) hotel;

(i) indoor and outdoor recreation;

(j) inn;

(k) lodge;

(l) office;

(m) parking area or garage;

(n) personal service;

(o) recreational centre, including health club or spa;

(p) restaurant (Bylaw No. 2014);

(q) retail;

(r) ski lift facilities;

(s) sporting goods rental and repair;

(t) theatre, excluding drive-in theatre; and

(u) tourist accommodation.

Density

(3) The maximum permitted gross floor area for residential or tourist accommodation, lodge, inn and hotel use in the zone is 36,000 square metres.

(4) The maximum permitted gross floor area for any grocery store use is 750 square metres.

(5) The maximum permitted gross floor area for any liquor store use is 370 square metres.

(6) The maximum permitted gross floor area for any neighbourhood public house use is 185 square metres.

Height

(7) The maximum permitted height of buildings and structures is the lesser of 16.5 metres or 4 storeys.

Site Area

(8) No regulations. (Bylaw No. 642)

Site Coverage

(9) The maximum permitted site coverage of the sum total of all buildings and structures is 50 percent.

Setbacks

(10) Notwithstanding subsection 4 (8) of Part 6, the minimum permitted setback between a building and Highway 99 is 7 metres.

(11) The minimum permitted separation between buildings is 2.5 metres.

(12) There is no setback required between a building and a parking structure.

(13) The minimum permitted setback between a building and a highway other than Highway 99 is 2.5 metres.

Off-Street Parking and Loading

(14) For all uses but ski lift facilities, off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Table "6-A" where

applicable, otherwise the parking and loading regulations in Table "6-B" of this Bylaw apply.

(15) Off-street parking for ski lift facilities, and their auxiliary uses, including but not limited to ski schools, guest services, ski rentals, ski locker areas and daylodge restaurants shall include not less than 1268 parking stalls, 6 charter bus parking stalls and 4 taxi parking stalls.

3. CL1 Zone (Commercial Local One)

Intent

(1) The intent of this zone is to provide for small-scale convenience commercial establishments catering to a local area and consisting primarily of retail sales, personal service functions and auxiliary residential accommodation.

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 in conjunction with any use listed in this zone;

(c) bakery shop, restricted to the preparation of products specifically for sale on the premises;

(d) child care facility;

(e) indoor recreation;

(f) laundromat and dry cleaning;

(g) office use;

(h) personal service;

(i) restaurant (Bylaw No. 2014);

(j) retail; and

(k) sporting goods sales, repair and rental.

Density

(3) The maximum permitted floor space ratio is 0.60.

Height

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

Site Area

(5) The minimum parcel area is 695 square metres, minimum frontage is 18 metres.(Bylaw No. 775)

Site Coverage

(6) The maximum permitted site coverage of all buildings and structures is 50 percent.

Setbacks

(7) The minimum permitted front setback is 7.6 metres.

(8) The minimum permitted side setback is 3 metres.

(9) The minimum permitted rear setback is 7.6 metres.

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) 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.

(12) A maximum of one auxiliary residential dwelling unit is permitted for each 250 square metres of gross floor area in a commercial building.

(13) The placing of more than one principal building on a parcel is not permitted in this zone.

4. CL2 Zone (Commercial Local Two) (Bylaw No. 492) (Bylaw No. 2292)

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) (Bylaw No. 2292)

(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)

5. CS1 Zone (Commercial Service Station One)

Intent

(1) The intent of this zone is to provide for gasoline service stations and convenience commercial uses.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 492)

(a) auxiliary buildings and auxiliary uses;

(b) automobile repair and servicing, excluding body repairs;

(c) automobile parts sales;

(d) auxiliary residential dwelling unit; (Bylaw No. 467)

(e) gasoline service station;

(f) laundromat and dry cleaning establishment;

(g) restaurant (Bylaw No. 2014); and

(h) retail.

Density

(3) The maximum permitted floor space ratio is 0.25. (Bylaw No. 492)

Height

(4) The maximum permitted height of a building is 5 metres. (Bylaw No. 492)

Site Area

(5) The minimum permitted parcel area is 1,350 square metres. The minimum frontage is 25 metres. (Bylaw No. 492) (Bylaw No. 775)

Site Coverage

(6) No regulations. (Bylaw No. 492)

Setbacks

(7) The minimum permitted front setback is 7.6 metres. (Bylaw No. 492)

(8) The minimum permitted side setback is 3.5 metres. (Bylaw No. 492)

(9) The minimum permitted rear setback is 3 metres. (Bylaw No. 492)

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. (Bylaw No. 492)

Other Regulations

(11) The minimum permitted setback for gas pumps and pump islands is 7.6 metres from any parcel boundary. (Bylaw No. 492)

(12) The maximum permitted gross floor area for restaurant use is 90 square metres. (Bylaw No. 492)

(13) One auxiliary residential dwelling unit is permitted per gasoline service station or commercial building. (Bylaw No. 467)

(14) The maximum permitted gross floor area of an auxiliary residential dwelling unit is 50 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. (Bylaw No. 467)

(15) An auxiliary residential dwelling unit shall contain a maximum of 2 bedrooms. (Bylaw No. 467)

(16) The placing of more than one principal building on a parcel is not permitted. (Bylaw No. 467)

6. CL3 Zone (Commercial Local Three) (Bylaw No. 565)(Bylaw No. 2165)

Intent

(1) The intent of this zone is to provide for small commercial uses and auxiliary employee housing, 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) residential dwelling units for employee housing, auxiliary to other uses located in the CL3 zone;

(c) restaurant and establishments licenced for the sale and consumption of alcoholic beverages on the premises;

(d) office;

(e) personal services; and

(f) retail.

(3) The second storey of a principal building shall not be used for retail or restaurant uses.

(4) No portion of the first storey of a building may be used for auxiliary residential dwelling units.

(5) Auxiliary residential dwelling units are permitted only in the building in the CL3 zone that is nearest the intersection of Lake Placid Drive and the Sea to Sky Highway.

Density

(6) The maximum permitted floor space ratio is 0.48.

(7) The maximum permitted gross floor area of buildings and structures for all uses in the CL3 zone is 1,515 square metres, of which not more than 263 square metres shall be for auxiliary residential dwelling use for employee housing

Height

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

Parcel Size

(9) The minimum permitted parcel area is 2,500 square metres. The minimum frontage is 1/10th of parcel perimeter. (Bylaw No. 775)

Site Coverage

(10) The maximum permitted site coverage is 27 percent.

Setbacks

(11) The minimum permitted setback is 5.0 metres from all parcel boundaries.

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) A maximum of two principal buildings on a parcel are allowed. (Bylaw No. 614)

7. CH1 Zone (Commercial Heliport One) (Bylaw No. 886)

Intent

(1) The intent of this zone is to provide for a public heliport and related commercial uses.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) heliport;

(c) auxiliary retail; and

(d) helicopter hangar.

Density

(3) No regulations.

Height

(4) No regulations.

Site Area

(5) The minimum parcel area is 10.5 hectares.

Site Coverage

(6) No regulations.

Setbacks

(7) No building shall be located within 20 metres of a controlled access highway.

Off-Street Parking

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

8. CI1 Zone (Commercial Industrial One) (Bylaw No. 961)

Intent

(1) The intent of this zone is to provide for limited commercial and industrial uses which complement the adjacent golf course development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses;

(b) auxiliary residential dwelling unit;

(c) auxiliary retail to uses permitted in this zone;

(d) auxiliary office to uses permitted in this zone;

(e) appliance repair shop;

(f) bakery;

(g) catering establishment;

(h) craft workshop;

(i) laundromat;

(j) messenger or courier service;

(k) nursery or greenhouse;

(l) personal service;

(m) recreational facility including health club or spa; and

(n) sporting goods rental and repair.

Density

(3) The maximum floor space ratio is 0.23.

Height

(4) The maximum permitted height of a building is 2 storeys.

Parcel Area and Frontage

(5) The minimum permitted parcel area is 3,035 square metres.

(6) The minimum permitted frontage of any parcel created by subdivision is 20 metres.

Setbacks

(7) The minimum permitted front setback is 7.5 metres.

(8) The minimum permitted side setback is 3 metres.

(9) The minimum permitted rear setback is 7.5 metres.

Off-Street Parking and Loading

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

Other Regulations

(11) Only one auxiliary residential unit is permitted on a parcel.

(12) The maximum permitted gross floor area for an auxiliary residential dwelling unit is 50 square metres.

(13) A maximum of two principal buildings are permitted on a parcel.

9. CL4 Zone (Commercial Local Four) (Bylaw No. 1488)

Intent

(1) The intent of this zone is to locate commercial facilities in the Nester's Neighbourhood.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) dwelling units;

(c) employee dwelling units;

(d) personal service;

(e) laundromat;

(f) office;

(g) restaurant;

(h) retail; and

(i) sporting goods sales, repair and rental.

Density

(3) The maximum gross floor area of all buildings and structures in the CL4 zone is 3,500 square metres.

(4) The maximum permitted floor space ratio is 0.60.

(5) The maximum number of dwelling units permitted is 6.

(6) The maximum number of employee dwelling units is 4.

(7) The maximum size of a dwelling unit or an employee dwelling unit is 110 square metres.

Height

(8) The maximum permitted height of a building or structure is three storeys.

Site Area

(9) The minimum permitted parcel area is 2,000 square metres.

Setbacks and Siting

(10) The minimum permitted front setback is 7.6 metres.

(11) The minimum permitted side setback is 3 metres.

(12) The minimum permitted rear setback is 7.6 metres.

Off-Street Parking and Loading

(13) All off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Zoning and Parking Bylaw No. 303, 1983.

10. CC1-E Zone (Commercial Core One Employee) (Bylaw No. 1573)

Intent

(1) The intent of this zone is to provide a zone in the commercial core of the resort community that allows employee housing as a permitted use along with the uses permitted by the commercial core one zone.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) assembly;

(c) bakery shop restricted to preparation of products specifically for sale on the premises;

(d) child care facility;

(e) hotel;

(f) inn;

(g) lodge;

(h) office;

(i) park;

(j) parking area or garage;

(k) personal service;

(l) establishments licensed for the sale and consumption of alcoholic beverages on the premises including: hotel, club, recreational centre, restaurant, cabaret, neighbourhood public house, lounge, concert hall, sports stadium and Municipally owned cultural centre;

(m) recreational facility including health club or spa;

(n) restaurant (Bylaw No. 2014);

(o) retail;

(p) theatre, excluding a drive-in theatre;

(q) tourist accommodation; and

(r) employee housing.

Density (Bylaw No. 1832)

(3) The maximum permitted gross floor area of each site shown on the Key Plan attached to this CC1-E Zone shall be as shown in the following table: (Bylaw no. 2380)

Polygon on Key Plan	Site Description	Gross Floor Area (square metres)
1E	Lot A, DL 1902, Plan EPBCP1004	1,419
2E	Lot 37, DL 1902, Plan 18652	2,113

(4) Despite subsection (3), and subject to subsection (7), if the actual gross floor area of the buildings on any parcel, the construction of which was authorized by a building permit duly authorized by the Municipality, measured and calculated in accordance with Part 2 of this Bylaw, exceeds the amount specified in subsection (3), such actual gross floor area plus 20 square metres shall be deemed to be the maximum permitted gross floor area for the parcel.

(5) Despite subsection (3), and subject to subsection (7), if the actual gross floor area of the buildings on any parcel, the construction of which was authorized by a building permit duly authorized by the Municipality, measured and calculated in accordance with Part 2 of this Bylaw, is less than the amount specified in subsection (3), such actual gross floor area plus 20 square metres shall be deemed to be the maximum permitted gross floor area for the parcel.

(6) For the purposes of subsections (4) and (5), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area of buildings in existence on the parcel that is the subject of the permit application, as of a date specified in the certification.

(7) The floor space ratio shall in no case exceed 3.50.

Height

(8) The maximum permitted height of a building is the lesser of 30 metres or 8 storeys.

Site Area

(9) No regulations.

Site Coverage

(10) No regulations.

Setbacks

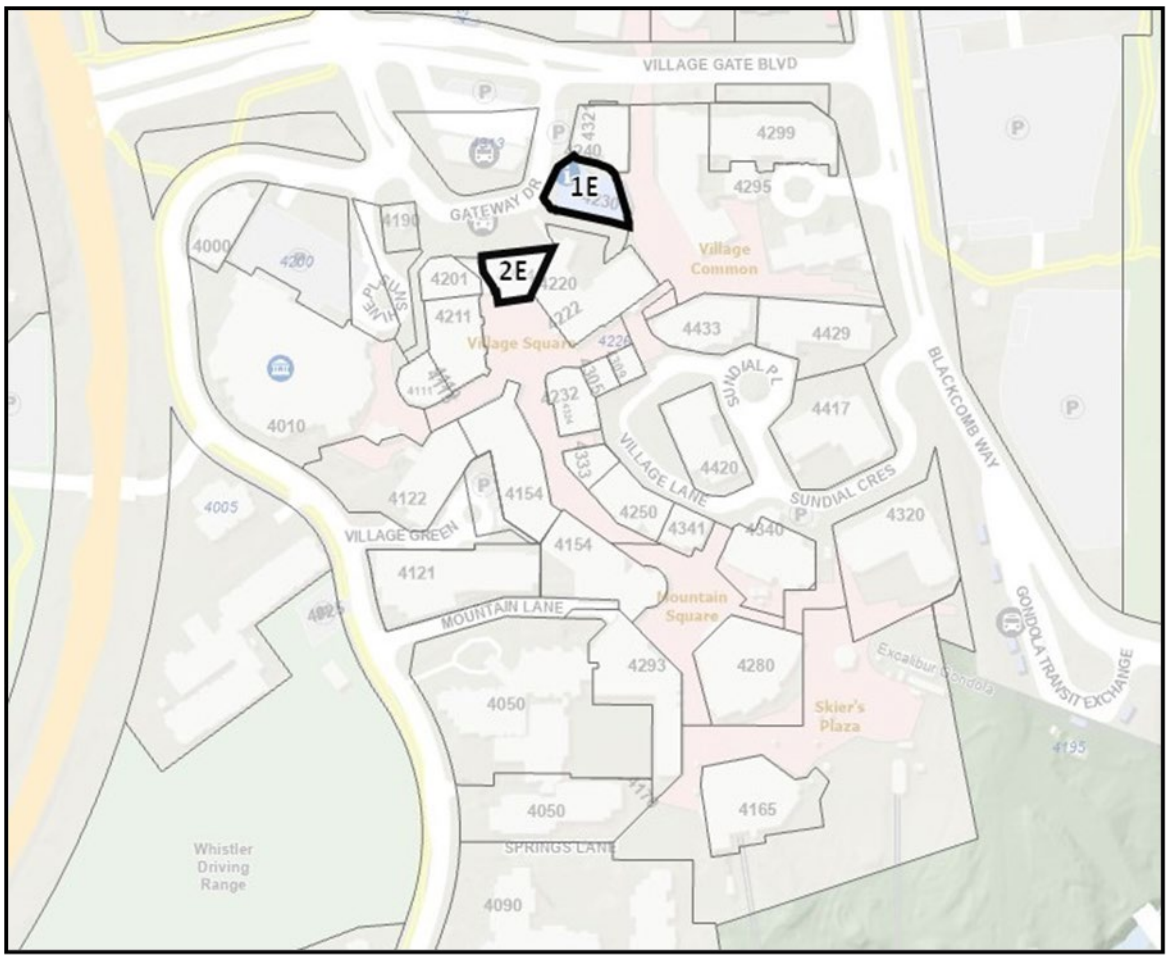
(11) No regulations.

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 for the CC1 (Commercial Core One) Zone.

(13) CC1-E (Commercial Core One – Employee) (Bylaw No. 2380)

KEY PLAN



11. CC3 Zone (Commercial Core Three) (Bylaw No. 1650)

Intent

(1) The intent of this zone is to provide accommodation and auxiliary commercial uses and a passenger train station. Individual retail uses are intended to be small in gross floor area in order to ensure an appropriate scale of development. Commercial uses are intended to cater to the local area or to be auxiliary to hotel and train station uses to reduce destination retail traffic in the area.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) assembly;

(c) delicatessen;

(d) entertainment use;

(e) hotel;

(f) indoor and outdoor recreation;

(g) office

(h) train station;

(i) personal service, excluding financial institution;

(j) recreational facility, including health club or spa;

(k) restaurant (Bylaw No. 2014);

(l) retail;

(m) sporting goods rental and repair; and

(n) tourist accommodation.

Density

(3) (Deleted as per Bylaw No. 1909, 2009)

(4) (Deleted as per Bylaw No. 1909, 2009)

(5) The maximum permitted gross floor area of all buildings and structures on a parcel is 8900 square metres of which:

(a) a maximum of 5150 square metres, exclusive of circulation space, may be devoted to uses in paragraphs (2) (e) and (n); and

(b) the balance may be devoted to uses listed in paragraphs (2)(a), (b), (c), (d), (f), (g), (i), (j), (k), (l) and (m), provided that the maximum permitted floor area of any single retail use shall not exceed 210 square metres, and that of any single personal service establishment shall not exceed 270 square metres.

(6) (Deleted as per Bylaw No. 1909, 2009)

(7) An additional gross floor area of 400 square metres may be built on the land for the train station use permitted in paragraph (2) (h).

(8) Notwithstanding any other provision of this Bylaw, the floor area of a public stair and bridge access over the BC Rail tracks shall not be included in any calculation of gross floor area.

(9) (Deleted as per Bylaw No. 1909, 2009)

(10) (Deleted as per Bylaw No. 1909, 2009)

Height

(11) The maximum permitted height of buildings and structures is the lesser of 13.0 metres or 4 storeys.

Site Dimensions

(12) The minimum parcel size is 0.80 hectares.

Site Coverage

(13) The maximum permitted site coverage is 40 percent.

Setbacks

(14) No regulations.

Off-Street Parking and Loading

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

(16) Sketch Plan 1, CC-3 Zone (Deleted as per Bylaw No. 1909, 2009)

(17) Sketch Plan 2, CC-3 Zone (Deleted as per Bylaw No. 1909, 2009)

(18) Sketch Plan 3, CC3 Zone (Deleted as per Bylaw No. 1909, 2009)

(19) Sketch Plan 4, CC-3 Zone (Deleted as per Bylaw No. 1909, 2009)

(20) Sketch Plan 5, CC-3 Zone (Deleted as per Bylaw No. 1909, 2009)

(21) Schedule 6, CC-3 Zone (Deleted as per Bylaw No. 1909, 2009)

(22) Schedule 7, CC-3 Zone (Deleted as per Bylaw No. 1909, 2009)

(23) Schedule 8, CC-3 Zone (Deleted as per Bylaw No. 1909, 2009)

(24) Sketch Plan 9, CC-3 Zone (Deleted as per Bylaw No. 1909, 2009)

(25) Sketch Plan 10, CC-3 Zone (Deleted as per Bylaw No. 1909, 2009)

12. CS2 (Commercial Service Station Two) (Bylaw No. 1882)

Intent

(1) The intent of this zone is to provide for gasoline service stations and ancillary convenience commercial uses.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) automobile repair and servicing, excluding body repairs;

(c) auxiliary residential dwelling unit; and

(d) service station.

Density

(3) The maximum permitted floor space ratio is 0.25.

(4) The maximum permitted gross floor area of an auxiliary residential dwelling unit is 75 square metres.

(5) The minimum permitted gross floor area of an auxiliary residential dwelling unit is 32.5

(6) No more than two auxiliary residential dwelling units are permitted on a parcel.

(7) The maximum permitted gross floor area for restaurant uses on a parcel is 25 percent of the total gross floor area of all buildings on a parcel.

Height

(8) The maximum permitted height of a building is 7.6 metres

Site Area

(9) The minimum permitted parcel area is 5,000 square metres.

(10) The minimum frontage is 25 metres.

Site Coverage

(11) No regulations.

Setbacks

(12) The minimum permitted front setback is 7.6 metres.

(13) The minimum permitted side setback is 3.5 metres.

(14) The minimum permitted rear setback is 3 metres.

(15) Notwithstanding any other provision of this Bylaw, the minimum permitted setback from any parcel line that adjoins Highway 99 is 20 metres.

(16) The minimum permitted setback for gas pumps and pump islands is 7.6 metres from any parcel boundary.

Off-Street Parking and Loading

(17) 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

(18) No portion of the first storey of a building may be used for residential purposes other than an entrance to a residential unit.

(19) An auxiliary residential dwelling unit shall contain no more than 2 bedrooms.

(20) The placing of more than one principal building on a parcel is not permitted.

13. CL5 Zone (Commercial Local Five) (Bylaw No. 2063)

Intent

(1) The intent of this zone is to provide for commercial uses on a small site 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 including vehicle parking;

(b) auxiliary residential dwelling unit;

(c) laundromat and dry cleaning establishment;

(d) personal services;

(e) restaurant;

(f) retail; and

(g) sporting goods rental and repair, excluding the rental or repair of watercraft including kayaks, canoes and paddleboards.

Density

(3) The maximum permitted floor space ratio is 0.25.

Height

(4) The maximum permitted height of a building is 5 metres.

Site Area and Frontage

(5) The minimum permitted parcel area is 1,350 square metres. The minimum permitted parcel frontage is 25 metres.

Site Coverage

(6) No regulations.

Setbacks

(7) The minimum permitted front setback is 7.6 metres.

(8) The minimum permitted side setback is 3.5 metres.

(9) The minimum permitted rear setback is 3 metres.

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) The maximum permitted gross floor area for restaurant use is 90 square metres.

(12) One auxiliary residential dwelling unit is permitted per commercial building.

(13) The maximum permitted gross floor area of an auxiliary residential dwelling unit is 50 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.

(14) An auxiliary residential dwelling unit shall contain a maximum of 2 bedrooms.

(15) The placing of more than one principal building on a parcel is not permitted.

(16) Outdoor storage and display of merchandise is not permitted visible from Highway 99.

14. CC4 Zone (Commercial Core Four) (Bylaw No. 2351)

Intent

(1) The intent of this zone is to provide for a mixture of commercial uses, personal services and tourist accommodation facilities in a predominantly pedestrian environment. This zone provides a central tourist-oriented commercial focus for the Municipality located at the base of Blackcomb Mountain.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) assembly;

(c) bakery shop restricted to preparation of products specifically for sale on the premises;

(d) child care facility;

(e) entertainment use;

(f) hotel;

(g) indoor and outdoor recreation;

(h) inn;

(i) lodge;

(j) office;

(k) park;

(l) parking;

(m) personal service;

(n) restaurant

(o) retail;

(p) sporting goods sales, repair and rentals;

(q) theatre, excluding a drive-in theatre; and

(r) tourist accommodation.

(3) Notwithstanding any other provision of this Bylaw,

(a) accommodation units located on the 5th and 6th floors of a hotel, inn, lodge or tourist accommodation building located within Key Plan Area B shown on the Key Plan attached to this CC4 Zone, as well as Strata Lot 27, Plan VAS2753, may be used for residential use; and

(b) seasonal residential use is permitted for all accommodation units in each of Key Plan Areas B, C and D specified in the table in subsection (4) and for this purpose "seasonal residential use" means the occupancy of an accommodation unit by its owner or by persons designated by the owner, strictly in accordance with the terms of any rental pool covenant registered on title to the unit, and for certainty does not include the occupancy of the unit for "residential" purposes as defined in section (1) of Part 2 of this Bylaw.

Density

(4) The maximum permitted gross floor area and number of accommodation units for each Key Plan Area shown on the Key Plan attached to this CC4 Zone shall be as shown in the following table:

Key Plan Area	Gross Floor Area (square metres)	Number of Accommodation Units
A	42,686	564
B	9,602	62
C	11,039	101
D	16,498	122

(5) The maximum permitted gross floor area for accommodation, commercial and auxiliary purposes within each Key Plan Area shown on the Key Plan attached to this CC4 Zone shall be as shown in the following table, and for this purpose only:

(a) accommodation means the areas in a hotel, inn, lodge or tourist accommodation building occupied by accommodation units along with common access corridors and elevator lobby areas;

(b) commercial means areas occupied by permitted uses (c), (d), (e), (g), (j), (m), (n), (o), (p) and (q); and

(c) auxiliary means areas other than accommodation or commercial areas, including lobby, assembly, conference and meeting rooms, banquet areas, and back of house areas for hotel, inn, lodge and tourist accommodation administration, operations and maintenance.

Key Plan Area	Gross Floor Area – Accommodation (square metres)	Gross Floor Area – Commercial (square metres)	Gross Floor Area – Auxiliary (square metres)
A	27,670	3,501	11,515

B	6,362	1,022	2,218
C	8,049	1,052	1,938
D	14,759	264	1,475

(6) Despite subsections (4) and (5), if the actual gross floor area in any Key Plan Area, the construction of which was authorized by a building permit duly authorized by the Municipality prior to May 24, 2022, measured and calculated in accordance with this Bylaw, exceeded the amount specified in subsection (4) or (5), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for that Key Plan Area.

(7) Despite subsections (4) and (5), if the actual gross floor area in any Key Plan Area, the construction of which was authorized by a building permit duly authorized by the Municipality prior to May 24, 2022, measured and calculated in accordance with this Bylaw, is less than the amount specified in subsection (4) or (5), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for that Key Plan Area.

(8) For the purposes of subsections (6) and (7), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area in existence in a particular Key Plan Area, as of a date specified in the certification.

(9) Despite subsections (4), (5), (6) and (7), the gross floor area for auxiliary purposes may be increased by three percent for each Key Plan Area and the maximum permitted gross floor area for each Key Plan Area under subsection (4) may be increased accordingly.

(10) Despite subsections (4), (5), (6) and (7), the gross floor area for commercial purposes may be increased by 100 square metres for each Key Plan Area and the maximum permitted gross floor area for each Key Plan Area under subsection (4) may be increased accordingly.

Height

(11) The maximum permitted height and number of storeys for hotel, inn, lodge and tourist accommodation buildings for each Key Plan Area shown on the Key Plan attached to this CC4 Zone shall be as shown in the following table:

Key Plan Area	Maximum Height (metres)	Maximum Number of Storeys
A	47.0	14
B	18.3	8
C	13.7	4
D	13.7	4

Site Area

(12) The minimum parcel area for each Area shown on the Key Plan attached to this CC4 zone shall be as shown in the following table:

Key Plan Area	Minimum Parcel Area (square metres)
A	40,789
B	3,913
C	6,896
D	13,133

Site Coverage

(13) No regulations.

Setbacks

(14) The minimum setback of any building from a highway shall be 7 metres.

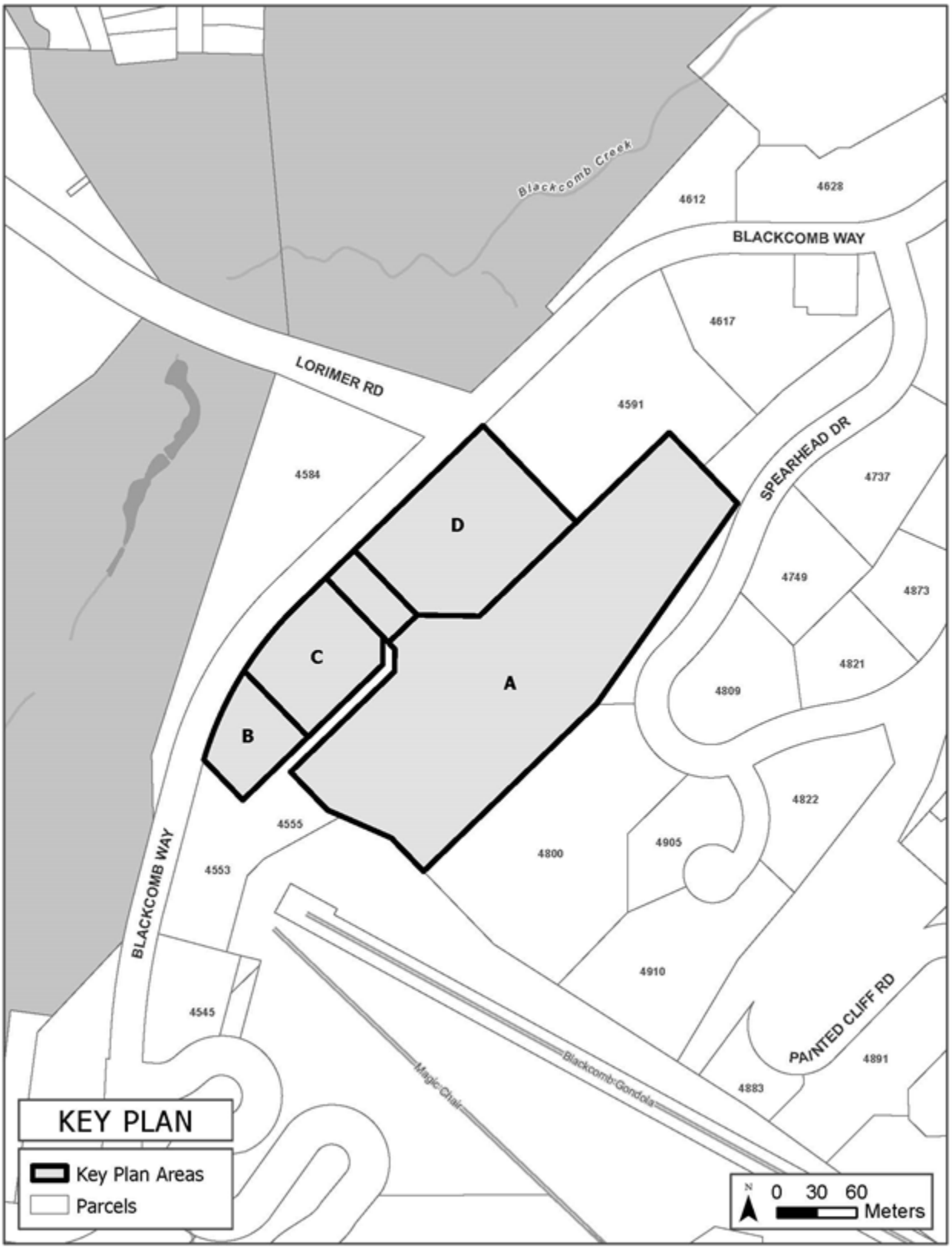
Off-Street Parking and Loading

(15) 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

(16) For the purposes of this zone “accommodation unit” means a guest room, sleeping unit or dwelling unit located within a hotel, inn, lodge or tourist accommodation building.

(17) The Key Plan for the CC4 Zone is as follows:


Blackcomb Creek
4612
4628
BLACKCOMB WAY
4617
LORIMER RD
4591
4584
SPEARHEAD DR
4737
D
4749
4873
C
A
4821
4809
B
4822
4555
4905
4800
4553
BLACKCOMB WAY
4910
4545
PAINTED CLIFF RD
4891
Magic Chair
Blackcomb Gondola
4883
KEY PLAN
Key Plan Areas
Parcels
N
0 30 60
Meters

PART 10 Industrial Zones

1. IS1 Zone (Industrial Service One)

Intent

(1) The intent of this zone is to provide for light industrial uses, commercial services and certain office uses having similar space requirements or close business ties with industrial activities.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 1601)

(a) auxiliary buildings and auxiliary uses;

(b) ambulance headquarters or station;

(c) auxiliary residential dwelling unit only when serviced by a community sewer system;

(d) bakery;

(e) car wash;

(f) catering establishment;

(g) craft workshop;

(h) freight, transport or handling;

(i) laboratory, scientific and research, but excluding medical / dental;

(j) manufacturing, processing, assembling, repairing and servicing of the following products provided the use is totally enclosed within a building or structure:

(i) chemical or chemical products;

(ii) clothing;

(iii) electrical products or appliances;

(iv) food or beverages;

(v) jewellery;

(vi) leather products;

(vii) deleted (Bylaw No. 1898);

(viii) plastic products;

(ix) shoes and boots; and

(x) sporting goods and recreational equipment;

(k) messenger or courier service;

(l) motor vehicle sales, leasing and servicing, excluding body repairs;

(m) nursery or greenhouse;

(n) office, located on the second storey only, except in the case of the following office uses which may also be located on the ground floor: (Bylaw No. 1601)

(i) transportation company;

(ii) contractor;

(iii) cleaning or janitorial service;

(iv) messenger or courier service;

(v) mobile cleaning or repair service;

(vi) architect;

(vii) scavenging operation;

(viii) commercial or graphic artist;

(ix) computer service;

(x) drafting service;

(xi) duplicating service;

(xii) engineer, scientist, surveyor or geologist;

(xiii) industrial designer;

(xiv) interior decorator;

(xv) labour or trade organization;

(xvi) publisher;

(xvii) shipping agent or freight forwarder;

(xviii) weighing, grading or inspection service;

(xix) wholesale broker or manufacturer's agent;

(o) photo finishing;

(p) publishing or printing;

(q) radio, television or recording studio;

(r) restaurant (Bylaw No. 2014);

(s) retailing and rental, but only including motor vehicles, industrial equipment, machinery, motor vehicle accessories and parts, bicycles, boats and boating supplies, hardware and building supplies, small equipment, tools, motors and household items;

(t) school, craft or vocational;

(u) veterinary clinic;

(v) warehousing;

(w) wholesaling;

(x) establishments licensed for the sale and consumption of alcoholic beverages on the premises including neighbourhood public house. (Bylaw No. 1296)

(y) personal service, located on the second floor only except in the case of appliance repair shop, laundry or dry cleaning, pet shop or pet grooming and photo finishing which may also be located on the ground floor. (Bylaw No. 1601)

(z) indoor recreation (Bylaw No. 2003)

Density

(3) The maximum permitted floor space ratio is 0.75.

Height

(4) The maximum permitted height of a building is 12 metres.

Site Area

(5) The minimum permitted parcel area is 930 square metres, minimum frontage is 23 metres. (Bylaw No. 775)

Site Coverage

(6) No regulations.

Setbacks

(7) The minimum permitted front setback is 7.5 metres.

(8) The minimum permitted side setback is 3 metres, except where the side setback abuts a highway, then the minimum depth of the side setback is 5 metres.

(9) The minimum permitted rear setback is 1.5 metres, except where the rear setback abuts a highway, then the minimum depth of the rear setback is 5 metres.

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 2 auxiliary residential dwelling units is permitted per parcel.

(12) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres. (Bylaw No. 916)

(13) The maximum permitted gross floor area for an auxiliary office use is 40 percent of the principal use in a building.

(14) The maximum permitted gross floor area for restaurant use is 95 square metres.

(15) (Bylaw No. 1759) / DELETED (Bylaw No. 1877)

2. IL2 Zone (Light Industrial Two)

Intent

(1) The intent of this zone is to provide for light industrial uses that do not detract from the natural environment or liveability of the Resort Municipality of Whistler.

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 for a caretaker or watchman or other persons similarly employed;

(c) cold storage plant;

(d) craft workshop;

(e) freight, transport and handling;

(f) hardware, lumber and building supplies;

(g) manufacturing, processing, assembling, repairing and servicing of the following products:

(i) concrete and cement products;

(ii) chemical or chemical products;

(iii) clothing;

(iv) electrical products or appliances;

(v) food or beverages;

(vi) gravel and aggregate;

(vii) jewellery;

(viii) leather products;

(ix) machinery or equipment;

(x) deleted (Bylaw No. 1898);

(xi) plastic products;

(xii) shoes and boots;

(xiii) sporting goods and recreational equipment; and

(xiv) wood products, secondary;

(h) machinery, industrial equipment and tool sales, repairs and rental;

(i) motor vehicle servicing, including mechanical and body repairs;

(j) nursery or greenhouse;

(k) parking area or garage;

(l) publishing and printing;

(m) public storage and works yard;

(n) storage yard;

(o) washing facilities for automobiles, trucks and equipment;

(p) warehousing;

(q) welding;

(r) wholesaling;

(s) indoor recreation (Bylaw No. 1995)

(t) on Strata Lots 11, 12 and 13 in Strata Plan BCS4326, production and distribution of cannabis, but only to the extent authorized by a federal licence if a federal licence is required, and provided that: the total floor area used for all such uses shall not exceed 900 square metres; the distribution of cannabis is limited to cannabis produced on the premises; and the retail sale of cannabis is prohibited. (Bylaw No. 2159)

Density

(3) The maximum permitted floor space ratio is 1.0.

Height

(4) The maximum permitted height of a building is 12 metres.

Site Area

(5) The minimum permitted parcel area is 930 square metres, minimum frontage is 23 metres. (Bylaw No. 775)

Site Coverage

(6) No regulations.

Setbacks

(7) The minimum permitted front setback is 7.5 metres.

(8) The minimum permitted side setback is 2 metres, except where a side setback abuts a highway, then the minimum depth of the side setback is 5 metres.

(9) The minimum permitted rear setback is 1.5 metres, except where the rear setback abuts a highway, then the minimum depth of the rear setback is 5 metres.

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 1 auxiliary residential dwelling unit is permitted per parcel.

(12) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres. (Bylaw No. 916)

(13) A maximum of 40 percent of the gross floor area of a principal building is permitted be used for auxiliary office use.

(14) (Bylaw No. 1759) / DELETED (Bylaw No. 1877)

3. IP1 Zone (Industrial Processing One) (Bylaw No. 412)

Intent

(1) The intent of this zone is to provide for the manufacturing and processing of gravel and aggregate in a manner that does not detract from the natural environment or the liveability of the Resort Municipality of Whistler.

Permitted Uses

(2) The following uses are permitted and all others are prohibited:

(a) manufacturing and processing of gravel and aggregate; and

(b) storage of industrial machinery, equipment and supplies related to the manufacturing and processing of gravel and aggregate.

Density

(3) The maximum permitted gross floor area of a building is 100 square metres.

Height

(4) The maximum permitted height of a building is 9 metres.

Site Area

(5) The minimum parcel area is not applicable, minimum parcel frontage is 1/10th of parcel perimeter. (Bylaw No. 775)

Site Coverage

(6) No regulations

Setback

(7) The minimum permitted setback from any parcel boundary is 3 metres.

Off-Street Parking and Loading

(8) No regulations.

Other Regulations

(9) A maximum of one building is permitted per parcel.

4. IP2 Zone (Industrial Processing Two) (Bylaw No. 1064)

Intent

(1) The intent of this zone is to provide for the manufacturing and processing of gravel and aggregate from on site resources, in a manner that does not detract from the natural environment or the liveability of the Resort Municipality of Whistler.

Permitted Uses

(2) The following uses are permitted and all others are prohibited:

(a) manufacturing and processing of gravel and aggregate using only materials mined on the parcel;

(b) storage of industrial machinery, equipment and supplies related to the manufacturing and processing of gravel and aggregate; and

(c) kennelling of not more than 100 commercial sled dogs between November 1 of any given year and April 30 of the following year.(Bylaw No. 1499)

Density

(3) The maximum gross floor area of a building is 10 square metres.

Height

(4) The maximum permitted height of a building is 9 metres.

Site Area

(5) The minimum parcel area is not applicable, minimum parcel frontage is 1/10th of parcel perimeter.

Site Coverage

(6) No regulations.

Setback

(7) The minimum permitted setback from any parcel boundary is 10 metres.

Off-Street Parking and Loading

(8) No regulations.

Other regulations

(9) A maximum of one building is permitted per parcel.

5. IS3 Zone (Industrial Service Three) (Bylaw No. 961)

Intent

(1) The intent of this zone is to provide for a utility storage and unloading site.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses; and

(b) utility storage and unloading facility.

Density

(3) The maximum permitted gross floor area of all buildings in a parcel is 50 square metres.

Height

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

Parcel Area and Frontage

(5) The minimum permitted parcel area is 1,000 square metres.

(6) The minimum permitted frontage of any parcel created by subdivision is 15 metres.

Site Coverage

(7) No regulations.

Setbacks

(8) The minimum permitted front setback is 7.5 metres.

(9) The minimum permitted side setback is 3 metres.

(10) The minimum permitted rear setback is 1.5 metres.

Off-Street Parking and Loading

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

6. IL3 Zone (Industrial Light Three) (Bylaw No. 1067)

Intent

(1) The intent of this zone is to provide light industrial uses sensitive to view corridors, the natural environment and the livability in the Resort Municipality of Whistler.

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 for a caretaker or watchman or other persons similarly employed;

(c) cold storage plant;

(d) craft workshop;

(e) assembling, repairing, and servicing of the following products:

(i) clothing;

(ii) electrical products or appliances;

(iii) food and beverages;

(iv) jewelry;

(v) leather products;

(vi) machinery or equipment;

(vii) deleted (Bylaw No. 1898);

(viii) shoes and boots;

(ix) sporting goods and recreational equipment;

(x) Deleted (Bylaw No. 1886)

(f) nursery or greenhouse;

(g) office, except on the ground floor; (Bylaw No. 1886)

(h) publishing and printing;

(i) wholesaling.

(j) indoor recreation (Bylaw No. 2003)

Density

(3) The maximum permitted gross floor area of all principal uses on a site is 1,500 square metres or floor space ratio of 0.5, whichever figure is lower.

Height

(4) The maximum permitted height of a building is 12 metres.

Site Area

(5) The minimum permitted parcel area is 930 square metres, minimum frontage is 23 metres.

Site Coverage

(6) The maximum site coverage is 30 percent.

Setbacks

(7) The minimum permitted front setback is 7.5 metres.

(8) The minimum permitted side setback is 6 metres.

(9) The minimum permitted rear setback is 6 metres.

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.

(12) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres.

(13) A maximum of 40 percent of the gross floor area of a principal building is permitted to be used for auxiliary office use.

(14) A maximum of 100 m^2 of the parcel is permitted to be used for outdoor storage.

(15) (Bylaw No. 1759) DELETED **(**Bylaw No. 1877**)**

7. IA1 Zone (Industrial Auxiliary One) (Bylaw No. 1352)

Intent

(1) The intent of this zone is to provide for industrial storage, vehicle parking and vehicle impound yard.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) industrial storage;

(b) vehicle parking; and

(c) vehicle impound yard.

Density

(3) No buildings or permanent structures, except fences, are permitted.

Height

(4) The maximum permitted height of stored materials is 5 metres above the finished grade.

Off-Street Parking and Loading

(5) Off street parking and loading spaces are not required in the IA1 zone.

(6) (Bylaw No. 1759) DELETED (Bylaw No. 1877)

8. IU1 Zone (Industrial Utility One) (Bylaw No. 1581)

Intent

(1) The intent of this zone is to provide for hydro-electric power generation from run-of-the-river power projects.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses;

(b) employee housing; and

(c) hydro-electric power generation.

Density

(3) Not more than one powerhouse may be constructed in an IU1 Zone and no power house building may exceed 1,500 square metres.

(4) Not more than one employee residence may be constructed in an IU1 zone, and no employee residence may exceed 223 square metres.

Off-Street Loading

(5) No off-street loading shall be required in an IU1 Zone.

General Prohibitions

(6) No powerhouse shall be operated using water from a dam that floods lands upstream of the powerhouse.

9. IS4 Zone (Industrial Service Four) (Bylaw No. 1591)

Intent

(1) The intent of this site-specific zone is to provide for light industrial uses, commercial services and certain offices having similar space requirements or close business ties with industrial activities.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) ambulance headquarters or station;

(c) appliance repair shop;

(d) auxiliary residential dwelling unit;

(e) bakery;

(f) car wash;

(g) catering establishment;

(h) craft workshop;

(i) freight, transport or handling;

(j) laboratory, scientific and research, but excluding medical/dental;

(k) laundry and dry cleaning;

(l) manufacturing, processing, assembling, repairing and servicing of the following products provided the use is totally enclosed within a building or structure:

(i) chemical or chemical products;

(ii) clothing;

(iii) electrical products or appliances;

(iv) food or beverages;

(v) jewellery;

(vi) leather products;

(vii) deleted (Bylaw No. 1898);

(viii) plastic products;

(ix) shoes and boots; and

(x) sporting goods and recreational equipment;

(m) messenger or courier service;

(n) motor vehicle sales, leasing and servicing, excluding body repairs;

(o) nursery or greenhouse;

(p) general office use;

(q) pet grooming;

(r) photo finishing;

(s) publishing or printing;

(t) radio, television or recording studio;

(u) resident housing;

(v) restaurant (Bylaw No. 2014);

(w) retailing and rental, but only including motor vehicles, industrial equipment, machinery, motor vehicle accessories and parts, bicycles, boats and boating supplies, hardware and building supplies, small equipment, tools, motors and household items;

(x) school, craft or vocational;

(y) transit maintenance facility;

(z) veterinary clinic;

(aa) warehousing;

(bb) wholesaling;

(cc) establishments licensed for the sale and consumption of alcoholic beverages on the premises including neighbourhood public house.

(dd) Indoor recreation (Bylaw No. 2003)

Density

(3) The maximum permitted floor space ratio is 0.75.

Height

(4) The maximum permitted height of a building is 12 metres.

Site Area

(5) The minimum permitted parcel area is 930 square metres, minimum frontage is 23 metres.

Site Coverage

(6) No regulations.

Setbacks

(7) The minimum permitted front setback is 3.0 metres.

(8) The minimum permitted side setback is 0 metres, except where the side setback abuts a highway or LMS 637, D.L. 4119 then the minimum depth of the side setback is 5 metres.

(9) The minimum permitted rear setback is 1.5 metres, except where the rear setback abuts a highway, then the minimum depth of the rear setback is 5 metres.

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 four auxiliary residential dwelling units are permitted per parcel.

(12) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres.

(13) The maximum permitted gross floor area for an auxiliary office use is 40 percent of the principal use in a building.

(14) The maximum permitted gross floor area for restaurant use is 95 square metres.

(15) (Bylaw No. 1759) DELETED (Bylaw No. 1877)

10. ILR Zone (Function Junction Light Industrial Residential) (Bylaw No. 1711)

Intent

(1) The intent of this zone is to provide for a combination of light industrial, service commercial, office, and medium density residential uses.

Permitted Uses

(2) The following uses are permitted in the hatched area shown on Schedule "F" and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) freight, transport and handling;

(c) hardware, lumber and building supplies;

(d) indoor recreation (Bylaw No. 2003);

(e) landscaping services;

(f) manufacturing, processing, assembling, repairing and servicing of the following products

(i) clothing

(ii) electrical products or appliances

(iii) food or beverages

(iv) jewellery

(v) leather products

(vi) machinery and equipment

(vii) shoes and boots

(viii) sporting goods and recreation equipment

(ix) wood products;

(g) machinery, industrial equipment and tool sales, repairs and rental;

(h) motor vehicle servicing, including mechanical repairs;

(i) nursery and greenhouse;

(j) office, located on all but the main floor, except in the case of the following office uses which may also be located on the ground floor:

(i) transportation company (including taxi services);

(ii) contractor;

(iii) cleaning or janitorial service;

(iv) messenger or courier service;

(v) mobile cleaning or repair service;

(vi) architect;

(vii) scavenging operation;

(viii) commercial or graphic artist;

(ix) computer service;

(x) drafting service;

(xi) duplication service;

(xii) engineer, scientist, surveyor or geologist;

(xiii) industrial designer;

(xiv) labour or trade organization;

(xv) publisher;

(xvi) shipping agent or freight forwarder;

(xvii) weighing, grading or inspection service;

(xviii) wholesale broker or manufacturer's agent;

(k) parking area or garage;

(l) publishing and printing;

(m) storage yard;

(n) taxi;

(o) warehousing; and

(p) wholesaling.

(3) The following use is permitted in the non-hatched area shown on Schedule "F":

(a) employee housing (price restricted as per Council Policy)

Density

(4) The maximum permitted floor space ratio is 1.0 on the portion of the land in the ILR (Function Junction Light Industrial Residential) zone shown hatched on the plan attached to and forming part of this Bylaw as Schedule "F" and 2.0 on the remaining portion of the land.

Height

(5) The maximum height of a building is 14 metres.

Site Coverage

(6) No regulations

Setbacks

(7) The minimum permitted front setback is 5.5 m.

(8) The minimum permitted side setback is 1.5 m

(9) The minimum permitted rear setback is 1.5 m

Off-street Parking and Loading

(10) Notwithstanding the regulations contained in Part 6 of this Bylaw, the required number of parking spaces for a residential building containing 3 or more dwelling units is 1 space per dwelling unit.

(11) (Bylaw No. 1759) DELETED (Bylaw No. 1877)

11. IS5 Zone (Industrial Service Five) (Bylaw No. 1882)

Intent

(1) The intent of this zone is to provide for light industrial uses, commercial services and certain office uses having similar space requirements or close business ties with light industrial activities.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses including auxiliary residential dwelling unit;

(b) appliance repair shop;

(c) bakery;

(d) catering establishment;

(e) craft workshop;

(f) dance, fitness, martial arts or yoga studio;

(g) employee housing;

(h) freight, transport or handling;

(i) laboratory, scientific and research, but excluding medical/dental;

(j) local personal service;

(k) manufacturing, processing, assembling, repairing and servicing of the following products provided the use is totally enclosed within a building or structure:

(i) clothing;

(ii) computer equipment and software;

(iii) electrical products or appliances;

(iv) food or beverages;

(v) jewellery;

(vi) leather products;

(vii) shoes and boots;

(viii) sporting goods and recreational equipment;

(ix) textiles;

(l) messenger or courier service;

(m) nursery or greenhouse;

(n) professional offices;

(o) publishing or printing;

(p) radio, television, film or recording studio;

(q) restaurant (Bylaw No. 2014);

(r) retailing and rental, but only of the following:

(i) industrial equipment and machinery;

(ii) bicycles;

(iii) boats and boating supplies;

(iv) hardware and building supplies;

(v) tools;

(vi) small engines and related equipment;

(vii) household items;

(s) veterinary clinic;

(t) warehousing;

(u) wholesaling; and

(v) establishments licensed for the sale and consumption of alcoholic beverages on the premises including neighbourhood public house.

Density

(3) The maximum floor space ratio is 0.5.

(4) The maximum permitted gross floor area of an auxiliary residential dwelling unit is 75 square metres.

(5) The minimum permitted gross floor area of an auxiliary residential dwelling unit is 32.5 square metres.

(6) No more than four auxiliary residential dwelling units are permitted on a parcel.

(7) The maximum permitted floor space ratio for all office uses on a parcel is 0.1.

(8) The maximum permitted density for restaurant use is a floor space ratio of 0.03, or a gross floor area of 95 square metres, whichever figure is lower.

(9) The maximum permitted density for any ground level retail or rental use is a floor space ratio of 0.02 or a gross floor area of 185 square metres, whichever figure is lower.

Height

(10) The maximum permitted height of a building is 12 metres.

Site Dimensions

(11) The minimum permitted parcel area is 2000 square metres

(12) The minimum permitted frontage is 25 metres.

Site Coverage

(13) The maximum permitted site coverage is 75 percent.

Setbacks

(14) The minimum permitted front setback is 3.0 metres.

(15) The minimum permitted rear setback is 1.5 metres.

(16) The minimum permitted side setback is 3.0 metres, except that the minimum permitted setback from a side parcel line that is shared with another parcel in the IS5 zone is 0 metres.

(17) Notwithstanding any other provision of this Bylaw, the minimum permitted setback from any parcel line that adjoins Highway 99 is 20 metres.

Off-Street Parking and Loading

(18) 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

(19) An auxiliary residential dwelling unit shall contain no more than 2 bedrooms.

(20) No portion of the first storey of a building may be used for residential purposes other than an entrance to a residential unit.

12. AC1 Zone (Athletes' Centre One) (Bylaw No. 1937)

Intent

(1) The intent of this zone is to provide high density athletic centre with associated uses and athletes' centre accommodation.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) Athletes' Centre

(b) Athletes' Centre Accommodation

(c) Auxiliary buildings and uses

(d) Parks and playgrounds

Density

(3) The maximum permitted gross floor area of all buildings is shown in the accompanying table:

Use	Maximum Permitted Gross Floor Area
Athletes' Centre	1768 square metres
Athletes' Centre Accommodation	3740 square metres
Total:	5508 square metres

Height

(4) The maximum permitted height of a principal use building is as follows:

Use	Maximum Permitted Building Height
Athletes' Centre Accommodation	17.4 m
Athletes' Centre	13.0 m

Parcel and Site Area

(5) The minimum permitted parcel area and site area is 7,500 square metres. (Bylaw No. 2486)

Setbacks and Siting

(6) No building shall be located within 9.5 metres of a front parcel line.

(7) No building shall be located within 6 metres of a rear parcel line.

(8) No building shall be located within 5 metres of a side parcel line.

Off-Street Parking and Loading

(9) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw except that no off-street spaces are required for athletes' centre or athletes' centre accommodation uses. (Bylaw No. 2486)

Other Regulations

(10) The required number of dwelling units in the Athletes' Centre Accommodation Building is 102.

13. AC2 Zone (Athletes' Centre Two) (Bylaw No. 1937)

Intent

(1) The intent of this zone is to provide medium density athletes' centre accommodation development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) Athletes' Centre Accommodation

(b) Auxiliary buildings and uses

(c) Employee housing (Bylaw No. 2245)

(d) Parks and playgrounds

Density

(3) The maximum permitted gross floor area of all buildings is 2433 square metres.

Height

(4) The maximum permitted height of a principal use building is 10.7 metres.

Parcel and Site Area

(5) The minimum permitted parcel area and site area is 10,000 square metres.

Setbacks and Siting

(6) No building shall be located within 6 metres of any parcel line.

(7) No principal use building shall be located within 10 metres of any other principal use building.

Off-Street Parking and Loading

(8) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw except that in relation to the Athletes' Centre Accommodation, the owner need only provide 75 percent of the number of parking spaces that would be required if the uses were in the CC1 (Commercial Core One) Zone.

Other Regulations

(9) The required number of dwelling units is 20 in 4 buildings.

14. AC3 Zone (Athletes' Centre Three) (Bylaw No. 1937)(Bylaw No. 2486)

Intent

(1) The intent of this zone is to provide for the expansion of the Athletes' Centre and provide employee housing and associated community serving uses.

Permitted Uses

(2) The following uses are permitted, and all other uses are prohibited:

(a) Athletes' Centre

(b) Athletes' Centre Accommodation

(c) Auxiliary buildings and uses

(d) Employee Housing

(e) Parks and playgrounds

(f) In addition to uses (a) through (e), in Area 2 of the Key Plan for the AC3 Zone, the following uses are also permitted:

(i) Childcare / pre-school facility

(ii) Community centre

Density, Height, Parcel Area

(3) The regulations pertaining to the minimum parcel area dimensions for parcels that may be created by subdivision, the maximum density as measured by gross floor area, and the maximum permitted height of buildings and structures are set out in the table below for each area shown in the Key Plan for the AC3 Zone:

Key Plan Area	Minimum Parcel Area	Maximum Gross Floor Area	Maximum Height
1	3800 square metres (except as provided for in subsection (4).	3900 square metres total, with no more than 2500 square metres for uses other than employee housing	18 m
2	5300 square metres (except as provided for in subsection (4).	9330 square metres, with no more than 390 square metres (total) for permitted uses 2(f)(i) or 2(f)(ii)	22 m

(4) Subdivision of the lands in the AC3 Zone is permitted only to create parcels having boundaries substantially in accordance with the polygons shown in the Key Plan, and for this purpose, the area of each parcel may be up to 5 percent less than the area stated in the table above.

Off-Street Parking and Loading

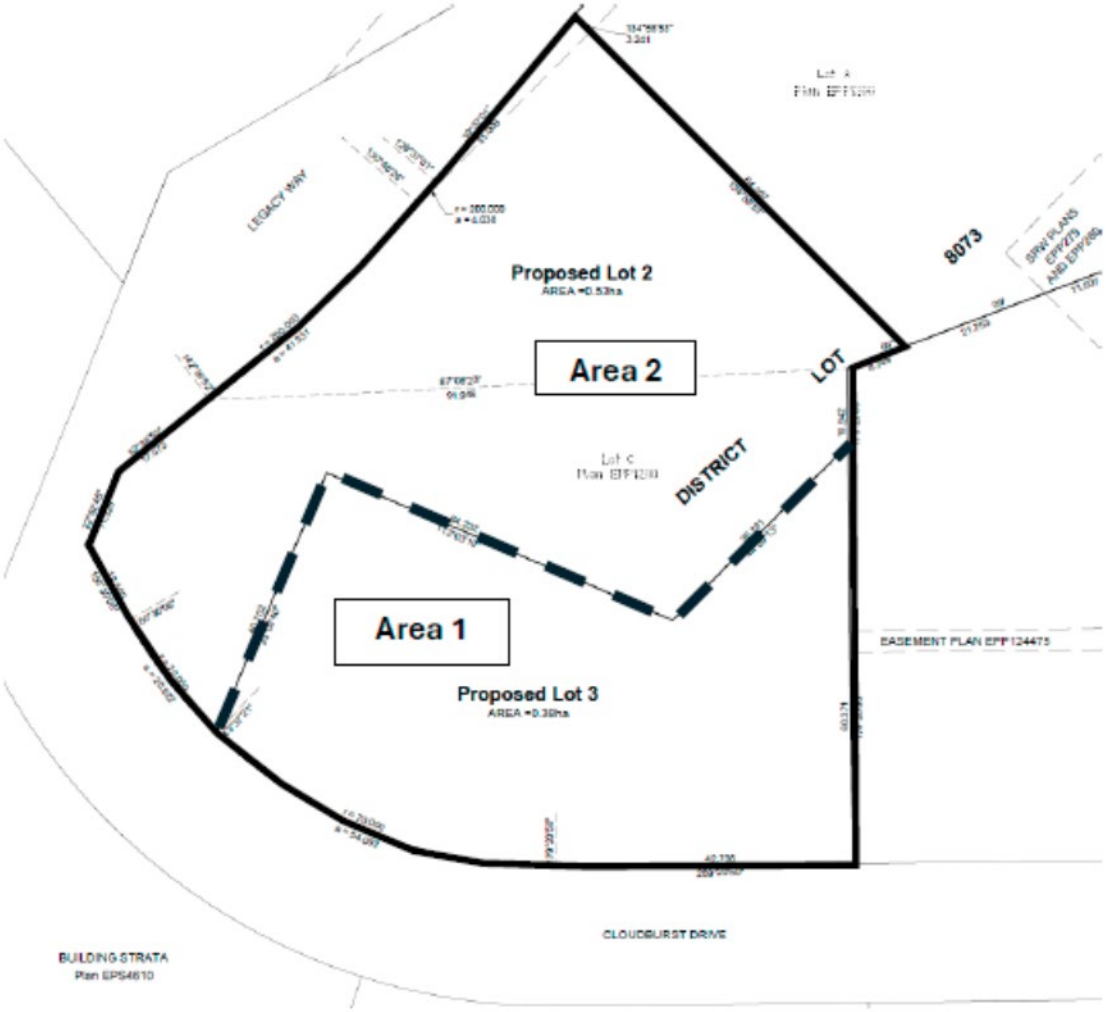
(5) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw except that

(a) for the uses described in subsections 2(b), 2(d) and 2(e) above, only 75 percent of the number of parking spaces that would otherwise be required under Part 6 are required, and

(b) for the uses described in subsections 2(a), 2(c) and 2(f) no off-street parking is required.

(6) Key Plan for the AC3 Zone:

AC3 Zone Key Plan



15. IS6 Zone (Industrial Service Six) (Bylaw No. 2005)

All the regulations of the IS1 Zone apply with the addition of the following regulations:

(a) Grocery store shall also be a permitted use.

(b) The maximum permitted gross floor area of a grocery store shall be 300 square metres.

16. CTI1 (Community and Transportation Infrastructure One) (Bylaw No. 2187)

Intent

(1) The intent of this zone is to provide industrial type uses supporting community and transportation infrastructure, and civic uses.

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 for a caretaker or watchman or other persons similarly employed on the premises;

(c) fuel service station / fuel card lock;

(d) indoor recreation (Bylaw No. 2076);

(e) indoor storage;

(f) indoor and outdoor storage and maintenance of construction equipment;

(g) landscaping services;

(h) messenger, courier service, shipping agent and freight forwarder;

(i) motor vehicle maintenance and storage facility;

(j) nature conservation parks and buffers;

(k) non-motorized outdoor recreation, excluding rifle range and paintball facility, and excluding any other non-motorized outdoor recreation use that is likely, because of noise or dust it generates, to cause a nuisance to the owners, occupiers or users of adjacent lands or to the public (Bylaw No. 2076);

(l) parks and playgrounds;

(m) storage and works yard including storage of construction equipment;

(n) recycling depot for household goods;

(o) taxi dispatch and storage yard; and

(p) vehicle impound yard.

Density

(3) The maximum permitted gross floor area of all buildings and structures in the CTI1 Zone is 18,581 square metres.

(4) The maximum permitted gross floor area of all buildings and structures on each site within the CTI1 Zone, as shown on the Key Plan attached to this CTI1 Zone, shall be as shown in the following table, and, for clarity, if any of the sites is further subdivided, the gross floor area for that site may be distributed amon the new parcels but shall remain restricted to the maximum for the site as shown in the table:

Site as shown on Key Plan	Gross Floor Area (square metres)
Lot 1 of Lot A	1,161.3
Lot 2 of Lot A	1,161.3
Lot B	6,410.3
Lot C	3,251.6
Lot D	6,410.3
Lot E	185.8

(5) The maximum floor space ratio is 0.5.

Height

(6) The maximum permitted height of a building is 12 meters.

Site Area

(7) The minimum permitted parcel area is 2000 square meters.

(8) The minimum parcel frontage is 23 meters.

Site Coverage

(9) The maximum allowable site coverage is 40 percent.

Setbacks

(10) The minimum permitted front setback is 7.5 meters.

(11) The minimum permitted side setback is 3.0 meters.

(12) The minimum permitted rear setback is 3.0 meters.

(13) Notwithstanding any other regulation in this zone, a minimum 20 metre setback is required from the right of way of Highway 99 and a minimum 10 metre setback is required from the railway right of way

Off Street Parking and Loading

(14) 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

(15) A maximum of 1 auxiliary residential dwelling unit is permitted per parcel.

(16) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres.

(17) A maximum of 40 percent of the gross floor area of a principal building is permitted to be used for auxiliary office use.

(18) Setback areas described in subsection (13) shall be landscaped to visually screen the buildings, structures and storage areas from Highway 99 and the railway tracks.

(19) In addition to subsection (18), all uses on parcels adjacent to the railway shall be screened by a landscape berm in the 10 metre setback area described in subsection (13) and a fence at least 2.4 metres high constructed and maintained upon such parcels at a 10 m setback from the southeast property line of the railway right of way.

(20) In addition to the landscaped area required by subsection (18), a minimum of 10% of a parcel shall be landscaped, such landscaped area to be located to the maximum extent possible in the setback area adjacent to the front parcel line.

(21) Snow storage shall be predominantly located at the rear of the parcel.

(22) Storage yards shall be screened from adjacent parcels and highways.

(23) Auxiliary storage uses must be related to a principal use on the same parcel.

(24) Fencing shall not be of a barb wire construction below the height of 2.0 metres.

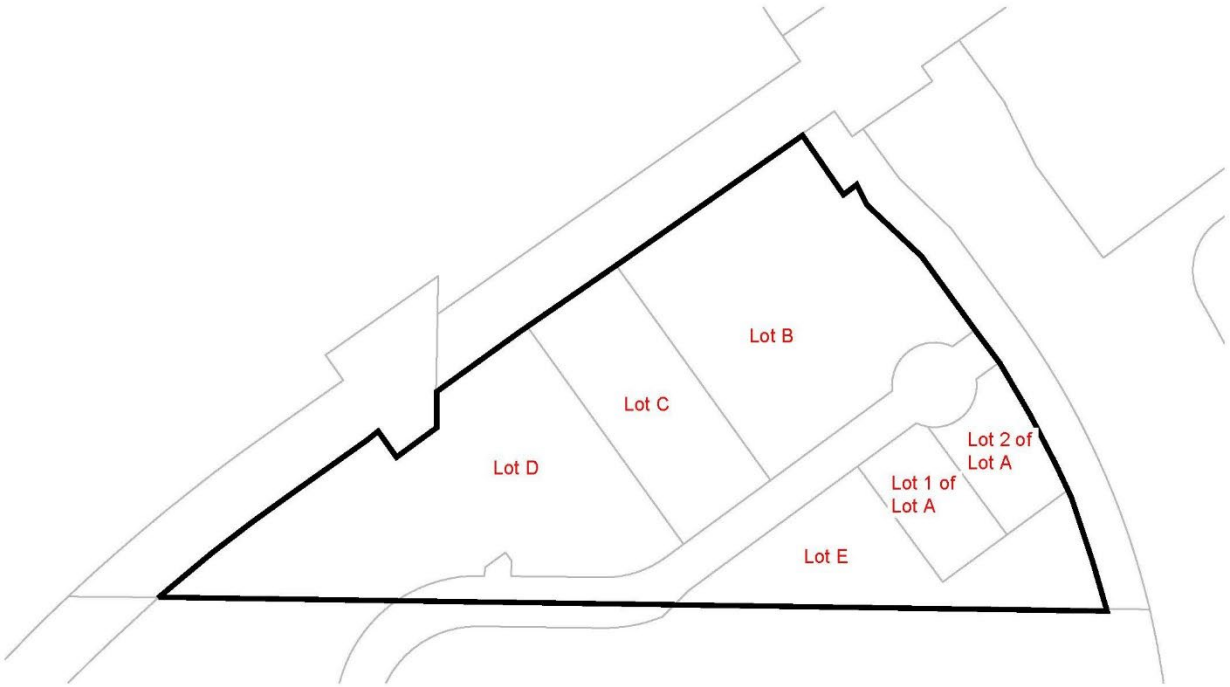
(25) All roof top apparatus shall be screened from public view at ground level and from Highway 99 and the railway.

(26) Any storage vessel with a liquid capacity exceeding 7570 liters (2000 gallons) capable of storing liquefied fuels under pressure shall:

(a) be sited at least 15 metres from any parcel line; and

(b) be sited at least 120.0 metres away from any building that may be used for public assembly such as schools, hospitals, theatres, tourist accommodations, and campgrounds and from any residential buildings.

Key Plan – CTI1 Zone



17. CTI2 (Community and Transportation Infrastructure Two) (Bylaw No. 2012)

Intent

(1) The intent of this zone is to provide industrial uses supporting community and transportation infrastructure.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses

(b) passenger transportation vehicle parking, maintenance, repair, fueling and administration facilities not including taxi facilities

Density

(3) The maximum permitted gross floor area of buildings and structures in the CTI2 zone is 2,477 square meters, of which a maximum of 748 square metres may be for auxiliary office use.

Height

(4) The maximum permitted height of a building is 12 metres.

Site Area

(5) Land in the CTI2 zone may not be subdivided.

Site Coverage

(6) In addition to the permitted gross floor area of buildings and structures, a maximum of 2,185 square metres of the land in the CTI2 zone may be covered with open-sided bus parking structures.

Setbacks

(7) Buildings, structures and bus repair and parking areas must be sited at least 20 metres from the right of way of Highway 99.

Off Street Parking and Loading

(8) No regulations.

Other Regulations

(9) Setback areas described in subsection (7) shall be landscaped to visually screen the buildings, structures, repair and parking areas from Highway 9

PART 11 Leisure Zones

1. LP1 Zone (Leisure Park One)

Intent

(1) The intent of this zone is to provide a park area for recreational use and enjoyment by the general public.

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 for a caretaker or watchman or other persons similarly employed, provided such a dwelling unit is considered to be essential to the operation of the business or undertaking;

(c) assembly;

(d) concession including rental of outdoor recreation equipment and supplies;

(e) indoor and outdoor recreation;

(f) parking; and

(g) park and playground.

Density

(3) No regulations.

Height

(4) No regulations.

Site Area

(5) The minimum parcel area is not applicable, minimum parcel frontage is 1/10th of parcel perimeter. (Bylaw No. 775)

Site Coverage

(6) No regulations.

Setbacks

(7) The minimum permitted setback for all buildings is 10 metres.

Off-Street Parking and Loading

(8) 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

(9) The minimum permitted separation between buildings is 15 metres.

2. LR1 Zone (Leisure Recreation One)

Intent

(1) The intent of this zone is to provide for an outdoor recreation school and tourist accommodation facilities.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited.

(a) auxiliary buildings and auxiliary uses;

(b) auxiliary detached dwelling, auxiliary duplex dwelling and auxiliary townhouse; (Bylaw No. 380)

(c) auxiliary hostel;

(d) indoor and outdoor recreation; and

(e) school, providing instruction in outdoor recreation activities only.

Density

(3) The maximum permitted floor space ratio is 0.40.

Height

(4) The maximum permitted height of a building is 10.75 metres.

Site Area

(5) The minimum permitted parcel area is 4,000 square metres, minimum parcel frontage is 1/10th of parcel perimeter. (Bylaw No. 775)

Site Coverage

(6) The maximum permitted site coverage is 25 percent.

Setbacks

(7) The minimum permitted setback is 5 metres from all parcel boundaries.

Off-Street Parking and Loading

(8) 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

(9) A minimum of 70 percent of the gross floor area of all buildings on a parcel is required to be used for a school and auxiliary hostel.

(10) The maximum permitted gross floor area of an auxiliary hostel use is 610 square metres.

(11) The maximum permitted combined gross floor area for all auxiliary dwelling units is 375 square metres.

(12) A maximum of 3 auxiliary residential dwellings are permitted per parcel.

(13) A maximum of one auxiliary hostel is permitted per parcel.

3. LR2 Zone (Leisure Recreation Two)

Intent

(1) The intent of this zone is to provide for hostel use.

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 provided it is contained within a hostel building;

(c) hostel; and

(d) park and playground.

Density

(3) The maximum permitted gross floor area is 510 square metres.

(4) The minimum permitted gross floor area for a hostel building is 100 square metres.

(5) A minimum of 50 percent of the gross floor area used for sleeping accommodation in a hostel building shall be provided in one or more dormitories.

(6) The maximum permitted gross floor area to be used for sleeping accommodation is not to exceed 50 percent of the total floor area of a hostel building.

(7) The minimum required floor area per bed in a sleeping unit, bedroom and dormitory is 5 square metres.

Height

(8) The maximum permitted height of a building is 10 metres.

Site Area

(9) The minimum permitted parcel area is 5,000 square metres, minimum parcel frontage is 1/10th of parcel perimeter. (Bylaw No. 775)

Site Coverage

(10) No regulations.

Setbacks

(11) The minimum permitted setback from all parcel boundaries is 12 metres.

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 90 square metres or less than 35 square metres, and in no case shall an auxiliary residential dwelling unit exceed 35 percent of the total floor area of a hostel.

(14) A maximum of one principal building is permitted per parcel.

4. LR3 Zone (Leisure Recreation Three) (Bylaw No. 961)

Intent

(1) The intent of this zone is to provide for a golf course and related uses.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses;

(b) golf course; excluding golf course clubhouse;

(c) tennis courts;

(d) driving range;

(e) cross country skiing; and

(f) train shelter.

Density

(3) The only buildings permitted on a parcel are buildings auxiliary to a recreational use (including a golf course concession stand) and one train shelter.

(4) The maximum permitted aggregate gross floor area of all auxiliary buildings on a parcel shall not exceed 2,000 square metres.

(5) The maximum permitted gross floor area of a train shelter shall not exceed 40 square metres.

Height

(6) The maximum permitted height of auxiliary buildings shall not exceed 2 storeys or 12 metres, whichever is less.

Parcel Area

(7) The minimum parcel area of any parcel created by subdivision is 55 hectares.

Site Coverage

(8) No regulations.

Setbacks

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

Off-Street Parking and Loading

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

5. LP2 Zone (Leisure Park Two) (Bylaw No. 961)

Intent

(1) The intent of this zone is to provide an area for passive recreation and nature conservation.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses; and

(b) nature conservation park.

Density

(3) No buildings are permitted.

Height

(4) No regulations.

Parcel Area

(5) The minimum parcel area of any parcel created by subdivision is 28 hectares.

Site Coverage

(6) No regulations.

Setbacks

(7) No regulations.

Off-Street Parking and Loading

(8) No regulations.

6. LR4 Zone (Leisure Recreation Four) (Bylaw No. 964)

Intent

(1) The intent of this zone is to provide for hostel use.

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 provided it is contained within a hostel building;

(c) hostel; and

(d) park and playground.

Density

(3) The maximum permitted gross floor area is 610 square metres, except where a hostel building contains an auxiliary residential unit, the maximum permitted gross floor area is 640 square metres. (Bylaw No. 1605)

(4) The minimum permitted gross floor area for a hostel building is 100 square metres.

(5) A minimum of 50 percent of the gross floor area used for sleeping accommodation in a hostel building shall be provided in one or more dormitories.

(6) The maximum permitted gross floor area to be used for sleeping accommodation is not to exceed 50 percent of the total floor area of a hostel building.

(7) The minimum required floor area per bed in a sleeping unit, bedroom and dormitory is 5 square metres.

Height

(8) The maximum permitted height of a building is 10 metres.

Site Area

(9) The minimum permitted parcel area is 5,000 square metres, minimum parcel frontage is 1/10th of parcel perimeter.

Site Coverage

(10) No regulations.

Setbacks

(11) The minimum permitted setback from all parcel boundaries is 12 metres.

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 90 square metres or less than 35 square metres, and in no case shall an auxiliary residential dwelling unit exceed 35 percent of the total floor area of a hostel.

(14) A maximum of one principal building is permitted per parcel.

(15) An auxiliary residential unit shall not be used for tourist accommodation.

7. LR5 Zone (Leisure Recreation Five) (Bylaw No. 1567)

Intent

(1) The intent of this zone is to provide for a commercial bungee jumping operation and auxiliary uses.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses and buildings; and

(b) commercial bungee jumping operation.

Density

(3) The maximum gross floor area for all auxiliary buildings is 25 square metres.

Height

(4) Not applicable.

Parcel Area

(5) Not applicable.

Parcel Frontage

(6) No regulations.

Site Coverage

(7) Not applicable.

Setbacks

(8) No regulations.

Off-Street Parking and Loading

(9) Not applicable.

Other Regulations

(10) Safety fences, trails and required signage are permitted outside of the zoned area.

8. LR6 (Leisure Recreation Six) (Bylaw No. 1047)

Intent

(1) The intent of this zone is to permit hostel and related uses.

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) hostel;

(d) park and playground;

(e) detached dwelling

(f) assembly; (Bylaw No. 2039)

(g) concession. (Bylaw No. 2039)

Density

(3) The maximum permitted gross floor area of all principal uses on a site is 800 square metres or floor space ratio of .35, whichever figure is lower.

(4) The maximum permitted gross floor area for a detached dwelling is 465 square metres or a floor space ratio of .35, whichever figure is lower.

(5) The maximum permitted gross floor area for a hostel is 800 square metres or a floor space ratio of .35, whichever figure is lower.

(6) The maximum permitted floor area for auxiliary parking use contained in a detached dwelling is 70 square metres.

Height

(7) The maximum permitted height of a principal use building is 10.7 metres.

Parcel Area

(8) The minimum permitted parcel area is .14 ha.

Site Coverage

(9) The maximum permitted site coverage is 35 percent.

Setbacks

(10) The minimum permitted building setback from parcel boundaries for a hostel is 10 metres.

(11) The minimum permitted front setback for a detached dwelling is 7.6 metres.

(12) The minimum permitted side setback for a detached dwelling is as follows:

GROSS FLOOR AREA OF DETACHED DWELLING	MINIMUM SIDE SETBACK
325 square metres or less	3 metres
greater than 325 square metres	6 metres

(13) The minimum permitted rear setback for a detached dwelling is 7.6 metres.

(14) The minimum permitted distance between buildings is 6.0 metres.

Off-Street Parking and Loading

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

Other Regulations

(16) The minimum permitted gross floor area for a hostel is 100 square metres.

(17) A minimum of 75 percent of the gross floor area used for sleeping accommodation in a hostel shall be provided in one or more dormitories.

(18) The maximum permitted floor area to be used for sleeping accommodation is not to exceed 50 percent of the total floor area of a hostel.

(19) The minimum permitted floor area in a sleeping unit or dormitory is 3.0 square metres per bed.

(20) The minimum permitted gross floor area for a detached dwelling is 46.5 square metres.

(21) The maximum permitted number of bedrooms in a detached dwelling is 4.

(22) An auxiliary residential dwelling unit shall contain not more than two bedrooms, one bathroom, one kitchen and one living room.

(23) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres.

(24) Auxiliary residential dwelling units shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited.

9. LP3 Zone (Leisure Park Three) (Bylaw No. 1200)

Intent

(1) The intent of this zone is to provide land for recreational use and enjoyment.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) outdoor recreation; and

(b) park.

Restrictions on Use

(3) No buildings or structures shall be constructed, erected, placed or maintained on any parcel save and except for a ski lift tower structure. (Bylaw No. 1870)

(4) Notwithstanding any other provisions of this Bylaw there shall be no parking and loading spaces provided or maintained.

10. LF1 (Leisure Float Plane One) (Bylaw No. 1065)

Intent

(1) The intent of this zone is to provide for a public float plane facility and auxiliary uses.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses; and

(b) float plane dock.

Density

(3) The maximum permitted gross floor area of all buildings is 40m^2.

Height

(4) The maximum permitted height of all buildings is 5m^2.

Site Area

(5) The minimum parcel area is .14 hectares.

Site Coverage

(6) No regulations.

Setbacks

(7) No building shall be located within 15 metres of Green Lake.

Off-Street Parking and Loading

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

11. LCB1 Zone (Leisure Conservation Buffer One Zone) (Bylaw No. 1378)

Intent

(1) The intent of this zone is to provide an area for passive recreation and nature conservation.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses; and

(b) buffer.

Density

(3) No buildings are permitted.

Height

(4) No regulations.

Parcel Area

(5) The minimum permitted parcel area is 100 square metres.

Site Coverage

(6) No regulations.

Off-Street Parking and Loading

(7) No regulations.

Other Regulations

(8) Wood fencing is allowed in this zone up to 1.9 metres in height.

12. PAN1 Zone (Protected Area Network One Zone) (Bylaw No. 1458)

Intent

(1) The intent of this zone is to provide an area for passive recreation and nature conservation.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) nature conservation park;

(b) wildlife viewing platform; and

(c) auxiliary uses.

Density

(3) No buildings are permitted.

Height

(4) No regulations.

Parcel Area

(5) No regulations.

Site Coverage

(6) No regulations.

Setbacks

(7) No regulations.

Off-Street Parking and Loading

(8) No regulations.

13. LR7 Zone (Leisure Recreation Seven) (Bylaw No. 1623)

Intent

(1) The intent of this zone is to provide an area for a First Nations Cultural Centre.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) art gallery;

(b) auxiliary buildings and auxiliary uses;

(c) cultural and performing arts centre

(d) dwelling units, provided that no dwelling unit is to be occupied except as employee housing;

(e) non-mechanized eco-tours; and

(f) restaurant.

Density

(3) The maximum gross floor area is 4,180 square metres;

(4) Not more than 10% of the total GFA may be used for retail purposes; and

(5) Not more than 5,000 square feet of the total GFA may be used for restaurant purposes.

Height

(6) The maximum building height is twelve metres.

Parcel Area

(7) No regulations.

Site Coverage

(8) No regulations.

Setbacks

(9) The minimum permitted setback from all parcel boundaries is 10 metres.

Off-Street Parking and Loading

(10) Ten parking spaces shall be provided.

14. LHT1 (Leisure Health Tourism One) (Bylaw No. 1825)

Intent

(1) The LHT1 zone is primarily intended to provide for an indoor/outdoor focused Scandinavian spa with limited massage services, and service facilities related to such uses.

Permitted Uses

(2) The following uses are permitted, and all other uses are prohibited:

(a) employee housing;

(b) indoor/outdoor scandinavian style spa with limited massage services;

(c) auxiliary uses to the above; and

(d) without limiting (c) the following auxiliary uses to (b):

(i) sauna;

(ii) steam room;

(iii) solarium;

(iv) snack bar;

(v) auxiliary retail; and

(vi) office and administration

subject to all regulations and restrictions provided in respect of auxiliary uses in the LHT1 zone and in Part 5 General Regulations of this Bylaw.

(3) The spa use permitted by paragraph (2) (b), and uses auxiliary to that use, are permitted only if and for so long as there are, within the building accommodating the spa, at least 8 employee housing units with an aggregate floor area of at least 450 square metres and subject to a housing agreement with the Municipality limiting the tenure of the units to rental tenure, prohibiting the subdivision of the building, and limiting rents that may be charged for the housing units and the rate at which rents may be increased over time, which employee housing units are either occupied by employees or available for rental by employees.

Density

(4) No more than 8 principal buildings, not to exceed 2415 square metres in total gross floor area for spa use, are permitted.

Auxiliary Use and Building Floor Area Restrictions

(5) All auxiliary uses provided for in subsection (2) shall be located within a principal building subject to the following restrictions:

(a) the floor area of retail use shall not exceed 30 square metres;

(b) the floor area of a restaurant use shall not exceed 60 square metres;

(c) the floor area for office/administrative use shall not exceed 200 square metres; and

(d) the floor area for storage or maintenance use shall not exceed 100 square metres. (Bylaw No. 1898)

Height

(6) The maximum permitted heights of buildings, with reference to buildings shown in the Key Plan in subsection (7), are as follows:

(a) Building A 14.5 metres;

(b) Building B 10.7 metres; (Bylaw No. 1898)

(c) Building C 10.6 meters; (Bylaw No. 1898)

(d) Building D 9.9 metres;

(e) Building E 5.7 metres;

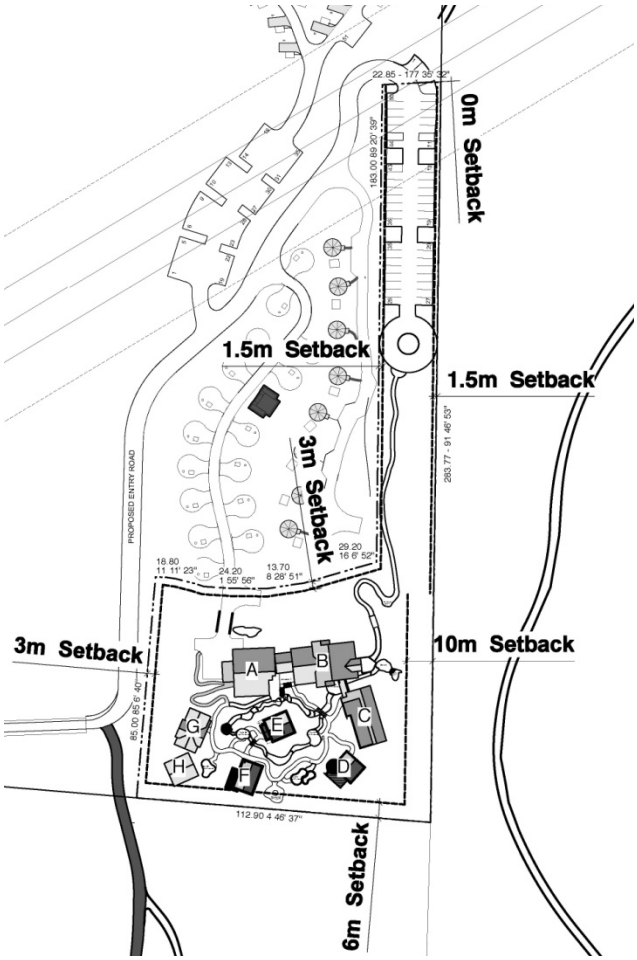
(f) Building F 7.7 metres;

(g) Building G 5.7 metres; and

(h) Building H 7.7 metres.

Setbacks

(7) The minimum setbacks for buildings and structures from property boundaries shall be as set out in the following Key Plan:



Parcel Size

(8) The minimum parcel area is 13750 square metres.

Off-Street Parking and Loading

(9) Notwithstanding Part 6 of this Bylaw, 51 off-street parking spaces shall be provided, 4 of which shall be dedicated to employees and one off-street loading space shall be provided. Additional off-street parking spaces to a total maximum of 68 spaces are permitted.

Other Regulations

(10) An employee housing unit shall not contain a floor area of less than 32.5 square metres.

(11) An employee housing unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited.

15. LR9 Zone (Leisure Recreation Nine) (Bylaw No. 1937)

Intent

The intent of this zone is to provide a hostel and associated uses.

Permitted Uses

(1) The following uses are permitted and all other uses are prohibited:

(a) Auxiliary buildings and uses

(b) Hostel

(c) Local service commercial

(d) Local personal service

(e) Parks and playgrounds

(f) Professional Office

(g) Retail

(h) Restaurant (Bylaw No. 2014)

Density

(2) The maximum permitted gross floor area of the hostel with associated restaurant and café is 2,610 square metres of which the restaurant/café associated with the hostel uses will be not less than 33.1 square metres of gross floor area and not greater than 133.1 square metres of gross floor area.

(3) Local Service Commercial, Local Personal Service, Professional Office, Restaurant, and Retail uses shall comprise an area of not greater than 67 square metres of gross floor area.

(4) The maximum permitted gross floor area of all buildings is 2677 square metres.

(5) The maximum permitted floor area for auxiliary parking use contained in a principal building or structure is 50 square metres.

Height

(6) The maximum permitted height of a principal use building is 18.2 metres.

Parcel and Site Area

(7) The minimum permitted parcel area and site area is 3000 square metres.

Setbacks and Siting

(8) No building shall be located within 4.9 metres of a front parcel line.

(9) No building shall be located within 12.5 metres of a rear parcel line.

(10) No building shall be located within 7.6 metres of a side parcel line.

Off-Street Parking and Loading

(11) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw except that for all the permitted uses, the owner must provide at least 75 percent of the number of parking spaces that would be required if the uses were in the CC1 (Commercial Core One) Zone.

Other Regulations

(12) Local service commercial, Local personal service, and Restaurant uses are permitted on the ground floor only.

16. LP4 Zone (Leisure Park 4) (Bylaw No. 1937)

Intent

(1) The intent of this zone is to provide a park area for recreational use.

(2) Permitted Uses

(3) The following uses are permitted and all other uses are prohibited:

(a) Auxiliary buildings and uses

(b) Parks and playgrounds

Density

(4) The maximum gross floor area on a parcel is 75 square metres.

Height

(5) The maximum permitted height of a building is 5.0 metres.

Parcel and Site Area

(6) No regulations.

Site Coverage

(7) No regulations.

Setbacks and Siting

(8) No building shall be located within 4 metres of any parcel line.

(9) The minimum permitted separation between buildings is 4 metres.

Off-Street Parking and Loading

(10) Off-street parking and loading spaces are not required

17. [Reserved]

18. LR8 Zone (Leisure Recreation Eight) (Bylaw No. 1796)

Intent

(1) The intent of this zone is to provide for hostel use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) one auxiliary residential dwelling unit provided it is contained within a hostel building;

(c) hostel; and

(d) park and playground.

Density

(3) The maximum permitted gross floor area for a hostel building is 1300 square metres.

(4) The minimum permitted gross floor area for a hostel building is 100 square metres,

(5) The maximum permitted gross floor area to be used for sleeping accommodation is not to exceed 50 percent of the total floor area of a hostel building.

Height

(6) The maximum permitted height of a building is 10 metres.

Site Area

(7) The minimum permitted parcel area is 7,500 square metres.

(8) The minimum parcel frontage 68 metres.

Site Coverage

(9) The maximum site coverage is 15 percent.

Setbacks

(10) The minimum permitted setback from all parcel boundaries is 12 metres.

Off-Street Parking and Loading

(11) 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

(12) An auxiliary residential dwelling unit shall not contain a gross floor area greater than 90 square metres or less than 35 square metres, and in no case shall an auxiliary residential dwelling unit exceed 35 percent of the total floor area of a hostel.

(13) A maximum of one principal building is permitted per parcel.

(14) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building is 70 square metres

19. LR10 Zone (Leisure Recreation Ten) (Bylaw 2157)

Intent

(1) The intent of this zone is to provide for a golf course and related uses.

Permitted Uses

(2) The following uses are permitted, and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses associated with the operation of a golf course, including club house, maintenance facility and workshop, restaurant, retail sales, and rental of outdoor recreation equipment and supplies;

(b) driving range;

(c) golf course;

(d) outdoor assembly;

(e) outdoor recreation, including Nordic skiing, snow shoeing, and geocaching.

Density

(3) The maximum permitted aggregate gross floor area of all auxiliary buildings on a parcel shall not exceed 2,200 square metres.

Height

(4) The maximum permitted height of auxiliary buildings shall not exceed 2 storeys or 12 metres, whichever is less.

Site Area

(5) Land in the LR10 zone may not be subdivided.

Site Coverage

(6) No regulations.

Setbacks

(7) The minimum permitted building setback is 7.6 metres from all exterior parcel boundaries.

Off-Street Parking and Loading

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

20. LR11 Zone (Leisure Recreation Eleven) (Bylaw No. 2324)

Intent

(1) The intent of this zone is to provide for a golf course and related uses.

