

**VILLAGE OF PEMBERTON**

**BYLAW No. 761, 2014**

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**A bylaw to amend Village of Pemberton Zoning Bylaw No. 466, 2001**

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**WHEREAS** pursuant to Section 903 of the *Local Government Act* a Council may amend its Zoning Bylaw from time to time;

**AND WHEREAS** the Council of the Village of Pemberton deems it desirable to revise the requirements for small lot subdivisions:

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

**1. CITATION**

This Bylaw may be cited as “Village of Pemberton Zoning (Tiyata Revisions) Amendment Bylaw No. 761, 2014”.

**2. Village of Pemberton Zoning Bylaw No. 466, 2001 be amended as follows:**

a) Section 316E.1 Permitted Uses of Land, Buildings and Structure is amended by:

- i. deleting the table reference to “Retail Store” and “Restaurant” as contained in the table provided, and
- ii. changing the table reference to “*Duplex Residential Dwelling*” as follows:

	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
<i>Duplex Residential Dwelling</i>		•		•	•	

b) Section 316E.2 (1) Density of Permitted Uses, Buildings and Structures is amended by:

- i. Replacing the “Maximum Lot Coverage” table reference for “Single Family Dwelling” and “*Duplex Residential*” with the following:

<b>Maximum Lot Coverage</b>	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
<i>Single Family Dwelling</i>		50%		50%	50%	
<i>Duplex Residential Dwelling</i>		50%		50%	50%	

- ii. Replacing the “Maximum Floor Space Ratio” table reference for “*Single Family Dwelling*” and “*Duplex Residential*” with the following:

<b>Maximum Floor Space Ratio (FSR)</b>	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
<i>Single Family Dwelling</i>		GFA of 238 m <sup>2</sup> or FSR of 0.5, whichever is less		GFA of 238 m <sup>2</sup> or FSR of 0.5, whichever is less	GFA of 238 m <sup>2</sup> or FSR of 0.5, whichever is less	
<i>Duplex Residential Dwelling</i>		GFA of 280 m <sup>2</sup> or FSR of 0.5, whichever is less		GFA of 280 m <sup>2</sup> or FSR of 0.5, whichever is less	GFA of 280 m <sup>2</sup> or FSR of 0.5, whichever is less	

- iii. Replacing the “Maximum Unit Size” table reference for “*Single Family Dwelling*” and “*Duplex Residential*” with the following:

<b>Maximum Unit Size (m<sup>2</sup>)</b>	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
<i>Single Family Dwelling</i>		GFA of 238 m <sup>2</sup> or FSR of 0.5, whichever is less		GFA of 238 m <sup>2</sup> or FSR of 0.5, whichever is less	GFA of 238 m <sup>2</sup> or FSR of 0.5, whichever is less	
<i>Duplex Residential Dwelling (Total both units)</i>		GFA of 280 m <sup>2</sup> or FSR of 0.5, whichever is less		GFA of 280 m <sup>2</sup> or FSR of 0.5, whichever is less	GFA of 280 m <sup>2</sup> or FSR of 0.5, whichever is less	

- iv. Replacing the “Maximum Building Height” table reference for “*Single Family Dwelling*” and “*Duplex Residential*” with the following:

<b>Maximum Building Height (meters/stories)</b>	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
<i>Single Family Dwelling</i>		9 metres		9 meters	9 meters	
<i>Duplex Residential Dwelling</i>		9 metres		9 meters	9 meters	

- v. Replacing the “Maximum Lot Size” table reference for “*Single Family Dwelling*” and “*Duplex Residential*” with the following:

<b>Maximum Lot Size (m<sup>2</sup>)</b>	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
<i>Single Family Dwelling</i>		790		790	790	
<i>Duplex Residential Dwelling (Total both units)</i>		830		830	830	

vi. Replacing the “Accessory Building” table reference for “height” with the following:

	Area1	Area 2	Area 3	Area 4	Area 5	Area 6
Maximum Height	2.7 m	2.7 m	2.7 m	2.7 m	2.7 m	2.7 m

c) Section 316E.2 (2) is amended by deleting item c) and replacing with the following

c) any portion of the garage that exceeds 37 square meters shall be included in the calculation of floor area, in addition to the maximum area permitted for accessory buildings.

**READ A FIRST TIME** this 15<sup>th</sup> day of April, 2014.

**READ A SECOND TIME** this 15<sup>th</sup> day of April, 2014.

**NOTICE OF INTENT TO WAIVE THE PUBLIC HEARING TO AMEND** the Village of Pemberton Zoning Bylaw No. 466, 2001 was **PUBLISHED IN THE** Whistler Question Tuesday, April 29, 2014 and the Pique Newsmagazine on Thursday, May 1, 2014.

**READ A THIRD TIME** this 6<sup>th</sup> day of May, 2014.

**APPROVED BY THE MINISTER OF TRANSPORTATION PURSUANT TO SECTION 52 of the *Transportation Act*** this 16<sup>th</sup> day of May, 2014.

**ADOPTED** this 20<sup>th</sup> day of May, 2014.

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Alan LeBlanc  
Acting Mayor

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Sheena Fraser  
Corporate Officer