

THE VILLAGE OF PEMBERTON

BYLAW NO. 869, 2019

Being a bylaw to amend the Village of Pemberton Zoning Bylaw No. 832, 2018

WHEREAS the Council may amend its Zoning Bylaw from time to time;

AND WHEREAS the Council of the Village of Pemberton deems it desirable to amend the Zoning Bylaw to accommodate residential development;

NOW THEREFORE the Council of the Village of Pemberton in open meeting assembled **ENACTS AS FOLLOWS:**

1. CITATION

This Bylaw may be cited for all purposes as "Zoning (Sunstone Lot 1) Amendment Bylaw No. 869, 2019."

2. Village of Pemberton Zoning Bylaw No. 832, 2018 is amended by:

I) Adding the following Section as a new section 13.3 in Part 13 of the Zoning Bylaw:

13.3 Residential Amenity 3, Sunstone (RSA-3)

The *Residential Amenity 3, Sunstone (RSA-3) Zone* is to accommodate *Detached Dwellings*, on large *lots* within the Sunstone Neighbourhood, and to provide density incentives earned by the provision of certain amenities.

13.3.1 Permitted Principal Uses

(a) *Dwelling, Detached*

13.3.2 Permitted Accessory Uses

- (a) *Accessory Suite*
- (b) *Bed and Breakfast*
- (c) *Carriage House*
- (d) *Home Occupation*
- (e) *Secondary Suite*
- (f) *Short-Term Vacation Rental*

13.3.3 Conditions of Use

- (a) *A secondary suite use, an accessory suite or a carriage house use, is permitted as an accessory residential use on a lot, but not two (2) accessory dwelling units on the same lot.*

- (b) No more than two (2) dwellings (which includes an *accessory dwelling unit*) may be located on a *lot*.
- (c) No more than two (2) *accessory buildings or structures* are permitted on a *lot*.
- (d) The maximum size of an *accessory dwelling unit* (*secondary suite, accessory suite, or carriage house*) is 90m².
- (e) The minimum lot sizes as a base density are as follows:
 - i. *Detached Dwelling* 20,000 m²
 - ii. *Bed and Breakfast* 20,000 m²
- (f) The minimum lot size where the requirements identified in Section 13.1.3 (g) have been fulfilled are as follows:
 - i. *Detached Dwelling* 2,000 m²
 - ii. *Bed and Breakfast* 2,000 m²
- (g) The densities may be increased from the requirements identified in Section 13.3.3 (e) to the requirements identified in Section 13.3.3 (f) providing contributions toward community amenities have been provided through a payment of \$9,165 per *detached dwelling* or *bed and breakfast* lot, payable either:
 - i. in cash prior to the registration of a plan of subdivision and to be held in a reserve fund by the Village for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and accessory uses; and/or
 - ii. in-kind works and services provided that they are approved by the Village in writing prior to the registration of a plan of subdivision for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and accessory uses.

13.3.4 Lot Regulations

a) Minimum <i>Lot Size</i> :	2,000 m ²
b) Minimum <i>Lot Width</i> :	18 m

13.3.5 Building Regulations

a) Minimum <i>Principal Building Width</i> :	7.6 m
b) Minimum <i>Front Setback</i> :	5 m
c) Minimum <i>Rear Setback</i> :	5 m
d) Minimum <i>Interior Side Setback</i> :	1.5 m
e) Minimum <i>Exterior Side Setback</i> :	3 m
f) Maximum <i>Lot Coverage</i> :	40%
g) Maximum Number of <i>Principal Buildings</i> :	1
h) Maximum Number of <i>Accessory Buildings</i> :	2
i) Maximum <i>Building Height, Principal</i> :	10.5 m
j) Maximum <i>Building Height, Carriage House</i> :	Two (2) storeys
k) Maximum <i>Building Height, Accessory</i> :	4.6 m

13.3.6 Off-Street Parking

- (a) Off-street parking spaces shall be provided in accordance with the requirements of this Bylaw.

13.3.7 Screening and Landscaping

- (a) Screening and landscaping shall be provided in accordance with the regulations in this Bylaw.

13.3.8 Signage

- (a) Signage should be limited to that permitted pursuant to the requirements of this Bylaw and the Village of Pemberton Sign Bylaw.

13.3.9 Watercourse Setbacks

Setbacks from any watercourses on the property must be in accordance with the requirements of the Village of Pemberton, Ministry of Environment and the Department of Fisheries and Oceans.

- II) Renumbering the pages commencing at Section 13.3 in sequence through the remainder of the Zoning Bylaw;
- III) Amending Schedule A – Zoning Map to rezone the lands shown on Schedule A, attached to and forming a part of this Bylaw, from RR-1 Rural Residential - 1 to RSA-1 Residential Amenity 1, Sunstone and RSA-3 Residential Amenity 3, Sunstone.

READ A FIRST TIME this 8th day of October, 2019.

READ A SECOND TIME this 8th day of October, 2019.

NOTICE OF PUBLIC HEARING FOR ZONING (SUNSTONE LOT 1) AMENDMENT BYLAW NO. 869, 2019 WAS PUBLISHED IN THE Pique Newsmagazine ON October 24th, 2019 AND October 31st, 2019.

PUBLIC HEARING HELD this 5th day of November, 2019.

READ A THIRD TIME this 19th day of November, 2019.

ADOPTED this 19th day of November, 2019.

Mike Richman
Mayor

Sheena Fraser
Corporate Officer

SCHEDULE A
"Subject Lands"