Permitted Uses

(2) The following uses are permitted, and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses associated with the operation of a golf course, including:

(i) club house;

(ii) maintenance facility and workshop;

(iii) outdoor assembly;

(iv) restaurant;

(v) retail sales;

(vi) rental of outdoor recreation equipment and supplies; and

(vii) winter seasonal outdoor recreation, including Nordic skiing and snow shoeing; and

(b) golf course.

Density

(3) The maximum permitted gross floor area within Area A as shown on the key plan attached to this LR11 Zone is 525 square metres.

(4) The maximum permitted gross floor area within Area B as shown on the key plan attached to this LR11 Zone is 950 square metres.

(5) Despite subsections (3) or (4), if the actual gross floor area of the buildings in the LR11 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to December 7, 2021, measured and calculated in accordance with this Bylaw, exceeded the amount specified in subsections (3) or (4), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.

(6) Despite subsections (3) or (4), if the actual gross floor area of the buildings in the LR11 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to December 7, 2021, measured and calculated in accordance with this Bylaw, is less than the amount specified in subsections (3) or (4), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.

(7) For the purposes of subsections (5) and (6), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area of buildings in existence in the zone, as of a date specified in the certification.

Height

(8) The maximum permitted height of auxiliary buildings shall not exceed 2 storeys or 12 metres, whichever is less.

Site Area

(9) Land in the LR11 Zone may not be subdivided.

Site Coverage

(10) No regulations.

Setbacks

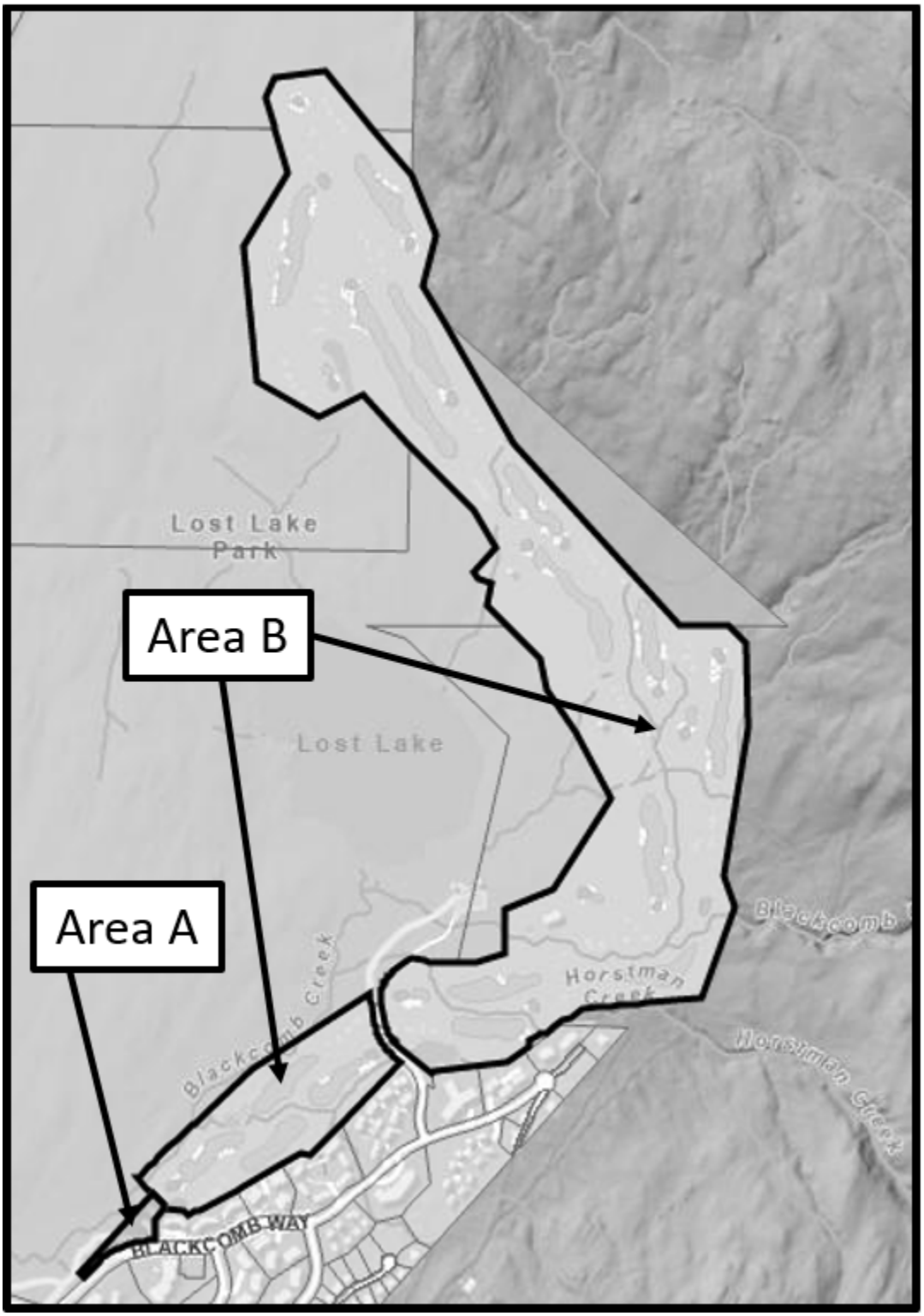
(11) The minimum permitted building setback is 7.6 metres from all exterior parcel boundaries.

Off-Street Parking and Loading

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

Other Regulations

(13) The key plan for the LR11 Zone is as follows:


Lost Lake Park
Area B
Lost Lake
Area A
Blackcomb Creek
Horstman Creek
Blackcomb
Horstman Creek
BLACKCOMB WAY

PART 12 Residential Zones

1. RS1 Zone (Single Family Residential One)

Intent

(1) The intent of this zone is to provide a low density area for detached residential dwellings and also permit an auxiliary dwelling unit within a detached dwelling.

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 provided it is serviced by a community sewer system that is located in a sewer specified area serviced by: (Bylaw No. 409) (Bylaw No. 1301) (Bylaw No. 1621)

(i) A sewage treatment plant with a design treatment capacity or greater than 500 cubic metres per day; or

(ii) A sewage holding tank, the installation and operation of which complies in all respects with "Public and Private Sewer Usage Regulation Bylaw No. 551, 1987;

(c) detached dwelling; and

(d) park and playground.

Density

(3) The maximum permitted gross floor area of a detached dwelling is 465 square metres or a floor space ratio of 0.35, whichever figure is lower. (Bylaw No. 905)

(4) Notwithstanding subsection (3), the maximum permitted gross floor area of a detached dwelling situated on lands within a bare land strata plan is the figure obtained when the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a detached dwelling shall not exceed 465 square metres.

(5) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres. (Bylaw No. 464) (Bylaw No. 905)

(6) Notwithstanding any other regulations contained in this section, an additional 56 square metres of gross floor area may be added to a dwelling unit or an auxiliary building for employee use and rental, provided that the floor space ratio on a parcel does not exceed

.35. This bonus density is subject to the owner entering into an employee housing agreement with the Municipality for the auxiliary residential dwelling unit,in the form of Schedule "T". (Bylaw No. 1621)(Bylaw No. 2463)

(7) Notwithstanding paragraph 3 (1) (a) of Part 5, the maximum floor area of an auxiliary building containing both auxiliary parking use and an auxiliary residential dwelling unit is 110 square metres and the maximum permitted gross floor area for an auxiliary building containing only an auxiliary residential dwelling unit is 90 square metres. (Bylaw No. 1621)(Bylaw No. 2102)

(8) Notwithstanding subsection (3), the maximum permitted gross floor area for a detached dwelling on Lot 1; District Lot 1755; Group 1 New Westminster District; Plan LMP 35715 is 281.5 square metres. (Bylaw No. 1919)

Height

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

Site Dimensions

(10) The minimum required parcel area, usable site area and frontage are as follows: (Bylaw No. 953)

GROSS FLOOR AREA	MINIMUM PARCEL AREA	MINIMUM USABLE SITE AREA	MINIMUM FRONTAGE
325 square metres or less	695 square metres	465 square metres	18 metres
greater than 325 square metres	928.6 square metres	575 square metres	24 metres

(a) Despite the minimum parcel area set out in section 10 above, the minimum parcel area for the following parcels, or any parcel into which any of them may be subdivided, is 12,265 square metres: (Bylaw 2166)

Legal Description	PID
LOT 29, EXCEPT PART IN PLAN 17958, DISTRICT LOT 7301 PLAN 15206	007-689-705
LOT 30, EXCEPT THAT PART INCLUDED IN PLAN 17941 DISTRICT LOT 7301 PLAN 15206	004-677-099
LOT 31, EXCEPT PART IN PLAN 17941, DISTRICT LOT 7301 PLAN 15206	007-689-756
LOT 32, EXCEPT PART IN PLAN 17999, DISTRICT LOT 7301 PLAN 15206	007-689-764

(Bylaw No. 2166)

(11)

(a) Where a detached dwelling is sited on a parcel having a frontage of less than 24 metres the maximum permitted gross floor area of the dwelling is 325 square metres and (Bylaw 2166)

(b) Where a detached dwelling is sited on a parcel having a frontage of 24 metres or more, or despite subsection 11(a), on any parcel identified in section 10A, the maximum permitted gross floor area of the detached dwelling is 465 square metres, subject to compliance with the other requirements of this Bylaw regarding permitted gross floor area (Bylaw 2166)

Site Coverage

(12) The maximum permitted site coverage is 35 percent.

Setbacks

(13) The minimum permitted front setback is 7.6 metres.

(14) The minimum permitted side setback is as follows:

GROSS FLOOR AREA OF DETACHED DWELLING	MINIMUM SIDE SETBACK
325 square metres or less	3 metres
greater than 325 square metres	6 metres

(15) The minimum permitted rear setback is 7.6 metres.

(16) Notwithstanding subsections (13) to (15), no detached dwelling located within a bare land strata plan shall be less than: (Bylaw No. 905)

(a) 7.6 metres from the boundaries of that plan;

(b) 7.6 metres from an internal access road; and

(c) A distance from any other detached dwelling calculated as the sum of the following distances for each dwelling:

GROSS FLOOR AREA OF DWELLING	DISTANCE
325 square metres or less	3 metres
greater than 325 square metres	6 metres

(17) Except where subsection (6) applies, no addition shall be made to a detached dwelling in existence at the date of adoption of this Bylaw which increases the gross floor area of that dwelling beyond 325 square metres, unless the entire dwelling including the addition is sited within a minimum setback area of six metres on each side of the detached dwelling. (Bylaw No. 963) (Bylaw No. 1621)

(18) Whenever subsection 14 (1) of Part 5 applies, the minimum permitted front setback is 5 metres for auxiliary residential dwelling units located within an auxiliary or attached building for garage or carport use. (Bylaw No. 1621)

(19) Whenever subsection 14 (2) of Part 5 applies, the minimum permitted front setback is 2 metres for auxiliary residential dwelling units located within an auxiliary building for garage or carport use. (Bylaw No. 1621)

Off-Street Parking and Loading

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

(a) Despite the driveway gradient standards in subsections 5(11) to 5(23) of Part 6, the driveway gradient standards shall not apply to the following parcels provided that any driveway providing access to those parcels is designed under the seal of a Professional Engineer: (Bylaw 2166)

Legal Description	PID
LOT 29, EXCEPT PART IN PLAN 17958, DISTRICT LOT 7301 PLAN 15206	007-689-705
LOT 30, EXCEPT THAT PART INCLUDED IN PLAN 17941 DISTRICT LOT 7301 PLAN 15206	004-677-099
LOT 31, EXCEPT PART IN PLAN 17941, DISTRICT LOT 7301 PLAN 15206	007-689-756
LOT 32, EXCEPT PART IN PLAN 17999, DISTRICT LOT 7301 PLAN 15206	007-689-764”

Other Regulations

(21) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.

(22) The maximum permitted number of bedrooms in a detached dwelling is 4.

(23) The placing of more than one principal building on a parcel or strata lot is prohibited. (Bylaw No. 597)

(24) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 90 square metres and no less than 32.5 square metres. (Bylaw No. 916) (Bylaw No. 1621)

(25) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 40 percent of the gross floor area on a parcel. (Bylaw No. 597) (Bylaw No. 1621)

(26) An auxiliary residential dwelling unit shall contain up to two bedrooms and two bathrooms, one living room and only one kitchen. (Bylaw No. 597) (Bylaw No. 916) (Bylaw No. 1552)

(27) Auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited. (Bylaw No. 814)

(28) In no case shall a parcel contain both an auxiliary building containing an auxiliary residential dwelling unit and an auxiliary building containing parking use. (Bylaw No. 1621)

(29) An auxiliary building containing both an auxiliary residential dwelling unit and parking use shall be no less than 2 storeys in height, to a maximum of 7 metres. (Bylaw No. 1621) (Bylaw No. 1656)

2. RS2 Zone (Single Family Residential Two) (Bylaw No. 409)

Intent

(1) The intent of this zone is to provide a low density area for detached residential dwellings.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) detached dwelling;

(c) park and playground; and

(d) Auxiliary residential dwelling unit, provided it is serviced by a community sewer system that is located in a sewer specified area serviced by: (Bylaw No. 1621)

(i) A sewage treatment plant with a design treatment capacity or greater than 500 cubic metres per day; or

(ii) A sewage holding tank, the installation and operation of which complies in all respects with Public and Private Sewer Usage Regulation Bylaw No. 551, 1987.

Density

(3) The maximum permitted gross floor area of a detached dwelling is 465 square metres or a floor space ratio of 0.35, whichever figure is lower. (Bylaw No. 905)

(4) Notwithstanding subsection (3), the maximum permitted gross floor area of a detached dwelling situated on lands within a bare land strata plan is the figure obtained when the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a detached dwelling shall not exceed 465 square metres.

(5) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres. (Bylaw No. 464) (Bylaw No. 905)

(6) Notwithstanding any other regulations contained in this section, an additional 56 square metres of gross floor area may be added to a dwelling unit or an auxiliary building for employee use and rental, provided that the floor space ratio on a parcel does not exceed .35. This bonus density is subject to the owner entering into an employee housing agreement with the Municipality for the auxiliary residential dwelling unit,in the form of Schedule “T”. (Bylaw No. 1621)(Bylaw No. 2463)

(7) Notwithstanding paragraph 3 (1) (a) of Part 5, the maximum floor area of an auxiliary building containing both auxiliary parking use and an auxiliary residential dwelling unit is

110 square metres and the maximum permitted gross floor area for an auxiliary building containing only an auxiliary residential dwelling unit is 90 square metres. (Bylaw No. 1621)(Bylaw 2102)

Height

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

Site Dimensions

(9) The minimum required parcel area, usable site area and frontage are as follows: (Bylaw No. 953)

GROSS FLOOR AREA	MINIMUM PARCEL AREA	MINIMUM USABLE SITE AREA	MINIMUM FRONTAGE
325 square metres or less	695 square metres	465 square metres	18 metres
greater than 325 square metres	928.6 square metres	575 square metres	24 metres

(10) Where a detached dwelling is sited on a parcel having a frontage of less than 24 metres, the maximum permitted gross floor area of the dwelling is 325 square metres. Where a detached dwelling is sited on a parcel having a frontage of 24 metres or more, the maximum permitted gross floor area of the detached dwelling is 465 square metres, subject to compliance with the other requirements of this Bylaw regarding permitted gross floor area. (Bylaw No. 953)

Site Coverage

(11) The maximum permitted site coverage is 35 percent.

Setbacks

(12) The minimum permitted front setback is 7.6 metres.

(13) The minimum permitted side setback is as follows: (Bylaw No. 905)

GROSS FLOOR AREA OF DWELLING	DISTANCE
325 square metres or less	3 metres
greater than 325 square metres	6 metres

(14) The minimum permitted rear setback is 7.6 metres.

(15) Notwithstanding subsections (12) to (14), no detached dwelling located within a bare land strata plan shall be less than: (Bylaw No. 905)

(a) 7.6 metres from the boundaries of that plan;

(b) 7.6 metres from an internal access road; and

(c) A distance from any other detached dwelling calculated as the sum of the following distances for each dwelling:

GROSS FLOOR AREA OF DETACHED DWELLING	DISTANCE
325 square metres or less	3 metres
greater than 325 square metres	6 metres

(16) Except where subsection (6) applies, no addition shall be made to a detached dwelling in existence at the date of adoption of this Bylaw which increases the gross floor area of that dwelling beyond 325 square metres, unless the entire dwelling including the addition is sited within a minimum setback area of six metres on each side of the detached dwelling. (Bylaw No. 953) (Bylaw No. 1621)

(17) Whenever subsection 14 (1) of Part 5 applies, the minimum permitted front setback is 5 metres for auxiliary residential dwelling units located within an auxiliary building for garage or carport use. (Bylaw No. 1621)

(18) Whenever provision subsection 14 (2) of Part 5 applies, the minimum permitted front setback is 2 metres for an auxiliary residential dwelling unit located within an auxiliary building for garage or carport use. (Bylaw No. 1621)

Off-Street Parking and Loading

(19) 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

(20) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.

(21) The maximum permitted number of bedrooms in a detached dwelling is 4.

(22) The placing of more than one principal building on a parcel is prohibited.

(23) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 90 square metres and no less than 32.5 square metres. (Bylaw No. 1621)

(24) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 40 percent of the gross floor area on a parcel. (Bylaw No. 1621)

(25) An auxiliary residential dwelling unit shall contain up to two bedrooms and two bathrooms, one living room and only one kitchen. (Bylaw No. 1621)

(26) An auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited. (Bylaw No. 1621)

(27) In no case shall a parcel contain both an auxiliary building containing a residential dwelling unit and an auxiliary building containing both a residential dwelling unit and parking use. (Bylaw No. 1621)

(28) An auxiliary building containing both an auxiliary residential dwelling unit and parking use shall be no less than 2 storeys in height, to a maximum of 7 metres. (Bylaw No. 1621) (Bylaw No. 1656)

3. RT1 Zone (Two Family Residential One)

Intent

(1) The intent of this zone is to provide a low density area for detached and duplex residential dwellings.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 409)

(a) auxiliary buildings and auxiliary uses;

(b) auxiliary residential dwelling unit provided it is contained within a detached dwelling; (Bylaw No. 464)

(c) detached dwelling; (Bylaw No. 464)

(d) duplex dwelling; and (Bylaw No. 464)

(e) park and playground. (Bylaw No. 464)

Density

(3) The maximum permitted gross floor area of a detached dwelling is 465 square metres or a floor space ratio of 0.35, whichever figure is lower. (Bylaw No. 409) (Bylaw No. 905)

(4) The maximum permitted gross floor area of a duplex dwelling is 511 square metres or a floor space ratio of 0.45, whichever figure is lower. (Bylaw No. 380) (Bylaw No. 409) (Bylaw No. 905)

(5) Notwithstanding subsection (3), the maximum permitted gross floor area of a detached dwelling situated on lands within a bare land strata plan is the figure obtained when the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a detached dwelling shall not exceed 465 square metres. (Bylaw No. 409)

(6) Notwithstanding subsection (4), the maximum permitted gross floor area of a duplex dwelling situated on lands within a bare land strata plan is the figure obtained when the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.40 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a duplex dwelling shall not exceed 511 square metres. (Bylaw No. 409) (Bylaw No. 905)

(7) The maximum permitted floor area for auxiliary parking use of a detached dwelling contained in a principal or auxiliary building or structure is 70 square metres. (Bylaw No. 464) (Bylaw No. 905)

(8) The maximum permitted floor area for auxiliary parking use of a duplex dwelling contained in a principal or auxiliary building or structure is 50 square metres for each dwelling unit. (Bylaw No. 464) (Bylaw No. 905)

Height

(9) The maximum permitted height of a building is 7.6 metres. (Bylaw No. 409)

Site Dimensions

(10) The minimum required parcel area, usable site area, and frontage are as follows: (Bylaw No. 953)

Type of dwelling	Gross floor area	Minimum parcel area	Minimum usable site area	Minimum frontage
Detached Dwelling	325 square metres or less	695 square metres	465 square metres	18 metres
Detached Dwelling	greater than 325 square metres	928.6 square metres	581 square metres	24 metres
Duplex Dwelling	375 square metres or less	836 square metres	744 square metres	18 metres
Duplex Dwelling	greater than 375 square metres	836 square metres	836 square metres	24 metres

(11) Where a detached dwelling is sited on a parcel having a frontage of less than 24 metres, the maximum permitted gross floor area of the dwelling is 325 square metres. Where a detached dwelling is sited on a parcel having a frontage of 24 metres or more, the maximum permitted gross floor area of the detached dwelling is 465 square metres, subject to compliance with the other requirements of this Bylaw regarding permitted gross floor area. (Bylaw No. 953)

(12) Where a duplex dwelling is sited on a parcel having a frontage of less than 24 metres, the maximum permitted gross floor area of the dwelling is 375 square metres. Where the duplex dwelling is sited on a parcel having a frontage 24 metres or more, the maximum permitted gross floor area of the duplex dwelling is 511 square metres, subject to compliance with the other requirements of this Bylaw regarding permitted gross floor area. (Bylaw No. 953)

Site Coverage

(13) The maximum permitted site coverage is 35 percent. (Bylaw No. 409)

Setbacks

(14) The minimum permitted front setback is 7.6 metres. (Bylaw No. 409)

(15) The minimum permitted side setback is as follows: (Bylaw No. 409) (Bylaw No. 905)

TYPE OF DWELLING	GROSS FLOOR AREA OF DWELLING	MINIMUM SIDE SETBACK
Detached Dwelling	325 square metres or less	3 metres
Duplex Dwelling	375 square metres or less	3 metres
Detached Dwelling	greater than 325 square metres	6 metres
Duplex Dwelling	greater than 375 square metres	6 metres

(16) The minimum permitted rear setback is 7.6 metres. (Bylaw No. 409)

(17) Notwithstanding subsections (14) to (16), no detached or duplex dwelling located within a bare land strata plan shall be less than: (Bylaw No. 409) (Bylaw No. 905)

(a) 7.6 metres from the boundaries of that plan;

(b) 7.6 metres from an internal access road; and

(c) A distance from any other dwelling calculated as the sum of the following distances for each dwelling:

TYPE OF DWELLING	GROSS FLOOR AREA OF DWELLING	DISTANCE
Detached Dwelling	325 square metres or less	3 metres
Duplex Dwelling	375 square metres or less	3 metres
Detached Dwelling	greater than 325 square metres	6 metres
Duplex Dwelling	greater than 375 square metres	6 metres

(18) No addition shall be made to a detached dwelling in existence on June 28, 1993 which increases the gross floor area of that dwelling beyond 325 square metres, unless the entire dwelling including the addition is sited within a minimum setback area of six metres on each side of the detached dwelling. (Bylaw No. 953)

(19) No addition shall be made to a duplex dwelling in existence on June 28, 1993 which increases the gross floor area of that dwelling beyond 375 square metres, unless the entire dwelling including the addition is sited at least six metres from the nearest side parcel line. (Bylaw No. 953)

Off-Street Parking and Loading

(20) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw. (Bylaw No. 409)

Other Regulations

(21) The minimum permitted gross floor area for a detached and duplex dwelling unit is 46.5 square metres. (Bylaw No. 409)

(22) The maximum permitted number of bedrooms in a detached dwelling is 4. (Bylaw No. 409)

(23) The maximum permitted number of bedrooms in a duplex dwelling is 8. (Bylaw No. 409)

(24) The placing of more than one principal building on a parcel is prohibited. (Bylaw No. 409) (Bylaw No. 597)

(25) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres. (Bylaw No. 916)

(26) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of a detached dwelling. (Bylaw No. 597)

(27) An auxiliary residential dwelling unit shall contain only up to two bedrooms, one bathroom, one kitchen, and one living room, and no other rooms. (Bylaw No. 597) (Bylaw No. 916)

(28) Auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited. (Bylaw No. 814)

4. RT2 Zone (Two Family Residential Two)

Intent

(1) The intent of this zone is to provide a low density area for detached and duplex residential dwellings.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 409)

(a) auxiliary buildings and auxiliary uses;

(b) auxiliary residential dwelling unit provided it is contained within a detached dwelling;

(c) detached dwelling; (Bylaw No. 380)

(d) duplex dwelling; and

(e) park and playground.

Density

(3) The maximum permitted gross floor area of a detached dwelling is 465 square metres or a floor space ratio of 0.35, whichever figure is lower. (Bylaw No. 409) (Bylaw No. 905)

(4) The maximum permitted gross floor area of a duplex dwelling is 511 square metres or a floor space ratio of 0.40, whichever figure is lower. (Bylaw No. 409) (Bylaw No. 905)

(5) The maximum permitted floor area for auxiliary parking use of a detached dwelling contained in a principal or auxiliary building or structure is 70 square metres. (Bylaw No. 464) (Bylaw No. 905)

(6) The maximum permitted floor area for auxiliary parking use of a duplex dwelling contained in a principal or auxiliary building or structure is 50 square metres for each dwelling unit. (Bylaw No. 464) (Bylaw No. 905)

Height

(7) The maximum permitted height of a building is 7.6 metres. (Bylaw No. 409)

Site Dimensions

(8) The minimum required parcel area, usable site area, and frontage are as follows: (Bylaw No. 953)

Type of dwelling	Gross floor area	Minimum parcel area	Minimum usable site area	Minimum frontage
Detached Dwelling	325 square metres or less	695 square metres	465 square metres	18 metres
Detached Dwelling	greater than 325 square metres	928.6 square metres	581 square metres	24 metres
Duplex Dwelling	375 square metres or less	836 square metres	744 square metres	18 metres
Duplex Dwelling	greater than 375 square metres	937.5 square metres	930 square metres	24 metres

(9) Where a detached dwelling is sited on a parcel having a frontage of less than 24 metres, the maximum permitted gross floor area of the dwelling is 325 square metres. Where a detached dwelling is sited on a parcel having a frontage of 24 metres or more, the maximum permitted gross floor area of the detached dwelling is 465 square metres, subject to compliance with the other requirements of this Bylaw regarding permitted gross floor area. (Bylaw No. 953)

(10) Where a duplex dwelling is sited on a parcel having a frontage of less than 24 metres, the maximum permitted gross floor area of the dwelling is 375 square metres. Where the duplex dwelling is sited on a parcel having a frontage 24 metres or more, the maximum permitted gross floor area of the duplex dwelling is 511 square metres, subject to compliance with the other requirements of this Bylaw regarding permitted gross floor area. (Bylaw No. 953)

Site Coverage

(11) The maximum permitted site coverage is 35 percent. (Bylaw No. 409)

Setbacks

(12) The minimum permitted front setback is 7.6 metres. (Bylaw No. 409)

(13) The minimum permitted side setback is as follows: (Bylaw No. 409) (Bylaw No. 905)

TYPE OF DWELLING	GROSS FLOOR AREA OF DWELLING	MINIMUM SIDE SETBACK
Detached Dwelling	325 square metres or less	3 metres
Duplex Dwelling	375 square metres or less	3 metres
Detached Dwelling	greater than 325 square metres	6 metres
Duplex Dwelling	greater than 375 square metres	6 metres

(14) The minimum permitted rear setback is 7.6 metres. (Bylaw No. 409)

(15) No addition shall be made to a detached dwelling in existence at the date of adoption of this Bylaw which increases the gross floor area of that dwelling beyond 325 square metres, unless the entire dwelling including the addition is sited within a minimum setback area of six metres on each side of the detached dwelling. (Bylaw No. 953)

(16) No addition shall be made to a duplex dwelling in existence at the date of adoption of this Bylaw which increases the gross floor area of that dwelling beyond 375 square metres, unless the entire dwelling including the addition is sited at least six metres from the nearest side parcel line. (Bylaw No. 953)

Off-Street Parking and Loading

(17) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw. (Bylaw No. 409)

Other Regulations

(18) The minimum permitted gross floor area for a detached and duplex dwelling unit is 46.5 square metres. (Bylaw No. 409)

(19) The maximum permitted number of bedrooms in a detached dwelling is 4. (Bylaw No. 409)

(20) The maximum permitted number of bedrooms in a duplex dwelling is 8. (Bylaw No. 409)

(21) A maximum of 28 percent of all residential use is permitted to be duplex dwellings. (Bylaw No. 409)

(22) The placing of more than one principal building on a parcel is prohibited. (Bylaw No. 409) (Bylaw No. 597)

(23) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres. (Bylaw No. 916)

(24) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of a detached dwelling. (Bylaw No. 597)

(25) An auxiliary residential dwelling unit shall contain only up to two bedrooms, one bathroom, one kitchen, and one living room, and no other rooms. (Bylaw No. 597) (Bylaw No. 916)

(26) Auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited. (Bylaw No. 814)

5. RS3 Zone (Residential Single Family Three) (Bylaw No. 742)

Intent

(1) The intent of this zone is to provide for detached residential dwellings (Bylaw 2323)

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) detached single family residential dwellings;

(b) an auxiliary residential dwelling unit not exceeding a gross floor area of 90 square metres; and (Bylaw No. 1621)

(c) park.

Density

(3) The maximum permitted floor space ratio is 0.35. (Bylaw No. 1621)

(4) Notwithstanding paragraph (3) in this section, the maximum permitted gross floor area for each strata lot within Strata Plan VR2482 is shown in the following table: (Bylaw No. 2323)

Strata Lot – Strata Plan VR2482	Maximum Gross Floor Area (square metres)
1	237
2	228
3	248
4	262
5	398
6	419
7	375
8	378
9	309
10	341
11	419
12	558
13	604
14	604
15	930
16	604
17	265
18	294
19	373
20	465
21	372

22	372
23	420
24	385
25	372
26	444
27	318
28	331
29	374
30	601
31	571
32	857
33	930

(5) Notwithstanding any other regulations contained in this section, an additional 56 square metres of gross floor area may be added to a dwelling unit or an auxiliary building for employee use and rental, provided that the floor space ratio on a parcel does not exceed .35. This bonus density is subject to the owner entering into an employee housing agreement with the Municipality for the auxiliary residential dwelling unit, in the form of Schedule "T". (Bylaw No. 1621)(Bylaw No. 2463)

(6) Notwithstanding paragraph 3 (1) (a) of Part 5, the maximum floor area of an auxiliary building containing both auxiliary parking use and an auxiliary residential dwelling unit is 110 square metres and the maximum permitted gross floor area for an auxiliary building containing only an auxiliary residential dwelling unit is 90 square metres. (Bylaw No. 1621)(Bylaw 2102)

Height

(7) The maximum permitted height of a building is 10.6 metres.

Site Coverage

(8) The maximum permitted site coverage is 35 percent.

Setbacks

(9) The minimum permitted front setback is 7.6 metres.

(10) The minimum permitted side setback is 3 metres.

(11) The minimum permitted rear setback is 7.6 metres.

(12) Whenever subsection 14 (1) of Part 5 applies, the minimum permitted front setback is 5 metres for auxiliary residential dwelling units located within an auxiliary building for garage or carport use. (Bylaw No. 1621)

(13) Whenever subsection 14 (2) of Part 5 applies, the minimum permitted front setback is 2 metres for an auxiliary residential dwelling unit located within an auxiliary building for garage or carport use. (Bylaw No. 1621)

(14) In no case shall a parcel contain both an auxiliary building containing an auxiliary residential dwelling unit and an auxiliary building containing parking use. (Bylaw No. 1621)

(15) An auxiliary building containing both an auxiliary residential dwelling unit and parking use shall be no less than 2 storeys in height, to a maximum of 7 metres. (Bylaw No. 1621) (Bylaw No. 1656)

Off-Street Parking and Loading

(16) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw. (Bylaw No. 2323)

6. RT3 Zone (Two Family Residential Three) (Bylaw No. 963)

Intent

(1) The intent of this zone is to provide a low density area for detached and duplex residential dwellings.

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 provided it is contained within a detached dwelling;

(c) detached dwelling;

(d) duplex dwelling; and

(e) park and playground.

Density

(3) The maximum permitted gross floor area of a detached dwelling is 325 square metres or a floor space ratio of 0.35, whichever figure is lower.

(4) The maximum permitted gross floor area of a duplex dwelling is 375 square metres or a floor space ratio of 0.45, whichever figure is lower.

(5) Notwithstanding subsection (3), the maximum permitted gross floor area of a detached dwelling situated on lands within a bare land strata plan is the figure obtained when the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a detached dwelling shall not exceed 325 square metres.

(6) Notwithstanding subsection (4), the maximum permitted gross floor area of a duplex dwelling situated on lands within a bare land strata plan is the figure obtained when the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.45 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a duplex dwelling shall not exceed 375 square metres.

(7) The maximum permitted floor area for auxiliary parking use of a detached dwelling contained in a principal or auxiliary building or structure is 70 square metres.

(8) The maximum permitted floor area for auxiliary parking use of a duplex dwelling contained in a principal or auxiliary building or structure is 50 square metres for each dwelling unit.

Height

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

Site Dimensions

(10) The minimum permitted parcel area is 695 square metres.

(11) The minimum permitted usable site area is 465 square metres.

(12) The minimum permitted frontage is 18 metres.

Site Coverage

(13) The maximum permitted site coverage is 35 percent.

Setbacks

(14) The minimum permitted front setback is 7.6 metres.

(15) The minimum permitted side setback is 3 metres.

(16) The minimum permitted rear setback is 7.6 metres.

(17) Notwithstanding subsections (14) to (16), no detached or duplex dwelling shall be situated in a bare land strata plan where it is less than:

(a) 7.6 metres from the boundaries of that plan;

(b) 7.6 metres from an internal access road; and

(c) 6 metres from another detached or duplex dwelling.

Off-Street Parking and Loading

(18) 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

(19) The minimum permitted gross floor area for a detached and duplex dwelling unit is 46.5 square metres.

(20) The maximum permitted number of bedrooms in a detached dwelling is 4.

(21) The maximum permitted number of bedrooms in a duplex dwelling is 8.

(22) The placing of more than one principal building on a parcel is prohibited.

(23) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres.

(24) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of a detached dwelling.

(25) An auxiliary residential dwelling unit shall contain only up to two bedrooms, one bathroom, one kitchen, and one living room, and no other rooms.

(26) An auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited.

7. RTA1 Zone (Residential/Tourist Accommodation One) (Bylaw No. 961)

Intent

(1) The intent of this zone is to provide low density residential development and tourist accommodation.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) detached dwelling;

(b) auxiliary residential dwelling unit, if contained within a detached dwelling serviced by a community sewer system and located in a sewer specified area serviced by a sewage treatment plant with a design treatment capacity greater than 500 cubic metres per day; and

(c) park and playground.

(3) Notwithstanding any other provision of this Bylaw, detached dwellings in the RTA1 Zone may be used for the temporary accommodation of not more than 10 guests during periods when such dwellings are not occupied for residential use. (Bylaw No. 1671)

Density

(4) The maximum permitted size of a detached dwelling is gross floor area of 325 square metres or a floor space ratio of 0.35, whichever results in a lesser amount of floor space.

(5) Deleted (Bylaw No. 1162)

(6) The maximum floor area to be used for parking use is 40 square metres where a parcel has a frontage of less than 18 metres and the maximum floor area to be used for parking use is 70 square metres where a parcel has a frontage of 18 or more metres. (Bylaw No. 1166)(Bylaw 2102)

Height

(7) The maximum permitted height of a detached dwelling is 7.6 metres. (Bylaw No. 1132)

Parcel Area and Frontage

(8) The minimum permitted area of any parcel created by subdivision is 560 square metres.

(9) The minimum frontage of any parcel created by subdivision is 18.0 metres. (Bylaw No. 1132)

Site Coverage

(10) The maximum permitted site coverage is 35 percent.

Setbacks

(11) The minimum permitted setback from a front parcel line is 7.6 metres.

(12) The minimum permitted setback from a side parcel line is 3 metres.

(13) The minimum permitted setback from a rear parcel line is 7.6 metres.

Off-Street Parking and Loading

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

Other Regulations

(15) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.

(16) The maximum permitted number of bedrooms in a detached dwelling is 5. (Bylaw No. 1671)

(17) The location of more than one principal building on a parcel is prohibited.

(18) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres.

(19) Only one auxiliary residential dwelling unit is permitted on a parcel and the gross floor area of an auxiliary residential dwelling unit shall not exceed 35 percent of the gross floor area of the detached dwelling.

(20) An auxiliary residential dwelling unit may contain only one or two bedrooms, one bathroom, one kitchen and one living room, and no other rooms are permitted.

(21) An auxiliary residential dwelling unit shall not be used for the temporary accommodation of paying guests and shall be limited to residential use only.

(22) No auxiliary buildings are permitted.

(23) A garage shall form part of the principal building but shall be excluded from the calculation of gross floor area.

(24) Deleted (Bylaw No. 1191)

8. RTA2 Zone (Residential/Tourist Accommodation Two) (Bylaw No. 961)

Intent

(1) The intent of this zone is to provide low density residential development in either townhouse or detached dwellings, which are also available for tourist accommodation.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) detached dwelling;

(b) townhouse;

(c) auxiliary residential dwelling unit, if contained within a detached dwelling serviced by a community sewer system and located in a sewer specified area serviced by a sewage treatment plant with a design treatment capacity greater than 500 cubic metres per day; and

(d) park and playground.

(3) Notwithstanding any other provision of this Bylaw, detached dwellings and townhouses in the RTA2 Zone may be used for the temporary accommodation of not more than 10 guests during periods when such dwellings are not occupied for residential use. (Bylaw No. 1671) (Bylaw No. 2161)

(4) Land in the RTA2 Zone may be used for detached dwellings or townhouses, but not for both. Upon development on any land in the RTA2 for either use the other form of residential development is prohibited.

(5) No townhouses shall be permitted on any parcel with an area of less than 1.5 hectares.

Density

(6) The maximum permitted size of a detached dwelling is gross floor area of 325 square metres or a floor space ratio of 0.35, whichever results in a lesser amount of floor area.

(7) The maximum gross floor area of a townhouse dwelling unit is 220 square metres.

(8) Deleted (Bylaw No. 1162)

(9) The maximum floor area to be used for parking use is 40 square metres where a parcel has a frontage of less than 18 metres and the maximum floor area to be used for parking use is 70 square metres where a parcel has a frontage of 18 or more metres. (Bylaw No. 1162)(Bylaw 2102)

(10) The number of single family dwelling units in a RTA2 Zone shall not exceed 16 units.

(11) The number of townhouse dwelling units in a RTA2 Zone shall not exceed 26 units.

Height

(12) The maximum permitted height of a detached dwelling with a frontage of 18.0 metres or greater is 7.6 metres. (Bylaw No. 1132)

(13) The maximum permitted height of a detached dwelling with a frontage of less than 18.0 metres is 6.6 metres or 2 storeys, whichever is less. (Bylaw No. 1132)

(14) The maximum permitted height of a townhouse building is 7.6 metres. (Bylaw No. 1132)

Parcel Area and Frontage

(15) The minimum permitted area of any parcel created by subdivision is 560 square metres.

(16) The minimum frontage of any parcel created by subdivision is 15.24 metres.

Site Coverage

(17) The maximum permitted site coverage is 35 percent.

Setbacks

(18) The minimum permitted setback from a front parcel line is 7.6 metres.

(19) The minimum permitted side yard setback from a side parcel line for a detached dwelling is 3 metres.

(20) The minimum permitted side yard setback from a side parcel line for a townhouse is 3 metres.

(21) The minimum permitted distance between townhouse buildings is 2.5 metres.

(22) The minimum permitted setback from a rear parcel line for all buildings is 7.6 metres.

Off-Street Parking and Loading

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

Other Regulations

(24) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.

(25) The maximum permitted number of bedrooms in a detached dwelling is 5. (Bylaw No. 1671)

(26) The location of more than one principal building on a parcel is prohibited.

(27) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres.

(28) Only one auxiliary residential dwelling unit is permitted on a parcel and the gross floor area of an auxiliary residential dwelling unit shall not exceed 35 percent of the gross floor area of the detached dwelling.

(29) An auxiliary residential dwelling unit may contain only up to two bedrooms, one bathroom, one kitchen and one living room, and no other rooms are permitted.

(30) An auxiliary residential dwelling unit shall not be used for the temporary accommodation of paying guests and shall be limited to residential use only.

(31) No auxiliary buildings are permitted.

(32) A garage shall form part of the principal building but shall be excluded from the calculation of gross floor area.

(33) Deleted (Bylaw No. 1191)

9. RTA3 Zone (Residential/Tourist Accommodation Three) (Bylaw No. 961)

(1) All regulations in the RTA2 Zone shall apply, except as follows:

(a) The number of detached dwelling units in the RTA3 Zone shall not exceed 28 units. (Bylaw No. 1132)

(b) The number of townhouse dwelling units in the RTA3 Zone shall not exceed 42 units. (Bylaw No. 1132)

10. RTA4 Zone (Residential/Tourist Accommodation Four) (Bylaw No. 961)

(1) All regulations in the RTA2 Zone shall apply, except as follows:

(a) The number of detached dwelling units in the RTA4 Zone shall not exceed 29 units. (Bylaw No. 1132)

(b) The number of townhouse dwelling units in the RTA4 Zone shall not exceed 43 units. (Bylaw No. 1132)

11. RTA5 Zone (Residential/Tourist Accommodation Five) (Bylaw No. 961)

(1) All regulations in the RTA2 Zone shall apply, except as follows:

(a) The number of detached dwelling units in the RTA5 Zone shall not exceed 39 units. (Bylaw No. 1093)

(b) The number of townhouse dwelling units in the RTA5 Zone shall not exceed 58 units. (Bylaw No. 1093)

(c) Deleted (Bylaw No. 1985)

12. RS4 (Single Family Residential Four) (Bylaw No. 1162)

Intent

(1) The intent of this zone is to duplicate the RS1 Zone without the averaging provision for dwelling size on bare land strata parcels.

(2) All regulations in the RS1 Zone apply, except subsection 1 (4).

13. RT6 Zone (Two Family Residential Six) (Bylaw No. 1070)

Intent

(1) The intent of this zone is to provide a low density area for detached and duplex residential dwellings, including detached dwellings with larger floor areas.

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 provided it is contained within a detached dwelling;

(c) detached dwelling;

(d) duplex dwelling; and

(e) park and playground.

Density

(3) The maximum permitted gross floor area of a detached dwelling is 465 square metres or a floor space ratio of 0.35, whichever figure is lower, except that not more than one detached dwelling with a gross floor area of up to 929 square metres and not more than five detached dwellings with a gross floor area of up to 696 square metres each may be constructed in the RT6 Zone.

(4) The maximum permitted gross floor area of a duplex dwelling is 511 square metres or a floor space ratio of 0.45, whichever figure is lower.

(5) Notwithstanding subsection (3), the maximum permitted gross floor area of a detached dwelling situated on lands within a bare land strata plan is the figure obtained when the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a detached dwelling shall not exceed 465 square metres, except for one detached dwelling which shall not exceed 929 square metres, and except for five detached dwellings which shall not exceed 696 square metres each.

(6) Notwithstanding subsection (4), the maximum permitted gross floor area of a duplex dwelling situated on lands within a bare land strata plan is the figure obtained when the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.45 and divided by the maximum total number of bare land strata lots in that plan, and regardless of an provision herein the maximum gross floor area of a duplex dwelling shall not exceed 511 square metres.

(7) The maximum permitted floor area of auxiliary parking use of a detached dwelling contained in a principal or auxiliary building or structure is 70 square metres.

(8) The maximum permitted floor area for auxiliary parking use of a duplex dwelling contained in a principal or auxiliary building or structure is 50 square metres for each dwelling unit.

Height

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

Site Dimensions

(10) The minimum permitted parcel area, usable site area, and frontage are as follows:

Type of dwelling	Gross floor area of dwelling	Minimum parcel area	Minimum usable site area	Minimum frontage
Detached Dwelling	325 square metres or less	695 square metres	465 square metres	18 metres
Detached Dwelling	greater than 325 square metres	928.6 square metres	581 square metres	24 metres
Duplex Dwelling	375 square metres or less	836 square metres	744 square metres	18 metres
Duplex Dwelling	greater than 375 square metres	836 square metres	836 square metres	24 metres

provided that the usable site area of parcels in a particular subdivision may be less than the minimum specified so long as the average usable site area of all of the parcels in that subdivision is equal to or greater than the minimum specified.

(11) Where a detached dwelling is sited on a parcel having a frontage of less than 24 metres, the maximum permitted gross floor area of the dwelling is 325 square metres. Where a detached dwelling is sited on a parcel having a frontage of 24 metres or more, the maximum permitted gross floor area of the detached dwelling is 465 square metres, subject to compliance with the other requirements of this Bylaw regarding permitted gross floor area.

(12) Where a duplex dwelling is sited on a parcel having a frontage of less than 24 metres, the maximum permitted gross floor area of the dwelling is 375 square metres. Where a duplex dwelling is sited on a parcel having a frontage 24 metres or more, the maximum permitted gross floor area of the duplex dwelling is 511 square metres, subject to compliance with the other requirements of this Bylaw regarding permitted gross floor area.

Site Coverage

(13) The maximum permitted site coverage is 35 percent.

Setbacks

(14) The minimum permitted front setback is 7.6 metres.

(15) The minimum permitted side setback is as follows:

TYPE OF DWELLING	GROSS FLOOR AREA OF DWELLING	MINIMUM SIDE SETBACK
Detached Dwelling	325 square metres or less	3 metres
Duplex Dwelling	375 square metres or less	3 metres
Detached Dwelling	greater than 325 square metres	6 metres
Duplex Dwelling	greater than 375 square metres	6 metres

(16) The minimum permitted rear setback is 7.6 metres.

(17) Notwithstanding subsections (14) to (16), no detached or duplex dwelling located within a bare land strata plan shall be less than:

(a) 7.6 metres from the boundaries of that plan;

(b) 7.6 metres from an internal access road; and

(c) a distance from any other dwelling calculated as the sum of the following distances for each dwelling:

TYPE OF DWELLING	GROSS FLOOR AREA OF DWELLING	DISTANCE
Detached Dwelling	325 square metres or less	3 metres
Duplex Dwelling	375 square metres or less	3 metres
Detached Dwelling	greater than 325 square metres	6 metres
Duplex Dwelling	greater than 375 square metres	6 metres

Off-Street Parking and Loading

(18) 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

(19) The minimum permitted gross floor area for a detached and duplex dwelling unit is 46.5 square metres.

(20) The placing of more than one principal building on a parcel is prohibited.

(21) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres.

(22) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of a detached dwelling.

(23) An auxiliary residential dwelling unit shall contain only up to two bedrooms, one bathroom, one kitchen, and one living room, and no other rooms.

(24) An auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited.

14. RTA6 Zone (Residential/Tourist Accommodation Six) (Bylaw No. 1184)

(1) All regulations applicable in the RTA2 Zone shall apply, except as follows:

(a) Townhouse is not a permitted use.

(b) The number of detached dwellings in the RTA6 Zone shall not exceed one (1) unit.

15. RS5 Zone (Single Family Residential Five) (Bylaw No. 1200)

Intent

(1) The intent of this zone is to provide for low density detached dwelling employee residential use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) detached dwelling provided no dwelling is occupied except as employee housing;

(b) auxiliary residential dwelling unit provided it is contained within the principal residential building;

(c) auxiliary buildings and auxiliary uses; and

(d) park and playground.

Density

(3) The maximum permitted gross floor area of a detached dwelling is 170 square metres or a floor space ratio of 0.35, whichever figure is lower.

(4) Notwithstanding subsection (3), the maximum permitted gross floor area of a detached dwelling situated on lands within a bare land strata plan is the figure obtained when the total area of the bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a detached dwelling shall not exceed 170 square metres.

(5) The maximum auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres.

Height

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

Parcel Area

(7) The minimum permitted parcel area is 445 square metres.

(8) The minimum permitted frontage is 7 metres.

Site Coverage

(9) The maximum permitted site coverage is 35 percent.

Setbacks

(10) The minimum permitted front setback is 7.6 metres.

(11) The minimum permitted side setback is 3 metres.

(12) The minimum permitted rear setback is 7.6 metres.

Off-Street Parking and Loading

(13) 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

(14) The minimum permitted floor area of a detached dwelling is 46.5 square metres.

(15) The maximum permitted number of bedrooms in a detached dwelling is 4.

(16) The placing of more than one principal building on a parcel or strata lot is prohibited.

(17) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 58 square metres and no less than 32.5 square metres.

(18) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of a detached dwelling.

(19) An auxiliary residential dwelling unit shall contain only up to two bedrooms, one bathroom, one kitchen and one living room and no other rooms.

16. RS6 Zone (Single Family Residential Six) (Bylaw No. 1233)

Intent

(1) The intent of this zone is to provide for low density detached dwelling residential use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses;

(b) detached dwelling;

(c) park and playground; and

(d) auxiliary residential dwelling unit provided it is contained within the principal residential building, and provided it is not occupied except as employee housing.

Density

(3) The maximum permitted gross floor area of a detached dwelling is 240 square metres or a floor space ratio of 0.40, whichever figure is lower.

(4) The maximum auxiliary parking use contained in a principal or auxiliary building or structure is 40 square metres.

Height

(5) The maximum permitted height of a building is 8.2 metres. (Bylaw No. 1258)

Parcel Area

(6) The minimum permitted parcel area is 400 square metres.

(7) The maximum permitted parcel area is 695 square metres.

(8) The minimum permitted frontage is 14 metres.

Site Coverage

(9) The maximum permitted site coverage is 40 percent.

Setbacks

(10) The minimum permitted front setback is 6.0 metres.

(11) The minimum permitted side setback is 2.5 metres where the frontage is less than 15.5 metres.

(12) The minimum permitted side setback is 3.0 metres where the frontage is equal to or greater than 15.5 metres.

(13) The minimum permitted rear setback is 6.0 metres.

(14) An auxiliary or attached building for garage or carport use may be set back a minimum of 3.0 metres from the front parcel line, a minimum of 2.0 metres from the rear parcel line, and a minimum of 1.5 metres from the side parcel lines. (Bylaw No. 1258)

(15) Notwithstanding section 7 of Part 5, no projections are allowed into the 1.5 metre side setback area of an auxiliary or attached building for garage or carport use. (Bylaw No. 1258)

Off-Street Parking and Loading

(16) 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

(17) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.

(18) The maximum permitted number of bedrooms in a detached dwelling is 4.

(19) The placing of more than one principal building on a parcel is prohibited.

(20) An auxiliary residential dwelling unit shall contain a floor area no less than 32.5 square metres.

(21) In no case shall the floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of a detached dwelling.

(22) An auxiliary residential dwelling unit shall contain only up to two bedrooms, one bathroom, one kitchen and one living room and no other rooms.

(23) An auxiliary residential dwelling unit shall not be used for tourist accommodation.

(24) An auxiliary building is prohibited.

17. RT7 Zone (Two Family Residential Seven) (Bylaw No. 1233)

Intent

(1) The intent of this zone is to provide for low density detached and duplex dwelling residential use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses;

(b) detached dwelling;

(c) duplex dwelling;

(d) park and playground; and

(e) auxiliary residential dwelling unit provided it is contained within the principal residential building, and provided it is not occupied except as employee housing.

Density

(3) The maximum permitted gross floor area of a detached dwelling is 240 square metres or a floor space ratio of 0.40, whichever figure is lower.

(4) The maximum permitted gross floor area of a duplex dwelling is 335 square metres or a floor space ratio of 0.45, whichever figure is lower. (Bylaw No. 1258)

(5) The maximum auxiliary parking use contained in a principal or auxiliary building or structure is 40 square metres.

Height

(6) The maximum permitted height of a building is 8.2 metres. (Bylaw No. 1258)

Parcel Area

(7) The minimum permitted parcel area for a detached dwelling is 400 square metres.

(8) The minimum permitted parcel area for a duplex dwelling is 500 square metres.

(9) The maximum permitted parcel area for a detached dwelling is 695 square metres.

(10) The maximum permitted parcel area for a duplex dwelling is 836 square metres.

(11) The minimum permitted frontage for a detached dwelling is 14 metres.

(12) The minimum permitted frontage for a duplex dwelling is 18 metres.

Site Coverage

(13) The maximum permitted site coverage is 40 percent.

Setbacks

(14) The minimum permitted front setback is 6.0 metres.

(15) The minimum permitted side setback is 2.5 metres where the frontage is less than 15.5 metres.

(16) The minimum permitted side setback is 3.0 metres where the frontage is equal to or greater than 15.5 metres.

(17) The minimum permitted rear setback is 6.0 metres.

(18) An auxiliary or attached building for garage or carport use may be set back a minimum of 3.0 metres from the front parcel line, a minimum of 2.0 metres from the rear parcel line, and a minimum of 1.5 metres from the side parcel lines. (Bylaw No. 1258)

(19) Notwithstanding section 7 of Part 5, no projections are allowed into the 1.5 metre side setback area of an auxiliary or attached building for garage or carport use. (Bylaw No. 1258)

Off-Street Parking and Loading

(20) 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

(21) The minimum permitted gross floor area of a detached or duplex dwelling is 46.5 square metres.

(22) The maximum permitted number of bedrooms in a detached dwelling is 4 and in a duplex dwelling is 8.

(23) The placing of more than one principal building on a parcel is prohibited.

(24) An auxiliary residential dwelling unit shall contain a floor area no less than 32.5 square metres.

(25) In no case shall the floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of a detached dwelling.

(26) An auxiliary residential dwelling unit shall contain only up to two bedrooms, one bathroom, one kitchen and one living room and no other rooms.

(27) An auxiliary residential dwelling unit shall not be used for tourist accommodation.

(28) An auxiliary building is prohibited.

18. RTA7 Zone (Residential/Tourist Accommodation Seven) (Bylaw No. 1233)

Intent

(1) The intent of this zone is to provide for low density residential development and tourist accommodation.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses;

(b) detached dwelling;

(c) park and playground; and

(d) auxiliary residential dwelling unit provided it is contained within the principal residential building, and provided it is not occupied except as employee housing.

(3) Notwithstanding any other provision of this Bylaw, detached dwellings in the RTA7 zone may be used for the temporary accommodation of not more than 10 guests during periods when such dwellings are not occupied for residential use. (Bylaw No. 1671)

Density

(4) The maximum permitted gross floor area of a detached dwelling is 240 square metres or a floor space ratio of 0.40, whichever figure is lower.

(5) The maximum auxiliary parking use contained in a principal or auxiliary building or structure is 40 square metres.

Height

(6) The maximum permitted height of a building is 8.2 metres. (Bylaw No. 1258)

Parcel Area

(7) The minimum permitted parcel area is 400 square metres.

(8) The maximum permitted parcel area is 695 square metres.

(9) The minimum permitted frontage is 14 metres.

Site Coverage

(10) The maximum permitted site coverage is 40 percent.

Setbacks

(11) The minimum permitted front setback is 6.0 metres.

(12) The minimum permitted side setback is 2.5 metres where the frontage is less than 15.5 metres.

(13) The minimum permitted side setback is 3.0 metres where the frontage is equal to or greater than 15.5 metres.

(14) The minimum permitted rear setback is 6.0 metres.

(15) An auxiliary or attached building for garage or carport use may be set back a minimum of 3.0 metres from the front parcel line, a minimum of 2.0 metres from the rear parcel line, and a minimum of 1.5 metres from the side parcel lines. (Bylaw No. 1258)

(16) Notwithstanding section 7 of Part 5, no projections are allowed into the 1.5 metre side setback area of an auxiliary or attached building for garage or carport use. (Bylaw No. 1258)

Off-Street Parking and Loading

(17) 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

(18) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.

(19) The maximum permitted number of bedrooms in a detached dwelling is 5.

(20) The placing of more than one principal building on a parcel is prohibited.

(21) An auxiliary residential dwelling unit shall contain a floor area no less than 32.5 square metres.

(22) In no case shall the floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of a detached dwelling.

(23) An auxiliary residential dwelling unit shall contain only up to two bedrooms, one bathroom, one kitchen and one living room and no other rooms.

(24) An auxiliary residential dwelling unit shall not be used for tourist accommodation.

(25) An auxiliary building is prohibited.

19. RTA8 Zone (Two Family Residential/Tourist Accommodation Eight) (Bylaw No. 1298)

Intent

(1) The intent of this zone is to provide a low density area for detached and duplex residential dwellings which are also available for tourist accommodation and to provide for different uses and regulations by location within the zone.

Permitted Uses

(2) The following uses are permitted on that area crosshatched on Key Plan A:

(a) detached dwelling;

(b) auxiliary residential dwelling unit;

(c) park and playground; and

(d) auxiliary parking use.

(3) The following uses are permitted on that area marked in diagonal black lines on Key Plan A:

(a) duplex dwelling; and

(b) auxiliary residential dwelling unit.

(4) Notwithstanding any other provision of this Bylaw, detached dwellings and duplex dwellings in the RTA8 zone may be used for temporary accommodation of not more than 10 guests during periods when such dwellings are not occupied for residential use. (Bylaw No. 1671) (Bylaw No. 2161)

Density

(5) The density permitted on this RTA8 zone varies by location as described on Key Plan B and as follows:

(a) On that area marked Area “A”, the maximum permitted gross floor area of a detached dwelling is 730 square metres.

(b) On that area marked Area “B”, the maximum permitted gross floor area of a detached dwelling is 650 square metres.

(6) Except as provided for on Area “A” and Area “B”, the maximum permitted gross floor area of a detached dwelling is the lower of 465 square metres or the gross floor area determined by applying a floor space ratio of 0.30.

(7) The maximum permitted gross floor area of a duplex dwelling is the lower of 450 square metres or the gross floor area determined by applying a floor space ratio of 0.40.

(8) The maximum permitted floor area used for auxiliary parking in a building on a strata lot shall not exceed 65 square metres for each dwelling unit on the strata lot.

Height

(9) The maximum permitted height of a building is 10.6 metres.

Site Dimensions

(10) The minimum area of any parcel created by subdivision must not be less than 400 square metres.

Site Coverage

(11) The maximum site coverage is 20 percent.

Setbacks

(12) The minimum permitted front setback is 7.6 metres.

(13) The minimum permitted setback from all other parcel boundaries is 3.0 metres, provided that every building containing a dwelling unit must be separated from every other building containing a dwelling unit by a minimum of 9.1 metres despite any intervening parcel boundary.

Off-Street Parking and Loading

(14) 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

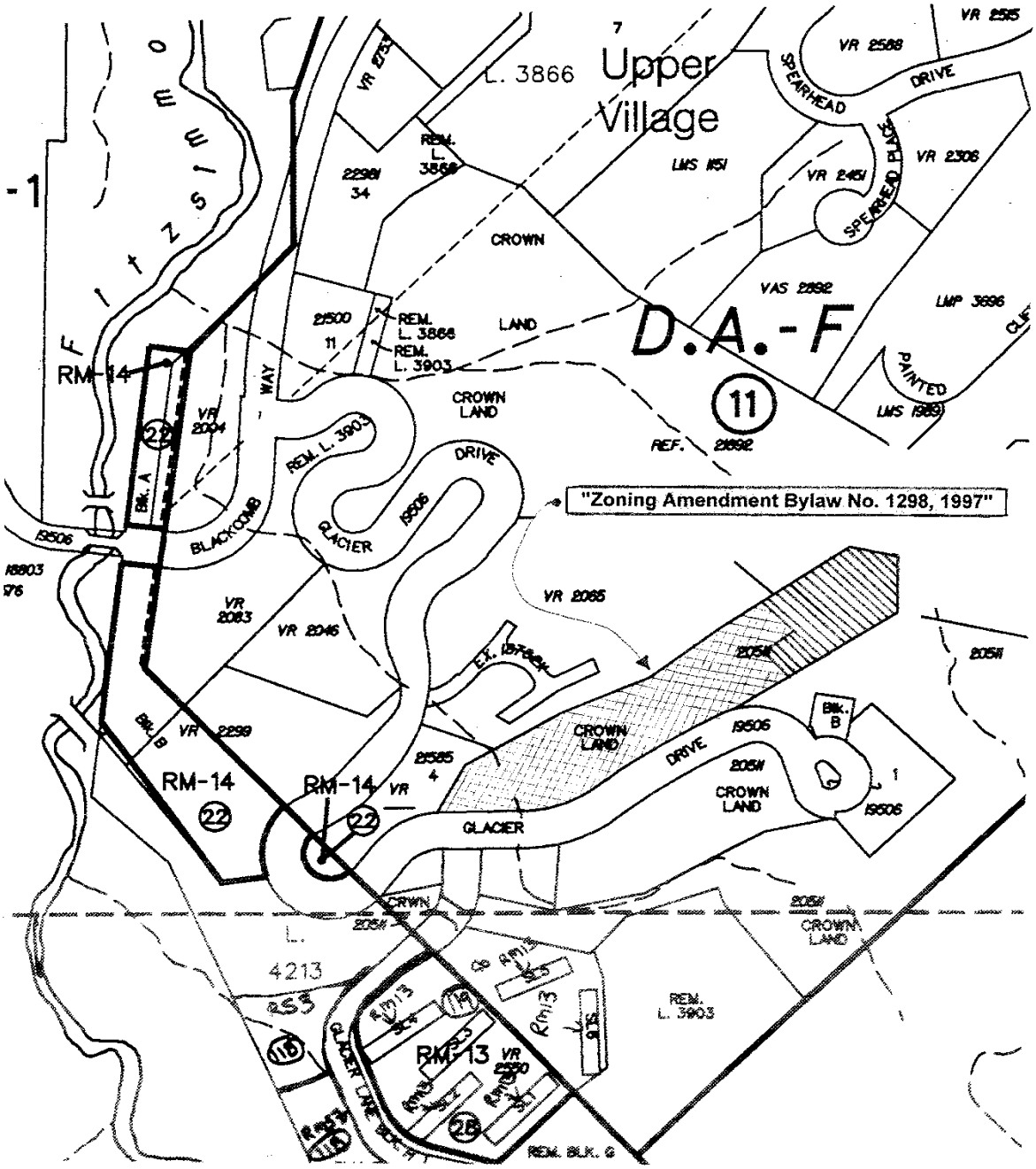
(15) The gross floor area of an auxiliary residential dwelling unit must not exceed 75 square metres.

(16) In no case shall the gross floor area of an auxiliary residential dwelling unit exceed 35 percent of the gross floor area of the detached dwelling.

(17) An auxiliary residential dwelling unit shall not be used for tourist accommodation.

Key Plan A

SCHEDULE "A"



Key Plan B



20. RTA9 Zone (Residential/Tourist Accommodation Nine) (Bylaw No. 1363)

Intent

(1) The intent of this zone is to provide for low to medium density, slope-responsive residential dwellings which are also available for tourist accommodation.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) duplex dwelling;

(c) detached dwelling;

(d) townhouse; and

(e) park and playground.

(3) Notwithstanding any other provisions of this Bylaw, detached dwellings, duplex dwellings and townhouses in the RTA9 zone may be used for the temporary accommodation of not more than 2 guests per bedroom, to a maximum of 10 guests per dwelling, during periods when such dwellings are not occupied for residential use. (Bylaw No. 1671) (Bylaw No. 2161)

Density

(4) The maximum permitted floor space ratio is 0.25.

Height

(5) The maximum permitted height of a principal use building is 10.7 metres.

Parcel Size

(6) The minimum permitted parcel area is 1,500 square metres.

(7) The minimum permitted frontage is 20 metres.

Site Coverage

(8) The maximum permitted site coverage is 20 percent.

Setbacks

(9) No building shall be located within 7.6 metres of any front or rear parcel line.

(10) The minimum permitted separation between principal use buildings in a parcel is 6 metres.

Off-Street Parking and Loading

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

Other Regulations

(12) The minimum permitted gross floor area of a dwelling unit is 55 square metres.

(13) The maximum permitted number of bedrooms in a dwelling unit is 5. (Bylaw No. 1671)

(14) An auxiliary residential dwelling unit is prohibited.

(15) The maximum permitted gross floor area of a detached dwelling is 266 square metres.

(16) The ratio of detached dwellings to the total number of dwelling units on any parcel must not exceed one in six.

21. RTA11 Zone (Residential/Tourist Accommodation Eleven) (Bylaw No. 1435)

Intent

(1) The intent of this zone is to provide for the development of low-density detached residential dwellings which are also available for tourist accommodation, and for auxiliary residential dwelling units for employee use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) detached dwelling;

(b) auxiliary residential dwelling unit, provided it is contained within the principal residential building or within an auxiliary building which includes parking use, and further provided it is not occupied except as employee housing;

(c) park and playground; and

(d) auxiliary uses.

(3) Notwithstanding any other provision of this Bylaw, detached dwellings in the RTA11 Zone may be used for the temporary accommodation of not more than 10 guests during periods when such dwellings are not occupied for residential use. (Bylaw No. 1671)

Density

(4) The maximum permitted gross floor area of a detached dwelling is dependent on the size of the parcel on which the detached dwelling is sited as follows:

Parcel Area (Square Metres)	Maximum Gross Floor Area (Square Metres)
1399 or less	371
1400 to 2499	465
2500 or more	700

(5) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 80 square metres.

(6) Notwithstanding any other provision of this Bylaw, the maximum permitted floor area for an auxiliary building containing both auxiliary parking use and an auxiliary residential dwelling unit is 160 square metres.

Height

(7) The maximum permitted height of a building is 8.2 metres.

(8) Notwithstanding subsection 14 (2) of Part 5, the maximum permitted height of a garage is 5 metres.

Site Dimensions

(9) The minimum permitted area of any parcel created by subdivision is 1,010 square metres.

(10) The minimum required useable site area is dependent on the size of the parcel as follows:

Parcel Area (Square Metres)	Useable Site Area (Square Metres)
1399 or less	554
1400 to 2499	694
2500 or more	1045

(11) The minimum required frontage is 15 metres.

Site Coverage

(12) The maximum permitted site coverage is 30 percent.

Setbacks

(13) The minimum permitted front setback is 7.6 metres.

(14) The minimum permitted rear setback is 7.6 metres.

(15) The minimum permitted side setback for the principal building is dependent on the size of the parcel as follows:

Parcel Area (Square Metres)	Minimum Side Setback (Square Metres)
1399 or less	4.0 metres
More than 1399	6.0 metres

(16) The minimum permitted side setback for an auxiliary building containing parking use (and which building may also contain an auxiliary residential dwelling unit) is 3.0 metres.

(17) Notwithstanding subsections (13) to (16), the minimum permitted setback from a right of way for a principal building is 3.0 metres wherever the building is adjacent to a right of way for ski or trail access purposes.

(18) Whenever subsection 14 (1) of Part 5 applies, the minimum permitted front setback is 5 metres for floor area located directly above or below the garage or carport use.

(19) Whenever subsection 14 (2) of Part 5 applies, the minimum permitted front setback is 2 metres for floor area of an auxiliary residential dwelling unit located directly above or below the garage or carport use.

Off-Street Parking and Loading

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

(21) Notwithstanding any other provision of this Bylaw, where three off-street parking spaces are required for a dwelling unit, one space may be provided as a tandem parking space, and where four or more off-street parking spaces are required for a dwelling unit, a maximum of two spaces may be provided as tandem parking spaces.

Other Regulations

(22) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.

(23) The placing of more than one principal use building on a parcel is prohibited.

(24) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 80 square metres and no less than 32.5 square metres.

(25) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of the detached dwelling.

(26) The maximum permitted number of bedrooms in an auxiliary residential dwelling unit is 2, and an auxiliary residential dwelling unit shall contain no more than one kitchen.

22. RTA13 Zone (Residential/Tourist Accommodation Thirteen) (Bylaw No. 1437)

Intent

(1) The intent of this zone is to provide for medium density multiple residential development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) apartment; and

(c) townhouse.

(3) Notwithstanding any other provisions of this Bylaw, apartment and townhouse dwellings in the RTA13 zone may be used for the temporary accommodation of not more than 2 guests per bedroom, to a maximum of 8 guests per dwelling, during periods when such dwellings are not occupied for residential use.

Density

(4) The maximum permitted floor site ratio is 1.0.

Height

(5) The maximum permitted height of a building is 10.7 metres.

Site Area

(6) The minimum usable site area for:

(a) each dwelling unit of 50 square metres or less is 56.3 square metres; and

(b) each dwelling unit of greater than 50 square metres is 112.6 square metres.

(7) The minimum permitted parcel area is 985 square metres, minimum frontage is 20 metres.

Site Coverage

(8) The maximum permitted site coverage is 35 percent.

Setbacks

(9) The minimum permitted front setback is 7.6 metres.

(10) The minimum permitted side setback is 7.6 metres.

(11) The minimum permitted rear setback is 7.6 metres.

Off-Street Parking and Loading

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

Other Regulations

(13) The minimum permitted separation between principal buildings is 6 metres.

(14) The minimum permitted gross floor area of a dwelling unit is 40 square metres.

(15) The maximum permitted number of bedrooms in a dwelling unit is 3.

(16) An auxiliary residential dwelling unit is prohibited.

23. RTA14 Zone (Residential/Tourist Accommodation Fourteen) (Bylaw No. 1437)

Intent

(1) The intent of this zone is to provide for medium density residential use and tourist accommodation.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) apartment;

(b) townhouse;

(c) auxiliary buildings and auxiliary uses; and

(d) park and playground.

(3) Notwithstanding any other provisions of this Bylaw, apartment and townhouse dwellings in the RTA14 zone, excluding employee or resident restricted dwellings (Strata Plan LMS2760 Lots 8 through 19), may be used for the temporary accommodation of not more than 2 guests per bedroom, to a maximum of 8 guests per dwelling, during periods when such dwellings are not occupied for residential use.

Density

(4) The maximum permitted gross floor area of all buildings is 1,675 square metres.

Height

(5) The maximum permitted height of a principal use building is 10.7 metres.

Parcel Area

(6) The minimum permitted parcel area is 3,000 square metres.

Site Coverage

(7) The maximum permitted site coverage is 20 percent.

Setbacks

(8) No building shall be located within 7.6 metres of any parcel boundary.

(9) The minimum permitted separation between principal use buildings is 6 metres.

Off-Street Parking and Loading

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

Other Regulations

(11) The minimum permitted floor area of a dwelling unit is 40 square metres.

(12) The maximum permitted number of bedrooms in a dwelling unit is 3.

(13) An auxiliary residential dwelling unit is prohibited.

24. RTA15 Zone (Residential/Tourist Accommodation Fifteen) (Bylaw No. 1437)

Intent

(1) The intent of this zone is to provide for residential use and tourist accommodation in a multiple residential building.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses; and

(b) townhouse.

(3) Notwithstanding any other provisions of this Bylaw, townhouse dwellings in the RTA15 zone may be used for the temporary accommodation of not more than 2 guests per bedroom, to a maximum of 8 guests per dwelling, during periods when such dwellings are not occupied for residential use.

Density

(4) The maximum permitted floor space ratio is 0.31.

(5) The minimum permitted useable site area is 61 square metres per dwelling unit.

Height

(6) The maximum permitted height of a building is 10.7 metres.

Site Area

(7) The minimum permitted parcel area is 1,000 square metres, minimum frontage is 1/10th of parcel perimeter.

Site Coverage

(8) The maximum permitted site coverage is 20 percent.

Setbacks

(9) The minimum permitted setback of all buildings from all parcel boundaries is 7.5 metres.

Off-Street Parking and Loading

(10) Except as otherwise provided in this Bylaw, off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

(11) The minimum permitted separation between principal buildings is 6 metres.

(12) The maximum permitted number of bedrooms in a dwelling unit is 3.

(13) An auxiliary residential dwelling unit is prohibited.

25. RTA16 Zone (Residential/Tourist Accommodation Sixteen) (Bylaw No. 1437)

Intent

(1) The intent of this zone is to provide for the development of medium density duplex and townhouse dwellings, which are also available for tourist accommodation.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) duplex dwelling;

(c) park and playground; and

(d) townhouse.

(3) Notwithstanding any other provisions of this Bylaw, duplex and townhouse dwellings in the RTA16 zone may be used for the temporary accommodation of not more than 2 guests per bedroom, to a maximum of 8 guests per dwelling, during periods when such dwellings are not occupied for residential use.

Density

(4) The maximum permitted floor site ratio is 0.40.

Height

(5) The maximum permitted height of a duplex dwelling is 7.6 metres.

(6) The maximum permitted height of a townhouse building is 10.7 metres.

Site Area

(7) The minimum parcel area and usable site area requirements per dwelling unit are as follows:

TYPE OF DWELLING	MINIMUM PARCEL AREA	MINIMUM USABLE SITE AREA
Duplex Dwelling	418 square metres	279 square metres
Townhouse	297 square metres	232 square metres

(8) The minimum permitted parcel area is 985 square metres, the minimum frontage is 20 metres.

Site Coverage

(9) The maximum permitted site coverage is 35 percent.

Setbacks

(10) For Fee Simple and bare land strata lots:

(a) The minimum permitted front setback is 7.6 metres;

(b) The minimum permitted side setback is 3 metres; and

(c) The minimum permitted rear setback is 7.6 metres.

(11) Where there are 2 or more buildings on one parcel:

(a) The minimum permitted separation between buildings is 6 metres;

(b) The minimum permitted setback between a building and a parcel line is 8 metres; and

(c) The minimum permitted setback between a building and an internal access road is 8 metres.

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) The minimum permitted gross floor area for a dwelling unit is 55 square metres.

(14) The maximum permitted number of bedrooms in a principal dwelling unit is 4.

(15) An auxiliary residential dwelling unit is prohibited.

26. RTA17 Zone (Residential/Tourist Accommodation Seventeen) (Bylaw No. 1437) (Bylaw No. 2064)

Intent

(1) The intent of this zone is to provide for low density, slope-responsive residential and tourist accommodation use adjacent to major recreation and commercial facilities.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) single family dwelling or townhouse;

(c) indoor and outdoor recreation; and

(d) park and playground.

(3) Notwithstanding any other provisions of this Bylaw, detached dwellings and townhouses in the RTA17 zone may be used for the temporary accommodation of not more than 2 guests per bedroom, to a maximum of 10 guests per dwelling, during periods when such dwellings are not occupied for residential use. (Bylaw No. 1671) (Bylaw 2161)

Density

(4) The site may be developed for either townhouse use or single family dwelling use. If developed as townhouse, the maximum permitted gross floor area shall not exceed 12,138 square metres on the site and in no case shall the number of dwellings exceed forty-five (45) townhouses on the site. If developed as single family dwellings, the maximum permitted gross floor area shall not exceed 3,900 square metres on the site and in no case shall the number of dwellings exceed twelve (12) single family dwellings on the site.

(5) The maximum permitted gross floor area for each strata lot in Strata Plan LMS286 shall be as listed in the following table and the floor area shall be entirely within the exterior walls of the buildings whose construction was authorized by Building Permits B-91-2897, B-91-2898, B-91-2899, B-91-2900, B-91-2901, B-91-2902, B-92-2903, B-92-2904, B-94-3787, B-94-3788, B-94-3789, B-94-3790, and B-94-3791, or any replacement building authorized by Development Permit 201.

Strata Lot	Maximum Gross Floor Area (square metres)
1	326
2	326
3	326
4	286
5	286
6	286
7	326
8	326
9	326
10	286
11	289
12	289
13	275
14	188
15	188
16	188
17	230
18	185
19	230
20	268
21	268
22	268
23	230
24	198
25	198
26	230
27	275
28	268
29	275
30	230
31	198
32	198
33	230
34	326
35	326
36	268
37	268
38	286
39	289
40	289
41	286
42	326
43	326
44	326

45 326

(6) For the purpose of measuring the gross floor area of a strata lot:

(a) the gross floor area of a portion of a building comprising a strata lot that shares a wall with another strata lot shall be measured to a point that is midway between the outer surfaces of any such shared wall; and

(b) the gross floor area of a strata lot shall be deemed to include the gross floor area of limited common property designated on the strata plan for the exclusive use of the owner of the strata lot under the Strata Property Act, and the gross floor area of any common property otherwise designated for such exclusive use whether by lease, easement or otherwise, in each case including the cross-sectional area of any exterior wall of such exclusive use common property and one-half the cross-sectional area of any wall separating that common property from a strata lot or from exclusive use common property deemed by this section to be included in another strata lot

Height

(7) The maximum permitted gross floor area for each strata lot in Strata Plan LMS286 shall be as listed in the following table and the floor area shall be entirely within the exterior walls of the buildings whose construction was authorized by Building Permits B-91-2897, B-91-2898, B-91-2899, B-91-2900, B-91-2901, B-91-2902, B-92-2903, B-92-2904, B-94-3787, B-94-3788, B-94-3789, B-94-3790, and B-94-3791, or any replacement building authorized by Development Permit 201.

Height

(8) The maximum permitted height of a townhouse is 10.7 metres.

(9) The maximum permitted height of a single family dwelling is 9.0 metres.

Parcel Size

(10) The minimum permitted parcel area is 3.30 hectares.

Site Coverage

(11) The maximum permitted site coverage is 15 percent.

(12) The minimum permitted setback is 15 metres from all parcel boundaries.

Off-Street Parking and Loading

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

Other Regulations

(14) The minimum permitted gross floor area of any townhouse or single family dwelling is 130 square metres.

(15) The minimum permitted horizontal separation between buildings is 6 metres.

(16) One auxiliary residential dwelling unit is permitted within each detached single family dwelling up to a maximum of 80 square metres provided it contains no more than two bedrooms, one bathroom, one kitchen, and one living room.

(17) Auxiliary residential dwelling units are prohibited if the site is developed for townhouse use.

(18) A minimum of 75 percent of all required parking shall be enclosed or located below grade in an underground parking structure.

(19) Any reference to "site" in this RTA17 zone refers to those lands crosshatched on Schedule "A" of Zoning Amendment Bylaw No. 750, 1989 as amended.

(20) An auxiliary dwelling unit shall not be used for tourist accommodation. (Bylaw No. 1671)

27. RTA18 Zone (Residential/Tourist Accommodation Eighteen) (Bylaw No. 1444)

Intent

(1) The intent of this zone is to provide for medium density residential use and tourist accommodation.

Permitted Uses (Bylaw No. 2299)

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses; but no auxiliary residential dwelling units are permitted;

(b) park and playground;

(c) townhouse; and

(d) apartment.

(3) Notwithstanding any other provisions of this Bylaw, dwelling units in the RTA18 Zone may be used for temporary accommodation when such dwelling units are not occupied for residential use.

Density (Bylaw No. 2299)

(4) The maximum permitted gross floor area for the RTA18 Zone is 5,757 square metres.

(5) The maximum number of dwelling units in the RTA18 Zone is 46.

(6) Despite subsection (4), if the actual gross floor area of the buildings in the RTA18 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to October 19, 2021, measured and calculated in accordance with this Bylaw, exceeded the amount specified in subsection (4), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.

(7) Despite subsection (4), if the actual gross floor area of the buildings in the RTA18 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to October 19, 2021, measured and calculated in accordance with this Bylaw, is less than the amount specified in subsection (4), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.

(8) For the purposes of sections subsections (6) and (7), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area of buildings in existence in the zone, as of a date specified in the certification.

Height

(9) The maximum permitted height of a building is 13.7 metres.

Site Area

(10) The minimum site area per dwelling unit is 348 square metres for the first two dwelling units and 139 square metres for each additional dwelling unit.

Site Coverage (Bylaw No. 2299)

(11) The maximum permitted site coverage is 15 percent.

Setbacks

(12) The minimum permitted front setback is 7 metres.

(13) The minimum permitted side setback is 3 metres.

(14) The minimum permitted rear setback is 3 metres.

Off-street Parking and Loading (Bylaw No. 2299)

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

Other Regulations

(16) The minimum permitted gross floor area of any dwelling unit is 32.5 square metres.

(17) The minimum permitted separation between buildings is 6 metres.

28. RTA19 Zone (Residential/Tourist Accommodation Nineteen) (Bylaw No. 1444)

Intent

(1) The intent of this zone is to provide for medium density multiple residential development and tourist accommodation.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) indoor and outdoor recreation;

(c) park and playground; and

(d) townhouse.

(3) Notwithstanding any other provisions of this Bylaw, townhouse dwellings in the RTA19 zone may be used for the temporary accommodation of not more than 2 guests per bedroom, to a maximum of 8 guests per dwelling, during periods when such dwellings are not occupied for residential use.

Density

(4) The maximum permitted floor space ratio is 0.48.

Height

(5) The maximum permitted height of a building is 11.6 metres.

Parcel Size

(6) The minimum permitted parcel size is 1,500 square metres.

(7) The minimum permitted frontage is 20 metres.

Site Coverage

(8) The maximum permitted site coverage is 20 percent.

Setbacks

(9) No building shall be located within 7.6 metres of any parcel boundary.

(10) The minimum permitted separation between principal use buildings is 6 metres.

Off-street Parking and Loading

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

Other Regulations

(12) The minimum permitted gross floor area of any dwelling unit is 55 square metres.

(13) The maximum permitted number of bedrooms in a dwelling unit is 4.

(14) An auxiliary residential dwelling unit is prohibited.

29. RTA20 Zone (Residential/Tourist Accommodation Twenty) (Bylaw No. 1444)

Intent

(1) The intent of this zone is to provide for medium density multiple residential development and tourist accommodation.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses

(b) duplex dwelling;

(c) indoor and outdoor recreation;

(d) park and playground; and

(e) townhouse.

(3) Notwithstanding any other provisions of this Bylaw, duplex and townhouse dwellings in the RTA20 zone may be used for the temporary accommodation of not more than 2 guests per bedroom, to a maximum of 8 guests per dwelling, during periods when such dwellings are not occupied for residential use.

Density

(4) The maximum permitted floor space ratio is 0.23.

Height

(5) The maximum permitted height of a building is 11.6 metres.

Parcel Size

(6) The minimum permitted parcel size is 1,500 square metres.

(7) The minimum permitted frontage is 20 metres.

Site Coverage

(8) The maximum permitted site coverage is 20 percent.

Setbacks

(9) No building shall be located within 7.6 metres of the front and side parcel boundaries.

(10) No building shall be located within 3.0 metres of the rear parcel boundary.

(11) The minimum permitted separation between principal use buildings is 6 metres.

Off-street Parking and Loading

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

Other Regulations

(13) The minimum permitted gross floor area of a dwelling unit is 55 square metres.

(14) The maximum permitted number of bedrooms in a dwelling unit is 4.

(15) An auxiliary residential dwelling unit is prohibited.

30. RTA21 Zone (Residential/Tourist Accommodation Twenty-one) (Bylaw No. 1444)

Intent

(1) The intent of this zone is to provide for medium density multiple residential development and tourist accommodation.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) indoor and outdoor recreation;

(c) park and playground; and

(d) townhouse.

(3) Notwithstanding any other provisions of this Bylaw, townhouse dwellings in the RTA21 zone may be used for the temporary accommodation of not more than 2 guests per bedroom, to a maximum of 8 guests per dwelling, during periods when such dwellings are not occupied for residential use.

Density

(4) The maximum permitted floor space ratio is 0.17.

Height

(5) The maximum permitted height of a building is 11.6 metres.

Parcel Size

(6) The minimum permitted parcel size is 1,500 square metres.

(7) The minimum permitted frontage is 20 metres.

Site Coverage

(8) The maximum permitted site coverage is 15 percent.

Setbacks

(9) No building shall be located within 7.6 metres of any parcel boundary.

(10) The minimum permitted separation between principal use buildings is 6 metres.

Off-street Parking and Loading

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

Other Regulations

(12) The minimum permitted gross floor area of a dwelling is 55 square metres.

(13) The maximum permitted number of bedrooms in a dwelling unit is 4.

(14) An auxiliary residential dwelling unit is prohibited.

31. RS7 Zone (Single Family Residential Seven) (Bylaw No. 1435)

Intent

(1) The intent of this zone is to provide for the development of low-density detached residential dwellings and for auxiliary residential dwelling units for employee use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) detached dwelling;

(b) auxiliary residential dwelling unit, provided it is contained within the principal residential building or within an auxiliary building which includes parking use, and further provided it is not occupied except as employee housing;

(c) park and playground; and

(d) auxiliary uses.

Density

(3) The maximum permitted gross floor area of a detached dwelling is 279 square metres or a floor space ratio of 0.35, whichever figure yields the lower floor area.

(4) Notwithstanding subsection (3), the maximum permitted gross floor area of a detached dwelling situated on lands within a bare land strata plan is the lesser of the figure obtained when the total area of the bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and 279 square metres.

(5) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 55 square metres.

(6) Notwithstanding any other provision of this Bylaw, the maximum permitted floor area for an auxiliary building containing both auxiliary parking use and an auxiliary residential dwelling unit is 130 square metres.

Height

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

(8) Notwithstanding subsection 14 (2) of Part 5, the maximum permitted height of a garage is 5 metres.

Site Dimensions

(9) The minimum permitted area of any parcel created by subdivision is 596 square metres.

(10) The minimum required useable site area is 400 square metres.

(11) The minimum required frontage is 7.0 metres.

Site Coverage

(12) The maximum permitted site coverage is 35 percent.

Setbacks

(13) The minimum permitted front setback is 7.6 metres.

(14) The minimum permitted side setback is 3.0 metres.

(15) The minimum permitted rear setback is 6.0 metres.

(16) Whenever subsection 14 (1) of Part 5 applies, the minimum permitted front setback is 5 metres for floor area located directly above the garage or carport use.

(17) Whenever subsection 14 (2) of Part 5 applies, the minimum permitted front setback is 2 metres for floor area of an auxiliary residential dwelling unit located directly above the garage or carport use.

Off-Street Parking and Loading

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

(19) Notwithstanding any other provision of this Bylaw, where three off-street parking spaces are required for a dwelling unit, one space may be provided as a tandem parking space, and where four or more off-street parking spaces are required for a dwelling unit, a maximum of two spaces may be provided as tandem parking spaces.

Other Regulations

(20) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.

(21) The maximum permitted number of bedrooms in a detached dwelling is 4.

(22) The placing of more than one principal use building on a parcel is prohibited.

(23) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres.

(24) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of the detached dwelling.

(25) The maximum permitted number of bedrooms in an auxiliary residential dwelling unit is 2, and an auxiliary residential dwelling unit shall contain no more than one kitchen.

(26) The width of paved surface of a private road shall be no greater than 7.0 metres.

32. RT8 Zone (Residential Two Family Eight) (Bylaw No. 1479)

Intent

(1) The intent of this zone is to provide for medium density employee housing and ancillary facilities.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) duplex dwelling provided no dwelling unit in the duplex is occupied except as employee housing;

(b) park and playground; and

(c) auxiliary buildings and auxiliary uses.

Density

(3) The maximum permitted aggregate gross floor area of all duplex dwellings situated on lands within a bare land strata plan shall not exceed the figure obtained by multiplying the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) by 0.50, and in no case shall the maximum gross floor area of a duplex dwelling exceed 315 square metres.

(4) The maximum number of duplexes is six.

Height

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

Site Coverage

(6) The maximum permitted site coverage is 40 percent.

Setbacks

(7) No building or structure shall be located within 2.3 metres of any parcel boundary and 4.5 metres from a strata road.

Off-street Parking and Loading

(8) All off-street parking and loading spaces shall be provided and maintained in accordance with regulations contained in Part 6 of this Bylaw.

Other Regulations

(9) No fence shall be erected on any parcel except at a rear property line.

33. RTA24 Zone (Residential/Tourist Accommodation Twenty-Four) (Bylaw No. 1508)

Intent

(1) The intent of this zone is to provide for single family residential and tourist accommodation use, with bonus density for the provision of a community amenity.

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 provided it is contained within the principal residential building or within an auxiliary building which includes parking use, and further provided it is not occupied except as employee housing;

(c) detached dwelling; and

(d) park and playground.

(3) Notwithstanding any other provision of this Bylaw, detached dwellings in the RTA24 Zone may be used for the temporary accommodation of not more than 10 guests during periods when such dwellings are not occupied for residential use. (Bylaw No. 1671)

Density

(4) The maximum permitted gross floor area of a detached dwelling is 325 square metres.

(5) Notwithstanding subsection (4), upon receipt by the Municipality of an amenity in the form of a contribution in the amount of $250,000 toward the construction of a public non-profit childcare facility, plus $50,000 toward the construction of Millennium Place located at 4335 Blackcomb Way, the maximum permitted gross floor area of a detached dwelling shall be 465 square metres.

(6) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres. (Bylaw No. 1671)

Height

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

Parcel Area and Frontage

(8) The minimum permitted area of any parcel created by subdivision is 1,200 square metres.

(9) The minimum required frontage is 8 metres.

Site Coverage

(10) The maximum permitted site coverage is 35 percent.

Setbacks

(11) The minimum permitted setback for all buildings and structures from all parcel boundaries is 5 metres.

Off-street Parking and Loading

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

Other Regulations

(13) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.

(14) The placing of more than one principal use building on a parcel is prohibited.

(15) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 80 square metres and no less than 32.5 square metres.

(16) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of the detached dwelling.

(17) The maximum permitted number of bedrooms in an auxiliary residential unit is 2.

