



SQUAMISH

HARDWIRED *for* ADVENTURE

District of Squamish Zoning Bylaw, No. 2200, 2011

Consolidated January 2017

Amendment Bylaws:

Property Zoning Amendment No. 2477, 2016

Property Zoning Amendment No. 24 40, 2016



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SECTION 1 | INTERPRETATION

1.1 TITLE

This Bylaw may be cited for all purposes as the District of Squamish Zoning Bylaw No. 2200, 2011.

1.2 INTERPRETATION

- (a) Uses listed in this bylaw under the heading “Permitted Uses” may be conducted in the zone in respect of which the uses are listed, and all other uses are prohibited in that zone;
- (b) Areas, widths and depths specified in this bylaw in a table entitled “Minimum Lot Size” are the minimum areas, widths and depths respectively of lots that may be created by subdivision in the zone in respect of which the areas, widths and depths are specified, whether under the Land Title Act or the Bare Land Strata Regulations;
- (c) Areas, widths and depths specified in this bylaw in a table entitled “Minimum Site Size” in respect of particular categories of use and buildings are the minimum areas, widths and depths of sites on which such uses and buildings are permitted in the zone in respect of which the areas, widths and depths are specified;
- (d) Lot coverages specified in this bylaw in percentage terms or in terms of area under the heading “Maximum Lot Coverage” are the maximum proportions or areas, respectively, of lots that may be covered by buildings and structures in the zone in respect of which the lot coverage is specified;
- (e) Floor area ratios specified in this bylaw under the heading “Maximum Floor Area Ratio” are the maximum amounts of floor area that may be constructed and used on a lot in the zone for which the floor area ratio is specified;
- (f) If this bylaw specifies a distance under the column heading “Front Setback”, “Rear Setback”, “Interior Side Setback” or “Exterior Side Setback” in a table entitled “Siting Requirements for Principal Buildings”, no portion of a principal building or structure may be constructed within the specified distance of the front, rear interior side or exterior side lot line, as the case may be;
- (g) If this bylaw specifies a distance for a particular category of building in a table entitled “Maximum Height”, no building or structure in that category may be constructed in the zone for which the distance is specified, such that its height exceeds the specified height; and
- (h) Words and phrases in italics, including hyperlinks, are included in this bylaw for the convenience of the reader and do not form a part of the bylaw.

1.3 DEFINITIONS

In this Bylaw:

ACCESSORY BOARDING means an accessory use to a principal single unit dwelling, two unit dwelling, or townhouse use for the accommodation of persons other than members of the immediate principle residents. It is contained entirely within the dwelling unit and accommodates a maximum of 2 boarders, but does not include a bed and breakfast or a secondary suite. *(Bylaw 2303, 2013)*

ACCESSORY BUILDING, STRUCTURE OR USE means any permanent or temporary building, structure or use customarily associated with and subordinate to the principal building, structure or use located on the same lot and includes greenhouses, sheds, detached garages and vehicle tents.

ACCESSORY RESIDENTIAL DWELLING means a residential dwelling that is permitted in a non-residential zone, which is accessory to a permitted principal use on a lot. *(Bylaw 2303, 2013)*

ACCESSORY RETAIL SALES means a sales use accessory to a principal use that:

- (a) is accessory to a principle commercial, agricultural or industrial use permitted in the zone;
- (b) for industrial zones: is manufactured, repaired, warehoused or wholesaled on the same lot;
- (c) is limited to 20% of the total floor area contained within the building where the accessory retail sales will occur; and
- (d) can include rental, display, or sales of goods. *(Bylaw 2303, 2013)*

ACCESSORY SLEEPING UNITS means one or more self-contained rooms used for living and sleeping where such unit does not contain facilities for the preparation or cooking of food, and is accessory to a school or educational use.

ACCESSORY USE means a use which is:

- (a) subordinate to a principal use on the same lot, and exists to aid/ contribute to/ carry out the function of that principal use;
- (b) subordinate in area, extent and purpose to the principal use served; and
- (c) customarily incidental to the principal use. *(Bylaw 2303, 2013)*

ACCOMMODATION UNIT means a self-contained room within a hotel or motel containing facilities for living and sleeping and occupied or intended to be occupied by transient guests.

