

**Date:** Tuesday, 5 April 2022

**To:** Sheena Fraser, Acting Chief Administrative Officer

**From:** Colin Brown MCP, Planner II

**Subject:** Housekeeping Amendments to Zoning Bylaw No. 832, 2018

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## **PURPOSE**

The purpose of this report is to present to Council for First and Second Readings, Village of Pemberton Zoning Bylaw No. 832, 2018, Amendment (Housekeeping) Bylaw No. 924, 2022, that makes Village initiated text and mapping amendments to Zoning Bylaw No. 832, 2018.

## **BACKGROUND**

At the Regular Council meeting No. 1474, held on Tuesday, July 24, 2018, Council adopted Village of Pemberton Zoning Bylaw 832, 2018. Subsequently, at Regular Council Meeting No. 1492, held on May 7<sup>th</sup>, 2019, Council adopted the first housekeeping amendment, Bylaw No. 862, 2019.

Since then, Staff has continued monitoring for minor inconsistencies and interpretation issues and has compiled a list of proposed changes to improve, clarify and update existing regulations.

## **DISCUSSION & COMMENTS**

To ensure the continued effectiveness of the Zoning Bylaw, it is necessary to address several unrelated issues in one amendment bylaw. All proposed modifications are minor and include the correction of inconsistencies, previously undiscovered errors and the clarification of details and are therefore considered to be housekeeping in nature. These updates will assist the public in interpreting the bylaw and reduce staff time spent responding to inquiries.

Details of the proposed housekeeping amendments, along with the Staff rationale for the changes, are described in a table attached as **Appendix A**.

The original zoning bylaw map, Schedule A to Zoning Bylaw No. 832, 2018, is attached as **Appendix B**, and the proposed revised Schedule A is attached as **Appendix C**. The map colour scheme has been refreshed with conventional zoning colours and enhanced textures to improve clarity.

Zoning Amendment (Housekeeping) Bylaw No. 924, 2022 is presented for Council's consideration of First and Second Reading and is attached as **Appendix D**.

## **COMMUNICATIONS**

As per section 466 of the *Local Government Act*, if a public hearing is held the local government must provide notice to the public stating the date, time, location, and how the hearing will be held, and must include instructions on how to join the hearing electronically, if applicable. The notice will be published in at least two (2) consecutive issues of the local newspaper. Public notice is required whether a public hearing is held or waived.

## **LEGAL CONSIDERATIONS**

Pursuant to section 464(2) of the *Local Government Act*, Council may waive the holding of a public hearing on the proposed zoning bylaw as the bylaw is consistent with the official community plan. As noted under Communications, advertising is required whether the public hearing is held or is waived.

## **IMPACT ON BUDGET & STAFFING**

The preparation of the amending bylaw was completed in-house and is a component of the day-to-day operations of the Development Services Department. As such, there are no impacts to the budget or staff hours for considerations at this time.

## **INTERDEPARTMENTAL IMPACT & APPROVAL**

There are no impacts on other departments and no approvals are required.

## **COMMUNITY CLIMATE ACTION PLAN**

The changes proposed to Village of Pemberton Zoning Bylaw No. 832, 2018, Amendment (Housekeeping) Bylaw No. 924, 2022, are housekeeping in nature and will not impact the Community Climate Action Plan strategies.

## **IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS**

There are no impacts on the region or neighbouring jurisdictions.

## **ALTERNATIVE OPTIONS**

**Option One:** THAT Council gives First and Second Readings to Zoning Bylaw No. 832, 2018, Amendment (Housekeeping) Bylaw No. 924, 2022;

**AND THAT** Council waives the public hearing;

**AND THAT** Staff be directed to bring back the Bylaw to a future meeting once public notice obligations have been completed.

**Option Two:** **THAT** Council gives First and Second Readings to the Zoning Bylaw No. 832, 2018, Amendment (Housekeeping) Bylaw No. 924, 2018;

**AND THAT** Staff be directed to arrange for a public hearing for the Bylaw to be held on Tuesday, 26 April 2022, at 5:30 pm.

**Option Three:** **THAT** Council refer Zoning Bylaw No. 832, 2018 Amendment (Housekeeping) Bylaw No. 924, 2022 back to Staff to address the following matters before reconsideration by Council:

- {To be added by Council}

## **RECOMMENDATIONS**

Staff recommend Option One:

**THAT** Council gives First and Second Readings to Zoning Bylaw No. 832, 2018, Amendment (Housekeeping) Bylaw No. 924, 2022;

**AND THAT** Council waives the public hearing;

**AND THAT** Staff be directed to bring back the Bylaw to a future meeting once advertising obligations have been completed.

## **ATTACHMENTS:**

**Appendix A:** Table Summarizing Amendments and Rationale

**Appendix B:** Original Schedule A to Zoning Bylaw No. 832, 2018

**Appendix C:** Revised Schedule A to Zoning Bylaw No. 832, 2018

**Appendix D:** Zoning Bylaw No. 832, 2018, Amendment (Housekeeping) Amendment Bylaw No. 924, 2022, as amended.

Prepared by:	Colin Brown MCP, Planner II
Manager Approval:	Scott McRae, Manager of Development Services
CAO Approval by:	Sheena Fraser, Acting Chief Administrative Officer

**Appendix A**

<b>Zoning Bylaw No.832, 2018 - Housekeeping Amendment Bylaw No. 924, 2022</b>			
<b>Part / Section</b>	<b>Page/Sub-Section</b>	<b>Change</b>	<b>Rationale</b>
<b>Part 1: Application</b>			
	1.4	<p>Added:</p> <p>(a) The Chief Administrative Officer, Manager of Corporate, Legislative and Administration Services, Manager of Development Services, Planner, Chief Building Official, Bylaw Enforcement Officer, Manager of Operations and Projects, and their designates and any other person appointed by the Council are hereby authorized to administer this Bylaw.</p> <p>Persons appointed under Sub-Section (a) may enter any property subject to this Bylaw at all reasonable times for the purpose of ascertaining whether this Bylaw is being observed.</p>	To ensure that Village Staff have authority to conduct site visits when required.
	1.5	<p>Deleted:</p> <p>“and is liable to the penalties imposed under the Village of Pemberton’s Municipal Ticket Utilization Bylaw”</p> <p>Added:</p> <p>(c) A person who commits an offence under this Bylaw is liable if:</p> <ul style="list-style-type: none"> <li>I. proceedings are brought under the <i>Offence Act (B.C.)</i>, to pay a fine to maximum of \$50,000 and such other amounts as the court may impose in relation to the offence; or</li> <li>II. a bylaw notice is issued under a bylaw made under the <i>Local Government</i></li> </ul>	This refines language used to refer to legislation that allows the Village to impose penalties when offences are found in relation to Zoning Bylaw No. 832, 2018.