(18) An auxiliary residential dwelling unit shall not be used for tourist accommodation. (Bylaw No. 1671)

34. RS-E1 Zone (Residential Single Estate One) (Bylaw No. 1523)

Intent

(1) The intent of this zone is to provide for low density detached dwelling residential use.

Permitted Uses

(2) The following uses are permitted all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) auxiliary residential dwelling unit provided it is serviced by a community sewer system that is located in a sewer specified area serviced by: (Bylaw No. 1621)

(i) A sewage treatment plant with a design treatment capacity or greater than 500 cubic metres per day; or

(ii) A sewage holding tank, the installation and operation of which complies in all respects with "Public and Private Sewer Usage Regulation Bylaw No. 551, 1987.

(c) detached dwelling; and

(d) park and playground.

Density

(3) The maximum permitted gross floor area of a detached dwelling is 465 square metres or a floor space ratio of 0.35, whichever figure is lower.

(4) Notwithstanding subsection (3), the maximum permitted gross floor area of a detached dwelling situated on lands within a bare land strata plan is the figure obtained when the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a detached dwelling shall not exceed 465 square metres.

(5) Notwithstanding subsections (3) and (4), the maximum permitted gross floor area of a detached dwelling sited on a parcel having a frontage of less than 24 metres is 325 square metres or a floor space ratio of 0.35, whichever figure is lower.

(6) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres.

(7) Notwithstanding paragraph 3 (1) (a) of Part 5, the maximum floor area of an auxiliary building containing both auxiliary parking use and an auxiliary residential dwelling unit is 110 square metres and the maximum permitted gross floor area for an auxiliary building containing only an auxiliary residential dwelling unit is 90 square metres. (Bylaw No. 1621)

Height

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

Parcel Area

(9) The minimum permitted parcel area is 40 hectares.

Site Coverage

(10) The maximum permitted site coverage is 35 percent.

Setbacks

(11) The minimum permitted front setback is 7.6 metres

(12) The minimum permitted side setback is as follows:

Gross Floor Area of Detached Dwelling	Minimum Side Setback
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

(13) The minimum permitted rear setback is 7.6 metres.

(14) Notwithstanding subsections (11) to (13), no detached dwelling located within a bare land strata plan shall be less than:

(a) 7.6 metres from the boundaries of that plan;

(b) 7.6 metres from an internal access road; and

(c) A distance from any other detached dwelling calculated as the sum of the following distances for each dwelling:

Gross Floor Area of Dwelling	Distance
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

(15) No addition shall be made to a detached dwelling in existence on January 28, 2002 which increases the gross floor area of that dwelling beyond 325 square metres, unless the entire dwelling including the addition is sited within a minimum setback area of six metres on each side of the detached dwelling.

Off-street Parking and Loading

(16) 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

(17) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.

(18) The maximum permitted number of bedrooms in a detached dwelling is 4.

(19) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 90 square metres and no less than 32.5 square metres. (Bylaw No. 1621)

(20) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 40 percent of the gross floor area on a parcel. (Bylaw No. 1621)

(21) An auxiliary residential dwelling unit shall contain up to two bedrooms and two bathrooms, one living room and only one kitchen. (Bylaw No. 1621)

(22) Auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section is prohibited.

(23) In no case shall a parcel contain both an auxiliary building containing an auxiliary residential dwelling unit and an auxiliary building containing parking use. (Bylaw No. 1621)

(24) An auxiliary building containing both an auxiliary residential dwelling unit and parking use shall be no less than 2 storeys in height, to a maximum of 7 metres. (Bylaw No. 1621) (Bylaw No. 1656)

Temporary Commercial and Industrial Uses

(25) The land in the RSE1 Zone (Residential Single Estate One) located within District Lot 2941 at universal transverse mercator coordinates 493006E/ 554576N is designated as an area in which temporary commercial and industrial use permits may be issued to permit temporary commercial and industrial uses related to, or associated with, the administration and operation of the 2010 Winter Olympic and Paralympic Games. (Bylaw No. 1792)

35. RS-E2 Zone (Residential Single Estate Two) (Bylaw No. 1535)

Intent

(1) The intent of this zone is to provide for the development of low density detached residential dwellings and for auxiliary residential dwelling units.

Permitted Buildings and Uses

(2) The following buildings and uses are permitted on each parcel and all other buildings and uses are prohibited:

(a) one auxiliary building for parking use;

(b) one other auxiliary building;

(c) one auxiliary residential dwelling unit that is contained within the principal residential building or in an auxiliary building that is also used for parking use;

(d) one detached dwelling; and

(e) park and playground.

Parcel Area, Dimensions and Shape

(3) The minimum permitted area of all parcels created by any form of subdivision and the shape and dimensions of such parcels shall be as shown on the Key Plan provided for this Zone, provided that the approving officer may allow the area of a parcel to vary by a maximum of 5% and the shape and dimensions of such a parcel to vary accordingly.

(4) Despite subsection (3), any of the permitted parcels shown on the Key Plan may be included within a larger parcel provided that the boundaries of the larger parcel are consistent with the parcel boundaries shown in the Key Plan.

(5) Despite subsection (3), the land shown as lots 18, 35, 36, 37 and 38 on the Key Plan may be subdivided as one parcel.

Maximum Permitted Floor Areas

(6) Subject to subsection (7), the maximum permitted gross floor area of a detached dwelling (including any auxiliary residential dwelling unit) is 465 square metres and the minimum permitted gross floor area is 250 square metres.

(7) The maximum permitted gross floor area of a detached dwelling on a parcel may be increased to an amount between 465 square metres and 697 square metres, provided that a covenant under Section 219 of the Land Title Act has been registered in favour of the Resort Municipality (in priority to any financial charges) against title to another undeveloped parcel or parcels in the RS-E2 Zone, reducing the maximum permitted gross floor area of a detached dwelling on the latter parcel or parcels by an amount

equivalent to the difference between 465 square metres and the gross floor area of the proposed detached dwelling.

(8) The minimum permitted gross floor area of an auxiliary residential dwelling unit is 40 square metres and the maximum permitted gross floor area is 75 square metres, provided that:

(a) the maximum permitted gross floor area shall be increased to 112 square metres for any auxiliary residential dwelling unit which is restricted to employee housing use by a covenant in the form of Schedule "T"; and (Bylaw No. 2463)

(b) the gross floor area of an auxiliary residential dwelling unit shall not exceed 35% of the total gross floor area of a detached dwelling in which it is located, in any case.

(9) A covenant that is registered pursuant to subsection (7) or (8) shall be registered before issuance of a building permit for the parcel, or before issuance of a development permit when a development permit is required.

(10) The maximum permitted floor area of an auxiliary building used for parking is 50 square metres, plus the area of any auxiliary residential dwelling unit.

(11) The maximum permitted gross floor area of any other auxiliary building is 35 square metres.

(12) The maximum permitted floor area for parking use contained within a principal building is 80 square metres and if there is no auxiliary residential dwelling unit associated with a parcel, the maximum amount of parking use that may be associated with that parcel is 80 square metres. (Bylaw No. 1608)

Height

(13) The maximum permitted height of a detached dwelling is 8 metres.

(14) The maximum permitted height of an auxiliary building is 5 metres.

(15) Despite subsection (14), the maximum permitted height of an auxiliary building used for both parking and an auxiliary residential dwelling unit is 7 metres.

Site Coverage

(16) The maximum permitted site coverage is 35 percent.

Frontage

(17) The minimum permitted highway frontage of a parcel created by subdivision is 24 metres.

Setbacks

(18) The minimum permitted setback from the front parcel line is 7.6 metres.

(19) The minimum permitted setback from any side parcel line is 3 metres for a detached dwelling unit with a gross floor area of 325 square metres or less, 6 metres for a detached dwelling with a gross floor area of more than 325 square metres, and 3 metres for an auxiliary building.

(20) The minimum permitted setback from the rear parcel line is 7.6 metres.

(21) No detached dwelling located within a bare land strata plan shall be less than:

(a) 7.6 metres from the boundaries of that plan;

(b) 7.6 metres from an internal access road; and

(c) 6 metres from any other detached dwelling.

Off-street Parking and Loading

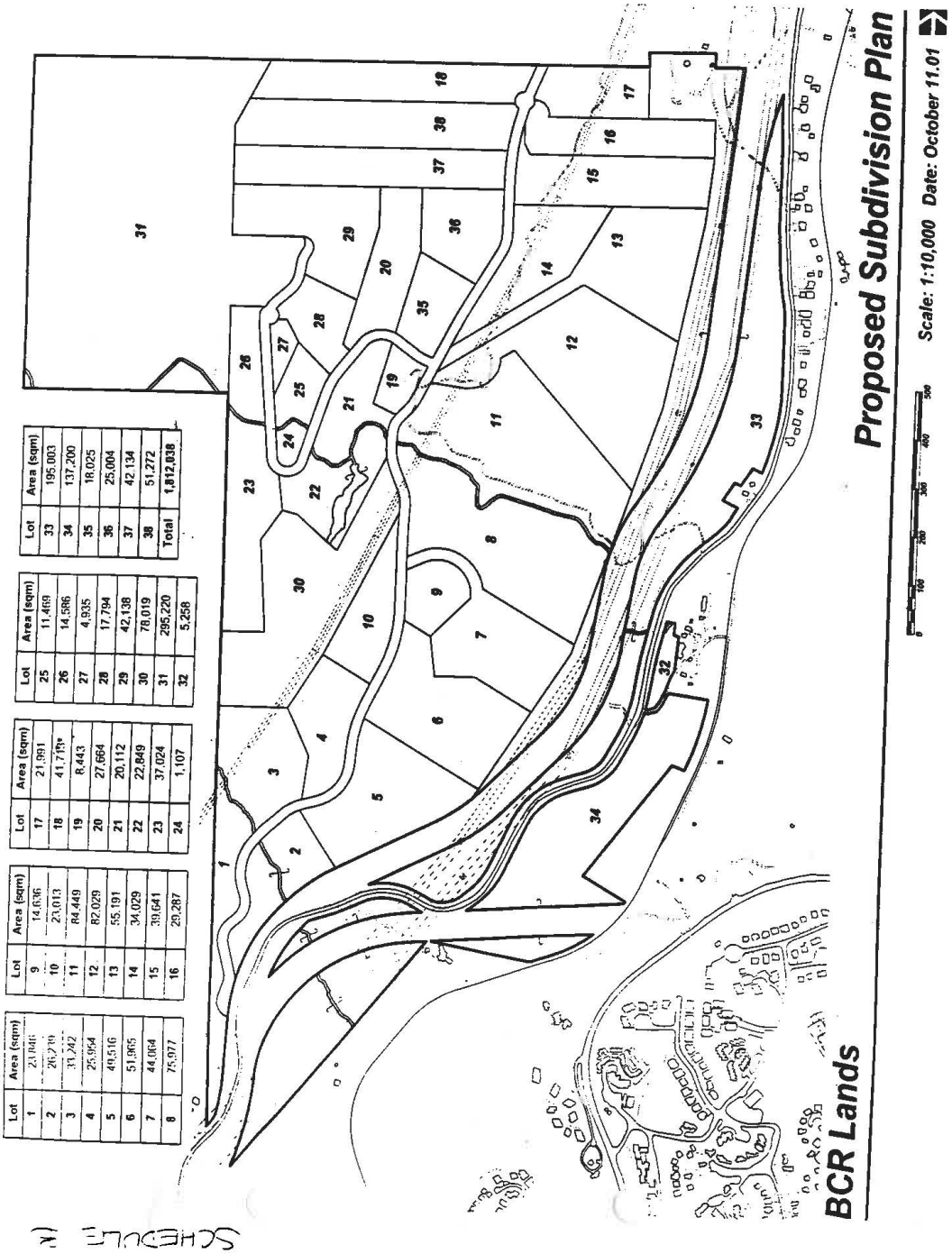
(22) Off-street parking and loading spaces shall be provided and maintained in accordance with regulations contained in Part 6 of this Bylaw.

Other Regulations for Auxiliary Residential Dwelling Units

(23) An auxiliary residential dwelling unit shall contain at least one bedroom, one living room and only one kitchen.

(24) An auxiliary residential dwelling unit shall not be used for tourist accommodation at any time.

Key Plan


Proposed Subdivision Plan
Scale: 1:10,000 Date: October 11.01
BCR Lands
SCHEDULE A

36. RS-E3 Zone (Residential Single Estate Three) (Bylaw No. 1597)

Intent

(1) The intent of this zone is to provide for the development of low density detached residential dwellings and for auxiliary residential dwelling units and auxiliary uses.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) two auxiliary buildings for parking use;

(b) one detached auxiliary residential dwelling unit;

(c) one auxiliary residential dwelling unit for employee housing;

(d) detached dwelling;

(e) one auxiliary building for arena use; and

(f) park and playground.

Density

(3) The maximum permitted gross floor area for a detached dwelling is 465 square metres.

(4) The maximum permitted floor area for an auxiliary building for parking use is 56.7 square metres.

(5) The maximum permitted gross floor area for a detached auxiliary residential dwelling unit is 153 square metres.

(6) The maximum permitted gross floor area for a detached auxiliary residential dwelling unit for employee housing is 111.5 square metres.

(7) The maximum permitted gross floor area for an auxiliary building for arena use is 2000 square metres.

Height

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

(9) Notwithstanding subsection (8), the maximum permitted height of a garage is 5 metres.

(10) Notwithstanding subsection (8), the maximum permitted height of an arena is 14 metres.

Site Coverage

(11) The maximum permitted site coverage is 35 percent.

Setbacks

(12) The minimum permitted setback is 6 metres from all parcel boundaries.

Off-street Parking and Loading

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

(14) Notwithstanding subsection (13), the maximum number of parking spaces required for an arena use is 8.

Other Regulations

(15) An auxiliary residential dwelling unit shall not be used for the temporary accommodation of paying guests and all other uses of the auxiliary residential dwelling unit not expressly permitted in this section are prohibited.

37. RS-E4 Zone (Residential Single Estate Four) (Bylaw No. 1551)

Intent

(1) The intent of this zone is to provide for low density detached dwelling residential use.

Permitted Uses

(2) The following uses are permitted all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) auxiliary residential dwelling unit provided it is resident restricted, contained within the principal residential building; and further provided the principal residential building is serviced by a community sewer system that is located in a sewer specified area serviced by:

(i) a community sewer system that is located in a sewer specified area serviced by a sewage treatment plant with a design treatment capacity greater than 500 cubic metres day; or

(ii) a sewage holding tank the installation and operation of which complies in all respects with Public and Private Sewer Usage Regulation Bylaw No. 551, 1987.

(c) detached dwelling; and

(d) park and playground.

Density

(3) The maximum permitted gross floor area of a detached dwelling is 465 square metres or a floor space ratio of 0.35, whichever figure is lower.

(4) Notwithstanding subsection (3), the maximum permitted gross floor area of a detached dwelling situated on lands within a bare land strata plan is the figure obtained when the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a detached dwelling shall not exceed 465 square metres.

(5) Notwithstanding subsections (3) and (4), the maximum permitted gross floor area of a detached dwelling sited on a parcel having a frontage of less than 24 metres is 325 square metres or a floor space ratio of 0.35, whichever figure is lower.

(6) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres.

Height

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

Parcel Area

(8) The minimum permitted parcel area is 7,000 square metres.

Site Coverage

(9) The maximum permitted site coverage is 35 percent.

Setbacks

(10) The minimum permitted front setback is 7.6 metres

(11) The minimum permitted side setback is as follows:

Gross Floor Area of Detached Dwelling	Minimum Side Setback
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

(12) The minimum permitted rear setback is 7.6 metres.

(13) Notwithstanding subsections (10) to (12), no detached dwelling located within a bare land strata plan shall be less than:

(a) 7.6 metres from the boundaries of that plan;

(b) 7.6 metres from an internal access road; and

(c) A distance from any other detached dwelling calculated as the sum of the following distances for each dwelling:

Gross Floor Area of Dwelling	Distance
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

(14) No addition shall be made to a detached dwelling in existence on August 6, 2002 which increases the gross floor area of that dwelling beyond 325 square metres, unless the entire dwelling including the addition is sited within a minimum setback area of six metres on each side of the detached dwelling.

Off-street Parking and Loading

(15) 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

(16) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.

(17) The maximum permitted number of bedrooms in a detached dwelling is 4.

(18) The placing of more than one building containing a dwelling unit on a parcel or strata lot is prohibited.

(19) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres.

(20) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of a detached dwelling.

(21) An auxiliary residential dwelling unit shall contain only up to two bedrooms, one bathroom, one kitchen, and one living room, and no other rooms.

(22) An auxiliary residential dwelling unit shall be resident restricted.

38. RS-E5 Zone (Single Family Estate Five) (Bylaw No. 1652)

Intent

(1) The intent of this zone is to provide a low-density area for detached residential dwellings and also to permit a detached auxiliary residential dwelling unit.

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 provided it is serviced by a

(c) community sewer;

(d) detached dwelling; and

(e) park and playground.

Density

(3) The maximum permitted gross floor area of a detached dwelling is 465 square metres or a floor space ratio of 0.35, whichever figure is lower.

(4) The maximum permitted floor area for auxiliary parking use contained in an auxiliary building is 79 square metres.

(5) The total floor area for all parking uses on a parcel and in any combination of principal or auxiliary buildings or structures is 135 square metres.

(6) Notwithstanding any other provisions of this Bylaw, an additional 79 square metres of floor area may be added to an auxiliary building for auxiliary residential dwelling use, if the following condition is met:

(a) The owner enters into an employee housing agreement with the Municipality for the auxiliary residential dwelling unit, in the form of Schedule "T". (Bylaw No. 2463)

(b) The maximum floor area of an auxiliary building containing both auxiliary parking use and an auxiliary residential dwelling unit is 158 square metres and the maximum permitted footprint is 79 square metres.

Height

(7) The maximum permitted height of a building is 7.6 metres and the maximum permitted height of an auxiliary building containing parking use is 5.5 metres.

Site Dimensions

(8) The minimum required parcel area is 1.0 hectare.

Site Coverage

(9) The maximum permitted site coverage is 35 percent.

Setbacks

(10) The minimum permitted setback from any property line is 7.6 metres.

Off-Street Parking and Loading

(11) 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

(12) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of a detached dwelling.

(13) An auxiliary residential dwelling unit shall contain up to two bedrooms and two bathrooms, one living room and only one kitchen.

(14) Auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited.

39. RS-9 Zone (Single Family Residential Nine) (Bylaw No. 1699)

Intent

(1) The intent of this zone is to provide for the development of low density detached residential dwellings and for auxiliary residential dwelling units.

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 provided it is contained within the principal residential building or garage building (whether separate or attached); and further provided the principal residential building and the garage building (if the auxiliary residential dwelling unit is within the garage) is serviced by a community sewer system;

(c) boat storage facility; (Bylaw No. 1656)

(d) detached dwelling; and

(e) park and playground.

Density

(3) The maximum permitted gross floor area for each parcel shall be as described beside that parcel number in the column “Max GFA” of Table 1, attached to this zone. (Bylaw No. 1656)

(4) The maximum permitted gross floor area of a boat storage facility is 114 square metres. (Bylaw No. 1656)

(5) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres. (Bylaw No. 1656)

Height

(6) The maximum permitted height of a building is 7.6 metres, except on Strata Lot 2 as shown on Table 1, which is limited to 5.0 metres.

(7) Notwithstanding subsection (6), the maximum permitted height of a garage is 5 metres.

Site Coverage

(8) The maximum permitted site coverage is 35 percent.

Setbacks

(9) The minimum permitted front, side and rear setbacks on each parcel shall be as described beside that parcel number in the column “Front/Side/Rear” of Table 1.

(10) Notwithstanding subsection (9), even though an auxiliary residential dwelling unit may be contained within a garage building, the setback requirements of subsections 14 (1) and (2) of Part 5 continue to apply.

(11) Notwithstanding subsection (9) and paragraph 7 (1) (b) of Part 5, an open balcony, porch, canopy or sunshade may be set back 4 metres from a front parcel boundary.

Off-Street Parking and Loading

(12) Subject to subsection (13), off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

(13) Notwithstanding any other provision of this Bylaw, where three off-street parking spaces are required for a dwelling unit, one space may be provided as a tandem parking space, and where four or more off-street parking spaces are required for a dwelling unit, a maximum of two spaces may be provided as tandem parking spaces.

Other Regulations

(14) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.

(15) The maximum permitted number of bedrooms in a detached dwelling is 4, not counting the bedrooms in the auxiliary residential dwelling unit.

(16) The placing of more than one principal building on a parcel is prohibited and the placing of more than one auxiliary residential dwelling unit per parcel is prohibited

(17) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres.

(18) In no case shall the gross floor area of an auxiliary residential dwelling unit exceed 35 percent of the gross floor area of the detached dwelling.

(19) The maximum permitted number of bedrooms in an auxiliary residential dwelling unit is 2, and an auxiliary residential dwelling unit shall contain no more than one kitchen.

(20) An auxiliary residential dwelling unit shall not be used for the temporary accommodation of paying guests.

TABLE 1 – RS9 DENSITY ALLOCATION and PARCEL SETBACKS (Bylaw No. 1871)

Schedule A to bylaw 1871

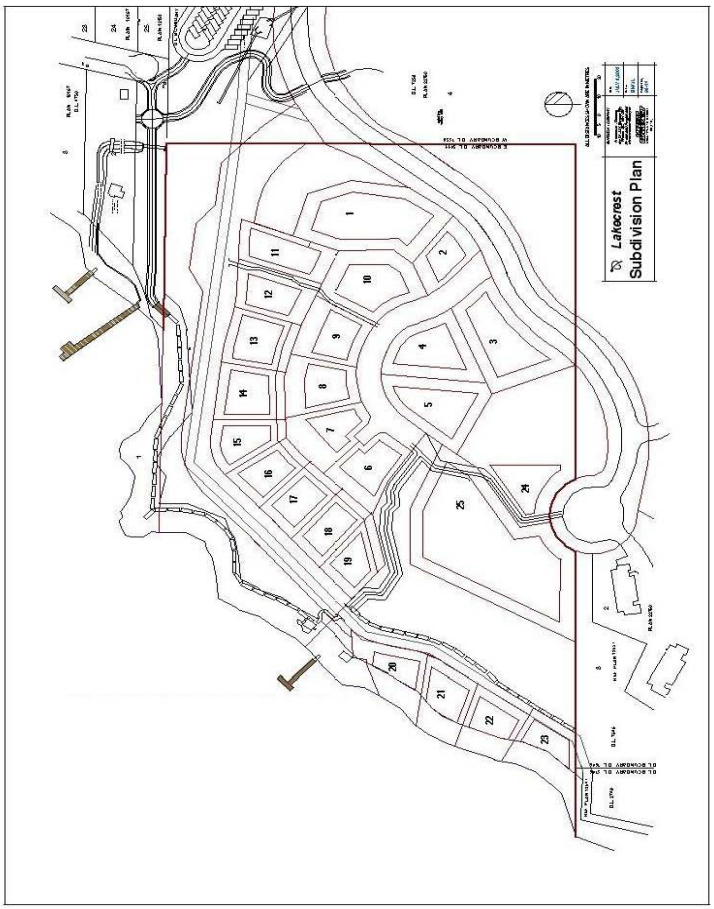


TABLE 1 - RS 9 Zone Density Allocation and Parcel Setbacks

LOT STATISTICS					
LOT #	Max GFA (sq. m)	Setbacks (m)			
		Front	Side	Rear
1	604	6.0	7.6	6.0
2	115	7.6	3.0	7.6
3	465	5.0	6.0	7.6
4	418	5.0	6.0	6.0
5	465	5.0	6.0	6.0
6	325	5.0	3.0	7.6
7	323	5.0	3.0	12.6
8	322	5.0	3.0	9.6
9	320	5.0	3.0	9.6
10	465	5.0	6.0 West 7.6 East	7.6
11	325	5.0	3.0	7.6
12	325	5.0	3.0 West 6.0 East	7.6
13	325	5.0	3.0	7.6
14	325	5.0	3.0	7.6
15	260	5.0	3.0	7.6
16	260	5.0	3.0	7.6
17	260	5.0	3.0	7.6
18	260	5.0	3.0	7.6
19	260	5.0	3.0	7.6
20	325	5.0	3.0	12
21	349	5.0	3.0	12
22	325	5.0	3.0	12
23	405	5.0	3.0	12

40. RTA-C1 Zone (Comprehensive Residential/Tourist Accommodation One) (Bylaw No. 1650) (Bylaw No. 1909)

Intent

(1) The intent of this zone is to provide for the development of low-density detached residential dwellings that are also available for tourist accommodation, and for auxiliary residential dwelling units for employee use.

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, provided it is used solely for the purposes of employee housing;

(c) detached dwelling; and

(d) park and playground.

(3) Despite any other provision of this Bylaw, detached dwellings in the RTA-C1 Zone may be used for the temporary accommodation of not more than eight (8) guests during periods when such dwellings are not occupied for residential use.

Density and Parcel Size

(4) In an RTA-C1 Zone there shall be no more than 14 separate parcels substantially as shown on the Key Plan provided for this Zone.

(5) The maximum permitted gross floor area of each detached dwelling shall be as shown in the following table (Bylaw No. 1909):

Lot	Area (square metres)
1	390
2	390
3	325
4	325
5	390
6	390
7	280
8	280
9	280
10	280
11	320
12	325
13	290
14	290

(6) (Deleted as per **Bylaw No. 1909**, 2009)

(7) (Deleted as per **Bylaw No. 1909**, 2009)

(8) (Deleted as per **Bylaw No. 1909**, 2009)

(9) Notwithstanding any other provision of this Bylaw, the maximum permitted gross floor area on a parcel may be increased by an amount up to 90 square metres for the use of an auxiliary residential dwelling unit located in an auxiliary building, provided that the owner enters into a housing agreement in the form of Schedule "T". (Bylaw No. 2463)

(10) The maximum permitted gross floor area of an auxiliary residential dwelling unit is 90 square metres.

(11) In no case shall the gross floor area of an auxiliary residential dwelling unit exceed 40 percent of the gross floor area of a detached dwelling in which it is located.

(12) Notwithstanding any other provision of this Bylaw, the maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building is 80 square metres, unless there is an auxiliary residential dwelling unit subject to a housing agreement referred in subsection (9), in which case the maximum floor area is 90 square metres.

(13) Notwithstanding any other provision of this Bylaw, for an auxiliary building containing both auxiliary parking use and an auxiliary residential dwelling unit, the maximum permitted floor area is 130 square metres, and the maximum permitted building footprint is 90 square metres.

(14) Notwithstanding any other provision of this Bylaw, for an auxiliary building containing only an auxiliary residential dwelling unit, the maximum permitted floor area is 90 square metres.

(15) Notwithstanding any other provision of this Bylaw, on the land zoned RTA-C1, the maximum permitted gross floor area may be increased for common auxiliary uses (storage/garbage/recycling/mail) by an amount up to 65 square metres, and for an auxiliary building containing common auxiliary uses, the maximum permitted floor area is 65 square metres.

(16) Notwithstanding any other provision of this Bylaw, the floor area of a public bridge and/or stair access over the BC Rail tracks shall not be included in any calculation of gross floor area.

(17) (Deleted as per **Bylaw No. 1909**, 2009)

(18) (Deleted as per **Bylaw No. 1909**, 2009)

Height

(19) The maximum permitted height of a building is 8 metres.

(20) Notwithstanding subsection 14 (2) of Part 5, the maximum permitted height of a garage is 5 metres.

(21) Notwithstanding any other provision of this Bylaw, an auxiliary building containing both an auxiliary residential dwelling unit and parking use shall be no less than 2 storeys in height, to a maximum of 5.5 metres.

Site Dimensions

(22) The minimum required frontage is 8 metres.

Site Coverage

(23) The maximum permitted site coverage is 35 percent.

Setbacks

(24) No building or structure shall be located within 3 metres of any parcel boundary, or within 7.6 metres of a strata plan parcel boundary.

Off-Street Parking and Loading

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

(26) Notwithstanding any other provision of this Bylaw, where three off-street parking spaces are required for a dwelling unit, one space may be provided as a tandem parking space, and where four or more off-street parking spaces are required for a dwelling unit, a maximum of two spaces may be provided as tandem parking spaces.

Other Regulations

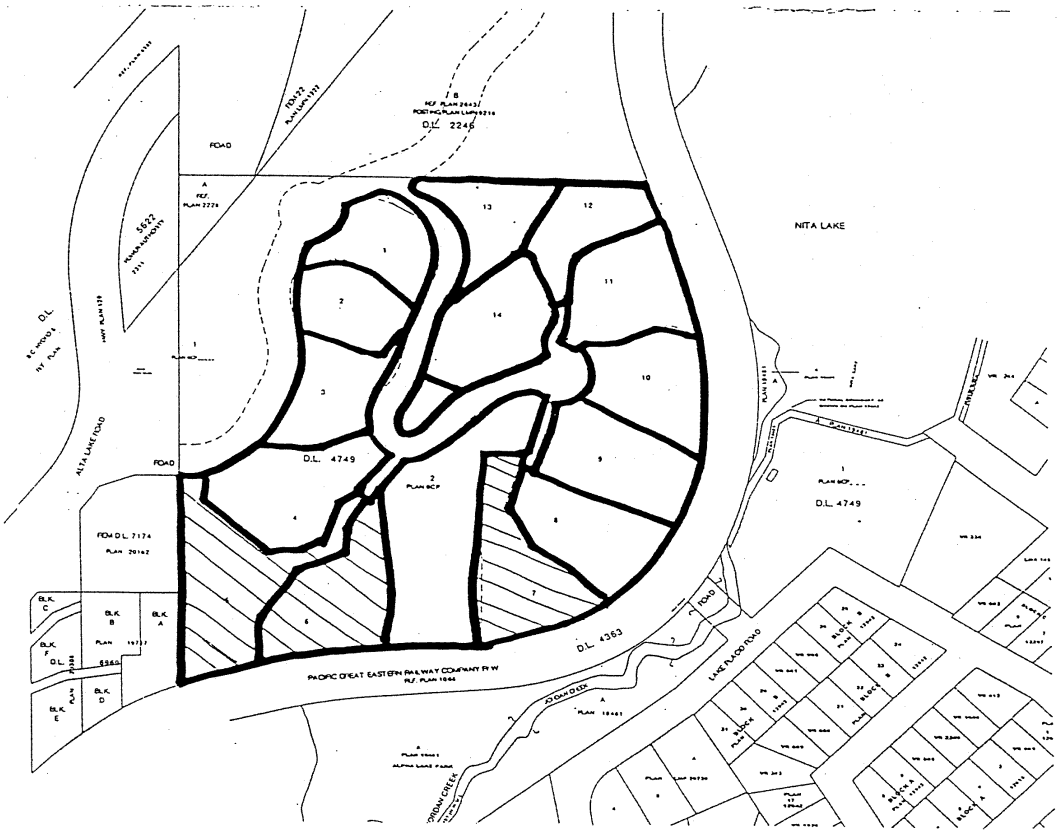
(27) An auxiliary residential dwelling unit may contain no more than three bedrooms, two bathrooms, one living room, and one kitchen.

(28) No auxiliary residential dwelling unit shall be used for tourist accommodation.

(29) In no case shall a parcel contain both an auxiliary building containing a residential dwelling unit and an auxiliary building containing parking use.

Key Plan

SKETCH PLAN 1, RTA-C1 Zone
[Eleven Parcels Outlined In Bold and Three Parcels Cross Hatched]
[Sections 40.2.2, 4.2.3 and 4.2.4]



Sketch Plan 2, RTA-C1 Zone (Deleted as per **Bylaw No. 1909**, 2009)

Sketch Plan 3, RTA-C1 Zone (Deleted as per **Bylaw No. 1909**, 2009)

Sketch Plan 4, RTA-C1 Zone (Deleted as per **Bylaw No. 1909**, 2009)

Sketch Plan 4, RTA-C1 Zone (Deleted as per **Bylaw No. 1909**, 2009)

Sketch Plan 5, RTA-C1 Zone (Deleted as per **Bylaw No. 1909**, 2009)

41. RTA22 Zone (Residential/Tourist Accommodation Twenty-Two) (Bylaw No. 1699)

Intent

(1) The intent of this zone is to provide for low density residential townhouses, which are also available for tourist accommodation.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses;

(b) park and playground; and

(c) townhouse.

(3) Notwithstanding any other provision of this Bylaw, a townhouse dwelling unit in the RTA22 Zone may be used for the temporary accommodation of not more than 8 persons at the same time during periods when such dwelling unit is not occupied for residential use.

Density

(4) The maximum permitted floor space ratio is .41 and the maximum permitted gross floor area of a townhouse dwelling unit is 230 square metres.

Height

(5) The maximum permitted height of a building is 9.0 metres.

Parcel Area

(6) The minimum permitted parcel area is 4,250 square metres.

(7) The minimum permitted frontage is 17 metres.

Site Coverage

(8) The maximum permitted site coverage is 22 percent.

Setbacks

(9) The minimum permitted front setback is 6.0 metres.

(10) The minimum permitted side setback is 7.6 metres.

(11) The minimum permitted rear setback is 15.0 metres.

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) The minimum permitted gross floor area of a townhouse dwelling unit is 55 square metres.

42. RTA25 Zone (Residential/Tourist Accommodation Twenty-Five) (Bylaw No. 1725)

Intent

(1) The intent of this zone is to provide for low density residential and tourist accommodation

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; (Bylaw No. 1656)

(c) detached dwellings; and

(d) park and playground.

(3) Notwithstanding any other provision of this Bylaw, detached dwellings in the RTA 25 Zone may be used for the temporary accommodation of not more than 10 guests during periods when such dwellings are not occupied for residential use.

Density

(4) The maximum permitted gross floor area of a detached dwelling is the figure obtained when the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in the plan, and regardless of any provision herein the maximum gross floor area of a detached dwelling shall not exceed 465 square metres.

Height

(5) The maximum height of a building is 7.6 metres.

Site Coverage

(6) The maximum permitted site coverage is 35 percent.

Setbacks

(7) No detached dwelling shall be less than:

(a) 7.6 m from the boundaries of the strata plan;

(b) 7.6 m from an internal access road; and

(c) A distance from any other detached dwelling calculated as the sum of the following distances for each dwelling:

Gross Floor Area of Dwelling	Distance
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

Off-street Parking and Loading

(8) 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

(9) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.

(10) The maximum permitted number of bedrooms in a detached dwelling is four (4).

(11) The placing of more than one principal building on a parcel or strata lot is prohibited.

(12) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 90 square metres and no less than 32.5 square metres.

(13) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 40 percent of the gross floor area on a parcel.

(14) An auxiliary residential dwelling unit shall contain up to two bedrooms and two bathrooms, one living room and only one kitchen.

(15) Auxiliary residential dwelling units shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited.

(16) In no case shall a parcel contain both an auxiliary building containing an auxiliary residential dwelling unit and an auxiliary building containing parking use.

(17) An auxiliary building containing both an auxiliary residential dwelling unit and parking use shall and parking use shall be no less than 2 stories in height, to a maximum of 5 metres.

43. RTA26 Zone (Residential/Tourist Accommodation Twenty-Six) Bylaw No. 1741)

Intent

(1) The intent of this zone is to provide for medium-density market oriented dwelling units in townhouse and duplex form, and to provide density incentives earned by provision of amenities.

Permitted Uses

(2) The following uses are permitted and all other uses prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) townhouse; and

(c) duplex

(3) Notwithstanding any other provisions of this Bylaw, townhouse and duplex dwellings in the RTA 26 zone may be used for the temporary accommodation of not more than 2 guests per bedroom, to a maximum of 8 guests per dwelling, during periods when such dwellings are not occupied for residential use. (Bylaw No. 1838)

Density

(4) The maximum permitted base density on any portion of a parcel, in this Zone is four dwelling units having an aggregate gross floor area not exceeding 900m²; provided that the density may be increased to a maximum of 41 dwelling units containing an aggregate gross floor area not exceeding 10,085m², upon the owner of land in this zone providing the following amenities:

(a) prior to construction of more than four (4) dwelling units on the RTA 26 portion of the parcel, all portions of the parcel zoned RTA 26 are charged by a s.219 Covenant in favour of the Resort Municipality of Whistler in the form and on the terms and conditions set out in Schedule “P”;

(b) concurrently thirty-six (36) employee housing units are constructed on a portion of the same parcel zoned RM52, designated as employee housing in the manner required by the Resort Municipality of Whistler; and subject to a Housing Agreement pursuant to s.905 of the *Local Government Act* an Option to Purchase and a Right of First Refusal on the terms and conditions set out in Standard Change Terms filed in the Vancouver Land Title Office under No. ST060089 AND ST060090 and on those additional terms set out in Schedule “P”;

(c) concurrently with the construction of more than four dwelling units on the RTA26 portion of the parcel the following are constructed:

(i) a bridge and bridge approaches in the locations and to the standards and specifications set out in Schedule “P” and in accordance with all approvals, permits, licenses and other requirements of all authorities

having jurisdiction; and the Resort Municipality of Whistler shall contribute to the construction cost of the bridge an amount equal to the amount of Transportation Work Charges paid pursuant to Transportation Work Charge Bylaw No. 1190, 1996, by the owner of and in respect of the parcel on which the dwelling units and employee housing units authorized to be built in the RTA26 and RM 52 Zones are constructed:

(ii) dykes and flood control works in the locations and to the standards and specifications that are in accordance with all approvals, permits and licenses and requirements of all authorities having jurisdiction including the Resort Municipality of Whistler and the Approving Officer;

(d) the bridge and bridge approaches, and dykes and flood control works are certified fully complete and operational in accordance with all approvals, permits, licenses by the professional engineer who has supervised the construction and are accompanied by an Operation and Maintenance Manual prepared by the said professional engineer in accordance with good engineering practice and in accordance with all approvals, permits, licenses and requirements of all authorities having jurisdictions, including the Resort Municipality of Whistler and the Approving Officer;

(e) the bridge, bridge approaches, dykes and flood control works as completed have been transferred to the Resort Municipality of Whistler either in fee simple free and clear of all charges and encumbrances, or alternatively at the option of the Resort Municipality of Whistler by statutory right of way having priority over all financial charges, leases, options and rights of first refusal.

Minimum Floor Area of Dwelling Units

(5) No dwelling unit shall have a gross floor area of less than 55m².

Height

(6) The maximum permitted height of a Townhouse is 8m and of an auxiliary building or structure 5m.

Parcel Size

(7) The minimum permitted parcel size is 1.2 ha.

(8) The minimum parcel frontage is 1/10 of a parcel perimeter.

Setback and Siting

(9) No building or structure shall be sited within 4.5m of any lot line abutting Highway 99, abutting Nancy Greene Way or abutting Lot 1, Plan 13243; and 7.25m from any other lot line. No building or structure shall be sited less than 4.5m from any portion of land within a statutory right of way.

Off-Street Parking and Loading

(10) Two off-street parking spaces shall be provided for each dwelling unit in accordance with the requirements of Part 6 of this Bylaw.

Other Regulations (Bylaw No. 1838)

(11) Notwithstanding subsection (4), the maximum gross floor area may exceed 10,085 m^2 by the maximum amounts set out in the following table for the uses specified in the table, provided that the uses are located as specified:

Use	Gross Floor Area (m2)
Market storage lockers in the central area of the parking structure	662
Market storage at the north end of the parking structure	58
Recycling and garbage facility within the parking structure	42
Total	**762**

44. RS-E6 Zone (Residential Single Estate 6) (Bylaw No. 1753) (Bylaw No. 1958)

Intent

(1) The intent of this zone is to provide for the development of low density detached residential dwellings, with an opportunity for an owner to increase density by meeting conditions related to the provision of certain amenities.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) One auxiliary building for parking use per parcel;

(b) One other auxiliary building per parcel;

(c) One detached dwelling per parcel;

(d) Nature conservation park.

Parcel Area and Dimensions

(3) The minimum permitted parcel is 1.0 hectares

Maximum Permitted Floor Area

(4) The maximum permitted gross floor area on a parcel is 465 square metres.

(5) The maximum permitted gross floor area of a detached dwelling on a parcel is 465 square metres.

(6) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 75 square metres.

(7) The maximum permitted gross floor area of any other auxiliary building is 75 square metres.

Height

(8) The maximum permitted height of a detached dwelling is 8 metres.

(9) The maximum permitted height of an auxiliary building is 7 metres.

Site Coverage

(10) The maximum permitted site coverage is 15 percent.

Setbacks

(11) The minimum permitted front setback is 7.5 metres.

(12) The minimum permitted side setback is 7.5 metres

(13) The minimum permitted rear setback is 7.5 metres

(14) Notwithstanding the rest of subjection 45.6, the minimum permitted setback from Highway 99 is 20 metres.

Off-Street Parking and Loading

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

Increased Density

(16) The minimum parcel area under subsection (3) shall be reduced to 0.65 hectares if the conditions under subsection (17) are satisfied.

(17) The owner of the lands that are the subject of this zone (other than any lands that have been dedicated as park or highway) may meet either of the following conditions in order for the minimum permitted parcel area under subsection (16) to apply:

(a) The owner shall make an amenity contribution payment of $400,000.00 to the Municipality, to be held by the Municipality in a reserve fund and used to provide transportation infrastructure within the Municipality; or

(b) The owner shall make 50% of the amenity contribution payment required under paragraph (a) to the Municipality and the owner shall grant to the Municipality, and cause to be registered in the land title office against title to all of the lands that are the subject of this zone (other than dedicated park and highway) in priority to all financial liens, charges and encumbrances (including any leases, options to purchase and rights of first refusal), a covenant in favour of the Municipality under section 219 of the *Land Title Act,* in a form satisfactory to the Municipality, prohibiting the separate sale or other transfer of any of the lands until the owner has made the remaining 50% of the amenity contribution payment required under paragraph (a) to the Municipality.

45. [Reserved]

46. RTA28 Zone (Residential/Tourist Accommodation Twenty-Eight) (Bylaw No. 1843)

Intent

(1) The intent of this zone is to provide for medium-density comprehensive residential development.

Permitted Uses

(2) The following uses are permitted, and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) townhouse, and

(c) duplex dwelling

(3) Notwithstanding any other provision of this Bylaw, any dwelling in the RTA28 Zone may be used for the temporary accommodation of not more than 10 guests per dwelling during periods when such dwellings are not occupied for residential use.

Density

(4) The maximum permitted gross floor area for the RTA28 zone is 2,230.00 square metres.

Height

(5) The maximum permitted height of any residential building is 13 m, and of an auxiliary building or structure 5m.

Setbacks

(6) No building shall be located within 7.5 metres of any front or rear parcel line.

(7) No building shall be located within 3.5 metres of any side parcel line.

Site Coverage

(8) The maximum permitted site coverage is 30 percent.

Off-Street Parking and Loading

(9) 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

(10) The maximum number of dwelling units in the RTA28 zone shall be 8.

47. RS-E7 Zone (Residential Single Estate Seven) (Bylaw No. 1919)

Intent

(1) The intent of this zone is to provide for one detached dwelling, one accessory spa, and one accessory gym.

Permitted Uses

(2) The following uses are permitted all other uses are prohibited:

(a) One auxiliary building for a gymnasium

(b) One auxiliary building for a spa; and

(c) One detached dwelling;

Density

(3) The maximum permitted gross floor area of a detached dwelling is 503 square metres.

(4) The maximum permitted floor area for auxiliary parking use contained in a principal building is 70 square metres.

(5) The maximum permitted gross floor area for the spa building is 194 square metres.

(6) The maximum permitted gross floor area for the gym building is 53.5 square metres.

Height

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

Parcel Area

(8) The minimum permitted parcel area is 2.12 hectares.

Setbacks

(9) The minimum permitted front setback is 125 metres.

(10) The minimum permitted side setback is 10.0 metres.

(11) The minimum permitted rear setback is 70.0 metres.

Off-street Parking and Loading

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

Other Regulation

(13) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.

(14) The maximum permitted number of bedrooms in a detached dwelling is 4.

48. RS11 Zone (Residential Single Family Eleven) (Bylaw No. 1937)

Intent

(1) The intent of this zone is to provide low density detached residential dwelling development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) Auxiliary buildings and uses

(b) Auxiliary residential dwelling units

(c) Detached dwellings

(d) Parks and playgrounds

Density

(3) The maximum permitted gross floor area of all buildings on a parcel is 279 square metres.

(4) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.

(5) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 90 square metres and no less than 32.5 square metres.

(6) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building is 55 square metres per parcel.

Height

(7) The maximum permitted height of a principal use building is 8.0 metres.

(8) The maximum permitted height of an auxiliary building is 5.0 metres.

Parcel and Site Area

(9) The minimum permitted parcel area is shown in the accompanying table:

Parcel Number (as shown in the Key Plan that forms a part of this zone).	Minimum Permitted Parcel Area
1	553 square metres
2	658 square metres
3	637 square metres
4	592 square metres
5	549 square metres
6	539 square metres
7	599 square metres
8	676 square metres
9	661 square metres

Setbacks and Siting

(10) Minimum building setbacks are shown in the following table:

Parcel Number (as shown in the Key Plan that forms a part of this zone).	North Setback	South Setback	Side Setback
1	4.0 m	3.0 m	3.0 m
2, 3, 4, 5, 6, 7, 8, 9	10.0 m	3.0 m	3.0 m

Off-Street Parking and Loading

(11) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw except that, in relation to detached

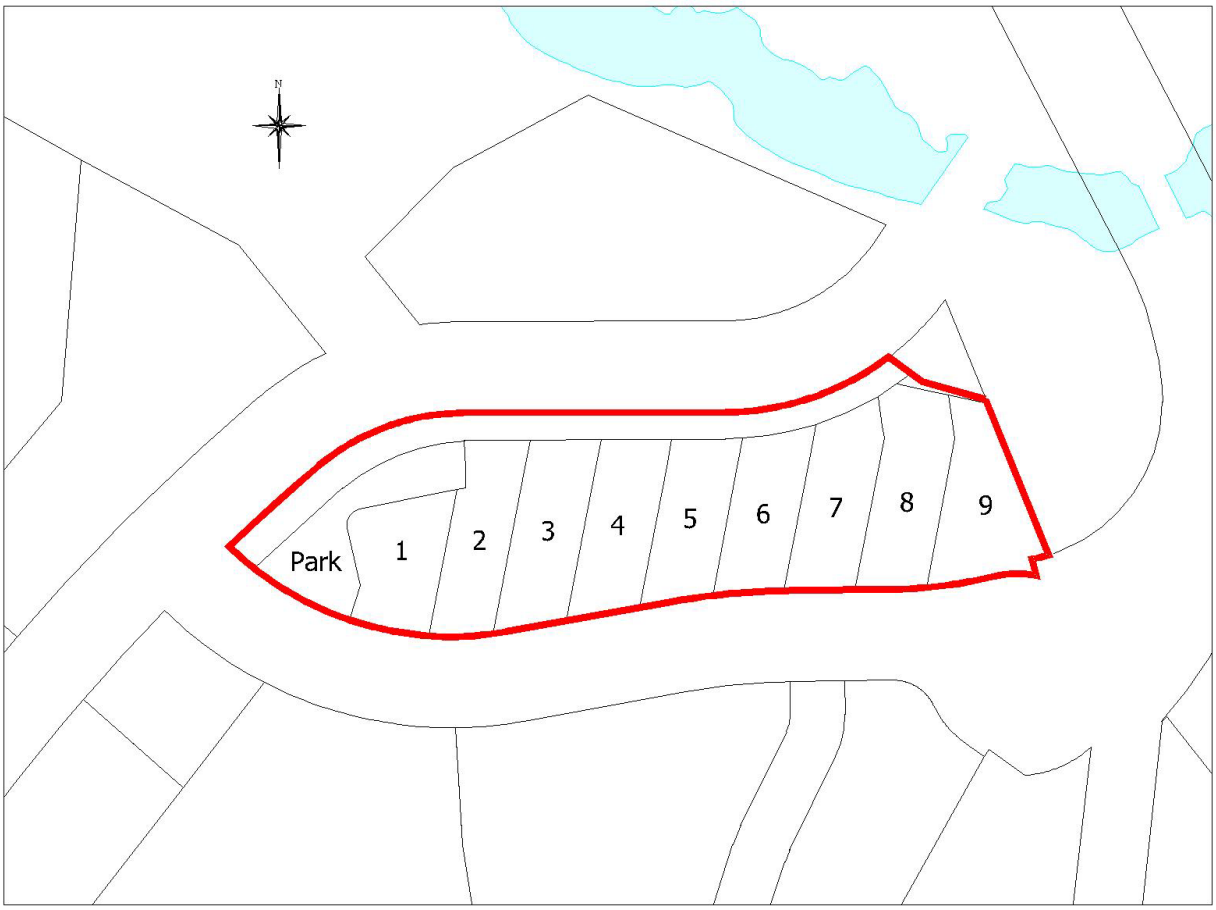
dwellings, the owner must provide at least 2 parking spaces for a principal dwelling unit plus one parking space for an auxiliary residential dwelling unit. Tandem parking is permitted in any configuration.

Other Regulations

(12) The maximum permitted number of occupants per bedroom is two.

(13) An auxiliary residential dwelling unit shall be located within the principal residential building on a parcel.

Key Plan



49. [Reserved]

50. [Reserved]

51. RS12 Zone (Residential Single Family Twelve) (Bylaw No. 1937) (Bylaw No. 1978)

Intent

(1) The intent of this zone is to provide low or medium density residential development for market housing and employee housing.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) Auxiliary buildings and uses

(b) Auxiliary residential dwelling units in detached dwelling units

(c) Detached dwellings

(d) Duplexes

(e) Employee housing

(f) Townhouses

(g) Parks and playgrounds

Gross Floor Area

(3) The maximum gross floor area for all buildings in the RS12 Zone is 3875 square metres. (Bylaw No. 2128)

(4) The maximum gross floor area for a detached dwelling is 325 square metres.

(5) The maximum gross floor area for a duplex building is 233 square metres per dwelling unit.

(6) The maximum gross floor area for a townhouse building is 200 square metres per dwelling unit.

(7) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 90 square metres and no less than 32.5 square metres.

Parking Area

(8) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is as follows:

Building Type	Maximum Enclosed Parking Area
Detached dwellings	55 m^2
Duplexes	50 m^2 per dwelling unit
Townhouse	50 m^2 per dwelling unit

Density

(9) The maximum permitted floor space ratio is 0.5.

Height

(10) The maximum permitted height of a principal use building is as follows:

Building Type	Maximum Building Height
Detached dwelling	8.0 m
Duplex	8.5 m
Townhouse	10.7 m

Parcel and Site Area

(11) The minimum permitted parcel area and site area are as follows:

Use	Area
Detached dwelling	625 m^2
Duplex	300 m^2
Townhouse	1400 m^2

Setbacks and Siting

(12) The minimum setback of buildings for the uses set out in the following table in respect of the front, rear and side parcel lines shall be as set out in the table, except that if a duplex is constructed with a party wall at a side parcel line, no setback from that parcel line is required.

Use	From Cloudburst Drive	Internal Strata Road	Side Parcel Line	From Parcels with Civic Address at 1310 and 1380 Cloudburst Drive
Detached dwelling	10.0 m	5.5 m	3.0 m	7.5 m
Duplex	10.0 m	5.5 m	3.0 m	7.5 m
Townhouse	10.0 m	5.5 m	3.0 m	7.5 m

Off-Street Parking and Loading

(13) 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

(14) An auxiliary residential dwelling unit shall be located only within a detached dwelling.

(15) The minimum parcel frontage for a detached dwelling with an auxiliary residential dwelling unit is 18.0 m.

52. RI1 (RESIDENTIAL INFILL ONE) Zone (Bylaw No. 1914)

Intent

(1) The intent of this zone is to allow modest infill housing development within lower density neighbourhoods, including employee-restricted units in duplex dwellings and small lot subdivisions, and auxiliary residential dwelling units.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) residential dwellings; and

(c) park and playground.

Density

(3) The permitted density of residential development is one dwelling unit per parcel.

(4) In addition, one auxiliary residential dwelling unit is permitted on parcels with areas of 695 square metres or less and up to two such units are permitted on parcels with areas of more than 695 square metres, in which case one of the units must be located within in the principal dwelling and one in an auxiliary building.

(5) Two residential dwelling units, in the form of a duplex dwelling, are permitted on a parcel if at least one of the units is subject to a housing agreement restricting occupancy to employees, restricting rental rates and restricting resale price appreciation. In the event that any such duplex dwelling is subdivided, the owner shall be entitled to a discharge of the agreement in relation to one of the dwelling units.

(6) The maximum permitted gross floor area of a detached or duplex dwelling is 465 square metres or a floor space ratio of 0.35, whichever figure is lower.

(7) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres.

(8) The maximum gross floor area for a detached dwelling situated on the bare land strata plans VR426 (Registered April 15, 1977) and VR1338 (Registered January 9, 1984) shown on the Key Plan for the RI1 Zone is the figure obtained when the total area of the bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a detached or duplex dwelling shall not exceed 465 square metres. (Bylaw No. 2449)

Height

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

(10) An auxiliary building containing both an auxiliary residential dwelling unit and parking use shall be no less than 2 storeys in height, to a maximum of 7 metres.

Site Dimensions

(11) The minimum required parcel area, usable site area and frontage are as follows:

Type of dwelling	Gross floor area	Minimum parcel area	Minimum usable site area	Minimum frontage
Detached or Duplex Dwelling	325 square metres or less	695 square metres	465 square metres	18 metres
Detached or Duplex Dwelling	greater than 325 square metres	928.6 square metres	575 square metres	24 metres

(12) Despite subsection (10), a parcel with an area of between 1100 and 1390 square metres may be subdivided to create two parcels each of which must have an area of 400 square metres or more, a usable site area of 325 square metres or more, and a frontage of 12 metres or more, if at least one of the parcels is subject to a housing agreement restricting occupancy of any dwelling unit on the parcel to employees, restricting rental rates and restricting resale price appreciation of the dwelling unit.

Site Coverage

(13) The maximum permitted site coverage is 35 percent

Setbacks

Type of dwelling	Gross floor area	Front	Rear	Side
Detached or Duplex Dwelling	325 square metres or less	7.6	7.6	3
Detached or Duplex Dwelling	greater than 325 square metres	7.6	7.6	6

(14) Whenever subsection 14 (1) of Part 5 applies, the minimum permitted front setback is 5 metres for auxiliary residential dwelling units located within an auxiliary or attached building for garage or carport use.

(15) Whenever subsection 14 (2) of Part 5 applies, the minimum permitted front setback is 2 metres for auxiliary residential dwelling units located within an auxiliary building for garage or carport use.

(16) Each detached or duplex dwelling on the bare land strata plans VR426 (Registered April 15, 1977) and VR1338 (Registered January 9, 1984) shown on the Key Plan for the RI1 Zone must be entirely contained within the boundaries of a strata lot, and no other setback or siting rules shall apply to such detached dwellings. (Bylaw No. 2449)

Off-Street Parking and Loading

(17) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw, except that notwithstanding any provision in Part 6 the maximum number of parking spaces on a parcel is 4.

(18) Notwithstanding any other provision of this Bylaw, a maximum of two off-street parking spaces may be provided as tandem parking spaces.

Other Regulations

(19) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.

(20) The maximum permitted number of bedrooms in a detached dwelling is 4.

(21) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 90 square metres and no less than 32.5 square metres.

(22) In no case shall the gross floor area of an auxiliary residential dwelling unit exceed 40 percent of the gross floor area on a parcel.

(23) In no case shall a parcel contain both an auxiliary building containing an auxiliary residential dwelling unit and an auxiliary building containing parking use

(24) Key Plan (Bylaw No. 2449)

KEY PLAN (Bylaw No. 2449)



53. RS-E8 Zone (Residential Single Estate Eight) (Bylaw No. 2172)

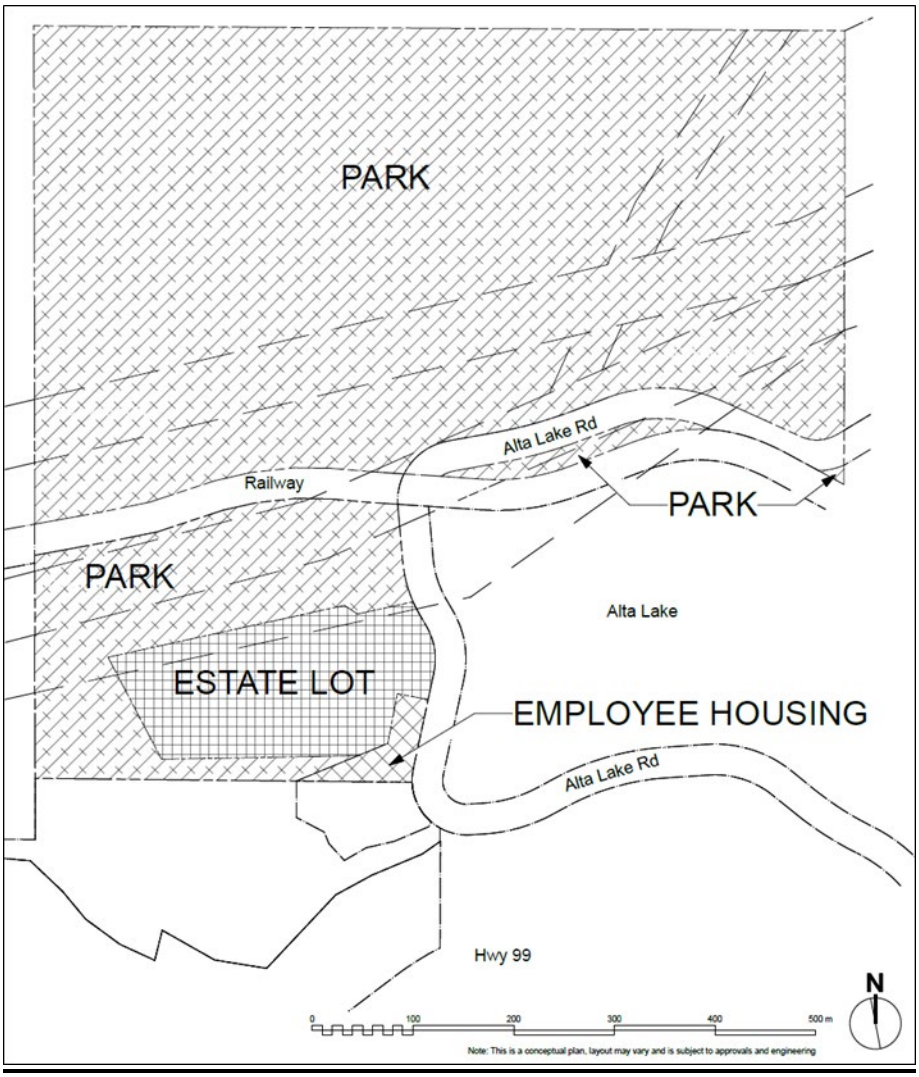
Intent

(1) The intent of this zone is to provide for low density detached dwelling residential use with greater density of development permitted as a condition of the provision of amenities and land for affordable housing.

Subdivision and Use of Park, Housing and Estate Lot Parcels

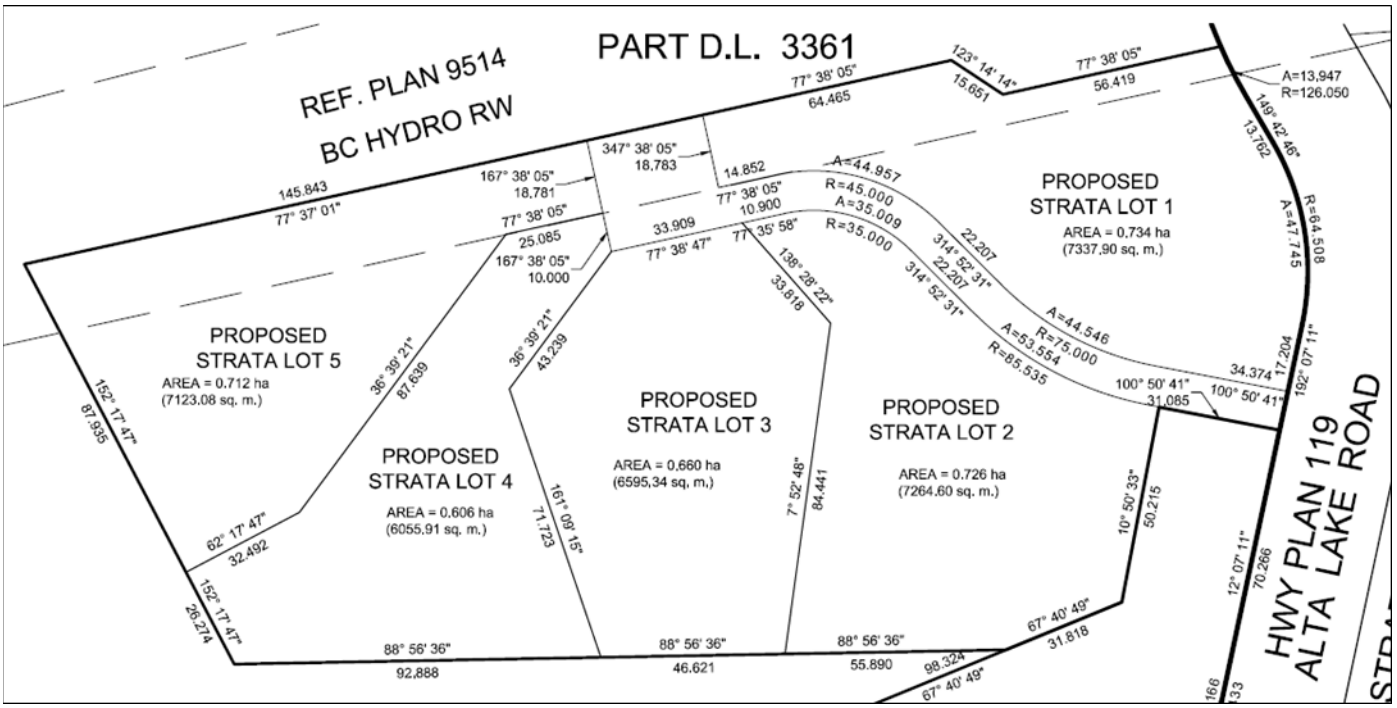
(2) The land in the RS-E8 Zone may be subdivided only as follows, and only in the following sequence:

(a) to create the three parcels illustrated in the following Key Plan, comprising a 98-acre parcel in the northerly portion of the lands (the “Park Parcel”), a 1-acre parcel in the southerly portion of the lands (the “Employee Housing Parcel”), and an 9-acre portion between those two portions (the “Estate Lot Parcel”), each of which parcels must have an area no more than 5% greater than and no more than 5% less than the stated areas: and



Key Plan of initial subdivision

(b) to create from the Estate Lot Parcel the five parcels illustrated in the following Key Plan, and the subdivision may vary from the Key Plan but not so as to create any number of parcels greater than five or any lot with an area that varies by more than 5% from the area stated on the Key Plan:



Key Plan of five-lot residential subdivision

(3) The subdivision described in paragraph (2)(b) may be approved by the Approving Officer and deposited in the Land Title Office only if the owner of the land has transferred the Park Parcel and the Employee Housing Parcel to the Resort Municipality of Whistler for nominal consideration, free and clear of all encumbrances except those approved in writing by the Resort Municipality.

(4) Unless the land in the RS-E8 Zone is subdivided in accordance with paragraphs (2)(a) and (b) by December 31, 2018, it shall be subject to the regulations for the RS-E1 Zone.

(5) The Employee Housing Parcel and buildings and structures on the Employee Housing Parcel shall be subject to the regulations for the RS-E1 Zone unless it has been consolidated with Lot 1 District Lots 1754 and 3361 Group 1 New Westminster District Plan BCP7872, and having been so consolidated shall, despite anything in this Section 53, be subject to the regulations for the RM51 Zone.

(6) The Park Parcel once it has been created in accordance with subsection (2) shall be subject to the regulations for the LP4 Zone.

(7) The parcels created by subdivision of the Estate Lot Parcel and buildings and structures on those parcels shall be subject to the regulations for the RS-E1 Zone, other than subsections 34(5) and (9), may not be further subdivided, and the maximum permitted gross floor area for all auxiliary buildings on each parcel is 35 square metres not including the maximum permitted gross floor area of any auxiliary residential dwelling unit.

54. RTA29 Zone (Residential / Tourist Accommodation Twenty-Nine) (Bylaw No. 2322)

Intent

(1) The intent of this zone is to provide for medium density residential development with units available for tourist accommodation adjacent to major recreation and commercial facilities.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) duplex dwelling;

(c) townhouse; and

(3) Notwithstanding any other provision in this bylaw, dwelling units in the RTA29 Zone may be used for tourist accommodation during periods when such dwellings are not occupied for residential use.

Density

(4) The maximum permitted gross floor area in the RTA29 Zone is 13,082 square metres or a floor space ratio of 0.42, whichever is less.

(5) The maximum number of dwelling units in the RTA29 Zone is 44.

(6) Duplex dwellings in the RTA29 Zone are not eligible for gross floor area exclusion referenced in Part 5, subparagraphs 26 (1)(a)(i) and 26 (1)(a)(ii) of this bylaw.

(7) For the purpose of measuring the gross floor area of a strata lot:

(a) the area of a floor of a portion of a building comprising a strata lot that shares a wall with another strata lot shall be measured to a point that is midway to the outer surfaces of the wall;

(b) a strata lot shall be deemed to include any area of limited common property designated on the strata plan for the exclusive use of the owner of the strata lot under the Strata Property Act, and any area of common property otherwise designated for such exclusive use whether by lease, easement, or otherwise;

Height

(8) The maximum permitted height of a townhouse is 14 metres.

(9) The maximum permitted height of a duplex is 14 metres.

Site Coverage

(10) The maximum permitted site coverage is 40 percent.

Setbacks

(11) The minimum permitted setbacks from all parcel boundaries are shown in the key plan for the RTA29 Zone.

Off-Street Parking and Loading

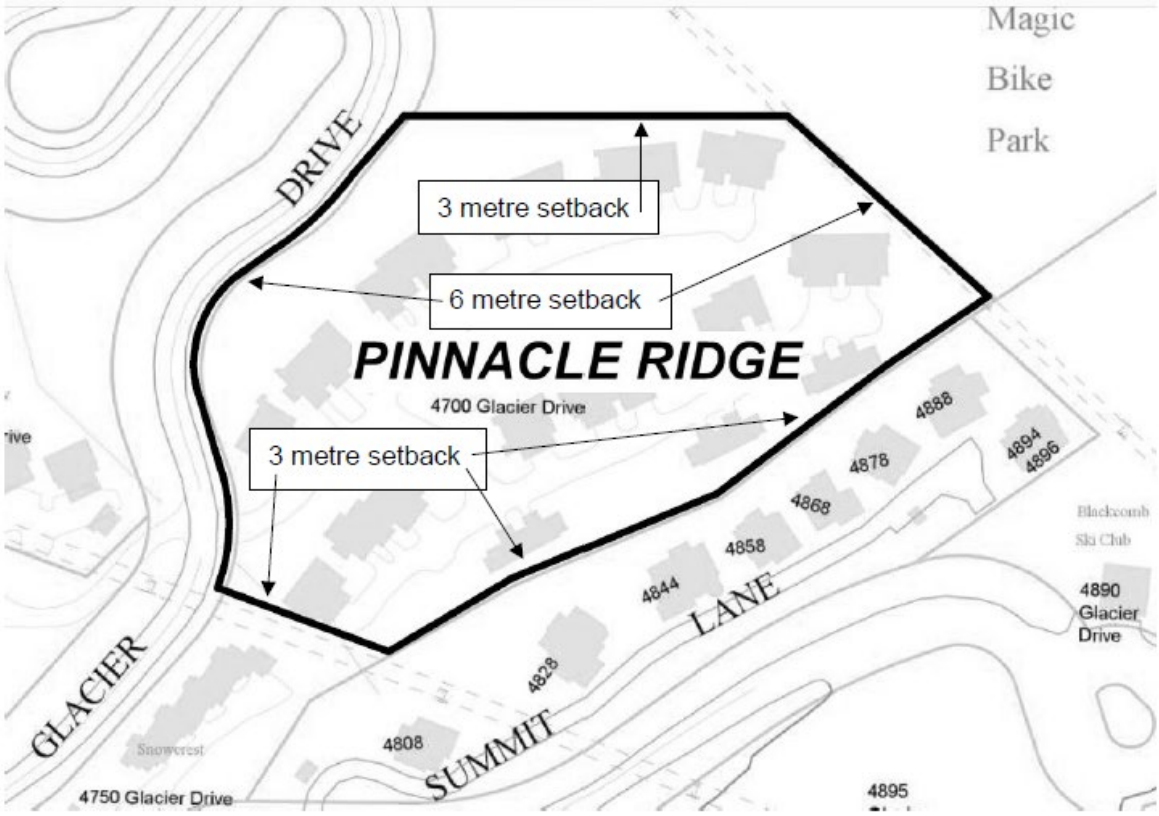
(12) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this bylaw.

Other Regulations

(13) The minimum permitted separation between buildings is 6 metres.

Key Plan

(14) Key Plan for the RTA29 Zone:



55. RTA30 Zone (Residential/Tourist Accommodation Thirty) (Bylaw No. 2337)

Intent

(1) The intent of this zone is to provide medium density residential development and tourist accommodation.

Permitted Uses

(2) The following uses are permitted in the RTA30 Zone, and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) apartment;

(c) employee housing (Bylaw No. 2365)

(d) park and playground and (Bylaw No. 2365)

(e) townhouse, but only in the locations marked Key Plan Area C and E in the key plan for the RTA30 Zone. (Bylaw No. 2365)

(3) Notwithstanding any other provision of this Bylaw, Strata Lots 4, 11, 19, 20 and 23 District Lot 4751, Group 1 New Westminster District Strata Plan LMS2614 may only be used for employee housing.

(4) Notwithstanding any other provision of this Bylaw, apartment dwelling units, other than employee housing, in the RTA30 Zone may be used for temporary accommodation when such dwelling units are not occupied for residential use.

Density

(5) The maximum permitted gross floor area and number of dwellings for each area shown on the Key Plan attached to this RTA30 Zone shall be as shown in the following table:

Key Plan Area	Number of Dwellings	Gross Floor Area (square metres)
A	22	4477
B	37	4526
C	28	3965
D	63	9837

E	33	5077

(6) Despite subsection (5), if the actual gross floor area of buildings in any Key Plan Area, the construction of which was authorized by a building permit duly authorized by the Municipality prior to December 7, 2021, measured and calculated in accordance with this Bylaw, exceeded the amount specified in subsection (5), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for that Key Plan Area.

(7) Despite subsection (5), if the actual gross floor area of the buildings in any Key Plan Area, the construction of which was authorized by a building permit duly authorized by the Municipality prior to December 7, 2021, measured and calculated in accordance with this Bylaw, is less than the amount specified in subsection (5), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for that Key Plan Area.

(8) For the purposes of subsections (6) and (7), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area of buildings in existence in the zone, as of a date specified in the certification.

Height

(9) The maximum permitted height and number of storeys for apartment buildings for each area shown on the Key Plan attached to this RTA30 Zone shall be as shown in the following table:

Key Plan Area	Maximum Height (metres)	Maximum Number of Storeys
A	13	4
B, C, D and E	13	3

Site Coverage

(10) The maximum permitted site coverage for each area shown on the Key Plan attached to this RTA30 Zone shall be as shown in the following table:

Key Plan Area	Maximum Site Coverage

A	30%
B, C, D and E	35%

Setbacks

(11) The minimum permitted setbacks for each area shown on the Key Plan attached to this RTA30 Zone shall be as shown in the following table:

Key Plan Area	Setback from Parcel Boundary (metres)	Setback between Principal Buildings (metres)
A	7.5	6
B, C, D and E	7.5	4

(12) Notwithstanding the minimum permitted setbacks in section (11), a principal building may be setback a minimum of 3.5 metres from the parcel boundary between areas 'C' and 'D' shown on the Key Plan attached to this RTA30 Zone.

Off-Street Parking and Loading

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

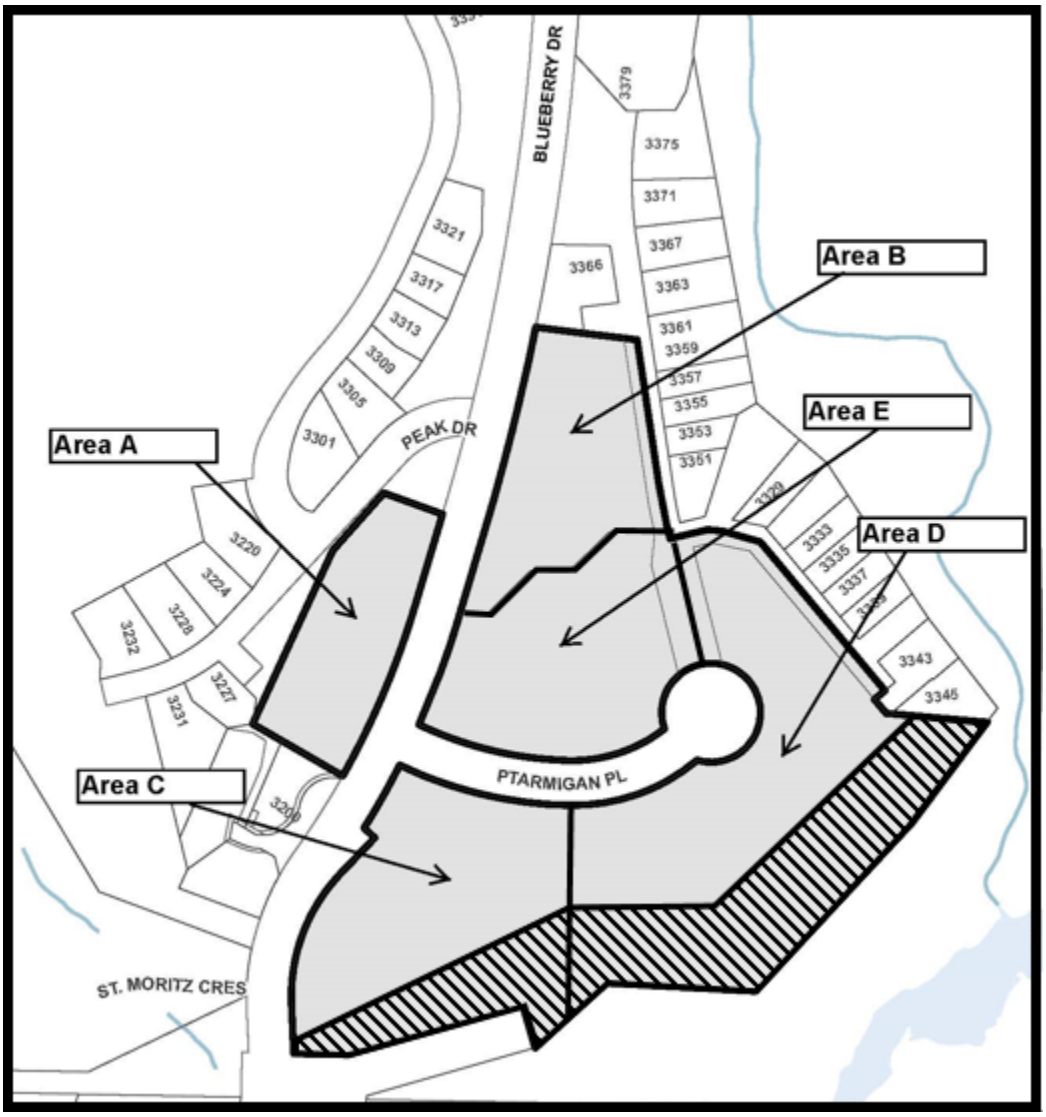
Other Regulations

(14) The use of employee housing for temporary accommodation is prohibited.

(15) The areas shown cross hatch on the Key Plan attached to this RTA30 Zone shall be preserved as natural forested landscape for landscape buffering and environmental protection and must not be altered.

(16) The areas shown cross hatch on the Key Plan attached to this RTA30 Zone are measured to the outermost edge of the boundary line.

(17) Key Plan for the RTA30 Zone:


BLUEBERRY DR
PEAK DR
PTARMIGAN PL
ST. MORITZ CRES
Area A
Area B
Area C
Area D
Area E
3379
3375
3371
3367
3366
3363
3361
3359
3357
3355
3353
3351
3321
3317
3313
3309
3305
3301
3220
3224
3228
3232
3227
3231
3209
3329
3333
3335
3337
3343
3345

56. RTA31 Zone (Residential/Tourist Accommodation Thirty-One) (Bylaw No. 2337)

Intent

(1) The intent of this zone is to provide medium density residential development and tourist accommodation.

Permitted Uses

(2) The following uses are permitted in the RTA31 Zone, and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) townhouse; and

(c) park and playground.

(3) Notwithstanding any other provision of this Bylaw, townhouse dwelling units in the RTA31 Zone may be used for temporary accommodation when such dwelling units are not occupied for residential use.

Density

(4) The maximum permitted gross floor area and number of dwellings for each area shown on the Key Plan attached to this RTA31 Zone shall be as shown in the following table:

Key Plan Area	Number of Dwellings	Gross Floor Area (square metres)
A	61	10312
B	11	3720

(5) Despite subsection (4), if the actual gross floor area of buildings in any Key Plan Area, the construction of which was authorized by a building permit duly authorized by the Municipality prior to December 7, 2021, measured and calculated in accordance with this Bylaw, exceeded the amount specified in subsection (4), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the Key Plan Area.

(6) Despite subsection (4), if the actual gross floor area of the buildings in any Key Plan Area, the construction of which was authorized by a building permit duly authorized by the Municipality prior to December 7, 2021, measured and calculated in accordance with this Bylaw, is less than the amount specified in subsection (4), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for that Key Plan Area.

(7) For the purposes of subsections (5) and (6), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area of buildings in existence in the zone, as of a date specified in the certification.

Height

(8) The maximum permitted height of a townhouse building is the lesser of 13 metres or 3 storeys.

Site Coverage

(9) The maximum permitted site coverage for each area shown on the Key Plan attached to this RTA31 Zone shall be as shown in the following table:

Key Plan Area	Maximum Site Coverage
A	45%
B	30%

Setbacks

(10) The minimum permitted setback from a parcel boundary is 7.5 metres.

(11) The minimum permitted setback between principal buildings is 4 metres.

Off-Street Parking and Loading

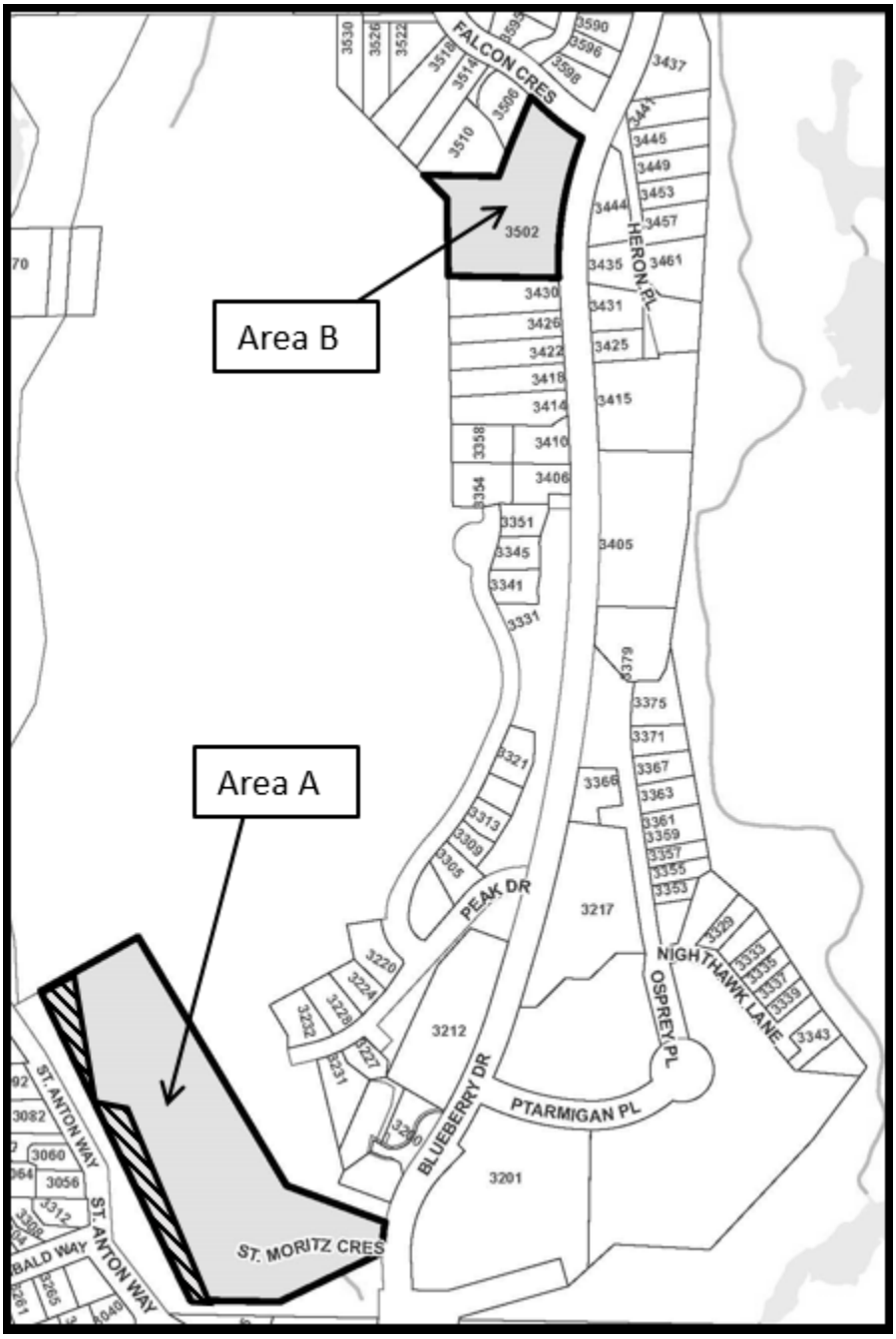
(12) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

(13) The areas shown cross hatch on the Key Plan attached to this RTA31 Zone shall be preserved as natural forested landscape for landscape buffering and environmental protection and must not be altered.

(14) The areas shown cross hatch on the Key Plan attached to this RTA31 Zone are measured to the outermost edge of the boundary line.

(15) Key Plan for the RTA31 Zone:



57. RTA32 Zone (Residential/Tourist Accommodation Thirty-Two) (Bylaw No. 2337)

Intent

(1) The intent of this zone is to provide low density residential development and tourist accommodation.

Permitted Uses

(2) The following uses are permitted in the RTA32 Zone, and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) duplex dwelling; and

(c) park and playground.

(3) Notwithstanding any other provision of this Bylaw, duplex dwellings in the RTA32 Zone may be used for temporary accommodation when the duplex dwellings are not occupied for residential use.

Density

(4) The maximum permitted gross floor area of a duplex dwelling is 511 square metres or a floor space ratio of 0.35, whichever figure is lower.

(5) The maximum number of duplex dwellings permitted within the RTA32 Zone is 7.

Height

(6) The maximum permitted height of a duplex dwelling is 7.6 metres.

Site Dimensions

(7) The minimum required parcel area, usable site area and frontage for parcels within the RTA32 Zone are as follows:

Gross Floor Area	Minimum Parcel Area	Minimum Usable Site Area	Minimum Frontage
375 square metres or less	836 square metres	744 square metres	18.2 metres
Greater than 375 square metres	836 square metres	836 square metres	24 metres

Site Coverage

(8) The maximum permitted site coverage is 35 percent.

Setbacks

(9) The minimum permitted front setback is 7.5 metres.

(10) The minimum permitted side setback is as follows:

Gross Floor Area of a Duplex Dwelling	Distance
375 square metres or less	3 metres
Greater than 375 square metres	6 metres

(11) The minimum permitted rear setback is 6 metres.

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.

58. RTA33 Zone (Residential/Tourist Accommodation Thirty-Three) (Bylaw No. 2337)

Intent

(1) The intent of this zone is to provide low density residential development and tourist accommodation.

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 if contained within a detached dwelling;

(c) detached dwelling; and

(d) park and playground.

(3) Notwithstanding any other provision of this Bylaw, dwelling units in the RTA33 Zone may be used for temporary accommodation when such dwelling units are not occupied for residential use.

Density

(4) The maximum permitted gross floor area for each parcel for each area shown on the Key Plan attached to this RTA33 Zone shall be as shown in the following table:

Key Plan Area	Maximum Gross Floor Area for each parcel
A	465 square metres or a floor space ratio of 0.35, whichever figure is lower
B	325 square metres

Height

(5) The maximum permitted height of a detached dwelling is 7.6 metres.

Site Dimensions

(6) The minimum required parcel area, usable site area and frontage are as follows:

Gross Floor Area	Minimum Parcel Area	Minimum Usable Site Area	Minimum Frontage
325 square metres or less	695 square metres	465 square metres	18.2 metres
Greater than 325 square metres	928.6 square metres	575 square metres	24 metres

(7) Where a detached dwelling is sited on a parcel having a frontage of less than 24 metres, the maximum permitted gross floor area of the dwelling is 325 square metres.

Site Coverage

(8) The maximum permitted site coverage is 35 percent.

Setbacks

(9) The minimum permitted front setback is 7.5 metres.

(10) The minimum permitted side setback is as follows:

Gross Floor Area of a Dwelling	Distance
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

(11) The minimum permitted rear setback is 6 metres.

(12) No addition shall be made to a detached dwelling which increases the gross floor area of that dwelling beyond 325 square metres, unless the entire dwelling including the addition is sited within a minimum setback area of six metres on each side of the detached dwelling.

Off-Street Parking and Loading

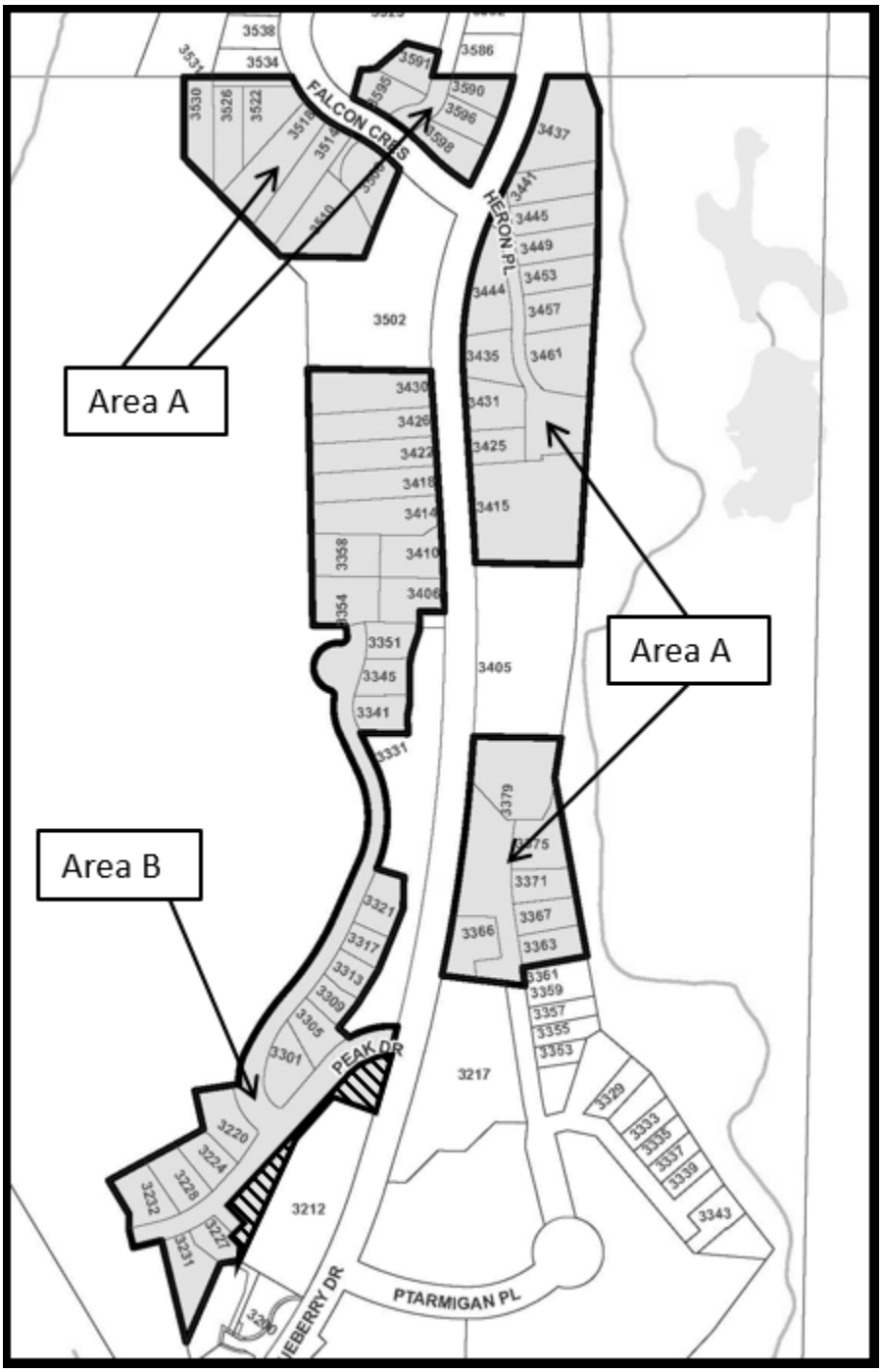
(13) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

(14) The areas shown cross hatch on the Key Plan attached to this RTA33 Zone shall be preserved as natural forested landscape for landscape buffering and environmental protection and must not be altered.