ADAPTABLE DWELLING UNIT means a unit that is constructed to comply with the adaptable dwelling unit standards specified under the British Columbia Building Code. *(Bylaw 2386, 2015)*

ADULT VIDEO means an adult motion picture as defined in the Motion Picture Act.

ADULT VIDEO STORE means premises in which adult motion pictures are available for distribution, sale or rental.

AGRICULTURE means a use providing for the growing and rearing of livestock, including dogs, poultry, fowl, swine, horses, cattle, other livestock, and bees; growing, producing, and harvesting of agricultural products; includes the storage, processing, and sale of individual farm products harvested, reared, or produced on that farm and the storage of farm machinery, implements, and supplies and repairs to farm machinery and implements used on that farm; specifically excludes all manufacturing, processing, storage and repairs not specifically included in the definition, processing of livestock and poultry not produced on the site, piggery use, feed lots, and mink farms.

AGRICULTURE, URBAN means the act of growing food on a lot. In addition to produce grown in a garden, this also includes community gardens, fruit and nut tree production, the keeping of hens and/or bees, and agricultural retail sales limited to 30 m² in gross floor area and provided that at least 75% of goods for sale are produced on site. Urban agriculture is an accessory use on parcels that are zoned residential. *(Bylaw 2303, 2013)*

AIRPORT includes airstrips, terminal buildings, hangars, restaurant and accessory offices.

ALCOHOLIC BEVERAGE MANUFACTURING includes breweries, distilleries and wineries. It means a use where alcohol is manufactured. This use includes selling of alcoholic off-sales products that are manufactured on site, as well as a tasting area to serve alcohol that is manufactured on site, that complies with federal liquor laws. *(Bylaw 2303, 2013)*

ALTERNATIVE FUEL SERVICE STATION means any one of the following:

- (a) electric Vehicle Charging Station;
- (b) fast-fill compressed natural gas (CNG) vehicle refueling station;
- (c) hydrogen vehicle refueling station; and/or
- (d) liquefied petroleum gas (propane) vehicle refueling station. *(Bylaw 2303, 2013)*

ANIMAL ATTRACTANT means any substance or material, with or without an odour, which attracts or is likely to attract animals; and without limitation includes food or other edible products, whether intended for humans, animals, or birds, grease, oil, antifreeze, paint, petroleum products, and compost other than grass clippings, leaves or branches.

APPROVING OFFICER means the Approving Officer appointed by Council to regulate the subdivision of lands.

AQUACULTURE means the controlled cultivation, rearing, and harvesting of shellfish, and marine plants.

ARTISAN means the use of a premises for the creation and production of arts and crafts for sale to the general public and includes but is not limited to the production of pottery, ceramics, sculpture, painting, drawing, weaving, candle production, tile art, creative writing, moving or still photography none of which involves amplified sound or the use of toxic or hazardous materials. *(Bylaw 1728, 2002)*

ARTS AND CULTURE means a use which provides for the presentation and display of artistic and cultural endeavors, and includes art galleries, museums, and theatres.

ASSEMBLY means a use which provides for the assembly of persons for religious, charitable, philanthropic, cultural, recreational, or educational purposes.