		<p><i>Bylaw Enforcement Act, to pay a penalty to a maximum authorized under that Act.</i></p> <p><i>Notice</i></p>	
<b>PART 3: Definitions</b>			
<b>Balcony</b>	p.15	<p>Definition added; <i>means an exterior floor system projecting from a structure and supported by that structure, with no additional independent supports.</i></p>	Provide clarity between a deck or balcony.
<b>Carriage House</b>	p.18	<p>Remove “or attached to” from definition.</p>	To clarify that the dwelling unit component of the Carriage House is intended to be above the garage.
<b>Deck</b>	p. 20	<p>Definition added; <i>means an exterior floor system supported on at least two opposing sides by an adjoining structure and/or posts, piers, or other independent supports.</i></p>	Provide clarity between a deck or balcony.
<b>Dwelling Unit, Accessory</b>	p. 21	<p>Definition added; <i>means a dwelling unit that is accessory to the principal dwelling including an accessory residential dwelling, carriage house and secondary suite.</i></p>	Provide clarity.
<b>Emergency Shelter</b>	p.22	<p>Definition added; <i>means a use staffed and supervised by a public authority or non-profit agency for the purpose of providing temporary sleeping accommodation for people in need of emergency shelter on a short-term basis (to a maximum of 30 days). Emergency Shelter use includes drop-in and meal services as well as accessory administration and office space for use by program staff.</i></p>	To ensure emergency shelters are a permitted use.

<b>Home Occupation</b>	p.25	Amend reference from 7.16 to read “in accordance with the regulations in 7.17 of this Bylaw”.	Update reference
<b>Part 4 Measurements and Calculations</b>			
<b>Projections into Required Setback and Exceptions to Siting Requirements</b>	4.13(a) vii.	Remove “Front”	Clarifies permanent swimming pools are not permitted in front setback area.
<b>Part 6: General Regulations</b>			
<b>Uses Permitted in All Zones</b>	6.3 (a) xviii.	Added “ <i>Emergency Shelter</i> ”	Allows emergency shelters to be operated in all zones.
<b>Part 7: Additional Zoning Regulations for Certain Uses</b>			
<b>Accessory Buildings or Structures and Uses</b>	7.1 (a) v.	Add “or Carriage House”	Clarify that Carriage houses are permitted in the front yard in hillside zones.
<b>Carriage Houses</b>	7.10 (a) ii	Add “accessory dwelling unit of the”  Remove “or on the first story”  Add “garage”  Remove “accessory building”	Clarify that accessory dwelling unit component of carriage houses are to be above a detached garage, consistent with added Definition in Part 3.
<b>Intermodal Storage Containers</b>	7.18 (a) 7.18 (a) ii	Add “Rural Residential 1”	Rural Residential 1 zone permits Intermodal Storage Containers as an accessory use. This amendment makes regulations consistent with other zones where Intermodal Storage Containers are allowed.
	7.18 (c)	(c) <i>Add Notwithstanding regulations in section 7.18 (a) ii. the maximum of two (2) Intermodal Storage Containers may be exceeded on the parcel known as Den</i>	Relieves the restriction of 2 storage containers for the new Rec Site at Den Duyf Park to allow flexibility to accommodate storage

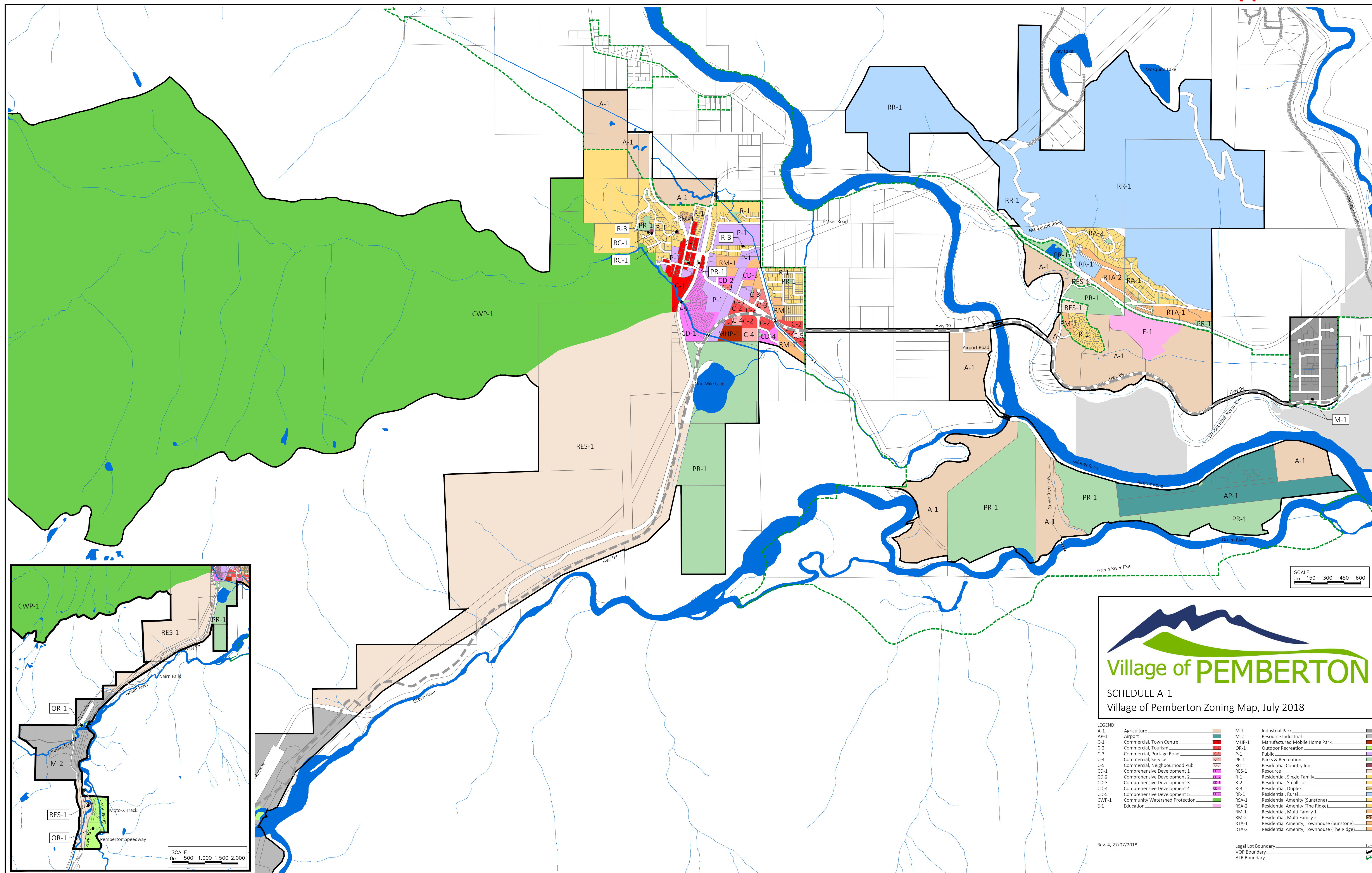
		<i>Duyf Park, legally described as LOT B DISTRICT LOT 211 LILLOET DISTRICT PLAN EPP40824. Size, location, and placement of Intermodal Storage Containers at Den Duyf Park must be approved by the Chief Administrative Officer.</i>	on a short term basis as may be required.
<b>Retaining Walls</b>	7.21(a) i.	Add “or finished grade”	Allows flexibility to measure retaining walls from either the <i>natural grade</i> as determine before construction or <i>finished grade</i> which is the elevation of the ground surface after construction.
<b>Secondary Suites</b>	7.23 (e)	Replace “accessory residential dwellings” with “secondary suites”  Remove “habitable gross” in reference to floor area;  Add “excluding the garage”.	Clarifies that this policy refers to secondary suites, not accessory residential dwellings.  The intent of this policy to only include habitable space in the floor area calculation. This was clarified by using the term “floor area” instead of “gross floor area” and specifying the garage is excluded.
<b>Above-Ground Swimming Pools, Spas and Hot Tubs</b>	7.26.1	Amend Heading to read “Swimming Pools, Spas and Hot Tubs (Amendment Bylaw No. 862, 2019; Adopted May 7, 2019)”  Re-order to maintain alpha-numeric pattern of the section.	
<b>Temporary Buildings or Structures During Construction</b>	7.28	Section Removed.	Section moved to Building Bylaw.