(15) The areas shown cross hatch on the Key Plan attached to this RTA33 Zone are measured to the outermost edge of the boundary line.

(16) Key Plan for the RTA33 Zone:


Area A
Area A
Area B
FALCON CRES
HERON PL
PEAK DR
PTARMIGAN PL
3538
3534
3531
3530
3526
3522
3591
3586
3590
3596
3598
3595
3437
3441
3445
3449
3453
3457
3461
3444
3435
3431
3425
3415
3502
3430
3429
3422
3418
3414
3410
3406
3358
3354
3351
3345
3341
3331
3405
3379
3375
3371
3367
3363
3366
3361
3359
3357
3355
3353
3321
3317
3313
3309
3305
3301
3217
3329
3333
3335
3337
3339
3343
3220
3224
3228
3232
3227
3231
3212

59. RTA34 Zone (Residential/Tourist Accommodation Thirty-Four) (Bylaw No. 2343)

Intent

(1) The intent of this zone is to provide apartment residential dwellings that are also available for tourist accommodation and associated recreational and commercial uses.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) apartment;

(b) auxiliary buildings and auxiliary uses;

(c) child care facility;

(d) indoor recreation;

(e) neighbourhood public house;

(f) outdoor recreation;

(g) personal service;

(h) restaurant; and

(i) retail.

(3) Notwithstanding any other provision of this Bylaw, apartment dwelling units in the RTA34 Zone may be used for temporary accommodation when such dwelling units are not occupied for residential use.

Density

(4) The maximum number of dwelling units is 44.

(5) The maximum total permitted gross floor area for the RTA34 Zone is 4,495 square metres.

(6) The maximum total permitted gross floor area for apartment uses is 3,620 square metres.

(7) The maximum total permitted gross floor area for commercial uses is 875 square metres.

(8) Despite subsection (5), if the actual gross floor area of the buildings in the RTA34 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to February 8, 2022, measured and calculated in accordance with this

Bylaw, exceeded the amount specified in subsection (5), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.

(9) Despite subsection (5), if the actual gross floor area of the buildings in the RTA34 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to February 8, 2022, measured and calculated in accordance with this Bylaw, is less than the amount specified in subsection (5), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.

(10) For the purposes of subsections (8) and (9), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area of buildings in existence in the zone, as of a date specified in the certification.

(11) If the application of subsection (8) or (9) results in an increase or decrease in gross floor area under subsection (5), the gross floor area for a use referred to in subsection (6) or (7), and occupying a portion of a building in respect of which a decrease or increase in gross floor area has been established, is also increased or decreased accordingly.

Height

(12) The maximum permitted height of a principal building is 13.7 metres or 4 storeys, whichever is less.

Site Area

(13) The minimum parcel area is 8,408 square metres.

Site Coverage

(14) The maximum permitted site coverage is 50 percent of the useable site area.

Setbacks

(15) The minimum permitted setback from a front parcel line is 7.6 metres.

(16) The minimum permitted setback from a rear parcel line is 6.1 metres.

(17) The minimum permitted setback from a side parcel line is 6.1 metres.

Off-Street Parking and Loading

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

60. RTA35 Zone (Residential/Tourist Accommodation Thirty-Five) (Bylaw No. 2344)

Intent

(1) The intent of this zone is to provide medium density residential development for townhouses and apartments, which are also available for tourist accommodation.

Permitted Uses

(2) The following uses are permitted in the RTA35 Zone and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses, including front desk facilities that may provide both onsite and offsite property management services;

(b) townhouses, but the location of which is restricted to specific Key Plan Areas, as set out in Table 12A, with the general location of the Key Plan Areas shown for reference only in the key plan for the RTA35 Zone; and

(c) apartments, but the location of which is restricted to specific Key Plan Area, as set out in Table 12A, with the general location of the Key Plan Areas shown for reference only in the key plan for the RTA35 Zone.

(3) Notwithstanding any other provisions of this Bylaw, townhouse dwelling units and apartment dwelling units in the RTA35 Zone may be used for temporary accommodation when not occupied for residential use.

Density

(4) The maximum permitted gross floor area and number of dwellings for each Key Plan Area shown on the key plan for this RTA35 Zone is as shown in Table 12A.

(5) Despite subsection (4), if the actual gross floor area of buildings in any Key Plan Area, the construction of which was authorized by a building permit duly authorized by the Municipality prior to March 16, 2022, measured and calculated in accordance with this Bylaw, exceeded the amount specified in subsection (4), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for that Key Plan Area.

(6) Despite subsection (4), if the actual gross floor area of the buildings in any Key Plan Area, the construction of which was authorized by a building permit duly authorized by the Municipality prior to March 16, 2022, measured and calculated in accordance with this Bylaw, is less than the amount specified in subsection (4), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for that Key Plan Area.

(7) For the purposes of subsections (5) and (6), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area of buildings in existence in the zone , as of a date specified in the certification.

Height

(8) The maximum permitted height of each building shown on the key plan for this RTA35 Zone is as shown in Table 12A.

Setbacks

(9) The minimum permitted setback from a highway is 7 metres.

(10) The minimum permitted setback from all other parcel boundaries is 3 metres.

Off-Street Parking and Loading

(11) 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

(12) Land in the RTA35 Zone may not be subdivided.

(13) Table 12A – Permitted Uses, Maximum Number of Dwelling Units, Maximum Gross Floor Area, and Maximum Height for the RTA35 Zone:

Key Plan Area	Permitted Use	Maximum Dwelling Units	Maximum Gross Floor Area	Maximum Height
A	Townhouse	32	3,914 square metres	13.7 metres or 4 storeys, whichever is less.
B	Townhouse	33	4,120 square metres	13.7 metres or 4 storeys, whichever is less.
C	Townhouse	22	3,553 square metres	13.7 metres or 4 storeys, whichever is less.
D	Townhouse	36	4,277 square metres	13.7 metres or 4 storeys, whichever is less.
E	Townhouse	36	4,277 square metres	13.7 metres or 4 storeys, whichever is less.
F	Townhouse	36	4,277 square metres	13.7 metres or 4 storeys, whichever is less.
G	Townhouse	40	4,236 square metres	13.7 metres or 4 storeys, whichever is less.
H	Townhouse	23	3,552 square metres	13.7 metres or 4 storeys, whichever is less.
I	Apartment	51	4,120 square metres	13.7 metres or 4 storeys, whichever is less.
J	Townhouse	16	2,733 square metres	13.7 metres or 4 storeys, whichever is less.
K	Apartment	107	9,222 square metres	19.8 metres or 6 storeys, whichever is less.
L	Apartment	32	3,838 square metres	13.7 metres or 4 storeys, whichever is less.

M	Apartment	233	19,746 square metres	13.7 metres or 4 storeys, whichever is less.
N	Apartment	50	6,485 square metres	13.7 metres or 4 storeys, whichever is less.
O	Apartment	85	10,977 square metres	19.8 metres or 6 storeys, whichever is less.
P	Townhouse	32	3,340 square metres	13.7 metres or 4 storeys, whichever is less.
Q	Townhouse	22	2,135 square metres	13.7 metres or 4 storeys, whichever is less.
R	Townhouse	28	3,661 square metres	13.7 metres or 4 storeys, whichever is less.
S	Townhouse	52	5,363 square metres	13.7 metres or 4 storeys, whichever is less.
T	Townhouse	6	1,353 square metres	13.7 metres or 4 storeys, whichever is less.
U	Townhouse	64	6,488 square metres	13.7 metres or 4 storeys, whichever is less.
V	Townhouse	16	1,962 square metres	13.7 metres or 4 storeys, whichever is less.

(14) The key plan for the RTA35 Zone is as follows:


Lost Lake Park
Blackcomb Creek
BLACKCOMB WAY
LORIMER RD
SPEARHEAD DR
HORSTMAN LANE
PAINTED CLIFF RD
GLACIER DR
Magic Chair
Blackcomb Gondola
Excalibur Gondola
A 4628
B 4636
C 4645
D 4637
E 4725
F 4857
G 4737
H 4865
I 4749
J 4873
K 4809
L 4821
M 4800
N 4905
O 4910
P 4822
Q 4890
R 4894
S 4891
T 4883
U 4510
V 4701
KEY PLAN
Subject Lands
Parcels
N
0 50 100
Meters

PART 13 Multiple Residential Zones (Bylaw No. 464)

1. RM1 Zone (Residential Multiple One)

Intent

(1) The intent of this zone is to provide for the development of medium density duplex and townhouse dwellings.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) duplex dwelling;

(c) park and playground; and

(d) townhouse.

Density

(3) The maximum permitted floor site ratio is 0.40.

Height

(4) The maximum permitted height of a duplex dwelling is 7.6 metres.

(5) The maximum permitted height of a townhouse building is 10.7 metres.

Site Area

(6) The minimum parcel area and usable site area requirements per dwelling unit are as follows:

TYPE OF DWELLING	MINIMUM PARCEL AREA	MINIMUM USABLE SITE AREA
Duplex Dwelling	418 square metres	279 square metres
Townhouse	297 square metres	232 square metres

(7) The minimum permitted parcel area is 985 square metres, the minimum frontage is 20 metres. (Bylaw No. 775)

Site Coverage

(8) The maximum permitted site coverage is 35 percent.

Setbacks

(9) For Fee Simple and bare land strata lots:

(a) The minimum permitted front setback is 7.6 metres;

(b) The minimum permitted side setback is 3 metres; and

(c) The minimum permitted rear setback is 7.6 metres.

(10) Where there are 2 or more buildings on one parcel:

(a) The minimum permitted separation between buildings is 6 metres;

(b) The minimum permitted setback between a building and a parcel line is 8 metres; and

(c) The minimum permitted setback between a building and an internal access road is 8 metres.

Off-Street Parking and Loading

(11) 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

(12) The minimum permitted gross floor area for a dwelling unit is 55 square metres.

(13) The maximum permitted number of bedrooms in a principal dwelling unit is 4.

(14) An auxiliary residential dwelling unit is prohibited.

2. RM2 Zone (Residential Multiple Two)

Intent

(1) The intent of this zone is to provide medium density multiple residential development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses; and

(b) townhouse.

Density

(3) The maximum permitted floor space ratio is 0.32.

Height

(4) The maximum permitted height of a building is 10.7 metres.

Site Area

(5) The minimum parcel area is 985 square metres, minimum frontage is 20 metres. (Bylaw No. 775)

Site Coverage

(6) The maximum permitted site coverage is 35 percent.

Setbacks

(7) The minimum permitted front setback is 7.6 metres.

(8) The minimum permitted side setback is 7.6 metres.

(9) The minimum permitted rear setback is 7.6 metres.

Off-Street Parking and Loading

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

Other Regulations

(11) The minimum permitted separation between principal buildings is 6 metres.

(12) The minimum permitted gross floor area of a dwelling unit is 55 square metres.

(13) The maximum permitted number of bedrooms in a dwelling unit is 4.

(14) An auxiliary residential dwelling unit is prohibited.

3. RM3 Zone (Residential Multiple Three)

Intent

(1) The intent of this zone is to provide for moderate density multiple residential development and to also permit auxiliary residential dwelling units to accommodate a manager and staff.

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) duplex; and (Bylaw No. 490)

(d) townhouse.

Density

(3) The maximum permitted floor space ratio for townhouse use is 0.30.

(4) The maximum permitted gross floor area for auxiliary residential use is 280 square metres.

(5) The maximum permitted gross floor area for an auxiliary building for indoor recreation use is 235 square metres.

Height

(6) The maximum permitted height of a building is 10.7 metres.

Site Area

(7) The minimum permitted parcel area is 985 square metres, minimum frontage is 20 metres. (Bylaw No. 775)

Site Coverage

(8) The maximum permitted site coverage is 35 percent.

Setbacks

(9) The minimum permitted front setback is 7.6 metres.

(10) The minimum permitted side setback is 7.6 metres.

(11) The minimum permitted rear setback is 7.6 metres.

Off-Street Parking and Loading

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

Other Regulations

(13) The minimum permitted separation between principal buildings is 6 metres.

(14) The minimum permitted gross floor area of a dwelling unit is 55 square metres.

(15) The maximum permitted number of bedrooms in a principal dwelling unit is 4.

(16) A maximum of one auxiliary residential dwelling unit is permitted for each 38 dwelling units up to a maximum of 4 auxiliary residential dwelling units.

(17) Auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited. (Bylaw No. 814)

4. RM4 Zone (Residential Multiple Four)

Intent

(1) The intent of this zone is to provide for medium density multiple residential development and to also permit auxiliary residential dwelling units to accommodate a manager and staff.

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; and

(c) townhouse.

Density

(3) The maximum permitted floor space ratio for townhouse use is 0.40.

(4) The maximum permitted gross floor area for each auxiliary residential dwelling unit is 170 square metres.

Height

(5) The maximum permitted height of a building is 10.7 metres.

Site Area

(6) The minimum permitted parcel area is 985 square metres, minimum frontage is 20 metres. (Bylaw No. 775)

Site Coverage

(7) The maximum permitted site coverage is 35 percent.

Setbacks

(8) The minimum permitted front setback is 7.6 metres.

(9) The minimum permitted side setback is 7.6 metres.

(10) The minimum permitted rear setback is 7.6 metres.

Off-Street Parking and Loading

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

Other Regulations

(12) The minimum permitted separation between principal buildings is 6 metres.

(13) The minimum permitted gross floor area of a dwelling unit is 55 square metres.

(14) The maximum permitted number of bedrooms in a principal dwelling unit is 4.

(15) A maximum of one auxiliary residential dwelling unit is permitted for each 38 dwelling units.

(16) Auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited. (Bylaw No. 814)

5. RM5 Zone (Residential Multiple Five)

Intent

(1) The intent of this zone is to provide for medium density multiple residential development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) apartment; and

(c) townhouse.

Density

(3) The maximum permitted floor space ratio is 0.50.

Height

(4) The maximum permitted height of a building is 10.7 metres.

Site Area

(5) The minimum permitted parcel area is 985 square metres, minimum frontage is 20 metres. (Bylaw No. 775)

Site Coverage

(6) The maximum permitted site coverage is 35 percent.

Setbacks

(7) The minimum permitted front setback is 7.6 metres.

(8) The minimum permitted side setback is 7.6 metres.

(9) The minimum permitted rear setback is 7.6 metres.

Off-Street Parking and Loading

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

Other Regulations

(11) The minimum permitted separation between principal buildings is 6 metres.

(12) The minimum permitted gross floor area of a dwelling unit is 55 square metres.

(13) The maximum permitted number of bedrooms in a dwelling unit is 4.

(14) An auxiliary residential dwelling unit is prohibited.

6. RM6 Zone (Residential Multiple Six)

Intent

(1) The intent of this zone is to provide for medium density multiple residential development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) apartment; and

(c) townhouse.

Density

(3) The maximum permitted floor site ratio is 1.0. (Bylaw No. 386)

Height

(4) The maximum permitted height of a building is 10.7 metres.

Site Area

(5) The minimum usable site area for: (Bylaw No. 562)

(a) each dwelling unit of 50 square metres or less is 56.3 square metres; and

(b) each dwelling unit of greater than 50 square metres is 112.6 square metres.

(6) The minimum permitted parcel area is 985 square metres, minimum frontage is 20 metres. (Bylaw No. 775)

Site Coverage

(7) The maximum permitted site coverage is 35 percent.

Setbacks

(8) The minimum permitted front setback is 7.6 metres.

(9) The minimum permitted side setback is 7.6 metres.

(10) The minimum permitted rear setback is 7.6 metres.

Off-Street Parking and Loading

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

Other Regulations

(12) The minimum permitted separation between principal buildings is 6 metres.

(13) The minimum permitted gross floor area of a dwelling unit is 40 square metres. (Bylaw No. 562)

(14) The maximum permitted number of bedrooms in a dwelling unit is 3. (Bylaw No. 386)

(15) An auxiliary residential dwelling unit is prohibited.

7. RM7 Zone (Residential Multiple Seven)

Intent

(1) The intent of this zone is to provide for high density multiple residential development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) apartment; and

(c) townhouse.

Density

(3) The maximum permitted floor site ratio is 1.10.

Height

(4) The maximum permitted height of a building is 12 metres.

Site Area

(5) The minimum permitted parcel area is 5,000 square metres, minimum parcel frontage is 1/10th of parcel perimeter. (Bylaw No. 775)

Site Coverage

(6) The maximum permitted site coverage is 40 percent.

Setbacks

(7) No building shall be located closer than 7.6 metres from any parcel boundary.

(8) The minimum permitted separation between principal use buildings is 6 metres.

Off-Street Parking and Loading (Bylaw No. 614)

(9) Except as otherwise specified in this Bylaw, off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

(10) A maximum of one dwelling unit is permitted for each 50 square metres of usable site area.

8. RM8 Zone (Residential Multiple Eight) (Deleted Bylaw No. 514)

(1) Deleted sections 12.8–12.8.9 (Bylaw No. 514)

9. RM9 Zone (Residential Multiple Nine) (Bylaw No. 385)

Intent

(1) The intent of this zone is to provide tourist accommodation in a multiple residential building.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses; and

(b) townhouse.

Density

(3) The maximum permitted floor space ratio is 0.31.

(4) The minimum permitted usable site area is 61 square metres per dwelling unit.

Height

(5) The maximum permitted height of a building is 10.7 metres.

Site Area

(6) The minimum permitted parcel area is 1,000 square metres, minimum frontage is 1/10th of parcel perimeter. (Bylaw No. 775)

Site Coverage

(7) The maximum permitted site coverage is 20 percent.

Setbacks

(8) The minimum permitted setback of all buildings from all parcel boundaries is 7.5 metres.

Off-Street Parking and Loading

(9) Except as otherwise provided in this Bylaw, off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw. (Bylaw No. 614)

Other Regulations

(10) The minimum permitted separation between principal buildings is 6 metres.

(11) The maximum permitted number of bedrooms in a dwelling unit is 3.

(12) An auxiliary residential dwelling unit is prohibited.

10. RM10 Zone (Residential Multiple Ten) (Bylaw No. 464)

Intent

(1) The intent of this zone is to provide for the development of medium density duplex and townhouse dwellings.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) duplex dwelling;

(c) park and playground; and

(d) townhouse.

Density

(3) The maximum permitted floor site ratio is 0.40.

(4) The maximum permitted dwelling unit density is as follows:

TYPE OF DWELLING	MINIMUM USABLE SITE AREA PER DWELLING UNIT
Duplex dwelling	372 square metres
Townhouse containing a gross floor area larger than 50 square metres	238 square metres
Townhouse containing a gross floor area of 50 square metres or less	119 square metres

Height

(5) The maximum permitted height of a principal building is 10.7 metres.

Site Area

(6) The minimum permitted parcel area per dwelling unit is as follows:

TYPE OF DWELLING	MINIMUM PARCEL AREA
Duplex Dwelling	418 square metres
Townhouse	297 square metres

The minimum frontage is 20 metres. (Bylaw No. 775)

Site Coverage

(7) The maximum permitted site coverage is 20 percent.

Setbacks

(8) For Fee Simple and bare land strata lots:

(a) The minimum permitted front setback is 7.6 metres.

(b) The minimum permitted side setback is 3 metres.

(c) The minimum permitted rear setback is 7.6 metres.

(9) Where there are 2 or more buildings on one parcel:

(a) The minimum permitted separation between buildings is 6 metres.

(b) The minimum permitted setback between a building and a parcel line is 8 metres.

(c) The minimum permitted setback between a building and an internal access road is 8 metres.

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) The minimum permitted gross floor area for a dwelling unit is 40 square metres.

(12) The maximum permitted number of bedrooms in a dwelling unit is 3.

(13) An auxiliary residential dwelling unit is prohibited.

11. [Reserved]

12. RM12 Zone (Residential Multiple Twelve) (Bylaw No. 464)

Intent

(1) The intent of this zone is to provide for medium density multiple residential development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) townhouse; and

(c) park and playground.

Density

(3) Maximum Permitted Floor Space Ratio is 0.23. (Bylaw No. 686)

(4) Minimum Permitted Parcel Area per dwelling unit is as follows: (Bylaw No. 686)

TYPE OF USE	MINIMUM PARCEL AREA
Townhouse	486 m2

Height

(5) The maximum permitted height of a building is 12 metres.

Parcel Size

(6) The minimum permitted parcel area is 1,350 square metres. (Bylaw No. 775)

(7) The minimum permitted parcel frontage is 20 metres. (Bylaw No. 775)

Site Coverage

(8) The maximum permitted site coverage is 35 percent.

Setbacks

(9) The minimum permitted setback from front and rear parcel boundaries is 7.5 metres.

(10) The minimum permitted setback from side parcel boundaries is 5 metres.

(11) The minimum permitted horizontal distance between a building and a private road is 7.5 metres.

(12) The minimum permitted horizontal distance between principal buildings is 6 metres.

Off-Street Parking and Loading

(13) 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

(14) An auxiliary residential dwelling unit is prohibited.

13. RM13 Zone (Residential Multiple Thirteen) (Bylaw No. 649) (Bylaw No. 1264)(Bylaw No. 2250)

Intent

(1) The intent of this zone is to provide for medium density employee residential use and associated employee services and auxiliary uses.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 1264)

(a) apartment provided no dwelling unit in the apartment is occupied except as employee housing;

(b) park and playground;

(c) employee services; and

(d) auxiliary buildings and auxiliary uses.

Density

(3) The maximum permitted floor space ratio is .90 per parcel. (Bylaw No. 1264)

(4) In the buildings labelled “BLDG 1” through “BLDG 7” on the plan shown in subsection (12) in this RM13 zone, or in any replacement buildings that may be constructed generally in the locations of those buildings, the combined total floor area for employee services use shall not exceed 300 square metres. (Bylaw No. 1264)

Height

(5) The maximum permitted height of a building is 13.7 metres, except that the maximum permitted height of the building labelled ”BLDG 8” on the plan shown in subsection (12) in this RM13 zone is 14.6 metres.

Site Area

(6) (a) The minimum permitted parcel area is 2.5 hectares. (Bylaw No. 775) (Bylaw No. 1264)

(b) The following subdivisions need not comply with paragraph (a) if the subdivisions are deposited concurrently in the Land Title Office:

(i) a single subdivision of common property in Strata Plan LMS2986 creating a single parcel with an area of 924.6 m2; and

(ii) amendment of Strata Plan LMS2986 creating from that single parcel an additional strata lot in that strata plan.

Site Coverage

(7) The maximum permitted site coverage is 21 percent. (Bylaw No. 1264)

Setbacks

(8) The minimum permitted setback from all parcel boundaries is 7.6 metres. (Bylaw No. 1264)

Off-Street Parking and Loading

(9) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw, except that if the building labelled “BLDG 8” on the plan shown as subsection (12) of this RM13 zone contains no dwelling units other than employee housing units or dwelling units described in subsection (11)(a), the number of off-street parking spaces required for the building is 14. (Bylaw No. 1264)

Other Regulations

(10) A minimum of 100 square meters of the ground floor area in the building labelled “BLDG 8” on the plan shown as subsection (12) of this RM13 zone must be used or available for: employee services, and uses auxiliary to employee services uses, such as food services and social and recreational activities.

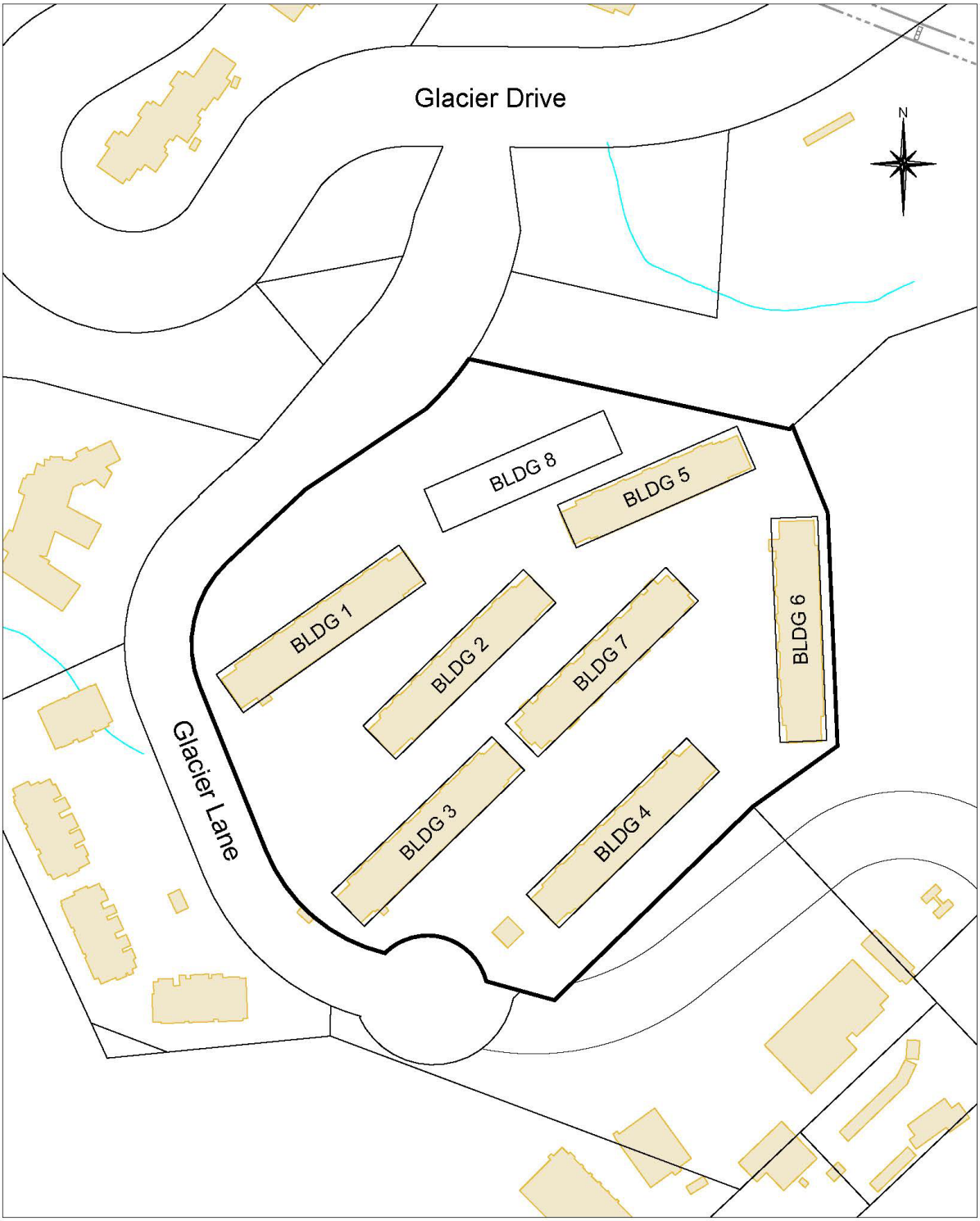
(11) The following uses and no others are also permitted on or in the ground floor of the building labelled “BLDG 8” on the plan shown as subsection (12) of this RM13 zone:

(a) up to two dwelling units, used only as temporary accommodation of employees for respite purposes and not as employee housing, having a combined total floor area of no more than 70 square metres; and,

(b) up to four employee housing units, having a combined total floor area of no more than 160 square metres.

(12) Key plan for RM13 zone is as follows

KEY PLAN - RM13 ZONE



14. RM 14 Zone (Residential Multiple Fourteen) (Bylaw No. 568)

Intent

(1) The intent of this zone is to provide for medium density comprehensive residential adjacent to major recreation and commercial facilities.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) apartment;

(c) duplex dwelling;

(d) indoor and outdoor recreation;

(e) park and playground;

(f) tourist accommodation; and

(g) townhouse.

Density

(3) The maximum permitted floor space ratio is 0.25.

Height

(4) The maximum permitted height of a building is 13.7 metres except as otherwise permitted in subsection (5).

(5) The maximum permitted height of a duplex dwelling is 10.6 metres.

Parcel Size

(6) The minimum parcel area is not applicable.

(7) Minimum parcel frontage is 1/10th of parcel perimeter. (Bylaw No. 775)

Site Coverage

(8) The maximum permitted site coverage is 50 percent.

Setbacks

(9) The minimum permitted setback is 7.0 metres from a public highway.

(10) The minimum permitted setback is 3 metres from all other parcel boundaries.

Off-Street Parking and Loading

(11) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw, except as otherwise provided in this Section. (Bylaw No. 614)

Other Regulations

(12) The minimum permitted gross floor area of any dwelling unit contained in an apartment or townhouse or duplex dwelling is 32.5 square metres.

15. RM15 Zone (Residential Multiple Fifteen) (Bylaw No. 750)

Intent

(1) The intent of this zone is to provide for low density, slope-responsive residential use adjacent to major recreation and commercial facilities.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) single family dwelling or townhouse;

(c) indoor and outdoor recreation; and

(d) park and playground.

Density

(3) The site may be developed for *either* townhouse use or single family dwelling use. If developed as townhouse, the maximum permitted gross floor area shall not exceed 8,190 square metres on the site and in no case shall the number of dwellings exceed forty-nine (49) townhouses on the site. If developed as single family dwellings, the maximum permitted gross floor area shall not exceed 3,900 square metres on the site and in no case shall the number of dwellings exceed twelve (12) single family dwellings on the site.

Height

(4) The maximum permitted height of a townhouse is 10.7 metres.

(5) The maximum permitted height of a single family dwelling is 9.0 metres.

Parcel Size

(6) The minimum permitted parcel area is 3.30 hectares.

Site Coverage

(7) The maximum permitted site coverage is 15 percent.

(8) The minimum permitted setback is 15 metres from all parcel boundaries.

Off-Street Parking and Loading

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

Other Regulations

(10) The minimum permitted gross floor area of any townhouse or single family dwelling is 130 square metres.

(11) The minimum permitted horizontal separation between buildings is 6 metres.

(12) One auxiliary residential dwelling unit is permitted within each detached single family dwelling up to a maximum of 80 square metres provided it contains no more than two bedrooms, one bathroom, one kitchen, and one living room.

(13) Auxiliary residential dwelling units are prohibited if the site is developed for townhouse use.

(14) A minimum of 75 percent of all required parking shall be enclosed or located below grade in an underground parking structure.

(15) Any reference to “site” in this RM15 zone refers to those lands crosshatched on Schedule “A” of Zoning Amendment Bylaw No. 750, 1989 as amended.

16. RM16 Zone (Residential Multiple Sixteen) (Bylaw No. 751)

Intent

(1) The intent of this zone is to provide for medium density, slope-responsive residential use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) indoor and outdoor recreation;

(c) park and playground; and

(d) townhouse.

Density

(3) The maximum permitted gross floor area on any parcel is 7,358 square metres.

(4) The maximum permitted number of dwelling units on any parcel is 62.

Height

(5) The maximum permitted height of a townhouse is 10.7 metres.

Parcel Size

(6) The minimum permitted parcel size is 3.5 hectares.

Site Coverage

(7) The maximum permitted site coverage is 20 percent.

Setbacks

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

Off-Street Parking and Loading

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

Other Regulations

(10) The minimum permitted gross floor area of any dwelling unit is 110 square metres.

(11) The minimum permitted horizontal separation between buildings is 6 metres.

(12) A minimum of 75 percent of all required parking shall be enclosed or located below grade in an underground parking structure.

(13) Auxiliary residential dwelling units are prohibited.

17. RM17 Zone (Residential Multiple Seventeen) (Bylaw No. 826)

(1) Intent

The intent of this zone is to provide for medium density, residential use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) indoor and outdoor recreation;

(c) park and playground;

(d) townhouse; and

(e) apartment.

Density

(3) The maximum permitted floor space ratio is 0.24.

Height

(4) The maximum permitted height of a building is 10.7 metres.

Parcel Size

(5) The minimum permitted site area is 1,500 square metres.

(6) The minimum permitted frontage is 20 metres.

Site Coverage

(7) The maximum permitted site coverage is 11%.

Setbacks

(8) No building shall be located closer than 7.6 metres from any parcel boundary.

(9) The minimum permitted separation between principal use buildings is 6 metres.

Off-Street Parking and Loading

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

Auxiliary Residential Dwelling Unit

(11) A maximum of one auxiliary residential dwelling unit is permitted for each 38 dwelling units.

18. RM18 Zone (Residential Multiple Eighteen) (Bylaw No. 826)

Intent

(1) The intent of this zone is to provide for moderate density residential use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) indoor and outdoor recreation;

(c) park and playground;

(d) townhouse; and

(e) duplex.

Density

(3) The maximum permitted floor space ratio is 0.31.

Height

(4) The maximum permitted height of a building is 10.7 metres.

Parcel Size

(5) The minimum permitted site area is 985 square metres.

(6) The minimum permitted frontage is 20 metres.

Site Coverage

(7) The maximum permitted site coverage is 12%.

Setbacks

(8) No building shall be located closer than 7.6 metres from any parcel boundary.

(9) The minimum permitted separation between principal use buildings is 6 metres.

Off-Street Parking and Loading

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

Other Regulations

(11) The minimum permitted gross floor area of a dwelling unit is 55 square metres.

(12) The maximum permitted number of bedrooms in a dwelling unit is 4.

(13) An auxiliary residential dwelling unit is prohibited.

19. RM19 Zone (Residential Multiple Nineteen) (Bylaw No. 832)

Intent

(1) The intent of this zone is to provide for medium density residential use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 1102)

(a) townhouse provided no dwelling unit in the townhouse is occupied except as employee housing;

(b) apartment provided no dwelling unit in the apartment is occupied except as employee housing;

(c) indoor and outdoor recreation;

(d) park and playground; and

(e) auxiliary buildings and auxiliary uses.

Density

(3) The maximum permitted floor space ratio is 0.45 provided that the maximum number of dwelling units shall not exceed 90 dwelling units.

Height

(4) The maximum permitted height of a building is 10.7 metres.

Parcel Size

(5) The minimum permitted parcel area is 1.76 hectares.

(6) The minimum permitted frontage is 20 metres.

Site Coverage

(7) The maximum permitted site coverage is 20%.

Setbacks

(8) The minimum permitted separation between principal use buildings is 6 metres.

Off-Street Parking and Loading

(9) Off-street parking and loading shall be provided and maintained in accordance with regulations contained in Part 6 of this Bylaw, except as follows:

(10) One off-street parking space must be provided for each apartment dwelling unit.

Other Regulations

(11) The maximum permitted number of bedrooms in a dwelling unit is 4.

20. RM20 Zone (Residential Multiple Twenty) (Bylaw No. 832)

Intent

(1) The intent of this zone is to provide for low density residential use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 1102)

(a) townhouse provided no dwelling unit in the townhouse is occupied except as employee housing;

(b) indoor and outdoor recreation;

(c) park and playground; and

(d) auxiliary buildings and auxiliary uses.

Density

(3) The maximum permitted floor space ratio is 0.35 provided that the maximum number of dwelling units shall not exceed 40 dwelling units.

Height

(4) The maximum permitted height of a building is 10.7 metres.

Parcel Size

(5) The minimum permitted site area is 1.44 hectares.

(6) The minimum permitted frontage is 20 metres.

Site Coverage

(7) The maximum permitted parcel coverage is 20%.

Setbacks

(8) No buildings shall be located closer than 7.6 metres from any parcel boundary or highway.

(9) The minimum permitted separation between principal use buildings is 6 metres.

Off-Street Parking and Loading

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

Other Regulations

(11) The maximum permitted number of bedrooms in a dwelling unit is 4.

21. RM21 Zone (Residential Multiple Twenty-One) (Bylaw No. 832)

Intent

(1) The intent of this zone is to provide for low density residential use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 1102)

(a) townhouse provided no dwelling unit in the townhouse is occupied except as employee housing;

(b) indoor and outdoor recreation;

(c) park and playground; and

(d) auxiliary buildings and auxiliary uses.

Density

(3) The maximum permitted floor space ratio is 0.15 provided that the maximum number of dwelling units shall not exceed 8 dwelling units.

Height

(4) The maximum permitted height of a building is 10.7 metres.

Parcel Size

(5) The minimum permitted parcel area is 0.75 hectares.

(6) The minimum permitted frontage is 20 metres.

Site Coverage

(7) The maximum permitted site coverage is 10%.

Setbacks

(8) No building shall be located closer than 7.6 metres from any parcel boundary or highway.

(9) The minimum permitted separation between principal use buildings is 6 metres.

Off-Street Parking and Loading

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

Other Regulations

(11) The maximum permitted number of bedrooms in a dwelling unit is 4.

22. RM22 Zone (Residential Multiple Twenty-Two) (Bylaw No. 835)

Intent

(1) The intent of this zone is to provide for residential use adjacent to recreation and commercial facilities.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) townhouse; and

(c) auxiliary residential dwellings.

Density

(3) The maximum permitted aggregate gross floor area of all uses on a site shall not exceed 5,650 square metres, provided that in no case shall the number of townhouse dwelling units on a site exceed forty (40) dwelling units. (Bylaw No. 1361)

Height

(4) The maximum permitted height of a townhouse is 10.7 metres.

Site Area

(5) A site may be comprised of a parcel or any number of parcels adjoining one another forming a single tract for an integrated development. In either case the minimum area of a site shall not be less than 54,600 square metres.

Site Coverage

(6) The maximum permitted site coverage is 35 percent.

Setbacks

(7) The minimum permitted setback is 7.6 metres from all exterior parcel boundaries and 0 metres from the training wall boundary, subject to Ministry of Environment regulations.

Off-Street Parking and Loading

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

Other Regulations

(9) The minimum permitted horizontal separation between buildings is 6 metres.

(10) A minimum of 50 percent of all required parking shall be enclosed or located below grade in an underground parking structure.

23. RM23 Zone (Multiple Residential Twenty-Three) (Bylaw No. 961)

Intent

(1) The intent of the zone is to provide residential accommodation in the area peripheral to the Green Lake Golf Course.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses;

(b) apartment; and

(c) townhouse.

Density

(3) The maximum permitted aggregate gross floor area of all buildings on a parcel shall not exceed 1,075 square metres.

(4) Not more than 16 residential dwelling units shall be permitted on a parcel. (?)

Height

(5) An apartment building shall not exceed the lesser of 2 storeys or 7.6 metres in height.

(6) An auxiliary building shall not exceed 6 metres in height.

Parcel Area

(7) The minimum area of a parcel created by subdivision shall be 2,000 square metres.

Site Coverage

(8) The minimum permitted site coverage is 35 percent.

Setbacks

(9) The minimum permitted setback from a front parcel line is 7.6 metres.

(10) The minimum permitted setback from a side parcel line is 3 metres.

(11) The minimum permitted distance between an apartment or townhouse building is 2.5 metres.

(12) The minimum permitted setback from a rear parcel line for all buildings is 7.6 metres.

Off-Street Parking and Loading

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

Other Regulations

(14) The minimum gross floor area of a dwelling unit is 46 square metres.

24. RM24 Zone (Residential Multiple Twenty-Four) (Bylaw No. 846)

Intent

(1) The intent of this zone is to provide for low density, slope-responsive residential use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 1011)

(a) auxiliary buildings and auxiliary uses;

(b) indoor and outdoor recreation;

(c) park and playground;

(d) detached dwelling;

(e) duplex dwelling; and

(f) townhouse.

Density

(3) The maximum permitted floor space ratio is 0.25.

Height

(4) The maximum permitted height of a building is 10.7 metres.

Parcel Size

(5) The minimum permitted site area is 1,500 square metres.

(6) The minimum permitted frontage is 20 metres.

Site Coverage

(7) The maximum permitted site coverage is 20%.

Setbacks

(8) No building shall be located within 7.6 metres of any parcel boundary.

(9) The minimum permitted separation between principal use buildings is 6 metres.

Off-Street Parking and Loading

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

Other Regulations

(11) The minimum permitted gross floor area of a dwelling unit is 55 square metres.

(12) The maximum permitted number of bedrooms in a dwelling unit is 4.

(13) An auxiliary residential dwelling unit is prohibited.

(14) The maximum permitted gross floor area of a detached dwelling is 266 square metres. (Bylaw No. 1011) (Bylaw No. 1113)

(15) A maximum of 18 percent of the total number of dwelling units on a parcel is permitted to be detached dwellings. (Bylaw No. 1113)

25. RM25 Zone (Multiple Residential Twenty-Five) (Bylaw No. 1172)

Intent

(1) The intent of this zone is to provide a low density area for detached, duplex and triplex residential dwellings.

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 provided it is contained within a detached dwelling;

(c) detached dwelling;

(d) duplex dwelling;

(e) townhouse limited to a maximum of three dwelling units;

(f) apartment limited to a maximum of three dwelling units; and

(g) park and playground.

Density

(3) The maximum permitted gross floor area of a detached dwelling is 325 square metres or a floor space ratio of 0.35, whichever figure is lower.

(4) The maximum permitted gross floor area of a duplex dwelling, townhouse and apartment is 375 square metres or a floor space ratio of 0.45, whichever figure is lower.

(5) The maximum permitted floor area for auxiliary parking use of a detached dwelling contained in a principal or auxiliary building or structure is 70 square metres.

(6) The maximum permitted floor area for auxiliary parking use of a duplex dwelling contained in a principal or auxiliary building or structure is 50 square metres for each dwelling unit.

(7) The maximum permitted floor area for auxiliary parking use of a townhouse and apartment contained in a principal or auxiliary building structure is 40 square metres for each dwelling unit.

Height

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

Site Dimensions

(9) The minimum permitted parcel area is 465 square metres.

(10) The minimum permitted useable site area is 465 square metres.

(11) The minimum permitted frontage is 18 metres.

Site Coverage

(12) The maximum permitted site coverage is 35 percent.

Setbacks

(13) The minimum permitted front setback is 7.6 metres.

(14) The minimum permitted side setback is 3 metres.

(15) The minimum permitted rear setback is 7.6 metres.

Off-Street Parking and Loading

(16) 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

(17) The minimum permitted gross floor area for every dwelling unit in a detached, duplex, townhouse and apartment is 46.5 square metres.

(18) The maximum permitted number of bedrooms in each dwelling unit is 4.

(19) The placing of more than one principal building on a parcel is prohibited.

(20) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres.

(21) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of a detached dwelling on that parcel.

(22) An auxiliary residential dwelling unit shall contain only up to two bedrooms, one bathroom, one kitchen, and one living room, an no other rooms.

(23) An auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited.

26. [Reserved]

27. RM27 Zone (Multiple Residential Twenty-Seven) (Bylaw No. 903)

Intent

(1) The intent of this zone is to provide for medium density residential use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses; but no auxiliary residential dwelling units are permitted;

(b) indoor and outdoor recreation;

(c) park and playground;

(d) townhouse; and

(e) apartment.

Density

(3) The maximum permitted floor space ratio is 1.5.

Height

(4) The maximum permitted height of a building is 13.7 metres.

Site Area

(5) The minimum site area per dwelling unit is 348 square metres for the first two dwelling units and 139 square metres for each additional dwelling unit.

Site Coverage

(6) The maximum permitted site coverage is 50 percent.

Setbacks

(7) The minimum permitted front setback is 7 metres. The minimum permitted side setback is 3 metres. The minimum permitted rear setback is 3 metres.

Off-street Parking and Loading

(8) Off-street parking and loading shall be provided and maintained in accordance with provisions contained in Schedule “K” of the Blackcomb Land Use Contract, authorized by Bylaw No. 107, 1978 and amended by Bylaw No. 650, 1988.

Other Regulations

(9) The minimum permitted gross floor area of any dwelling unit is 32.5 square metres.

(10) The minimum permitted separation between buildings is 6 metres.

28. RM28 Zone (Residential Multiple Twenty-Eight) (Bylaw No. 1014)

Intent

(1) The intent of this zone is to provide for medium density multiple residential development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) indoor and outdoor recreation;

(c) park and playground; and

(d) townhouse.

Density

(3) The maximum permitted floor space ratio is 0.48.

Height

(4) The maximum permitted height of a building is 11.6 metres.

Parcel Size

(5) The minimum permitted parcel size is 1,500 square metres.

(6) The minimum permitted frontage is 20 metres.

Site Coverage

(7) The maximum permitted site coverage is 20 percent.

Setbacks

(8) No building shall be located within 7.6 metres of any parcel boundary.

(9) The minimum permitted separation between principal use buildings is 6 metres.

Off-Street Parking and Loading

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

Other Regulations

(11) The minimum permitted gross floor area of a dwelling unit is 55 square metres.

(12) The maximum permitted number of bedrooms in a dwelling unit is 4.

(13) An auxiliary residential dwelling unit is prohibited.

29. RM29 Zone (Residential Multiple Twenty-Nine) (Bylaw No. 1014)

Intent

(1) The intent of this zone is to provide for medium density multiple residential development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 1112)

(a) auxiliary buildings and auxiliary uses;

(b) duplex dwelling;

(c) indoor and outdoor recreation;

(d) park and playground; and

(e) townhouse.

Density

(3) The maximum permitted floor space ratio is 0.23.

Height

(4) The maximum permitted height of a building is 11.6 metres.

Parcel Size

(5) The minimum permitted parcel size is 1,500 square metres.

(6) The minimum permitted frontage is 20 metres.

Site Coverage

(7) The maximum permitted site coverage is 20 percent.

Setbacks

(8) No building shall be located within 7.6 metres of the front and side parcel boundaries.

(9) No building shall be located within 3.0 metres of the rear parcel boundary.

(10) The minimum permitted separation between principal use buildings is 6 metres.

Off-Street Parking and Loading

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

Other Regulations

(12) The minimum permitted gross floor area of a dwelling unit is 55 square metres.

(13) The maximum permitted number of bedrooms in a dwelling unit is 4.

(14) An auxiliary residential dwelling unit is prohibited.

30. RM30 Zone (Residential Multiple Thirty) (Bylaw No. 1014)

Intent

(1) The intent of this zone is to provide for medium density multiple residential development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) indoor and outdoor recreation;

(c) park and playground; and

(d) townhouse.

Density

(3) The maximum permitted floor space ratio is 0.44.

Height

(4) The maximum permitted height of a building is 11.6 metres.

Parcel Size

(5) The minimum permitted parcel size is 1,500 square metres.

(6) The minimum permitted frontage is 20 metres.

Site Coverage

(7) The maximum permitted site coverage is 20 percent.

Setbacks

(8) No building shall be located within 7.6 metres of the front and side parcel boundaries.

(9) No building shall be located within 3.0 metres of the rear parcel boundary.

(10) The minimum permitted separation between principal use buildings is 6 metres.

Off-Street Parking and Loading

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

Other Regulations

(12) The minimum permitted gross floor area of a dwelling unit is 55 square metres.

(13) The maximum permitted number of bedrooms in a dwelling unit is 4.

(14) An auxiliary residential dwelling unit is prohibited.

31. RM31 Zone (Residential Multiple Thirty-One) (Bylaw No. 1014)

Intent

(1) The intent of this zone is to provide for medium density multiple residential development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) indoor and outdoor recreation;

(c) park and playground; and

(d) townhouse.

Density

(3) The maximum permitted floor space ratio is 0.17.

Height

(4) The maximum permitted height of a building is 11.6 metres.

Parcel Size

(5) The minimum permitted parcel size is 1,500 square metres.

(6) The minimum permitted frontage is 20 metres.

Site Coverage

(7) The maximum permitted site coverage is 15 percent.

Setbacks

(8) No building shall be located within 7.6 metres of any parcel boundary.

(9) The minimum permitted separation between principal use buildings is 6 metres.

Off-Street Parking and Loading

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

Other Regulations

(11) The minimum permitted gross floor area of a dwelling unit is 55 square metres.

(12) The maximum permitted number of bedrooms in a dwelling unit is 4.

(13) An auxiliary residential dwelling unit is prohibited.

32. RM32 Zone (Residential Multiple Thirty-Two) (Bylaw No. 1014) (Bylaw No. 1110)

DELETED

33. RM33 Zone (Residential Multiple Thirty-Three) (Bylaw No. 1192)

Intent

(1) The intent of this zone is to provide for medium density employee residential use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) apartment provided no dwelling unit in the apartment is occupied except as employee housing;

(b) auxiliary buildings and auxiliary uses; and

(c) park and playground.

Density

(3) The maximum permitted gross floor area of all buildings is 3,692 square metres.

Height

(4) The maximum permitted height of a principal use building is 13 metres.

Parcel Area

(5) The minimum permitted parcel area is 7,000 square metres.

Site Coverage

(6) The maximum permitted site coverage is 20 percent.

Setbacks

(7) The minimum permitted front setback is 24 metres.

(8) The minimum permitted side setback is 10 metres.

(9) The minimum permitted rear setback is 10 metres.

Off-Street Parking and Loading

(10) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw except that 1.0 off-street parking space must be provided for each apartment dwelling unit.

34. RM34 Zone (Residential Multiple Thirty-Four) (Bylaw No. 1197)

Intent

(1) The intent of this zone is to provide for medium density residential use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) apartment;

(b) townhouse;

(c) auxiliary buildings and auxiliary uses; and

(d) park and playground.

Density

(3) The maximum permitted gross floor area of all buildings is 1,675 square metres.

Height

(4) The maximum permitted height of a principal use building is 10.7 metres.

Parcel Area

(5) The minimum permitted parcel area is 3,000 square metres.

Site Coverage

(6) The maximum permitted site coverage is 20 percent.

Setbacks

(7) No building shall be located within 7.6 metres of any parcel boundary.

(8) The minimum permitted separation between principal use buildings is 6 metres.

Off-Street Parking and Loading

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

Other Regulations

(10) The minimum permitted floor area of a dwelling unit is 40 square metres.

(11) The maximum permitted number of bedrooms in a dwelling unit is 3.

(12) An auxiliary residential dwelling unit is prohibited.

35. RM35 Zone (Residential Multiple Thirty-Five) (Bylaw No. 1259)

Intent

(1) The intent of this zone is to provide for low density residential use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) townhouse; and

(c) park and playground.

Density

(3) The maximum permitted floor space ratio is 0.27.

Height

(4) The maximum permitted height of a principal use building is 10.7 metres.

Parcel Area

(5) The minimum permitted parcel area is 1,500 square metres.

Site Coverage

(6) The maximum permitted site coverage is 20 percent.

Setbacks

(7) No building shall be located within 7.6 metres of any parcel boundary.

(8) The minimum permitted separation between principal use buildings is 6 metres.

Off-Street Parking and Loading

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

Other Regulations

(10) The minimum permitted floor area of a dwelling unit is 40 square metres.

(11) The maximum permitted number of bedrooms in a dwelling unit is 3.

(12) An auxiliary residential dwelling unit is prohibited.

36. RM37 Zone (Residential Multiple Thirty-Seven) (Bylaw No. 1266)

Intent

(1) The intent of this zone is to provide for medium density employee residential use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) townhouse provided no dwelling unit in the townhouse is occupied except as employee housing;

(b) park and playground; and

(c) auxiliary buildings and auxiliary uses.

Density

(3) The maximum permitted floor space ratio is 0.35.

Height

(4) The maximum permitted height of a building is 10.6 metres.

Parcel Area

(5) The minimum permitted parcel area is 0.6 hectares.

Site Coverage

(6) The maximum permitted site coverage is 20 percent.

Setbacks

(7) No buildings shall be located closer than 7.5 metres from any parcel boundary.

(8) The minimum separation between principal use buildings is 6 metres.

Off-Street Parking and Loading

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

37. RM38 Zone (Residential Multiple Thirty-Eight) (Bylaw No. 1311)

Intent

(1) The intent of this zone is to provide for medium density employee residential use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) apartment provided no dwelling unit in the apartment is occupied except as employee housing;

(b) auxiliary buildings and auxiliary uses; and

(c) park and playground.

Density

(3) The maximum permitted gross floor area of all buildings is 2,125 square metres and in no case shall the number of dwellings on the parcel exceed 18.

Height

(4) The maximum permitted height of a principal use building is 12 metres.

Parcel Area

(5) The minimum permitted parcel area 6,500 square metres.

Site Coverage

(6) The maximum permitted site coverage is 20 percent.

Off Street Parking and Loading

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

Other Regulations

(8) The maximum permitted floor area of a dwelling unit is 40 square metres.

(9) The maximum permitted number of bedrooms in a dwelling unit is 3.

(10) An auxiliary residential dwelling unit is prohibited.

38. RM39 Zone (Residential Multiple Thirty-Nine) (Bylaw No. 1311)

Intent

(1) The intent of this zone is to provide for medium density employee residential use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) townhouse provided no dwelling unit in the townhouse is occupied except as employee housing;

(b) auxiliary buildings and auxiliary uses; and

(c) park and playground.

Density

(3) The maximum permitted gross floor area of all buildings is 6,440 square metres.

Height

(4) The maximum permitted height of a principal use building is 10.7 metres.

Parcel Area

(5) The minimum permitted parcel area 20,000 square metres.

Site Coverage

(6) The maximum permitted site coverage is 20 percent.

Off Street Parking and Loading

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

Other Regulations

(8) The maximum permitted floor area of a dwelling unit is 40 square metres.

(9) The maximum permitted number of bedrooms in a dwelling unit is 3.

(10) An auxiliary residential dwelling unit is prohibited.

39. RM40 Zone (Residential Multiple Forty) (Bylaw No. 1361)

Intent

(1) The intent of this zone is to provide for residential use adjacent to recreation and commercial facilities.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 1386)

(a) auxiliary buildings and auxiliary uses; and

(b) townhouse.

(3) Notwithstanding any other provision of this Bylaw, townhouses in the RM40 Zone may be used for temporary accommodation when such dwellings are not occupied for residential use.

Density

(4) The maximum permitted aggregate gross floor area of townhouse uses, together with buildings and uses auxiliary thereto on a site, shall not exceed 12,677 square metres and in no case shall the number of townhouse dwelling units on a site exceed eighty-five (85) dwelling units. (Bylaw No. 1386)

Height

(5) The maximum permitted height of a townhouse is 10.7 metres.

Site Area

(6) A site may be comprised of a parcel or any number of parcels adjoining one another forming a single tract for an integrated development. In either case the minimum area of a site shall not be less than 54,600 square metres.

Site Coverage

(7) The maximum permitted site coverage is 35 percent.

Setbacks

(8) The minimum permitted setback is 7.6 metres from all exterior parcel boundaries and 0 metres from the training wall boundary, subject to Ministry of Environment regulations.

Off Street Parking and Loading

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

Other Regulations

(10) The maximum permitted horizontal separation between buildings is 6 metres.

(11) A minimum of 50 percent of all required parking shall be enclosed or located below grade in an underground parking structure.

40. RM41 Zone (Residential Multiple Forty-One) (Bylaw No. 1356)

Intent

(1) The intent of this zone is to provide for medium density employee housing.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) employee housing townhouses;

(c) employee housing duplexes; and

(d) park and playground.

Density

(3) The maximum permitted floor space ratio is 0.30.

Height

(4) The maximum permitted height of a principal use building is 10.7 metres.

Parcel Area

(5) The minimum permitted parcel area is 1,500 square metres.

Site Coverage

(6) The maximum permitted site coverage is 20 percent.

Setbacks

(7) No building shall be located within 7.6 metres of any front or rear parcel line.

(8) No building shall be located within 3 metres of any side parcel boundary.

Off Street Parking and Loading

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

Other Regulations

(10) The minimum permitted floor area of a dwelling unit is 40 square metres.

(11) The maximum permitted number of bedrooms in a dwelling unit is 3.

(12) An auxiliary residential dwelling unit is prohibited.

41. [Reserved]

42. RM42 Zone (Residential Multiple Forty-Two) (Bylaw No. 1378)

Intent

(1) The intent of this zone is to provide for medium to high density employee residential use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) apartment provided that no dwelling unit in the apartment is occupied except as employee housing;

(b) auxiliary buildings and auxiliary uses; and

(c) park and playground.

Density

(3) The maximum permitted gross floor area of all buildings is 5,000 square metres, contained within two principal buildings, with no principal building to be more than 3,800 square metres.

(4) In no case shall the number of dwelling units on the parcel exceed 53.

(5) The maximum permitted floor site ratio is .46.

Height

(6) The maximum permitted height of a principal use building is 15 metres.

Parcel Area

(7) The minimum permitted parcel area is 9,000 square metres.

Site Coverage

(8) The maximum permitted site coverage is 16 percent.

Setbacks

(9) No building shall be located closer than 7.6 metres from any parcel boundary.

(10) The minimum permitted separation between principal use buildings is 6 metres.

Off-Street Parking and Loading

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

Other Regulations

(12) Notwithstanding any other regulation contained in this Bylaw, storage areas within units shall not be included in the calculation of gross floor area for purposes of calculating parking requirements under Part 6 of this Bylaw.

43. RM43 Zone (Residential Multiple Forty-Three) (Bylaw No. 1386)

Intent

(1) The intent of this zone is to provide for medium density employee residential use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) apartment provided that no dwelling unit in the apartment is occupied except as employee housing;

(b) auxiliary buildings and auxiliary uses; and

(c) park and playground.

Density

(3) The maximum permitted gross floor area of all buildings is 1,250 square metres and in no case shall the number of dwellings on the parcel exceed 12.

Height

(4) The maximum permitted height of a principal use building is 14 metres.

Parcel Area

(5) The minimum permitted parcel area is 1,620 square metres.

Site Coverage

(6) The maximum permitted site coverage is 30 percent.

Off-Street Parking and Loading

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

Other Regulations

(8) The minimum permitted floor area of a dwelling unit is 40 square metres.

(9) The maximum permitted number of bedrooms in a dwelling unit is 3.

(10) An auxiliary residential dwelling unit is prohibited.

44. RM44 Zone (Residential Multiple Forty-Four) (Bylaw No. 1435)

Intent

(1) The intent of this zone is to provide for the development of medium-density, slope-responsive residential buildings.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 1545)

(a) one duplex dwelling;

(b) townhouse;

(c) park and playground; and

(d) auxiliary uses.

Density

(3) The maximum permitted floor space ratio is 0.30.

Height

(4) The maximum permitted height of a principal use building is 10.7 metres.

Site Dimensions

(5) The minimum required frontage is 20 metres. (Bylaw No. 1545)

Site Coverage

(6) The maximum permitted site coverage is 25 percent

Setbacks

(7) No building shall be located within 6.0 metres of any parcel boundary.

(8) The minimum permitted separation between principal use buildings is 6 metres.

Off-Street Parking and Loading

(9) 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

(10) The minimum permitted gross floor area of a dwelling unit is 55 square metres.

(11) The maximum permitted number of bedrooms in a dwelling unit is 4.

(12) An auxiliary residential dwelling unit is prohibited.

(13) The width of paved surface of a private road shall be no greater than 6.0 metres.

45. RM45 Zone (Residential Multiple Forty-Five) (Bylaw No. 1435)

Intent

(1) The intent of this zone is to provide for the development of medium-density, slope-responsive employee residential buildings.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) detached dwelling, provided no dwelling is occupied except as employee housing;

(b) duplex dwelling, provided no dwelling is occupied except as employee housing;

(c) townhouse, provided no dwelling is occupied except as employee housing;

(d) park and playground; and

(e) auxiliary uses.

Density

(3) The maximum permitted floor space ratio is 0.32.

Height

(4) The maximum permitted height of a principal use building is 10.7 metres.

Site Dimensions

(5) The minimum permitted area of any parcel created by subdivision is 9,000 square metres.

(6) The minimum required frontage is 7.0 metres.

Site Coverage

(7) The maximum permitted site coverage is 25 percent.

Setbacks

(8) No building shall be located within 6.0 metres of any parcel boundary.

(9) The minimum permitted separation between principal use buildings is 6 metres.

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) The minimum permitted gross floor area of a dwelling unit is 55 square metres.

(12) The maximum permitted number of bedrooms in a dwelling unit is 4.

(13) An auxiliary residential dwelling unit is prohibited.

(14) The width of paved surface of a private road shall be no greater than 6.0 metres.

46. RM47 Zone (Residential Multiple Forty-Seven) (Bylaw No. 1478)

Intent

(1) The intent of this zone is to provide medium density employee housing and ancillary facilities.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) apartment, provided no dwelling unit in the apartment is occupied except as employee housing;

(b) park and playground;

(c) auxiliary buildings and auxiliary uses; and

(d) office. (Bylaw No. 1602)

Density

(3) The maximum permitted gross floor area of all buildings and structures is 4,450 square metres.

The maximum permitted gross floor area for office use is 45 square metres. (Bylaw No. 1602)

Height

(4) The maximum permitted height of a principal use building shall be three storeys.

Parcel Area

(5) The minimum permitted parcel area is 6,600 square metres.

Site Coverage

(6) The maximum permitted site coverage is 20 percent.

Setbacks and Siting

(7) All buildings and structures on the site shall be set back from any parcel boundary a minimum of 10 metres.

Off-Street Parking and Loading

(8) All off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw except that notwithstanding subsection 2 (1) of Part 6 the required number of parking stalls for each apartment dwelling unit shall be 0.95.

47. RM48 Zone (Residential Multiple Forty-Eight) (Bylaw No. 1560)

Intent

(1) The intent of this zone is to provide medium density multiple residential development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) 11 unit townhouse; and (Bylaw No. 1837)

(c) DELETED. (Bylaw No. 2053)

Density

(3) The maximum permitted floor space ratio is 0.46 provided that in no case shall the gross floor area on a parcel exceed 880 square metres. (Bylaw No. 1837)

Height

(4) The maximum permitted building height is 9.5 metres. (Bylaw No. 1837) (Bylaw No. 2053)

Parcel Area

(5) The minimum permitted parcel area is 1,800 square metres.

Site Coverage

(6) The maximum permitted site coverage is 35 percent.

Setbacks

(7) The minimum permitted front setback is 7.6 metres.

(8) The minimum permitted side setback is 3.0 metres.

(9) The minimum permitted rear setback is 10.0 metres.

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) The maximum permitted gross floor area for a dwelling unit is 80.31 square metres. (Bylaw No. 2053)

(12) Auxiliary residential dwelling units are prohibited.

48. RM 49 Zone (Residential Multiple Forty-Nine) (Bylaw No. 1699)

Intent

(1) The intent of this zone is to provide for medium density residential use for employee housing.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses;

(b) park and playground; and

(c) townhouse provided no dwelling unit in a townhouse is occupied except as employee housing.

Density

(3) The maximum permitted gross floor area for this zone is 446 square metres.

(4) The maximum permitted gross floor area of a dwelling unit is 150 square metres.

(5) The minimum permitted gross floor area of a dwelling unit is 55 square metres.

(6) Notwithstanding the definition of “gross floor area” in this Bylaw, in subsection (3), the first 15 square metres of bicycle storage space shall not be counted toward gross floor area.

Height

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

Parcel Area

(8) The minimum permitted parcel area is 2,900 square metres.

(9) The minimum permitted frontage is 20 metres.

Site Coverage

(10) The maximum permitted site coverage is 20 percent.

Setbacks

(11) The minimum permitted front setback is 5.0 metres.

(12) The minimum permitted side setback is 7.6 metres.

(13) The minimum permitted rear setback is 7.6 metres.

Off-Street Parking and Loading

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

49. [Reserved]

50. RM50 Zone (Residential Multiple Fifty) (Bylaw No. 1650)

Intent

(1) The intent of this zone is to provide for the development of medium density, slope responsive employee residential buildings.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) duplex dwelling, provided no dwelling is occupied except as employee housing;

(c) townhouse, provided no dwelling is occupied except as employee housing; and

(d) park and playground.

Density

(3) The maximum permitted gross floor area is 4000 square metres.

(4) Notwithstanding any other provision of this Bylaw, the maximum permitted gross floor area may be increased for common auxiliary uses by an amount up to 20 square metres.

Height

(5) The maximum permitted height of a principal use building is 10.7 metres.

Site Dimensions

(6) The minimum permitted area of any parcel created by subdivision is 9,000 square metres.

(7) The minimum required frontage is 7 metres.

Site Coverage

(8) The maximum permitted site coverage is 30 percent.

Setbacks

(9) No building or structure shall be located within 3 metres of any parcel boundary.

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) The minimum permitted floor area of a dwelling unit is 55 square metres.

(12) The maximum number of bedrooms in a dwelling unit is 4.

(13) An auxiliary residential dwelling unit is prohibited.

51. RM51 Zone (Residential Multiple Fifty-One) (Bylaw No. 1650)

Intent

(1) The intent of this zone is to provide for the development of medium density employee residential use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) apartment, provided no dwelling unit in the apartment is occupied except as employee housing;

(c) townhouse, provided no dwelling is occupied except as employee housing; and

(d) park and playground.

Density

(3) The maximum permitted gross floor area is 3,050 square metres.

(4) Notwithstanding any other provision of this Bylaw, the maximum permitted gross floor area may be increased for common auxiliary uses by an amount up to 20 square metres per residential building.

Height

(5) The maximum permitted height of a principal use building is 17 metres.

Site Dimensions

(6) The minimum required parcel area is 4,000 square metres.

(7) The minimum required frontage is 7 metres.

Site Coverage

(8) The maximum permitted site coverage is 20 percent.

Setbacks

(9) No building or structure shall be located within 6 metres of any parcel boundary, except at the north side for which the minimum permitted setback is 3 metres.

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.

(11) Notwithstanding any other provision of this Bylaw, the number of parking spaces required is 75 percent of the amount indicated in Table 6A of Part 6.

52. CD1 Zone (Comprehensive Development One) (Bylaw No. 1727)

Intent

(1) The intent of this zone is to permit the development of locally oriented commercial uses as well as a limited number of market detached dwelling and apartment townhouse uses, with an option for additional occupancy-restricted housing in various forms.

Permitted Uses

(2) The following uses are permitted only at the locations specified in Schedule M and all other uses are prohibited:

(a) Auxiliary buildings and auxiliary uses;

(b) Auxiliary residential dwelling units in detached dwellings;

(c) Detached dwellings;

(d) Townhouses;

(e) Duplex dwellings;

(f) Apartment;

(g) Retail, provided that no retail sale of goods is permitted in the zone unless there is, in operation in the zone, a retail grocery store with a floor area of at least 700 square metres, and further provided that not more than 120 square metres of floor area in the CD1 Zone may be used for retail sales of packaged liquor; (Bylaw No. 2297, 2020)

(h) Personal Service provided that no personal service is permitted in the zone unless there is, in operation in the zone, a retail grocery store with a floor area of at least 700 square metres; (Bylaw No. 2297, 2020)

(i) Restaurant (Bylaw No. 2014);

(j) Neighbourhood public house;

(k) Service station, limited to establishments whose operators provide for sale, or have made their best commercial efforts to provide for sale, alternative automotive fuels including but not limited to hydrogen, methanol, and bio-diesel fuels (Bylaw No. 1981);

(l) Park and playground;

(m) Child care facility; and

(n) Nature conservation park.

(3) No single occupancy for the uses identified in paragraphs (2) (g) and (h), other than a grocery store, shall exceed 400 square metres in gross floor area. For this purpose, all retail occupancies that:

(a) are engaged in the selling of similar or related goods, wares or merchandise;

(b) are operated under common ownership or management; and

(c) have interconnected customer access from adjoining or adjacent premises

must be considered an occupancy.

(4) Despite any other provision of this Bylaw:

(a) the permitted uses of townhouse dwellings identified on Schedule M is:

(i) the use of the dwelling for one dwelling unit, or

(ii) the use for one dwelling unit and one office use, and every office use of a townhouse dwelling is limited to a floor area of 37.2 square metres (400 square feet) and not more than 2 persons whether residing in the dwelling or not may conduct the office use at any time, or

(iii) one dwelling unit use conducted as a principal use and one auxiliary residential dwelling unit, and every auxiliary dwelling unit use of a townhouse dwelling is limited to a floor area of 37.2 square metres (400 square feet).

(b) the permitted use of dwelling units designated as “resident” dwelling units on Schedule M includes only the occupancy of such dwelling units by employees as defined in this Bylaw; and

(c) the permitted use of dwelling units designated as “seniors apartment or townhouse” on Schedule M includes only the occupancy of such dwelling units by at least one person 55 years of age and older (Bylaw No. 1828) (Bylaw No. 1898)

Density

(5) The maximum permitted density in the CD1 zone is four detached dwellings, three townhouse dwellings, one duplex dwelling, three apartment dwelling units, and for the uses permitted by paragraphs (2) (g), (h), (i), (j), and (k), 1322 square metres of gross floor area. (Bylaw No. 1981) (Bylaw No. 2297)

(6) Despite subsection (5), the maximum number of permitted detached dwellings is 35, the maximum aggregate number of permitted townhouse and apartment dwellings is 16, and the maximum gross floor area of uses permitted by subsection (2) (g), (h), (i), (j) and (m) in Parcel Lot 9 is 2000 square metres if all the following conditions are met: (Bylaw No. 2297)

(a) transfer to the Municipality in fee simple for nominal consideration the areas of lands designated as Lot 7 on Schedule L;

(b) dedication as highway of the network road connecting Highway 99 with the north boundary of the CD1 zone generally as shown on Schedule M between the Highway 99 intersection and the north boundary of the zone;

(c) the dedication of an easement on the portion of the lands designated as Lot 9 on Schedule L for a bus loop generally as shown on Schedule G and the construction of the bus loop and lay-by facilities to the satisfaction of the Municipality when the network road is constructed;

(d) provision of four public motor vehicle parking spaces in the portion of the lands designated as Lot 9 on Schedule L, the location of the right-of-way to be determined by the owner from time to time and secured by a statutory right-of-way for public motor vehicle parking, and provision to the Municipality of two fuel-efficient motor vehicles meeting the specifications set out in Schedule H for public use under a co-operative use scheme;

(e) removal of trees, clearing and grubbing and planting grass on that portion of the land designated on Schedule L as Lot 3 and Lot 8 and provision of the park facilities described in Schedule G;

(f) construction of the areas shown as trails on Schedule G with the trail facilities to be the standards set out in Schedule I in respect of each portion of such trails;

(g) transfer to the Municipality in fee simple for nominal consideration the areas of the lands designated as Lots 3 and 8 on Schedule L decommissioning any trail facilities existing in those areas prior to the transfer or dedication, and fencing such areas from adjacent land so as to prevent access to Baxter Creek and Skelding Brook;

except that not more than 29 detached dwellings are permitted before December 31, 2006, and when the owner has either:

(h) constructed all of the additional dwellings subject to housing agreements specified in paragraphs (6) (a), (b), (d) and (e); or

(i) entered into a servicing agreement with the Municipality and provided such bonding as is required pursuant to the servicing agreement for all municipal services required by the bylaws of the Municipality to permit the construction of such additional dwellings specified in paragraphs (6) (a), (b), (d) and (e) and has provided to the Municipality or its nominee an opportunity to purchase for nominal consideration the lands in the CD1 zone designated for the construction of the dwellings specified in paragraph (6) (d).

not more than 35 detached dwellings are permitted.

(7) Despite subsections (5) and (6), the additional dwellings described in this section may be constructed within the applicable designated areas shown on Schedule M if the dwellings are subject to housing agreements having the terms described below, and the Municipality or its nominee has had an opportunity to purchase for nominal consideration

the land in the CD1 zone designated for the construction of dwellings in paragraph (6) (d), as indicated below and the lands to be purchased by the Municipality or its nominee comply with the requirements set out in Schedule K. (Bylaw No. 1828) (Bylaw No. 1898)

(a) 70 detached dwellings in respect of which the owner has entered into a housing agreement with the Municipality, generally in the Municipality's standard form for such agreements registered in the Vancouver/New Westminster Land Title Office as of June 5, 2007, the agreement to restrict the occupancy of the dwellings to employees and to restrict sale prices, all in accordance with Schedule J; (Bylaw No. 1828)

(b) 40 duplex dwellings in respect of which the owner has entered into a housing agreement with the Municipality, generally in the Municipality's standard form for such agreements registered in the Vancouver/New Westminster Land Title Office as of June 5, 2007, the agreement to restrict the occupancy of the dwellings to employees and to restrict sale prices, all in accordance with Schedule J; (Bylaw No. 1828)

(c) Not fewer than 30 townhouses and/or apartment dwellings, having a gross floor area of not less than 3200 square metres nor greater than 4277 square metres in respect of which the owner has entered into a housing agreement with the Municipality, generally in the Municipality's standard form for such agreements registered in the Vancouver/New Westminster Land Title Office under registration number ST060089 and ST060090. The agreement to restrict the occupancy of the townhouses and/or apartment dwellings to employees and to restrict sale prices, all in accordance with Schedule J;

(d) 20 apartment or townhouse dwellings, on that portion of the lands designated as Lot 10 on Schedule L other than the apartments referred to in paragraph (c), in respect of which the owner has entered into a housing agreement with the Municipality, generally in the Municipality's standard form for such agreements registered in the Vancouver/New Westminster Land Title Office under registration number ST060089 and ST060090 the agreement to restrict the occupancy of the dwellings to persons over 55 years of age with rental tenures and to restrict rental rates and sale prices of all such dwellings, all in accordance with Schedule J, or in the event that the Municipality does not approve the owner's proposed construction cost and rental rates of those 20 dwellings:

(i) at the option of the Municipality the portion of the land designated as Lot 10 on Schedule L has been transferred to the Municipality or its nominee for nominal consideration, or

(ii) if the Municipality or its nominee has elected not to take title to that portion of the lands designated as Lot 10 on Schedule L. The owner may elect to build 10 dwellings which are subject to a housing agreement as described in this subsection restricting the occupancy of the dwellings to persons over 55 years of age and employees, in each case with rental tenures but no restriction of rental rates and 10 dwellings which are subject to a housing agreement as described in this subsection restricting

the occupancy of the dwellings to persons over 55 years of age and employees without rental tenures or restrictions on sales prices. The owner may choose to rent or sell as many of the above 20 units on the above terms as it deems appropriate, all in accordance with Schedule G.

(e) 20 apartment or townhouse dwellings on that portion of the lands designated as Lot 11 on Schedule L other than those referred to in section paragraph (c) in respect of which the owner has entered into a housing agreement with the Municipality, generally in the Municipality's standard form for such agreements registered in the Vancouver/New Westminster Land Title Office under registration number ST060089 and ST060090, the agreement to restrict the occupancy of the dwellings to persons over 55 years of age and to restrict sale prices and rental rates all in accordance with Schedule G.

(8) In order to achieve the densities provided in subsection (6) or (7), the owner must at the owner's option either:

(a) wholly and completely satisfy the conditions prior to subdividing the lands in the CD1 Zone in accordance with subsection (16) or obtaining any building permit that can lawfully be granted only if such densities apply to the lands that are the subject of the approval or permit; or

(b) at the time of subdividing the lands in the CD1 zone as described in subsection (a), grant to the Municipality binding registrable covenants pursuant to Section 219 of the *Land Title Act*, including negative and positive obligations to fully perform and completely satisfy the conditions in the sequence and within the time provided in the covenant. All such covenants must be registered in priority to all financial charges and encumbrances and in priority to all leases, options to purchase and rights of first refusal.

(9) 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.

Height

(10) The maximum permitted height of buildings and structures is as set out in Schedule M.

Site Coverage and Floor Space Ratio

(11) Despite anything to the contrary in this Bylaw or any other bylaw of the Municipality, but subject to subsections (11) to (13), the maximum permitted site coverage, gross floor area and floor space ratio for each lot in the CD1 Zone are set out in Schedule "M". (Bylaw No. 1981)

(12) Despite anything to the contrary in this Bylaw, parcels designated in Schedule M for resident detached dwelling may include up to 30 square metres of indoor parking, and 20 square metres of indoor storage, not counted as floor area. (Bylaw No. 1828)

(13) Despite anything to the contrary in this Bylaw, parcels designated in Schedule M for one half resident duplex dwelling may include up to 20 square metres of indoor parking, and 10 square metres of indoor storage, not counted as floor area. (Bylaw No. 1828)

(14) Despite anything to the contrary in this Bylaw, parcels designated in Schedule M for detached dwelling use may include up to 70 square metres of indoor parking area not counted as floor area. (Bylaw No. 1828)

Setbacks

(15) The minimum permitted setbacks for each lot into which the land in the CD1 Zone may be subdivided or strata titled are as set out in Schedule M, except that duplex dwellings shall have an internal side setback of 0.0 metres. (Bylaw No. 1828)

Off-Street Parking and Loading

(16) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw except that, in relation to detached dwellings, the owner must provide at least 1.5 parking spaces per detached dwelling unit; and in relation to town house and apartment dwellings on the portion of the lands designated as Lots 9, 10 and 11 on Schedule L the owner must provide at least 75 percent of the parking spaces that would normally be required under this Bylaw; and in relation to the uses specified in paragraphs (2) (g) (h), (i), (j), (l), (m) and (n) the owner must provide the number of parking spaces that would be required if the uses were in the CC1 Zone.

Other Regulations

(17) The land in the CD1 zone must initially be subdivided in accordance with the parcelization plan set out in Schedule L, subject to such minor adjustments in parcel boundaries as the approving officer may consider appropriate to accommodate the uses and density of development permitted in this zone.

53. RM52 Zone (Residential Multiple Fifty-Two) (Bylaw No. 1741)

Intent

(1) The intent of this zone is to provide for medium-density employee housing units in a townhouse form.

Permitted Uses

(2) The following uses are permitted, and all others prohibited:

(a) auxiliary buildings and auxiliary uses; and

(b) townhouses for employee housing.

Density

(3) The maximum permitted density on the portion of any parcel in this Zone is thirty-six (36) dwelling units.

(4) The maximum gross floor area in the RM52 zone shall be 4250 m^2. (Bylaw No. 1838)

Minimum Floor Area of Dwelling Units

(5) No dwelling unit shall have a gross floor area of less than 55m².

Height

(6) The maximum permitted height of a townhouse is 14m, and of an auxiliary building or structure 5m.

Parcel Size

(7) The minimum permitted parcel size is 0.4 ha.

(8) The minimum permitted parcel frontage is 1/10 of parcel perimeter.

Setback and Siting

(9) No building or structure shall be sited within 4.5m of any lot line abutting Highway 99, and 4.5m from any other lot line. No building or structure shall be sited less than 4.5m from any portion of land within a statutory right of way.

Off-Street Parking and Loading

(10) Two off-street parking spaces shall be provided for each dwelling unit in accordance with the requirements of Part 6 of this Bylaw.

54. RM53 Zone (Residential Multiple Fifty-Three) (Bylaw No. 1732)

Intent

(1) The intent of this zone is to provide for medium-density comprehensive residential development adjacent to major recreation and commercial facilities.

Permitted Uses

(2) The following uses are permitted, and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) tourist accommodation; and

(c) townhouse.

Density

(3) The maximum permitted gross floor area for the RM53 zone is 5390.8 square metres.

(4) The maximum permitted gross floor area for each strata lot is as follows, and for the purpose of measuring the gross floor area of a strata lot

(a) the area of a floor of a portion of a building comprising a strata lot that shares a wall with another strata lot shall be measured to a point that is midway between the outer surfaces of the wall; and

(b) a strata lot shall be deemed to include any area of limited common property designated on the strata plan for the exclusive use of the owner of the strata lot under the *Strata Property Act*, and any area of common property otherwise designated for such exclusive use whether by lease, easement or otherwise.

Strata Lots	Maximum Gross Floor Area (m^2) per unit
2, 5, 6, 9, 10, 13, 14, 17, 18, 21, 22, 25, and 26	188.6
3, 4, 7, 8, 11, 12, 16, 19, 20, 23, 24, and 27	201.2
1 and 15	262.3
Total	**5,390.8**

Height

(5) The maximum permitted height of a townhouse is 14m and of an auxiliary building or structure 5m.

Setbacks

(6) The minimum setback from a public highway is 7.0 metres.

(7) The minimum permitted setback from all other parcel boundaries is 3 metres.

Off-Street Parking and Loading

(8) 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

(9) The maximum number of dwelling units in the RM53 zone shall be 27.

55. RM55 Zone (Residential Multiple Fifty-Five) (Bylaw No. 1880)

Intent

(1) The intent of this zone is to provide for the development of a mix of low and medium density detached, duplex and townhouse residential dwellings.

Permitted Uses

(2) The following uses are permitted, and all others prohibited:

(a) auxiliary buildings for the following uses: (Bylaw No. 1953)

(i) amenity activities, and

(ii) storage of garbage and recycling

(b) auxiliary uses including auxiliary residential units in detached dwellings;

(c) park and playground;

(d) residential use in a detached dwelling;

(e) residential use in a duplex dwelling;

(f) residential use in a townhouse building.

Density

(3) No more than a combined total of 48 dwelling units (not including auxiliary residential units) located within detached and duplex dwellings are permitted in the RM55 Zone.

(4) No more than 41 dwelling units located within townhouses are permitted in the RM55 Zone.

(5) The maximum permitted gross floor area of a detached dwelling is 325 square metres or a floor space ratio of 0.35, whichever figure is lower.

(6) The maximum permitted gross floor area of a duplex dwelling is 465 square metres or a floor space ratio of 0.4, whichever figure is lower.

(7) The maximum permitted gross floor area of dwelling unit located within a townhouse building is 200 square metres.

(8) The maximum permitted floor area for auxiliary parking use contained in a detached dwelling or auxiliary building associated with a detached dwelling is 70 square metres. (Bylaw No. 1953)

(9) The maximum permitted floor area for auxiliary parking use contained in a duplex dwelling or auxiliary building associated with a duplex dwelling is 70 square metres. (Bylaw No. 1953)

(10) The maximum permitted floor area for parking use within a townhouse dwelling is 35 square metres. (Bylaw No. 1953)

Height

(11) The maximum permitted height of a detached or duplex dwelling is 7.6 metres.

(12) The maximum permitted height of a townhouse building is 10.7 metres.

(13) Notwithstanding subsection 14 (2) of Part 5, the maximum permitted height of an accessory building for garage or carport use is 5 metres.

Site Dimensions

(14) The minimum permitted parcel area for a detached or duplex dwelling is 695 square metres.

(15) The minimum permitted parcel area for a townhouse building is 1200 square metres.

(16) The minimum permitted frontage of any parcel is 18 metres.

Site Coverage

(17) The maximum permitted site coverage for detached and duplex dwellings is 35 percent.

Setback

(18) The minimum permitted building setbacks from parcel boundaries are as follows:

Type of building	Front	Rear	Side
Detached or duplex dwelling	7.6 metres	6 metres	3 metres
Townhouse	7.6 metres	7.6 metres	7.6 metres

Off-Street Parking and Loading

(19) 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

(20) No Owner may subdivide any parcel in the RM55 zone unless, concurrently with the subdivision, the Owner grants to the Municipality a covenant under section 219 of the Land Title Act restricting the use of the Land and the construction of buildings and

structures on the Land such that the density of development permitted by this Bylaw is allocated among the individual parcels to be created by the subdivision.

56. RM56 Zone (Residential Multiple Fifty Six) (Bylaw No. 1918)

Intent

(1) The intent of this zone is to provide for medium-density comprehensive residential development adjacent to major recreation and commercial facilities.

Permitted Uses

(2) The following uses are permitted, and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) duplex dwelling;

(c) tourist accommodation in duplex dwellings and townhouses; and

(d) townhouse.

Density

(3) The maximum permitted gross floor area in the RM56 zone is 6250 square metres.

(4) The maximum permitted gross floor area for each strata lot in the RM56 zone is set out in the table below, and for the purpose of measuring the gross floor area of a strata lot:

(a) the area of a floor of a portion of a building comprising a strata lot that shares a wall with another strata lot shall be measured to a point that is midway between the outer surfaces of the wall; and

(b) a strata lot shall be deemed to include any area of limited common property designated on the strata plan for the exclusive use of the owner of the strata lot under the Strata Property Act, and any area of common property otherwise designated for such exclusive use whether by lease, easement or otherwise.

Strata Lots (designated on Strata Plan VR2083)	Maximum Gross Floor Area (m2) per unit
1, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 15, 16, 18, 29, 30	202
2, 9, 14, 17	252
19, 20, 21, 22, 23, 24, 25, 26, 27, 28	190

Height

(5) The maximum permitted height of a townhouse is 14 metres.

(6) The maximum permitted height of a duplex dwelling is 10.6 metres.

(7) The maximum permitted height of auxiliary building or structure is 5 metres.

Site Coverage

(8) The maximum permitted site coverage is 50%.

Setbacks

(9) The minimum setback from a public highway is 7.0 metres.

(10) The minimum permitted setback from all other parcel boundaries is 3 metres.

Off-Street Parking and Loading

(11) 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

(12) The maximum number of dwelling units in the RM56 zone shall be 30.

57. RM57 Zone (Residential Multiple Fifty-Seven) (Bylaw No. 1937)

Intent

(1) The intent of this zone is to provide medium density multiple residential employee housing development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) Auxiliary buildings and uses

(b) Duplex dwellings for employee housing

(c) Parks and playgrounds

(d) Townhouses for employee housing

Density

(3) The maximum permitted gross floor area of all buildings is 6,780 square metres.

(4) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building is shown in the accompanying table:

Use	Maximum Enclosed Parking Area
Duplexes	50 square metres per dwelling unit
Townhouses	40 square metres per dwelling unit

Height

(5) The maximum permitted height of a principal use building is 7.6 metres.

Parcel and Site Area

(6) The minimum permitted parcel area and site area is 20,800 square metres.

Setbacks and Siting

(7) No building shall be located within 6.0 metres of any parcel line.

(8) No principal use building shall be located within 4.0 metres of any other principal use building.

Off-Street Parking and Loading

(9) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw except that, in relation to duplex dwellings, the owner must provide at least 1.5 spaces per dwelling unit; and in relation to townhouse dwellings, the owner need only provide 75 percent of the number of parking spaces that would normally be required under Part 6.

Other Regulations

(10) The maximum occupancy is two persons per bedroom.

(11) The required number of dwelling units is 40 units in 15 buildings.

58. RM58 Zone (Residential Multiple Fifty- Eight) (Bylaw No. 1937)

Intent

(1) The intent of this zone is to provide medium density multiple residential housing development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) Auxiliary buildings and uses

(b) Duplex dwellings

(c) Parks and playgrounds

(d) Townhouses

Density

(3) The maximum permitted gross floor area of all buildings is 3177 square metres.

(4) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is shown in the accompanying table:

Use	Maximum Enclosed Parking Area
Duplexes	50 square metres per dwelling unit
Townhouses	40 square metres per dwelling unit

Height

(5) The maximum permitted height of a principal use building is 7.6 metres.

Parcel and Site Area

(6) The minimum permitted parcel area and site area is 10,900 square metres.

Setbacks and Siting

(7) No building shall be located within 6.0 metres of any parcel line.

(8) No principal use building shall be located within 4.0 metres of any other principal use building.

Off-Street Parking and Loading

(9) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw except that, in relation to duplex dwellings, the owner need only provide 1.5 spaces per dwelling unit; and in relation to townhouse dwellings, the owner need only provide 75 percent of the number of parking spaces that would normally be required under Part 6.

Other Regulations

(10) The maximum occupancy is two persons per bedroom.

(11) The required number of units is 20 units in 7 buildings.

59. RLW-1 Zone (Residential Live Work-One) (Bylaw No. 1937)

Intent

(1) The intent of this zone is to provide for live work units with associated uses.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) Apartments

(b) Apartments for employee housing

(c) Auxiliary buildings and uses

(d) Child Care Facility

(e) Live Work Units

(f) Live work units for employee housing

(g) Local service commercial

(h) Local personal service

(i) Parks and playgrounds

(j) Professional office

(k) Restaurant (Bylaw No. 2014)

(l) Schools

(m) Townhouses

(n) Townhouses for employee housing

Density

(3) The maximum permitted gross floor area of all buildings on a parcel is shown in the accompanying table:

Parcel Number (as shown in the Key Plan that forms a part of this zone).	Maximum Permitted GFA
1, 2, & 3	1669 square metres
4	975 square metres

(4) Of the allowable gross floor area on each parcel, the maximum permitted gross floor areas for commercial uses are shown in the accompanying table:

Parcel Number (as shown in the Key Plan that forms a part of this zone).	Local Service Commercial, Local Personal Service, & Restaurant	Professional Office
1, 2, & 3	195 square metres	60 square metres
4	100 square metres	40 square metres

(5) In the case of Townhouse use, the maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 40 square metres per dwelling unit.

