

**THE VILLAGE OF PEMBERTON  
BYLAW NO. 948, 2023**

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**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**

1. This Bylaw may be cited for all purposes as “Zoning Amendment (Comprehensive Development Zone 7 – Prospect Apartments). Bylaw No. 948, 2023.”

**APPLICATION**

- 2(1)** Amending Schedule “A” Zoning Map by rezoning the lands identified in Schedule “A” of this amending bylaw from Commercial, Town Center (C-1) to Comprehensive Development Zone 7 (CD-7).
- 2(2)** Adding the following Comprehensive Development Zone as section 18.7 Comprehensive Development Zone 7 (Prospect Apartments):

*18.7 Comprehensive Development Zone 7 (CD-7) (Prospect Apartments)*

The intent of this zone is to accommodate mixed use development in the Pemberton downtown with the development of apartments and compact commercial spaces, suitable for local businesses, with a small walking radius of downtown amenities and services.

18.7.1. Permitted Principal Uses

- (a) *Uses Permitted in the Commercial, Town Center (C-1) Zone*

18.7.2. Permitted Accessory Uses

- (a) *Accessory Retail*
- (b) *Accessory Residential Dwelling*
- (c) *Home Occupation*

18.7.3 Density Regulations

a) Maximum Density:	2.5 FAR
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#### 18.7.4. Lot Regulations

a) Minimum <i>Lot Size</i> :	220 m <sup>2</sup>
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#### 18.7.5. Building Regulations

a) Maximum <i>Lot Coverage</i> :	100%
b) Minimum <i>Front Setback</i> :	0 m
c) Minimum <i>Rear Setback</i> :	4.5 m
d) Minimum <i>Interior Side Setback</i> :	0 m
e) Minimum <i>Exterior Side Setback</i> :	0 m
f) Principal Building Height	18 m
g) Accessory Building Height	4.6 m

#### 18.7.7. Off-Street Parking and Loading

- (a) Off-street parking and loading shall be provided in accordance with the requirements of Part 8 of the Village of Pemberton Zoning Bylaw No. 832, 2018 this Bylaw.
- (b) Notwithstanding the parking requirements in Part 8 of the Zoning Bylaw the off-street parking requirements for the *Residential* use in the CD-7 zone shall provided as follows:

Stall type	Required
<b>Standard Parking Stalls</b>	1 stall per studio dwelling unit 1 stall per 1 bed dwelling unit 1.5 stalls per 2 bed dwelling unit 2 stalls per 3 bed dwelling unit 1 electric vehicle stall for every 10 stalls required
<b>Visitor Parking Stalls</b>	6 stalls per building
<b>Neighbourhood Commercial Use Parking Stalls</b>	6 stalls off street (shared with visitor parking)

<b>Disability Parking Stalls</b>	3 stalls per building
<b>Bicycle Parking</b>	Minimum 2 class a per dwelling unit

**READ A FIRST TIME** this \_\_\_\_\_.

**READ A SECOND TIME** this \_\_\_\_\_.

**NOTICE OF PUBLIC HEARING** was advertised utilizing reasonably equivalent alternatives as set out in section 94.1 (3) of the *Community Charter* on \_\_\_\_\_ and \_\_\_\_\_ and **PUBLISHED IN THE PIQUE NEWSMAGAZINE** on \_\_\_\_\_.

**READ A THIRD TIME** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**MINISTRY OF TRANSPORTATION AND INFRASTRUCUTRE APPROVAL OF THE BYLAW** was granted on \_\_\_\_\_, 2023.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

\_\_\_\_\_  
Elizabeth Tracy  
Corporate Officer