

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

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

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 ²
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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 above, alternative off-street parking stall dimensions are permitted as per below:

Stall Type	Width of Stall (Feet)	Min Length of Stall (Feet)	Min Aisle width (Feet)	Access Aisle (Accessible Only) (Feet)
Regular	9'	20'	22'	-
Small Car	9'	14' – 10"		-
Accessible	13' 4" (including access aisle)	20'		4' – 11" (1500mm)

- (c) 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
Standard Parking Stalls	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
Visitor Parking Stalls	6 stalls per building
Neighbourhood Commercial Use Parking Stalls	6 stalls off street (shared with visitor parking)
Disability Parking Stalls	3 stalls per building
Bicycle Parking	Minimum 2 class a per dwelling unit

READ A FIRST TIME this 18th day of July 2023.

READ A SECOND TIME this 18th day of July 2023.

NOTICE OF PUBLIC HEARING was advertised utilizing reasonably equivalent alternatives as set out in section 94.1 (3) of the *Community Charter* on September 1st and September 8th, 2023.

PUBLIC HEARING HELD this 12th day of September 2023.

READ A THIRD TIME this 31st day of October, 2023.

ADOPTED this 9th day of April, 2024.

Mike Richman
Mayor

Gwendolyn Kennedy
Corporate Officer