Height

(6) The maximum permitted height of a principal use building is shown in the accompanying table:

Use	Maximum Building Height
Apartments	18.0 m
Child Care Facility	12.0 m
Live Work Units	12.0 m
School	12.0 m
Townhouses	10.7 m

Parcel and Site Area

(7) The minimum permitted parcel area and site area is shown in the accompanying table:

Parcel Number (as shown in the Key Plan that forms a part of this zone).	Minimum Permitted Parcel Area
1	1580 square metres
2	1460 square metres
3	1430 square metres
4	709 square metres

Setbacks and Siting

(8) No building shall be located within 3.0 metres of a front parcel line.

(9) No building shall be located within 6.0 metres of a rear parcel line.

(10) No building shall be located within 4.0 metres of a side parcel line.

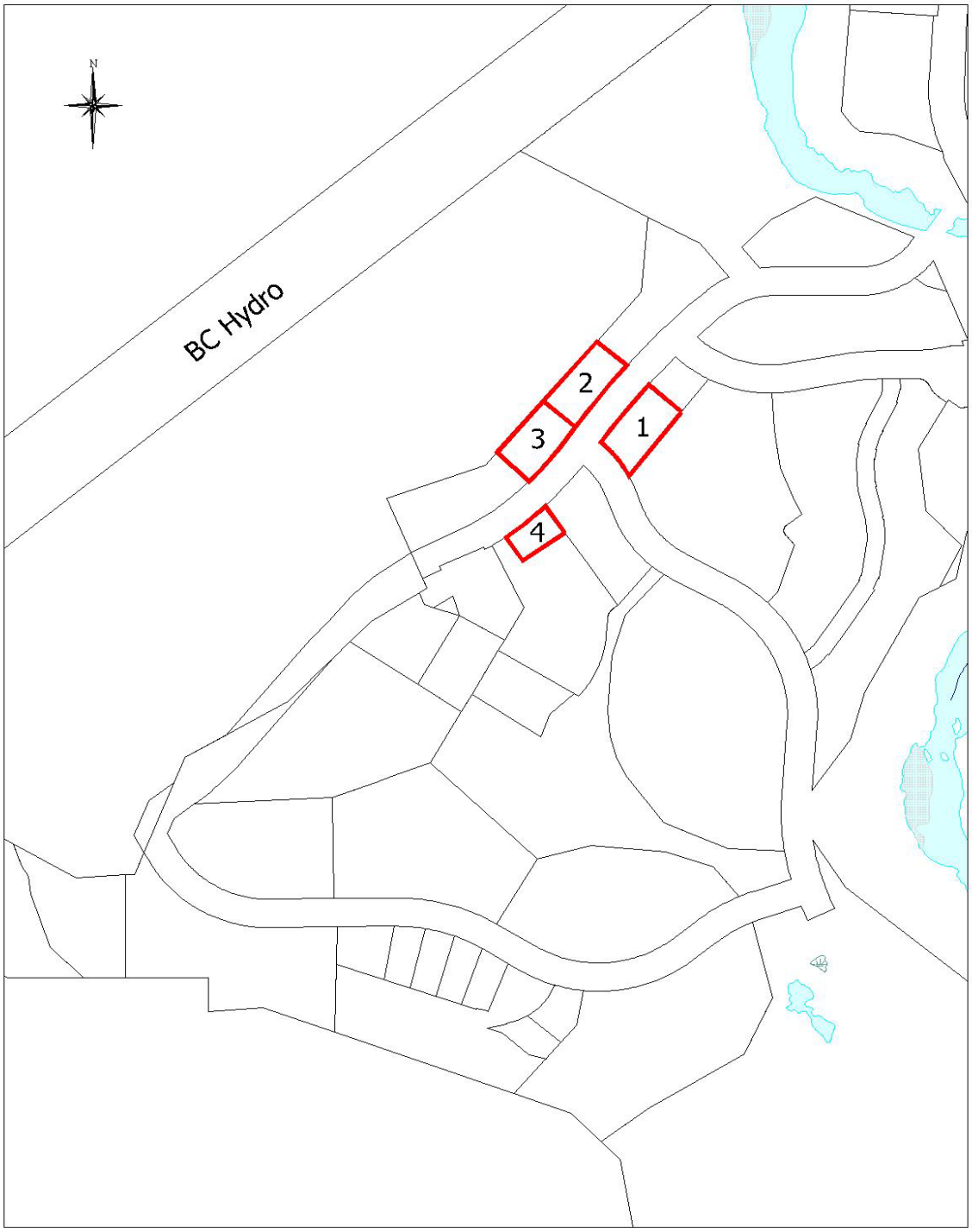
Off-Street Parking and Loading

(11) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw except that, in relation to apartment dwellings the owner need only provide 75 percent of the number of parking spaces that would normally be required under Part 6; and in relation to all other uses, the owner must provide at least 75 percent of the number of parking spaces that would be required if the uses were in the CC1 (Commercial Core One) Zone.

Other Regulations

(12) Local Personal Service, Local Service Commercial, Restaurant, and Professional Office uses are permitted on the ground floor only.

Key Plan



60. RM59 Zone (Residential Multiple Fifty-Nine) (Bylaw No. 1937)

Intent

(1) The intent of this zone is to provide low and medium density residential development for either employee or market housing. (Bylaw No. 1977)

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) Apartments

(b) Apartments for employee housing

(c) Auxiliary buildings and uses

(d) Auxiliary residential dwelling units (Bylaw No. 1977)

(e) Detached dwellings (Bylaw No. 1977)

(f) Duplexes

(g) Duplexes for employee housing

(h) Parks and playgrounds

(i) Townhouses

(j) Townhouses for employee housing

Density

(3) The maximum gross floor area for all buildings in the RM59 Zone is 1400 square metres and the maximum floor space ratio is 0.6. (Bylaw No. 1977)

(4) The maximum gross floor area for a detached dwelling is 325 square metres. (Bylaw No. 1977)

(5) The maximum gross floor area for a duplex dwelling is 233 square metres per dwelling unit. (Bylaw No. 1977)

(6) The maximum gross floor area for a townhouse building is 175 square metres per dwelling unit. (Bylaw No. 1977)

(7) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is shown in the accompanying table:

Use	Maximum Enclosed Parking Area
Duplexes	50 square metres per dwelling unit
Townhouses	40 square metres per dwelling unit
Detached Dwellings(Bylaw No. 1977)	50 square metres per dwelling unit

Height

(8) The maximum permitted height of a principal use building is shown in the accompanying table.

Use	Maximum Building Height
Apartments	18.0 m
Townhouses	10.7 m
Duplexes	8.2 m
Detached dwellings (Bylaw No. 1977)	7.6 m

Parcel and Site Area

(9) The minimum area of a parcel on which buildings may be constructed for each of the uses set out in the accompanying table shall be as set out in the table: (Bylaw No. 1977)

Use	Minimum Area (square metres)
Apartment	2910
Townhouse	2910
Duplex	800
Detached dwelling	450

Setbacks and Siting

(10) The minimum setback of buildings for the uses set out in the accompanying table in respect of the front, rear and side parcel lines shall be as set out in the table, except that

if a duplex is constructed with a party wall at a side parcel line, no setback from that parcel line is required. (Bylaw No. 1977)

Use	Front Parcel Line	Rear Parcel Line	Side Parcel Line
Apartment	6.0 m	6.0 m	6.0 m
Townhouse	5.5 m	6.0 m	4.0 m
Duplex	5.5 m	6.0 m	3.0 m
Detached dwelling	5.5 m	6.0 m	3.0 m

Off-Street Parking and Loading

(11) The minimum number of off-street parking spaces required for the uses set out in the accompanying table shall be the number specified in the table in respect of that use. (Bylaw No. 1977)

Use	Number of off-street parking spaces
Apartment	75% of Part 6 requirements
Townhouse	75% of Part 6 requirements
Duplex	2 per dwelling unit
Detached dwelling	2 per dwelling unit
Auxiliary residential dwelling unit	1 per dwelling unit

Other Regulations

(12) The maximum occupancy is two persons per bedroom. (Bylaw No. 1977)

(13) The minimum parcel frontage for a dwelling unit with an auxiliary residential dwelling unit is 18.0m. (Bylaw No. 1977)

(14) The maximum permitted gross floor area for an auxiliary residential dwelling unit is 56 square metres. (Bylaw No. 1977)

61. RM60 Zone (Residential Multiple Sixty) (Bylaw No. 1937)

Intent

(1) The intent of this zone is to provide medium density multiple residential employee housing development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) Auxiliary buildings and uses

(b) Parks and playgrounds

(c) Townhouses for employee housing

Density

(3) The maximum permitted gross floor area of all buildings is 6,487 square metres.

Height

(4) The maximum permitted height of a principal use building is 8.0 metres.

Parcel and Site Area

(5) The minimum permitted parcel area and site area is 17,500 square metres.

Setbacks and Siting

(6) No building shall be located within 6.0 metres of any parcel line.

(7) No principal use building shall be located within 4.0 metres of any other principal use building.

Off-Street Parking and Loading

(8) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw except that, in relation to townhouse dwellings, the owner need only provide 75 percent of the number of parking spaces that would normally be required under Part 6.

Other Regulations

(9) The maximum occupancy is two persons per bedroom.

(10) The required number of units is 60 units in 15 buildings.

62. RM61 Zone (Residential Multiple Sixty-One) (Bylaw No. 1937)

Intent

(1) The intent of this zone is to provide high density apartment employee housing development with associated uses.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) Apartments for employee housing

(b) Auxiliary buildings and uses

(c) Child care facility (Bylaw No. 2030)

(d) Local service commercial

(e) Local personal service

(f) Office (Bylaw No. 2030)

(g) Parks and playgrounds

(h) Restaurant (Bylaw No. 2014)

(i) Retail

(j) Neighbourhood Public House

Density

(3) The maximum permitted gross floor area of all buildings is 3,888 square metres.

(4) Child care facility, local service commercial, local personal service, office, restaurant, and neighbourhood public house uses shall not exceed 230 square metres gross floor area.(Bylaw No. 2030)

(5) Retail use shall not exceed 175 Square Metres gross floor area.

Height

(6) The maximum permitted height of a principal use building is 16 metres.

Parcel and Site Area

(7) The minimum permitted parcel area and site area is 2530 square metres.

Setbacks and Siting

(8) No building shall be located within 1.5 metres of a front parcel line.

(9) No building shall be located within 3.9 metres of a rear parcel line.

(10) No building shall be located within 7.2 metres of a side parcel line.

Off-Street Parking and Loading

(11) Off-street parking spaces are not required.

Other Regulations

(12) Child care facility, local personal service, local service commercial, office, restaurant, and retail uses are permitted on the ground floor only. (Bylaw No. 2030)

(13) The required number of dwelling units is 33.

63. RM62 Zone (Residential Multiple Sixty-Two) (Bylaw No. 1937)

Intent

(1) The intent of this zone is to provide high density apartment employee housing development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) Apartments for employee housing

(b) Auxiliary buildings and uses

(c) Parks and playgrounds

Density

(3) The maximum permitted gross floor area of all buildings on each parcel is shown in the accompanying table:

Parcel Number (as shown in the Key Plan that forms a part of this zone).	Maximum Permitted Gross Floor Area	Minimum Permitted Parcel Area
2	2813 square metres	2010 square metres
1	2902 square metres	1990 square metres

Height

(4) The maximum permitted height of a principal use building is 16 metres.

Setbacks and Siting

(5) No building shall be located within 6 metres of any parcel line.

Off-Street Parking and Loading

(6) Off-street parking spaces are not required.

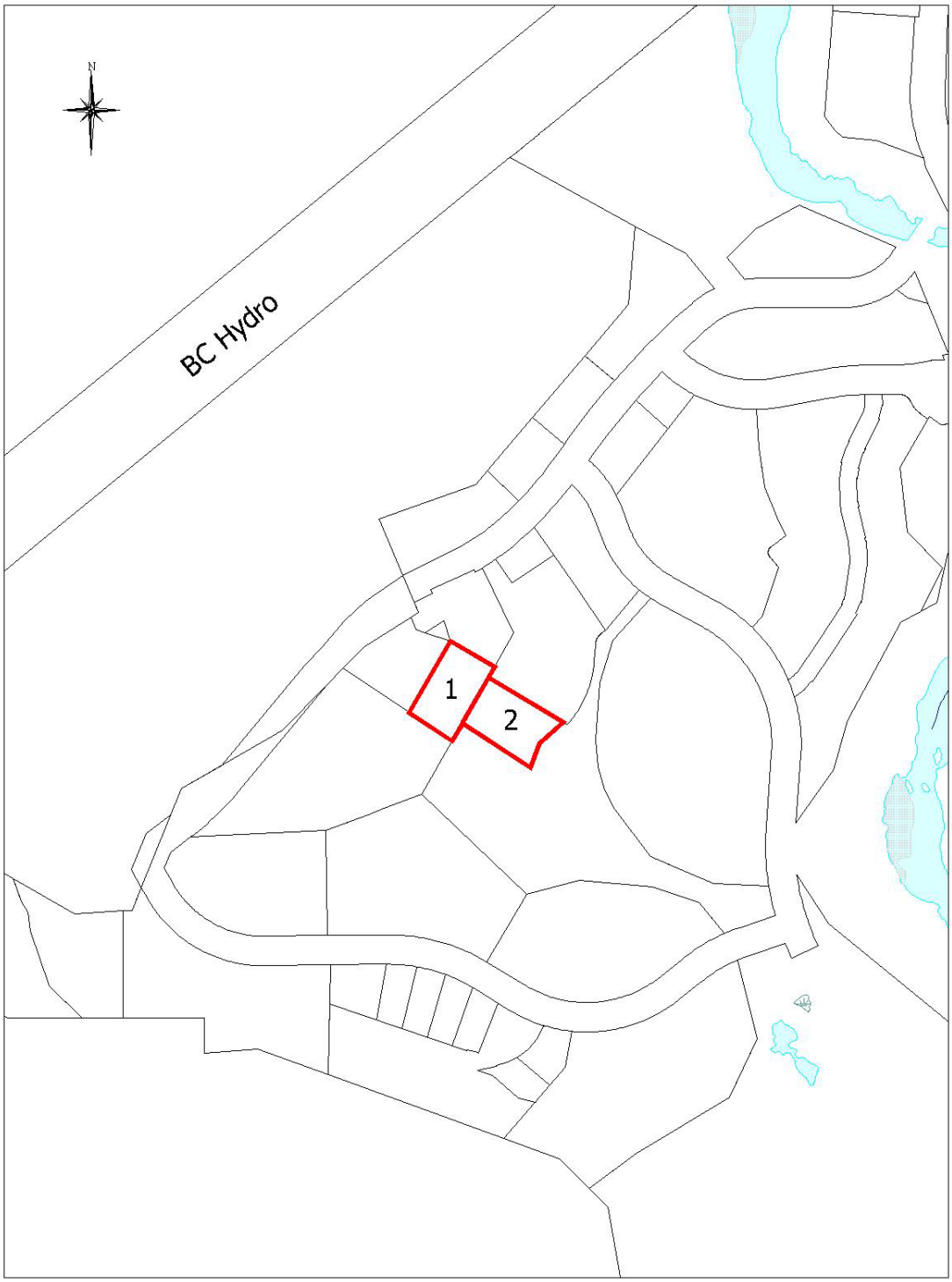
Other Regulations

(7) The Maximum occupancy is two persons per bedroom.

(8) The required number of dwelling units is shown in the accompanying table:

Parcel Number (as shown in the Key Plan that forms a part of this zone).	**Required number of Dwelling Units**
2	34
1	55

Key Plan



64. RM63 Zone (Residential Multiple Sixty-Three) (Bylaw No. 1937)

Intent

(1) The intent of this zone is to provide medium density multiple residential employee housing development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) Auxiliary buildings and uses

(b) Parks and playgrounds

(c) Townhouses for employee housing

Density

(3) The maximum permitted gross floor area of all buildings is 3817 square metres.

(4) The maximum permitted floor area for auxiliary parking use contained within a principal or auxiliary building is 40 square metres per dwelling unit.

Height

(5) The maximum permitted height of a principal use building is 10.7 metres.

Parcel and Site Area

(6) The minimum permitted parcel area and site area is 9060 square metres.

Setbacks and Siting

(7) No building shall be located within 6 metres of any parcel line.

(8) No principal use building shall be located within 6 metres of any other principal use building.

Off-Street Parking and Loading

(9) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw except that in relation to town house dwellings, the owner need only provide 75 percent of the number of parking spaces that would normally be required under Part 6.

Other Regulations

(10) The maximum occupancy is 2 persons per bedroom.

(11) The required number of dwelling units is 27 in 5 buildings.

65. RM64 Zone (Residential Multiple Sixty-Four) (Bylaw No. 1937)

Intent

(1) The intent of this zone is to provide medium density townhouse development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) Auxiliary buildings and uses

(b) Duplex Dwellings for employee housing

(c) Parks and playgrounds

(d) Townhouses for employee housing

Density

(3) The maximum permitted gross floor area of all buildings is 3906 square metres.

(4) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is shown in the accompanying table:

Use	Maximum Enclosed Parking Area
Duplexes	50 square metres per dwelling unit
Townhouses	40 square metres per dwelling unit

Height

(5) The maximum permitted height of a principal use building is 10.7 metres.

Parcel and Site Area

(6) The minimum permitted parcel area and site area is 12,500 square metres.

Setbacks and Siting

(7) No building shall be located within 6 metres of any parcel line.

(8) No principal use building shall be located within 2.5 metres of any other principal use building.

Off-Street Parking and Loading

(9) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw except that, in relation to duplex dwellings, the owner must provide at least 1.5 parking spaces per dwelling unit; and in relation to townhouse dwellings the owner need only provide 75 percent of the number of parking spaces that would normally be required under Part 6.

Other Regulations

(10) The maximum occupancy is two persons per bedroom.

(11) The required number of dwelling units is 27 in 7 buildings.

66. RM65 Zone (Residential Multiple Sixty-Five) (Bylaw No. 1937) (Bylaw 2101)

Intent

(1) The intent of this zone is to provide medium density employee housing residential development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) Apartments

(b) Apartments for employee housing

(c) Auxiliary buildings and uses

(d) Duplex dwellings

(e) Duplex dwellings for employee housing

(f) Parks and playgrounds

(g) Townhouses

(h) Townhouses for employee housing

Density

(3) The maximum permitted gross floor area of all buildings on Parcel 1 shown on the Key Plan provided for this Zone is 2,400 square metres and on Parcel 2 shown on the Key Plan is 3,200 square metres. (Bylaw No. 2128) (Bylaw No. 2214)

(4) The maximum permitted gross floor area for a dwelling unit is 175 square metres for an apartment or townhouse and 233 square metres for a duplex.

(5) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is shown in the accompanying table:

Use	Maximum Enclosed Parking Area
Duplexes	50 square metres per dwelling unit
Townhouses	40 square metres per dwelling unit

Height

(6) The maximum permitted height of a principal use building is shown in the accompanying table:

Use	Maximum Building Height
Apartments	18.0 m
Duplexes	8.2 m
Townhouses	10.7 m

Parcel and Site Area

(7) The minimum permitted parcel area and site area for Parcel 1 shown on the Key Plan is 3,846 square metres and for Parcel 2 shown on the Key Plan is 5,134 square metres, provided that the area of either of the parcels may be up to 10 percent less than the specified area as long as the other parcel is increased accordingly.

Setbacks and Siting

(8) No building shall be located within 6 metres of any parcel line, except that a duplex or townhouse may be constructed with a party wall or walls at a side parcel line.

(9) No principal use building shall be located within 4 metres of any other principal use building.

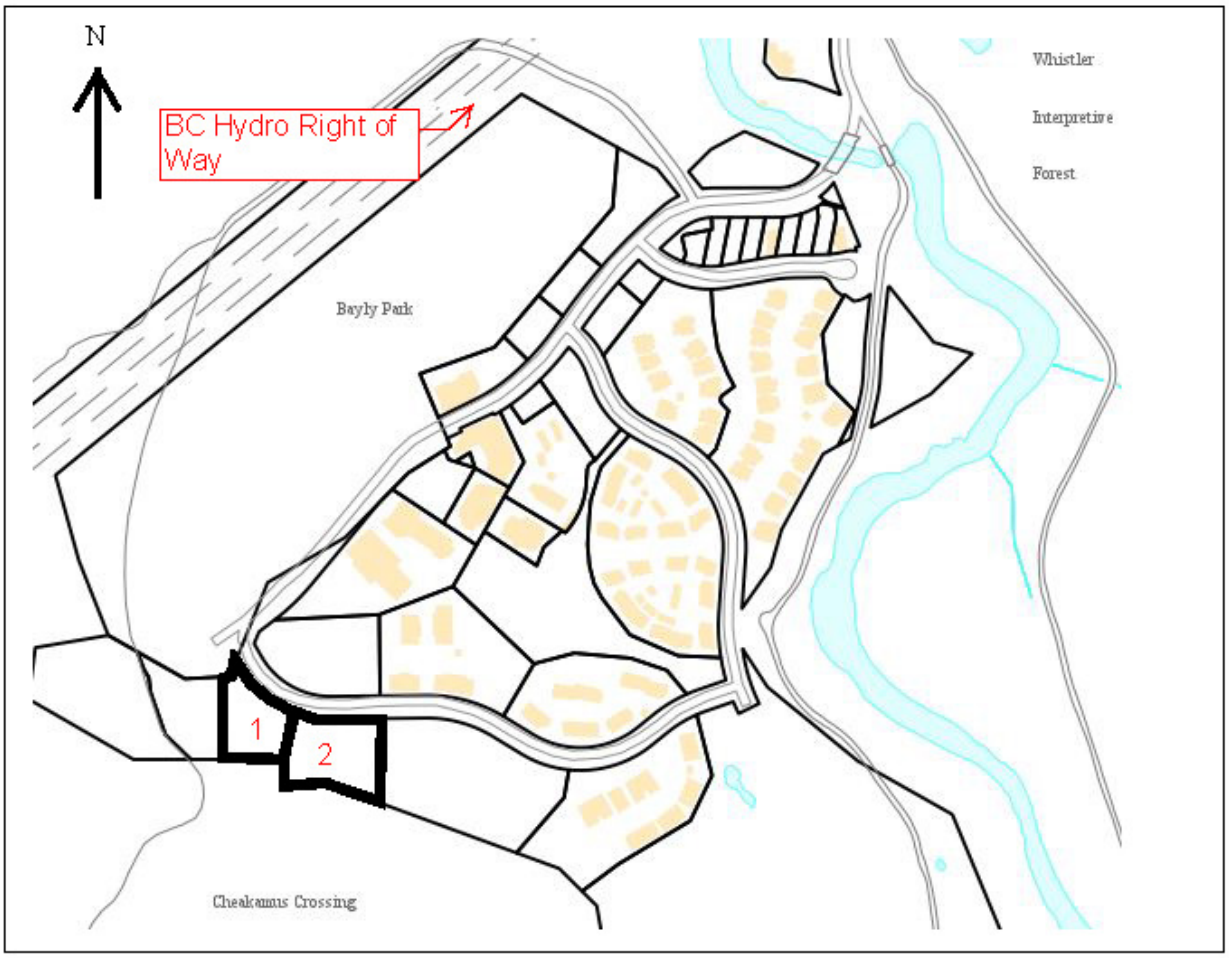
Off-Street Parking and Loading

(10) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw except that, in relation to duplex dwellings, the owner must provide at least 1.5 spaces per dwelling unit, and in relation to townhouse and apartment dwellings, the owner need only provide 75 percent of the number of parking spaces that would normally be required under Section 6.

Other Regulations

(11) The maximum occupancy is two persons per bedroom.

Key Plan to RM 65 Zone



67. RM-CD2 Zone (Residential Multiple - Comprehensive Development Two) (Bylaw 2298)(2390)(2462)

Intent

(1) The intent of the RM-CD2 zone is to permit the comprehensive development of an extension of the Cheakamus Crossing neighbourhood that provides a variety of residential uses and housing forms, complements the surrounding neighbourhood context and supports the housing needs of the Whistler resort community.

Permitted Uses

(2) The permitted uses for each of the Areas shown in the Key Plan for this zone are:

Key Plan Area	Permitted Uses
All areas indicated on the Key Plan.	Park and playground, auxiliary uses and structures, auxiliary buildings in all Areas except that auxiliary buildings are not permitted in Lot 4.
Lot 1	Apartments for employee housing.
Lot 2A	Apartments for employee housing, daycare.
Lot 2B	Apartments for employee housing, daycare.
Lot 3	Townhouses for employee housing, apartments for employee housing
Lot 4 (for Strata Lots, refer to Schedule 1)	Strata Lots 1, 2, 5, 6, 7, 8, 9, 10, 13, 14, 17, 18 and 19: Detached dwelling, detached dwelling for employee housing, auxiliary residential dwelling unit provided it is contained in a detached dwelling or a detached dwelling for employee housing. Strata Lots 3, 4, 11, 12, 15, 16, 20, 21, 22, and 23: One-half duplex dwelling, one-half duplex dwelling for employee housing, auxiliary residential dwelling unit provided it is contained within a one-half duplex or one-half duplex dwelling for employee housing, and provided further that the form of tenure for the auxiliary residential dwelling unit must be residential rental tenure as defined under Part 5 Section 35 subsection (1).

Lot 5	Apartments for employee housing, daycare.
Lot 6	Townhouses for employee housing, duplex dwellings for employee housing, detached dwellings for employee housing, townhouses, duplex dwellings, detached dwellings, auxiliary residential dwelling unit provided it is contained in a detached dwelling.

(3) In this zone, apartments may contain townhouse dwelling units within the same building.

Density

(4) The total maximum gross floor area for all buildings in the RM-CD2 zone is 41,850 square metres.

(5) The total maximum gross floor area for all buildings within each of the Areas shown in the Key Plan for this zone is the lesser of the maximum gross floor area or the maximum floor space ratio specified for each Area:

Key Plan Area	**Maximum** **Gross Floor Area**	**Maximum** **Floor Space Ratio**
Lot 1	8,420 square metres	0.80
Lot 2A	2,100 square metres	0.50 except for the purpose of calculating the floor space ratio any area located within a *Streamside Protection Enhancement Area* as defined under the BC *Riparian Areas Protection Regulation* is excluded from the total parcel area.

Lot 2B	3,220 square metres	0.7
Lot 3	8,900 square metres	1.50
Lot 4	5,250 square metres	0.3
Lot 5	7,075 square metres	0.69
Lot 6	6885 square metres	0.17
Total All Areas	41,850 square metres	N/A

(6) The minimum parcel area for a detached dwelling is 500 square metres.

(7) The minimum parcel area for a duplex dwelling is 695 square metres.

(8) The minimum parcel area for a one-half duplex dwelling is 347 square metres.

(9) The maximum gross floor area for a detached dwelling is 325 square metres or a floor space ratio of 0.35, whichever figure is lower.

(10) The maximum gross floor area for an auxiliary residential dwelling unit contained in a detached dwelling is 90 square metres.

(11) The maximum gross floor area for a duplex dwelling is 350 square metres or a floor space ratio of 0.4, whichever figure is lower.

(12) The maximum gross floor area for a dwelling unit in a duplex dwelling is 175 square metres.

(13) The maximum gross floor area for an apartment dwelling unit in Lot 2A and Lot 2B is 100 square metres.

(14) The maximum gross floor area for an apartment dwelling unit in Lot 5 is 140 square metres.

(15) The maximum gross floor area for an apartment or townhouse dwelling unit in Lot 3 is 175 square metres.

(16) The maximum gross floor area for a townhouse dwelling unit in Lot 6 is 175 square metres.

(17) The maximum permitted floor area for auxiliary parking use contained in a principal building is:

Use	**Maximum enclosed parking area**
Detached dwellings	55 square metres per dwelling unit
Duplex dwellings	50 square metres per dwelling unit
Townhouses	40 square metres per dwelling unit

Building Height

(18) The maximum permitted height of a building for each Area shown in the Key Plan for this zone is the lesser of the maximum building height in metres and the maximum number of storeys in a building specified for each Area:

Key Plan Area	**Maximum Building Height**	**Maximum Number of Storeys**
Lot 1	13.7 metres	Four storeys where the fourth storey must be stepped with a total step back area that is no less than 20 per cent of the total area within the outside of the outermost walls of the building at the ground floor.
Lot 2A	10.7 metres	Three storeys.
Lot 2B	15 metres	Four storeys.
Lot 3	19 metres	Five storeys.
Lot 4	8.0 metres	Three storeys.
Lot 5	13.7 metres	Four storeys.

Lot 6	8.0 metres for detached and duplex dwellings and 10.7 metres for townhouses.	Three storeys.

(19) Underground parking levels for apartments and townhouses are not counted as a storey.

Site Coverage

(20) The maximum site coverage is 35 percent for detached dwellings, 35 percent for duplex and half duplex dwellings and 20 percent for townhouses and apartments, except that the maximum site coverage for townhouses and apartments on Lot 3 is 35 percent.

(21) Any underground parking building or structure that is wholly located below surrounding grade is excluded from the determination of the projected area of all buildings and structures on the site for the calculation of site coverage.

Minimum Frontages

(22) The minimum parcel frontage for townhouse development is 20 metres and for detached dwellings and duplex dwellings is 18 metres. If Lot 4 is subdivided in accordance with the plan shown in Schedule 1 then the minimum frontage does not apply.

Setbacks and Siting

(23) The minimum setbacks for any building or structure located within each Area shown on the Key Plan for the zone are:

Key Plan Area	**Minimum Setbacks**
Lot 1	6.0 metres from any parcel line
Lot 2A	7.6 metres front setback 12.0 metres rear setback 6.0 metres side setback
Lot 2B	5.4 metres front setback 12.0 metres rear setback 5.0 metres side setback

Lot 3	7.6 metres front setback 7.6 metres rear setback 6.0 metres side setback except 7.6 metres side setback for property line between Area Lot 3 and Lot 4.
Lot 4	6.0 metres front setback 6.0 metres rear setback 6.0 metres from the 30-metre riparian assessment area boundary shown on Schedule 1. 3.0 metres side setback, except that duplex dwellings shall have an internal side setback of 0.0 metres
Lot 5	7.6 metres front setback 9.0 metres rear setback 6.0 metres side setback
Lot 6	For detached dwellings and duplex dwellings the setbacks are 6.0 metres for front and rear and 3.0 metres for side. For townhouses the minimum setback is 6.0 metres from any parcel line.

(24) The minimum permitted separation between any buildings in the RM2-CD2 zone is six metres, except that the minimum permitted separation between any buildings on Lot 3 is 1.5 metres.

Parking and Loading

(25) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw, except that:

(a) A minimum of 1.0 off-street parking spaces must be provided for each apartment dwelling unit constructed on Lot 2B, Lot 3, and Lot 5.

(b) The minimum number of parking spaces provided for short term convenience on Lot 2B is 4.

(c) Tandem parking is permitted for detached and one-half duplex dwellings on Lot 4.

(d) The minimum number of off-street parking spaces for a one-half duplex dwelling containing an auxiliary residential dwelling unit is two.

(26) For apartments, all required parking spaces must be provided within an underground parking structure connected to the apartment building, and no surface parking shall be provided, except that short term convenience parking may be provided as surface parking, but the maximum number of spaces for this purpose shall be 20 percent of the total number of dwelling units on the site.

Other Regulations

(27) Except for the Permitted Uses specified in (3) for each Key Plan Area, all regulations in this zone that reference detached dwellings, duplex dwellings, one-half duplex dwellings, townhouses and apartments apply equally to detached dwellings for employee housing, duplex dwellings for employee housing, one-half duplex dwellings for employee housing, townhouses for employee housing and apartments for employee housing.

(28) No subdivision of land within any Key Plan Area, other than a subdivision authorized under Part 5, Section 35 of this zoning bylaw, is permitted unless the Density regulations for that Area are made applicable to the individual parcels created, either by means of amendment of this Bylaw or by means of a covenant registered under s.219 of the *Land Title Act*, such that the Density limits set out in Sections (4) and (5) cannot be exceeded for each Area.

(29) The maximum size of any apartment building in Lot 2A, Lot 2B, or Lot 5 is 3,500 square metres of gross floor area.

(30) A landscape buffer shall be provided and maintained for Lot 5 located between the Area boundary with Mount Fee Road and any building, within which at least 50 percent of the area is retained or naturalized forest landscape.

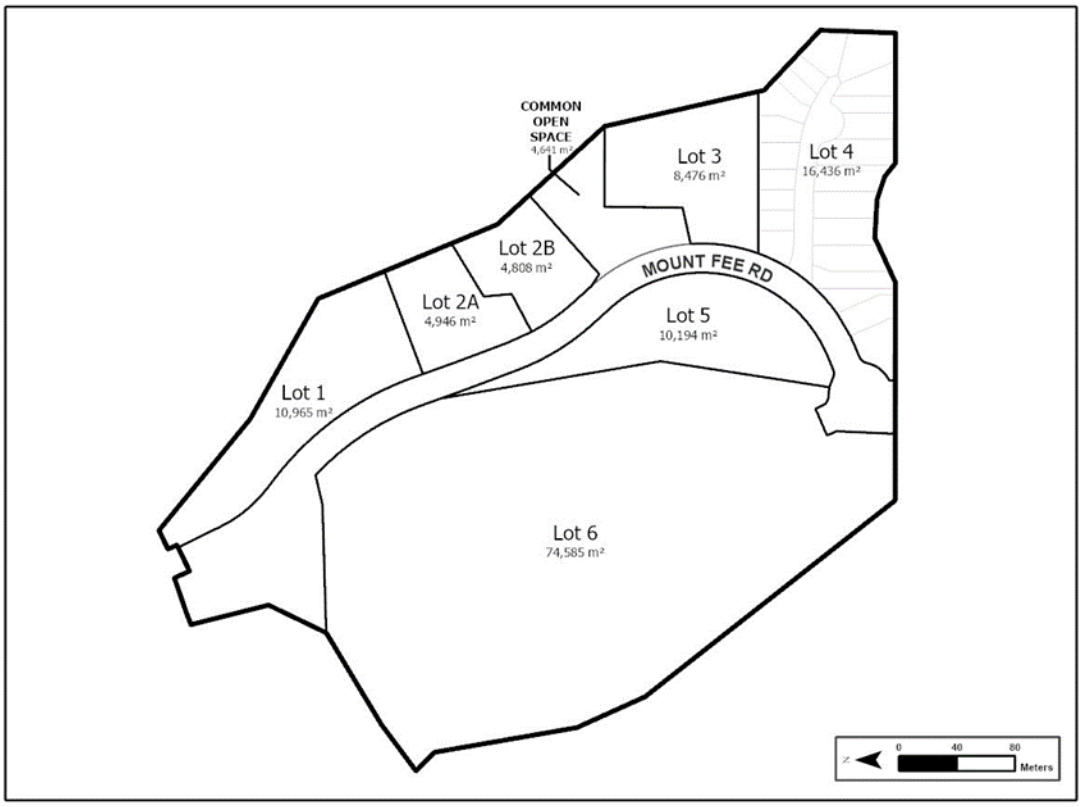
(31) A landscape buffer shall be provided and maintained in the Lot 3 side setback that is adjacent to Lot 4 that is landscaped with a variety of conifers and deciduous trees reflective of the naturalized forest landscape.

(32) Naturalized landscaping shall be provided and maintained within the front setback for Parcels Lot 2A, Lot 2B, and Lot 3 equal to a minimum of 30 percent of the setback area.

(33) The Municipality may require the owner of an auxiliary residential dwelling unit in a one-half duplex dwelling to provide a statutory declaration, not more than once in any calendar year, in which the owner declares that the auxiliary residential dwelling unit has, during the entire previous 12-month period, been occupied only pursuant to a residential tenancy agreement governed by the *Residential Tenancy Act*.

(34) Any references to a Lot in this zone relate to the Lot as identified in the Key Plan for this zone.

(35) Key Plan for the RM-CD2 Zone:


COMMON
OPEN
SPACE
4,641 m²
Lot 3
8,476 m²
Lot 4
16,436 m²
Lot 2B
4,808 m²
MOUNT FEE RD
Lot 2A
4,946 m²
Lot 5
10,194 m²
Lot 1
10,965 m²
Lot 6
74,585 m²
0
40
80
Meters

68. RM66 Zone (Residential Multiple Sixty-Six) (Bylaw No. 1989)

Intent

(1) The intent of this zone is to provide for medium-density residential development adjacent to other residential developments.

Permitted Uses

(2) The following uses are permitted, and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) ski lift facilities;

(c) tourist accommodation in townhouses; and

(d) townhouse.

Density

(3) The maximum permitted gross floor area for the RM66 zone is 2,518 square metres.

(4) The maximum permitted gross floor area for each strata lot is shown in the following table:

Strata Lots	Maximum Gross Floor Area (m2) per unit
1, 4, and 7	362.3
2, 5, and 6	348.5
3	385.6
Total GFA	2518

and for the purpose of measuring the gross floor area of a strata lot:

(a) the area of a floor of a portion of a building comprising a strata lot that shares a wall with another strata lot shall be measured to a point that is midway between the outer surfaces of the wall; and

(b) a strata lot shall be deemed to include any area of limited common property designated on the strata plan for the exclusive use of the owner of the strata lot under the Strata Property Act, and any area of common property otherwise designated for such exclusive use whether by lease, easement or otherwise.

Height

(5) The maximum permitted height of a townhouse is 13.7 m.

(6) The maximum permitted height of an auxiliary building or structure is 5 m.

Site Coverage

(7) The maximum permitted site coverage is 35%.

Setbacks

(8) The minimum permitted setback from the northeast parcel boundary is 12 metres.

(9) The minimum permitted setback for a townhouse from all other parcel boundaries is 6 metres.

(10) The minimum permitted setback for an auxiliary building for the enclosure of garbage and recycling containers is 1.5m from all parcel boundaries and any such structure must be located adjacent to a driveway providing access to the parcel on which the structure is located.

Off-Street Parking and Loading

(11) 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

(12) The minimum permitted separation between principal buildings is 17 metres.

(13) The maximum number of dwelling units in the RM66 zone shall be 7.

69. RM68 Zone (Residential Multiple Sixty- Eight) (Bylaw No. 1994)

Intent

(1) The intent of this zone is to provide for low density, slope-responsive residential use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) park and playground;

(c) detached dwelling;

(d) duplex dwelling; and

(e) townhouse.

Density

(3) The maximum permitted floor space ratio is 0.25.

(4) Notwithstanding subsection (3), the maximum permitted gross floor area of a detached dwelling is 465 square metres.

(5) Notwithstanding subsection (3), the maximum permitted gross floor area of a duplex dwelling is 511 square metres.

(6) The maximum permitted floor area for auxiliary parking use of a detached dwelling contained in a principal or auxiliary building or structure is 90 square metres.

(7) The maximum permitted floor area for auxiliary parking use of a duplex dwelling contained in a principal or auxiliary building or structure is 90 square metres per dwelling unit.

(8) The maximum permitted floor area for auxiliary parking use of a townhouse dwelling contained in a principal or auxiliary building or structure is 40 square metres per dwelling unit.

Height

(9) The maximum permitted height of a principal building is 10.7 metres.

(10) The maximum permitted height of an auxiliary building is 5 metres.

Parcel Size

(11) The minimum permitted parcel area is 0.34 hectares.

(12) The minimum permitted frontage is 85 metres.

Site Coverage

(13) The maximum permitted site coverage is 20%.

Setbacks

(14) The minimum permitted setback from any parcel boundary is 7.6 metres.

(15) The minimum permitted separation between principal use buildings is 6 metres.

Off-Street Parking and Loading

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

Other Regulations

(17) The minimum permitted gross floor area of a dwelling unit is 55 square metres.

(18) The maximum permitted number of bedrooms in a dwelling unit is 4.

(19) Auxiliary residential dwelling units are prohibited.

70. RM69 Zone – Residential Multiple Sixty-Nine (Bylaw No. 2066)

Intent

(1) The intent of this zone is to provide for medium density townhouse dwellings, as well as an auxiliary residential dwelling unit to accommodate a caretaker.

Permitted Uses

(2) The following uses are permitted, and all other uses are prohibited:

(a) townhouse;

(b) auxiliary buildings and auxiliary uses;

(c) one auxiliary residential dwelling unit.

Density

(3) The maximum permitted floor space ratio is 0.43.

Height

(4) The maximum permitted height of a building is 10.7 metres.

Site Area

(5) The minimum permitted parcel area is 4780 square metres, and the minimum frontage is 80 metres.

Site Coverage

(6) The maximum permitted site coverage is 35 percent.

Setbacks

(7) The minimum permitted front setback is 7.6 metres.

(8) The minimum permitted side setback is 7.6 metres.

(9) The minimum permitted rear setback is 6.0 metres.

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) The minimum permitted separation between buildings is 6 metres.

(12) The minimum permitted gross floor area for a dwelling unit is 55 square metres.

(13) One auxiliary residential dwelling unit is permitted per parcel

71. RM70 Zone (Residential Multiple Seventy) (Bylaw No. 2213)

Intent

(1) The intent of this zone is to permit the development of detached, duplex and townhouse dwellings.

Permitted Uses

(2) The following uses are permitted in the RM70 Zone, and all other uses are prohibited:

(a) detached dwellings, duplex dwellings and townhouses, but the location of these permitted uses is restricted to specific strata lots, as set out in Table 13A, with the general location of the strata lots shown for reference only in the key plan for the RM70 Zone;

(b) auxiliary buildings and auxiliary uses;

(c) auxiliary residential dwelling unit provided it is contained within a detached dwelling, and

(d) auxiliary residential dwelling unit provided that it is contained within a one-half duplex dwelling and provided further that the form of tenure for the auxiliary residential dwelling unit must be residential rental tenure as defined under Part 5 Section 35 subsection (1). (Bylaw No. 2463)

Density

(3) In the RM70 Zone, the maximum gross floor areas (GFA) for dwelling units are set out in Table 13A. In the case of a detached dwelling, the maximum GFA specified in Table 13A includes the area of any auxiliary residential dwelling unit.

(4) Despite subsection (3) above, if the actual gross floor area of a dwelling, the construction of which was authorized by a development permit or a building permit issued by the Municipality prior to the date of "Land Use Contract Termination Bylaw (Bayshores) No. 2213, 2020" coming into force, exceeds the amount specified in Table 13A, then the gross floor area authorized by the building permit shall be the maximum permitted gross floor area for that dwelling.

(5) The maximum permitted floor area for auxiliary parking use of a detached dwelling is 50 square metres.

(6) The maximum permitted floor area for auxiliary parking use of a duplex dwelling is 40 square metres for each dwelling unit.

(7) The maximum permitted floor area for auxiliary parking use of a townhouse is 30 square metres for each dwelling unit.

Height

(8) The maximum permitted height of a detached dwelling is 7.6 metres.

(9) The maximum permitted height of a duplex dwelling 7.6 metres.

(10) The maximum permitted height of a townhouse dwelling is 10.7 metres.

(11) The maximum permitted height of an auxiliary building is set out in Part 5 of this Bylaw.

Setbacks

(12) The minimum permitted setbacks are set out in Table 13A.

(13) Despite subsection (12) above, if:

(a) the actual horizontal distance between a building and any parcel line is less than the setback specified in Table 13A; and,

(b) the construction of the building was authorized by a development permit or a building permit issued by the Municipality prior to the date of "Land Use Contract Termination Bylaw (Bayshores) No. 2213, 2020" coming into force, or the location of the building is shown on a strata plan registered in the Land Title Office,

then the distance shown in the development permit, building permit or strata plan shall be the minimum setback from that parcel line, for that parcel.

(14) The minimum front setback for an auxiliary building is 7.6 metres.

Off-Street Parking and Loading

(15) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw, but despite any regulation in this Bylaw to the contrary: (Bylaw No. 2463)

(a) parking spaces required in respect of the use of a parcel within a bare land strata plan may be located on strata roads within the same strata plan; and,

(b) the minimum number of off-street parking spaces for a one-half duplex dwelling containing an auxiliary residential dwelling unit is two.

Other Regulations

(16) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 90 square metres and no less than 32.5 square metres.

(17) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 40 per cent of the gross floor area on a parcel.

(18) the Municipality may require the owner of an auxiliary residential dwelling unit in a one-half duplex dwelling to provide a statutory declaration, not more than once in any calendar year, in which the owner declares that the auxiliary residential dwelling unit has, during the entire previous 12-month period, been occupied only pursuant to a residential tenancy agreement governed by the *Residential Tenancy Act*. (Bylaw No. 2463)

(19) Table 13A – Permitted Uses, Densities and Setbacks for the RM70 Zone:

Area 1 (Strata Plan VAS 817)			
Strata Lot (SL)	**Permitted Use**	**Maximum GFA**	**Setback**
SL 1-13, 16-26	one detached dwelling per strata lot	232 square metres per detached dwelling	0 metres to the boundary of the strata lot
SL 14, 30	one duplex dwelling per strata lot	372 square metres per duplex dwelling	
SL 31-38	one-half duplex dwelling per strata lot	186 square metres per one-half duplex dwelling	

Area 2 (Strata Plan VAS 904)			
Strata Lot (SL)	**Permitted Use**	**Maximum GFA**	**Setback**
SL 1-6, 19-24	one townhouse dwelling per strata lot	183 square metres per townhouse dwelling	0 metres to the boundary of the strata lot
SL 7-18, 25-36	one-half duplex dwelling per strata lot	186 square metres per one-half duplex dwelling	
Area 3 (Strata Plan VAS 632)			
Strata Lot (SL)	**Permitted Use**	**Maximum GFA**	**Setback**
Lots A-D	one detached dwelling per strata lot	232 square metres per detached dwelling	7.6 metres from the front or rear strata lot line and 3 metres from the side strata lot line
Area 4 (Strata Plan VAS 808)			
Strata Lot (SL)	**Permitted Use**	**Maximum GFA**	**Setback**
SL 3-6, 14-21	one detached dwelling per strata lot	232 square metres per detached dwelling	a) the front setback is 4.6 metres from the strata lot line; notwithstanding the forgoing, if the average grade sloping upwards from the front lot line of

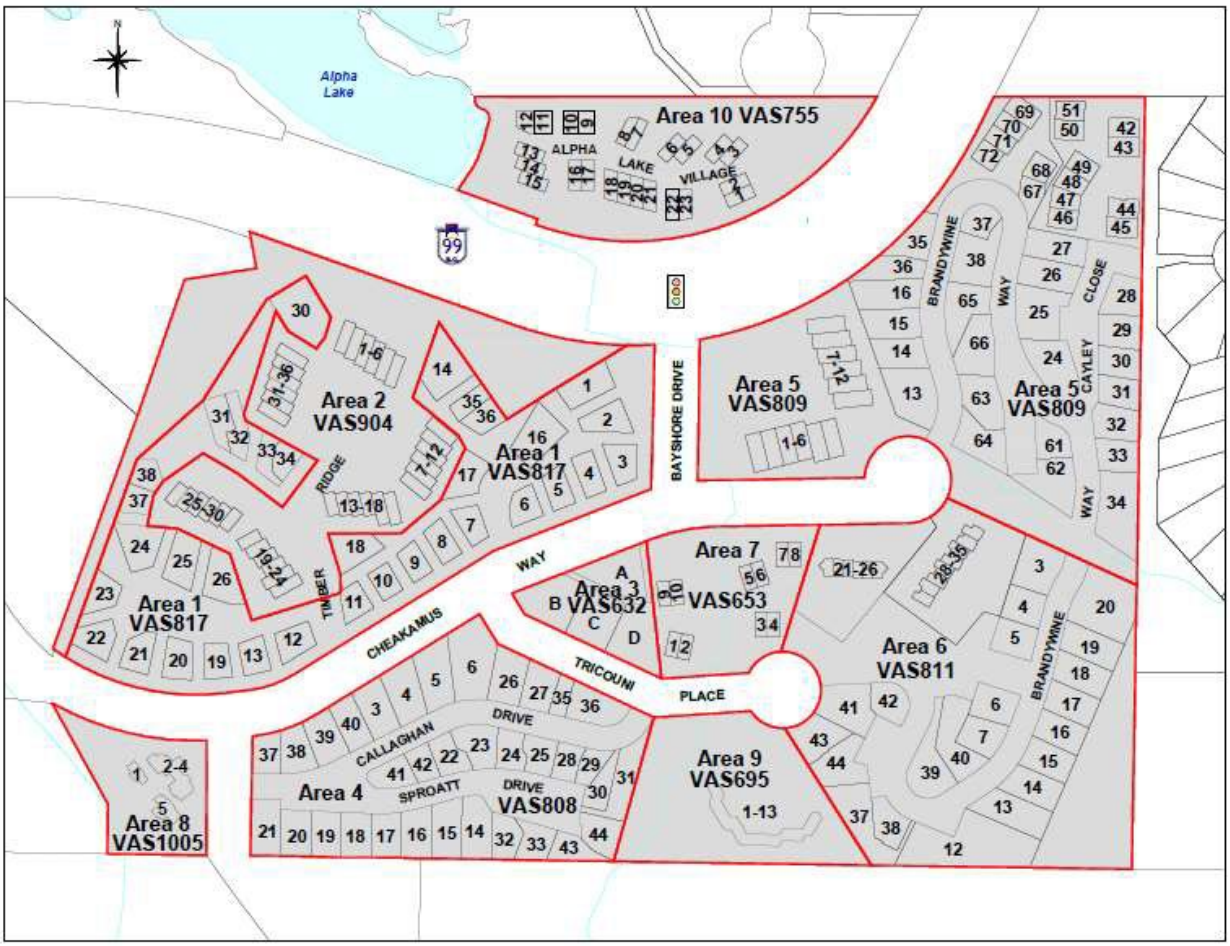
SL 22-33, 35-44	one-half duplex dwelling per strata lot	186 square metres per one-half duplex dwelling	any strata lot towards the rear lot line over a distance of a least 7.6 metres is greater than 30%, then the front setback is 3 metres b) 3 metres from the side or rear strata lot lines
Area 5 (Strata Plan VAS 809)			
Strata Lot (SL)	**Permitted Use**	**Maximum GFA**	**Setback**
SL 1-12	one townhouse dwelling per strata lot	232 square metres per townhouse dwelling	7.6 metres to the boundary of the strata plan
SL 13-16, 24-34	one detached dwelling per strata lot	232 square metres per detached dwelling	a) the front setback is 4.6 metres from the strata lot line; notwithstanding the forgoing, if the average grade sloping upwards from the front lot line of any strata lot towards the rear lot line over a distance of a least 7.6 metres is greater than 30%, then the front setback is 3 metres b) 3 metres from the side or rear strata lot lines
SL 35-38, 61-68	one-half duplex dwelling per strata lot	186 square metres per one-half duplex dwelling	
SL 42-45, 50, 51	one-half duplex dwelling per strata lot	186 square metres per one-half duplex dwelling	0 metres to the boundary of the strata lot
SL 46-49, 69-72	one townhouse dwelling per strata lot	183 square metres per townhouse dwelling	
Area 6 (Strata Plan VAS 811)			
Strata Lot (SL)	**Permitted Use**	**Maximum GFA**	**Setback**
SL 3-7, 12-20	one detached dwelling per strata lot	232 square metres per detached dwelling	a) the front setback is 4.6 metres from the strata lot line; notwithstanding the forgoing, if the average grade sloping upwards from the front lot line of any strata lot towards the rear lot line over a distance of a least 7.6

			metres is greater than 30%, then the front setback is 3 metres b) 3 metres from the side or rear strata lot lines
SL 21-26, 28-35	one townhouse dwelling per strata lot	183 square metres per townhouse dwelling	0 metres to the boundary of the strata lot
SL 37-44	one-half duplex dwelling per strata lot	186 square metres per one-half duplex dwelling	a) the front setback is 4.6 metres from the strata lot line; notwithstanding the forgoing, if the average grade sloping upwards from the front lot line of any strata lot towards the rear lot line over a distance of a least 7.6 metres is greater than 30%, then the front setback is 3 metres b) 3 metres from the side or rear strata lot lines

Area 7 (Strata Plan VAS 653)			
Strata Lot (SL)	**Permitted Use**	**Maximum GFA**	**Setback**
SL 1-10	one-half duplex dwelling per strata lot	186 square metres per one-half duplex dwelling	a) for the front and rear setbacks, 7.6 metres from the boundary of the strata plan b) for the side setbacks, 3 metres from the boundary of the strata plan
Area 8 (Strata Plan VAS 1005)			
Strata Lot (SL)	**Permitted Use**	**Maximum GFA***	**Setback**
SL 1-5	one townhouse dwelling per strata lot	the combined gross floor area of all dwellings in Area 8 shall not exceed a floor site ratio of 0.4	7.6 metres to the boundary of the strata plan

Area 9 (Strata Plan VAS 695)			
Strata Lot (SL)	**Permitted Use**	**Maximum GFA**	**Setback**
SL 1-13	one townhouse dwelling per strata lot	the combined gross floor area of all dwellings in Area 9 shall not exceed a floor site ratio of 0.4	7.6 metres to the boundary of the strata plan
Area 10 (Strata Plan VAS 755)			
Strata Lot (SL)	**Permitted Use**	**Maximum GFA**	**Setback**
SL 1-12, 16-17, 22-23	one-half duplex dwelling per strata lot	the combined gross floor area of all dwellings in Area 10 shall not exceed a floor site ratio of 0.4	7.6 metres to the boundary of the strata plan
SL 13-15, 18-21	one townhouse dwelling per strata lot		

(19) Key Plan for the RM70 Zone:



72. RM71 Zone (Residential Multiple Seventy-One) (Bylaw No. 2309)

Intent

(1) The intent of this zone is to permit the development of townhouse dwellings and an apartment building. The apartment building may also be used for tourist accommodation.

Permitted Uses

(2) The following uses are permitted in the RM71 Zone, and all other uses are prohibited:

(a) townhouses, but only in the locations marked Strata Lot 1 through Strata Lot 36, on the key plan for the RM71 Zone;

(b) an apartment building, but only in the location marked Strata Lot 37, on the key plan for the RM71 Zone; and

(c) auxiliary buildings and auxiliary uses.

(3) Notwithstanding any other provisions of this Bylaw, apartment dwelling units within Strata Lot 37 in the RM71 Zone may be used for temporary accommodation when not occupied for residential use.

Density

(4) The maximum number of townhouse dwelling units is 36.

(5) The maximum total permitted gross floor area for townhouse dwelling units is 3,678 square metres.

(6) The maximum total permitted gross floor area for an apartment building is 2,999 square metres.

(7) Despite subsections (5) and (6), if the actual gross floor area of the buildings in the RM71 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to December 21, 2021, measured and calculated in accordance with this Bylaw, exceeded the amount specified in subsections (5) and (6), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.

(8) Despite subsections (5) and (6), if the actual gross floor area of the buildings in the RM71 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to December 21, 2021, measured and calculated in accordance with this Bylaw, is less than the amount specified in subsections (5) and (6), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.

(9) For the purposes of subsections (7) and (8), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area of buildings in existence in the zone, as of a date specified in the certification.

Height

(10) The maximum permitted height of a townhouse is 10.7 metres.

(11) The maximum permitted height of an apartment is 13.7 metres or 4 storeys, whichever is less.

(12) The maximum permitted height of an auxiliary building is set out in Part 5 of this Bylaw.

Setbacks and Siting

(13) The minimum permitted setbacks are 0 metres to the boundary of the strata lot.

(14) The minimum setback for an auxiliary building is 7.6 metres from the front parcel line.

Off-Street Parking and Loading

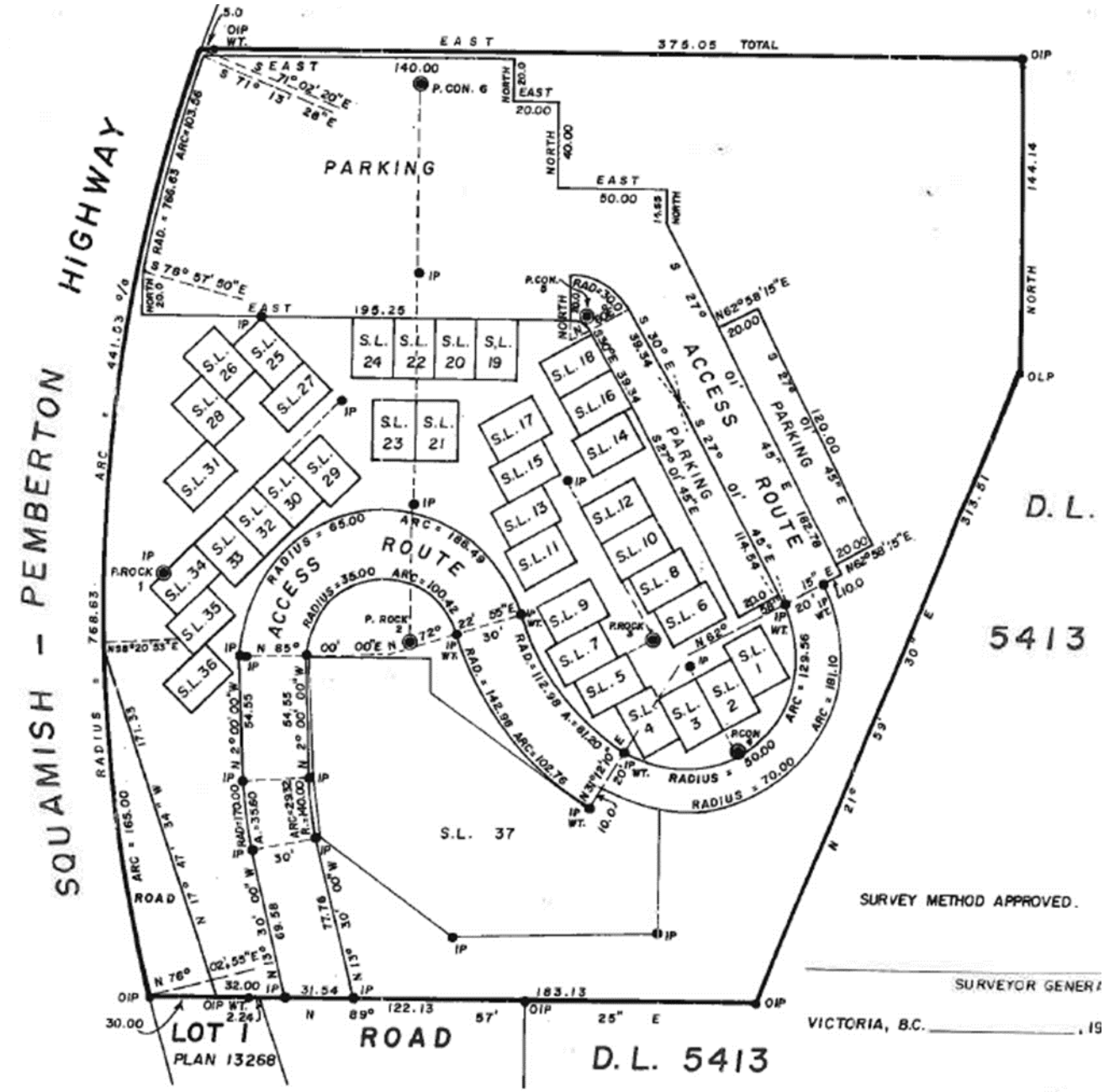
(15) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw, but despite any regulation in this Bylaw to the contrary, parking spaces required in respect of the use of a parcel within a strata plan may be located on common property within the same strata plan.

Other Regulations

(16) Land in the RM71 Zone may not be subdivided.

(17) The apartment and townhouses may be located only in the general locations shown on the key plan that forms part of this RM71 Zone.

(18) The key plan for the RM71 Zone is as follows:


SQUAMISH - PEMBERTON HIGHWAY
PARKING
ACCESS ROUTE
ACCESS ROUTE
PARKING
S.L. 24
S.L. 22
S.L. 20
S.L. 19
S.L. 23
S.L. 21
S.L. 26
S.L. 25
S.L. 27
S.L. 28
S.L. 31
S.L. 30
S.L. 32
S.L. 33
S.L. 34
S.L. 35
S.L. 36
S.L. 29
S.L. 18
S.L. 16
S.L. 14
S.L. 17
S.L. 15
S.L. 13
S.L. 11
S.L. 12
S.L. 10
S.L. 8
S.L. 6
S.L. 9
S.L. 7
S.L. 5
S.L. 4
S.L. 3
S.L. 2
S.L. 1
S.L. 37
P. ROCK 1
P. ROCK 2
P. ROCK 3
P.CON. 6
P.CON. 5
P.CON. 4
EAST 375.05 TOTAL
140.00
EAST 20.00
NORTH 40.00
EAST 50.00
195.25
768.63
313.51
144.14
D. L. 5413
SURVEY METHOD APPROVED.
SURVEYOR GENERAL
VICTORIA, B.C. _____, 19
LOT 1
PLAN 13268
ROAD
ROAD
D. L. 5413
183.13
122.13
31.54
32.00
30.00

73. RM72 Zone (Residential Multiple Seventy-Two) (Bylaw No. 2347)

Intent

(1) The intent of this zone is to provide for the development of medium density townhouse dwellings.

Permitted Uses

(2) The following uses are permitted in Area A as shown on the key plan attached to this RM72 Zone and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses; and

(b) townhouse.

(3) The following uses are permitted in Area B as shown on the key plan attached to this RM72 Zone and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) auxiliary residential dwelling unit;

(c) child care facility;

(d) convenience retail;

(e) personal service; and

(f) restaurant.

Density

(4) The maximum permitted number of dwelling units within Area A is 144.

(5) A maximum of one auxiliary residential dwelling unit, with a maximum gross floor area of 75 square metres, is permitted in Area B.

(6) The maximum permitted gross floor area within Area A as shown on the key plan attached to this RM72 Zone is 20,035 square metres.

(7) The maximum permitted gross floor area within Area B as shown on the key plan attached to this RM72 Zone is 315 square metres.

(8) Despite subsections (6) or (7), if the actual gross floor area of the buildings in the RM72 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to January 11, 2022, measured and calculated in accordance with this Bylaw, exceeded the amount specified in subsections (6) or (7), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.

(9) Despite subsections (6) or (7), if the actual gross floor area of the buildings in the RM72 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to January 11, 2022, measured and calculated in accordance with this Bylaw, is less than the amount specified in subsections (6) or (7), such actual gross floor area shall be deemed to the maximum permitted gross floor area for the zone.

(10) For the purposes of subsections (8) and (9), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area of buildings in existence in the zone, as of a date specified in the certification.

Height

(11) The maximum permitted height of a principal building within Area A is 10.7 metres.

(12) The maximum permitted height of a principal building within Area B is 7.6 metres.

Site Area

(13) The minimum required parcel area is 4.8 hectares.

Site Coverage

(14) The maximum permitted site coverage is 35 percent.

Setbacks

(15) The minimum permitted front setback, including for auxiliary buildings, is 7.6 metres.

(16) The minimum permitted side setback is 7.6 metres.

(17) The minimum permitted rear setback is 7.6 metres.

(18) The minimum permitted separation between principal buildings is 6 metres.

Off-Street Parking and Loading

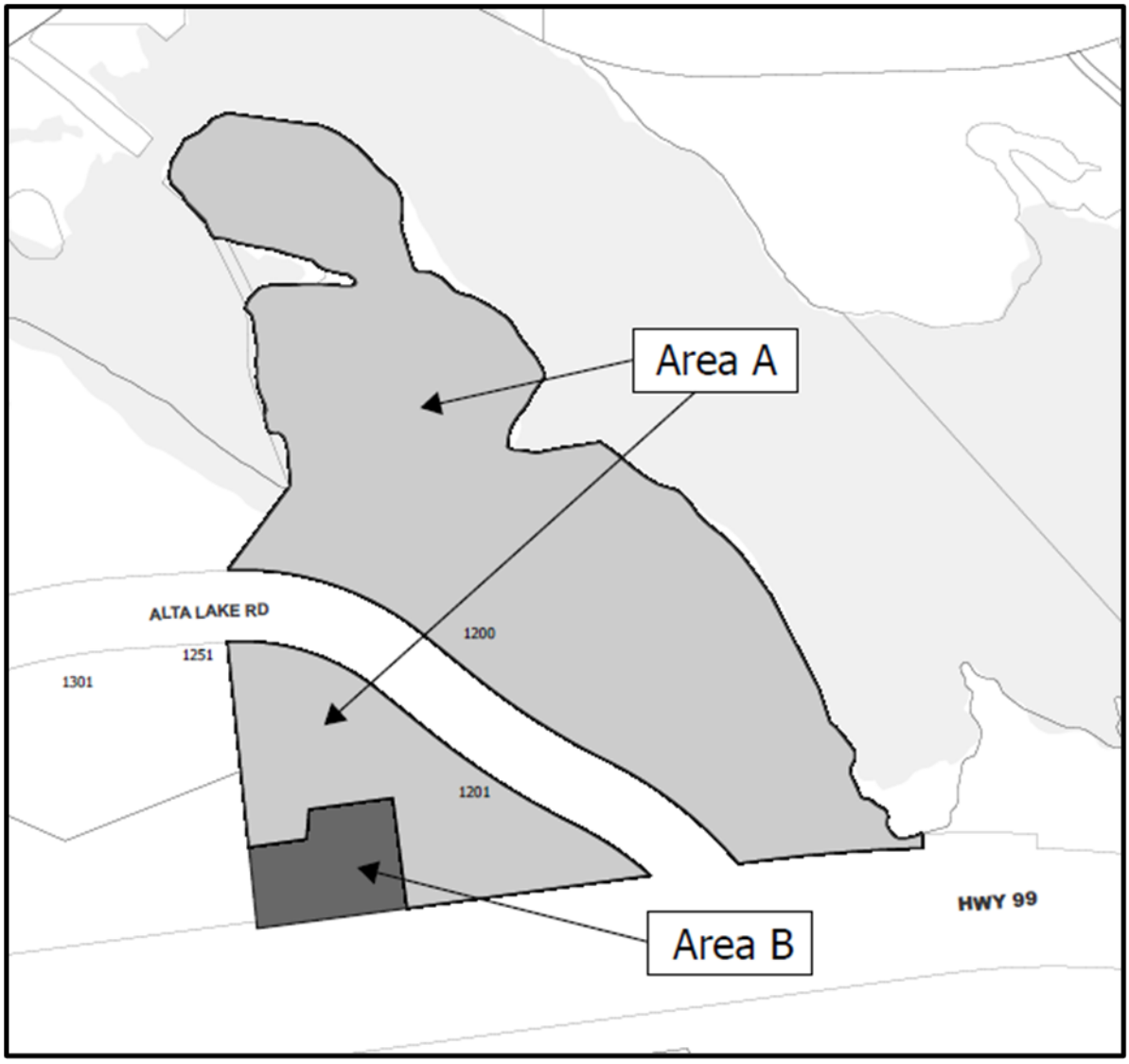
(19) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

(20) The minimum permitted gross floor area for a dwelling unit is 32.5 square metres.

(21) An auxiliary residential dwelling unit in Area B must be contained within a building that contains commercial uses.

(22) The key plan for the RM72 Zone is as follows:


Area A
ALTA LAKE RD
1200
1251
1301
1201
HWY 99
Area B

74. RM73 Zone (Residential Multiple Seventy-Three) (Bylaw No. 2340)

Intent

(1) The intent of this zone is to provide for the development of medium density residential use.

Permitted Uses

(2) The following uses are permitted in the RM73 Zone, and all other uses are prohibited:

(a) apartments;

(b) auxiliary buildings and auxiliary uses; and

(c) auxiliary residential dwelling unit.

Density

(3) The maximum number of apartment dwelling units within the RM73 Zone is 140.

(4) The maximum number of auxiliary residential dwelling units within the RM73 Zone is 1.

(5) The maximum permitted gross floor area for the RM73 Zone is 9,800 square metres.

(6) Despite subsection (5), if the actual gross floor area of the buildings in the RM73 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality or Squamish-Lillooet Regional District prior to April 8, 1981, measured and calculated in accordance with this Bylaw, exceeded the amount specified in subsection (5), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.

(7) Despite subsection (5), if the actual gross floor area of the buildings in the RM73 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality or Squamish-Lillooet Regional District prior to April 8, 1981, measured and calculated in accordance with this Bylaw, is less than the amount specified in subsection (5), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.

(8) For the purposes of subsections (6) and (7), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area of buildings in existence in the zone, as of a date specified in the certification.

(9) Despite subsections (5), (6) and (7), the gross floor area of an apartment dwelling unit that is a strata lot within Strata Plan VR191 may be increased by 26 square metres, less any floor area that was added to the dwelling unit on or after April 8, 1981, but only for the purpose of adding a bedroom to the dwelling unit or enclosing a deck or balcony.

Height

(10) The maximum permitted height of a principal building is 10.7 metres.

Site Coverage

(11) The maximum permitted site coverage is 35 percent.

Setbacks

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

Off- Street Parking and Loading

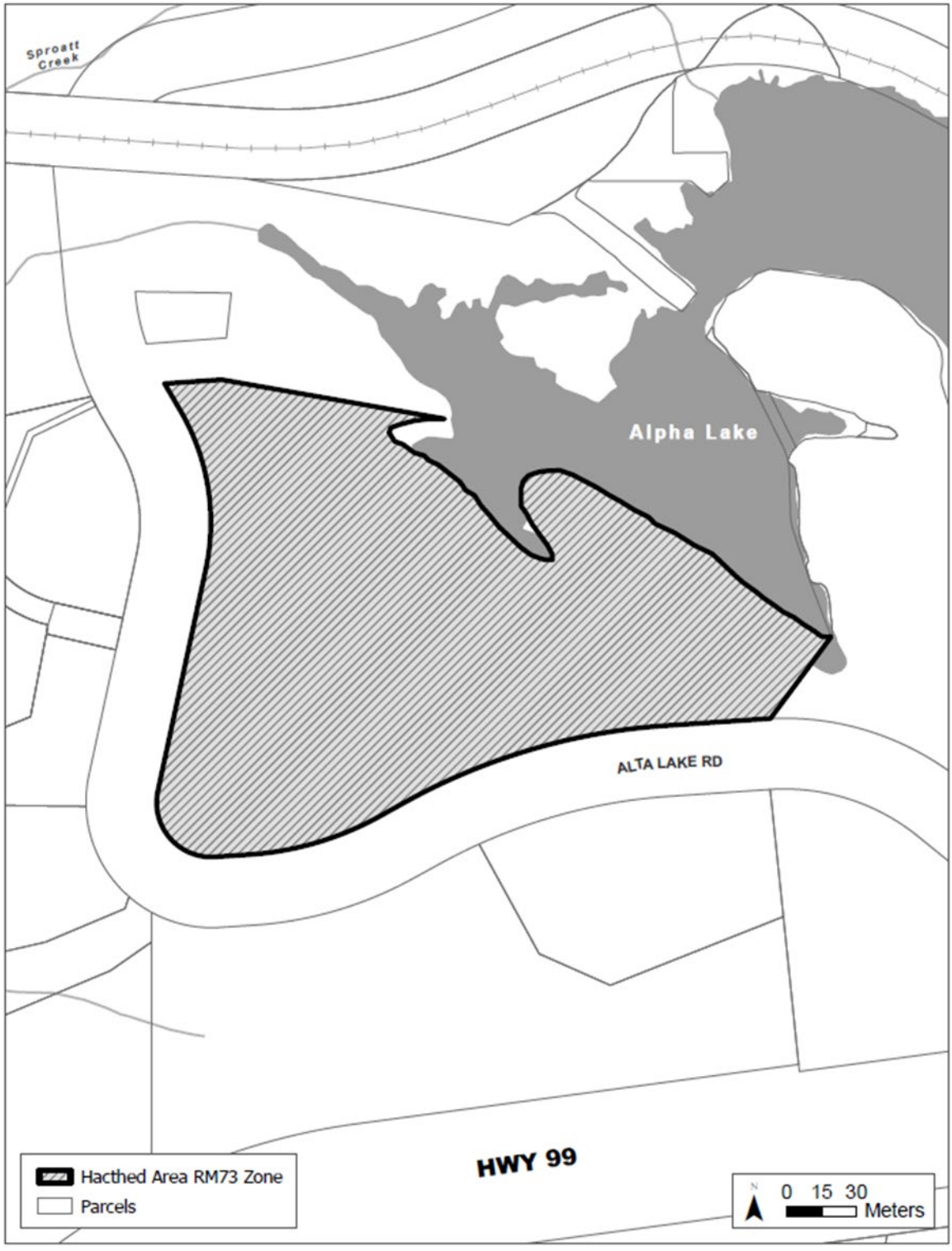
(13) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

(14) The minimum permitted gross floor area for a dwelling unit is 32.5 square metres.

(15) Apartments and any auxiliary residential dwelling unit may be located only in the area shown hatched and outlined in heavy black on the key plan that forms part of the RM73 Zone.

(16) The key plan for the RM73 Zone is as follows:


Sproatt Creek
Alpha Lake
ALTA LAKE RD
HWY 99
Hacthed Area RM73 Zone
Parcels
N
0 15 30
Meters

75. RM74 Zone (Residential Multiple Seventy-Four) (Bylaw No. 2291)

Intent

(1) The intent of this zone is to provide for medium density townhouse development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) park and playground;

(c) townhouses; and

(d) townhouses for employee housing.

Maximum Density

(3) The maximum number of townhouse dwelling units is 20, provided that the first 14 townhouse dwelling units must be for employee housing only.

(4) The maximum permitted gross floor area is 3080 square metres or a floor space ratio of 0.35, whichever figure is lower.

(5) The minimum required gross floor area for townhouses for employee housing is 1785 square metres.

(6) The maximum permitted floor area for auxiliary parking use is shown in the accompanying table:

Use	Maximum floor area for auxiliary parking use
Townhouses	54 square metres per dwelling unit
Townhouses for employee housing	26 square metres per dwelling unit

Height

(7) The maximum permitted height of a building is 10.7 metres.

Site Coverage

(8) The maximum permitted site coverage is 20 per cent.

Parcel Dimensions

(9) The minimum parcel area is 8800 square metres.

(10) The minimum parcel frontage is 29 metres.

Setbacks

(11) The minimum permitted setback between a building and a parcel boundary abutting Highway 99 is 20.0 metres.

(12) The minimum permitted setback between a building and all other parcel boundaries is 7.6 metres.

Off-Street Parking and Loading

(13) 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

(14) The minimum permitted separation between principal buildings is 5 metres.

(15) The minimum permitted gross floor area of a dwelling unit is 55 square metres.

(16) Auxiliary residential dwelling units are prohibited.

76. RESERVED

PART 14 Rural Resource Zones

1. RR1 Zone (Rural Resource One)

Intent

(1) The intent of this zone is to provide for the development of resource uses and other forms of development that are compatible with resource uses and resort activities in the Municipality.

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 provided it is contained within a principal residential building; (Bylaw No. 1290)

(c) agriculture; (Bylaw No. 380)

(d) cemetery;

(e) church;

(f) detached dwelling;

(g) indoor and outdoor recreation;

(h) park and playground;

(i) rental, outdoor recreation equipment and supplies;

(j) school; and (Bylaw No. 1320)

(k) storage and works yard on District Lot 5615, Plan 20010 (Bylaw No. 1898)

(l) storage of explosives

Density

(3) The maximum permitted gross floor area for a detached dwelling is 465 square metres. (Bylaw No. 905)

(4) The maximum permitted gross floor area of a principal use building, except detached dwellings and schools is 2,000 square metres or a floor space ratio of 0.25, whichever figure is lower. (Bylaw No. 748) (Bylaw No. 1290)

(5) The maximum permitted gross floor area of a church is 400 square metres.

(6) The maximum permitted gross floor area of a clubhouse ancillary to a golf course is 2,000 square metres. (Bylaw No. 961)

Height

(7) The maximum permitted height of a detached dwelling is 7.6 metres. (Bylaw No. 1290)

(8) The maximum permitted height of a principal use building, except a detached dwelling is 14 metres. (Bylaw No. 380) (Bylaw No. 1290)

Site Area

(9) The minimum permitted parcel area is 40 hectares. (Bylaw No. 1246)

Site Coverage

(10) No regulations.

Setbacks

(11) The minimum permitted building setback from all parcel boundaries is 10 metres except as otherwise specified in this Section.

(12) The minimum permitted setback for recreation buildings is 30 metres, except where a parcel is located adjacent to a Residential zone, then the minimum permitted setback is 50 metres from a Residential zone. (Bylaw No. 380)

(13) The minimum permitted setback for buildings used for utility, resource use, sewage disposal treatment plant buildings and related activities is 60 metres. (Bylaw No. 1898)

Off-Street Parking and Loading

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

(14.1) Despite subsection (14) and Part 6 of this Bylaw, on land known as Skier's Plaza and legally described as Parcel Identifier: 013-640-658 BLOCK H, EXCEPT PORTIONS: (1) BLOCK L (BG87601), (2) BLOCK M (BK85901) (3) PLAN 20339 (4) BLOCK N (BK151209); DISTRICT LOT 3020 GROUP 1 NEW WESTMINSTER DISTRICT an existing ski lift with an hourly rated capacity of 1850 skiers may be replaced with a ski lift with an hourly rated capacity of not more than 3300 skiers and the replacement ski lift may be operated so as not to exceed its rated capacity, without additional off-street motor vehicle parking spaces being provided in accordance with Column II of Table 6-A in respect of the incremental rated capacity of that ski lift, provided that all of the conditions set out in Schedule "S" are met. (Bylaw No. 2399)

Other Regulations (Bylaw No. 1290)

(15) The minimum permitted gross floor area for a detached dwelling is 46.5 square metres.

(16) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 80 square metres or less than 32.5 square metres.

(17) An auxiliary residential dwelling unit is not permitted to contain more than one bedroom, one bathroom, one kitchen and one living room. (Bylaw No. 1290)

(18) A maximum of one detached dwelling is permitted per parcel.

2. RR2 Zone (Rural Resource Two)

Intent

(1) The intent of this zone is to provide for resource and service uses that are compatible with resort activities in the Municipality.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) vehicle impound yard;

(b) kennel;

(c) storage and works yard; (Bylaw No. 1898)

(d) auxiliary office use to the vehicle impound yard provided it is contained within the same building as the auxiliary residential dwelling unit;

(e) one auxiliary residential dwelling unit provided it is contained within the building containing auxiliary office use;

(f) park and playground; and

(g) auxiliary buildings and auxiliary uses.

Density

(3) The maximum permitted gross floor area of a building containing auxiliary office use and an auxiliary residential dwelling unit is 100 square metres.

(4) The maximum permitted gross floor area for an auxiliary residential dwelling unit is 50 square metres.

Height

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

Site Area

(6) The minimum permitted parcel area is 4,047 square metres, minimum parcel frontage is 1/10th of parcel perimeter. (Bylaw No. 775)

Site Coverage

(7) No regulations.

Setbacks

(8) The minimum permitted building setback is 10 metres.

Off-Street Parking and Loading

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

3. RR3 Zone (Rural Resource Three)

RR3 Zone DELETED (RR3 Zone changed back to RR1-March/98) (Bylaw No. 1331)

RR3 Zone DELETED (RR3 Zone changed back to RR1-March/99) (Bylaw No. 1391)

4. RR4 Zone (Rural Resource Four) (Bylaw No. 1361)

Intent

(1) The intent of this zone is to provide for the development of resource uses and other forms of development that are compatible with resource uses and resort activities in the Municipality.

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 provided it is contained within a principal residential or hostel building;

(c) agriculture;

(d) cemetery;

(e) church;

(f) detached dwelling;

(g) hostel;

(h) indoor and outdoor recreation;

(i) park and playground;

(j) public institution;

(k) public storage and works yard;

(l) rental, outdoor recreation equipment and supplies;

(m) resource use;

(n) school; and

(o) storage of explosives.

Density

(3) The maximum permitted gross floor area for a detached dwelling is 465 square metres.

(4) The maximum permitted gross floor area for a hostel is 510 square metres.

(5) The maximum permitted gross floor area of a principal use building, except detached dwellings, schools and hostels, is 2,000 square metres or a floor space ratio of 0.25, whichever figure is lower.

(6) The maximum permitted gross floor area of a church is 400 square metres.

(7) The maximum permitted gross floor area of a clubhouse ancillary to a golf course is 2,000 square metres.

Height

(8) The maximum permitted height of a detached dwelling and hostel building is 10.7 metres.

(9) The maximum permitted height of a principal use building, except a detached dwelling and hostel building, is 14 metres.

Site Area

(10) The minimum permitted parcel area is 4 hectares.

Site Coverage

(11) No regulations.

Setbacks

(12) The minimum permitted building setback from all parcel boundaries is 10 metres except as otherwise specified in this Section.

(13) The minimum permitted rear and side setbacks for a hostel building are 20 metres.

(14) The minimum permitted setback for recreation buildings is 30 metres, except where a parcel is located adjacent to a Residential zone, then the minimum permitted setback is 50 metres from a Residential zone.

(15) The minimum permitted setback for buildings used for utility, resource use, sewage disposal treatment plant buildings and related activities is 60 metres. (Bylaw No. 1898)

Off-Street Parking and Loading

(16) 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

(17) The minimum permitted gross floor area for a detached dwelling is 46.5 square metres.

(18) The minimum permitted gross floor area for a hostel is 100 square metres.

(19) A minimum of 50 percent of the gross floor area used for sleeping accommodation in a hostel shall be provided in one or more dormitories.

(20) The maximum permitted floor area to be used for sleeping accommodation is not to exceed 50 percent of the total floor area of a hostel.

(21) The minimum permitted floor area in a sleeping unit or dormitory is 3.0 square metres per bed.

(22) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 80 square metres or less than 32.5 square metres.

(23) An auxiliary residential dwelling unit is not permitted to contain more than one bedroom, one bathroom, one kitchen and one living room.

(24) A maximum of one detached dwelling or hostel is permitted per parcel

PART 15 Tourist Accommodation Zones

1. TV1 Zone (Tourist Vehicle One)

Intent

(1) The intent of this zone is to provide temporary parking space for recreation vehicles and related service facilities.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) auxiliary outdoor recreation;

(c) park and playground;

(d) recreational vehicle park;

(e) rental, outdoor recreation equipment and supplies; and

(f) rental, store, business or undertaking catering primarily to the needs of the visitors staying in a recreation vehicle park.

Density

(3) The maximum permitted number of recreational vehicle parking pads for each hectare is 22. (Bylaw No. 423)

(4) The maximum permitted gross floor area for retail uses is 1.25 square metres per recreational vehicle parking pad.

(5) The maximum permitted number of recreational vehicles per parking pad is 1.

Height

(6) The maximum permitted height of a building is 7.5 metres.

Site Area and Frontage (Bylaw No. 380)

(7) The minimum parcel area is 200 square metres.

(8) The minimum parcel frontage is 1/10th of parcel perimeter. (Bylaw No. 775)

Site Coverage

(9) No regulations.

Setbacks

(10) The minimum permitted setback for all recreational vehicle pads is 7.5 metres from a parcel boundary except as otherwise specified in subsections (10) and (11).

(11) The minimum permitted setback for all recreational vehicle pads is 30 metres from a parcel boundary abutting a public highway.

(12) The minimum permitted setback for all recreational vehicle pads is 50 metres from a parcel boundary abutting a Residential, Tourist Pension or Tourist Accommodation zone.

Off-Street Parking and Loading

(13) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw. (Bylaw No. 614)

Other Regulations

(14) No buildings, fixtures or structures are permitted on a recreational vehicle pad or recreational vehicle parcel. (Bylaw No. 380)

(15) All recreational vehicle pads are to be gravel, concrete or asphalt construction.

(16) The following uses are not permitted in a setback area in this zone:

(a) buildings or structures;

(b) garbage disposal and private sewage disposal system;

(c) recreation or service areas, except where the setback includes a waterfront area;

(d) recreational vehicle parking pad; and

(e) vehicle parking spaces.

(17) The minimum permitted surface area for play lots is 45 square metres. (Bylaw No. 380)

2. TV2 Zone (Tourist Vehicle and Campground Two) (Bylaw No. 1253)

Intent

(1) The TV2 zone is primarily intended to provide for recreational vehicle park, campground and service facilities related to such uses.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) employee housing;

(b) recreational vehicle park;

(c) campground;

(d) auxiliary buildings and auxiliary uses to the above; and

(e) without limiting (d) the following auxiliary uses to (b) and (c):

(i) restaurant;

(ii) convenience store;

(iii) indoor and outdoor recreation;

(iv) rental of outdoor recreation equipment;

(v) office and administration; and

(vi) sani-dump stations

subject to all regulations and restriction provided for auxiliary uses in the TV2 zone and in Part 5.

Density

(3) The maximum number of recreational vehicle sites and camping spaces or any combination of the two per parcel is 210. (Bylaw No. 1825)

(4) No more than two principal use buildings shall be permitted on a site, not to exceed a combined 1810 square metres in gross floor area for campground use. (Bylaw No. 1825)

(5) The maximum permitted gross floor area for all buildings on a site shall not exceed 2,450 square metres.

Auxiliary Use and Building Floor Area Restrictions

(6) All auxiliary uses provided for in paragraph (2) (e) of this TV2 Zone shall be located within a principal building subject to the following restrictions:

(a) the maximum floor area of a convenience store use shall not exceed 75 square metres;

(b) the maximum floor area of a restaurant use shall not exceed 95 square metres;

(c) the maximum floor area of an outdoor equipment rental use shall not exceed 70 square metres;

(d) the maximum floor area of employee housing shall not exceed 840 square metres and all such floor area shall be restricted to the second storey;

(e) the maximum floor area for office/administrative use shall not exceed 105 square metres;

(f) the maximum floor area of an auxiliary building for camping shall not exceed 45 square metres and in the aggregate floor area of all auxiliary buildings for camping shall not exceed 370 square metres; and

(g) no auxiliary building for storage or maintenance shall exceed a floor area of 95 square metres.

Auxiliary Sani-Dump Requirement

(7) A sani-dump station may be permitted only if it is connected to a sewage disposal system approved pursuant to the Health Act and the regulations thereto.

Height

(8) The maximum permitted height of a principal use building is 9 metres.

(9) The maximum permitted height of an auxiliary building is 5 metres.

Setbacks

(10) The minimum permitted front building and campsite setback is 20 metres.

(11) The minimum permitted rear building and campsite setback is 7.6 metres.

(12) The minimum permitted side building and campsite setback is 6 metres.

Parcel Size

(13) The minimum parcel area is 15 hectares.

(14) The minimum parcel frontage is 16 metres.

Off-Street Parking and Loading

(15) 1.25 parking spaces per recreation vehicle and campsite shall be provided and all other uses shall in addition provide the number of parking spaces as required and determined pursuant to Part 6 of this Bylaw. All parking and loading spaces shall be provided in accordance with the site, size and access regulations provided in Part 6 of this Bylaw.

Other Regulations

(16) An employee dwelling unit shall not contain a gross floor area of less than 32.5 square metres.

(17) An employee dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited.

3. TA1 Zone (Tourist Accommodation One)

Intent

(1) The intent of this zone is to provide for commercial tourist accommodation that complements the scale and density of surrounding development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) auxiliary office;

(c) hotel;

(d) indoor and outdoor recreation;

(e) inn; and

(f) lodge.

Density

(3) The maximum permitted floor space ratio is 0.20.

Height

(4) The maximum permitted height of a building is 11 metres and 3 storeys.

Site Area and Frontage

(5) The minimum parcel area is not applicable.

(6) The minimum parcel frontage is 1/10th of parcel perimeter. (Bylaw No. 775)

Site Coverage

(7) The maximum permitted site coverage is 35 percent.

Setbacks

(8) The minimum permitted setback of all buildings from all parcel boundaries is 7.5 metres.

Off-Street Parking and Loading

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

Other Regulations

(10) A minimum of 70 percent of the permitted gross floor area of all buildings shall be used for tourist accommodation.

(11) A maximum of 30 percent of the gross floor area of all buildings is permitted to be used for restaurant, lounge, personal services, retail, public beverage house, entertainment and assembly use.

4. TA2 Zone (Tourist Accommodation Two)

Intent

(1) The intent of this zone is to provide for commercial tourist accommodation that complements the scale and density of surrounding development.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) auxiliary office;

(c) hotel;

(d) indoor and outdoor recreation;

(e) inn; and

(f) lodge.

Density

(3) The maximum permitted floor space ratio is 0.30.

Height

(4) The maximum permitted height of a building is 8 metres and 2 storeys.

Site Area and Frontage

(5) The minimum permitted parcel area is 2,900 square metres.

(6) The minimum parcel frontage is 1/10th of parcel perimeter. (Bylaw No. 775)

Site Coverage

(7) The maximum permitted site coverage is 30 percent.

Setbacks

(8) The minimum permitted setback of all buildings from all parcel boundaries is 7.5 metres.

Off-Street Parking and Loading

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

Other Regulations

(10) A minimum of 70 percent of the permitted gross floor area of all buildings shall be used for tourist accommodation.