<b>Temporary Use of an Existing Detached Dwelling Unit During Construction</b>	7.29	Section Removed.	Section moved to Building Bylaw.
<b>Part 8: Parking and Loading Requirements</b>			
<b>Off-Street Parking General Requirements</b>	8.1 (j)	Add total required parking stall “51-80” Add required number of disability parking spaces “3”	Omission in previous amendment
<b>Measurement</b>	8.2	Section deleted.	Contradictory to Section 8.1 (d).  <i>Where the calculation of required off-street parking spaces results in a fractional number, the number of required spaces shall be the nearest whole number above that calculation.</i>
<b>Residential Vehicular Parking Requirements</b>	8.3	Added “/Carriage House” to Detached Dwelling – Secondary Suite  Added “+” to Townhouse Dwelling – Three Bedroom	To include parking requirements for Carriage Houses.  To include parking requirements for 3+ bedroom townhouse units.
<b>Cash-in-Lieu of Parking</b>	8.8	Added “commercial” in reference to the type of parking spaces that qualify for cash-in-lieu	To clarify that cash-in-lieu should only be used for commercial uses.
<b>Off-Street Parking Design Criteria, Development and Maintenance</b>	8.11 (l)	Add: a. For driveways with grades over 8% a driveway profile drawing is required pursuant to Village of Pemberton Building Bylaw No. 912, 2021. b. The following applies to any lot created through	Village building officials have identified that the current maximum gradient of 20% exceeds best practices and could lead to vehicles bottoming out. The proposed changes reduce this



