

# THE VILLAGE OF PEMBERTON

## BYLAW No. 680, 2011

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### Being a bylaw to amend the Village of Pemberton Zoning Bylaw No. 466, 2001

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**WHEREAS** the Council may amend its Zoning Bylaw from time to time;

**AND WHEREAS** the Council of the Village of Pemberton deems it desirable to zone lands for Residential Use;

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

1. This Bylaw may be cited for all purposes as “Zoning Bylaw (Ravens Crest Phase 1) Amendment Bylaw No. 680, 2011.”
2. Village of Pemberton Zoning Bylaw No. 466, 2001 is amended by addition of the following as Section 302B:

#### **“302B RESIDENTIAL (AMENITY) ZONE RSA-1**

*The intent of the RSA-1 Zone is to provide for the purpose of single family dwellings, and to provide density incentives earned by provision of certain amenities.*

##### **302B.1 Permitted Uses**

Single Residential Dwelling  
Home Occupation <sup>(a)</sup>  
Accessory Suite <sup>(b)</sup>  
Bed and Breakfast <sup>(c)</sup>  
Accessory Uses

- a. Home Occupation shall be subject to the requirements of Section 207.
- b. Accessory Suite shall be subject to the requirements of Section 210 (1) and (3).
- c. Bed and Breakfast shall be subject to the requirements of Section 224.

##### **302B.2 Lot Sizes**

- (a) The minimum lot sizes as a base density are as follows:

Single Residential Dwelling	20,000 m <sup>2</sup>
Bed and Breakfast	20,000m <sup>2</sup>

- (b) The minimum lot sizes where the requirements identified in Section 302B.2(c) have been fulfilled are as follows:

Single Residential Dwelling	930 m <sup>2</sup>
Bed and Breakfast	930 m <sup>2</sup>

- (c) The densities may be increased from the requirements identified in Section 302B.2(a) to the requirements identified in Section 302B.3(b) providing contributions toward community amenities have been provided through a cash payment of \$9165 per (single family lot or bed & breakfast) lot payable prior to the registration of a plan of subdivision and to be held in a reserve fund by the Village for the purpose of future recreational capital costs on sports fields, an ice arena or aquatic centre and ancillary uses .

### **302B.3 Buildings and Structures**

- (a) No more than two dwellings (which includes an accessory suite) may be located on a parcel.
- (b) No more than two accessory buildings or structures are permitted on a parcel.

### **302B.4 Building Heights**

Refer to regulations contained in Section 302.2, which shall apply.

### **302B.5 Setbacks**

Refer to regulations contained in Section 302.3, which shall apply.

### **302B.6 Lot Coverage**

The lot coverage of all buildings on a lot shall not exceed 40%.

### **302B.7 Off-Street Parking**

Off-street parking spaces shall be provided in accordance with the requirements of Division 500.

### **302B.8 Screening and Landscaping**

Screening and landscaping shall be provided in accordance with the regulations in Division 400.

### **302B.9 Signage**

Signage should be limited to that permitted pursuant to Section 207(7) – Home Occupation.

### **302B.10 Watercourse Setbacks**

Setbacks from any watercourses on the property must be in accordance with the requirements of the Village of Pemberton, Ministry of Environment and the Department of Fisheries and Oceans.”

3. Village of Pemberton Zoning Bylaw No. 466, 2001 is amended by addition of the following as Section 303A:

### **“303A RESIDENTIAL TOWNHOUSE (AMENITY) ZONE RTA-1**

*The intent of the RTA-1 Zone is to provide for the purpose of moderate density townhouse or single family development and to provide density incentives earned by provision of certain amenities.*

#### **303A.1 Permitted Uses**

Townhouse  
Single Residential Dwelling <sup>(a)</sup>  
Home Occupation <sup>(b)</sup>  
Accessory Uses

<sup>(a)</sup> Single Residential Dwellings within this zone shall be subject to all the requirements of Section 302.

<sup>(b)</sup> Home Occupation shall be subject to the requirements of Section 207.

#### **303A.2 Lot Sizes**

(a) The minimum lot sizes as a base density are as follows:

Single Residential Dwelling	20,000 m <sup>2</sup>
Townhouse	20,000 m <sup>2</sup> per unit

(b) The maximum unit size for a Townhouse is 300 m<sup>2</sup>.

(c) Where the requirements identified in Section 303A.2(e) are fulfilled, the permitted density of a Single Residential use may be increase to the following:

Minimum Lot Size	350 m <sup>2</sup> <sup>(a)</sup>
Minimum Lot Width 1	12 m <sup>(b)</sup>
Maximum Floor Space Ratio	0.50-

(d) Where the requirements identified in Section 303A.2(e) are fulfilled, the permitted density of a Townhouse use may be increased in accordance with the regulations contained within Section 303.3of the RT-1 Zone.

- (e) The densities may be increased from the requirements identified in Section 303A.2(a) and 303A.2(b) to the requirements identified in Section 303A.2(c) and Section 303A.2(d) providing the following contributions toward community amenities have been provided through a cash payment of \$9165 per (single family lot or bed & breakfast) lot payable; or \$6110.00 per townhouse unit payable at the earlier of building permit issuance or prior to the registration of a plan of subdivision and to be held in a reserve fund by the Village for the purpose of future recreational capital costs sports fields, an ice arena or aquatic centre and ancillary uses .

### **303A.3 Buildings and Structures**

- (a) No more than two dwellings including an accessory suite may be located on a parcel.
- (b) No more than two accessory buildings or structures are permitted on a parcel.

### **303A.4 Building Height and Setbacks**

- (a) Single Residential Dwellings refer to regulations contained in Section 302A.2 and 302A.3, which shall apply .
- (b) Townhouse refer to regulations contained in Section 303.2 and 303.3, which shall apply.

### **303A.5 Lot Coverage**

The lot coverage of all buildings on a lot shall not exceed 40%.

### **303A.6 Off-Street Parking**

Off-street parking spaces shall be provided in accordance with the requirements of Division 500.

### **303A.7 Screening and Landscaping**

Screening and landscaping shall be provided in accordance with the regulations in Division 400.

### **303A.8 Signage**

Signage should be limited to that permitted pursuant to Section 207(7) – Home Occupation.

### **303A.9 Watercourse Setbacks**

Any watercourses on the property must be in accordance with the requirements of the Village of Pemberton, Ministry of Environment and the Department of Fisheries and Oceans.”

4. Schedule A – Zoning Districts Map of Zoning Bylaw 466, 2001 is amended by zoning the lands shown shaded on Schedule 1 of this Bylaw to Residential (Amenity) Zone (RSA-1) and Residential Townhouse (Amenity) Zone (RTA-1).

**READ A FIRST TIME** this 20<sup>th</sup> day of September, 2011.

**READ A SECOND TIME** this 20<sup>th</sup> day of September, 2011

**PUBLIC HEARING HELD** this 11<sup>th</sup> day of September, 2011.

**READ A THIRD TIME** this 18<sup>th</sup> day of September, 2011.

**APPROVED** by the Ministry of Transportation and Infrastructure this 26<sup>th</sup> day of October, 2011.

**RECONSIDERED AND FINALLY ADOPTED** this 1<sup>st</sup> day of November, 2011.

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Mayor

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Corporate Officer

**Schedule A  
Zoning Amendment Bylaw No. 680, 2011**