(11) A maximum of 30 percent of the gross floor area of all buildings is permitted to be used for restaurant, lounge, personal services, retail, public beverage house, entertainment and assembly use.

5. TA3 Zone (Tourist Accommodation Three)

Intent

(1) The intent of this zone is to provide for commercial tourist accommodation facilities outside of the principal commercial areas in the Resort Municipality of Whistler.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) hotel;

(c) indoor and outdoor recreation;

(d) inn; and

(e) lodge.

Density

(3) The maximum permitted floor space ratio is 0.58. (Bylaw No. 1198)

Height

(4) The maximum permitted height of a building is 12 metres.

Site Area and Frontage

(5) The minimum permitted parcel area is 2,000 square metres.

(6) The minimum parcel frontage is 1/10th of parcel perimeter. (Bylaw No. 775)

Site Coverage

(7) The maximum permitted site coverage is 30 percent.

Setbacks

(8) The minimum permitted setback of all buildings from all property boundaries is 7.5 metres.

Parking and Loading

(9) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw, provided that notwithstanding Part 6 not more than 5 of the required parking stalls may be accommodated off-site immediately

adjacent to the front parcel line of land zoned TA3 within Lake Placid Road as public parking. (Bylaw No. 614) (Bylaw No. 1198)

Other Regulations

(10) A minimum of 70 percent of the permitted gross floor area of all buildings shall be used for tourist accommodation.

(11) A maximum of 30 percent of the gross floor area of all buildings is permitted to be used for restaurant, lounge, personal services, retail, public beverage house, entertainment and assembly use.

6. TA4 Zone (Tourist Accommodation Four)

Intent

(1) The intent of this zone is to provide for commercial tourist accommodation facilities within the principal commercial areas in the Resort Municipality of Whistler.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) hotel;

(c) indoor and outdoor recreation;

(d) inn; and

(e) lodge.

Density

(3) The maximum gross floor area is 8,681 square metres, except that an additional 663 square metres of gross floor area is permitted for auxiliary uses, hotel operation, storage and workshop use. (Bylaw No. 621) (Bylaw No. 1811) (Bylaw No. 2321)

Height

(4) The maximum permitted height of a building is 12 metres and 4 storeys.

Site Area and Frontage

(5) The minimum permitted parcel area is 1 hectare.

(6) The minimum parcel frontage is 1/10th of the parcel perimeter. (Bylaw No. 775)

Site Coverage

(7) The maximum permitted site coverage is 35 percent. (Bylaw No. 2321)

Setbacks

(8) The minimum permitted setback of all buildings from all parcel boundaries is 9 metres.

Off-Street Parking and Loading

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

Other Regulations

(10) A minimum of 60 percent of the permitted gross floor area of all buildings shall be used for tourist accommodation.

(11) A maximum of 40 percent of the gross floor area of all buildings is permitted to be used for restaurant, lounge, personal services, retail, public beverage house, entertainment and assembly use.

7. TA7 Zone (Tourist Accommodation Seven) (Bylaw No. 513)

Intent

(1) The intent of this zone is to provide for commercial tourist accommodation facilities within a principal commercial area in the Resort Municipality of Whistler.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) auxiliary residential use provided it is contained within the principal building;

(c) inn;

(d) lodge;

(e) tourist accommodation; and

(f) indoor and outdoor recreation.

Density

(3) The maximum permitted floor space ratio is 0.45.

Height

(4) The maximum permitted height of a building is of 10.7 metres or three storeys, whichever is less.

Parcel Area and Frontage

(5) The minimum permitted parcel area is 2,000 square metres.

(6) The minimum parcel frontage is 1/10th of the parcel perimeter. (Bylaw No. 775)

Site Coverage

(7) The maximum permitted site coverage is 35 percent.

Setbacks

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

Off-Street Parking and Loading

(9) 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

(10) The maximum permitted gross floor area of a dwelling unit is 50 square metres.

8. TA8 Zone (Tourist Accommodation Eight) (Bylaw No. 708)

Intent

(1) The intent of this zone is to provide for commercial tourist accommodation facilities in the area peripheral to the Town Centre and to Lands North.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 974) (Bylaw No. 1493) (Bylaw No. 1600) (Bylaw No. 1682)

(a) auxiliary uses (Bylaw No. 2284)

(b) hotel;

(c) parking;

(d) outdoor recreation;

(e) car wash; and

(f) storage lockers.

(3) Within the portion of the TA8 zone located within Strata Lot 241, Strata Plan LMS1847, District Lots 1902 and 4610, Group 1, New Westminster District, the following uses are permitted and all other uses are prohibited:

(a) indoor recreation which may also include bowling alleys, health and fitness spa, billiards, and various activities, games and devices for family oriented recreation and amusement;

(a) movie theatre;

(b) restaurant;

(c) entertainment, but only if at least 50 percent of the gross floor area within Strata Lot 241 is in use for a use permitted under paragraph (2) (a) or (b), and for this purpose premises are "in use" for those uses if they are improved, equipped and furnished for those uses and either in regular operation or available for lease to an operator on reasonable commercial terms;

(d) office; and

(e) storage.

(4) Within the portion of the TA8 zone shown as “Employee Housing” on t Key Plan provided for this Zone, the following uses are permitted and all other uses are prohibited: (Bylaw No. 1682)

(b) employee housing.

Density

(5) For the purposes of this TA8 zone, density is determined on the basis of the area in the zone. (Bylaw No. 974)

(6) The maximum gross floor area of all buildings and structures located in the TA8 zone is 254,600 square feet, except that an additional 6,523 square feet of gross floor area is permitted for employee housing to be located only within the portion of the TA8 zone shown as "Employee Housing" on the Key Plan. (Bylaw No. 974) (Bylaw No. 1682)

(7) The maximum gross floor area of all buildings and structures in the TA8 zone permitted for hotel purposes is 210,000 square feet. (Bylaw No. 974) (Bylaw No. 1493) (Bylaw No. 1600)

(8) Of the area under subsection (7) permitted for hotel purposes, the maximum gross floor area of all buildings and structures permitted for lobby, restaurant, assembly, personal services and retail purposes is 54,000 square feet. (Bylaw No. 974) (Bylaw No. 1493) (Bylaw No. 1600)

(9) The maximum gross floor area of all buildings and structures in the TA8 zone permitted for use within Strata Lot 241, Strata Plan LMS1847, District Lots 1902 and 4610, Group 1, New Westminster District is 44,000 square feet, which area is permitted in addition to the area permitted under subsections (7) and (11); (Bylaw No. 974) (Bylaw No. 1493) (Bylaw No. 1600)

(10) Within the portion of the TA8 zone located within Strata Lot 241, Strata Plan LMS1847, District Lots 1902 and 4610, Group 1, New Westminster District not more than 5,000 square feet of the gross floor area may be used as an area that is licensed for the consumption of alcoholic beverages where minors are prohibited. (Bylaw No. 974) (Bylaw No. 1493) (Bylaw No. 1600)

(11) The maximum gross floor area of all buildings and structures permitted for car wash purposes in the TA8 zone is 1,000 square feet, which area is permitted in addition to the area permitted under subsections (7) and (9).

Height

(12) The maximum permitted height of a building shall not exceed the lesser of 23 metres or seven storeys.

Setbacks and Siting

(13) All buildings and structures on a site shall be set back from any parcel boundary, except a parcel boundary common to two or more parcels developed as a single site, as follows:

(a) a minimum of 2.5 metres for any portion of a building at grade to 10 metres in height;

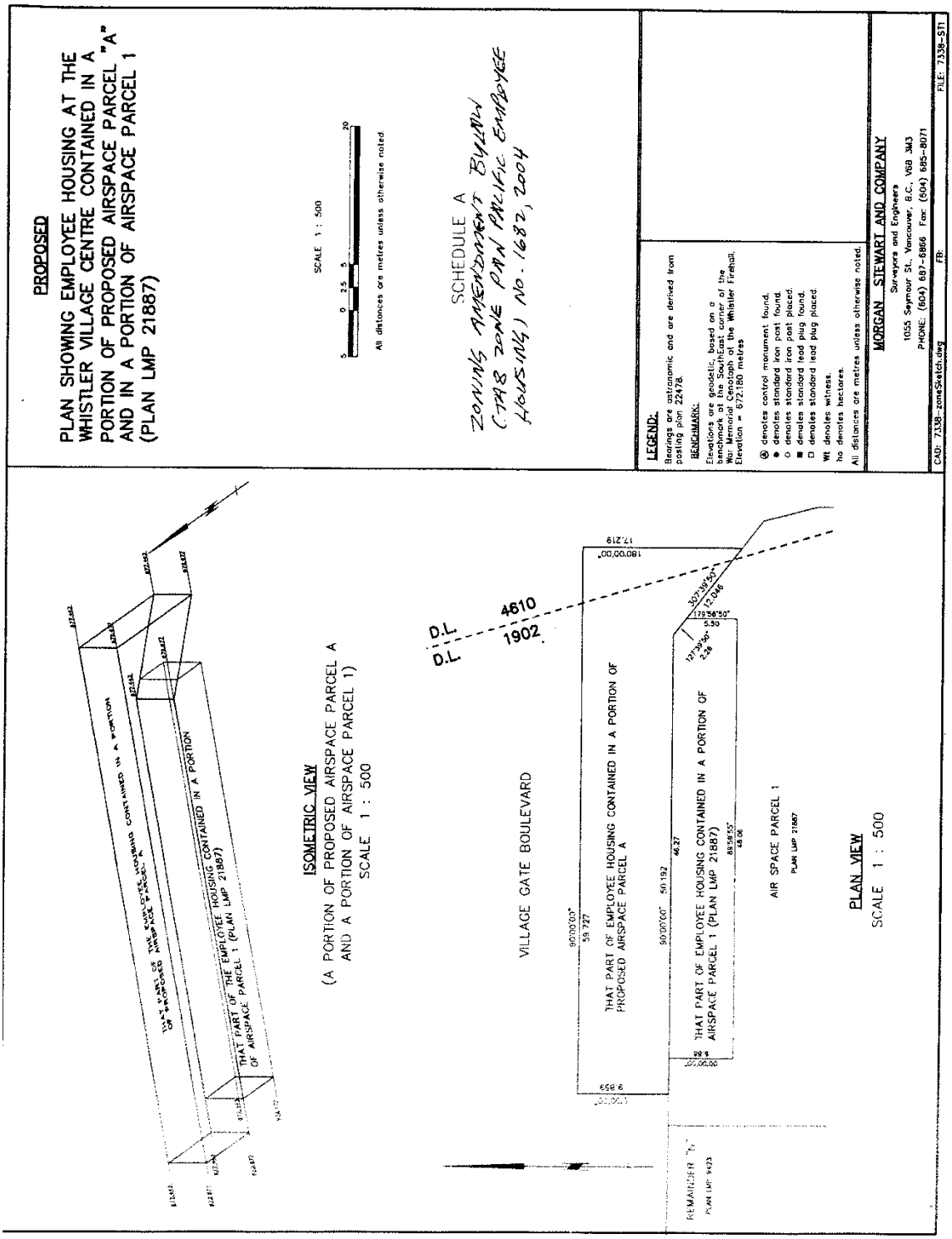
(b) a minimum of 5 metres for any portion of a building above 10 metres in height up to 15 metres in height; and

(c) a minimum of 15 metres for any portion of a building above 15 metres in height.

Off-Street Parking

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

Key Plan (Bylaw No. 1682)



9. TA9 Zone (Tourist Accommodation Nine) (Bylaw No. 708)

Permitted Uses

(1) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) hotel; and

(c) townhouse.

Density

(2) For the purposes of this TA9 zone, density is determined on a site basis. A site means a parcel, or two or more parcels adjoining one another, not including a strata lot or air space parcel. The maximum gross floor area of all buildings and structures on any site, notwithstanding the area of a site shall where the site consists of one parcel, not exceed 11,700 square metres of hotel use and where the site consists of more than one parcel shall not exceed 11,700 square metres, of which a maximum of 1,670 square metres may be provided for townhouse use and 10,030 square metres may be provided for hotel use.

Height

(3) The maximum permitted height of a townhouse or a building shall not exceed 12 metres and the maximum permitted height of a hotel shall not exceed 26 metres.

Setbacks and Siting

(4) All buildings and structures on a site shall be set back from any parcel boundary, except a parcel boundary common to two or more parcels developed as a single site, as follows:

(a) a minimum of 2.5 metres for any portion of a building at grade to 10 metres in height;

(b) a minimum of 5 metres for any portion of a building above 10 metres up to 15 metres in height; and

(c) a minimum of 15 metres for any portion of a building above 15 metres in height.

Off-Street Parking

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

10. TA10 Zone (Tourist Accommodation Ten) (Bylaw No. 808)

Intent

(1) The intent of this zone is to provide for commercial tourist accommodation facilities in conjunction with tennis facilities and auxiliary employee accommodation.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 1361)

(a) hotel;

(b) indoor and outdoor recreation;

(c) auxiliary buildings and auxiliary uses; and

(d) employee housing.

(3) Notwithstanding any other provision of this Bylaw, hotel rooms located on the 8th and 9th floors of a hotel building in the TA10 Zone may be used for residential use. (Bylaw No. 1361)

Density

(4) The maximum permitted aggregate gross floor area of all uses on a site shall not exceed 33,422 square metres allocated as follows: (Bylaw No. 1361)

(i) hotel buildings together with buildings and uses auxiliary thereto (excepting employee housing) shall not exceed an aggregate gross floor area of 27,500 square metres;

(ii) indoor recreation facilities shall not exceed an aggregate gross floor area of 3,922 square metres; and

(iii) employee housing shall not exceed an aggregate gross floor area of 3,500 square metres. (Bylaw No. 1869)

Height

(5) The maximum permitted height of a building shall not exceed the lesser of 9 storeys, or 35.5 metres in height. (Bylaw No. 1361)

Site Area

(6) A site may be comprised of a parcel or any number of parcels adjoining one another forming a single tract for an integrated development. In either case, the minimum area of site shall not be less than 50,600 square metres.

Setbacks and Siting

(7) All buildings and structures on a site shall be set back from any parcel boundary, except a parcel boundary common to two or more parcels developed as a single site, as follows a minimum of 10 metres.

Off-Street Parking

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

11. TA11 Zone (Tourist Accommodation Eleven) (Bylaw No. 961)

Intent

(1) The intent of this zone is to provide for a golf course clubhouse, tourist accommodation, and ancillary commercial uses in the area peripheral to the Green Lake Golf Course.

Permitted Uses

(2) The following uses are permitted and all others uses are prohibited:

(a) auxiliary uses;

(b) auxiliary residential dwelling unit;

(c) retail;

(d) tourist accommodation;

(e) clubhouse;

(f) restaurant;

(g) personal service;

(h) office; and

(i) residential dwelling units.

Density

(3) The maximum permitted aggregate gross floor area of all uses on a site shall not exceed 3,750 square metres allocated as follows:

(i) tourist accommodation uses and residential uses together with auxiliary uses shall not exceed an aggregate gross floor area of 2,050 square metres; and

(ii) clubhouse, retail, restaurant, personal service and office uses together with auxiliary uses shall not exceed an aggregate floor area of 1,700 square metres.

(4) Only one principal building permitted on a parcel.

(5) A maximum of 19 dwelling units are permitted on a site. (Bylaw No. 1079)

Height

(6) No building shall exceed the lesser of 4 storeys, or 16 metres in height.

Parcel Area

(7) The minimum area of a parcel created by subdivision shall not be less than 4,500 square metres.

Setbacks and Siting

(8) The minimum permitted front setback is 7.6 metres. (Bylaw No. 1079)

(9) The minimum permitted rear setback is 20 metres. (Bylaw No. 1079)

(10) The minimum permitted side yard setback is 7.6 metres except where a parcel is located adjacent to an RS or RTA zone, then the minimum permitted setback is 20 metres. (Bylaw No. 1079)

Off-Street Parking

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

12. TA12 Zone (Tourist Accommodation Twelve) (Bylaw No. 1014)

Intent

(1) The intent of this zone is to provide for commercial tourist accommodation facilities that complement the scale and density of surrounding development.

Permitted Uses:

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) hotel;

(c) indoor and outdoor recreation;

(d) inn;

(e) lodge;

(f) apartment; and

(g) townhouse.

Density

(3) The maximum permitted floor space ratio is 0.82.

Height

(4) The maximum permitted height of a building is 15 metres.

Parcel Size

(5) The minimum permitted parcel size is 2,000 square metres.

(6) The minimum parcel frontage is 1/10th of parcel perimeter.

Site Coverage

(7) The maximum permitted site coverage is 25 percent.

Setbacks

(8) The minimum permitted setback of all buildings from all property boundaries is 7.6 metres.

(9) The minimum permitted separation between principal use buildings is 6 metres.

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 30 percent of the gross floor area of all buildings is permitted to be used for restaurant, personal services, retail, entertainment and assembly use.

(12) The minimum permitted gross floor area of a dwelling unit is 55 square metres.

(13) The maximum number of bedrooms in a dwelling unit is 4.

13. TA13 Zone (Tourist Accommodation Thirteen) (Bylaw No. 1014)

Intent

(1) The intent of this zone is to provide for commercial tourist accommodation facilities that complement the scale and density of surrounding development.

Permitted Uses:

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) hotel;

(c) indoor and outdoor recreation;

(d) inn;

(e) lodge;

(f) apartment; and

(g) townhouse.

Density

(3) The maximum permitted floor space ratio is 0.48.

Height

(4) The maximum permitted height of a building is 15 metres.

Parcel Size

(5) The minimum permitted parcel size is 2,000 square metres.

(6) The minimum parcel frontage is 1/10th of parcel perimeter.

Site Coverage

(7) The maximum permitted site coverage is 20 percent.

Setbacks

(8) The minimum permitted setback of all buildings from all property boundaries is 7.6 metres.

(9) The minimum permitted separation between principal use buildings is 6 metres.

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 30 percent of the gross floor area of all buildings is permitted to be used for restaurant, personal services, retail, entertainment and assembly use.

(12) The minimum permitted gross floor area of a dwelling unit is 55 square metres.

(13) The maximum number of bedrooms in a dwelling unit is 4.

14. TA14 Zone (Tourist Accommodation Fourteen) (Bylaw No. 1160)

Intent

(1) The intent of this zone is to provide commercial tourist accommodation facilities in the area peripheral to the town centre.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 1292)

(a) auxiliary buildings and auxiliary uses;

(b) hotel; and

(c) employee housing.

Density

(3) The maximum gross floor area of all buildings and structures in the TA14 Zone is 36,452 square metres provided that the maximum floor area designed, intended or used for all hotel uses shall not exceed 35,952 square metres of which at least 552 square metres is used for hotel operation office, storage and workshop use, and the maximum floor area designed, intended or used for all employee housing uses shall not exceed 500 square metres. (Bylaw No. 1901)

Height

(4) The maximum permitted height of a building shall not exceed 26 metres.

Setbacks and Siting

(5) All buildings and structures on a site shall be set back from any parcel boundary, except a parcel boundary common to two or more parcels developed as a single site, as follows:

(a) a minimum of 2.5 metres for any portion of a building at grade to 10 metres in height;

(b) a minimum of 5 metres for any portion of a building above 10 metres up to 15 metres in height; and

(c) a minimum of 15 metres for any portion of a building above 15 metres in height.

Off-street Parking

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

15. TA15 Zone (Tourist Accommodation Fifteen) (Bylaw No. 1433)

Intent

(1) The intent of this zone is to provide commercial tourist accommodation and ancillary facilities in the Blackcomb Benchlands Area.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 1513)

(a) auxiliary uses;

(b) employee housing;

(c) hotel;

(d) inn;

(e) lodge;

(f) park and playground;

(g) parking.

Density

(3) For the purpose of the TA15 Zone, density is determined on the basis of gross floor area in that zone.

(4) The maximum gross floor area of all buildings and structures in the TA15 zone is 28,950 square metres.

(5) Notwithstanding section (4), an additional 1,660 square metres is permitted for employee housing, and for underground corridors connecting employee housing to other uses.

(6) Notwithstanding any other provisions in this Bylaw, in a TA15 Zone, bicycle storage shall be excluded from the gross floor area.

Height

(7) The maximum permitted height of a building shall be nine storeys and the highest point of the roof shall not exceed an elevation of 701 metres Geodetic Survey of Canada (GSC).

Site Area

(8) The minimum permitted parcel area is 10,000 square metres.

Setbacks and Siting

(9) All buildings and structures on a site shall be set back from any parcel boundary, except a parcel boundary common to two or more parcels developed as a single site, as follows:

(a) a minimum of 2.5 metres for any portion of a building at grade to 10 metres in height;

(b) a minimum of 5 metres for any portion of a building above 10 metres up to 15 metres in height; and,

(c) a minimum of 7.5 metres for any portion of a building above 15 metres in height.

Off-Street Parking

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

16. TA16 Zone (Tourist Accommodation Sixteen) (Bylaw No. 1434)

Intent

(1) The intent of this zone is to provide commercial tourist accommodation and ancillary facilities in the Blackcomb Benchlands Area.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited in a TA16 Zone:

(a) auxiliary buildings and auxiliary uses;

(b) hotel;

(c) lodge;

(d) inn;

(e) park and playground; and

(f) skier parking lot.

Density

(3) For the purpose of the TA16 Zone, density is determined on the basis of gross floor area in that zone. The maximum gross floor area of all buildings and structures in the TA16 zone is 11,050 square metres. (Bylaw No. 1514)

Height

(4) The maximum permitted height of a building or structure is seven storeys.

The Site Area

(5) The minimum permitted parcel area is 13,000 square metres. (Bylaw No. 1514)

Setbacks and Siting

(6) All buildings and structures on a site shall be set back from any parcel boundary, except a parcel boundary common to two or more parcels developed as a single site, as follows:

(a) a minimum of 2.5 metres for any portion of a building at grade to 10 metres in height;

(b) a minimum of 5 metres for any portion of a building above 10 metres up to 15 metres in height; and

(c) a minimum of 7.5 metres for any portion of a building above 15 metres in height.

Off-Street Parking

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

17. TA17 Zone (Tourist Accommodation Seventeen) (Bylaw No. 2283)

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. (Bylaw No. 2458)

(2) The Key Plan for the TA17 Zone is shown in subsection (17).

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 for the TA17 Zone.

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 washroom building and one additional amenity structure as contemplated under either subsection 6(c) or subsection 6.1 (Bylaw No. 2423) (Bylaw No. 2458)

(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 363 square metres;

(c) Two residential townhouse dwelling units, having a combined gross floor area of no more than 363 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 permitted buildings in the community park. (Bylaw No. 2423)

Additional density

(6) The maximum densities permitted in subsection (5), above, may be increased in accordance with subsection (9) if all of the following conditions are satisfied:

(a) Dedicate, as park, the areas shown on the Key Plan for the TA17 Zone as "community park" and "nature conservation park" 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 Employee Housing: 0.5 hectares;

(b) Construct to completion the valley trail as shown approximately on the Key Plan for the TA17 Zone, with lighting, and Gebhart Creek bridge, all to the standards attached as Schedule S;

(c) Move existing cabin as shown on the Key Plan for the TA17 Zone, and refinish the relocated cabin and repair it so that it is weather proofed and structurally sound and the main floor of the cabin may be safely used and occupied; (Bylaw No. 2423)

(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 483 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; and

(e) Construct to completion the community park in the location identified on the Key Plan for the TA17 Zone, such community park to be a neighbourhood serving park containing the following features:

(i) A mix of passive and active elements and spaces.

(ii) Lawn areas shall have no greater than 2 percent slope, shall be irrigated, shall have a sand based growing medium, and shall be designed to be mowed with a ride-on product. Subsurface drainage may be required.

(iii) Irrigation systems shall be consistent with municipal specifications and shall include electrical and communication services.

(iv) Benches, picnic tables, waste receptacles, bike racks, drinking water fountain and signage to municipal standards.

(v) A playground structure with a rubber poured in place safety surface.

(vi) A pocket pump track appropriately scaled for young children new to riding a bicycle.

(vii) Walking paths shall be asphalt.

(viii) Trees shall be deciduous with a light canopy to allow sufficient sunlight for lawn growth.

(ix) Perennials and ornamental flower and shrub beds are discouraged.

(x) Any naturally occurring features that reinforce the mountain landscape should be retained.

(xi) A hard surface space for maintenance vehicle parking.

(xii) A washroom building. (Bylaw No. 2423)

(f) Construct to completion a paved sidewalk complete with curb and gutter extending from the existing sidewalk terminus on the northwest side of Nita Lake Drive to the community park identified on the Key Plan for the TA17 Zone.

(6.1) 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: (Bylaw No. 2458)

i. Construct or install within the community park, incorporating materials reclaimed from 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.

(7) The owner may satisfy the condition under paragraph (d) of subsection (6) by:

(a) granting to the Municipality a covenant under section 219 of the Land Title Act requiring construction of the twenty-one employee units referred to in that paragraph (d) prior to or concurrently with the construction of any tourist accommodation and residential townhouse dwelling units permitted under subsection (5) and prohibiting the occupancy of such tourist accommodation and residential townhouse dwelling units until construction of all twenty-one employee units is complete and the Municipality has issued occupancy permits for all twenty-one employee units, and

(b) causing such covenant to be registered in the Land Title Office against title to all land within the TA17 Zone except for the park referred to in paragraph (a) of subsection (6), with priority over all financial liens, charges and encumbrances, including any leases, options to purchase and rights of first refusal.

(8) The owner may satisfy the conditions under subsections 6(b), 6(e), 6.1 and 6(c) except for cabin relocation by entering into an agreement, in substantially the same form as the Municipality's standard form of subdivision servicing agreement under section 509 of the Local Government Act, with the Municipality to complete all work required under those conditions within one year of the date of execution of such agreement and by providing to the Municipality security for the completion of such work in an amount and form satisfactory to the Municipality. (Bylaw No. 2458)

(9) 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 1633 square metres;

(b) A further nine residential townhouse dwelling units, having a combined gross floor area of no more than 1633 square metres.

Siting / Setbacks

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

(11) 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 and the minimum setback from the parcel line of Strata Plan BCS556 that forms part of the boundary of the TA17 Zone is 20 metres.

Height

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

Other regulations

(13) 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.

(14) An employee unit shall contain an area not less than 56 square metres.

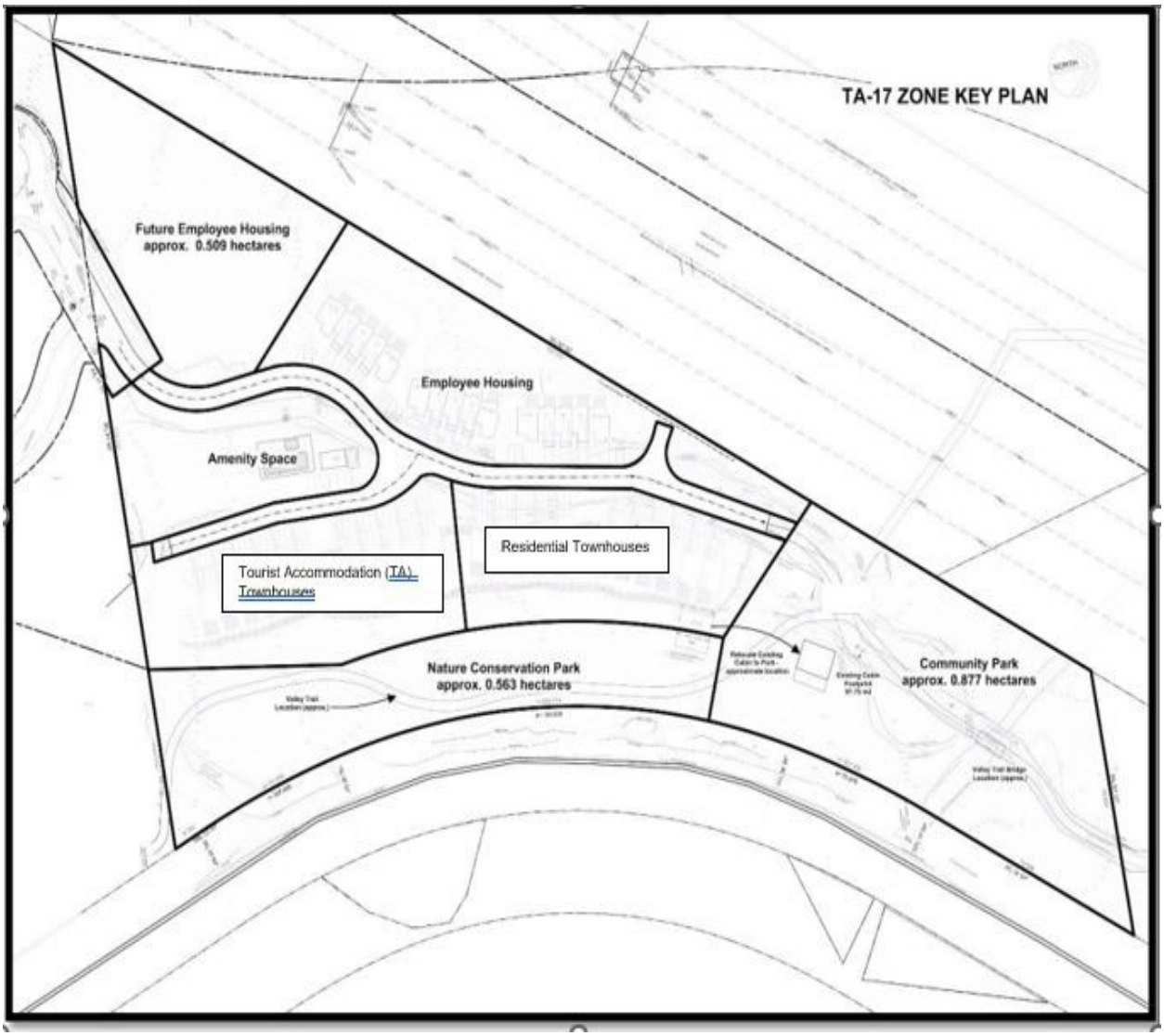
(15) One employee unit may be used for a caretaker for the lands.

(16) An employee unit shall not be used for tourist accommodation and all other uses are prohibited.

(17) Notwithstanding any other provision of this Bylaw, townhouses permitted to be used as tourist accommodations in the TA17 Zone may be used for residential use, when not being used for tourist accommodation use. (Bylaw No. 2423)

Key Plan

(18) Key Plan for the TA17 Zone:


TA-17 ZONE KEY PLAN
Future Employee Housing
approx. 0.509 hectares
Employee Housing
Amenity Space
Residential Townhouses
Tourist Accommodation (TA) Townhouses
Nature Conservation Park
approx. 0.563 hectares
Community Park
approx. 0.877 hectares

18. TV3 Zone (Tourist Vehicle and Campground Three) (Bylaw 2110)

Intent

(1) The TV3 Zone is intended to provide for recreational vehicle park, campground, and service facilities related to such uses.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) agriculture limited to gardening, greenhouses, raising of crops, apiaries, and keeping or raising of horses, goats and fowl;

(b) campground, excluding yurts;

(c) commercial water bottling;

(d) detached dwelling;

(e) recreational vehicle park;

(f) auxiliary buildings and auxiliary uses to the above; and,

(g) without limiting (f) the following auxiliary uses to (a) through (e) above:

(i) auxiliary residential dwelling unit for a caretaker or watchman or other persons similarly employed;

(ii) office and administration;

(iii) outdoor recreation;

(iv) restaurant, catering primarily to the needs of the visitors staying in the recreational vehicle park and campground;

(v) retail, catering primarily to the needs of the visitors staying in the recreational vehicle park and campground; and

(vi) sani-dump.

Density

(3) The maximum number of recreational vehicle pads is 102.

(4) The maximum number of camping spaces for tents is 50.

(5) One detached dwelling is permitted per parcel.

(6) The maximum number of auxiliary residential dwelling units is 1.

(7) The maximum permitted gross floor area for the total of all buildings for all permitted uses shall not exceed 1555 square metres.

(8) All uses provided for in Section 1 of the TV3 Zone are subject to the following restrictions:

(a) the maximum floor area for agriculture use shall not exceed 95 square metres;

(b) the maximum floor area of an auxiliary building for campground and recreational vehicle park shall not exceed 45 square metres and the aggregate floor area of all auxiliary buildings for campground and/or recreational vehicle park shall not exceed 370 square metres;

(c) the maximum floor area for commercial water bottling use shall not exceed 95 square metres;

(d) the maximum floor area for detached dwelling shall not exceed 465 square metres;

(e) the maximum floor area of an auxiliary residential dwelling unit is 90 square metres;

(f) the maximum floor area for office or administrative use shall not exceed 105 square metres;

(g) the maximum floor area for restaurant use shall not exceed 95 square metres;

(h) the maximum floor area for retail use shall not exceed 145 square metres; and,

(i) the maximum floor area for storage or maintenance use shall not exceed 95 square metres.

Auxiliary Sani-Dump Requirement

(9) A sani-dump station may be permitted only if it is connected to a sewage disposal system approved pursuant to the Health Act and the regulations thereto.

Height

(10) The maximum permitted height of a principal use building is 9 metres.

(11) The maximum permitted height of an auxiliary building is 9 metres.

Setbacks

(12) The minimum permitted setback from all property lines is 20 metres.

Parcel Size

(13) The minimum parcel area is 40 hectares.

Off-Street Parking and Loading

(14) 1.25 parking spaces per camping space shall be provided and all other uses shall in addition provide the number of parking spaces as required and determined pursuant to Part 6 of this Bylaw. All parking and loading spaces shall be provided in accordance with the site, size, and access regulations provided in Part 6 of this Bylaw.

Other Regulations

(15) Uses permitted under Section 2 are subject to the following:

(a) Except for a custodian and residents of the detached dwelling, the occupancy of any lands or buildings for permanent residential use shall be prohibited;

(b) A camping space shall not be occupied by the same recreational vehicle or tent for more than 30 consecutive days;

(c) The use of land for either pedestrian trails or vehicular roads within the Brew Creek Community Watershed shall be prohibited except for the existing Forest Service Road that serves as the primary access to the campground;

(d) All uses shall be screened from Highway 99 by a landscape screen consisting of natural vegetation such that development is not visible from any point of Highway 99 adjacent to the land.

19. TA18 Zone (Tourist Accommodation Eighteen) (Bylaw No. 2351)

Intent

(1) The intent of this zone is to provide commercial tourist accommodation and ancillary facilities adjacent to the ski slopes of Blackcomb Mountain.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) convenience retail;

(c) restaurant;

(d) sporting goods repair and rental; and

(e) tourist accommodation.

(3) Notwithstanding any other provision of this Bylaw, seasonal residential use is permitted for all dwelling units in the TA18 Zone, and for this purpose "seasonal residential use" means the occupancy of a dwelling unit by its owner or by persons designated by the owner, strictly in accordance with the terms of any rental pool covenant registered on title to the unit, and for certainty does not include the occupancy of the unit for "residential" purposes as defined in section (1) of Part 2 of this Bylaw.

Density

(4) The maximum permitted gross floor area for the TA18 Zone is 13,842 square metres.

(5) The maximum permitted number of dwelling units in the TA18 Zone is 186.

(6) The maximum permitted gross floor area for accommodation uses is 12,291 square metres.

(7) The maximum permitted gross floor area for auxiliary buildings and uses is 1,453 square metres.

(8) The maximum permitted gross floor area for commercial uses is 98 square metres.

(9) Despite subsections (4), (6), (7) and (8), if the actual gross floor area of the buildings in the TA18 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to May 24, 2022, measured and calculated in accordance with this Bylaw, exceeded the amount specified in subsections (4), (6), (7) and (8), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.

(10) Despite subsections (4), (6), (7) and (8), if the actual gross floor area of the buildings in the TA18 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to May 24, 2022, measured and calculated in accordance with this Bylaw, is less than the amount specified in subsections (4), (6), (7) and (8), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.

(11) For the purposes of subsections (9) and (10), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area in existence in the zone, as of a date specified in the certification.

(12) Despite subsections (4), (7), (9) and (10), the gross floor area for auxiliary buildings and uses may be increased by three percent and the maximum permitted gross floor area for the TA18 Zone under subsection (4) may be increased accordingly.

(13) Despite subsections (4), (8), (9) and (10), the gross floor area for commercial uses may be increased by 100 square metres and the maximum permitted gross floor area for the TA18 Zone under subsection (4) may be increased accordingly.

Height

(14) The maximum permitted height of a principal building is 13.7 metres or 4 storeys, whichever is less.

Site Area

(15) The minimum parcel area is 17,960 square metres.

Site Coverage

(16) No regulations.

Setbacks

(17) The minimum setback of any building from a highway is 7 metres.

Off-Street Parking and Loading

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

PART 16 Tourist Pension Zones

1. TB1 Zone (Tourist Bed and Breakfast One) (Bylaw No. 906)

Intent

(1) The intent of this zone is to provide for bed and breakfast use within a single family residential area. (Bylaw No. 906)

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 464) (Bylaw No. 906)

(a) auxiliary building and auxiliary uses; (Bylaw No. 1167)

(b) auxiliary residential dwelling unit provided it is contained within a principal building;

(c) park and playground; and

(d) bed and breakfast.

Density

(3) The maximum gross floor area is 325 square metres or a floor space ratio of 0.35, whichever figure is lower. (Bylaw No. 905) (Bylaw No. 916) (Bylaw No. 1048)

(4) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres. (Bylaw No. 916)

Height

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

Site Dimensions

(6) The minimum parcel area is 695 square metres. (Bylaw No. 953) (Bylaw No. 1048)

(7) The minimum usable site area is 465 square metres. (Bylaw No. 953) (Bylaw No. 1048)

(8) The minimum frontage is 18 metres. (Bylaw No. 953) (Bylaw No. 1048)

Site Coverage

(9) The maximum permitted site coverage is 35 percent.

Setbacks

(10) The minimum permitted front setback is 7.6 metres.

(11) The minimum permitted side setback is 3 metres. (Bylaw No. 1048)

(12) The minimum permitted rear setback is 7.6 metres.

(13) DELETED (Bylaw No. 953) (Bylaw No. 1048)

Off-Street Parking and Loading

(14) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw. (Bylaw No. 614)

Other Regulations

(15) A maximum of three guest rooms is permitted in a bed and breakfast. (Bylaw No. 906)

(16) The maximum permitted gross floor area for all guest rooms in a bed and breakfast is 74 square metres. (Bylaw No. 906)

(17) The maximum permitted gross floor area for any guest room is 22 square metres.

(18) The maximum permitted gross floor area for an auxiliary building is 65 square metres.

(19) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres. (Bylaw No. 916)

(20) A maximum of 4 bedrooms is permitted in a detached dwelling and a bed and breakfast. (Bylaw No. 1048)

(21) The placing of more than one principal building on a parcel is prohibited.

(22) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of a detached dwelling. (Bylaw No. 814) (Bylaw No. 906)

(23) An auxiliary residential dwelling unit shall contain only up to two bedrooms, one bathroom, one kitchen, and one living room, and no other rooms. (Bylaw No. 906) (Bylaw No. 916)

(24) Auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited. (Bylaw No. 906)

2. TP1 Zone (Tourist Pension One)-Replaced with TB1 Zone (Tourist Bed and Breakfast One)

Deleted sections 15.1.1 through 15.8.8 (Bylaw No. 906)

3. TP2 Zone (Tourist Pension Two)

Deleted sections 15.2 through 15.2.8.7 (Bylaw No. 591)

4. TP3 Zone (Tourist Pension three) (Bylaw No. 514)

Deleted sections 15.3 through 15.3.8.5. (Bylaw No. 514)

5. TP4 Zone (Tourist Pension Four) (Bylaw No. 591)

Intent

(1) The intent of this zone is to provide for pension use within a residential area.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) one auxiliary residential dwelling unit provided it is contained within the principal building;

(c) pension; and

(d) park and playground.

Density

(3) The maximum permitted density is a gross floor area of 465 square metres or a floor space ratio of 0.35, whichever figure is lower. (Bylaw No. 1048)

(4) The maximum number of guest rooms in a pension is based on the parcel area as shown in Table 15-A. (Bylaw No. 1167)

TABLE 15-A

Actual Permitted Parcel Area (square metres)	Maximum Number of Guest Rooms
928.6	5
928.6 - 991	6
992 - 1044	7
1045 or greater	8

Height

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

Site Dimensions (Bylaw No. 1167)

(6) The minimum permitted area of a parcel to be created by subdivision is 928.6 square metres. (Bylaw No. 1167)

(7) The minimum permitted frontage of a parcel is 24 metres. (Bylaw No. 1167)

(8) The minimum permitted usable site area of a parcel to be created by subdivision is 85 percent of the total parcel area. (Bylaw No. 1167)

Site Coverage

(9) The maximum permitted site coverage is 35 percent. (Bylaw No. 1048)

Setbacks

(10) The minimum permitted front setback is 7.6 metres.

(11) The minimum permitted side setback is 6 metres, provided that the minimum permitted side setback on the portion of the land legally described as Lot 15, District Lots 4752 and 4753, Group 1, New Westminster District, Plan LMP44921 that is within the TP4 Zone is 3 metres. (Bylaw No. 1167) (Bylaw No. 2073)

(12) The minimum permitted rear setback is 7.6 metres.

Off-Street Parking and Loading

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

Other Regulations

(14) A maximum permitted gross floor area for any one guest room is 28 square metres.

(15) The minimum gross floor area for any guest room is 9.5 square metres.

(16) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres. (Bylaw No. 916)

(17) The placing of more than one principal building on a parcel is prohibited.

(18) An auxiliary residential dwelling unit may contain a kitchen and up to two bedrooms, one bathroom, one living room and no other rooms. (Bylaw No. 1048)

PART 17 Lands North Zones (Bylaw No. 708)

1. General Provisions

(1) A use which is not specifically permitted in a Lands North zone by the provisions of this Bylaw is prohibited in that zone and no building or structure shall hereinafter be constructed, erected, placed, added to, enlarged, moved, modified or otherwise altered and no land, building or structure shall be used except in compliance with all the provisions of this Bylaw.

(2) For the purpose of calculating density in any Lands North zone, the gross floor areas of uses situated in or forming part of a hotel, inn or lodge including lounges licensed for sale and consumption of alcoholic beverages, restaurants, kitchens, food preparation areas, clubs, cabarets, personal services, child care facilities, meeting rooms, recreation facilities, retail and offices, whether or not permitted or customarily incidental to a hotel, inn or lodge, shall be calculated as non-residential floor area.

(3) Where any parcel into which Lands North is subdivided pursuant to Part 18 and Schedule "P" hereof (the "parent parcel") is further subdivided or proposed to be subdivided under the Condominium Act, R.S.B.C. 1979, c. 61, or under part 9 of the Land Title Act, R.S.B.C. 1979, c. 219, the density permitted within the applicable zone where expressed in maximum gross floor area per parcel shall not run with or attach to each parcel so created (the "after created parcels") but shall be proportioned between the after created parcels in such a manner as is determined by the owner of the parent parcel being subdivided. For the purposes of calculation of density by gross floor area permitted per parcel all after created parcels shall be deemed to be one and the same parcel and the total gross floor area to be built on all after created parcels shall not in the aggregate exceed that permitted on the parent parcel.

(4) Wherever density in a Lands North zone is regulated by maximum gross floor area per parcel and provides that such maximum gross floor area may consist of both a maximum residential and maximum non-residential gross floor area then in all such cases the maximum non-residential gross floor area may be increased up to 10 per cent of that permitted provided that the maximum residential gross floor area is similarly reduced and provided that the total maximum gross floor area of all uses shall not be increased.

(5) In all zones of Lands North:

(a) "ground floor" means the lower most storey of a building, the lower floor surface of which is closer to grade than the floor of any other storey in the building;

(b) "half storey" for the purpose of calculation of height wherever height is regulated by number and fractions of storeys, means the uppermost storey of a building where the floor area existing or as may be extended over open to below space having a ceiling height in excess of 1.5 metres, does not exceed 50 per cent of the floor area of the storey next below;

(c) **"**personal services" shall include child care facilities;

(d) "recreational facility" shall include both indoor and outdoor facilities for sport, recreation and physical fitness;

(e) "restaurant" includes cabarets and neighbourhood public houses licensed for the sale of alcohol for consumption on the premises (Bylaw No. 2014);

(f) "storey" means that portion of a building which is situated between the surface of any floor and the surface of the floor next above it, and if there is no floor above it then the ceiling surface above it, but does not include any floor area all or a portion of which is below grade and which is used exclusively for parking of vehicles;

(g) "theatre" shall exclude a drive-in theatre.

2. CR1 Zone (Commercial Residential One)

Permitted Uses

(1) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses to the uses permitted in this zone;

(b) hotel;

(c) inn;

(d) lodge;

(e) office;

(f) personal services;

(g) educational and recreational facility;

(h) restaurant;

(i) retail;

(j) theatre; and

(k) tourist accommodation.

Density

(2) The maximum gross floor area of all buildings and structures on a parcel shall not exceed 4,371 square metres provided that the maximum gross floor area of all buildings and structures designed, intended for or used for all non-residential uses shall not exceed 2,629 square metres and for all residential uses shall not exceed 1,742 square metres.

Height

(3) The maximum height of a building shall be the lesser of 11.6 m or 3.5 storeys.

Off-Street Parking

(4) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw provided that non-residential parking spaces shall not be required in respect of the first 2,629 square metres of non-residential gross floor area.

Restrictions

(5) Residential accommodation is not permitted on the ground floor.

3. CR2 Zone (Commercial Residential Two) (Bylaw No. 1108)

Permitted Uses

(1) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses to uses permitted in this zone;

(b) hotel;

(c) inn;

(d) lodge;

(e) office;

(f) personal services;

(g) educational and recreational facility;

(h) restaurant;

(i) retail;

(j) theatre; and

(k) tourist accommodation.

Density

(2) The maximum gross floor area of all buildings and structures within the CR2 zoned lands shall not exceed 5,728 square metres provided that the maximum gross floor areas designed, intended for or used for all non-residential uses shall not exceed 1,338 square metres and all residential uses shall not exceed 4,390 square metres.

Height

(3) The maximum permitted height of a building is the lesser of 11.6 m or 3.5 storeys.

Off-street Parking

(4) The off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw provided that non-residential parking spaces shall not be required in respect of the first 1,338 square metres of non-residential gross floor area.

Restrictions

(5) Residential accommodation is not permitted on the ground floor.

4. CR3 Zone (Commercial Residential Three) (Bylaw No. 1108)

Deleted

5. CR4 Zone (Commercial Residential Four) (Bylaw No. 1100) (Bylaw No. 1108)

Permitted Uses

(1) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses to uses permitted in this zone;

(b) hotel;

(c) inn;

(d) lodge;

(e) office;

(f) personal services;

(g) educational and recreational facility;

(h) restaurant;

(i) retail;

(j) theatre; and

(k) tourist accommodation.

Density

(2) The maximum gross floor area of all buildings and structures within the CR4 zoned lands shall not exceed 14,695 square metres provided that the maximum gross floor areas designed, intended for or used for all non-residential uses shall not exceed 4,088 square metres and all residential uses shall not exceed 10,607 square metres.

Height

(3) The maximum permitted height of a building is the lesser of 11.6 m or 3.5 storeys.

(4) Notwithstanding subsection (3), the maximum permitted height is the lesser of 14.5 m or 4.5 storeys for a building located within that portion of the CR4 zoned lands legally described as Lot 4 District Lot 3483 Plan LMP219.

Off-street Parking

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

Restrictions

(6) Residential accommodation is not permitted on the ground floor.

6. CR5 Zone (Commercial Residential Five) (Bylaw No. 1100)

Deleted

7. CR6 Zone (Commercial Residential Six) (Bylaw No. 1108)

Deleted

8. CM1 Zone (Commercial Mix One) (Bylaw No. 1108)

Permitted Uses

(1) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses to the uses permitted in this zone;

(b) hotel;

(c) inn;

(d) lodge;

(e) office;

(f) personal services;

(g) educational and recreational facility;

(h) restaurant; and

(i) retail.

Density

(2) The maximum gross floor area of all buildings and structures on a parcel shall not exceed 2,536 square metres provided that the maximum gross floor areas designed, intended for or used for all non-residential uses shall not exceed 1,560 square metres and for all residential uses shall not exceed 976 square metres.

Height

(3) The maximum permitted height of a building is the lesser of 11.6 m or 3.5 storeys.

Off-Street Parking

(4) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw provided that non-residential parking spaces shall not be required in respect of the first 625 square metres of non-residential gross floor area.

Restrictions

(5) Residential accommodation is not permitted on the ground floor.

9. CM2 Zone (Commercial Mix Two) (Bylaw No. 1108)

Permitted Uses

(1) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses to the uses permitted in this zone;

(b) assembly;

(c) office;

(d) personal services;

(e) educational and recreational facility;

(f) restaurant;

(g) retail;

(h) theatre; and

(i) tourist accommodation.

Density

(2) The maximum gross floor area of all buildings and structures on a parcel shall not exceed 1,340 square metres, provided that the maximum gross floor area used for all non-residential and tourist accommodation uses shall not exceed 1,152 square metres and the maximum gross floor area used for auxiliary employee residential dwelling units shall not exceed 168 square metres and 20 square metres may be used only for auxiliary storage for outdoor patio furnishings or bicycle storage. (Bylaw No. 1920)

Height

(3) The maximum permitted height of a building is the lesser of 6.5 m or 2 storeys.

Off-street Parking

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

10. LC1 Zone (Local Convenience One) (Bylaw No. 1108)

Permitted Uses

(1) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses to the uses permitted in this zone;

(b) assembly;

(c) office;

(d) personal services;

(e) educational and recreational facility;

(f) restaurant;

(g) retail;

(h) automobile service station;

(i) theatre; and

(j) tourist accommodation.

Density

(2) The maximum gross floor area of all buildings and structures shall not exceed 5,433 square metres provided that the maximum gross floor areas designed, intended for or used for all non-residential uses shall not exceed 1,947 square metres and for all residential uses shall not exceed 3,486 square metres. (Bylaw No. 973)

Height

(3) The maximum permitted height of a building is the lesser of 11.6 m or 3.5 storeys.

Off-street Parking

(4) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw provided that non-residential parking spaces shall not be required in respect of the first 775 square metres of non-residential gross floor area.

Restrictions

(5) Residential accommodation is not permitted on the ground floor.

11. LC2 Zone (Local Convenience Two) (Bylaw No. 1108)

Permitted Uses

(1) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses to the uses permitted in this zone;

(b) assembly;

(c) office;

(d) personal services;

(e) educational and recreational facility;

(f) restaurant;

(g) retail;

(h) theatre; and

(i) tourist accommodation.

Density

(2) The maximum gross floor area of all buildings and structures on a parcel shall not exceed 2,716 square metres provided that the maximum gross floor areas designed, intended for or used for all non-residential uses shall not exceed 716 square metres and for all residential uses shall not exceed 2,000 square metres including lofts. (Bylaw No. 828)

Height

(3) The maximum permitted height of a building is the lesser of 11.6 m or 3.5 storeys.

Off-street Parking

(4) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw provided that non-residential parking spaces shall not be required in respect of the first 500 square metres of non-residential gross floor area.

Restrictions

(5) Residential accommodation is not permitted on the ground floor.

12. LC3 Zone (Local Convenience Three) (Bylaw No. 1108)

Permitted Uses

(1) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses to the uses permitted in this zone;

(b) assembly;

(c) office;

(d) personal services;

(e) educational or recreational facility;

(f) restaurant;

(g) retail;

(h) theatre;

(i) tourist accommodation; and

(j) auxiliary employee residential dwelling unit. (Bylaw No. 1181)

Density

(2) The maximum gross floor area of all buildings and structures on a parcel shall not exceed 1,320 square metres, provided that the maximum gross floor area used for all non-residential and tourist accommodation uses shall not exceed 1,152 square metres and the maximum gross floor area used for auxiliary employee residential dwelling units shall not exceed 168 square metres. (Bylaw No. 973) (Bylaw No. 1181)

Height

(3) The maximum permitted height of a building is the lesser of 11.6 m or 2.5 storeys. (Bylaw No. 1181)

Off-street Parking

(4) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw provided that non-residential parking spaces shall not be required of the first 475 square metres of non-residential gross floor area.

Restrictions

(5) Residential accommodation is not permitted on the ground floor.

13. LC4 Zone (Local Convenience Four) (Bylaw No. 1108)

Permitted Uses

(1) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses to the uses permitted in this zone;

(b) assembly;

(c) office;

(d) personal services;

(e) educational and recreational facility;

(f) restaurant; and

(g) retail.

Density

(2) The maximum gross floor area of all buildings and structures on a parcel shall not exceed 2,508 square metres. (Bylaw No. 973)

Height

(3) The maximum permitted height of a building is the lesser of 7.6 m or 2 storeys.

Off-street Parking

(4) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw provided that non-residential parking spaces shall not be required in respect of the first 2,230 square metres of non-residential gross floor area.

14. LC5 Zone (Local Convenience Five) (Bylaw No. 1108)

Permitted Uses

(1) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses to the uses permitted in this zone;

(b) office;

(c) personal services;

(d) educational and recreational facility;

(e) restaurant, including one drive-through restaurant (Bylaw No. 2014);

(f) retail;

(g) automobile service station; and

(h) theatre.

Density

(2) The maximum gross floor area of all buildings and structures on a parcel shall not exceed 3,280 square metres.

Height

(3) The maximum permitted height of a building is the lesser of 10.5 m or 3.5 storeys.

Off-street Parking

(4) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw provided that non-residential parking spaces shall not be required in respect of the first 2,275 square metres of non-residential gross floor area.

15. LA1 Zone (Lodge Accommodation One) (Bylaw No. 1108)

Permitted Uses

(1) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses to the uses permitted in this zone;

(b) hotel;

(c) inn;

(d) lodge;

(e) employee housing; (Bylaw No. 1324)

(f) office;

(g) personal services;

(h) educational and recreational facility;

(i) restaurant;

(j) retail; and

(k) theatre.

Density (Bylaw No. 973)

(2) The maximum gross floor area of all buildings and structures on a parcel shall not exceed 4,636 square metres provided that the maximum gross floor areas designed, intended or used for all non-residential uses shall not exceed 1,123 square metres and for all residential uses shall not exceed 3,512 square metres and the maximum floor area designed, intended or used for all employee housing uses shall not exceed 330 square metres. (Bylaw No. 1324)

Height

(3) The maximum permitted height of a building is the lesser of 13 m or 4 storeys.

Off-street Parking

(4) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw provided that non-residential parking spaces shall not be required in respect of the first 1,124 square metres of non-residential gross floor area.

16. LA2 Zone (Lodge Accommodation Two) (Bylaw No. 1108)

Permitted Uses

(1) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses to the uses permitted in this zone;

(b) hotel;

(c) inn;

(d) lodge;

(e) office;

(f) personal services;

(g) educational and recreational facility;

(h) restaurant;

(i) retail; and

(j) theatre.

Density (Bylaw No. 973)

(2) The maximum gross floor area of all buildings and structures on a parcel shall not exceed 4,915 square metres provided that the maximum gross floor areas designed, intended or used for all non-residential uses shall not exceed 1,207 square metres and for all residential uses shall not exceed 3,708 square metres.

Height

(3) The maximum permitted height of a building is the lesser of 13 m or 4 storeys.

Off-street Parking

(4) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw provided that non-residential parking spaces shall not be required in respect of the first 1,207 square metres of non-residential gross floor area.

Other Regulations (Bylaw No. 1954)

(5) In this zone the Assembly Auxiliary Use Requirement in Column III of Table 5A of Part 5 shall be specified as Not Required for the permitted Hotel, Lodge and Inn uses.

17. LA3 Zone (Lodge Accommodation Three) (Bylaw No. 1108)

Permitted Uses

(1) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses to the uses permitted in this zone;

(b) hotel;

(c) inn;

(d) lodge;

(e) office;

(f) personal services;

(g) educational and recreational facility;

(h) restaurant;

(i) retail; and

(j) theatre.

Density

(2) The maximum gross floor area of all buildings and structures on a parcel shall not exceed 4,310 square metres provided that the maximum gross floor areas designed, intended or used for all non-residential uses shall not exceed 1,078 square metres and for all residential uses shall not exceed 3,232 square metres.

Height

(3) The maximum permitted height of a building is the lesser of 13 m or 4 storeys.

Off-street Parking

(4) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw provided that non-residential parking spaces shall not be required in respect of the first 1,078 square metres of non-residential gross floor area.

18. HA1 Zone (Hotel Accommodation One) (Bylaw No. 1108)

Permitted Uses

(1) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses to the uses permitted in this zone;

(b) hotel;

(c) educational and recreational facility;

(d) restaurant;

(e) retail; and

(f) theatre.

Density

(2) The maximum gross floor area of all buildings and structures on a parcel shall not exceed 18,134 square metres provided that the maximum gross floor areas designed, intended or used for all non-residential uses shall not exceed 3,874 square metres and for all residential uses shall not exceed 14,260 square metres.

Height

(3) The maximum permitted height of a building is the lesser of 18 m or 5.5 storeys.

Off-street Parking

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

19. HA2 Zone (Hotel Accommodation Two) (Bylaw No. 1108)

Permitted Uses (Bylaw No. 1232)

(1) The following uses are permitted and all other uses are prohibited:

(a) auxiliary building and auxiliary uses to the uses permitted in this zone;

(b) hotel;

(c) tourist accommodation;

(d) employee housing;

(e) educational and recreational facility;

(f) restaurant;

(g) retail; and

(h) theatre.

Density (Bylaw No. 1232)

(2) The maximum gross floor area of all buildings and structures on a parcel shall not exceed 9,922 square metres provided that the maximum floor area designed, intended or used for all residential uses other than employee housing shall not exceed 9,110 square metres; and the maximum floor area designed, intended or used for all non-residential uses shall not exceed 487 square metres.

Height

(3) The maximum permitted height of a building is the lesser of 18 m or 5.5 storeys.

Off-street Parking

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

20. LNR Zone (Lands North Residential) (Bylaw No. 1108)

Permitted Uses

(1) The following uses are permitted and all other uses are prohibited:

(a) townhouse;

(b) apartment; and

(c) auxiliary buildings and auxiliary uses to uses permitted in this zone.

Density

(2) The maximum permitted floor space ratio is 0.65 provided that the maximum number of dwelling units shall not exceed 35 dwelling units per acre.

Height

(3) The maximum permitted height of an apartment building is 10.7 metres.

(4) The maximum permitted height of a townhouse is 10.7 metres.

Site Area

(5) The minimum permitted parcel size is 985 square metres.

Site Coverage

(6) The maximum permitted site coverage is 35 percent.

Setbacks

(7) All buildings and structures shall be set back a minimum of 7.6 metres from any parcel boundary and a minimum of 15 metres from any controlled access highway and from Lorimer Road.

Other Regulations

(8) The minimum permitted separation between principal buildings is 6 metres.

Off-street Parking and Loading

(9) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw. A minimum of 85 percent of required parking spaces shall be fully enclosed or entirely situated below grade.

21. LNI Zone (Lands North Institutional) (Bylaw No. 1108)

Permitted Uses

(1) The following uses are permitted and all other uses are prohibited:

(a) health and medical clinic; (Bylaw No. 1898)

(b) helipad;

(c) safety building and police offices;

(d) arena;

(e) recreational facilities;

(f) church;

(g) municipal and civic offices and accessory service uses;

(h) fire hall and accessory training and service uses;

(i) library; (Bylaw No. 1898)

(j) auxiliary buildings and auxiliary uses to the uses permitted in this zone;

(k) bus terminus; and

(l) medical and dental offices.

(m) assembly (Bylaw No. 2129)

(n) institution (Bylaw No. 2129)

Off-street Parking and Loading

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

Other Regulations

(3) The maximum floor area for retail sales auxiliary to a recreation and arts facility use is 165 square metres. (Bylaw 2129)

22. LNP Zone (Lands North Parking) (Bylaw No. 1108) (Bylaw No. 1696)

Deleted

23. LNL Zone (Bylaw No. 2026) Deleted

Deleted

24. LNRTA1 Zone (Lands North Residential/Tourist Accommodation One) (Bylaw No. 1080)

Permitted Uses

(1) The following uses are permitted and all other uses are prohibited:

(a) townhouse;

(b) apartment; and

(c) auxiliary buildings and auxiliary uses to uses permitted in this zone.

(2) Notwithstanding any other provision of this Bylaw, townhouses or apartments in the LNRTA1 Zone may be used for temporary accommodation when such dwellings are not occupied for residential use.

Density

(3) The maximum permitted floor space ratio is 0.65 provided that the maximum number of dwelling units shall not exceed 35 dwelling units per acre.

Height

(4) The maximum permitted height of an apartment is 10.7 metres.

(5) The maximum permitted height of a townhouse is 10.7 metres.

Site Area

(6) The minimum permitted parcel size is 985 square metres.

Site Coverage

(7) The maximum permitted site coverage is 35 percent.

Setbacks

(8) All buildings and structures shall be set back a minimum of 7.6 metres from any parcel boundary and a minimum of 15 metres from any controlled access highway and from Lorimer Road.

Other Regulations

(9) The minimum permitted separation between principal buildings is 6 metres.

Off-Street Parking and Loading

(10) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw. A minimum of 85% of required parking spaces shall be fully enclosed or entirely situated below grade.

25. LNRTA2 Zone (Lands North Residential/Tourist Accommodation Two) (Bylaw No. 1080)

Permitted Uses

(1) The following uses are permitted and all other uses are prohibited:

(a) townhouse;

(b) apartment;

(c) indoor recreation;

(d) lobby; and

(e) auxiliary buildings and auxiliary uses to uses permitted in this zone.

(2) Notwithstanding any other provision of this Bylaw, townhouses or apartments in the LNRTA2 Zone may be used for temporary accommodation when such dwellings are not occupied for residential use.

Density

(3) The maximum permitted floor space ratio for townhouse, apartment, auxiliary buildings and auxiliary uses to uses permitted on this zone except indoor recreation and lobby is 0.65 provided that the maximum number of dwelling units shall not exceed 35 dwelling units per acre.

(4) For the purposes of this section of the LNRTA2 zone, density is determined on the basis of the area in the zone.

(5) The maximum permitted gross floor area of all buildings and structures located in all LNRTA2 zones for indoor recreation and lobby purposes is 250 square metres.

Height

(6) The maximum permitted height of an apartment is 10.7 metres.

(7) The maximum permitted height of a townhouse is 10.7 metres.

Site Area

(8) The minimum permitted parcel size is 985 square metres.

Site Coverage

(9) The maximum permitted site coverage is 35 percent.

Setbacks

(10) All buildings and structures shall be set back a minimum of 7.6 metres from any parcel boundary and a minimum of 15 metres from any controlled access highway and from Lorimer Road.

Other Regulations

(11) The minimum permitted separation between principal buildings is 6 metres.

Off-street Parking and Loading

(12) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw. A minimum of 85% of required parking spaces shall be fully enclosed or entirely situated below grade.

26. LNRTA3 Zone (Lands North Residential/Tourist Accommodation Three) (Bylaw No. 1219)

Permitted Uses

(1) The following uses are permitted and all other uses are prohibited:

(a) townhouse;

(b) apartment;

(c) indoor recreation;

(d) lobby;

(e) auxiliary buildings; and

(f) auxiliary uses.

(2) Notwithstanding any other provision of this Bylaw, townhouses or apartments in the LNRTA3 Zone may be used for temporary accommodation.

Density

(3) The maximum permitted floor space ratio for townhouse, apartment, auxiliary buildings, and auxiliary uses (except indoor recreation and lobby) is 0.65, provided that the maximum number of dwelling units shall not exceed 35 dwelling units per acre.

(4) For the purposes of this section density is determined on the basis of the area in the LNRTA3 zone.

(5) The maximum permitted gross floor area of all buildings and structures located in the LNRTA3 zone for indoor recreation and lobby purposes is 100 square metres.

Height

(6) The maximum permitted height of an apartment is 10.7 metres.

(7) The maximum permitted height of a townhouse is 10.7 metres.

Site Area

(8) The minimum permitted parcel size is 985 square metres.

Site Coverage

(9) The maximum permitted site coverage is 35 percent of the parcel area.

Setbacks

(10) All buildings and structures shall be set back a minimum of 7.6 metres from any parcel boundary and a minimum of 15 metres from any controlled access highway and from Lorimer Road.

Other Regulations

(11) The minimum permitted separation between buildings is 6 metres.

(12) For the purposes of subsection (13), a "locked-off lodge room" means an area that can be locked off and separated from the remainder of the dwelling unit within which it is contained, and that:

(a) contains not more than one habitable room, and that shall contain a bathroom, but shall not contain a set of cooking facilities;

(b) is occupied or used for temporary accommodation; and

(c) may have its own separate access to a common corridor or a lobby.

(13) Notwithstanding any other provision of this Bylaw, a locked-off lodge room is specifically permitted in the LNRTA3 Zone, and may be occupied or used for temporary accommodation separately and independently from the remainder of the dwelling unit within which it is contained.

Off-street Parking and Loading

(14) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw. A minimum of 85% of required parking spaces shall be fully enclosed or entirely situated below grade.

27. LNI2 Zone (Lands North Institutional Two) (Bylaw No. 2026)

Intent

(1) The intent of this zone is to provide institutional and park uses.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) end of trip facility;

(c) institution; and

(d) park and playground.

Density

(3) The maximum permitted gross floor area of buildings in the LNI2 zone is 2,200 square metres.

Height

(4) Notwithstanding any other provision of this Bylaw, the maximum geodetic elevation to the highest point of the roof shall be 680.5 metres.

Setbacks

(5) The minimum permitted north setback is 3.0 metres.

(6) The minimum permitted south setback is 10.0 metres.

(7) The minimum permitted east setback is 6.0 metres.

(8) The minimum permitted west setback is 20.0 metres.

Off-Street Parking and Loading

(9) Notwithstanding Part 6 of this Bylaw, the minimum number of off-street parking spaces shall be 25.

PART 18 Lands North Subdivision Regulations
(Bylaw No. 708)

1. General Provisions

(1) The shape, dimensions and area of each parcel of land that may be created by subdivision in each zone on Lands North, except the LNR, LNI and LNP zones, is shown on Schedule “P”.

(2) In the LNR zone the minimum parcel area shall be 985 square metres.

(3) In the LNI zone the minimum parcel area shall be 900 square metres.

(4) In the LNP zone the minimum parcel area shall be 7,000 square metres

PART 19 Tennis Resort Lands Subdivision Regulations
(Bylaw No. 808)

1. General Provisions

(1) The shape, dimensions and area of each parcel of land that may be created by subdivision in each zone on Tennis Resort Lands shall be in substantial conformance with Schedule “Q”

PART 20 Institutional Zones (Bylaw No. 1023)

1. IC1 Zone (Institutional Church One)

Intent

(1) The intent of this zone is to provide for a church and auxiliary uses.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) church;

(b) auxiliary residential dwelling unit;

(c) chapel;

(d) church hall; and

(e) auxiliary building and uses.

Density

(3) The maximum permitted gross floor area of all buildings on a site shall not exceed 1,400 square metres allocated as follows:

(a) The maximum gross floor area of a church is 640 square metres;

(b) The maximum permitted gross floor area of a church hall and chapel is 650 m^2; and

(c) The maximum permitted gross floor area of an auxiliary residential dwelling unit is 110 m^2.

Height

(4) The maximum permitted height of a building is 10.7 metres.

Site Area

(5) The minimum permitted parcel area is 10,500 m^2.

Parcel Frontage

(6) The minimum parcel frontage is 1/10 of a parcel perimeter.

Site Coverage

(7) No regulations.

Setbacks

(8) The minimum permitted setback from all parcel boundaries is 10.0 metres.

Off-Street Parking and Loading

(9) 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

(10) A maximum of one auxiliary residential dwelling unit is permitted per parcel.

(11) A cemetery is not a permitted use.

2. ISC1 Zone (Institutional School One) (Bylaw No. 1435)

Intent

(1) The intent of this zone is to provide for a community school and auxiliary uses.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) community school;

(b) indoor and outdoor recreation;

(c) park and playground; and

(d) auxiliary uses.

Density

(3) No regulations

Height

(4) The maximum permitted height of a building is 10 metres.

Site Area

(5) The minimum permitted area of any parcel created by subdivision is 2 hectares.

Parcel Frontage

(6) The minimum permitted parcel frontage is 1/10th of the parcel perimeter.

Site Coverage

(7) No regulations.

Setbacks

(8) The minimum permitted building setback from all parcel boundaries is 6 metres.

Off-Street Parking and Loading

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

3. ID1 Zone (Institutional Daycare One) (Bylaw No. 1435)

Intent

(1) The intent of this zone is to provide for daycare and auxiliary uses.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) daycare;

(b) indoor and outdoor recreation;

(c) park and playground;

(d) Social Services Centre, not including overnight accommodation or temporary refuge or shelter of any type; and (Bylaw No. 1985)

(e) auxiliary uses.

Density

(3) The maximum permitted gross floor area is 465 square metres.

Height

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

Site Area

(5) The minimum permitted area of any parcel created by subdivision is 2600 square metres.

Parcel Frontage

(6) The minimum permitted parcel frontage is $1/10^{th}$ of the parcel perimeter.

Site Coverage

(7) No regulations.

Setbacks

(8) The minimum permitted building setback from all parcel boundaries is 6 metres.

Off-Street Parking and Loading

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

4. IF1 Zone (Institutional Fire Hall One) (Bylaw No. 1435)

Intent

(1) The intent of this zone is to provide for fire hall and auxiliary uses.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) fire hall; and

(b) auxiliary uses.

Density

(3) No regulations

Height

(4) No regulations.

Site Area

(5) The minimum permitted area of any parcel created by subdivision is 2000 square metres.

Parcel Frontage

(6) The minimum permitted parcel frontage is 1/10th of the parcel perimeter.

Site Coverage

(7) No regulations.

Setbacks

(8) No regulations.

Off-Street Parking and Loading

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

5. IC2 Zone (Institutional Church Two) (Bylaw No. 1551)

Intent

(1) The intent of this zone is to provide for a community church and auxiliary uses.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses;

(b) church;

(c) office related to the functioning of a church and/or pre-school;

(d) pre-school; and

(e) resident restricted auxiliary dwelling unit.

Density

(3) The maximum permitted gross floor area of a church is 840 square metres.

Height

(4) The maximum permitted height of a building is 8.5 metres.

Parcel Area

(5) The minimum permitted parcel area is 6,900 square metres.

Parcel Frontage

(6) The minimum parcel frontage is $1/10^{th}$ of a parcel perimeter.

Site Coverage

(7) No regulations.

Setbacks

(8) The minimum permitted front setback is 7.6 metres.

(9) The minimum permitted side setback is 10.0 metres.

(10) The minimum permitted rear setback is 7.6 metres.

Off-Street Parking and Loading

(11) 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

(12) A cemetery is not a permitted use.

6. IAM1 (Institutional Art Museum One) (Bylaw No. 2023)

Intent

(1) The intent of this zone is to provide art museum and auxiliary uses.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) art museum;

(b) indoor and outdoor assembly;

(c) auxiliary residential dwelling unit for employee housing;

(d) retail sales auxiliary to an art museum use;

(e) food and beverage preparation and storage uses auxiliary to assembly uses of art museum premises; and

(f) recreational trails.

Density

(3) The maximum permitted gross floor area of buildings and structures in the IAM1 zone is 5,640 square meters. (Bylaw No. 2031)

(4) Not more than 90 square metres of the total permitted gross floor area may be used for retail sales auxiliary to an art museum use. (Bylaw No. 2031)

(5) Not more than 107 square metres of the total permitted gross floor area may be used for an auxiliary residential dwelling unit for employee housing. (Bylaw No. 2031)

Height

(6) The maximum permitted height of a building is 17 metres.

Site Area

(7) No regulations.

Site Coverage

(8) No regulations.

Setbacks

(9) No regulations.

Off-Street Parking and Loading

(10) Off–street parking and loading spaces would be maintained in accordance with the regulations contained in Part 6 of this Bylaw, except that a maximum of 10 parking spaces shall be provided.

Other Regulations

(11) Deleted (Bylaw No. 2031)

7. CSF1 (Community Service Facility One) (Bylaw No. 2117)(Bylaw No. 2200)

Intent

(1) The intent of this zone is to provide for a range of community service, public works and institutional facilities.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) kennel;

(c) office;

(d) park and playground;

(e) recycling and solid waste facility;

(f) retail thrift store;

(g) social services centre,

(h) storage and works yard; and

(i) vehicle impound yard;

Density

(3) The maximum gross floor area of a social services facility is in the CSF1 zone is 1,000 square metres.

Height

(4) The maximum permitted height of a building or structure is 9 meters.

Site Area

(5) The minimum permitted parcel area is 465 square metres.

Site Coverage

(6) No regulations

Setbacks and Siting

(7) The minimum permitted building setback is 1.5 metres

Off-Street Parking and Loading

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

PART 21 Green Lakes Golf Course Lands Subdivision Regulations (Bylaw No. 961)

1. GENERAL PROVISIONS

(1) The shape, dimensions and area of each parcel of land that may be created by subdivision in each zone on Green Lakes Golf Course Lands shall be in substantial conformance with Schedule “R”

PART 22 Parking Zones (Bylaw No. 1200)

1. P1 Zone (Parking One)

Intent

(1) The intent of this zone is to provide an area for parking use only.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) parking uses; and

(b) auxiliary buildings and structures to uses permitted in this zone.

Restrictions on Use

(3) No building or structure shall be constructed, erected or placed or maintained on any parcel, except buildings or structures auxiliary to surface parking, and in no case shall such an auxiliary building or structure exceed 3 metres in height, or exceed 56 square metres floor area.

2. EVT Zone (Emergency Vehicle Turnaround) (Bylaw No. 1827)

Intent

(1) The intent of this zone is to provide space for a motor vehicle turnaround suitable for Emergency Vehicles.

Permitted Uses

(2) The following uses are permitted and all others uses are prohibited:

(a) emergency vehicle turnaround.

Other Regulations

(3) No building or structure shall be constructed, erected, placed or maintained on any parcel zoned EVT.

3. P 2 Zone (Parking Two) (Bylaw No. 1937)

Intent

(1) The intent of this zone is to provide an area for parking use.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) Motor Vehicle Parking Uses

(b) Auxiliary Buildings and structures

(c) Parks and playgrounds

Restrictions on Use

(3) No buildings or structures shall be constructed, erected, placed, or maintained except buildings or structures auxiliary to surface parking and buildings or structures for garbage and recycling. In no case shall such buildings or structures exceed 5 metres in height.

Minimum Parcel Area

(4) The minimum parcel area and site area is 5,700 square metre

PART 23 Repeal

The Resort Municipality of Whistler Zoning Bylaw No. 9, 1975 is repealed.

GIVEN FIRST READING this 17th day of October, 1983.

GIVEN SECOND READING this 14th day of November, 1983.

Pursuant to Section 720 of the Municipal Act, a Public Hearing was held this 12th day of December, 1983.

GIVEN THIRD READING this 12th day of December, 1983.

APPROVED by the Minister of Municipal Affairs this 29th day of February, 1984.

RECONSIDERED and finally ADOPTED by Council this 5th day of March, 1984.

"Mark Angus" "L.K. Shoup Robinson"

Mayor Municipal Clerk

I HEREBY CERTIFY that this is

a true copy of Zoning Bylaw No. 303, 2016, being Zoning Bylaw No. 303, 1983 revised in accordance with Bylaw Consolidation and Revision Bylaw No. 1957, 2010 and adopted by the Council on [insert date], 2015.