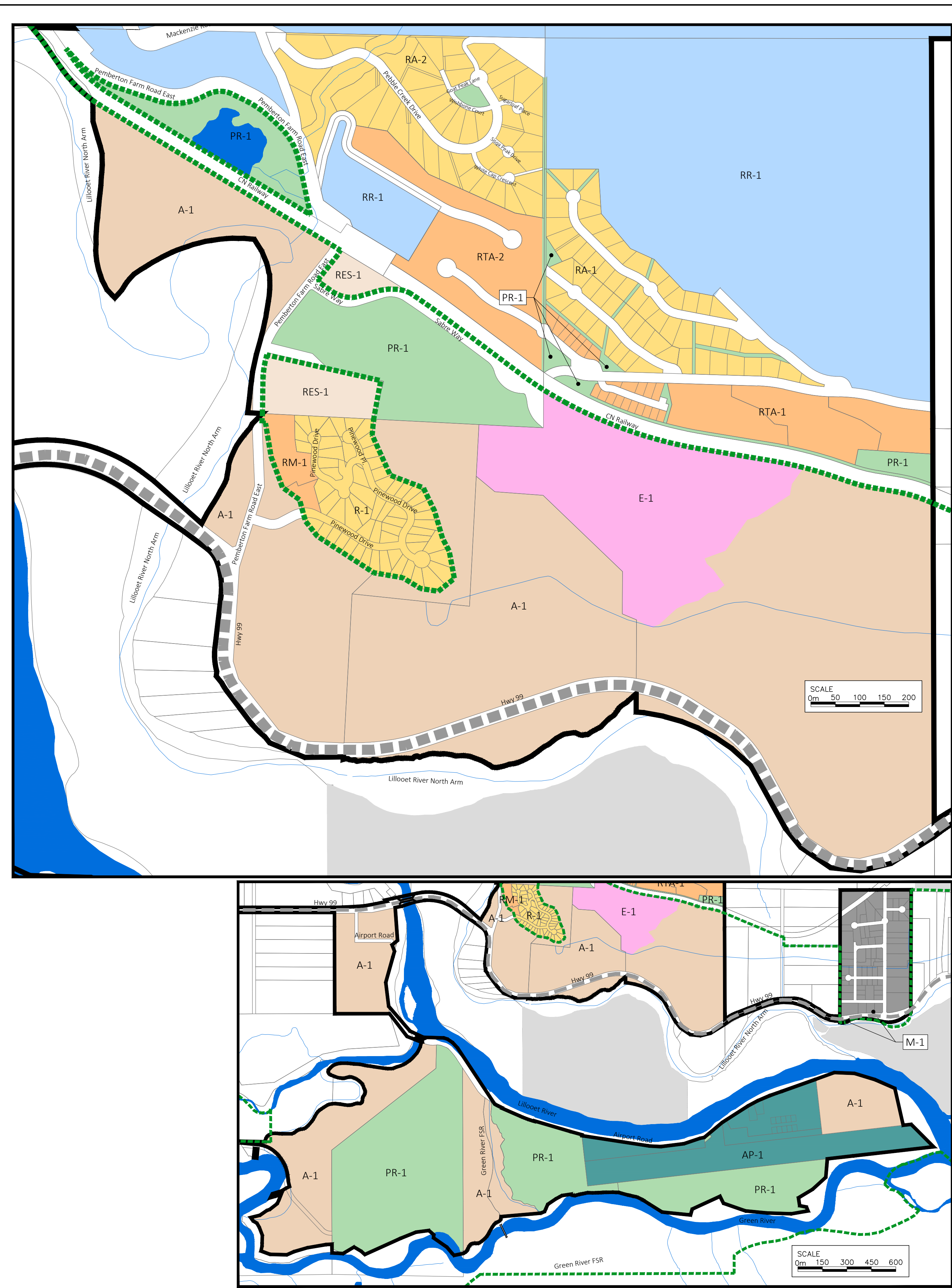
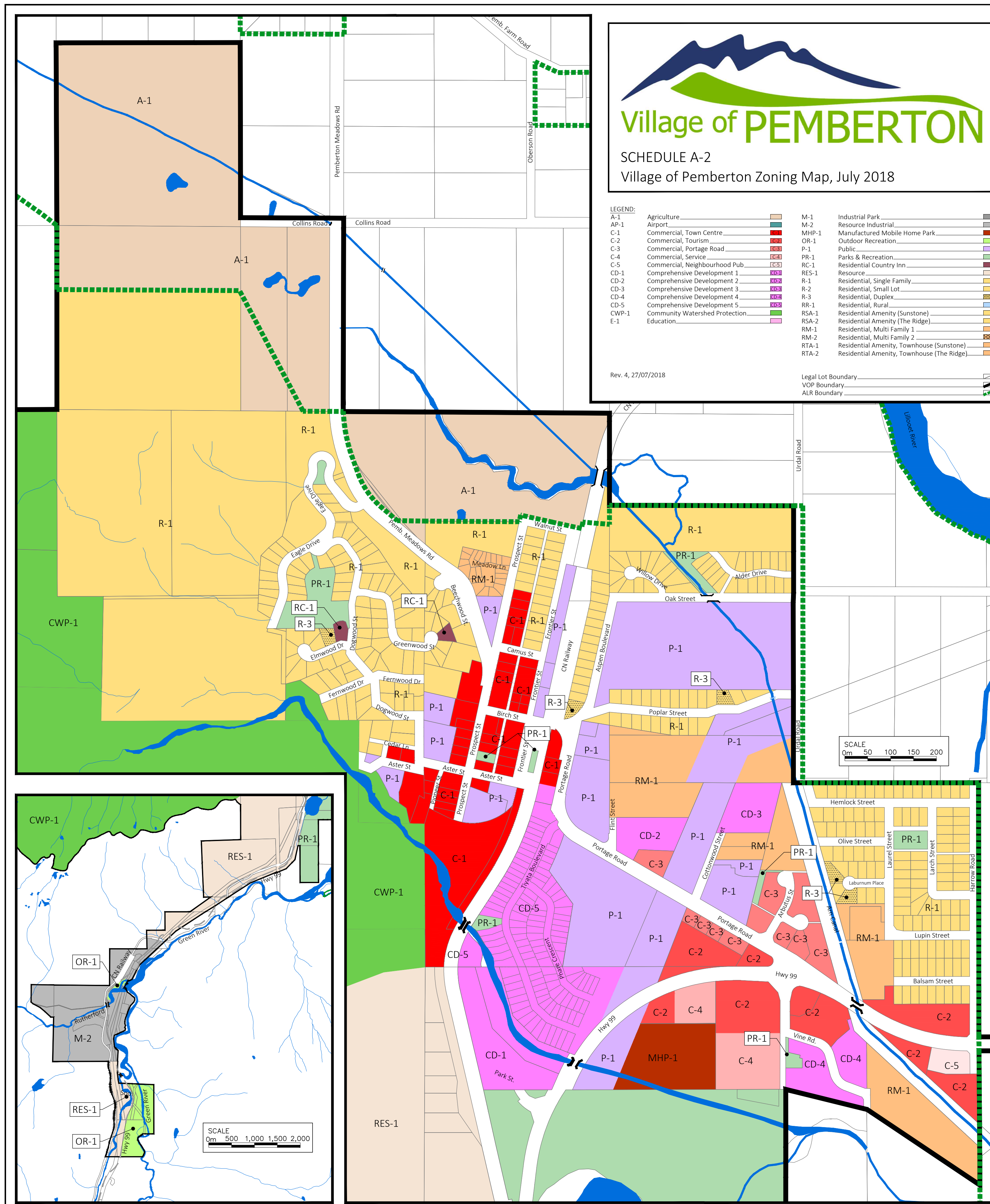
		<p>subdivision approved after Bylaw 921, 2022 is adopted.</p> <ul style="list-style-type: none"> <li>i. The maximum gradient for driveways adjoining all roads shall not exceed 10%.</li> <li>ii. The maximum driveway gradient may be exceeded with the approval of a stamped drawing from a registered engineer to the satisfaction of the Chief Building Official.</li> </ul>	<p>risk and aligns zoning regulations with other communities in the Sea to Sky corridor, and with Village of Pemberton Building Bylaw 912, 2021, and Subdivision and Development Control Bylaw 677, 2011.</p>
<b>Part 13. 1 Residential Amenity 1, Sunstone</b>			
<b>Permitted Accessory Uses</b>	13.1.2	Remove: (a) Accessory Suite	There is no definition of accessory suite. Removing term from Permitted Uses avoids confusion with Secondary Suites.
<b>Conditions or Use</b>	13.1.3 (a) and (d)	Remove "Accessory Suite"	
<b>13.2 Residential Townhouse Amenity 1, Sunstone</b>			
<b>Conditions of Use</b>	13.2.3.(e) ii	Add "or Duplex"	Clarifies details for "Duplex" that was added as a permitted Principal Use in Amendment Bylaw No. 883, 2020
<b>Density Regulations</b>	13.2.4. b)	Add "or Duplex"	
<b>Lot Regulations</b>	13.2.5. b) and d)	Add "or Duplex"	
<b>Building Regulations</b>	13.2.6 b), d), f), h), j), l), n)	Add "or Duplex"	
<b>13.3 Residential Amenity 3, Sunstone</b>			
<b>Permitted Accessory Uses</b>	13.3.2	Remove: (a) "Accessory Suite"	There is no definition of accessory suite. Removing term from Permitted Uses avoids confusion with Secondary Suites.
<b>Conditions of Use</b>	13.3.3(a) and (d)	Delete "an accessory suite"	

