

RESORT MUNICIPALITY OF WHISTLER
ZONING AMENDMENT BYLAW (SMALL-SCALE MULTI-UNIT HOUSING ACCOMPANYING
UPDATES) NO. 2463, 2024

A BYLAW TO AMEND THE RESORT MUNICIPALITY OF WHISTLER ZONING AND
PARKING BYLAW NO. 303, 2015

WHEREAS the Council has amended “Zoning and Parking Bylaw No. 303, 2015” (Bylaw) to permit small-scale multi-family housing in certain zones; and

WHEREAS the Council wishes to further amend the Bylaw to ensure consistency between the regulations for small-scale multi-unit housing and related regulations previously included in the Bylaw; and

WHEREAS the Council has determined that “Zoning Amendment Bylaw (Small-Scale Multi-Unit Housing Accompanying Updates) No. 2463, 2024” is consistent with the Resort Municipality’s Official Community Plan;

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 Amendment Bylaw (Small-Scale Multi-Unit Housing Accompanying Updates) No. 2463, 2024”.

ZONING BYLAW AMENDMENTS

2. Part 4 of Zoning and Parking Bylaw No. 303, 2015 is amended by adding to Section 1 the following subsection:

“(10) No person shall fail to provide to the Municipality any statutory declaration that this Bylaw authorizes the Municipality to require, within the time specified by the Municipality when making the requirement, or fail to provide all of the information required by the declaration.”

3. Part 12 of Zoning and Parking Bylaw No. 303, 2015 is further amended as follows:

- a) in Section 1 (RS1 zone regulations) subsection (6) by substituting the phrase “in the form of Schedule “T”” for the words “the terms of which shall be the Municipality’s standard charge terms for employee housing covenants as of the date on which the building permit is issued”;
- b) in Section 2 (RS2 zone regulations) subsection (6) by substituting the phrase “in the form of Schedule “T”” for the words “the terms of which shall be the Municipality’s standard charge terms for employee housing covenants as of the date on which the building permit is issued”;
- c) in Section 5 (RS3 zone regulations) subsection (5) by substituting the phrase “in the form of Schedule “T”” for the words “the terms of which shall be the Municipality’s standard charge terms for employee housing covenants as of the

- date on which the building permit is issued”;
- d) in Section 35 (RS-E2 zone regulations) paragraph (8)(a) by substituting the phrase “in the form of Schedule “T”” for the words “registered in favour of the Resort Municipality (in priority to any financial charges) under Section 219 of the *Land Title Act*”;
 - e) in Section 38 (RS-E5 zone regulations) paragraph (6)(a) by substituting the phrase “in the form of Schedule “T”” for the words “the terms of which shall be the Municipality’s standard charge terms for employee housing covenants as of the date on which the building permit is issued”;
 - f) in Section 40 (RTA-C1 zone regulations) subsection (9) by substituting the phrase “for the bonus density in the form of Schedule “T”” for the words “for this bonus density requiring employee use and rental rates in the form of Schedule “O””; and
 - g) in Section 25 (PART 5) subsection (1) by substituting the phrase “in the form of Schedule “T”” for the words “the terms of which shall be the Municipality’s standard change terms for employee housing covenants as of the date on which the subdivision application is made”.
4. Part 13 of Zoning and Parking Bylaw No. 303, 2015 is further amended in Section 71by:
- a) deleting “and” at the end of subsection (2)(b), replacing the period at the end of subsection (2)(c) with “; and”, and adding as subsection 2(d) “auxiliary residential dwelling unit provided that it is contained within a one-half duplex dwelling and provided further that the form of tenure for the auxiliary residential dwelling unit must be residential rental tenure as defined under Part 5 Section 35 subsection (1);
 - b) Replacing subsection (15) with the following:

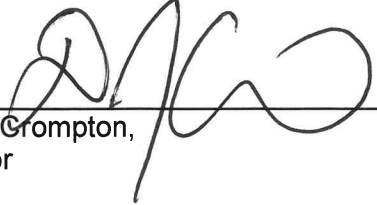
“(15) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw, but despite any regulation in this Bylaw to the contrary:

 - (a) parking spaces required in respect of the use of a parcel within a bare land strata plan may be located on strata roads within the same strata plan; and,
 - (b) the minimum number of off-street parking spaces for a one-half duplex dwelling containing an auxiliary residential dwelling unit is two.
 - c) inserting the following as a new subsection (18) and renumbering the existing subsection (18) to (19):

“(18) the Municipality may require the owner of an auxiliary residential dwelling unit in a one-half duplex dwelling to provide a statutory declaration, not more than once in any calendar year, in which the owner declares that the auxiliary residential dwelling unit has, during the entire previous 12-month period, been occupied only pursuant to a residential tenancy agreement governed by the *Residential Tenancy Act*.”
5. 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.

GIVEN FIRST, SECOND AND THIRD READINGS this 25 day of February, 2025.

ADOPTED by the Council this 11 day of March, 2025.



Jack Grompton,
Mayor



Pauline Lysaght,
Corporate Officer

I HEREBY CERTIFY that this is a true copy
of "Zoning Amendment Bylaw (Small-Scale
Multi-Unit Housing Accompanying Updates)
No. 2463, 2024".