Corporate Officer

PART 24 Schedules

SCHEDULE "A" – ZONING MAPS (Not consolidated)

SCHEDULE "A" – LEGEND OF ZONES

COMMERCIAL ZONES

Core One	CC1
Core One Employee	CC1-E
Core Two	CC2
Core Three	CC3
Core Four	CC4
Commercial Heliport One	CH1
Industrial One	CI1
Local One	CL1
Local Two	CL2
Local Three	CL3
Local Four	CL4
Local Five	CL5
Service Station One	CS1
Service Station Two	CS2

MOUNTAIN COMMERCIAL ZONES

Mountain Commercial One	MC1
Mountain Commercial Two	MC2
Mountain Commercial Three	MC3

INDUSTRIAL ZONES

Athletes' Centre One	AC1

INDUSTRIAL ZONES

Athletes' Centre Two	AC2
Athletes' Centre Three	AC3
Service One	IS1
Service Three	IS3
Service Four	IS4
Service Five	IS5
Service Six	IS6
Light Two	IL2
Light Three	IL3
Processing One	IP1
Processing Two	IP2
Industrial Auxiliary One	IA1
Industrial Utility One	IU1
Function Junction Light Industrial Recreational	ILR
Community & Transportation Infrastructure One	CTI1
Community & Transportation Infrastructure Two	CTI2

LEISURE ZONES

Park One	LP1
Park Two	LP2

LEISURE ZONES

Park Three	LP3
Park Four	LP4
Recreation One	LR1
Recreation Two	LR2
Recreation Three	LR3
Recreation Four	LR4
Recreation Five	LR5
Recreation Six	LR6
Recreation Seven	LR7
Recreation Eight	LR8
Recreation Nine	LR9
Recreation Ten	LR10
Recreation Eleven	LR11
Float Plane One	LF1
Conservation Buffer One	LCB1
Protected Area Network One	PAN1
Leisure Health Tourism One	LHT1

TOURIST ACCOMMODATION ZONES

Tourist Vehicle One	TV1
Tourist Vehicle and Campground Two	TV2
Tourist Vehicle and Campround Three	TV3
Accommodation One	TA1
Accommodation Two	TA2
Accommodation Three	TA3
Accommodation Four	TA4

TOURIST ACCOMMODATION ZONES

Accommodation Seven	TA7
Accommodation Eight	TA8
Accommodation Nine	TA9
Accommodation Ten	TA10
Accommodation Eleven	TA11
Accommodation Twelve	TA12
Accommodation Thirteen	TA13
Accommodation Fourteen	TA14
Accommodation Fifteen	TA15
Accommodation Sixteen	TA16
Accommodation Seventeen	TA17
Accommodation Eighteen	TA18

TOURIST PENSION ZONES

deleted	TP1
Bed and Breakfast	TB1
deleted	TP2
deleted	TP3
Pension Four	TP4

RURAL RESOURCE ZONES

Rural One	RR1
Rural Two	RR2
Rural Three - DELETED	RR3
Rural Four	RR4

PARKING ZONES

Parking One	P1
Parking Two	P2
Emergency Vehicle Turnaround	EVT

RESIDENTIAL ZONES

Infill One	RI1
Live Work-One	RLW-1
Single Family One	RS1
Single Family Two	RS2
Single Family Three	RS3
Single Family Four	RS4
Single Family Five	RS5
Single Family Six	RS6
Single Family Seven	RS7
Single Family Nine	RS9
Single Family Eleven	RS11
Single Family Twelve	RS12
Single Estate One	RS-E1
Single Estate Two	RS-E2
Single Estate Three	RS-E3
Single Estate Four	RS-E4
Single Estate Five	RS-E5
Single Estate Six	RS-E6
Single Estate Seven	RS-E7
Single Estate Eight	RS-E8
Two Family One	RT1
Two Family Two	RT2

RESIDENTIAL ZONES

Two Family Three	RT3
Two Family Six	RT6
Two Family Seven	RT7
Two Family Eight	RT8
Two-Family Nine	RT9
Multiple One	RM1
Multiple Two	RM2
Multiple Three	RM3
Multiple Four	RM4
Multiple Five	RM5
Multiple Six	RM6
Multiple Seven	RM7
Multiple Eight	RM8
Multiple Nine	RM9
Multiple Ten	RM10
Multiple Twelve	RM12
Multiple Thirteen	RM13
Multiple Fourteen	RM14
Multiple Fifteen	RM15
Multiple Sixteen	RM16
Multiple Seventeen	RM17
Multiple Eighteen	RM18
Multiple Nineteen	RM19
Multiple Twenty	RM20
Multiple Twenty-One	RM21
Multiple Twenty-Two	RM22
Multiple Twenty-Three	RM23

RESIDENTIAL ZONES	
Multiple Twenty-Four	RM24
Multiple Twenty-Five	RM25
Multiple Twenty-Seven	RM27
Multiple Twenty-Eight	RM28
Multiple Twenty-Nine	RM29
Multiple Thirty	RM30
Multiple Thirty-One	RM31
Deleted	RM32
Multiple Thirty-Three	RM33
Multiple Thirty-Four	RM34
Multiple Thirty-Five	RM35
Multiple Thirty-Seven	RM37
Multiple Thirty-Eight	RM38
Multiple Thirty-Nine	RM39
Multiple Forty	RM40
Multiple Forty-One	RM41
Multiple Forty-Two	RM42
Multiple Forty-Three	RM43
Multiple Forty-Four	RM44
Multiple Forty-Five	RM45
Multiple Forty-Seven	RM47
Multiple Forty-Eight	RM48
Multiple Forty-Nine	RM49
Multiple Fifty	RM50
Multiple Fifty-One	RM51
Multiple Fifty-Two	RM52
Multiple Fifty-Three	RM53

RESIDENTIAL ZONES	
Multiple Fifty-Five	RM55
Multiple Fifty-Six	RM56
Multiple Fifty-Seven	RM57
Multiple Fifty-Eight	RM58
Multiple Fifty-Nine	RM59
Multiple Sixty	RM60
Multiple Sixty-One	RM61
Multiple Sixty-Two	RM62
Multiple Sixty-Three	RM63
Multiple Sixty-Four	RM64
Multiple Sixty-Five	RM65
Multiple Sixty-Six	RM66
Multiple Sixty-Eight	RM68
Multiple Sixty-Nine	RM69
Multiple Seventy	RM70
Multiple Seventy-One	RM71
Multiple Seventy-Two	RM72
Multiple Seventy-Three	RM73
Multiple Seventy-Four	RM74
Tourist Accommodation One	RTA1
Tourist Accommodation Two	RTA2
Tourist Accommodation Three	RTA3
Tourist Accommodation Four	RTA4
Tourist Accommodation Five	RTA5
Tourist Accommodation Six	RTA6
Tourist Accommodation Seven	RTA7

RESIDENTIAL ZONES

Two Family Residential/Tourist Accommodation Eight	RTA8
Residential Tourist Accommodation Nine	RTA9
Residential Tourist Accommodation Eleven	RTA11
Residential Tourist Accommodation Thirteen	RTA13
Residential Tourist Accommodation Fourteen	RTA14
Residential Tourist Accommodation Fifteen	RTA15
Residential Tourist Accommodation Sixteen	RTA16
Residential Tourist Accommodation Seventeen	RTA17
Residential Tourist Accommodation Eighteen	RTA18
Residential Tourist Accommodation Nineteen	RTA19
Residential Tourist Accommodation Twenty	RTA20
Residential Tourist Accommodation Twenty-One	RTA21
Residential Tourist Accommodation Twenty-Two	RTA22
Residential Tourist Accommodation Twenty-Four	RTA 24
Residential Tourist Accommodation Twenty-Five	RTA 25
Residential Tourist Accommodation Twenty-Six	RTA26
Residential Tourist Accommodation Twenty-Eight	RTA28

RESIDENTIAL ZONES

Residential Tourist-Accommodation Twenty-Nine	RTA29
Residential Tourist-Accommodation Thirty	RTA30
Residential Tourist-Accommodation Thirty-One	RTA31
Residential Tourist-Accommodation Thirty-Two	RTA32
Residential Tourist-Accommodation Thirty-Three	RTA33
Residential Touris-Accommodation Thirty-Four	RTA34
Residential Tourist-Accommodation Thirty-Five	RTA35
Comprehensive Residential Tourist Accommodation One	RTA-C1
Comprehensive Development One	CD1
Residential – Lower Cheakamus Comprehensive Development	R-LCCD
Residential Multiple Comprehensive Development Two	RM-CD2

LANDS NORTH ZONES

Commercial Residential One	CR1
Commercial Residential Two	CR2
Commercial Residential Three - Deleted	CR3
Commercial Residential Four	CR4
Commercial Residential Five - Deleted	CR5
Commercial Residential Six - Deleted	CR6
Commercial Mix One	CM1
Commercial Mix Two	CM2

LANDS NORTH ZONES

Local Convenience One	LC1
Local Convenience Two	LC2
Local Convenience Three	LC3
Local Convenience Four	LC4
Local Convenience Five	LC5
Lodge Accommodation One	LA1
Lodge Accommodation Two	LA2
Lodge Accommodation Three	LA3
Hotel Accommodation One	HA1
Hotel Accommodation Two	HA2
Lands North Residential	LNR
Lands North Residential Tourist Accommodation One	LNRT A1
Lands North Residential Tourist Accommodation Two	LNRT A2
Lands North Residential Tourist Accommodation Three	LNRT A3
Lands North Institutional	LNI
Lands North L	LNL
Lands North Parking - Deleted	LNP
Lands North Institutional Two	LNI2

INSTITUTIONAL ZONES

Institutional Art Museum One	IAM1
Institutional Church One	IC1
Institutional Church Two	IC2
Institutional School One	ISC1
Institutional Day Care One	ID1

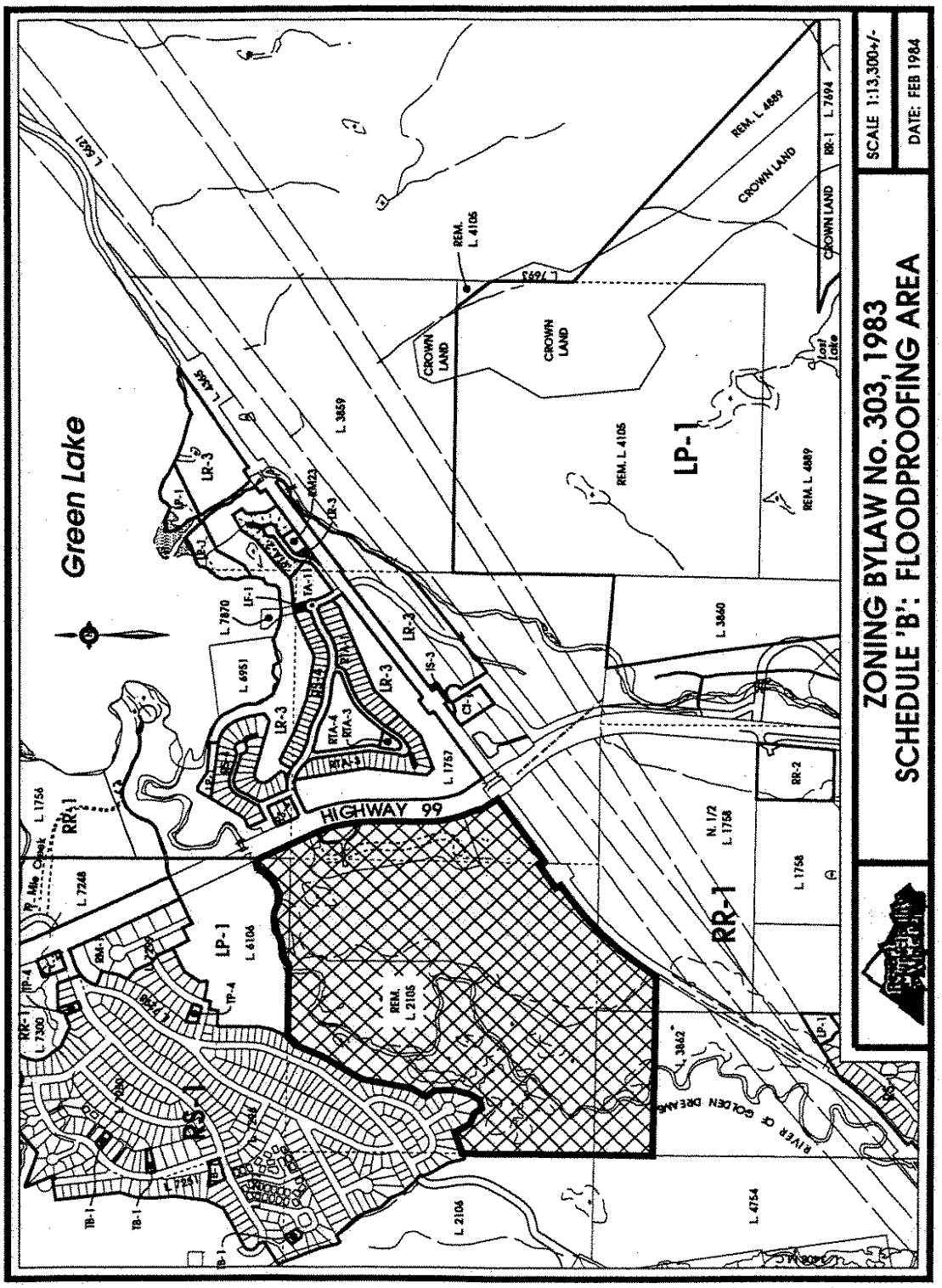
INSTITUTIONAL ZONES

Institutional Fire Hall One	IF1
Community Service Facility One	CSF1

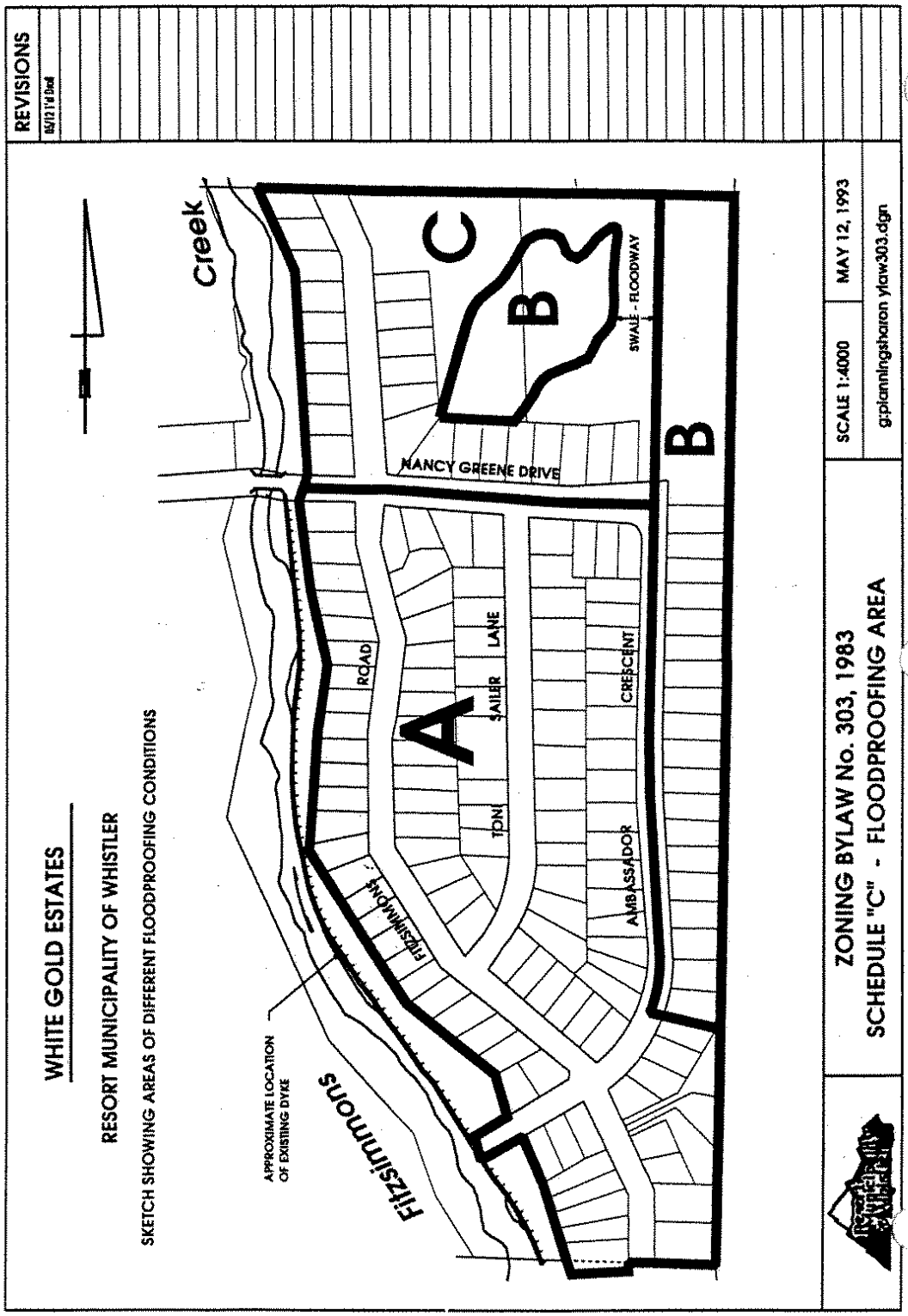
DEVELOPMENT AREA INDEX

DEVELOPMENT AREA	DEVELOPMENT AREA BYLAW	LAND USE CONTRACT BYLAW
A	Bylaw #45, 1977	Bylaw #81, 1977
B	Bylaw #51, 1977	Bylaw #85, 1978
C	Bylaw #87, 1978	Bylaw #87, 1978
D	Bylaw #21, 1978	Bylaw #108, 1978
E	Bylaw #100, 1979	Bylaw #105, 1978
F	Bylaw #99, 1978	Bylaw #107, 1978
G	Bylaw #44, 1977	Bylaw #104, 1978
H	Bylaw #43, 1976	Bylaw #93, 1978

SCHEDULE "B" - Flood Proofing Area - (Green Lake) (Bylaw No. 808)



SCHEDULE "C" – Flood Proofing Area – (White Gold Estates) (Bylaw No. 808)

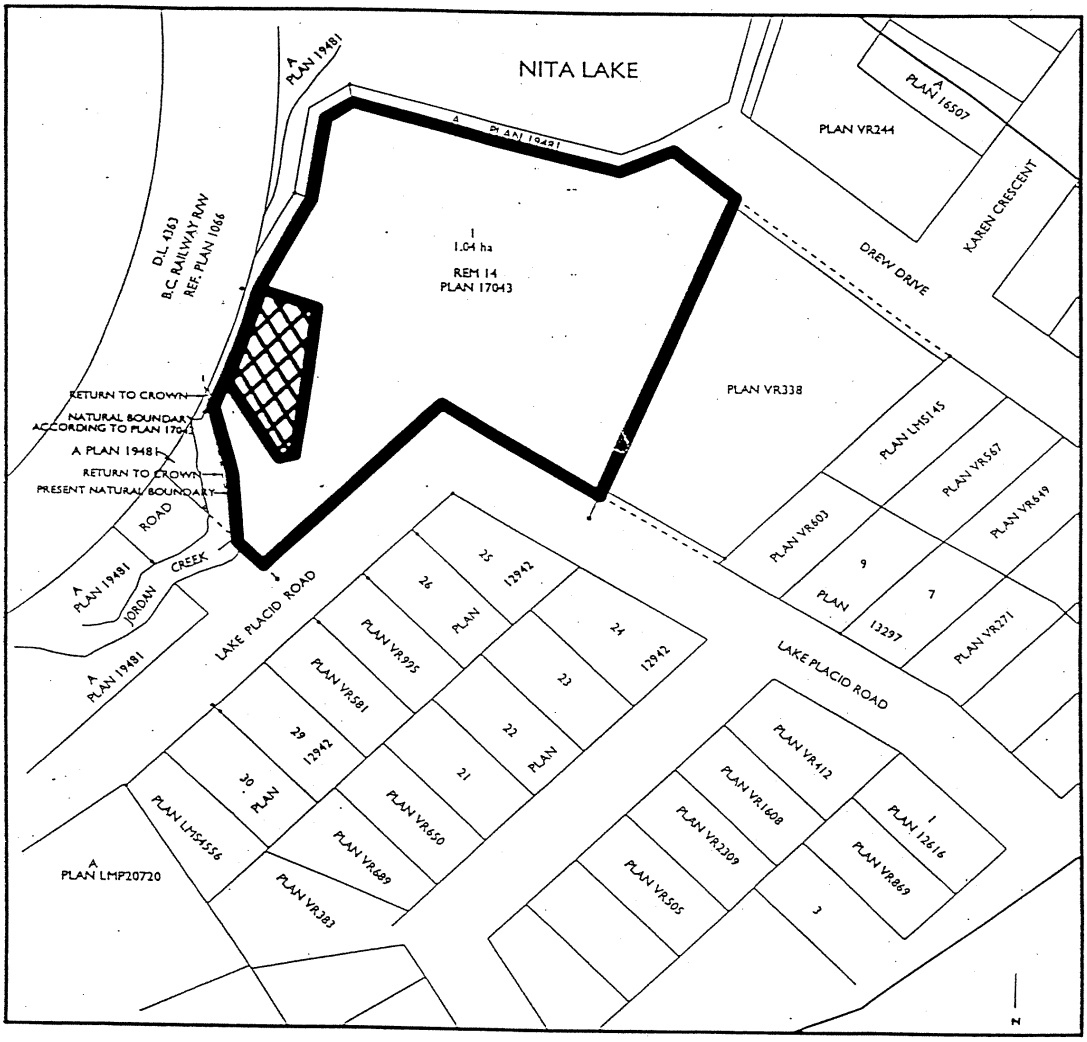

REVISIONS
WHITE GOLD ESTATES
RESORT MUNICIPALITY OF WHISTLER
SKETCH SHOWING AREAS OF DIFFERENT FLOODPROOFING CONDITIONS
Creek
NANCY GREENE DRIVE
SWALE - FLOODWAY
A
B
C
B
SAILER LANE
TONI ROAD
FITZSIMMONS CRESCENT
AMBASSADOR
Fitzsimmons
APPROXIMATE LOCATION OF EXISTING DYKE
ZONING BYLAW No. 303, 1983
SCHEDULE "C" - FLOODPROOFING AREA
SCALE 1:4000
MAY 12, 1993
g:planning\sharon ylaw303.dgn

SCHEDULE "D" – Liquor Sales – List of Retail Outlets (Bylaw No. 1615)

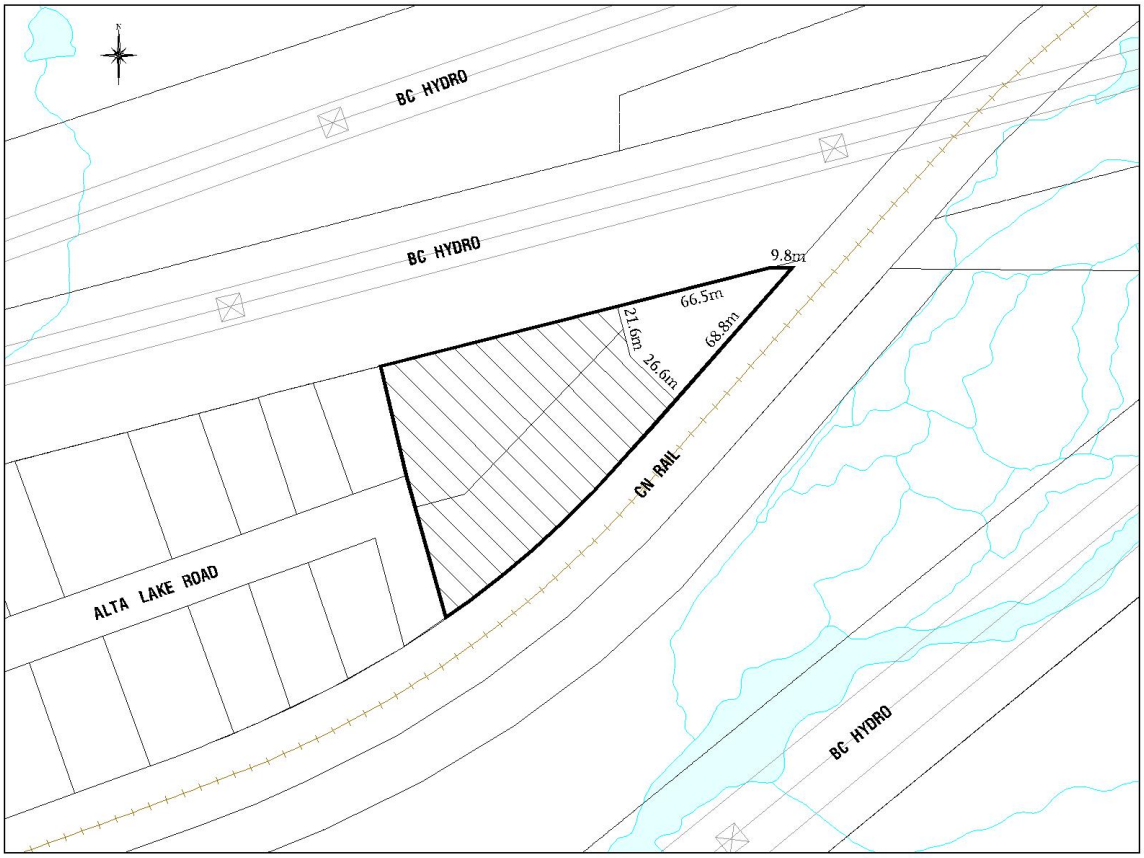
ADDRESS	LEGAL DESCRIPTION	PERMITTED LOCATION	PERMITTED SALES
1062 Millar Creek Road (Bylaw No. 2219, 2019)	Strata Lot 1 District Lot 4119 Group 1 NWD Strata Plan LMS2128 Parcel Identifier 023-193-468	Same as Legal Description	Liquor that is produced on the premises only
4211 Sunshine Place (Bylaw No. 2120)	Strata Lot 2, Strata Plan VR 790 District Lot 1902, Group 1, NWD Parcel Identifier 005-933-650	Same as Legal Description	No restrictions
101-4360 Lorimer Rd	Strata Lot 87, Strata Plan LMS 1148 District Lots 5028, 5275 & 7310, Group 1, NWD Parcel Identifier 018-530-893	Same as Legal Description	No restrictions
2129 Lake Placid Rd.	Strata Lot 23, Strata Plan VR 338, District Lot 4749, Group 1, NWD Parcel Identifier 003-306-542	Liquor License #194911 Approved Floor Plan As of December 16, 2002	No restrictions
1-4573 Chateau Blvd.	Strata Lot 102, Strata Plan VR 2266 District Lot 3866, Group 1, NWD Parcel Identifier 012-031-933	Same as Legal Description (Bylaw 2096)	No restrictions
102 - 4280 Mountain Square (Bylaw No. 2120)	Strata Lot 8, Strata Plan VR 1163 District Lot 3020, Group 1, NWD Parcel Identifier 006-361-773	Same as Legal Description	Beer and wine only
4119 Golfer's Approach	Strata Lot 2, Strata Plan VR873 District Lot 1902, Group 1, NWD Parcel Identifier 006-147-569	Same as Legal Description	Beer and wine only
205-2071 Lake Placid Rd (Bylaw No. 1662)	Strata Lot 19, Strata Plan LMS 4421, District Lots 4749 and 5316, Group 1,	Same as Legal Description	No restrictions

ADDRESS	LEGAL DESCRIPTION	PERMITTED LOCATION	PERMITTED SALES
1062 Millar Creek Road (Bylaw No. 2219, 2019)	Strata Lot 1 District Lot 4119 Group 1 NWD Strata Plan LMS2128 Parcel Identifier 023-193-468	Same as Legal Description	Liquor that is produced on the premises only
	NWD: PID: 025-991-809 Plan LMP 48648		
100 - 7015 Nesters Road (Bylaw No. 1731) (Bylaw No. 2120)	Strata Lot 20, Strata Plan VR 1843, District Lot 4753, Group 1, NWD, Parcel Identifier 025-711-571	Same as Legal Description	No restrictions
Rainbow Lands (Bylaw No. 1727) (Bylaw No. 2120)	Lot 9 DL 7302 Plan BCP38413 PID: 027-688-062	Floor areamaximum for packaged liquor sales as set our in CD1 Zone	No restrictions.
Olympic Plaza, 4365 Blackcomb Way, & 4334 Main St (Bylaw No. 2055)	Lot 1 District Lot 5028 New Westminster District Group 1, Plan LMP219, Except Plan LMP6463, & DL 5275, EP's LMP222 LMP224 LMP221 LMP226 LMP4764 LMP5302 LMP5532, Lot B District Lot 5272 Group 1 EP LMP24002 Plan LMP24001	Same as Legal Description	Temporary retail sales and sampling of packaged liquor in conjunction with an approved event.
Upper Village Stroll, 4545 Blackcomb Way (Bylaw No. 2055)	Lot 34 District Lot 3866 Plan 22981	Same as Legal Description	Temporary retail sales and sampling of packaged liquor in conjunction with an approved event.
Whistler Conference Centre 4010 Whistler Way (Bylaw No. 2055)	Lot 40 Except Portions In Plans 21429 And 22561 District Lot 1902 Plan 18662	Same as Legal Description	Temporary retail sales and sampling of packaged liquor indoors and in conjunction with an approved event.
4355 Blackcomb Way (Bylaw No. 2120)	Lot 8 Plan LMP219 DL 5028 NWD Gp 1 & DL 5275 EXPL Plan LMP24003 PID: 017-370-833	Same as Legal Description	Beer that is produced on the premises
1045 Millar Creek Road (Bylaw No. 2120)	Lot B, Plan BCP3043, DL 4119 NWD, Gp1& DL 7861 & 7862 PID: 025-562-029	Same as Legal Description	Beer that is produced on the premises
1212 Alpha Lake Road, Units 2 & 3 (Bylaw No. 2120)	Lots 2 & 3, Plan VAS2270, DL 4120 NWD, Gp1 & DL 6083 PIDs: 012-068-993 and 012-069-035	Same as Legal Description	Beer that is produced on the premises

SCHEDULE "E" – Flood Proofing Area – (Nita Lake) (Bylaw No. 1650)

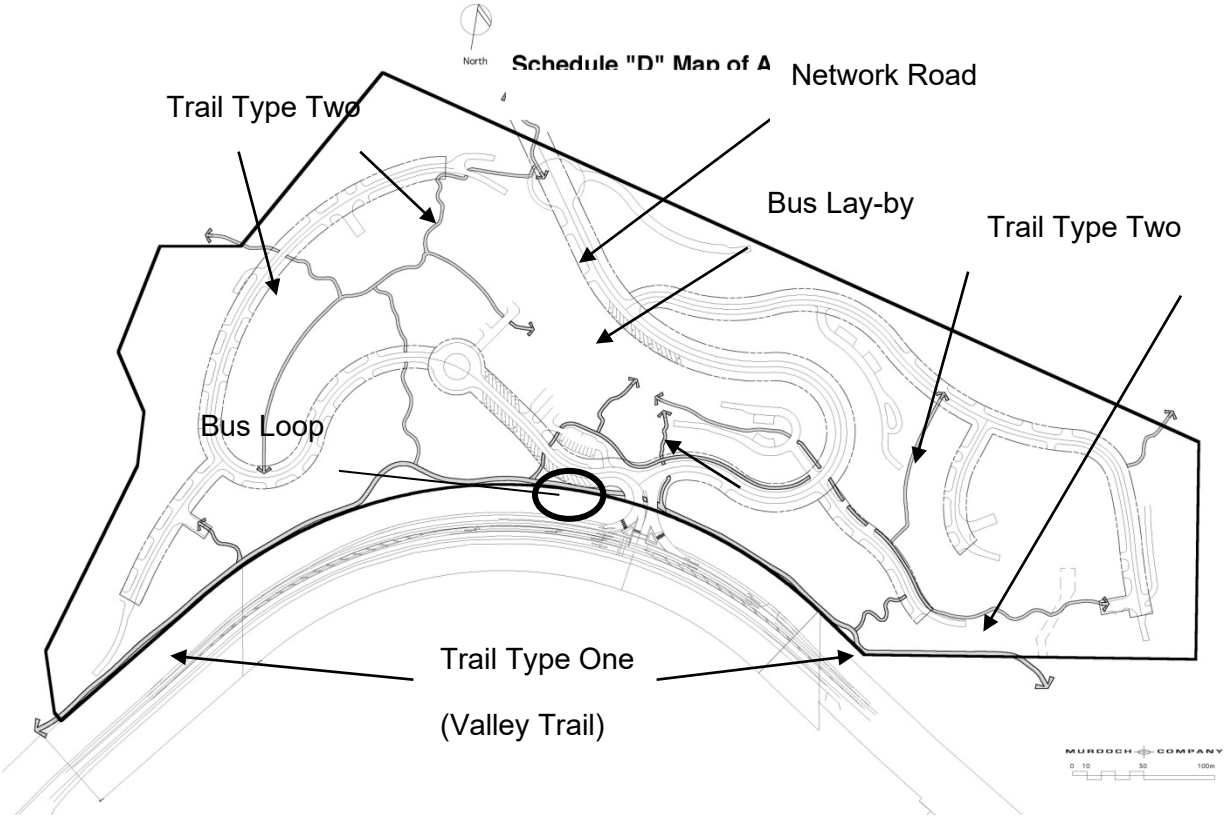


SCHEDULE "F" – Floor Space Ratio (Function Junction) (Bylaw No. 1771)



SCHEDULE "G" - Map of Amenities for CD1 Zone (Bylaw No. 1727)

Network Road with Bus Loop and Lay-bys, Trail Locations



SCHEDULE "H" - Motor Vehicle Specifications for CD1 Zone (Bylaw No. 1727)

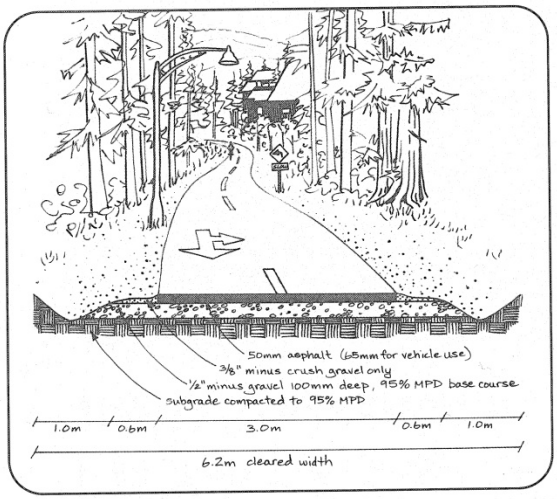
The following motor vehicles in a four door configuration, from the current model year are acceptable to meet the conditions of paragraph 52(6)(d) of Part 12:

1. TOYOTA MATRIX
2. MAZDA PROTÉGÉ
3. NISSAN CENTRA
4. HONDA CIVIC
5. FORD FOCUS

SCHEDULE "I" - Trail SRW Widths and Construction Standards for CD1 Zone (Bylaw No. 1727)

TRAIL TYPES

Trail Types[8] are a description of non-motorized trail tread characteristics. Trail Type I has the highest amount of traffic and the most impact on the environment of the trail types. Conversely, Trail Type V has little traffic and the trail tread is minimal.



TRAIL TYPE I

TYPE I

- plan as paved double-track trail for smooth, all weather use to provide access to village, parks and subdivisions
- use asphalt or chip-seal coat surfacing
- clear width to tread width plus 0.6 m gravel shoulder and adequate drainage on each side
- clear height to 3.0 m
- provide 2-3 m tread width
- provide illumination for night use if appropriate
- provide interpretive and directional signs, benches, viewing areas where appropriate



TRAIL TYPE II

TYPE II

- plan as surfaced double-track or single-track trail
- machine built
- remove all embedded trail obstacles
- use crushed limestone with fines, well-compacted gravel, or existing old roadbeds
- clear width to 5.0 m for double-track and 1.6 m for single-track trails
- clear height to 2.4 m
- provide 2-3 m tread width for double-track trails, 1 m for single-track trails
- provide illumination for night use if appropriate

[8] Sources for these classifications are: BC Parks; BC Forest Service and RMOW P-4 Risk Management, Trail Classifications, Schedule C

SCHEDULE "J" – CD1 Zone Housing Agreement – Terms and Conditions (Bylaw No. 1727)

1. Sale price for single-family lots in paragraph 52 (7) (a) is $110,000 plus any charges that have been paid under the Works & Services Charges Bylaws; Goods and Services Tax, if applicable; and, Property Transfer Tax.

2. Sale price for lots on which dwelling units described in paragraph 52 (7) (b) may be constructed is $65,000 per dwelling plus any charges that have been paid under the Works & Services Charges Bylaws; Goods and Services Tax, if applicable; and, Property Transfer Tax.

3. Specific amounts set out above are to be adjusted annually by a percentage equal to the Canada Core CPI.

4. Purchasers and occupants of price and occupancy restricted dwellings will be selected in priority from Whistler Housing Authority Ltd. (WHA) waiting lists and in the case of dwellings whose occupancy is restricted to persons over 55 years of age may be occupied by any resident if there are no such persons on the waiting lists.

5. Rental rates and or sale prices for the town house and the apartment dwellings described in paragraph 52 (7) (c) on the portion of the lands designated as Lot 9 on Schedule L shall be determined by the owner on the basis of actual construction and servicing costs, (including general contractor stipulated sum contract or construction management), actual hard and soft development costs, (hard and soft development costs shall include but not be limited to costs of financing, interest on financing and fees for professional services) zero land cost (cumulatively "Total Costs") and a development management fee including overhead in the amount of 7.5% percent of the Total Costs.

   The owner shall not be obliged to construct any building on the portion of the lands described as Lot 9 on Schedule L until it is economically viable to do so. The owner will consult with the Municipality and or its nominee as to the appropriate size of the residential dwellings on Lot 9. The Municipality will not be responsible for any costs of construction of any building built on the portion of the Lands described as Lot 9 on Schedule L. The Total Costs attributable to the residential dwelling built on the portion of the lands described as Lot 9 will be equitably allocated by the owner using generally accepted accounting principles utilizing full cost accounting. The owner will have regular audited (i.e. reviewed and commented on by an independent quantity surveyor) statements prepared throughout the building process and will provide copies to the Whistler Housing Authority Ltd. The allocation of Total Costs between residential dwellings and related areas and the commercial and related areas will be:

   (a) a combination of directly attributable costs, such as parking spaces required for either areas which will be a percentage of the total parking spaces, cost of kitchens and bathrooms in residential dwellings shall be allocated entirely to the residential dwellings, sprinklers required only for the non residential components shall be attributed solely to the non residential costs; and

(b) a cost allocation based solely on a square footage basis of the residential dwellings and related areas and the commercial and related areas.

Once the allocation of Total Costs has been completed the sale price and or rental rates for each residential dwellings and related areas will be determined by owner on an equitable basis.

6. The initial sale price for 10 dwellings described in paragraph 52 (7) (e) on the portion of the lands designated as Lot 11 to be occupied by persons over 55 years of age is at the owner's discretion and the increase in sale price at any subsequent resale is limited to the initial sale price plus an amount equal to the total of the annual increases since the date of the initial sale in the WHA index.

7. The initial rental rate for tenancies of 10 dwellings in paragraph 52 (7) (e) on the portion of the lands designated as Lot 11 for persons over 55 years of age is at the owner's discretion during the first year of occupancy and the rental rate for tenancies commencing after the first year of occupancy may be increased only by the maximum amount permitted by WHA Index for similar accommodation. Provided however that the owner may elect to sell more than 10 of the dwelling units described in paragraph 52 (7) (e) in which case the initial sale price will be determined in the same way as the initial sale price was determined for the 10 dwellings described in paragraph 52 (7) (e) and any subsequent sale price will be limited to the initial sale price plus an amount equal to the increases since the date of the annual increases since the date of the initial sale of the WHA Index.

8. The initial rental rate and sale prices for the dwellings to be provided pursuant to Section paragraph 52 (7) (d) are to be determined by the owner on the basis of Total Costs and a development management fee, including overhead, in the amount of 7.5% of the Total Costs.

SCHEDULE "K" – CD1 Zone Condition of Lands Prior to Transfer to Municipality (Bylaw No. 1727)

1. The lands have been prepared including clearing, grubbing, excavation and filling required for;

   (1) the placement of single family dwelling or duplex as context indicates, that may be built to the maximum floor area permitted under this bylaw, in a location which enables the retention of as many trees as possible; and

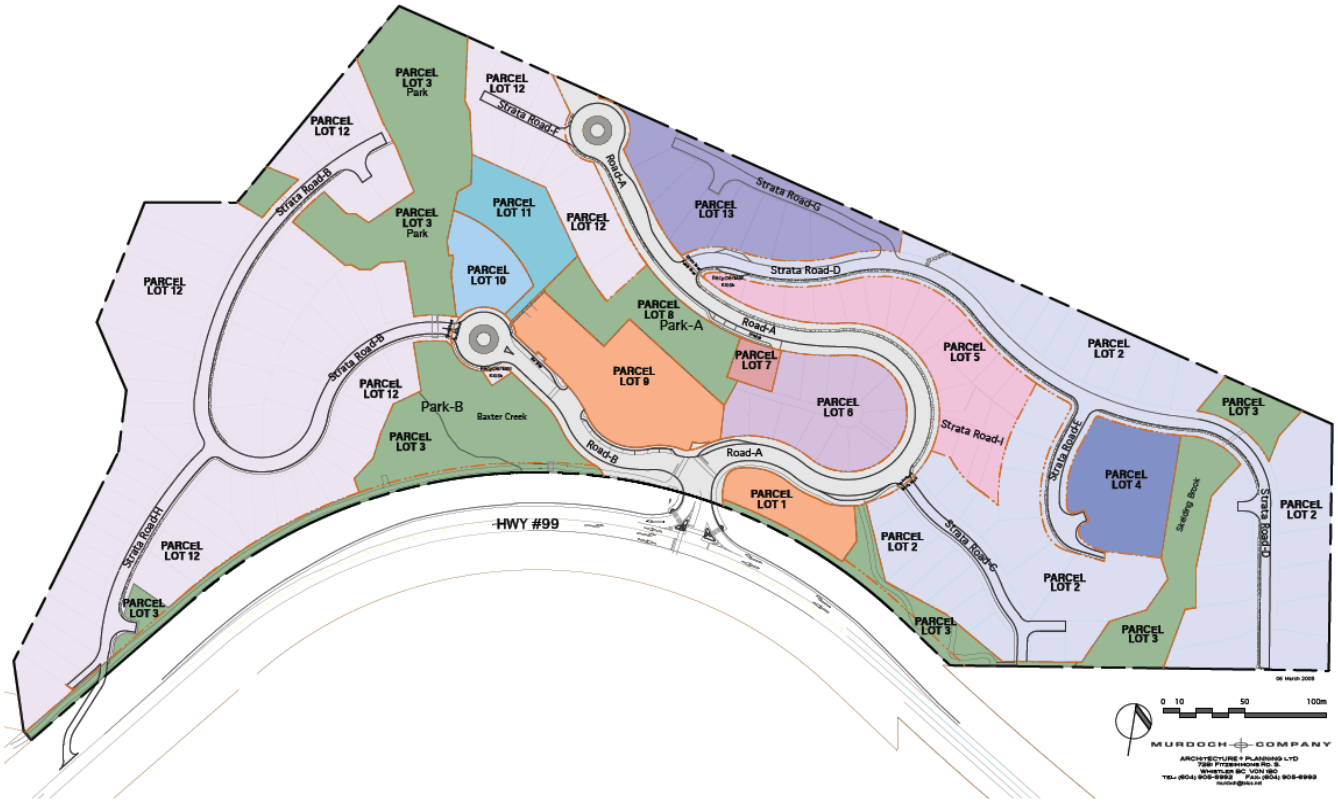
   (2) Vehicular access, (not blacktopped) to those lots which are higher than the adjacent roads.

2. Sewer and water utilities have been provided to the centre of each building site or the finished building as the context indicates.

3. A geotechnical engineer has certified that the lands are suitable to support the intended dwelling unit type.

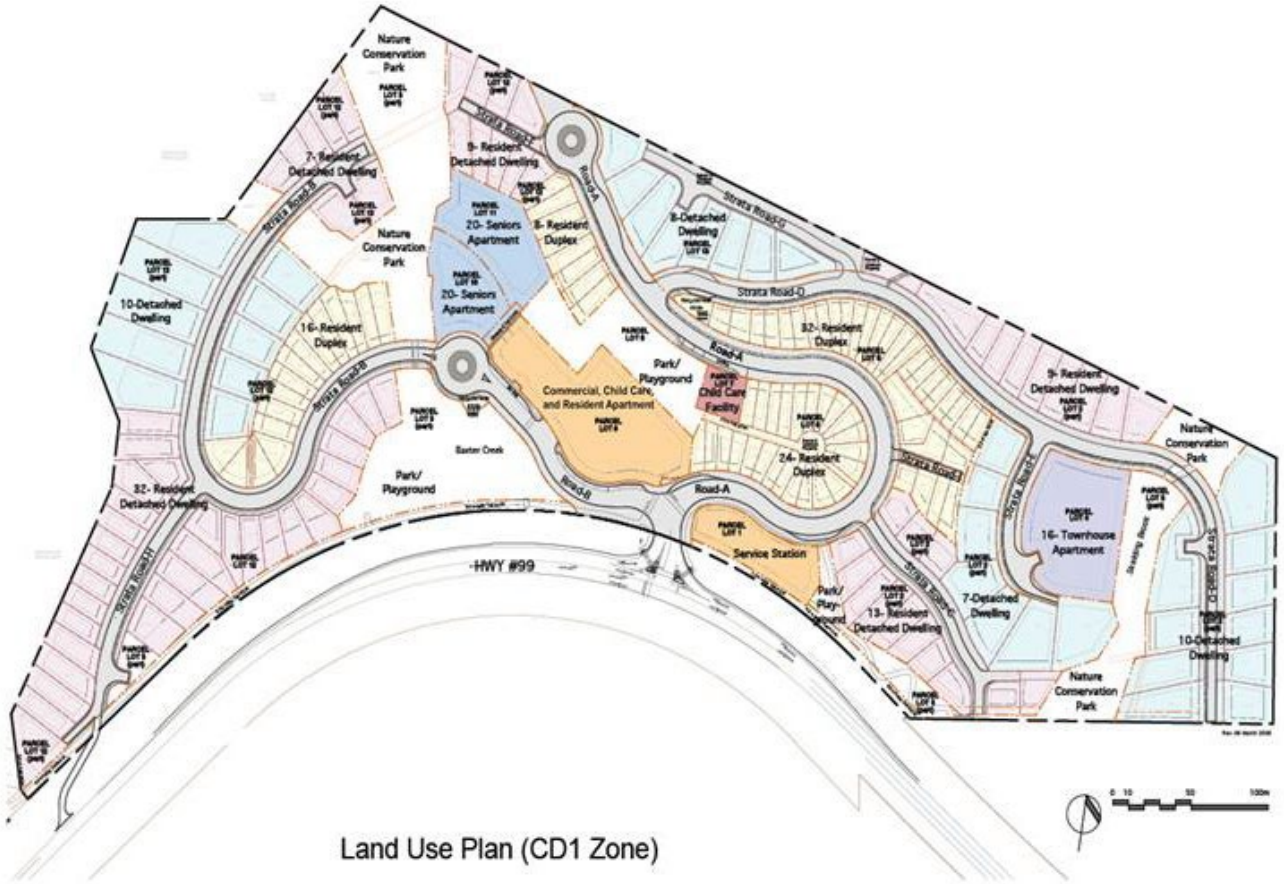
4. A geotechnical engineer has certified that the land is safe for the intended use.

SCHEDULE "L" - Initial Parcelization Plan CD1 Zone (Bylaw No. 1727)



Initial Parcelization Plan

SCHEDULE "M" – Land Use Plan of CD1 Zone with Table of Heights, Densities and Setbacks (Bylaw No. 1727)(Bylaw No. 2297)



Land Use Plan (CD1 Zone)

Strata Lot	Land Use	Maximum F.S.R.	Maximum G.F.A. (sq. m)	Setback (front/side/rear)	Maximum Height
		Parcel Lot 1			
S.L. 1	Service Station	0.1	223	2.5m/6m/5m	7.6m
		Parcel Lot 2			
S.L. 1	Resident detached dwelling	0.4	146	5m/2.5m/6m	7.6m
S.L. 2	Resident detached dwelling	0.4	183	5m/2.5m/6m	7.6m
S.L. 3	Resident detached dwelling	0.4	194	5m/2.5m/6m	7.6m
S.L. 4	Resident detached dwelling	0.4	205	5m/2.5m/6m	7.6m
S.L. 5	Resident detached dwelling	0.4	205	5m/2.5m/6m	7.6m
S.L. 6	Resident detached dwelling	0.4	192	5m/2.5m/6m	7.6m
S.L. 7	Resident detached dwelling	0.4	163	5m/2.5m/6m	7.6m
S.L. 8	Resident detached dwelling	0.4	194	5m/2.5m/6m	7.6m
S.L. 9	Resident detached dwelling	0.4	162	5m/2.5m/6m	7.6m
S.L. 10	Resident detached dwelling	0.4	191	5m/2.5m/6m	7.6m
S.L. 11	Detached dwelling	0.35	480	5m/3m/6m	8.2m
S.L. 12	Detached dwelling	0.35	428	5m/3m/6m	8.2m
S.L. 13	Detached dwelling	0.35	341	5m/3m/6m	8.2m
S.L. 14	Detached dwelling	0.35	321	5m/3m/6m	8.2m
S.L. 15	Resident detached dwelling	0.4	165	5m/2.5m/6m	7.6m
S.L. 16	Resident detached dwelling	0.4	159	5m/2.5m/6m	7.6m
S.L. 17	Resident detached dwelling	0.4	168	5m/2.5m/6m	7.6m
S.L. 18	Detached dwelling	0.35	258	5m/3m/6m	8.2m
S.L. 19	Detached dwelling	0.35	215	5m/3m/6m	8.2m
S.L. 20	Detached dwelling	0.35	277	5m/3m/6m	8.2m

Strata Lot	Land Use	Maximum F.S.R.	Maximum G.F.A. (sq. m)	Setback (front/side/rear)	Maximum Height
S.L. 21	Resident detached dwelling	0.4	205	5m/2.5m/6m	7.6m
S.L. 22	Resident detached dwelling	0.4	156	5m/2.5m/6m	7.6m
S.L. 23	Resident detached dwelling	0.4	190	5m/2.5m/6m	7.6m
S.L. 24	Resident detached dwelling	0.4	205	5m/2.5m/6m	7.6m
S.L. 25	Resident detached dwelling	0.4	205	5m/2.5m/6m	7.6m
S.L. 26	Resident detached dwelling	0.4	205	5m/2.5m/6m	7.6m
S.L. 27	Resident detached dwelling	0.4	205	5m/2.5m/6m	7.6m
S.L. 28	Resident detached dwelling	0.4	205	5m/2.5m/6m	7.6m
S.L. 29	Resident detached dwelling	0.4	205	5m/2.5m/6m	7.6m
S.L. 30	Detached dwelling	0.35	515	5m/3m/6m	8.2m
S.L. 31	Detached dwelling	0.35	293	5m/3m/6m	8.2m
S.L. 32	Detached dwelling	0.35	312	5m/3m/6m	8.2m
S.L. 33	Detached dwelling	0.35	357	5m/3m/6m	8.2m
S.L. 34	Detached dwelling	0.35	259	5m/3m/6m	7.6m
S.L. 35	Detached dwelling	0.35	243	5m/3m/6m	7.6m
S.L. 36	Detached dwelling	0.35	239	5m/3m/6m	7.6m
S.L. 37	Detached dwelling	0.35	242	5m/3m/6m	7.6m
S.L. 38	Detached dwelling	0.35	275	5m/3m/6m	7.6m
S.L. 39	Detached dwelling	0.35	543	5m/3m/6m	7.6m
		Parcel Lot 3			
	Nature conservation park				
	Park and playground				

Strata Lot	Land Use	Maximum F.S.R.	Maximum G.F.A. (sq. m)	Setback (front/side/rear)	Maximum Height
		Parcel Lot 4			
	Townhouse and apartment dwellings	0.5	2370	6m/6m/6m	12m
		Parcel Lot 5			
S.L. 1	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 2	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 3	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 4	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 5	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 6	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 7	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 8	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 9	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 10	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 11	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 12	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m

Strata Lot	Land Use	Maximum F.S.R.	Maximum G.F.A. (sq. m)	Setback (front/side/rear)	Maximum Height
S.L. 13	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 14	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 15	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 16	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 17	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 18	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 19	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 20	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 21	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 22	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 23	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 24	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 25	One half resident duplex dwelling	0.5	115	5m/2.5m/3.5m	8.2m
S.L. 26	One half resident duplex dwelling	0.5	115	5m/2.5m/3.5m	8.2m

Strata Lot	Land Use	Maximum F.S.R.	Maximum G.F.A. (sq. m)	Setback (front/side/rear)	Maximum Height
S.L. 27	One half resident duplex dwelling	0.5	115	4.5m/2.5m/6m	8.2m
S.L. 28	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 29	One half resident duplex dwelling	0.5	115	2.5m/2.5m/6m	8.2m
S.L. 30	One half resident duplex dwelling	0.5	115	4.5m/2.5m/6m	8.2m
S.L. 31	One half resident duplex dwelling	0.5	115	6.5m/2.5m/6m	8.2m
S.L. 32	One half resident duplex dwelling	0.5	115	8.5m/2.5m/6m	8.2m
		Parcel Lot 6:			
S.L. 1	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
S.L. 2	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
S.L. 3	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
S.L. 4	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
S.L. 5	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
S.L. 6	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
S.L. 7	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m

Strata Lot	Land Use	Maximum F.S.R.	Maximum G.F.A. (sq. m)	Setback (front/side/rear)	Maximum Height
S.L. 8	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
S.L. 9	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
S.L. 10	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
S.L. 11	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
S.L. 12	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
S.L. 13	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
S.L. 14	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
S.L. 15	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
S.L. 16	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
S.L. 17	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
S.L. 18	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
S.L. 19	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
S.L. 20	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
S.L. 21	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m

Strata Lot	Land Use	Maximum F.S.R.	Maximum G.F.A. (sq. m)	Setback (front/side/rear)	Maximum Height
S.L. 22	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
S.L. 23	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
S.L. 24	One half resident duplex dwelling	0.52	129	5m/2.5m/6m	8.2m
		Parcel Lot 7			
	Child care facility	0.5	361	6m/6m/6m	12m
		Parcel Lot 8			
	Park and playground				
		Parcel Lot 9			
	Commercial, child care facility, and resident apartment	1.1	7106	6m/6m/6m	16m
		Parcel Lot 10			
	Seniors apartment or townhouse (20)	0.75	1688	6m/6m/6m	12m
		Parcel Lot 11			
	Seniors apartment or townhouse (20)	0.75	2423	6m/6m/6m	12m
		Parcel Lot 12			
S.L. 1	Resident detached dwelling	0.4	182	5m/2.5m/6m	7.6m
S.L. 2	Resident detached dwelling	0.4	158	5m/2.5m/6m	7.6m
S.L. 3	Resident detached dwelling	0.4	162	5m/2.5m/6m	7.6m
S.L. 4	Resident detached dwelling	0.4	173	5m/2.5m/6m	7.6m

Strata Lot	Land Use	Maximum F.S.R.	Maximum G.F.A. (sq. m)	Setback (front/side/rear)	Maximum Height
S.L. 5	Resident detached dwelling	0.4	175	5m/2.5m/6m	7.6m
S.L. 6	Resident detached dwelling	0.4	172	5m/2.5m/6m	7.6m
S.L. 7	Resident detached dwelling	0.4	204	2.5m/2.5m/13.8m	7.6m
S.L. 8	Resident detached dwelling	0.4	172	2.5m/2.5m/13.8m	7.6m
S.L. 9	Resident detached dwelling	0.4	170	2.5m/2.5m/13.8m	7.6m
S.L. 10	Resident detached dwelling	0.4	197	2.5m/2.5m/13.8m	7.6m
S.L. 11	Resident detached dwelling	0.4	189	2.5m/2.5m/13.8m	7.6m
S.L. 12	Resident detached dwelling	0.4	183	2.5m/R=5m,L=2.5/6m	7.6m
S.L. 13	Resident detached dwelling	0.4	205	2.5m/2.5m/13.8m	7.6m
S.L. 14	Resident detached dwelling	0.4	205	2.5m/2.5m/13.8m	7.6m
S.L. 15	Resident detached dwelling	0.4	205	2.5m/2.5m/13.8m	7.6m
S.L. 16	Resident detached dwelling	0.4	205	2.5m/2.5m/13.8m	7.6m
S.L. 17	Resident detached dwelling	0.4	205	5m/2.5m/6m	7.6m
S.L. 18	Resident detached dwelling	0.4	198	5m/2.5m/6m	7.6m
S.L. 19	Resident detached dwelling	0.4	205	5m/2.5m/6m	7.6m
S.L. 20	Resident detached dwelling	0.4	205	5m/2.5m/6m	7.6m
S.L. 21	Resident detached dwelling	0.4	205	5m/2.5m/6m	7.6m
S.L. 22	Resident detached dwelling	0.4	150	5m/2.5m/6m	7.6m
S.L. 23	Resident detached dwelling	0.4	145	5m/2.5m/6m	7.6m
S.L. 24	Resident detached dwelling	0.4	144	5m/2.5m/6m	7.6m
S.L. 25	Resident detached dwelling	0.4	146	5m/2.5m/6m	7.6m
S.L. 26	Resident detached dwelling	0.4	151	5m/2.5m/6m	7.6m

Strata Lot	Land Use	Maximum F.S.R.	Maximum G.F.A. (sq. m)	Setback (front/side/rear)	Maximum Height
S.L. 27	Resident detached dwelling	0.4	158	5m/2.5m/6m	7.6m
S.L. 28	Resident detached dwelling	0.4	168	5m/2.5m/6m	7.6m
S.L. 29	Resident detached dwelling	0.4	205	5m/2.5m/6m	7.6m
S.L. 30	Resident detached dwelling	0.4	172	5m/2.5m/6m	7.6m
S.L. 31	Resident detached dwelling	0.4	205	5m/2.5m/6m	7.6m
S.L. 32	Resident detached dwelling	0.4	205	5m/2.5m/6m	7.6m
S.L. 33	Detached dwelling	0.35	459	5m/3m/25m	7.6m
S.L. 34	Detached dwelling	0.35	490	5m/3m/25m	7.6m
S.L. 35	Detached dwelling	0.35	494	5m/3m/25m	7.6m
S.L. 36	Detached dwelling	0.35	497	5m/3m/25m	7.6m
S.L. 37	Detached dwelling	0.35	543	5m/3m/25m	7.6m
S.L. 38	Detached dwelling	0.35	354	5m/3m/6m	7.6m
S.L. 39	Detached dwelling	0.35	289	5m/3m/6m	7.6m
S.L. 40	Detached dwelling	0.35	268	5m/3m/6m	7.6m
S.L. 41	Detached dwelling	0.35	250	5m/3m/6m	7.6m
S.L. 42	Detached dwelling	0.35	281	5m/3m/6m	7.6m
S.L. 43	One half resident duplex dwelling	0.45	156	5m/2.5m/6m	7.6m
S.L. 44	One half resident duplex dwelling	0.45	154	5m/2.5m/6m	7.6m
S.L. 45	One half resident duplex dwelling	0.45	143	5m/2.5m/6m	7.6m
S.L. 46	One half resident duplex dwelling	0.45	145	5m/2.5m/6m	7.6m

Strata Lot	Land Use	Maximum F.S.R.	Maximum G.F.A. (sq. m)	Setback (front/side/rear)	Maximum Height
S.L. 47	One half resident duplex dwelling	0.45	134	5m/2.5m/6m	7.6m
S.L. 48	One half resident duplex dwelling	0.45	139	5m/2.5m/6m	7.6m
S.L. 49	One half resident duplex dwelling	0.45	125	5m/2.5m/6m	7.6m
S.L. 50	One half resident duplex dwelling	0.45	133	5m/2.5m/6m	7.6m
S.L. 51	One half resident duplex dwelling	0.45	136	5m/2.5m/6m	7.6m
S.L. 52	One half resident duplex dwelling	0.45	142	5m/2.5m/6m	7.6m
S.L. 53	One half resident duplex dwelling	0.45	160	5m/2.5m/6m	7.6m
S.L. 54	One half resident duplex dwelling	0.45	168	5m/2.5m/6m	7.6m
S.L. 55	One half resident duplex dwelling	0.45	177	5m/2.5m/6m	7.6m
S.L. 56	One half resident duplex dwelling	0.45	156	5m/2.5m/6m	7.6m
S.L. 57	One half resident duplex dwelling	0.45	157	5m/2.5m/6m	7.6m
S.L. 58	One half resident duplex dwelling	0.45	171	5m/2.5m/6m	7.6m
S.L. 59	Resident detached dwelling	0.4	166	5m/2.5m/6m	7.6m
S.L. 60	Resident detached dwelling	0.4	148	5m/2.5m/6m	7.6m
S.L. 61	Resident detached dwelling	0.4	146	5m/2.5m/6m	7.6m
S.L. 62	Resident detached dwelling	0.4	166	5m/2.5m/6m	7.6m

Strata Lot	Land Use	Maximum F.S.R.	Maximum G.F.A. (sq. m)	Setback (front/side/rear)	Maximum Height
S.L. 63	Resident detached dwelling	0.4	205	5m/2.5m/6m	7.6m
S.L. 64	Resident detached dwelling	0.4	205	5m/2.5m/6m	7.6m
S.L. 65	Resident detached dwelling	0.4	205	5m/2.5m/6m	7.6m
S.L. 66	Resident detached dwelling	0.4	205	5m/2.5m/6m	7.6m
S.L. 67	Resident detached dwelling	0.4	155	5m/2.5m/6m	7.6m
S.L. 68	Resident detached dwelling	0.4	159	5m/2.5m/6m	7.6m
S.L. 69	Resident detached dwelling	0.4	196	5m/2.5m/6m	7.6m
S.L. 70	Resident detached dwelling	0.4	192	5m/2.5m/6m	7.6m
S.L. 71	Resident detached dwelling	0.4	163	5m/2.5m/6m	7.6m
S.L. 72	Resident detached dwelling	0.4	148	5m/2.5m/6m	7.6m
S.L. 73	Resident detached dwelling	0.4	140	5m/2.5m/6m	7.6m
S.L. 74	Resident detached dwelling	0.4	146	5m/2.5m/6m	7.6m
S.L. 75	One half resident duplex dwelling	0.45	134	2.5m/2.5m/6m	8.2m
S.L. 76	One half resident duplex dwelling	0.45	140	2.5m/2.5m/6m	8.2m
S.L. 77	One half resident duplex dwelling	0.45	161	2.5m/2.5m/6m	8.2m
S.L. 78	One half resident duplex dwelling	0.45	161	2.5m/2.5m/6m	8.2m
S.L. 79	One half resident duplex dwelling	0.45	150	2.5m/2.5m/6m	8.2m
S.L. 80	One half resident duplex dwelling	0.45	149	2.5m/2.5m/6m	8.2m
S.L. 81	One half resident duplex dwelling	0.45	154	2.5m/2.5m/6m	8.2m

Strata Lot	Land Use	Maximum F.S.R.	Maximum G.F.A. (sq. m)	Setback (front/side/rear)	Maximum Height
S.L. 82	One half resident duplex dwelling	0.45	156	2.5m/2.5m/6m	8.2m
		Parcel Lot 13			
S.L. 1	Detached dwelling	0.35	325	5m/3m/6m	8.2m
S.L. 2	Detached dwelling	0.35	325	5m/3m/6m	8.2m
S.L. 3	Detached dwelling	0.35	325	5m/3m/6m	8.2m
S.L. 4	Detached dwelling	0.35	325	5m/3m/6m	8.2m
S.L. 5	Detached dwelling	0.35	325	5m/3m/6m	8.2m
S.L. 6	Detached dwelling	0.35	321	5m/3m/6m	8.2m
S.L. 7	Detached dwelling	0.35	316	5m/3m/6m	8.2m
S.L. 8	Detached dwelling	0.35	325	5m/3m/6m	8.2m

SCHEDULE "N" – Form of Housing Agreement – RTA-C1 Zone (Bylaw No. 1650)

LAND TITLE ACT
FORM C
(Section 233)
Province of British Columbia

GENERAL INSTRUMENT – PART 1 (This area for Land Title Office use) PAGE 1 of 3 pages

1. APPLICATION: (*Name, address, phone number and signature or applicant, applicant's solicitor or agent***)**

_____

Applicant's Solicitor

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF THE LAND: *
(PID) (Legal Description)

3. NATURE OF INTEREST:*

DESCRIPTION	DOCUMENT REFERENCE (Page and Paragraph)	PERSON ENTITLED TO INTEREST
Section 219 Covenant	Standard Charge Terms Entire Instrument	Transferee
(includes rent charge and indemnity)	Clauses 14 and 15, page 6 of Standard Charge Terms	Transferee
	Clause 20, page 7 of Standard Charge Terms	Transferee

4. TERMS:
Part 2 of this instrument consist of (select one only):

(a)	Filed Standard Charge Terms	[X]	D.F.Number ST980010
(b)	Express Charge Terms	[ ]	Annexed as Part 2
(c)	Release	[ ]	There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in item 3 is released of discharged as a charge on the land described in item 2.

5. **TRANSFEROR(S):** *
(Inc. No.)

6. TRANSFEREE(S): (including postal address(es) and postal code(s)) *

RESORT MUNICIPALITY OF WHISTLER, a municipality incorporated under the Resort Municipality of Whistler Act, R.S.B.C. 1996, c.407, and having an address at 4325 Blackcomb Way, Whistler, British Columbia, V0N 1B4

7. ADDITIONAL OR MODIFIED TERMS: *

SEE SCHEDULE

8. EXECUTION(S): ** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)	**Execution Date** Y	M	D	**Party(ies) Signature(s)**
(Must be executed in black ink)				(Must be executed in black ink.)
				_____
				_____
				RESORT MUNICIPALITY OF WHISTLER by its authorized signatory(ies):
_____ Name:				
				_____ Mayor:
_____ Name:				_____ Clerk:
(as to both signatures)				

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

* If space insufficient, enter “SEE SCHEDULE” and attach schedule in Form E.

LAND TITLE ACT
FORM E

SCHEDULE Page 3

Enter the required information in the same order as the information must appear on the Freehold Transfer Form, Mortgage Form or General Document form.

7. **ADDITIONAL OR MODIFIED TERMS:**

The Transferor acknowledges and agrees that:

(a) "Original Rent Per Square Foot" means not exceeding $1.25 per square foot;

(b) the Transferor will build ____ Employee Units;

(c) the defined terms used in this Form C have been defined in the Standard Charge Terms filed under No. ST980010;

(d) the Gross Floor Area for each of the Employee Units is that area expressed in "square feet" shown corresponding to the Employee Unit on the Strata Plan filed or to be filed in respect of the Land;

(e) "CPI" means the All-Items Consumer Price Index for Vancouver, B.C., published from time to time by Statistics Canada, or its successor in function, where 1999 = 100;

(f) by executing this General Instrument – Part 1, the Transferor acknowledges that it has received from the Transferee:

(i) a true copy of the set of the Standard Charge Terms filed under No. ST980010;

(ii) details of Municipality's criteria for selection of Tenants of the Employee Units which apply at the time of execution of this Form C; and

(iii) a copy of minimum construction standards of the Municipality in place at the time of the signing of this General Instrument referred to in section 3.e. of the Standard Terms filed under No. ST980010.

END OF DOCUMENT

STANDARD CHARGE TERMS

FILED BY: RESORT MUNICIPALITY OF WHISTLER

STANDARD HOUSING AGREEMENT, 219 COVENANT AND RENT CHARGE AND INDEMNITY

The following standard charge terms will be incorporated by reference in every Section 219 covenant and housing agreement in which the set is referred to by its filing number as provided by Section 235 of the Land Title Act.

WHEREAS:

A. Section 219 of the Land Title Act permits the registration of a covenant of a negative or positive nature in favour of the Resort Municipality of Whistler (the "Municipality") in respect of the use of land or construction on land;

B. The Owner (hereinafter defined) is the registered owner of the Land (hereinafter defined);

C. The Owner and the Municipality wish to enter into this Agreement to provide for affordable employee housing on the terms and conditions set out in this Agreement, and this Agreement is both a covenant under section 219 of the Land Title Act and a housing agreement under s.905 of the Local Government Act.

THIS AGREEMENT is evidence that in consideration of the mutual promises contained in it and in consideration of the payment of $2.00 by the Municipality to the Owner, the receipt and sufficiency of which is hereby acknowledged by the Owner, the parties agree as follows:

PART I – DEFINITIONS

1. In this Agreement the following words have the following meanings:

    a. "Agreement" means these standard charge terms together with the General Instrument (hereinafter defined);

    b. "Assessed Value" means the most recent assessed value of the real property as determined by the assessment authority in which the real property is situated. If such value is not available, then the Assessed Value means the highest price in terms of money that the real property will fetch under all conditions requisite to a fair sale with the buyer and seller each acting prudently, knowledgably and assuming the price is not effected by undue stimulus as estimated by a real estate appraiser accredited in the jurisdiction in which the real property is located;

    c. “CPI” means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function, where Occupancy Permit Year (hereinafter defined) = 100;

d. “Daily Amount” means $100.00 per day as of December 31, 2000 adjusted thereafter by an amount determined by multiplying $100.00 by the percentage change in the CPI since December 31, 2000 to January 1 of the year that a written notice is delivered to the owner by the Municipality pursuant to section 24 herein;

e. “Dispose” means to transfer by any method, and includes assign, give, sell, grant, charge, convey, bequeath, devise, lease, rent or sublet, divest, release, and agree to do any of those things;

f. "Dwelling Units" means all residential dwelling units located or to be located on the Land whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, into which ownership or right of possession or occupation of the Land may be Subdivided (hereinafter defined);

g. "Employee" means a Qualified Person (hereinafter defined) who is either employed or self-employed for an average of not less than 20 hours per week over the most recent twelve months and whose principal place of employment or business during that time is located within the boundaries of the Resort Municipality of Whistler;

h. "Employee Unit" means a Dwelling Unit designated as an employee unit in accordance with Part II herein to be used, occupied and disposed of in accordance with this Agreement;

i. "General Instrument" means the Form C under the Land Title (Transfer Forms) Regulations, as amended, and all schedules and addenda to the Form C charging the Land and citing these Standard Charge Terms;

j. "Gross Floor Area" means the habitable gross floor area of each Employee Unit and includes enclosed sunrooms but does not include crawl spaces, open patios, open balconies or parking spaces. If the Employee Unit is a strata lot as defined by the Strata Property Act, the gross floor area measurements will be based on the gross floor area shown corresponding to the Employee Unit on the Strata Plan filed in the LTO (hereinafter defined) in respect of the Land. If the Employee Unit is not a strata lot as defined by the Strata Property Act, the gross floor area measurements will be made in accordance with the procedure for determining gross floor area set out in the Strata Property Act as if the Employee Unit were a strata lot;

k. “Interest” means the property interest of the Owner in an Employee Unit;

l. "Land" means the land described in Item 2 of the General Instrument and any part into which said land is Subdivided;

m. "LTO" means the New Westminster/Vancouver Land Title Office or its successor;

n. "Occupancy Permit Year" means the calendar year in which the Municipality issues an occupancy permit for an Employee Unit;

o. “Original Rent” means $1.25 per square foot per month;

p. "Owner" means the Transferor described in the General Instrument and any subsequent owner of the Land or of any part into which the Land is Subdivided, and includes any person who is a registered owner in fee simple of an Employee Unit from time to time;

q. “Prime Rate” means the annual rate of interest, expressed as a percentage, used as a reference rate by the Royal Bank of Canada at its main branch in Vancouver, British Columbia for Canadian dollar loans and designated by the Royal Bank of Canada from time to time as its prime rate;

r. "Qualified Person" means a person who does not own, either directly or indirectly through a trust, business asset, or otherwise, any interest in real property anywhere in the world unless, at the time that such person applies for an Employee Unit:

i. the Assessed Value of all the real property he or she owns does not exceed 60% of the Assessed Value of the Employee Unit; or

ii. the real property he or she owns is:

(1) less than 400 square feet in area,

(2) less than 650 square feet in area and it is the principal residence of two individuals,

(3) less than 850 square feet in area and it is the principal residence of that person and at least one child, or

(4) less than 1200 square feet in area and it is the principal residence of that person and at least two children; and

that person enters into an agreement with the Municipality to sell his or her interest in the real property within the time period specified by the Municipality, acting reasonably, or that person enters into an agreement with the Municipality with respect to the real property and the Employee Unit on terms acceptable to the Municipality in its sole discretion;

s. "Retiree" means a Qualified Person who has ceased employment and who was an Employee for 5 of the 6 years immediately preceding the date on which the individual ceased employment;

t. "RFR" means a right of first refusal and option to purchase the Land granted or to be granted by the Owner to the Municipality;

u. “Subdivide” means to divide, apportion, consolidate or subdivide the Land, or the ownership or right to possession or occupation of the Land into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the Land Title Act, the Strata Property Act, or otherwise, and

includes the creation, conversion, organization or development of “cooperative units” or “shared interests in land” as defined in the Real Estate Act;

v. "Tenancy Agreement" means a tenancy agreement, lease, license or other agreement granting rights to occupy an Employee Unit;

w. "Tenant" means an occupant of an Employee Unit by way of a Tenancy Agreement.

PART II - USE OF LAND AND CONSTRUCTION OF EMPLOYEE UNITS

2. The Owner covenants and agrees with the Municipality that:

a. the Land will not be developed and no building or structure will be constructed on the Land unless:

i. as part of the construction and development of any such building or structure, the Owner also designs and constructs to completion, in accordance with a building permit issued by the Municipality and in accordance with any development permit issued by the Municipality, at least the number of Employee Units on the Land specified in the General Instrument; and

ii. if required by the Municipality in its sole discretion, an RFR is fully registered against title to the Land in the LTO, with priority as set out in section 2(e) herein;

b. the number of Dwelling Units on the Land will not exceed the number of Dwelling Units specified in the General Instrument;

c. the Owner will meet or exceed the construction standards for Employee Units as specified by the Municipality in a development permit issued by the Municipality in respect of development on the Land;

d. the Owner will at all times ensure that the Land is used and occupied in compliance with all statutes, laws, regulations, and orders of any authority having jurisdiction and without limiting the generality of the foregoing all bylaws of the Municipality and all federal, provincial, municipal or local laws, statutes or ordinances relating to environmental matters, including all rules, regulations, policies, guidelines, criteria or the like promulgated under or pursuant to any such laws; and

e. the Owner will do everything necessary, at the Owner’s expense, to ensure that this Agreement and an RFR, if required, will be registered against title to the Land in priority to all charges and encumbrances which may have been registered or are pending registration against title to the Land save and except those specifically approved in writing by the Municipality or in favour of the Municipality.

3. If not all the Dwelling Units on the Land are to be used as Employee Units the owner will not apply for a discharge of this Agreement pursuant to section 6 in respect of any Dwelling Unit, and the Municipality will be under no obligation to provide such discharge, unless at the time that the Owner applies for the discharge the Owner is not in breach of any of its obligations under this Agreement and there are [insert the number of Employee Units stipulated in the General Instrument] other Dwelling Units on the Land which:

    a. are designated as Employee Units pursuant to section 4 and for which occupancy permits have been issued by the Municipality and which are and always have been used, occupied and Disposed of in compliance with this Agreement;

    b. are not designated as Employee Units but the location of which has been approved in writing by the Municipality for use as Employee Units and for which occupancy permits have been issued by the Municipality and which are not and have never been Disposed of, used or occupied; or

    c. are otherwise acceptable to the Municipality in its sole discretion upon conditions the Municipality considers necessary in its sole discretion, to ensure that the Owner fully complies with its obligations under this Agreement.

    For greater certainty, any combination of Dwelling Units referred to in a, b and c will suffice to meet the requirements of this section 3, provided that the total of the combination of Dwelling Units referred to in a, b and c is equal to or greater than the number of Employee Units specified in the General Instrument;

4. All applications for Employee Unit designations must be made by the Owner by written notice delivered to the Municipality and are irrevocable by the Owner upon receipt by the Municipality of the written notice, but no designation is effective unless and until the Municipality confirms in writing that the location and the size of the Dwelling Unit is approved by the Municipality for an Employee Unit, acting reasonably as a local government. If in the sole discretion of the Municipality the Owner has failed within a reasonable time to make application for Employee Unit designations as required by this Agreement, the Municipality may in its sole discretion make such designations.

5. Notwithstanding the definition of “Land” in section 1 herein, for the purpose of stipulating the maximum allowable number of Dwelling Units on the Land and for the purpose of stipulating the number of required Employee Units to be constructed on the Land by the Owner pursuant to this Part II and for the purpose of sections 3, 4 and 6 herein, and for the purpose of the definition of Dwelling Unit in section 1, but for no other purposes, “Land” means the entire area of the legal parcel described in Item 2 of the General Instrument as at the date of registration of the General Instrument at the LTO.

6. Subject to section 3, at the request of the Owner and at the Owner’s sole expense, the Municipality will deliver to the Owner discharges of this Agreement in registrable form for each Dwelling Unit that:

    a. is a separate legal parcel; and

b. is not an Employee Unit,

provided that, where the Land is subdivided under the Strata Property Act, the Municipality may withhold delivery of any discharges required to be delivered pursuant to this section until after the Municipality has received from the strata corporation its duly authorized agreement that it will not take any action that would result in an inability to rent the Employee Units in accordance with this Agreement or would render such rental a breach of the strata corporation bylaws.

PART III - USE AND OCCUPANCY OF EMPLOYEE UNITS

7. The Owner agrees that each Employee Unit may only be used as a permanent residence occupied by Employees or Retirees, and the Owner further agrees that the number of Employees or Retirees who permanently reside in the Employee Unit must be equal to or less than the number of Employees or Retirees that the Municipality's building inspector determines can reside in the Employee Unit given the number and size of bedrooms in the Employee Unit and in light of any relevant standards set by the Municipality in any bylaws of the Municipality.

8. The Owner will ensure that each Employee Unit is continuously used and occupied as set out in section 7.

9. Notwithstanding anything to the contrary contained in this Agreement, if a potential tenant would be an Employee except for the fact that such potential tenant has not resided in the Municipality over the most recent twelve months, then the Owner may rent the Employee Unit to such potential tenant provided that the Employee Unit is rented or leased in accordance with all other requirements of this Agreement.

10. Within three days after receiving notice from the Municipality, the Owner will in respect of each Employee Unit, deliver, or cause to be delivered, to the Municipality a statutory declaration, substantially in the form attached as Schedule "A", sworn by the Owner, containing all of the information required to complete the statutory declaration. The Municipality may request such a statutory declaration in respect of the Employee Unit no more than four times in any calendar year. The Owner hereby irrevocably authorizes the Municipality to make such inquiries as it considers necessary and reasonable in order to confirm that the Owner is complying with this Agreement, and irrevocably authorizes and directs the recipient of the request for information from the Municipality to provide such information to the Municipality.

11. If the Owner cannot comply with the occupancy requirements for any Employee Unit for reasons of hardship, the Owner may request that the Municipality alter the Owner's obligations with respect to that Employee Unit on terms acceptable to the Municipality, but no such request may be made later than 30 days after the Municipality has delivered to the owner a notice of breach of this Agreement under Part VII herein. The Owner must deliver the request in writing in accordance with section 37 of this Agreement. The request must set out the circumstances of the hardship involved. The request must set out the reasons why the Owner cannot comply with the occupancy requirements, and must describe the hardship to the Owner that compliance would cause. The Owner agrees that the Municipality is under no obligation to grant any relief, and may proceed

with its remedies under this Agreement, and at law and in equity, despite the Owner's request or the hardship involved, and the Owner agrees that the relief, if any, is to be determined by the Municipality in its sole discretion.

PART IV - DISPOSITION AND ACQUISITION OF EMPLOYEE UNITS

12. In this Part, the following words have the following meanings:

a. "Average Purchaser Index" means the average monthly Housing Price Index (hereinafter defined) for the 12 months immediately preceding the month of any offer to purchase the Interest of the Owner in the Employee Unit. For example, if the offer to purchase the Employee Unit is dated January 15, 2001, the Average Purchaser Index means the average of the monthly Housing Price Indices for the months from and including January, 2000 to and including December, 2000;

b. "Average Vendor Index" means the average monthly Housing Price Index for the 12 months immediately preceding the month in which the Interest of the current Owner of the Employee Unit was submitted for registration in the LTO (the "Old Completion Date"). For example, if the Old Completion Date was January 15, 2000, the Average Vendor Index means the average of the monthly Housing Price Indices for the months from and including January, 1999 to and including December, 1999;

c. "First Purchaser" means the person to whom the Interest in an Employee Unit is first transferred after issuance of the occupancy permit for the Employee Unit by the Municipality;

d. "Housing Price Index" means the appropriate (Detached, Attached, or Apartment) Multiple Listing Service housing price index for Greater Vancouver, B.C., as published by the Real Estate Board of Vancouver in collaboration with Canada Mortgage and Housing Corporation, the Real Estate Foundation of British Columbia, the University of British Columbia, and their respective successors in function;

e. "Housing Price Multiplier" means the Average Purchaser Index divided by the Average Vendor Index;

f. "Maximum Price" for the sale of the Employee Unit to the First Purchaser means the amount determined by multiplying the Gross Floor Area of the Employee Unit by $155. In addition to the Maximum Price payable by the First Purchaser, the Owner that sells the Employee Unit to the First Purchaser will be entitled to charge the First Purchaser the net GST payable by the First Purchaser and the fee paid by the Owner to obtain the home warranty insurance required by the Home Protection Act.

g. "Maximum Price" for the sale of the Employee Unit by the First Purchaser or a Subsequent Purchaser (hereinafter defined) means the greater of:

i. the value for the Employee Unit set out in Item 2(b) of the Form A - Freehold Transfer registered in the LTO transferring the Interest in the Employee Unit to the First Purchaser or a Subsequent Purchaser, as the case may be (the "Previous Sale Price"); and

ii. the Previous Sale Price multiplied by the Housing Price Multiplier.

Notwithstanding anything to the contrary contained in this Agreement, if for any reason whatsoever the Housing Price Multiplier cannot be determined, the Maximum Price means the Previous Sale Price;

Examples of how to calculate the Maximum Price for the sale of an Employee Unit by the First Purchaser or a Subsequent Purchaser are attached to this Agreement as Schedule "B", which forms part of this Agreement; and

h. "Subsequent Purchaser" means a person who purchases the Employee Unit from the First Purchaser or from someone who owned the Employee Unit after the First Purchaser.

13. The Owner will not Dispose of the Interest in an Employee Unit except in accordance with the terms and conditions set out in this Agreement and the RFR.

14. The Owner will not accept any offer to purchase the Interest in an Employee Unit for a purchase price exceeding the Maximum Price.

15. The Owner will not permit the Interest in an Employee Unit to be disposed of by sublease or assignment of a Tenancy Agreement unless such subletting or assignment is done in compliance with this Agreement.

16. The Owner will give prior written notice of this Agreement to any person to whom it proposes to Dispose of the Interest in an Employee Unit.

17. The Owner must not rent or lease any Employee Unit except to an Employee or Retiree in accordance with section 7 and except in accordance with the following additional conditions:

a. the Employee Unit will be used or occupied only pursuant to a Tenancy Agreement;

b. the monthly rent payable for the Employee Unit will not exceed the rent, rounded to the nearest dollar, determined by multiplying the Gross Floor Area by the Original Rent. Subject always to the provisions of the Residential Tenancy Act (British Columbia), the Owner may increase the rent payable for the Employee Unit annually, beginning with the first anniversary of the day on which the occupancy permit was issued by the Municipality for the Employee Unit, and thereafter on each successive anniversary date, by an amount determined by multiplying the rent payable for the Employee Unit at the time of the proposed rent increase by the percentage change in the CPI since the last anniversary date;

c. the Owner will not require the Tenant to pay any extra charges or fees for use of any common property, limited common property, or other common area, or for sanitary sewer, storm sewer, water utilities, property taxes. For clarity, this section does not apply to cablevision, telephone, other telecommunications, gas utility or electricity utility fees or charges;

d. the Owner will attach a copy of this Agreement to the Tenancy Agreement;

e. the Owner will include in the Tenancy Agreement a clause requiring the Tenant to comply with the use and occupancy restrictions contained in Part III of this Agreement;

f. the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement in accordance with the Residential Tenancy Act if the Tenant uses or occupies, or allows use or occupation of, the Employee Unit in breach of the use or occupancy restrictions contained in this Agreement;

g. the Tenancy Agreement will identify all occupants of the Employee Unit, and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Employee Unit for more than 30 consecutive days in any calendar year;

h. the Tenancy Agreement will provide for termination of the Tenancy Agreement by the Owner in situations where the Employee Unit is occupied by more than the number of people the Municipality's building inspector determines can reside in the Employee Unit given the number and size of bedrooms in the Employee Unit and in light of any relevant standards set by the Municipality in any bylaws of the Municipality;

i. the Tenancy Agreement will provide that the Owner will have the right, at the Owner's option, to terminate the Tenancy Agreement should the Tenant remain absent from the Employee Unit for three consecutive months or longer, notwithstanding the timely payment of rent;

j. the Tenancy Agreement will provide that the Tenant will not sublease the Employee Unit or assign the Tenancy Agreement; and

k. the Owner will deliver a copy of the Tenancy Agreement to the Municipality upon demand.

18. The Owner will terminate any Tenancy Agreement where the Tenant uses or occupies, or allows use or occupation of an Employee Unit in breach of this Agreement, such termination to be in accordance with the terms of the Tenancy Agreement and the Residential Tenancy Act (British Columbia).

19. The Municipality may, in its sole discretion, provide written consent to the Owner from time to time to do something that is otherwise not permitted under this Agreement, on such terms and conditions as the Municipality considers desirable.

20. If the Owner is leasing or renting one or more Employee Units, the Owner will, forthwith upon request by the Municipality, and from time to time as the Employee Units become vacant, identify to the Municipality which Employee Units are vacant and available for occupancy and the Owner will make best efforts to lease or rent the vacant Employee Units to qualified applicants on the Municipality's applicant list.

21. The Owner will be solely responsible for screening Tenants to determine whether or not they qualify to occupy the Employee Unit in accordance with this Agreement notwithstanding that the Employee Unit may be leased or rented to someone from the Municipality's applicant list. For greater certainty, the Owner agrees that the Municipality is not responsible for, and makes no representation to the Owner regarding, the suitability of any prospective tenant on the Municipality's applicant list.

PART V - CAPITAL IMPROVEMENTS

22. If the Owner has made capital improvements to the Employee Unit that required the issuance of a building permit by the Municipality, then the Municipality may, in its sole discretion, permit the Owner to increase the sale price for the Employee Unit up to an amount commensurate with the value of the capital improvements. If the Owner is dissatisfied with the value of the improvements as determined by the Municipality, the Owner may, at its expense, engage a Quantity Surveyor to establish the value of such improvements, but the Municipality will in no way be bound by the value established by the Quantity Surveyor, and the Municipality will, in its sole discretion, determine the permitted increase, if any, in the sale price. For greater certainty, the Municipality will not permit any increase in the sale price for improvements that have been made without a building permit.

PART VI - DEMOLITION OF EMPLOYEE UNIT

23. The Owner will not demolish an Employee Units unless:

    a. the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Employee Unit, and the Owner has delivered to the Municipality a copy of the engineer's or architect's report; or

    b. the Employee Unit is damaged or destroyed, to the extent of 40% or more of their value above their foundations, as determined by the Municipality in its sole discretion, acting reasonably, and

    c. a demolition permit for the Employee Unit has been issued by the Municipality (unless the Building has, or the Dwelling Units have been destroyed by an accident, act of God, or sudden and unanticipated force) and the Employee Unit has been demolished under that permit.

    Following demolition, the Owner will use and occupy the replacement Dwelling Unit in compliance with this Housing Agreement, and sections 2.c., 2.d. and 2.e. herein will apply to the construction of the replacement Dwelling Unit to the same extent and in the

same manner as those sections apply to the construction of the original Dwelling Unit, and the Dwelling Unit must be approved by the Municipality as a Employee Unit in accordance with section 4.

PART VII - DEFAULT AND REMEDIES

24. The Owner acknowledges that the Municipality requires employee housing to attract employees to work for local businesses and that these businesses generate tax and other revenue for the Municipality and economic growth for the community. The Owner therefore agrees that, in addition to any other remedies available to the Municipality under this Agreement or at law or equity, if an Employee Unit is used or occupied in breach of this Agreement or rented at a rate in excess of that permitted under this Agreement, the Owner will pay, as a rent charge under section 25, the Daily Amount to the Municipality for every day that the breach continues after 30 days written notice from the Municipality to the Owner stating the particulars of the breach. The Daily Amount is increased on January 1 of each year by an amount calculated by multiplying the Daily Amount as of the previous January 1 by the percentage increase in the CPI between that previous January 1 and the immediately preceding December 31. The Daily Amount is due and payable immediately upon receipt by the Owner of an invoice from the Municipality for the same.

25. The Owner hereby grants to the Municipality a rent charge under s. 219 of the Land Title Act (British Columbia), and at common law, securing payment by the Owner to the Municipality of any amount payable by the Owner pursuant to this Agreement. The Owner agrees that the Municipality, at its option, may enforce payment of such outstanding amount in a court of competent jurisdiction as a contract debt, by an action for and order for sale, by proceedings for the appointment of a receiver, or in any other method available to the Municipality in law or in equity.

26. If the Employee Unit is sold for a purchase price exceeding the Maximum Price in contravention of this Agreement, the Owner will pay the excess (the “Excess Amount”) to the Municipality within 30 days after written demand is made by the Municipality. The amount remaining unpaid after the 30 days will bear interest at the Prime Rate calculated from the due date until the date paid, compounded annually not in advance. The Owner further acknowledges and agrees that the Municipality’s Excess Amount is fair and reasonable and is not to be construed as a penalty or forfeiture but as liquidated damages.

PART VIII - INTERPRETATION

27. In this Agreement:

    a. reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;

    b. article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

c. if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

d. reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

e. reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;

f. the provisions of s. 25 of the Interpretation Act with respect to the calculation of time apply;

g. time is of the essence;

h. all provisions are to be interpreted as always speaking;

i. reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes employees, agents, officers and invitees of the party;

j. reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and

k. where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

PART IX - MISCELLANEOUS

28. **Housing Agreement**.The Owner acknowledges and agrees that this:

a. Agreement constitutes a covenant under s.219 of the Land Title Act and a housing agreement entered into under s.905 of the Local Government Act (British Columbia);

b. where an Employee Unit is a separate legal parcel the Municipality may file a notice of housing agreement under s.905 of the Local Government Act in the LTO against title to the Employee Unit; and

c. where Employee Units are not separate legal parcels, or have not yet been constructed, or where the land has not yet been Subdivided to create the Employee Units, the Municipality may file a notice of housing agreement under s. 905 of the Local Government Act in the LTO against title to the Land.

29. **Modification.** This Agreement may be modified or amended from time to time, by bylaw duly passed by the Council of the Municipality, if it is signed by the Municipality and a person who is the current registered owner of the Land.

30. **Management.** The Owner covenants and agrees that it will furnish good and efficient management of the Employee Units and will permit representatives of the Municipality to inspect the Employee Units at any reasonable time, subject to the notice provisions in the Residential Tenancy Act. The Owner further covenants and agrees that it will maintain the Employee Units in a satisfactory state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Land. Notwithstanding the forgoing, the Owner acknowledges and agrees that the Municipality, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Employee Units.

31. **Indemnity.** The Owner will indemnify and save harmless the Municipality and each of its elected officials, officers, directors, employees and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

    d. any act or omission of the Owner, or its officers, directors, employees, agents, contractors or other persons for whom at law the Owner is responsible;

    e. the Owner’s ownership, lease, operation, management or financing of the Land or any Employee Unit; or

    f. any act or omission of the Municipality or any of its elected officials, board members, officers, directors, employees, agents or contractors in carrying out or enforcing this Agreement, except where such act or omission constitutes a breach of this Agreement by the Municipality or by any other person for whom at law the Municipality is responsible.

32. **Release.** The Owner by this Agreement releases and forever discharges the Municipality and each of its elected officials, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of advice or direction respecting the ownership, lease, operation or management of the Land or any Employee Unit which has been or at any time after the commencement of this Agreement may be given to the Owner by all or any of them.

33. **Survival.** The obligations of the Owner set out in sections 24, 25, 26, 31 and 32 will survive termination of this Agreement.

34. **Municipalities Powers Unaffected.** This Agreement does not:

    a. affect or limit the discretion, rights, duties or powers of the Municipality under any enactment or at common law, including in relation to the use or subdivision of the Land;

    b. impose on the Municipality any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;

c. affect or limit any enactment relating to the use or subdivision of the Land; or

d. relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Land.

35. **Agreement for Benefit of Municipality only.** The Owner and the Municipality agree that:

a. this Agreement is entered into only for the benefit of the Municipality;

b. this Agreement is not intended to protect the interests of the Owner, any tenant, or any future owner, lessee, occupier or user of the Property, the Land or the building or any portion thereof, including any employee unit;

c. the Municipality may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

36. **No Public Law Duty.** Where the Municipality is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the Municipality is under no public law duty of fairness or natural justice in that regard and agrees that the Municipality may do any of those things in the same manner as if it were a private party and not a public body.

37. **Notice.** Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of Owner set out in the records at the LTO, and in the case of the Municipality addressed:

To: Clerk, Resort Municipality of Whistler,

4325 Blackcomb Way, Whistler, BC VON 1B4

And to: Whistler Housing Authority,

4335 Main Street, Whistler, BC V0N 1B4

or to the most recent postal address provided in a written notice given each of the parties to the other. Any notice, which is delivered, is to be considered to have been given on the first day after it is dispatched for delivery.

38. **Enuring Effect.** This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

39. **Severability.** If any provision of this Agreement is found to be invalid or unenforceable such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

40. **Waiver.** All remedies of the Municipality will be cumulative and may be exercised by the Municipality in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the Municipality exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

41. **Sole Agreement.** This Agreement, and any documents signed by the Owners contemplated by this Agreement, represent the whole agreement between the Municipality and the Owner respecting the use and occupation of the Employee Units, and there are no warranties, representations, conditions or collateral agreements made by the Municipality except as set forth in this Agreement.

42. **Further Assurance.** Upon request by the Municipality the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the Municipality to give effect to this Agreement.

43. **Covenant Runs with the Land.** This Agreement burdens and runs with the Land and every parcel into which it is Subdivided. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Land.

44. **Limitation on Owner's Obligations.** The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Land.

45. **Equitable Remedies.** The Owner acknowledges and agrees that damages would be an inadequate remedy for the Municipality for breach of this Agreement or the RFR and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement or the RFR.

46. **No Joint Venture** Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the Municipality or give the Owner any authority to bind the Municipality in any way.

47. **Applicable Law.** Unless the context otherwise requires, the laws of British Columbia will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia. Without limiting the above, in the event of any conflict between any provision of this Agreement and the Residential Tenancy Act, this Agreement is without effect to the extent of the conflict.

48. **Deed and Contract.** By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

SCHEDULE "A"

STATUTORY DECLARATION

CANADA

PROVINCE OF BRITISH COLUMBIA

IN THE MATTER OF A HOUSING

AGREEMENT WITH THE RESORT

MUNICIPALITY OF WHISTLER

("Housing Agreement")

TO WIT:

I, _____ of _____, British Columbia, do solemnly declare that:

1. I am the owner of _____ (the "Employee Unit"), and make this declaration to the best of my personal knowledge.

2. This declaration is made pursuant to the Housing Agreement in respect of the Employee Unit.

3. For the period from _____ _____ to _____ the Employee Unit was occupied only by the Employees and Retirees (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current addresses appear below:

Names, addresses and phone numbers of Employees and Retirees:

Names, addresses and phone numbers of Employers:

4. The rent charged each month for the Employee Unit is as follows:

(a) the monthly rent on the date 365 days before this date of this statutory declaration: $_____ per month;

(b) the rent on the date of this statutory declaration: $_____; and

(c) the proposed or actual rent that will be payable on the date that is 90 days after the date of this statutory declaration: $_____.

5. I acknowledge and agree to comply with the Owner's obligations under this Agreement, and other charges in favour of the Municipality registered in the land title office against the land on which the Employee Unit is situated and confirm that the Owner has complied with the Owner's obligations under these Agreements.

6. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the Canada Evidence Act.

DECLARED BEFORE ME at the _____)

_____, British Columbia,)

this ____ day of _____)

)

) _____

)

_____)

A Commissioner for taking Affidavits for)

British Columbia)

SCHEDULE "B"

Insert 2 page Excel sheets for examples of calculations

SCHEDULE "O" – RTA26 Zone Development Covenant, Housing Agreement and Bridge Specifications (Bylaw No. 1741)

TERMS OF INSTRUMENT – PART 2
MASTER SECTION 219 COVENANT

THIS COVENANT dated for reference the ____ day of November, 2006

BETWEEN:

~~

(the "Grantor")

AND:

Resort Municipality of Whistler

(the "RMOW")

WHEREAS:

A. The Grantor intends to construct buildings (the "Buildings") containing forty-one market dwelling units (the "market units") and thirty-six restricted-market employee housing units (the "employee housing units") on lands described as:

all those portions of:

Lot 3, Block D, District Lot 4753, Plan 14391;
Lot 4, Blocks C and D, District Lot 4753, Plan LMP3010; and
Closed Road;

which are zoned either RTA26 or RM52 by Zoning and Parking Amendment Bylaw No. 1741, 2006.

[The legal description of the land on the Form C and above may be perfected prior to execution and registration]

(the "Land")

B. The Grantor intends to subdivide the Buildings by strata plan to create seventy-seven strata lots on the Land, forty-one being the market units, and thirty-six being the employee housing units;

C. The market units are to be built on the portion of the Lands zoned RTA26 and the employee housing units are to be built on the portion of the Lands zoned RM52.

D. The Grantor wishes to grant this Covenant to ensure that the RMOW will, if the RMOW rezones the Land to permit the Buildings, be able to charge the market units and the employee housing units with various charges and encumbrances appropriate to the use of the strata lots, and to further the RMOW's public interest objectives to provide both affordable employee housing and market rental accommodation in the RMOW for resort purposes.

THIS AGREEMENT is evidence that in consideration of payment of $2.00 by the RMOW to the Covenantor and other and valuable consideration, the receipt of which is acknowledged by the Covenantor, the Covenantor covenants and agrees with the RMOW in accordance with Section 219 of the *Land Title Act* as follows:

1. Where permitted by law, no more than seventy-seven dwelling units may be built on the Lands.

2. No dwelling unit built on the Land may be used for residential use until this Covenant is discharged in respect of it.

3. The RMOW will partially discharge this Covenant in respect of every employee housing unit upon issuance of an occupancy permit for each, and shall similarly partially discharge this Covenant from the first four market units in respect of which an occupancy permit is issued; thereafter the RMOW will grant partial discharges of this Covenant in respect of the remaining thirty-seven (37) market units upon the happening of all of the following:

    (a) after all thirty-six (36) employee housing units have been issued an occupancy permit;

    (b) the designation by the Grantor of every employee housing unit on the Land as an employee housing unit.

    (c) the charging of every employee housing unit on the Land by the Housing Agreement, Option to Purchase and Right of First Refusal required by Zoning and Parking Amendment Bylaw No. 1741, 2006;

    (d) the completion of construction and transfer of the Bridge, the Bridge Approaches, the Dykes and the Flood Control Works all as required by Zoning and Parking Amendment Bylaw No. 1741, 2006; and

    (e) the charging of each of the market units by the RMOW's Phase I Rental Covenant in the form currently and generally in use at the time of completion of construction of the market units.

4. Release of Units

Notwithstanding anything in this Covenant contained, the RMOW may by resolution of its Council, upon request in writing, consent to release any Unit or portion of the Land from any or all of the restrictions set out herein, either fully, on conditions, or for stipulated periods of time.

5. No Exemption from Jurisdiction

Nothing in this Covenant shall exempt the Covenantor or the Land from any statutory requirements or imposition or from the ordinary jurisdiction of the Council of the RMOW, its bylaws, permits, regulations and orders.

6. Approvals

Wherever in this Covenant the approval or consent of the RMOW is required, or some act or thing is to be done to the satisfaction of the RMOW:

(a) such consent or approval may be given by an officer of the RMOW designated in writing by the RMOW for such purpose (the "Nominee");

(b) such provisions shall not be deemed to have been fulfilled or waived unless the approval, consent or expression of satisfaction is in writing and no prior approval, consent or expression of satisfaction and no condoning, excusing or overlooking by the RMOW or the Nominee on previous occasions when such approval, consent or satisfaction was required shall be taken to operate as a waiver of the necessity for such approval or satisfaction wherever required by this Covenant;

(c) such approval may be given on terms and conditions, and in respect of the discretion under Article 4 security may be required to be posted in an amount and form satisfactory to the RMOW or the Nominee to ensure compliance with the terms and conditions of any approval or consent given; and

(d) the discretion of the RMOW or the Nominee shall be contractual only, and shall not be subject to public law duties, and the principles of procedural fairness and the rules of the natural justice shall have no application.

7. No Derogation

Nothing contained or implied herein shall impair, limit or affect the RMOW's rights and powers in the exercise of its functions pursuant to the *Municipal Act*, the *Resort Municipality of Whistler Act*, the *Community Charter* or any other enactment, and all such powers and rights may be fully exercised in relation to the Lands as if this Covenant had not been granted by the Covenantor.

8. Priority

The Covenantor shall after execution hereof by it do or cause to be done all acts reasonably necessary to grant priority to this Covenant over all charges and encumbrances which may have been registered against title to the Land in the Land Title Office save and except those as have been approved by the RMOW or which have been granted to the RMOW.