<b>Part 14: Residential Amenity 2 Zones (The Ridge)</b>			
<b>14.1 Residential Amenity 2, The Ridge</b>			
<b>Permitted Accessory Uses</b>	14.1.2	Remove: (a) "Accessory Suite"	There is no definition of accessory suite. Removing term from Permitted Uses avoids confusion with Secondary Suites.
<b>Conditions of Use</b>	14.1.3(a) and (d)	Delete "an accessory suite"	
<b>Part 14.2 Residential Townhouse Amenity 2, The Ridge</b>			
<b>Building Regulations</b>	14.2.6	Add: l) Maximum Number of Accessory Building: 2	Omission: Mentioned in 14.2.3 c), re-stated in the building regulation chart to maintain similar format to other zones.
<b>Part 15: Commercial Zones</b>			
<b>15.1 Commercial, Town Centre</b>			
<b>Conditions of Use</b>	15.1.3	Replaced: "Lot 1, DL 7926, LLD, Plan KAP77917" with "Lot A, DL 203 and 7926, LLD, EPP 95387"	Corrected legal address





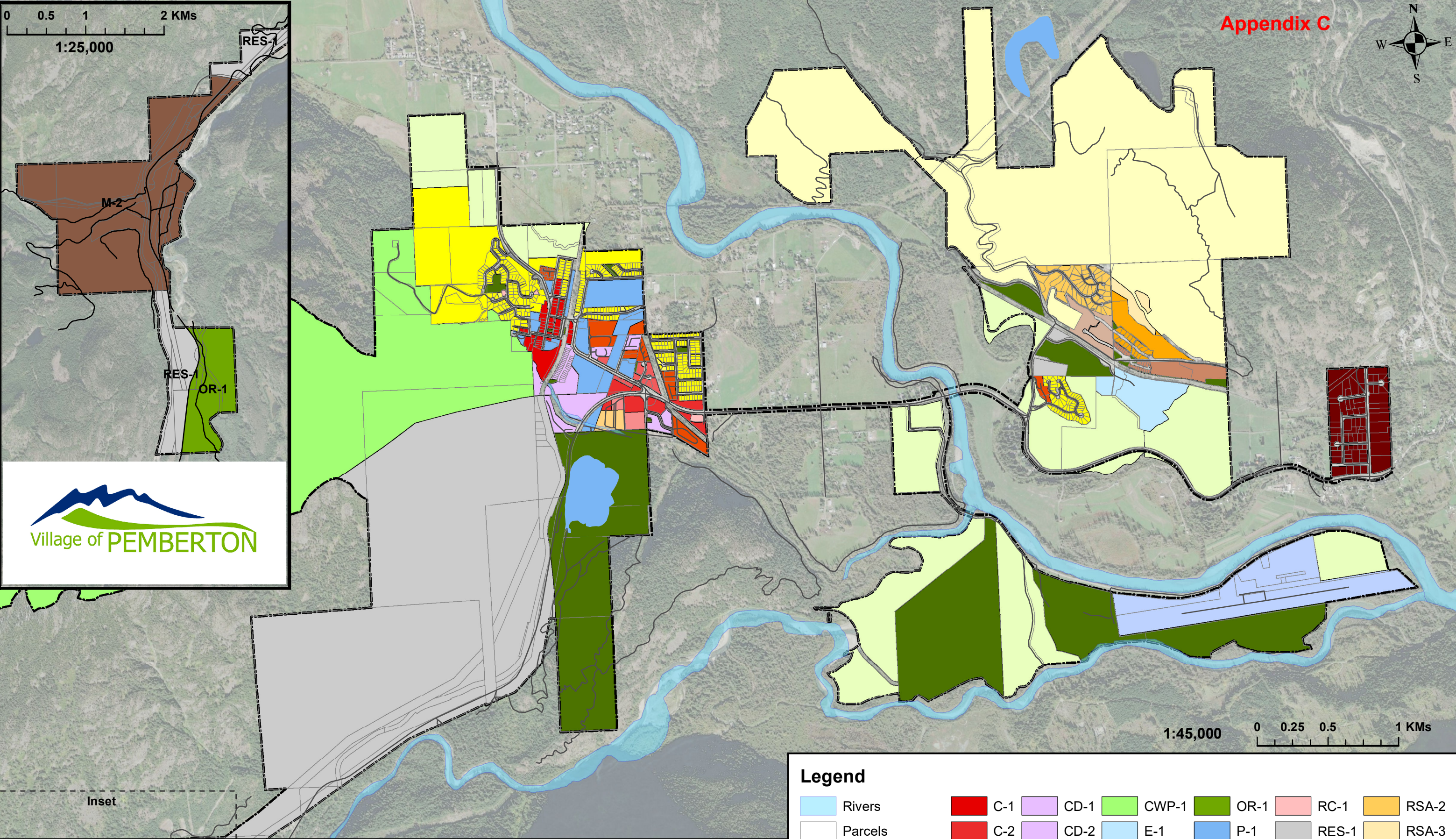
# Schedule A to Zoning Bylaw 832, 2018







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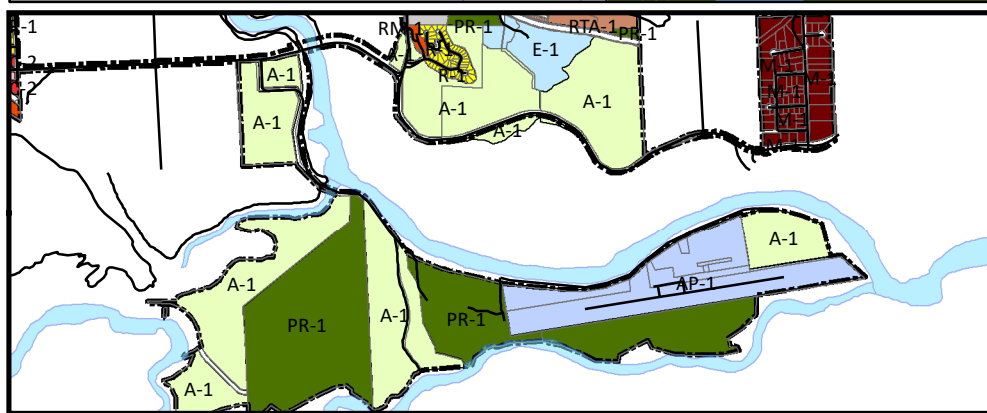
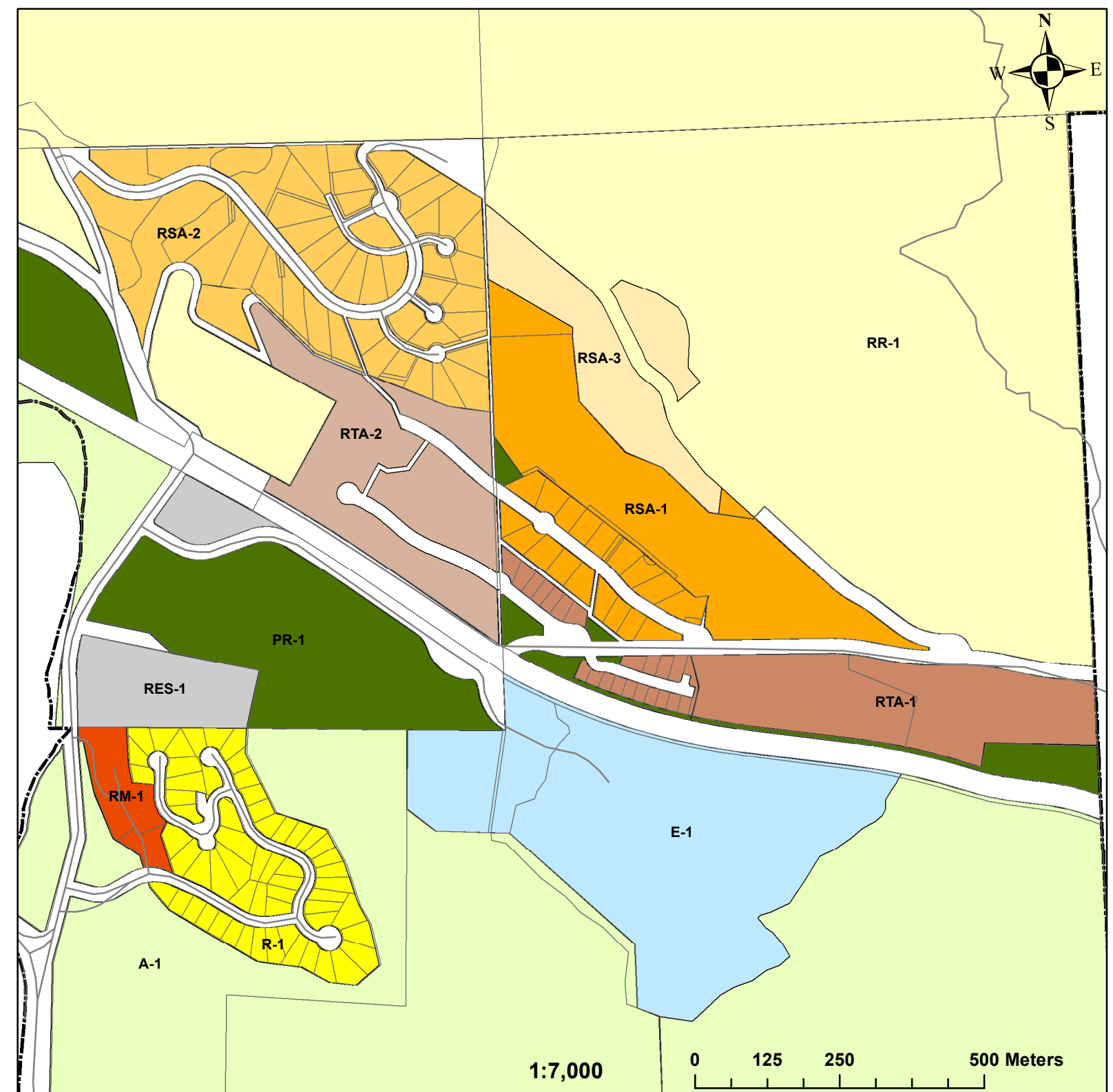
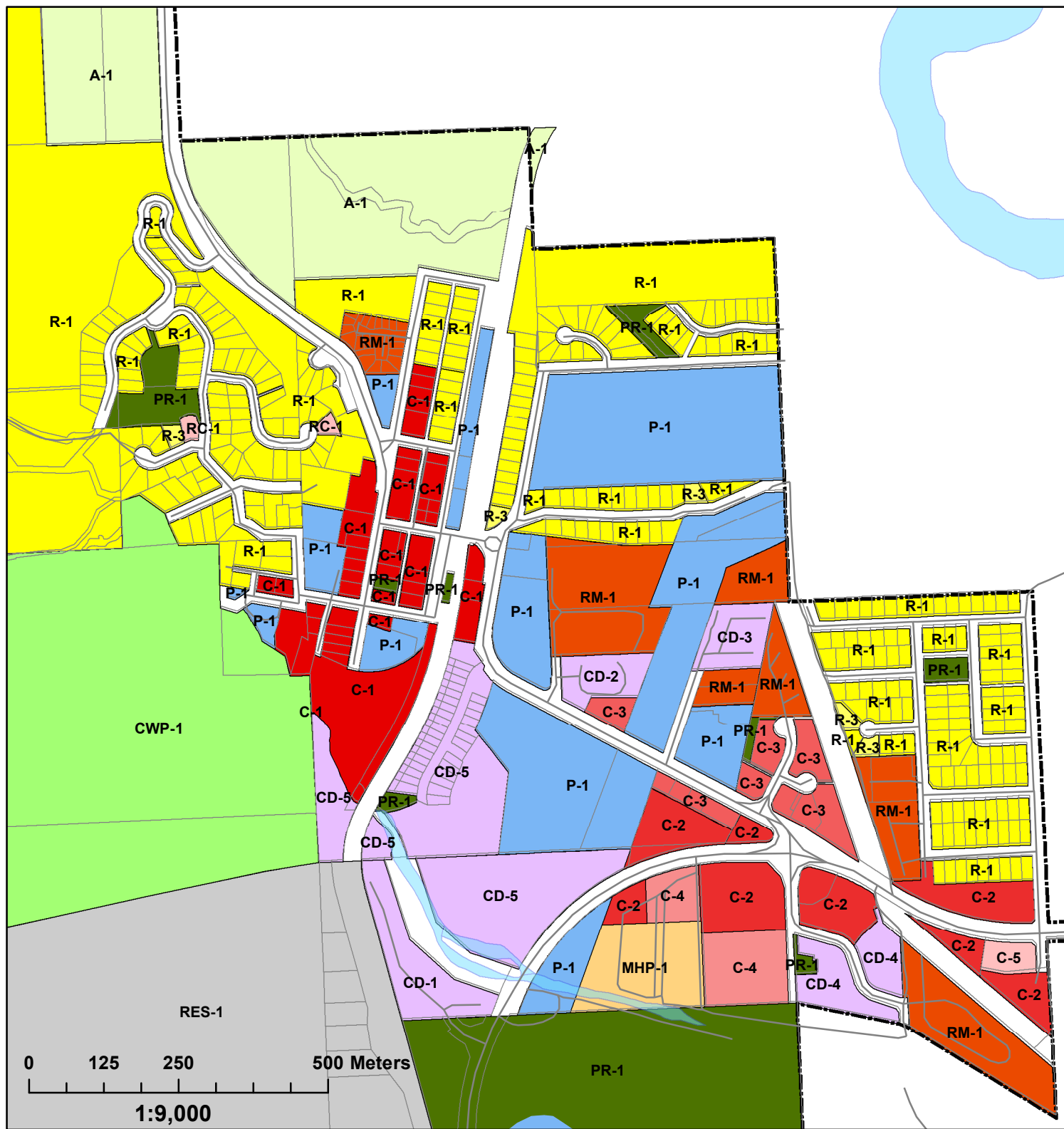
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**Legend**