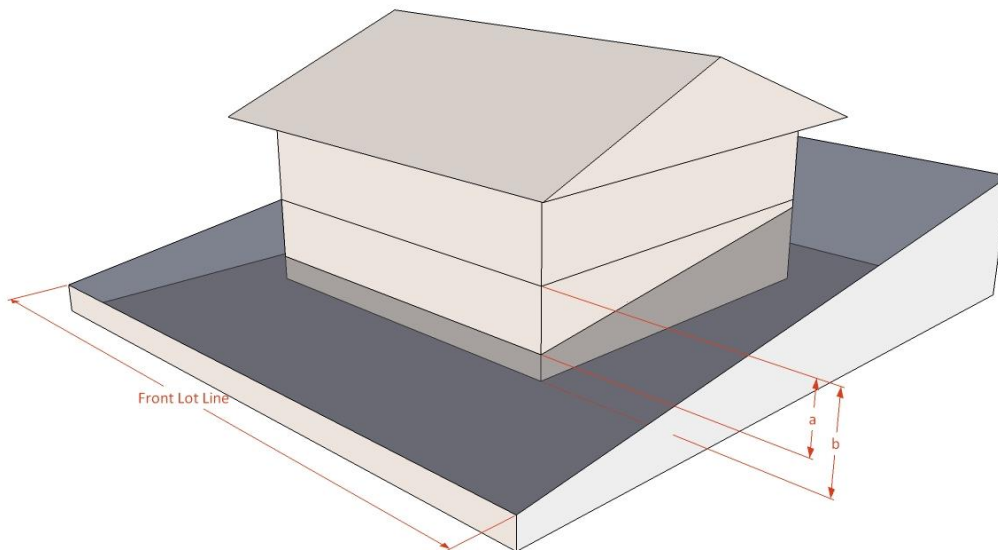
ASSISTED LIVING FACILITY means use of a premises as an assisted living residence and operated by licensee under the *Community Care and Assisted Living Act*. Excludes Emergency Shelter. (*Bylaw 2315, 2013*)

AUTOMOBILE-ORIENTED COMMERCIAL means a use providing for the retail sale of automobiles, trucks, recreational vehicles and related parts and accessories, and includes facilities to service, wash or repair; excludes vehicle fueling stations. (*Bylaw 2303, 2013*)

AUTOMOBILE REPAIR SHOP means a building used or intended to be used for repairs of motor vehicles.

BASEMENT means that portion of a building located below the first storey, and includes a walk-out basement; a building shall have not more than one basement.

BASEMENT, WALK-OUT means a storey of a building located below the first storey and having at least one wall wholly above height datum.



Basement, where $a < 1.5m$ and $b > 1.5m$

BAY WINDOW means a decorative projection from the wall of a building, not incorporating floor area, constructed in a way that does not require a foundation or the cantilevering of joist, glazed on all sides with a minimum 50% glazing.

BED AND BREAKFAST means the use of a dwelling unit for temporary lodging of paying guests, limited to a maximum of two (2) bedrooms and common areas, including a dining room. A bed and breakfast use is not considered a home occupation use for the purpose of this Bylaw.

BEES mean any insect of the species *apis mellifera*; (*Bylaw 2303, 2013*)

BEEHIVE means a structure which houses a colony of worker bees with a queen and drones; (*Bylaw 2303, 2013*)

BICYCLE PARKING, CLASS A means a secure, long-term parking space for bicycles that is provided in a separate, dedicated room or enclosure located no lower than the first complete parking level below grade, with direct access to outside, and accessed with a separate lock and key or programmed entry system, available only to authorised users.

BICYCLE PARKING, CLASS B means a space provided on a rack with a minimum width of 0.3m for each bicycle, constructed of sturdy theft-resistant material and having secure theft-resistant anchoring to the floor or ground.

BOAT CHARTER means a boat hired with an operator and used for transporting people for the purpose of fishing, diving, sight-seeing, or other form of recreation or as a water taxi. *(Bylaw 2386, 2015)*

BOAT RAMP means a structure placed on the foreshore for the purpose of launching boats and permitting the removal of boats from the water and does not include a barge ramp. *(Bylaw 2386, 2015)*

BOATSHED means a covered, floating structure that is fixed in position on the water, either totally enclosed or open on the sides, and used for the storage and protection of boats. *(Bylaw 2386, 2015)*

BIOMASS means:

- (a) wood or wood products;
- (b) uncontaminated wood waste, such as mill ends, wood chips, shavings, sawdust, sander dust, clean construction waste and hog fuel;
- (c) manufactured wood fuel;
- (d) vegetative or agricultural products as specifically authorized by the district director.

