

**VILLAGE OF PEMBERTON**

**BYLAW No. 710, 2012**

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**A bylaw to amend 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 lots subdivision:

**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 (Small Lot Revisions) Amendment Bylaw No. 710, 2012".

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

a) Division 302 – RESIDENTIAL SMALL LOT (RS-2) is amended by deleting the following sections:

302A.4  
302A.5  
302A.6  
302A.7  
302A.8  
302A.9

b) Section 316 E.2 (1) is amended by changing the footnote references as noted:

1. deleted and replaced with a)
2. deleted and replaced with b)
3. deleted and replaced with c)
4. deleted and replaced with d)
5. deleted and replaced with e)

- c) Section 316 E.2 (1) is amended by deleting the existing requirements identified in the table below as they pertain to Area 5 and inserting the following amended requirements:

	<b>Area 4</b>	<b>Area 5</b>
<b>Maximum Lot Coverage</b> Single Family Dwelling	50% of useable lot area	50% of useable lot area
<b>Maximum Floor Space Ratio</b> Single Family Dwelling	A maximum gross floor area of 238 m <sup>2</sup> or a Floor Space Ratio of 0.5, whichever is less.	g)
<b>Maximum Unit Size</b> Single Family Dwelling	A maximum gross floor area of 238 m <sup>2</sup> or a Floor Space Ratio of 0.5, whichever is less	g)
<b>Maximum Building Height</b> Single Family Dwelling	9 m	9 m
<b>Minimum Building Setbacks</b>		
Front yard	6.0 m	6.0 m
Rear yard	7.5 m	7.5 m
Side yard	1.5 m <sup>h)</sup>	1.5 m <sup>h)</sup>
Side yard garage	0.6 m <sup>i)</sup>	0.6 m <sup>i)</sup>
<b>Minimum Lot Size (m<sup>2</sup>)</b> Single Family Dwelling	d)	d)
<b>Minimum Lot Width</b> Single Family Dwelling	d)	d)

- d) Section 316 E.2 (1) is amended inserting the following requirements:

	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	Area 7	Area 8
<b>Accessory Buildings</b>								
Maximum floor area	10 m <sup>2</sup>	10 m <sup>2</sup>	10m <sup>2</sup>	10 m <sup>2</sup>	10 m <sup>2</sup>	10 m <sup>2</sup>	10 m <sup>2</sup>	10 m <sup>2</sup>
Maximum height	3m	3m	3m	3m	3m	3m	3m	3m
Minimum setbacks								
Front yard			6m					
Rear yard	6m	6m	1.5	6m	6m	6m	6m	6m
Side yard	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m
	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m

- e) Section 316 E.2 (2) is amended by adding the following:

- f) The lot coverage for Lots 14 through 28 (inclusive) in the CD-Zone as identified in Schedule C shall apply the useable lot area, rather than the total lot area. The useable lot areas are provided in Section 316 E.2 (2) (g).
- g) Lots 1 through 13 (inclusive) in the CD-5 Zone as identified Schedule C shall have the lesser of a maximum gross floor area of 225 m<sup>2</sup> or a Floor Space Ratio of 0.5.

Lots 14 through 28 (inclusive) in the CD-Zone as identified in Schedule C shall have the lesser of a maximum gross floor area of 238 m<sup>2</sup> or a Floor Space Ratio of 0.5 based on the following useable lot areas:

Lot #	Useable Lot Area (m <sup>2</sup> )
14	584.1
15	455.3
16	449.7
17	449.3
18	467.1
19	483.5
20	459.6
21	560.4
22	637.8
23	503.4
24	448.6
25	383.5
26	378.5
27	385.4
28	528.6

- h) The side yard setback of a single family dwelling may be reduced to 1.2 m whereby a certified professional confirms that snow will not shed from the roof of the dwelling onto adjacent properties.
- i) The side yard setback of the garage may be reduced to 0.6 m whereby a certified professional confirms that snow will not shed from the garage roof onto adjacent properties.
- j) Adding the attached Schedule A, as Schedule C to Zoning Bylaw No. 466, 2001.

**READ A FIRST TIME** this 18<sup>th</sup> day of September, 2012.

**READ A SECOND TIME** this 18<sup>th</sup> day of September, 2012.

**NOTICE OF INTENTION TO AMEND Village of Pemberton** Zoning Bylaw No. 466, 2001 **PUBLISHED IN THE** Whistler Question September 20, 2012 and September 27, 2012.

**PUBLIC HEARING HELD** this 2<sup>nd</sup> day of October, 2012.

**READ A THIRD TIME** this 2<sup>nd</sup> day of October, 2012.

**APPROVED BY THE MINISTER OF TRANSPORTATION PURSUANT TO SECTION 52 of the Transportation Act** this 5<sup>th</sup> day of October, 2012.

**ADOPTED** this 16<sup>th</sup> day of October, 2012.

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Mayor

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Corporate Officer

# ZONING (Small Lot Revisions) AMENDMENT BYLAW NO. 710, 2012 Schedule A

