

Zoning Amendment Bylaw (Retaining Walls) No. 2033, 2020

Public Hearing Presentation
November 17, 2020

RESORT MUNICIPALITY OF WHISTLER

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Proposed Bylaw - Purpose

- Proposed amendment to the General Regulations of “Zoning and Parking Bylaw No. 303, 2015” (the Zoning Bylaw) with respect to the height and location of landscape features and retaining walls.
- Proposed amendment will streamline the permitting process by reducing the number of variance applications, while continuing to uphold our mountain resort community character.

Proposed Bylaw - Rationale

- Staff consider the existing Zoning Bylaw too restrictive.
- Problems with the existing Zoning Bylaw that have been identified include:
 - 0.6 metres maximum height for retaining walls and landscape features is too low to be effective in our mountainous terrain
 - Restricting retaining walls from extending to shared property lines does not allow adjacent property owners to connect their lots together across a continuous slope

Proposed Bylaw Amendments for Retaining Walls

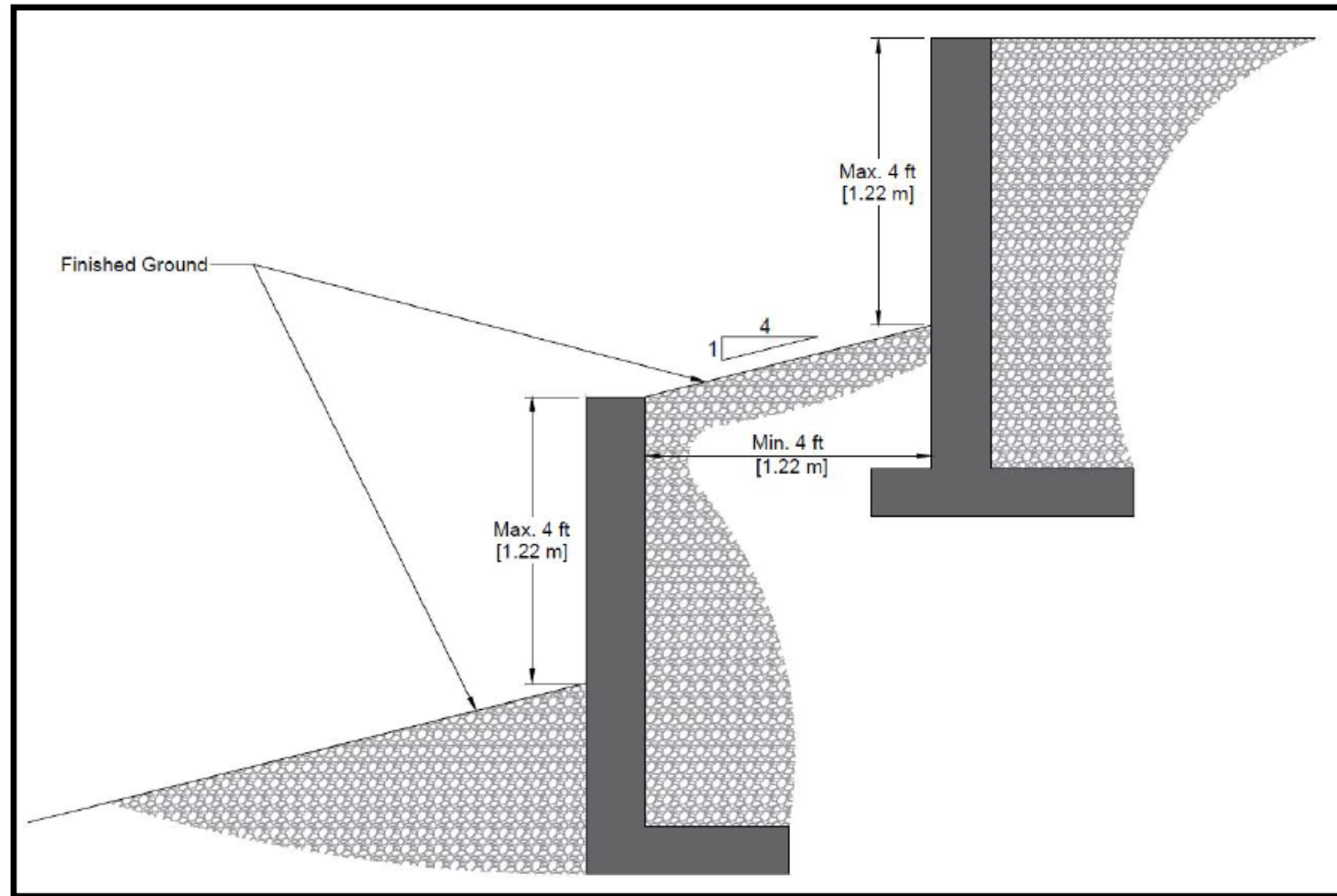
Amend Part 5.7 of the Zoning Bylaw General Regulations to:

Regulate retaining walls in setback areas separate from other landscape features;

- Increase maximum height from 0.6 metres to 1.22 metres.
- Allow multiple terraced walls to be constructed in a setback area with a minimum horizontal distance of 1.22 metres between walls and a maximum 1:4 slope of finished ground between walls.
- Allow zero setbacks for side and rear yards.
- Maintain the 2 metre setback from parcel lines that abut a road.

Retaining Wall Amendments Illustrated

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Figure 5-C: Retaining Walls



Proposed Bylaw Amendments for Landscape Features

Amend Part 5.7 of the Zoning Bylaw General Regulations to:

Regulate landscape features (planters, stairs, walkways, decks and decorative walls);

- Increase maximum height from 0.6 metres to 1 metre.
- Maintain the existing required setback of 1 metre from any side parcel line.
- Maintain the existing required setback of 2 metres from any front or rear parcel line.

Proposed Bylaw - Public Engagement

- A future Administrative Report to Council will address the public submissions received, including any forthcoming oral public comments to Council received during this Public Hearing.