But, unless otherwise authorized by the District, does not include substances that contain any of the following:

- (a) glue, paint or preservative, or foreign substances harmful to humans, animals or plants when combusted;
- (b) wood or wood products with chloride content greater than 0.05 percent dry basis;
- (c) wood or wood products with moisture content greater than 60 percent dry basis;
- (d) manure;
- (e) recyclable post consumer waste;
- (f) paper or paper products; or
- (g) demolition waste or other municipal solid waste containing materials other than uncontaminated wood waste.

BOILER means any combustion equipment fuelled solely by natural gas, propane or biomass that produces hot water or steam, but does not include:

- (a) waste heat boilers;

- (b) sulphur plant reaction furnaces, steam reformer heaters and steam cracking heaters in the refined petroleum products industry as identified in the North American Industry Classification System (NAICS) code 324110; and
- (c) process heaters.

BUILDING means any structure used or intended for supporting or sheltering any use, persons, animals, or property.

BUILDING FACE, FRONT means the extended line of the wall of a building (or of any projecting portion of the building, except steps, sills, cornices, eaves, fire escapes and unroofed porches) which faces the front lot line.

BUILDING FACE, REAR means the extended line of the wall of a building (or of any projecting portion of the building, except steps, sills, cornices, eaves, fire escapes and unroofed porches) which faces the rear lot line.

BUILDING FACE, SIDE means the extended line of the wall of a building (or of any projecting portion of the building, except steps, sills, cornices, eaves, fire escapes and unroofed porches) which faces a side lot line.

BUILDING INSPECTOR means the District Building Inspector appointed by Council.

BUILDING SUPPLY OUTLET means a building that is used for the supply and sale of building materials, fixtures, hardware, equipment and other similar goods related to construction and home improvement, and may have an outdoor storage area.

BUSINESS AND PROFESSIONAL OFFICE, MAJOR means the use of a building for the purpose of carrying out business or professional activities. (*Bylaw 2190, 2011*)

BUSINESS AND PROFESSIONAL OFFICE, MINOR means the use of a building for the purpose of conducting a business in an office environment, where such a business does not rely upon a continuous flow of customers visiting the premises and does not engage in any retail sales, and may include but not be limited to such businesses as architectural, data processing, drafting, engineering, legal, surveying or, real estate appraisal offices, and specifically excludes medical and dental offices, travel agencies, insurance offices and real estate offices.

BUSINESS SERVICE ESTABLISHMENT means the use of a building where business services are provided and goods accessory to the provision of such services may be sold, and includes locksmith, printing/copying services, computer repairs and services, office equipment and supplies, alarm and security services, mailing and shipping services and other similar services.

BYLAW ENFORCEMENT OFFICER means the Bylaw Enforcement Officer appointed by Council.

CARPORT means an open structure that is an accessory building or attached to the principal building for the use of parking of one or more motor vehicles.

CHILD CARE FACILITY means a use or facility providing for the care of children licensed according to the Child Care Licensing Regulation under the Community Care and Assisted Living Act.

CHILD CARE FACILITY, RESIDENTIAL means the use of a dwelling unit for the care of not more than 16 children, licensed according to the Child Care Licensing Regulation under the Community Care and Assisted Living Act.

CINEMA means a means a place where motion pictures are exhibited for public viewing. (*Bylaw 2303, 2013*)

CIVIC means a use for functions provided by a government body; includes federal, provincial and municipal offices and yards, schools and colleges, hospitals, community centres, swimming pools, libraries, museums, parks, playgrounds, day cares, cemeteries, police and fire stations and waterways.

COMMERCIAL is a category of use providing for an occupation, employment or enterprise that is carried on for gain or monetary profit by any person.

COMMERCIAL COMPOSTING means the controlled biological oxidation and decomposition of organic matter with or without the addition of amendment material such as wood waste that produces compost, conducted as a business or business activity.

COMMERCIAL RECREATION means a use providing for outdoor commercial recreation facilities and accessory retail sales and services customarily incidental to such facilities; includes golf courses, driving ranges, stadiums, marinas, and sports clubs.

COMMERCIAL VEHICLE means a vehicle engaged in carrying or designed to carry goods, wares or merchandise and licensed as a commercial vehicle.