Rivers	C-1	CD-1	CWP-1	OR-1	RC-1	RSA-2
Parcels	C-2	CD-2	E-1	P-1	RES-1	RSA-3
Village Boundary	C-3	CD-3	M-1	PR-1	RM-1	RTA-1
A-1	C-4	CD-4	M-2	R-1	RR-1	RTA-2
AP-1	C-5	CD-5	MHP-1	R-3	RSA-1	

**Schedule A**  
**Village of Pemberton Zoning Bylaw No. 832, 2018**  
**Amendment Bylaw No. 924, 2022**





**Schedule A - 1  
Village of Pemberton  
Zoning Bylaw No. 832, 2018  
Amendment Bylaw No. 924, 2022**



**Legend**

Rivers	C-1	CD-1	CWP-1	OR-1	RC-1	RSA-2
Parcels	C-2	CD-2	E-1	P-1	RES-1	RSA-3
Village Boundary	C-3	CD-3	M-1	PR-1	RM-1	RTA-1
A-1	C-4	CD-4	M-2	R-1	RR-1	RTA-2
AP-1	C-5	CD-5	MHP-1	R-3	RSA-1	

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

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

**CITATION AND PURPOSE**

1. This Bylaw may be cited for all purposes as “Village of Pemberton Zoning Bylaw No. 832, 2018, Amendment (Housekeeping) Bylaw No. 921, 2022”.
2. The purpose of this bylaw is to correct errors and omissions and to improve clarity by text and mapping amendments to Zoning Bylaw No. 832, 2018

**APPLICATION**

3. **Village Of Pemberton Zoning Bylaw No. 832, 2018 is amended as follows:**

3(1) Section 1.4 is amended by inserting new paragraphs (b) and (c) as follows:

- (b) The Chief Administrative Officer, Manager of Corporate and Legislative Services, Manager of Development Services, Planner, Chief Building Official, Bylaw Enforcement Officer, Manager of Operations and Projects, and their designates and any other person appointed by the Council are hereby authorized to administer this Bylaw.
- (c) Persons appointed under paragraph (b) may enter any property subject to this Bylaw at all reasonable times for the purpose of ascertaining whether this Bylaw is being observed.

3(2) Section 1.5 is amended by:

- (a) in paragraph (a), striking out the words “and is liable to penalties imposed under the Village of Pemberton’s Municipal Ticket Utilization Bylaw”; and
- (b) inserting a new paragraph (c) as follows:
  - (c) A person who commits an offense under this Bylaw is liable if:
    - i. proceedings are brought under the Offense Act (B.C.), to pay a fine to a maximum of \$50,000 and such other amounts as the court may impose in relation to the offence; or
    - ii. a bylaw notice is issued under a bylaw made under the Local Government Bylaw Notice Enforcement Act, to pay a penalty to a maximum authorized under that Act.

3(3) **Part 3: Definitions** is amended by:

(a) inserting the following new definitions in alphabetical order:

***Balcony***

means an exterior floor system projecting from a structure and supported by that structure, with no additional independent supports.

***Deck***

means an exterior floor system supported on at least two opposing sides by an adjoining structure and/or posts, piers, or other independent supports.

***Dwelling Unit, Accessory***

means a dwelling unit that is ancillary to the principal building including an *accessory residential dwelling, carriage house* and *secondary suite*.

***Emergency Shelter***

means a use staffed and supervised by a public authority or non-profit agency for the purpose of providing temporary sleeping accommodation for people in need of emergency shelter on a short-term basis (to a maximum of 30 days). Emergency Shelter use includes drop-in and meal services as well as accessory administration and office space for use by program staff

(b) striking out the definition of Carriage House and inserting the following in its place:

***Carriage House***

means an *accessory dwelling unit* situated above a detached garage that is separate from the principal dwelling, detached, but located on the same lot in accordance with Section 7.10 of this Bylaw

(c) striking out the definition of Home Occupation and inserting the following in its place:

***Home Occupation***

means the use of a *residential dwelling unit* for a licensed commercial occupation, profession or craft by the primary occupant of the residential unit that is contained entirely within the *permitted residential use* and conducted in accordance with the regulations in section 7.17 of this Bylaw.



- 3(4) Section 4.13 (a) vii. is amended by striking out the word “front”.
- 3(5) Section 6.3(a) is amended by inserting a new subparagraph (xviii) *Emergency Shelter*.
- 3(6) Section 7.1 (a) (v) is struck out and the following inserted in its place:
- No *accessory building* shall be located in the front yard except a *garage, carport, or carriage house*.
- 3(7) Section 7.10 (a) is amended by striking out subparagraph ii. and inserting in its place the following:
- The *accessory dwelling unit* of the *carriage house* shall be located on the second storey of a *detached garage*.
- 3(8) Section 7.18 (a) is amended by
- (a) inserting the term “Rural Residential 1” between the terms “Parks and Recreation” and “and Outdoor Recreation Zones,”; and
- (b) Striking out subparagraph (ii) and inserting in its place the following: be limited to a maximum two (2) per *lot* in *Agricultural, Public, Parks and Recreation, Rural Residential 1, and Outdoor Recreation Zones*, and one (1) per leasehold for the *Aerodrome use* at the *Airport*.
- 3(9) Section 7.18 is amended by inserting a new subparagraph (c) as follows:
- Notwithstanding regulations in section 7.18 (a) ii. the maximum of two (2) Intermodal Storage Containers may be exceeded on the parcel known as Den Duyf Park, legally described as LOT B DISTRICT LOT 211 LILLOOET DISTRICT PLAN EPP40824. Size, location, and placement of Intermodal Storage Containers at Den Duyf Park must be approved by the Chief Administrative Officer.
- 3(10) Section 7.21 (a) (i) is amended by inserting the words “or finished grade” after the words “average natural grade”.
- 3(11) Section 7.23 (e) is struck out and the following is inserted in its place:
- In *detached dwellings, secondary suites* shall have a total *gross floor area* of not more than 90 m<sup>2</sup> and shall have an area less than 40% of the *floor area* of the *detached dwelling unit excluding the garage*.
- 3(12) A new section 7.26.1 is inserted as follows:
- Swimming Pools, Spas and Hot Tubs (Amendment Bylaw No. 862, 2019; Adopted May 7, 2019)

