

RESORT MUNICIPALITY OF WHISTLER
ZONING AND PARKING AMENDMENT BYLAW (R11 Zone Amendments) NO.
2449, 2024
A BYLAW TO AMEND THE RESORT MUNICIPALITY OF WHISTLER ZONING AND
PARKING BYLAW NO. 303, 2015

WHEREAS the Council may, in a zoning bylaw pursuant to Section 479 of the *Local Government Act*, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones;

NOW THEREFORE the Council of the Resort Municipality of Whistler, in open meeting assembled, **ENACTS AS FOLLOWS:**

CITATION

1. This Bylaw may be cited for all purposes as “Zoning and Parking Amendment Bylaw (R11 Zone Amendments) No. 2449, 2024”.

ZONING AMENDMENTS

2. In Part 12 of “Zoning and Parking Bylaw No. 303, 2015”, Section 52 – R11 (RESIDENTIAL INFILL ONE) Zone is amended as follows:
 - a) By inserting the following as a new subsection 52 (8) under the heading “Density”:

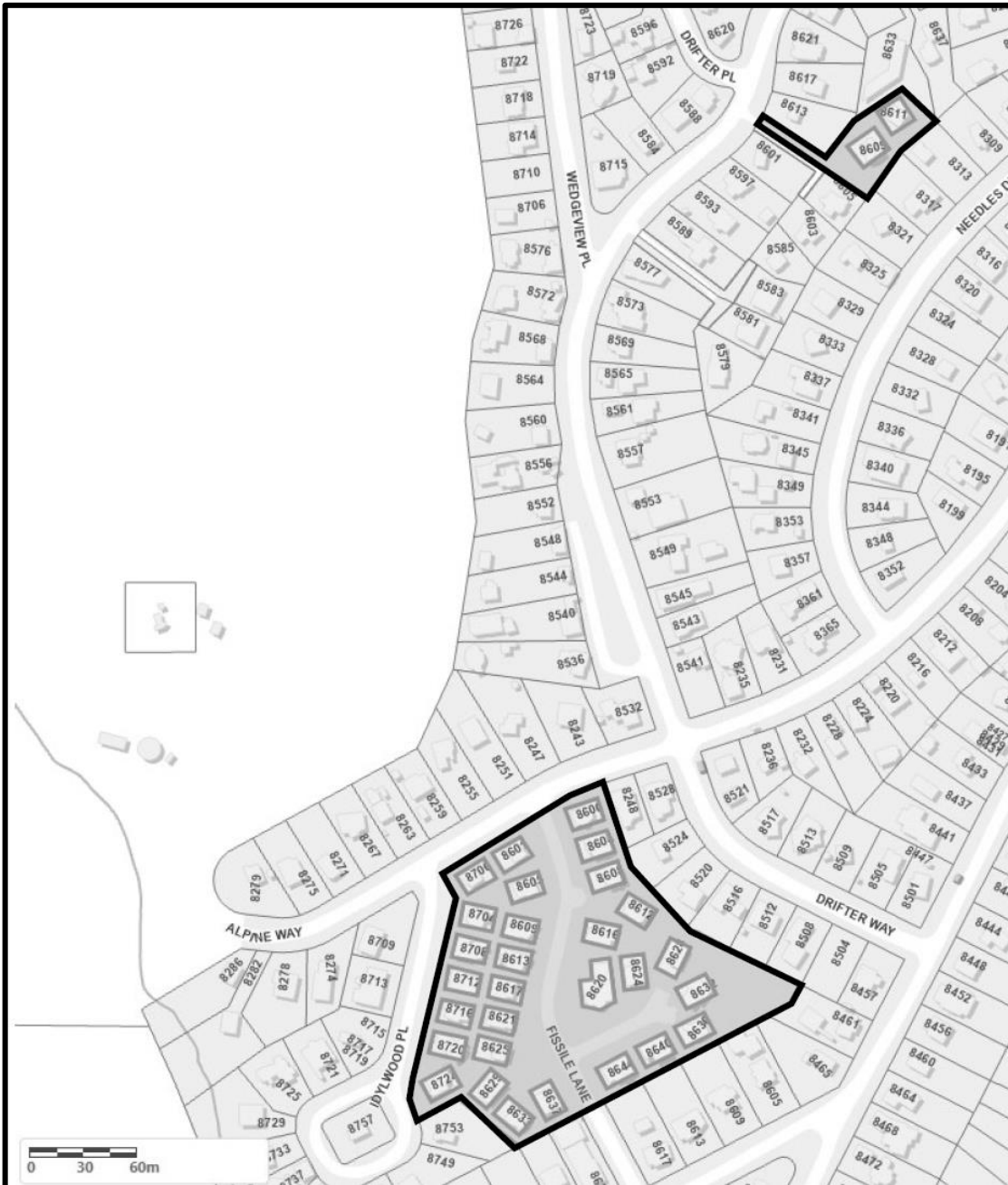
“The maximum gross floor area for a detached dwelling situated on the bare land strata plans VR426 (Registered April 15, 1977) and VR1338 (Registered January 9, 1984) shown on the Key Plan for the R11 Zone is the figure obtained when the total area of the bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a detached or duplex dwelling shall not exceed 465 square metres.”
 - b) By inserting the following as a new subsection 52 (15) under the heading “Setbacks”:

“Each detached or duplex dwelling on the bare land strata plans VR426 (Registered April 15, 1977) and VR1338 (Registered January 9, 1984) shown on the Key Plan for the R11 Zone must be entirely contained within the boundaries of a strata lot, and no other setback or siting rules shall apply to such detached dwellings.”

**ZONING AND PARKING AMENDMENT BYLAW (RI1 Zone Amendments)
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- c) By inserting the following as a new subsection 52 (21) immediately after the current subsection 52 (21):

Key Plan



- d) By renumbering the existing RI1 Zone to accommodate the foregoing amending changes.

**ZONING AND PARKING AMENDMENT BYLAW (R11 Zone Amendments)
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If any section or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

Pursuant to Section 464 of the *Local Government Act*, the Municipality decided not to hold a public hearing, and notice was given in accordance with Section 467 of the *Local Government Act*.

GIVEN FIRST, SECOND and THIRD READINGS this ___ day of _____, 2024.

Approved by the Minister of Transportation and Infrastructure this ___ day of _____, 2024.

ADOPTED by the Council this ___ day of _____, 2024.

Jack Crompton,
Mayor

Pauline Lysaght,
Corporate Officer

I HEREBY CERTIFY that this is a true copy
of "Zoning Amendment Bylaw (Fissile
Lane) No. 2449, 2024".