9. Further Acts

The Covenantor shall do and cause to be done all things and shall execute and cause to be executed all plans, documents and other instruments which may be necessary to give proper effect to the intention of this Covenant.

10. Indemnity

The Covenantor covenants to and does hereby indemnify and save harmless the RMOW, its officers, employees, contractors and agents at all time from all loss, damages, actions, suits, claims, demands, costs, expenses, fines and liabilities of any nature whatsoever by whomsoever brought, made or suffered for which the RMOW shall or may become liable, incur or suffer by reason of any injury to person (including death) or loss or damage to property or economic loss:

(a) arising directly or indirectly from a breach or non-performance of this Covenant by the Covenantor, its officers, employees, agents, contractors, licensees, invitees and others of the Covenantor;

(b) arising directly or indirectly from the proper exercise by the Covenantor of any rights to use and build on the Lands pursuant to this Covenant or in the fulfilling of its obligations pursuant to this Covenant;

(c) arising directly or indirectly from any intentional act, or from any omission, default or negligence of the Covenantor, its officers, employees, agents, contractors, or invitees in the use of and buildings on the Lands.

11. Performance at Cost of Covenantor

Unless otherwise expressly provided in this Covenant, wherever the Covenantor requests that something be done (except a request for consent or approval) or is obliged or required to do or cause to be done any act, matter or thing, such act, matter or thing shall be done by the Covenantor at its sole expense.

12. Entire Agreement

This Covenant is the entire agreement between the parties and the RMOW has made no representations, warranties, guarantees, promises, covenants or agreements to or with the Covenantor other than those expressed in writing in this Covenant.

13. Amendment

No amendment to this Covenant is valid unless in writing and executed by the parties.

14. Interpretation

In this Covenant:

(a) wherever the singular or masculine is used the same shall be construed as meaning the plural or the feminine or the body corporate or politic where the context or the parties hereto so require;

(b) every reference to a party is deemed to include heirs, executors, administrators, successors, assigns, officers and employees of such parties wherever the context so requires or allows; and

(c) the headings are inserted for reference and convenience only and must not be used to construe or interpret the provisions hereof.

15. Severance

All provisions of this Covenant are to be construed as covenants and should any Article, section, or lesser portion of this Covenant be held invalid or unenforceable by a court of competent jurisdiction, the said portion shall be severed and the invalidity or unenforceability of such Article, section or portion shall not affect the validity of the remainder which shall remain binding on the Covenantor and shall charge the Land and be enforceable to the fullest extent of the law.

16. Time

Time is of the essence of this Covenant.

17. Interest in Land

This Covenant shall charge the Land pursuant to Section 219 of the *Land Title Act* and the burden of all the covenants herein shall run with the Land and charge the Land and every part into which the Land may be divided or subdivided.

18. Execution

As evidence of their agreement to be bound by the above terms the parties each have executed and delivered this Covenant executing the *Land Title Act* Form C to which this Covenant is attached and which forms part of this Covenant.

GENERAL INSTRUMENT HOUSING AGREEMENT TERMS

The Transferor acknowledges and agrees that:

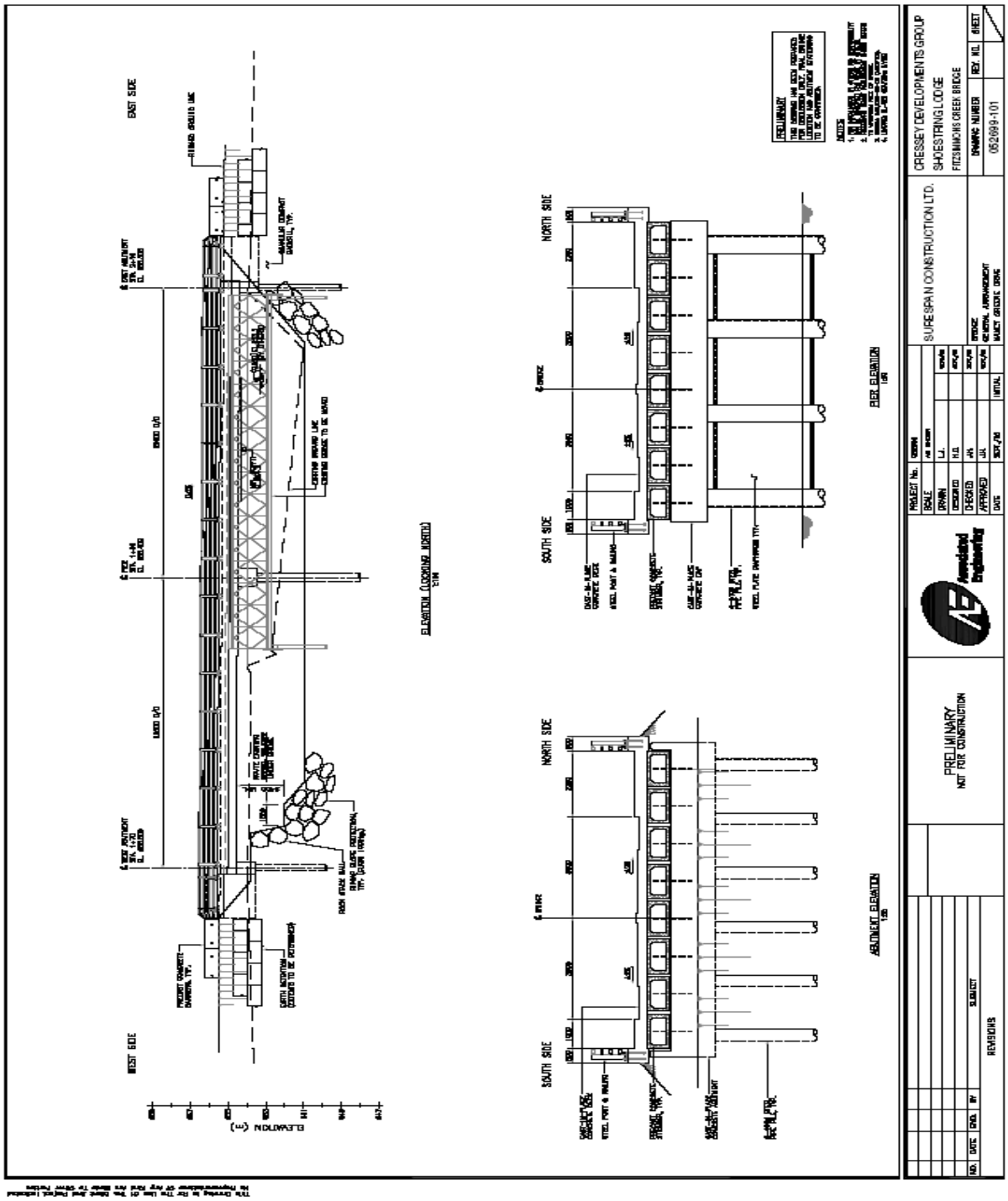
(a) no more than seventy-seven dwelling units shall be constructed on the Lands;

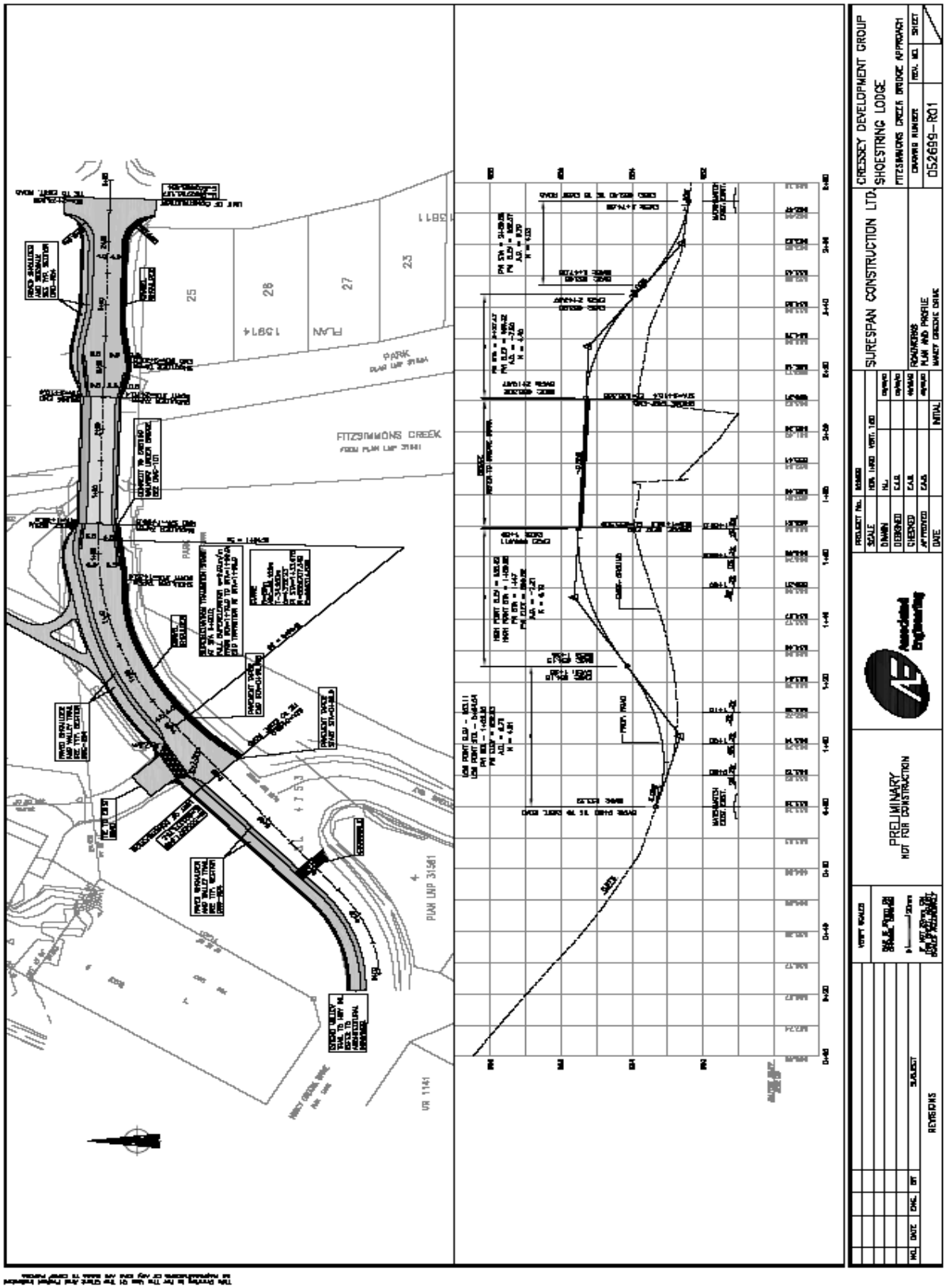
(b) no less than thirty-six of the dwelling units constructed on the Lands must be designated as employee units pursuant to Section 4 of the Housing Agreement;

(c) original Rent means $_____ per square foot; and

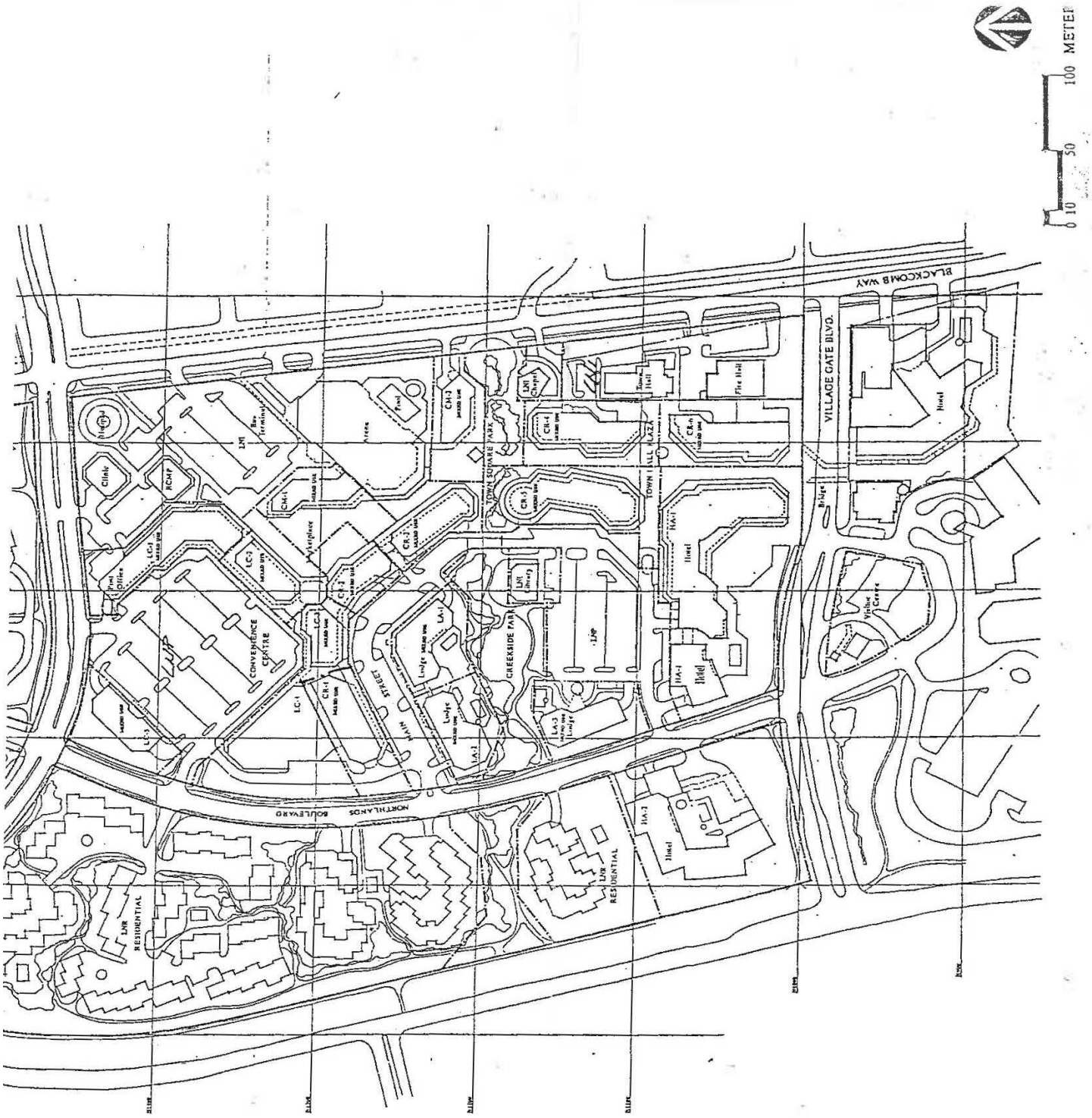
(d) it has received a true copy of the Standard Charge Terms filed under Nos. ST060089 and ST060090.

[These General Instrument Housing Agreement Terms may be subject to minor amendment and to perfection of terms consequent on circumstances at the time of execution.]

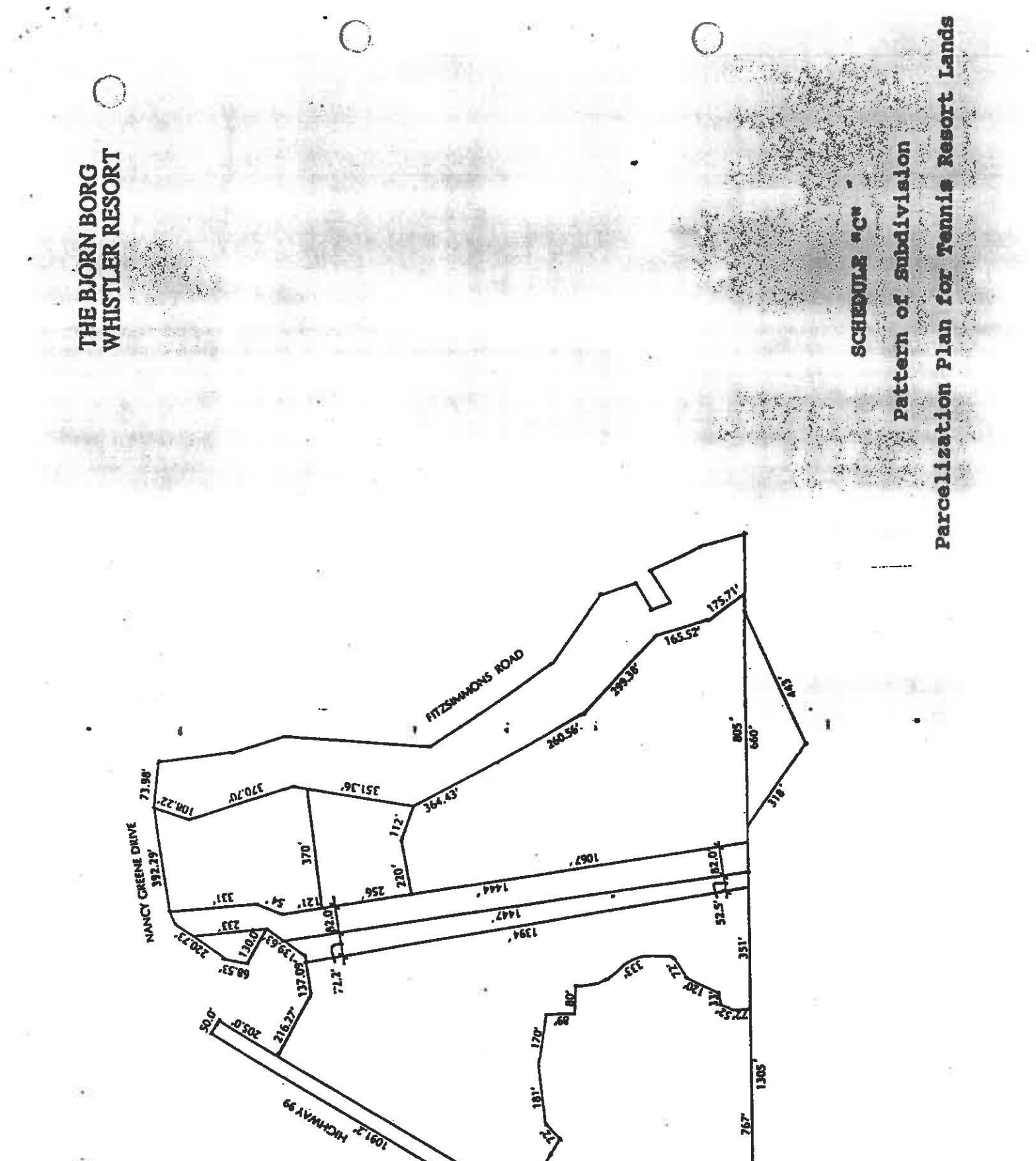

EAST SIDE
WEST SIDE
ELEVATION (looking north)
1:100
NORTH SIDE
SOUTH SIDE
ABUTMENT ELEVATION
PIER ELEVATION
PRELIMINARY
NOT FOR CONSTRUCTION
CRESSEY DEVELOPMENTS GROUP
SHOESTRING LODGE
FITZSIMMONS CREEK BRIDGE
SUPERSPAN CONSTRUCTION LTD.
GENERAL ARRANGEMENT
052099-101


FITZSIMMONS CREEK
PARK
PLAN
PLAN LMP 31561
PRELIMINARY
NOT FOR CONSTRUCTION
CRESSEY DEVELOPMENT GROUP
SHOESTRING LODGE
SURESPAN CONSTRUCTION LTD.
FITZSIMMONS CREEK BRIDGE APPROACH
PLAN AND PROFILE
052699-R01

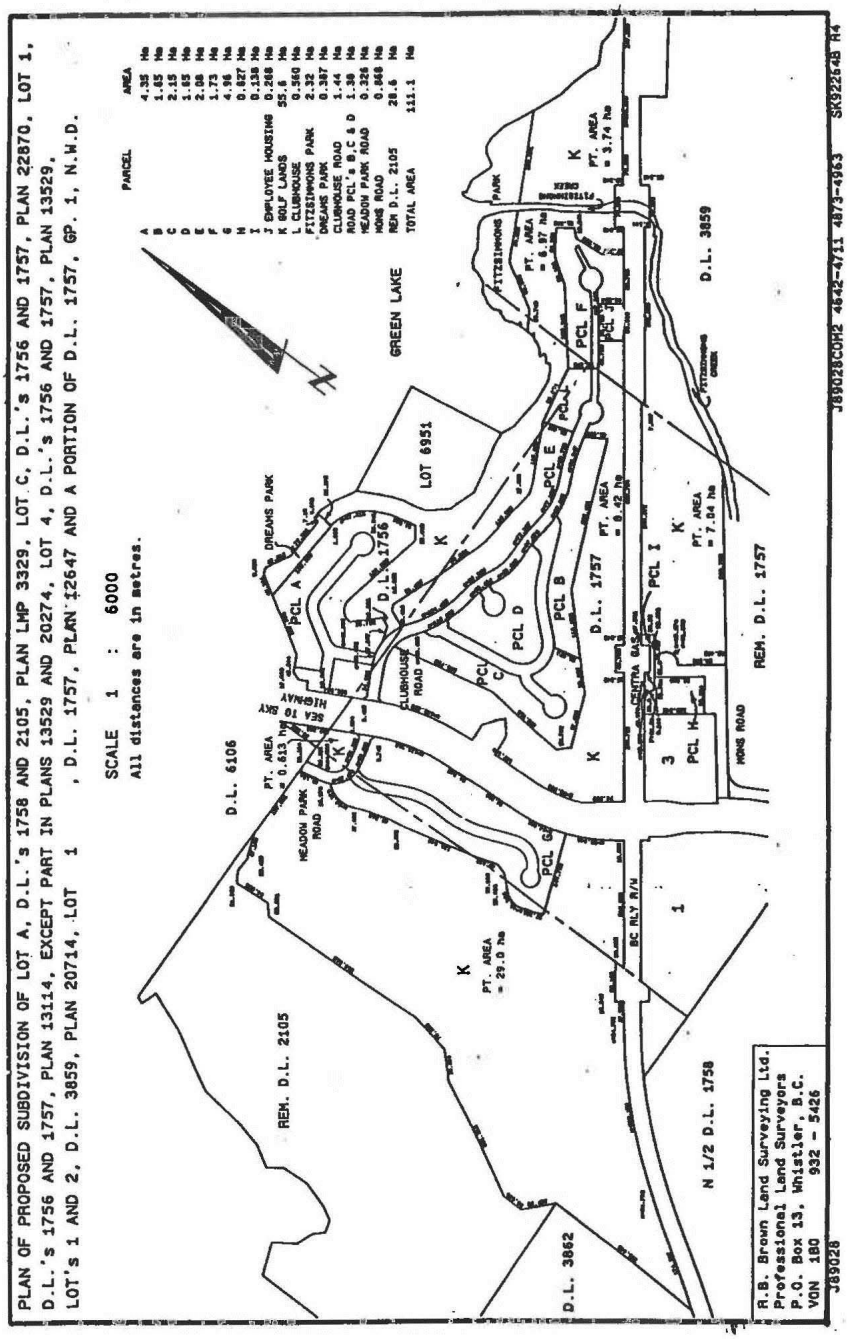
SCHEDULE "P" – Lands North Subdivision (Bylaw No. 708)



SCHEDULE "Q" – Tennis Resort Lands Subdivision (Bylaw No. 808)



SCHEDULE "R" – Green Lakes Golf Course Lands Subdivision (Bylaw No. 961)



SCHEDULE "S" – Schedule of Conditions (Bylaw No. 2399)

In this Schedule,

"Anniversary Date" includes the date that is one year after the date of adoption of Zoning and Parking Amendment Bylaw (Fitzsimmons 8 Lift) No. 2399, 2023 and each subsequent anniversary of that date.

"Creekside" means PID 025-050-494 STRATA LOT 1 DISTRICT LOTS 4749 AND 5316 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS4421 and COMMON PROPERTY OF STRATA PLAN LMS4421.

"Day Lots 1 – 5" means the parking lots that are the subject of the Parking Lot Transfer Agreement between the Province of British Columbia and the Resort Municipality of Whistler endorsed by Council on October 20, 2008; more particularly described as PID 017-668-930 District Lot 4891, Except Blocks A and B Group 1 New Westminster District and PID 027-435-661 Block E District Lots 5028 and 8094 Group 1 New Westminster District.

"Day Lot 6" means the motor vehicle parking lot located generally on THOSE PORTIONS SHOWN AS "RETURNED TO CROWN" EXCEPT PART IN PLAN LMP 36428 DISTRICT LOT 3903 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20511 (BC CROWN FILE 0354479) and having a civic address of 4895 Glacier Drive.

"Day Lot 7" means the motor vehicle parking lot located generally on PID 008-049-556 DISTRICT LOT 3903 GROUP 1 NEW WESTMINSTER DISTRICT, EXCEPT: PORTIONS IN PLANS 19506, 20511, 21332, 21364, 21391, 21497, 21500, 21501, 21573, 21585, 21816, 21892, 21910, 21960, 22328, 22329, 22330, 22442, 22749, LMP54, LMP3696, LMP6007, LMP8165, LMP12506, LMP23736, LMP51944, BCP27131 AND REFERENCE PLAN 19117 (BC CROWN FILE 2410013) and having a civic address of 4870 Glacier Lane.

"Day Lot 8" the motor vehicle parking lot located generally on DISTRICT LOT 7915 as shown on a Survey Plan of District Lot 7915 Group 1 New Westminster District (BC CROWN FILE 2406464) completed by A.C. Bunbury B.C.L.S. on July 25, 1999 and having a civic address of 4900 Glacier Lane.

"DLOC" means the Day Lot Operating Committee constituted under Part 5 of the Whistler Village Day Skier Parking Lot Facility Operating Agreement executed by the parties to the agreement on October 30 and 31, 2008.

1. **Parking Study:** The lift operator must engage a transportation engineering firm to conduct a comprehensive study of motor vehicle parking (including entry and exit monitoring) covering at least one full calendar year in 2023/24. The study must be designed to reflect industry-

standard practices for measuring peak and off-peak utilization and must include recommendations for methods to enhance parking efficiency and mitigate ingress and egress traffic. The Municipality must be provided an opportunity to review and approve the terms of reference and must be provided a copy of the study report and associated data including data on parking availability and utilization. Consideration must be given to projected growth in visitation, vehicle trips and parking demand related to planned future developments and mountain facility capacity increases. Recommendations must be developed for parking management and efficiency, travel demand management, transit and potential additional parking supply including intercept parking lots and other traffic congestion mitigation strategies.

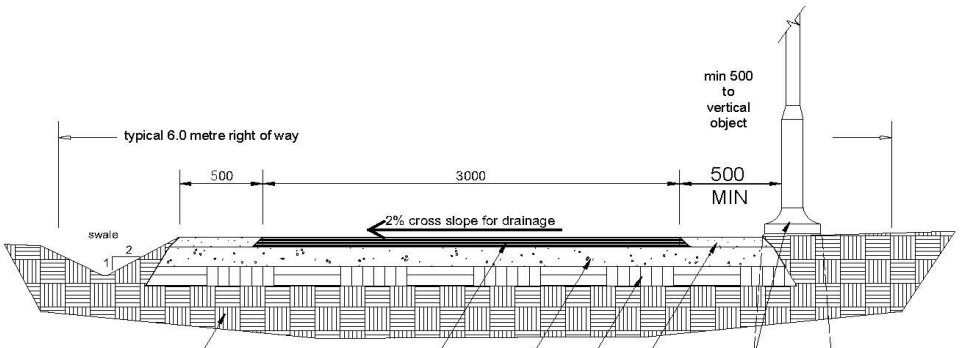
2. **Paid Parking:**
    a. Beginning in fall of 2023, the lift operator must conduct community outreach sessions to gather public input on paid motor vehicle parking options and strategies for Whistler Blackcomb, including carpooling incentives and other options for ensuring accessibility.
    b. To the extent that the lift operator (subject to Provincial consent) implements paid parking for any of Day Lot 6, 7, 8, and Creekside, the lift operator must on each Anniversary Date contribute a portion of the revenues from such parking to the Municipality for transit and alternative transportation initiatives provided that such portion is equal to or exceeds $200,000.
    c. The proportion of revenues so contributed must be determined in accordance with the funding framework established in the Whistler Village Day Skier Parking Lot Facility Operating Agreement, with revenues first applied to fund directly associated annual operating and capital expenses, and reserves, with the balance contributed by the lift operator to the Municipality to be utilized by the Municipality at its sole discretion for transit and alternative transportation initiatives.
    d. The lift operator (subject to Provincial consent) must set parking rates having regard to pay parking structures and rates for Day Lots 1-5. An Operating Committee made up of representatives of the lift operator, the Province, the Squamish First Nation, the Lil'wat First Nation and the Municipality (or if such an Operating Committee is not established, the DLOC) may make recommendations to Council regarding the allocation of contributions for transit and alternative transportation initiatives.

3. **Transit Contribution:** The lift operator must, commencing on the first Anniversary Date and annually thereafter, make a contribution to the Municipality of $200,000 to be spent on transit and alternative transportation initiatives at the sole discretion of the Municipality. To the extent that the lift operator, subject to Provincial consent, implements paid parking in any of Day Lots 6, 7, 8, and Creekside, and has contributed a portion of paid parking revenues to the Municipality under Section 2 of this Schedule in excess of $200,000, the contribution owed under this Section 3 on that Anniversary Date is not required.

SCHEDULE "S"(2) Bylaw No. 2283

Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020
Page 8 SCHEDULE 2

NOTES:
1. ALL DIMENSIONS IN MILLIMETRES (mm), EXCEPT WHERE NOTED.
2. REFER TO SECTION FOR MATERIAL SPECIFICATIONS.
3. ALL SIGNS LOCATED AT NON ROAD SIDE OF VALLEY TRAIL OTHER THAN STOP, YIELD AND CROSSWALK.
4. BOULDERS MAY BE USED TO SHORE UP STEEP SLOPES.
5. ON STEEP CUT BANKS > 2:1 SLOPE A COMBINATION OF HYDRO-SEEDING, STRAW AND NETTING IS TO BE APPLIED TO STABILIZE UNTIL PLANTING ESTABLISHED.
6. THIS DRAWING SUPPLEMENTS THE "VALLEY TRAIL DESIGN GUIDELINES" (2019) AND MAY NOT REPRESENT ALL DESIGN AND CONSTRUCTION DETAILS. REFER TO THE GUIDELINES FOR ALL DETAILS.
7. FOR NORDIC GROOMED VALLEY TRAILS SHOULDER & SWALE CLEARED TO A MIN. 1600mm.



NATIVE SOIL

ASPHALT: 75 mm, single layer

SUB-BASE: 150 mm, 19 mm minus crushed granite, compacted to 95% MPD

SUB-GRADE: 150 mm, 50mm crushed aggregate or approved engineering fill, compacted subgrade; compacted to 95% MPD

SHOULDER: 600mm wide 75mm thick
75 mm, 9mm crushed granite; compacted to 95% MPD; crushed basalt not acceptable

VERTICAL OBJECT >750mm HT

- PREFER 1000mm OFFSET FROM EDGE OF ASPHALT TO FACE OF OBJECT
- MIN 500mm OFFSET

- PREFER TOP OF LAMP POST FOUNDATION TO BE FLUSH OR UP TO 60mm ABOVE HIGH POINT OF TRAIL.

WHISTLER

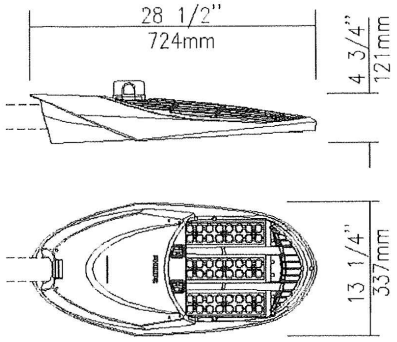
RESORT MUNICIPALITY OF WHISTLER

TYPE 1**A** - RURAL / FOREST
MULTI USE RECREATIONAL 'VALLEY TRAIL'

DRAWN BY: KM/MP	DATE: OCTOBER 8, 2020
SCALE: N.T.S.	DWG. NO.:

Whistler Valley Trail at Cheakamus Lake Rd (62993)

LEDGINE





APPROVED JASON FENTIMAN OCT. 25, 2018

EPA: 0.65 sq ft / weight: 17 lb (7.7 kg)
Note: 3D image may not represent color or option selected.
Logos above include link, click to access.

Qty **10** Luminaire **GPLS-16L700NW-G2-R2M-UNV-DMG-RCD-BE2TX**

Description of Components:

Housing: The upper grid and lower part of the housing are made of a low copper die cast Aluminum alloy (A360), 0.100" (2.5mm) minimum thickness. Fits on a 1.66" (42mm) O.D. (1.25" NPS), 1.9" (48mm) O.D. (1.5" NPS) or 2 3/8" (60mm) O.D. (2" NPS) by 7 3/4" (197mm) minimum long tenon. Comes with two zinc plated clamps fixed by 4 zinc plated hexagonal bolts 3/8 16 UNC for ease of installation. Provides an easy step adjustment of +/- 5° tilt in 2.5° increments. Includes integral bubble level standard (always included). A quick release, tool less entry, single latch, hinged, removable door opens downward to provide access to electronic components and to a terminal block. Door is secured to prevent accidental dropping or disengagement. Complete with a bird guard protecting against birds and similar intruders. ANSI label to identify wattage and source included in box.

Light Engine: Composed of 4 main components: **Heat Sink / LED Module / Optical System / Driver**
Electrical components are RoHS compliant, IP66 sealed light engine. LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines in compliance with EPA ENERGY STAR, extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

Heat Sink: Built in the housing, designed to ensure high efficacy and superior cooling by natural convection air flow pattern always close to LEDs and driver optimising their efficiency and life. Product does not use any cooling device with moving parts (only passive cooling). Entire luminaire is rated for operation in ambient temperature of -40°C / -40°F up to +40°C / +104°F.

LED Module: Composed of 16 high-performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (3985K +/- 275K or 3710K to 4260K), CRI 70 Min. 75 Typical.

Optical System: (R2M), IES type II medium (asymmetrical). Composed of high-performance UV stabilized optical grade

LUMEC

Whistler Valley Trail at Cheakamus Lake Rd (62993)

polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance.0% uplight and U0 per IESNA TM-15.

Driver: High power factor of 90% minimum%. Electronic driver, operating range 50/60 Hz. Auto-adjusting universal voltage input from 120 to 277 VAC rated for both application line to line or line to neutral, Class 2, THD of 20% max. **Driver comes with dimming compatible 0-10 volts.**

The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built-in driver surge protection of 2.5kV (min).

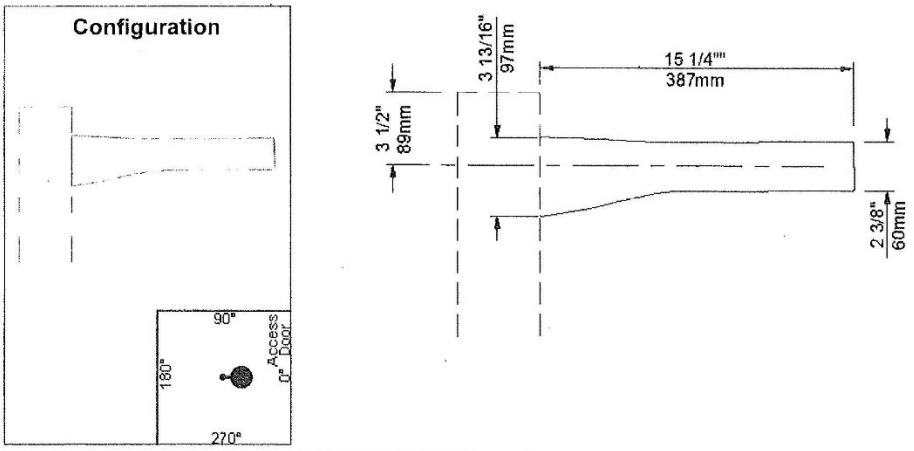
Driver Options: (DMG), Dimming compatible 0-10 volts. For applicable warranty, certification and operation guide see *"Philips Lumec dimmable luminaire specification document for unapproved device installed by other"*. To get document, click on this link: Specification document or go on web site on this address: http://www.lumec.com/Lumec3DV2/PdfWebLink/Philips Lumec dimmable luminaire specification document for unapproved device installed by other.pdf

Surge Protector: Surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA.

Luminaire Options: (RCD), Receptacle with 5 pins enabling dimming, can be used with a twist-lock control device or photoelectric cell or a shorting cap. Use of photocell or shorting cap is required to ensure proper illumination.

LUMEC

Whistler Valley Trail at Cheakamus Lake Rd (62993)



Qty **10** Bracket **RLAR-1A-R5@6-BE2TX**

Description of Components:

Arm: (RLAR) Made of cast A356 aluminum, mechanically assembled to the pole.

Bracket Properties (Weight and EPA): 3 lbs (1.4 kg), .25 ft²

APPROVED JASON FENTIMAN OCT.25,2018

LUMEC

Whistler Valley Trail at Cheakamus Lake Rd (62993)

APPROVED JASON FENTIMAN OCT. 25, 2018

Qty **10** Accessories **PH8**

Description of Components:

Accessories: (PH8), Photoelectric Cell, Twist-lock Type. UNV (120-277V)

Miscellaneous

Description of Components:

Wiring: The connection of the luminaire is done using a terminal block connector 600V, 85A for use with #2-14 AWG. wires from the primary circuit, located inside the housing. Due to the inrush current that occurs with electronic drivers, recommend using a 10Amp time delay fuse to avoid unwanted fuse blowing (false tripping) that can occur with normal or fast acting fuses.

Hardware: All exposed screws shall be complete with Ceramic primer-seal basecoat to reduce seizing of the parts and offers a high resistance to corrosion. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Finish: Color to be **textured dark blue (BE2TX)** and in accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with ± 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard.

The surface treatment achieves a minimum of 3000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

Pole Information: (R5@6), Bracket to be side mounted on a round pole from 5" min. to 6" (127mm min. to 152mm).

LED products manufacturing standard: The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Quality Control: The manufacturer must provide a written confirmation of its ISO 9001-2008 and ISO 14001-2004 International Quality Standards Certification.

Certification: The manufacturer will have to supply a copy of approval products certificate, CSA or UL.

Vibration Resistance: The GPLS meets the **ANSI C136.31**, American National Standard for Roadway Luminaire Vibration specifications for Bridge/overpass applications (Tested for 3G over 100 000 cycles).

The GPLS meets the **California Test 611, Testing durability of mast arm mounted luminaires**, specifications (a 2 000 000 cycles test).

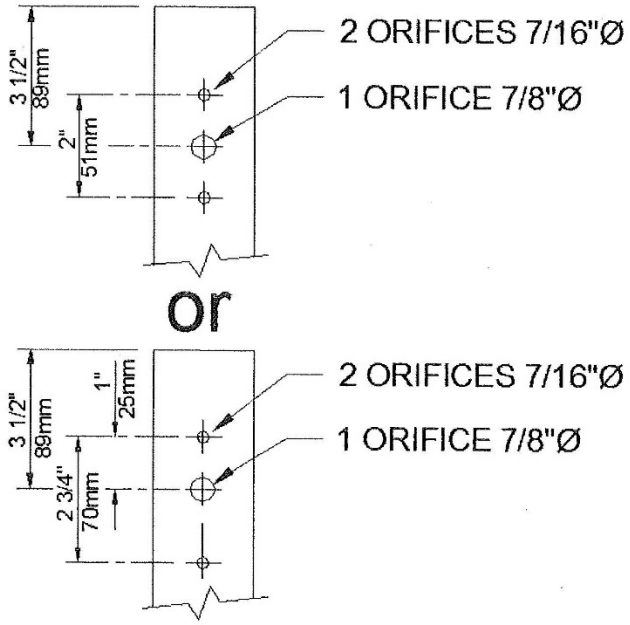
Web site information details: Click on any specific information details you need:

Paint finish / Warranties / Installation pictures / ISO 9001-2008 Certification / ISO 14001-2004 Certification / cULus Certification

Whistler Valley Trail at Cheakamus Lake Rd (62993)

Coordination

This bracket can accept both coordinations.
Cette console est conçue pour accepter ces deux coordinations.



LUMEC

Whistler Valley Trail at Cheakamus Lake Rd (62993)

LED light engine technical information for GPLS
CRI = 70, CCT = 4000K (3985K +/- 275K or 3710K to 4260K)
System (LED + driver) rated life = 100,000 hrs [1]

LED Module	Typical delivered lumens	Typical system wattage [2] (W)	Typical current @ 120 V (A)	Typical current @ 208 V (A)	Typical current @ 240 V (A)	Typical current @ 277 V (A)	Typical current @ 347 V (A)	Typical current @ 480 V (A)	LED current (mA)	Luminaire efficacy rating (lm/W)	BUG rating
16L530NW-G2-R2M	3083	27	0.23	0.14	0.12	0.11	0.10	0.08	530	111	B1-U0-G1
16L530NW-G2-R2S	3339	27	0.23	0.14	0.12	0.11	0.10	0.08	530	123	B1-U0-G0
16L530NW-G2-R3M	3124	27	0.23	0.14	0.12	0.11	0.10	0.08	530	115	B1-U0-G1
16L530NW-G2-R3S	3069	27	0.23	0.14	0.12	0.11	0.10	0.08	530	113	B1-U0-G1
16L530NW-G2-R3W	3059	27	0.23	0.14	0.12	0.11	0.10	0.08	530	112	B1-U0-G1
16L530NW-G2-4	3165	27	0.23	0.14	0.12	0.11	0.10	0.08	530	116	B1-U0-G1
16L530NW-G2-5	3054	27	0.23	0.14	0.12	0.11	0.10	0.08	530	112	B2-U0-G1
16L700NW-G2-R2M	3816	38	0.32	0.19	0.17	0.15	0.12	0.10	700	100	B1-U0-G1
16L700NW-G2-R2S	4201	38	0.32	0.19	0.17	0.15	0.12	0.10	700	111	B1-U0-G1
16L700NW-G2-R3M	3930	38	0.32	0.19	0.17	0.15	0.12	0.10	700	103	B1-U0-G1
16L700NW-G2-R3S	3886	38	0.32	0.19	0.17	0.15	0.12	0.10	700	102	B1-U0-G1
16L700NW-G2-R3W	3849	38	0.32	0.19	0.17	0.15	0.12	0.10	700	101	B1-U0-G1
16L700NW-G2-4	3982	38	0.32	0.19	0.17	0.15	0.12	0.10	700	105	B1-U0-G1
16L700NW-G2-5	3843	38	0.32	0.19	0.17	0.15	0.12	0.10	700	101	B2-U0-G1
16L1050NW-G2-R2M	5227	55	0.46	0.27	0.23	0.20	0.17	0.13	1050	95	B1-U0-G1
16L1050NW-G2-R2S	5754	55	0.46	0.27	0.23	0.20	0.17	0.13	1050	104	B1-U0-G1
16L1050NW-G2-R3M	5383	55	0.46	0.27	0.23	0.20	0.17	0.13	1050	98	B1-U0-G1
16L1050NW-G2-R3S	5323	55	0.46	0.27	0.23	0.20	0.17	0.13	1050	97	B1-U0-G2
16L1050NW-G2-R3W	5272	55	0.46	0.27	0.23	0.20	0.17	0.13	1050	96	B1-U0-G2
16L1050NW-G2-4	5454	55	0.46	0.27	0.23	0.20	0.17	0.13	1050	99	B1-U0-G2
16L1050NW-G2-5	5264	55	0.46	0.27	0.23	0.20	0.17	0.13	1050	96	B3-U0-G1
32L530NW-G2-R2M	6046	53	0.45	0.27	0.24	0.22	0.17	0.14	530	114	B2-U0-G1
32L530NW-G2-R2S	6656	53	0.45	0.27	0.24	0.22	0.17	0.14	530	126	B2-U0-G1
32L530NW-G2-R3M	6227	53	0.45	0.27	0.24	0.22	0.17	0.14	530	118	B2-U0-G1
32L530NW-G2-R3S	6158	53	0.45	0.27	0.24	0.22	0.17	0.14	530	117	B1-U0-G2
32L530NW-G2-R3W	6099	53	0.45	0.27	0.24	0.22	0.17	0.14	530	115	B1-U0-G2
32L530NW-G2-4	6309	53	0.45	0.27	0.24	0.22	0.17	0.14	530	119	B1-U0-G2
32L530NW-G2-5	6089	53	0.45	0.27	0.24	0.22	0.17	0.14	530	115	B3-U0-G1
32L700NW-G2-R2M	7594	71	0.60	0.34	0.295	0.27	0.23	0.18	700	107	B2-U0-G2

1 L70 = 100,000 hrs (at ambient temperature = 25°C)
2 System wattage or total luminaire wattage includes the LED module and the LED driver.
Note that IES files with HS house side shield option are also available – contact the factory.

Note: Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of Philips.

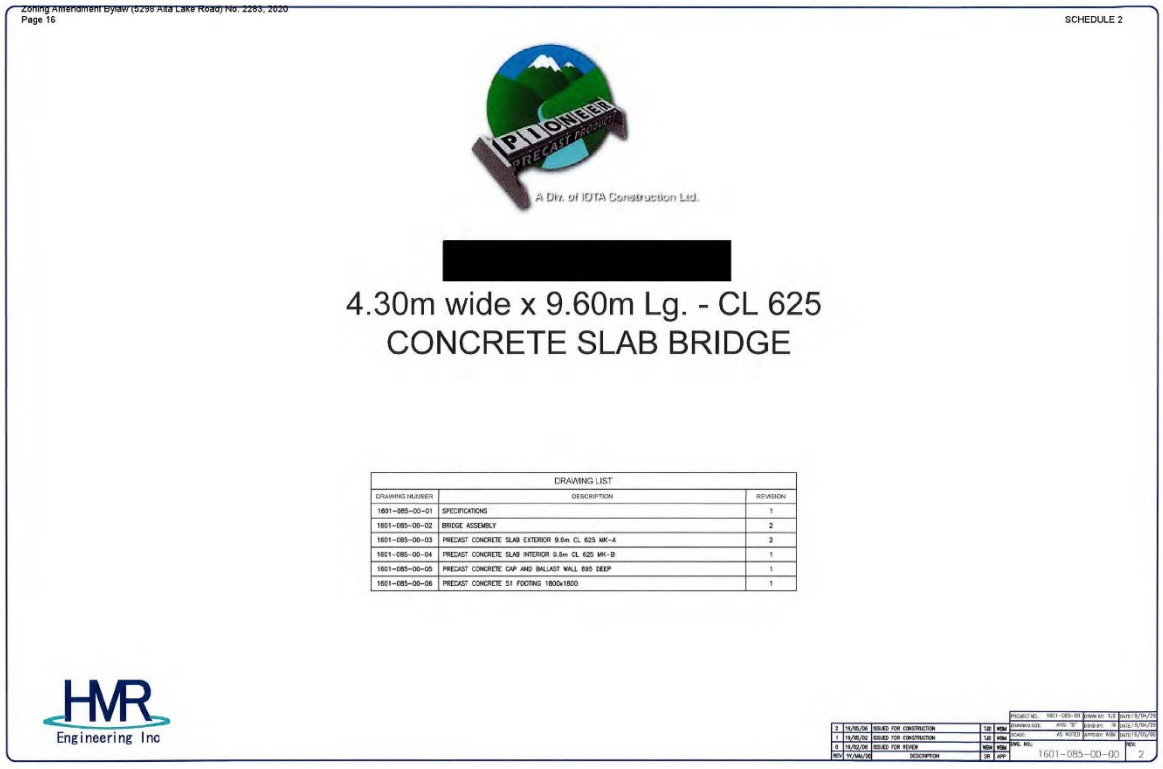
Whistler Valley Trail at Cheakamus Lake Rd (62993)

LED light engine technical information for GPLS
CRI = 70, CCT = 4000K (3985K +/- 275K or 3710K to 4260K)
System (LED + driver) rated life = 100,000 hrs [1]

LED Module	Typical delivered lumens	Typical system wattage [2] (W)	Typical current @ 120 V (A)	Typical current @ 208 V (A)	Typical current @ 240 V (A)	Typical current @ 277 V (A)	Typical current @ 347 V (A)	Typical current @ 480 V (A)	LED current (mA)	Luminaire Efficacy Rating (lm/W)	BUG rating
32L700NW-G2-R2M	7594	71	0.60	0.34	0.295	0.27	0.23	0.18	700	107	B2-U0-G2
32L700NW-G2-R2S	8360	71	0.60	0.34	0.295	0.27	0.23	0.18	700	118	B2-U0-G1
32L700NW-G2-R3M	7822	71	0.60	0.34	0.295	0.27	0.23	0.18	700	110	B2-U0-G2
32L700NW-G2-R3S	7735	71	0.60	0.34	0.30	0.27	0.23	0.18	700	109	B1-U0-G2
32L700NW-G2-R3W	7660	71	0.60	0.34	0.30	0.27	0.23	0.18	700	108	B1-U0-G2
32L700NW-G2-4	7925	71	0.60	0.34	0.30	0.27	0.23	0.18	700	111	B1-U0-G2
32L700NW-G2-5	7648	71	0.60	0.34	0.30	0.27	0.23	0.18	700	108	B3-U0-G2
32L1050NW-G2-R2M	10341	110	0.91	0.53	0.47	0.41	0.32	0.24	1050	94	B2-U0-G2
32L1050NW-G2-R2S	11384	110	0.91	0.53	0.47	0.41	0.32	0.24	1050	104	B2-U0-G2
32L1050NW-G2-R3M	10651	110	0.91	0.53	0.47	0.41	0.32	0.24	1050	97	B2-U0-G2
32L1050NW-G2-R3S	10532	110	0.91	0.53	0.47	0.41	0.32	0.24	1050	96	B1-U0-G2
32L1050NW-G2-R3W	10431	110	0.91	0.53	0.47	0.41	0.32	0.24	1050	95	B2-U0-G2
32L1050NW-G2-4	10791	110	0.91	0.53	0.47	0.41	0.32	0.24	1050	98	B2-U0-G2
32L1050NW-G2-5	10414	110	0.91	0.53	0.47	0.41	0.32	0.24	1050	95	B3-U0-G2
48L530NW-G2-R2M	9037	78	0.66	0.39	0.35	0.31	0.24	0.18	530	116	B2-U0-G2
48L530NW-G2-R2S	9949	78	0.66	0.39	0.35	0.31	0.24	0.18	530	127	B2-U0-G2
48L530NW-G2-R3M	9308	78	0.66	0.39	0.35	0.31	0.24	0.18	530	119	B2-U0-G2
48L530NW-G2-R3S	9204	78	0.66	0.39	0.35	0.31	0.24	0.18	530	118	B1-U0-G2
48L530NW-G2-R3W	9116	78	0.66	0.39	0.35	0.31	0.24	0.18	530	117	B2-U0-G2
48L530NW-G2-4	9431	78	0.66	0.39	0.35	0.31	0.24	0.18	530	121	B2-U0-G2
48L530NW-G2-5	9101	78	0.66	0.39	0.35	0.31	0.24	0.18	530	117	B3-U0-G2
48L700NW-G2-R2M	11327	107	0.89	0.52	0.46	0.39	0.32	0.24	700	106	B2-U0-G2
48L700NW-G2-R2S	12469	107	0.89	0.52	0.46	0.39	0.32	0.24	700	117	B3-U0-G2
48L700NW-G2-R3M	11666	107	0.89	0.52	0.46	0.39	0.32	0.24	700	110	B2-U0-G2
48L700NW-G2-R3S	11536	107	0.89	0.52	0.46	0.39	0.32	0.24	700	108	B2-U0-G2
48L700NW-G2-R3W	11426	107	0.89	0.52	0.46	0.39	0.32	0.24	700	107	B2-U0-G2
48L700NW-G2-4	11820	107	0.89	0.52	0.46	0.39	0.32	0.24	700	111	B2-U0-G2
48L700NW-G2-5	11407	107	0.89	0.52	0.46	0.39	0.32	0.24	700	107	B4-U0-G2
48L1050NW-G2-R2M	15312	161	1.33	0.76	0.67	0.58	0.47	0.34	1050	95	B3-U0-G3
48L1050NW-G2-R2S	16856	161	1.33	0.76	0.67	0.58	0.47	0.34	1050	105	B3-U0-G2
48L1050NW-G2-R3M	15770	161	1.33	0.76	0.67	0.58	0.47	0.34	1050	98	B3-U0-G2
48L1050NW-G2-R3S	15595	159	1.33	0.76	0.67	0.58	0.47	0.34	1050	98	B2-U0-G3
48L1050NW-G2-R3W	15445	162	1.33	0.76	0.67	0.58	0.47	0.34	1050	95	B2-U0-G3
48L1050NW-G2-4	15979	162	1.33	0.76	0.67	0.58	0.47	0.34	1050	99	B2-U0-G3
48L1050NW-G2-5	15420	161	1.33	0.76	0.67	0.58	0.47	0.34	1050	96	B4-U0-G2

1 L70 = 100,000 hrs (at ambient temperature = 25°C).
2 System wattage or total luminaire wattage includes the LED module and the LED driver.
Note that IES files with HS house side shield option are also available – contact the factory.

Note : Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of Philips.



Zoning Amendment Bylaw (6298 Alta Lake Road) No. 2283, 2020
Page 16

SCHEDULE 2

PIONEER PRECAST PRODUCTS
A Div. of IDTA Construction Ltd.

[redacted]

4.30m wide x 9.60m Lg. - CL 625
CONCRETE SLAB BRIDGE

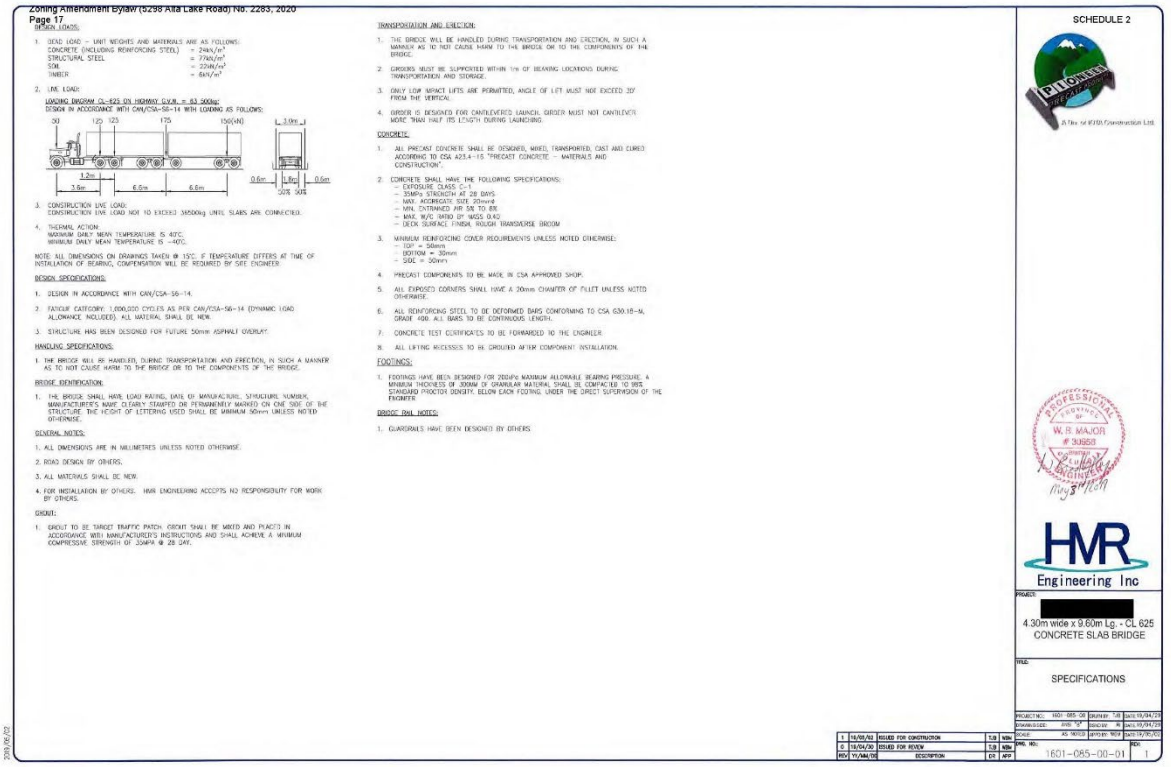
DRAWING LIST

DRAWING NUMBER	DESCRIPTION	REVISION
1601-085-00-01	SPECIFICATIONS	1
1601-085-00-02	BRIDGE ASSEMBLY	2
1601-085-00-03	PRECAST CONCRETE SLAB EXTERIOR 9.6m CL 625 MK-A	2
1601-085-00-04	PRECAST CONCRETE SLAB INTERIOR 9.6m CL 625 MK-B	1
1601-085-00-05	PRECAST CONCRETE CAP AND BALLAST WALL 895 DEEP	1
1601-085-00-06	PRECAST CONCRETE S1 FOOTING 1800x1800	1

HMR Engineering Inc

REV	YY/MM/DD	DESCRIPTION	DR	APP
2	19/05/06	ISSUED FOR CONSTRUCTION	TJB	MBW
1	19/05/02	ISSUED FOR CONSTRUCTION	TJB	MBW
0	19/02/06	ISSUED FOR REVIEW	MBW	MBW

PROJECT NO.: 1601-085-00 | DRAWN BY: TJB | DATE: 19/04/29
DRAWING SIZE: ANSI "B" | DESIGN: TJB | DATE: 19/04/29
SCALE: AS NOTED | APPROV: MBW | DATE: 19/05/06
DWG. NO.: 1601-085-00-00 | REV: 2



Zoning Amendment Bylaw (6298 Alta Lake Road) No. 2283, 2020
Page 17

SCHEDULE 2

DESIGN LOADS:

1. DEAD LOAD – UNIT WEIGHTS AND MATERIALS ARE AS FOLLOWS:
   CONCRETE (INCLUDING REINFORCING STEEL) = 24kN/m³
   STRUCTURAL STEEL = 77kN/m³
   SOIL = 22kN/m³
   TIMBER = 6kN/m³
2. LIVE LOAD:
   LOADING DIAGRAM CL-625 ON HIGHWAY GVW = 63 300kg:
   DESIGN IN ACCORDANCE WITH CAN/CSA-S6-14 WITH LOADING AS FOLLOWS:

3. CONSTRUCTION LIVE LOAD:
   CONSTRUCTION LIVE LOAD NOT TO EXCEED 36500kg UNTIL SLABS ARE CONNECTED.
4. THERMAL ACTION:
   MAXIMUM DAILY MEAN TEMPERATURE IS 40°C.
   MINIMUM DAILY MEAN TEMPERATURE IS –40°C.

NOTE: ALL DIMENSIONS ON DRAWINGS TAKEN @ 15°C. IF TEMPERATURE DIFFERS AT TIME OF INSTALLATION OF BEARINGS, COMPENSATION WILL BE REQUIRED BY SITE ENGINEER.

DESIGN SPECIFICATIONS:

1. DESIGN IN ACCORDANCE WITH CAN/CSA-S6-14.
2. FATIGUE CATEGORY: 1,000,000 CYCLES AS PER CAN/CSA-S6-14 (DYNAMIC LOAD ALLOWANCE INCLUDED). ALL MATERIAL SHALL BE NEW.
3. STRUCTURE HAS BEEN DESIGNED FOR FUTURE 50mm ASPHALT OVERLAY.

HANDLING SPECIFICATIONS:

1. THE BRIDGE WILL BE HANDLED, DURING TRANSPORTATION AND ERECTION, IN SUCH A MANNER AS TO NOT CAUSE HARM TO THE BRIDGE OR TO THE COMPONENTS OF THE BRIDGE.

BRIDGE IDENTIFICATION:

1. THE BRIDGE SHALL HAVE LOAD RATING, DATE OF MANUFACTURE, STRUCTURE NUMBER, MANUFACTURER'S NAME CLEARLY STAMPED OR PERMANENTLY MARKED ON ONE SIDE OF THE STRUCTURE. THE HEIGHT OF LETTERING USED SHALL BE MINIMUM 50mm UNLESS NOTED OTHERWISE.

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
2. ROAD DESIGN BY OTHERS.
3. ALL MATERIALS SHALL BE NEW.
4. FOR INSTALLATION BY OTHERS. HMR ENGINEERING ACCEPTS NO RESPONSIBILITY FOR WORK BY OTHERS.

GROUT:

1. GROUT TO BE TARGET TRAFFIC PATCH. GROUT SHALL BE MIXED AND PLACED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 30MPA @ 28 DAY.

TRANSPORTATION AND ERECTION:

1. THE BRIDGE WILL BE HANDLED DURING TRANSPORTATION AND ERECTION, IN SUCH A MANNER AS TO NOT CAUSE HARM TO THE BRIDGE OR TO THE COMPONENTS OF THE BRIDGE.
2. CRADLES MUST BE SUPPORTED WITHIN 1% OF BEARING LOCATIONS DURING TRANSPORTATION AND STORAGE.
3. ONLY LOW IMPACT LIFTS ARE PERMITTED, ANGLE OF LIFT MUST NOT EXCEED 30° FROM THE VERTICAL.
4. GIRDER IS DESIGNED FOR CANTILEVERED LAUNCH. GIRDER MUST NOT CANTILEVER MORE THAN HALF ITS LENGTH DURING LAUNCHING.

CONCRETE:

1. ALL PRECAST CONCRETE SHALL BE DESIGNED, MIXED, TRANSPORTED, CAST AND CURED ACCORDING TO CSA A23.4-16 "PRECAST CONCRETE – MATERIALS AND CONSTRUCTION".
2. CONCRETE SHALL HAVE THE FOLLOWING SPECIFICATIONS:
   – EXPOSURE CLASS: C-1
   – 35MPa STRENGTH AT 28 DAYS
   – MAX. AGGREGATE SIZE 20mm#
   – MIN. ENTRAINED AIR 5% TO 8%
   – MAX. W/C RATIO BY MASS 0.40
   – DECK SURFACE: FINISH, ROUGH TRANSVERSE BROOM
3. MINIMUM REINFORCING COVER REQUIREMENTS UNLESS NOTED OTHERWISE:
   – TOP = 56mm
   – BOTTOM = 30mm
   – SIDE = 30mm
4. PRECAST COMPONENTS TO BE MADE IN CSA APPROVED SHOP.
5. ALL EXPOSED CORNERS SHALL HAVE A 20mm CHAMFER OR FILLET UNLESS NOTED OTHERWISE.
6. ALL REINFORCING STEEL TO BE DEFORMED BARS CONFORMING TO CSA G30.18-M, GRADE 400. ALL BARS TO BE CONTINUOUS LENGTH.
7. CONCRETE TEST CERTIFICATES TO BE FORWARDED TO THE ENGINEER.
8. ALL LIFTING ACCESSES TO BE GROUTED AFTER COMPONENT INSTALLATION.

FOOTINGS:

1. FOOTINGS HAVE BEEN DESIGNED FOR 200kPa MINIMUM ALLOWABLE BEARING PRESSURE. A MINIMUM THICKNESS OF 300MM OF GRANULAR MATERIAL SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY, BELOW EACH FOOTING, UNDER THE DIRECT SUPERVISION OF THE ENGINEER.

BRIDGE RAIL NOTES:

1. GUARDRAILS HAVE BEEN DESIGNED BY OTHERS.

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA W. B. MAJOR # 39958

HMR Engineering Inc

PROJECT:
[redacted]
4.30m wide x 9.60m Lg. - CL 625
CONCRETE SLAB BRIDGE

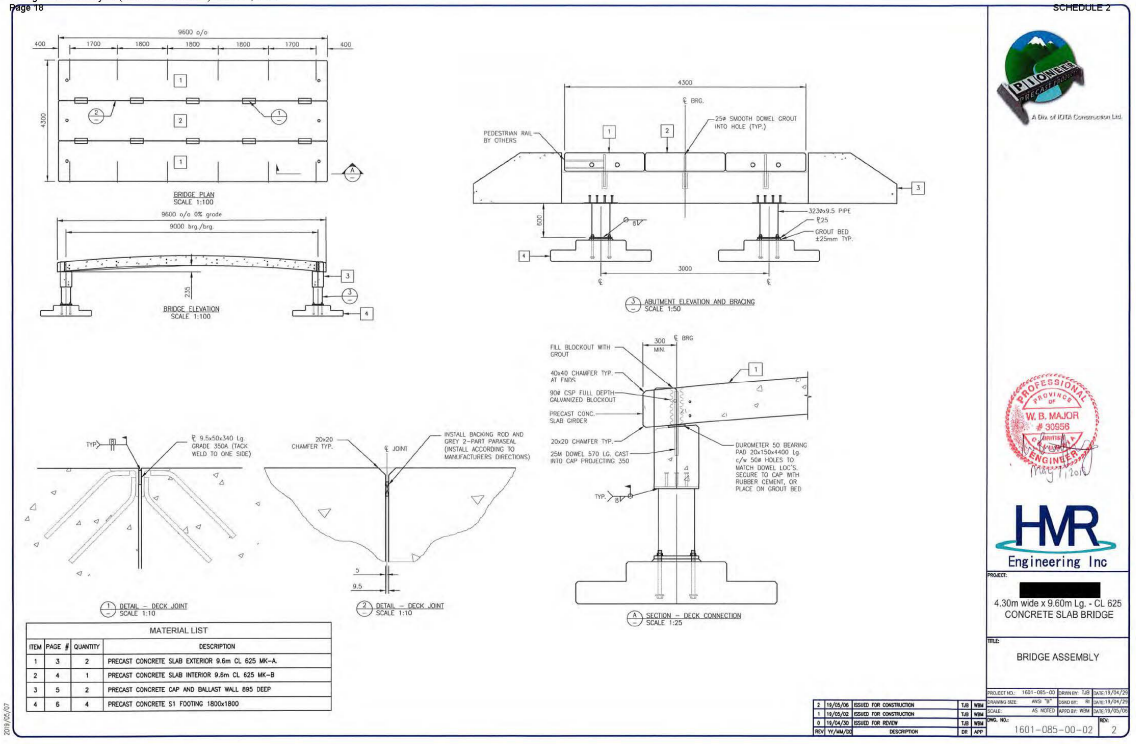
TITLE:
SPECIFICATIONS

REV	YY/MM/DD	DESCRIPTION	DR	APP
1	19/05/02	ISSUED FOR CONSTRUCTION	TJB	MBW
0	19/04/30	ISSUED FOR REVIEW	TJB	MBW

PROJECT NO.: 1601-085-00 | DRAWN BY: TJB | DATE: 19/04/29
DRAWING SIZE: ANSI "B" | DESIGN: TJB | DATE: 19/04/29
SCALE: AS NOTED | APPROV: MBW | DATE: 19/05/02
DWG. NO.: 1601-085-00-01 | REV: 1

Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020
Page 18

SCHEDULE 2



MATERIAL LIST			
ITEM	PAGE #	QUANTITY	DESCRIPTION
1	3	2	PRECAST CONCRETE SLAB EXTERIOR 9.6m CL 625 MK-A.
2	4	1	PRECAST CONCRETE SLAB INTERIOR 9.6m CL 625 MK-B
3	5	2	PRECAST CONCRETE CAP AND BALLAST WALL 895 DEEP
4	6	4	PRECAST CONCRETE S1 FOOTING 1800x1800

REV	YY/MM/DD	DESCRIPTION	DR	APP
2	19/05/06	ISSUED FOR CONSTRUCTION	TJB	WBM
1	19/05/02	ISSUED FOR CONSTRUCTION	TJB	WBM
0	19/04/30	ISSUED FOR REVIEW	TJB	WBM

PROJECT: [redacted]
4.30m wide x 9.60m Lg. - CL 625 CONCRETE SLAB BRIDGE

TITLE: BRIDGE ASSEMBLY

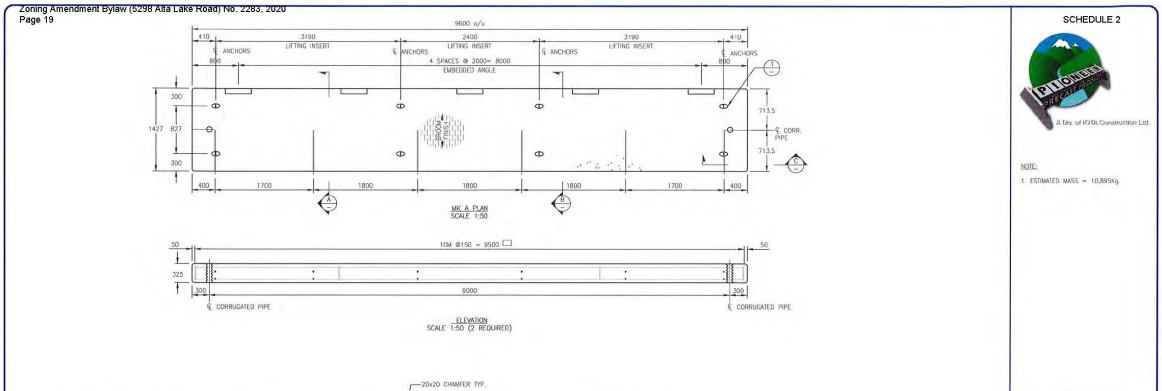
PROJECT NO. 1601-085-00 | DRAWN BY: TJB | DATE: 19/04/29
DRAWING SIZE: ANSI "B" | CHKD BY: TK | DATE: 19/04/29
SCALE: AS NOTED | APPD BY: WBM | DATE: 19/05/06
DWG. NO.: 1601-085-00-02 | REV: 2

2019/05/07

Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020
Page 19

SCHEDULE 2

NOTE:
1. ESTIMATED MASS = 10,895Kg.



REV	YY/MM/DD	DESCRIPTION	DR	APP
2	19/05/06	ISSUED FOR CONSTRUCTION	TJB	WBM
1	19/05/02	ISSUED FOR CONSTRUCTION	TJB	WBM
0	19/04/30	ISSUED FOR REVIEW	TJB	WBM

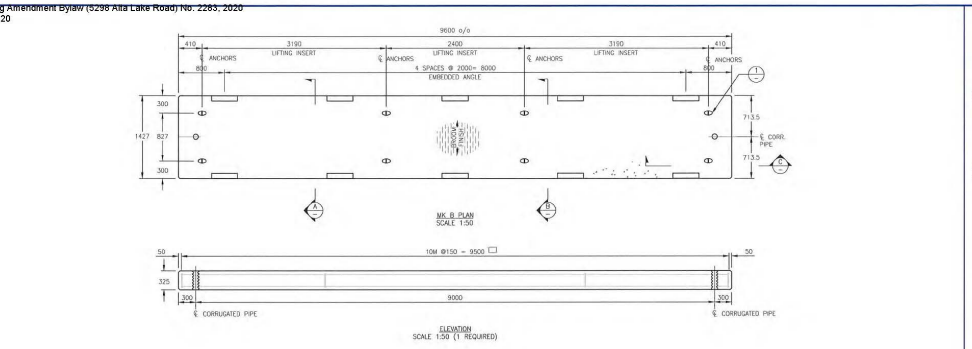
PROJECT: [redacted]
4.30m wide x 9.60m Lg. - CL 625 CONCRETE SLAB BRIDGE

TITLE: PRECAST CONCRETE SLAB EXTERIOR 9.6m CL 625 MK-A

PROJECT NO. 1601-085-00 | DRAWN BY: TJB | DATE: 19/04/29
DRAWING SIZE: ANSI "B" | CHKD BY: TK | DATE: 19/04/29
SCALE: AS NOTED | APPD BY: WBM | DATE: 19/05/06
DWG. NO.: 1601-085-00-03 | REV: 2

2019/05/06

SCHEDULE 2



NOTE:
1. ESTIMATED MASS = 10,895Kg.

W. B. MAJOR # 30956 PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA May 31, 2019

HMR Engineering Inc

PROJECT: [redacted]
4.30m wide x 9.60m Lg. - CL 625 CONCRETE SLAB BRIDGE

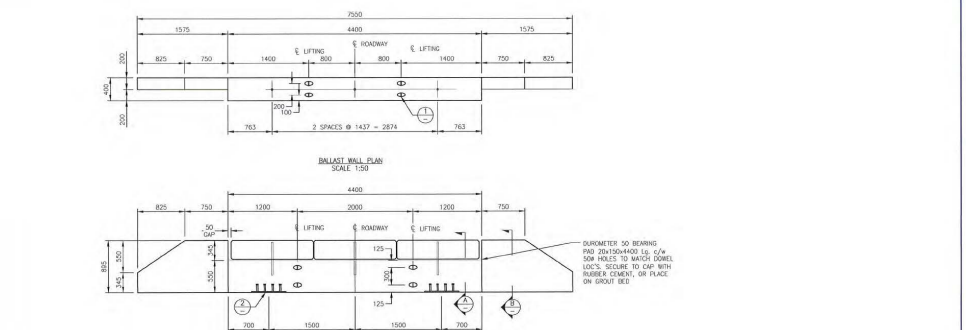
TITLE: PRECAST CONCRETE SLAB INTERIOR 9.6m CL 625 MK-B

PROJECT NO.	1601-085-00	DRAWN BY:	MSM	DATE: 19/04/29
DRAWING SIZE:	ANSI "B"	CHECKED BY:	RT	DATE: 19/04/29
SCALE:	AS NOTED	APPROVED BY:	WBM	DATE: 19/05/02
DWG. NO.:	1601-085-00-04			REV: 1

REV	YY/MM/DD	DESCRIPTION	BY	APP
1	19/05/02	ISSUED FOR CONSTRUCTION	TJB	MSM
0	19/04/30	ISSUED FOR REVIEW	TJB	MSM

2019/05/02

SCHEDULE 2



NOTE:
1. ESTIMATED MASS = 3527Kg.

W. B. MAJOR # 30956 PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA May 31, 2019

HMR Engineering Inc

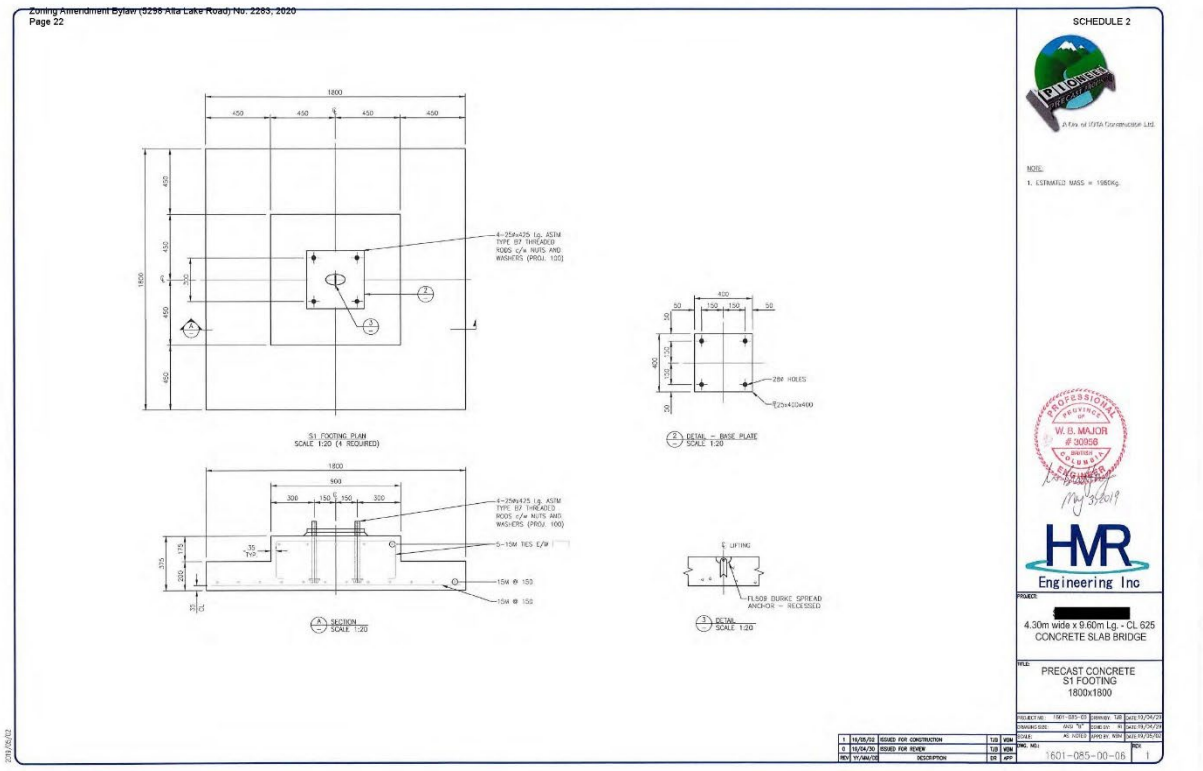
PROJECT: [redacted]
4.30m wide x 9.60m Lg. - CL 625 CONCRETE SLAB BRIDGE

TITLE: PRECAST CONCRETE CAP AND BALLAST WALL 895 DEEP

PROJECT NO.	1601-085-00	DRAWN BY:	TJB	DATE: 19/04/29
DRAWING SIZE:	ANSI "B"	CHECKED BY:	RT	DATE: 19/04/29
SCALE:	AS NOTED	APPROVED BY:	WBM	DATE: 19/05/02
DWG. NO.:	1601-085-00-05			REV: 1

REV	YY/MM/DD	DESCRIPTION	BY	APP
1	19/05/02	ISSUED FOR CONSTRUCTION	TJB	MSM
0	19/04/30	ISSUED FOR REVIEW	TJB	MSM

2019/05/03


SCHEDULE 2
S1 FOOTING PLAN
SCALE 1:20 (4 REQUIRED)
DETAIL - BASE PLATE
SCALE 1:20
SECTION
SCALE 1:20
DETAIL
SCALE 1:20
Engineering Inc
4.30m wide x 9.60m Lg. - CL 625
CONCRETE SLAB BRIDGE
PRECAST CONCRETE
S1 FOOTING
1800x1800
1601-085-00-06

SCHEDULE T – Housing Agreement and 219 Covenant (Bylaw No. 2440)

PART 2 - TERMS OF INSTRUMENT

HOUSING AGREEMENT and 219 COVENANT

This Agreement, dated for reference _____, 20__ is

BETWEEN:

Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

(the "Municipality")

AND:

(the "Owner")

WHEREAS:

A. Section 483 of the *Local Government Act* permits the Municipality to, by bylaw, enter into a housing agreement that may include terms and conditions regarding the occupancy of housing units identified in the agreement, including the availability of housing units to classes of persons;

B. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the Municipality in respect of the use of land or a building on land;

C. The Owner is the registered owner of the Land described in Item 2 of the General Instrument – Part 1 forming part of this Agreement;

D. The Owner and the Municipality wish to enter into this Agreement to provide for employee housing on the terms and conditions set out in this Agreement, and this Agreement is both a covenant under section 219 of the *Land Title Act* and a housing agreement under s. 483 of the *Local Government Act*.

THIS AGREEMENT is evidence that in consideration of the mutual promises contained in it and in consideration of the payment of $2.00 by the Municipality to the Owner, the receipt and sufficiency of which are hereby acknowledged by the Owner, the parties agree pursuant to section 483 of the *Local Government Act* and section 219 of the *Land Title Act* as follows:

PART I – DEFINITIONS

1. In this Agreement the following words have the following meanings:

(a) "Agreement" means this Agreement together with the General Instrument, being the Form C under the Land Title (Transfer Forms) Regulations, as amended, and all schedules and addenda to the Form C charging the Land;

(b) “CCPI” means the Consumer Price Index for Canada published from time to time in respect of all items, excluding eight of the most volatile components and the effect of changes in indirect taxes (CPIX), as determined by the Bank of Canada, or its successor in function, or, if that index is no longer published or available, a comparable index selected by the Municipality;

(c) “Daily Amount” means $700.00 per day as of December 31, 2023, adjusted in accordance with section 5;

(d) "Dwelling Unit" means the residential dwelling unit on the Land, whose location is identified on Schedule “A”;

(e) “Employee” means an individual who is either employed or self-employed for an average of at least 30 hours per week on an annual basis by a Qualified Whistler Business and is legally permitted to work in Canada;

(f) "Employee Unit" means a Dwelling Unit used and occupied continuously as a principal residence by at least one Employee or Retiree together with any spouse and other relatives of the Employee or Retiree;

(g) "Land" means the land described in Item 2 of the General Instrument to which the Agreement is attached and which forms part of this agreement, and any part into which said land is subdivided;

(h) "LTO" means the New Westminster Land Title Office or its successor;

(i) "Owner" means the Transferor described in the General Instrument and any subsequent owner of the Land or of any part into which the Land is subdivided, and includes any person who is a registered owner in fee simple of an Employee Unit from time to time;

(j) “Qualified Whistler Business" means an individual, partnership or corporate body, with one or more employees, which operates a business that:

A. is operated at premises located either within the boundaries of the Resort Municipality of Whistler or at the Whistler Olympic Park;

B. holds a valid business license from the Municipality that is not a non-resident business license, or is exempt from business licensing requirements;

C. is a permitted use of the business premises under the Municipality's zoning bylaw;

D. primarily serves Resort Municipality of Whistler residents, homeowners, businesses or tourists; and

E. in the case of a home-based or mobile business, derives more than 75% of its business income from Resort Municipality of Whistler residents, homeowners, businesses or tourists.

(k) "Retiree" means an individual who is at least 55 years of age; has ceased full-time employment (such that they work less than 30 hours per week) and was an Employee for at least 10 of the 12 years immediately preceding the date on which the individual ceased full-time employment; and is a Canadian citizen or has Canadian permanent resident status.

PART II - USE AND OCCUPANCY OF EMPLOYEE UNITS

2. The Owner agrees that the Dwelling Unit shall be used or occupied only as an Employee Unit, subject to the terms of section 4.

3. Within ten days after receiving notice from the Municipality, the Owner will in respect of each Employee Unit, deliver, or cause to be delivered, to the Municipality a statutory declaration, substantially in the form attached as Schedule "B", sworn by the Owner, containing all of the information required to complete the statutory declaration. The Municipality may request such a statutory declaration in respect of an Employee Unit no more than four times in any calendar year. The Owner hereby irrevocably authorizes the Municipality to make such inquiries as it considers necessary and reasonable in order to confirm that the Owner is complying with this Agreement, and irrevocably authorizes and directs the recipient, including, but not limited to the provincial issuing authority for driver's licenses, of the request for information from the Municipality to provide such information to the Municipality.

4. If the Owner cannot comply with the occupancy requirements for any Employee Unit for reasons of hardship, the Owner may request that the Municipality alter the Owner's obligations with respect to that Employee Unit on terms acceptable to the Municipality, but no such request may be made later than 30 days after the Municipality has delivered to the owner a written notice of breach of this Agreement. The request must set out the circumstances of the hardship involved and the reasons why the Owner cannot comply with the occupancy requirements, and must describe the hardship to the Owner that compliance would cause. The Owner agrees that the Municipality is under no obligation to grant any relief, and may proceed with its remedies under this Agreement, and at law and in equity, despite the Owner's request or the hardship involved, and the Owner agrees that the relief, if any, is to be determined by the Municipality in its sole discretion.

PART III - DEFAULT AND REMEDIES

5. The Owner acknowledges that the Municipality requires employee housing to attract employees to work for local businesses and that these businesses generate tax and other revenue for the Municipality and economic growth for the community. The Owner therefore agrees that, in addition to any other remedies available to the Municipality under this Agreement or at law or equity, if an Employee Unit is used or occupied in breach of this Agreement, or if the Owner does not deliver to the Municipality a statutory declaration requested under section 3 within three days after receiving the request, the Owner will pay to the Municipality, as a rent charge under section 6, the Daily Amount for each day of the breach of this Agreement. The Daily Amount is increased on January 1 of each year by an amount calculated by multiplying the Daily Amount as of the previous January 1 by the percentage increase in the CCPI between that previous January 1 and the immediately preceding December 31. The Daily Amount is due and payable immediately upon receipt by the Owner of an invoice from the Municipality for the same.

6. The Owner hereby grants to the Municipality a rent charge under s. 219 of the *Land Title Act* (British Columbia), and at common law, securing payment by the Owner to the Municipality of any amount payable by the Owner pursuant to this Agreement. The Owner agrees that the Municipality, at its option, may enforce payment of such outstanding amount in a court of competent jurisdiction as a contract debt, by an action for and order for sale, by proceedings for the appointment of a receiver, or in any other method available to the Municipality in law or in equity.

PART IV - INTERPRETATION

7. In this Agreement:

   (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;

   (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

   (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

   (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

   (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re- enacted or replaced, unless otherwise expressly provided;

(f) the provisions of s. 25 of the *Interpretation Act* with respect to the calculation of time apply;

(g) time is of the essence;

(h) all provisions are to be interpreted as always speaking;

(i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes employees, agents, officers and invitees of the party;

(j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and

(k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

PART V – GENERAL PROVISIONS

8. **Housing Agreement.** The Owner acknowledges and agrees that this:

(a) Agreement constitutes a covenant under s.219 of the *Land Title Act* and a housing agreement entered into under s. 483 of the *Local Government Act*;

(b) the Municipality may file a notice of housing agreement under s.483 of the *Local Government Act* in the LTO against title to the Employee Unit.

9. **Municipality's Powers Unaffected.** This Agreement does not:

(a) affect or limit the discretion, rights, duties or powers of the Municipality under any enactment or at common law, including in relation to the use or subdivision of the Land;

(b) impose on the Municipality any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;

(c) affect or limit any enactment relating to the use or subdivision of the Land; or

(d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Land.

10. **Agreement for Benefit of Municipality only.** The Owner and the Municipality agree that:

(a) this Agreement is entered into only for the benefit of the Municipality;

(b) this Agreement is not intended to protect the interests of the Owner, any tenant, or any future owner, lessee, occupier or user of the Property, the Land or the building or any portion thereof, including any Employee Unit; and

(c) the Municipality may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

11. **No Public Law Duty.** Where the Municipality is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the Municipality is under no public law duty of fairness or natural justice in that regard and agrees that the Municipality may do any of those things in the same manner as if it were a private party and not a public body.

12. **Notice.** Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of Owner set out in the records at the LTO, and in the case of the Municipality addressed:

To: Corporate Officer, Resort Municipality of Whistler
4325 Blackcomb Way, Whistler, BC V8E 0X5

or to the most recent postal address provided in a written notice given each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

13. **Enuring Effect.** This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

14. **Severability.** If any provision of this Agreement is found to be invalid or unenforceable such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

15. **Waiver.** All remedies of the Municipality will be cumulative and may be exercised by the Municipality in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the Municipality exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

16. **Sole Agreement.** This Agreement, and any documents signed by the Owners contemplated by this Agreement, represent the whole agreement between the Municipality and the Owner respecting the use and occupation of the Employee Units, and there are no warranties, representations, conditions or collateral agreements made by the Municipality except as set forth in this Agreement.

17. **Further Assurance.** Upon request by the Municipality the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the Municipality to give effect to this Agreement.

18. **Covenant Runs with the Land.** This Agreement burdens and runs with the Land and every parcel into which it is Subdivided. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Land. Notwithstanding anything contained herein, neither the Owner named herein nor any future owner of the Land or any portion thereof shall be liable under any of the covenants and agreement contained herein where such liability arises by reason of an act or omission occurring after the Owner named herein or any future owner ceases to have a further interest in the Land.

19. **Equitable Remedies.** The Owner acknowledges and agrees that damages would be an inadequate remedy for the Municipality for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

20. **No Joint Venture.** Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the Municipality or give the Owner any authority to bind the Municipality in any way.

21. **Applicable Law.** Unless the context otherwise requires, the laws of British Columbia will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

Resort Municipality of Whistler	**Owner**
_____	_____
Authorized Signatory	Authorized Signatory:
_____	_____
Authorized Signatory	Authorized Signatory:

SCHEDULE "A" – SUBDIVISION OR STRATA PLAN – LOCATION OF DWELLING UNIT(S)

SCHEDULE "B" STATUTORY DECLARATION

IN THE MATTER OF A HOUSING AGREEMENT WITH THE RESORT MUNICIPALITY OF WHISTLER

I, _____of _____, British Columbia, do solemnly declare that:

1. I am the owner of _____ (the "Employee Unit"), and make this declaration to the best of my personal knowledge.

2. This declaration is made pursuant to the Housing Agreement in respect of the Employee Unit.

3. For the period from _____ to _____ the Employee Unit was occupied continuously as a principal residence only by the Employees or Retirees (as defined in the Housing Agreement) whose names and current addresses and (in the case of Employees) whose employer's names and current addresses appear below:

   Names, addresses and phone numbers of Employees:

   _____

   Names, addresses and phone numbers of Employers:

   _____

4. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the Canada Evidence Act.

DECLARED BEFORE ME at _____)
_____, British Columbia)
this _____day of _____,) _____
20_____) Name:
)
_____) _____
A Commissioner for taking Affidavits) Name:
British Columbia)