- (a) Where a residential use is permitted, an above ground swimming pool, spa or hot tub is permitted as an accessory use, in accordance with the following provisions:
- i. any above ground swimming pool, spa or hot tub shall not be located within 7.5 m of a front lot line;
  - ii. swimming pools shall be enclosed in a structure or surrounded by a fence not less than 1.5 m and not more than 1.8 m in height, designed to prevent climbing, and where equipped with gates, be operated by hinges and a lock and be able to be opened freely only from the inside.

3(13) Section 7.28 is repealed.

3(14) Section 7.29 is repealed.

3(15) Section 7.30 is repealed.

3(16) Section 8.1 (j) is struck out and the following inserted in its place:

Where ten (10) or more parking spaces are required by this Bylaw, the required spaces shall be accessible to persons with a disability, as outlined in the table below:

<b>Total Required Parking Stalls</b>	<b>Required Number of Disability Parking Spaces</b>
10-20	1
21-50	2
51-80	3
81-110	4
111-140	6
141-170	8

3(17) Section 8.2 is repealed.

3(18) Section 8.3 is struck out and the following is inserted in its place:

***Residential Vehicular Parking Requirements***

<b><i>Apartment Dwelling</i></b>	
One Bedroom	1 per <i>dwelling unit</i>
Two Bedroom	1.75 per <i>dwelling unit</i>
Three Bedroom	2 per <i>dwelling unit</i>
Visitor parking	0.25 per <i>dwelling unit</i>
<b><i>Detached Dwelling</i></b>	
<b><i>Detached Dwelling Unit</i></b>	

<i>Duplex</i> <i>Bed and Breakfast</i> <i>Bed and Breakfast Inn</i> <i>Secondary Suite/ Carriage House</i> <i>Short-Term Vacation Rental</i> <i>Manufactured Home</i>	2 per <i>dwelling unit</i> 2 per <i>dwelling unit</i> +1 per available bedroom +1 per available bedroom +1 per <i>unit</i> +1 per available bedroom 2 per <i>dwelling</i>
<b><i>Townhouse Dwelling</i></b>  One Bedroom Two Bedroom Three+ Bedroom Visitor Parking	1 per <i>dwelling unit</i> 2 per <i>dwelling unit</i> 2 per <i>dwelling unit</i> 0.25 spaces per <i>dwelling unit</i>

3(19) Section 8.8 is amended by inserting the word “commercial” before the phrase “parking standards” in paragraph (a).

3(20) Section 8.11 is amended by:

(a) Striking out subparagraph (l) and inserting the following in its place:

(l) That portion of any *lot* used as a driveway from the *lot line* to a required parking area shall not exceed a grade of 20%.;

(b) Inserting a new subparagraph (q) as follows:

(q) For driveways with grades over 8% a driveway profile drawing is required pursuant to Village of Pemberton Building Bylaw No. 912, 2021.; and

(c) Inserting a new subparagraph (r) as follows:

(r) The following applies to any lot created through subdivision approved after Bylaw 921, 2022 is adopted:

i. The maximum gradient for driveways adjoining all roads shall not exceed 10%.

ii. The maximum driveway gradient may be exceeded with the approval of a stamped drawing from a registered engineer to the satisfaction of the Building Official.

3(21) Section 13.1. is amended by:

(a) in subsection 13.1.2, striking out paragraph (a); and

(b) in subsection 13.1.3,

i. striking out the phrase “an accessory suite or” from paragraph

(a); and

ii. striking out the phrase “accessory suite” from paragraph (d).

3(22) Section 13.2 is amended by

(a) in subsection 13.2.3, adding the phrase “or Duplex” to paragraph (e) (ii);

(b) in subsection 13.2.4, adding the phrase “or Duplex” to paragraph (b);

(c) in subsection 13.2.5, adding the phrase “or Duplex” to  
i. paragraph (b) and  
ii. paragraph d; and

(d) in subsection 13.2.6., adding the phrase “or Duplex” to  
i. paragraph b),  
ii. paragraph d),  
iii. paragraph f),  
iv. paragraph h),  
v. paragraph j),  
vi. paragraph l), and  
vii. paragraph n).

3(23) Section 13.3 is amended by

(a) in subsection 13.3.2, striking out paragraph (a); and

(b) in subsection 13.3.3,

i. striking out the phrase “an accessory suite” from paragraph (a), and

ii. Striking out the phrase “accessory suite” from paragraph (d).

3(24) Section 14.1 is amended by

(a) in subsection 14.1.2, striking out paragraph (a); and

(b) in subsection 14.1.3,

i. striking out the phrase “an accessory suite” from paragraph (a), and

ii. striking out the phrase “accessory suite” from paragraph (d).

3(25) Section 14.2.6 is amended by inserting a new paragraph (l) as follows:

l) Maximum Number of <i>Accessory Buildings</i> :	2
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3(26) Section 15.1.3 is amended by striking out paragraph (i) and inserting in its place the following:

- (i) Combined Commercial Residential: The Combined Commercial Residential Use is permitted only on lands legally described as Lot A, DL 203 and 7926,, LLD, EPP95387.

3(27) Schedules A and A-1 are removed and replaced with new Schedules A and A-1 that are attached to and form part of this Bylaw.

**READ A FIRST TIME** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**READ A SECOND TIME** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**NOTICE OF PUBLIC HEARING TO AMEND** the Village of Pemberton Zoning Bylaw No. 832, 2018, Amendment (Housekeeping) Bylaw No. 924, 2022 was **PUBLISHED IN THE** Pique Newsmagazine on \_\_\_\_\_, 2022 and on \_\_\_\_\_, 2022.

**READ A THIRD TIME** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mike Richman  
Mayor

\_\_\_\_\_  
Sheena Fraser  
Corporate Officer