COMMUNITY CARE FACILITY means use of a premises as a community care facility and operated by a licensee under the *Community Care and Assisted Living Act*. Excludes Emergency Shelter. (*Bylaw 2315, 2013*)

COMMUNITY GARDEN means a public place for growing and maintaining edible and ornamental plants for personal and non-commercial use or for charitable donation, and operated or overseen by a non-profit society, community group or school. (*Bylaw 2303, 2013*)

COMMUNITY SEWER SYSTEM means a sewage collection and disposal system owned and operated by the District of Squamish.

COMMUNITY WATER SYSTEM means a system of waterworks owned and operated by the District of Squamish.

COMPREHENSIVE DEVELOPMENT PLAN means:

- (a) a site plan or plans, including the legal description of the area to be developed, showing the location of all existing and proposed buildings, streets, lanes, highways, driveways, parking and loading areas, sidewalks, street lighting, utilities and utility easements, watercourses and other geographical features of the site;
- (b) architectural plans, including information on exterior finishes for any proposed buildings or structures;

- (c) landscaping plans, including plant specifications for all portions of the site not covered by buildings, structures and circulation spaces;
- (d) the location, size, height, colour, lighting and orientation of all signs, if applicable;
- (e) density, floor area ratio, lot coverage, size and height of buildings; and
- (f) a statement of proposed uses.

CONFORMING BUILDING OR USE means a building or use which conforms with all the regulations of this Bylaw for the zone in which such building or use is located.

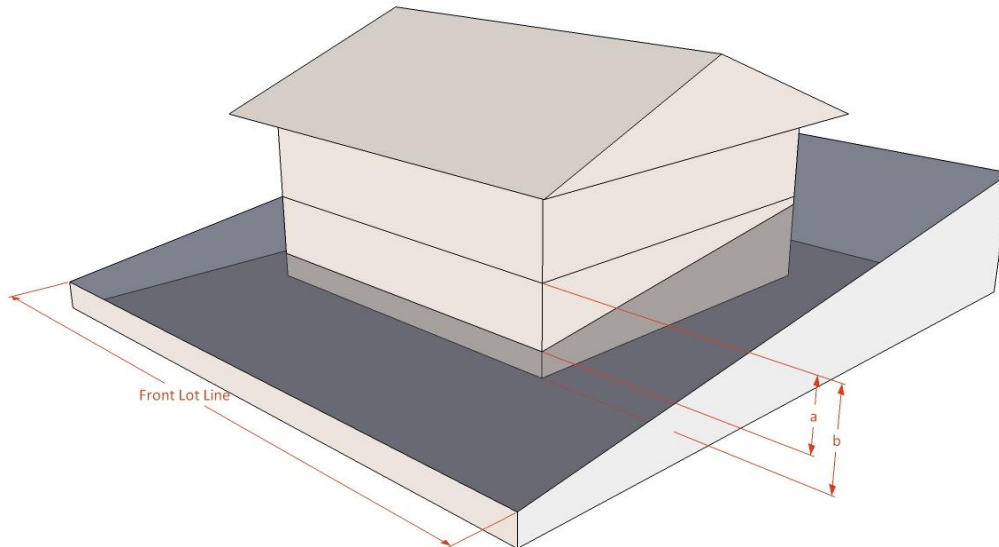
CONSTRUCTION means to erect, repair, alter, add, install, demolish, remove, excavate and shore.

CONVENIENCE STORE means a use which provides for the sale of goods to serve the day-to-day shopping needs of the general public including groceries, magazines, confections, and bakery goods.

COOP means a covered enclosed structure to shelter hens; *(Bylaw 2303, 2013)*

COUNCIL means the elected officials of the District of Squamish.

CRAWL SPACE means that portion of a building situated between the underside of the floor next above and the ground floor slab or ground surface where no slab exists, having a vertical clearance



Crawl Space, where $a < 1.5m$ and $b < 1.5m$

of no more than 1.5 metres (5 feet).

DEVELOPMENT means the improvement of land with buildings or structures.

DISTRICT means the Corporation of the District of Squamish or the area within the boundaries of the District of Squamish as the context requires.

DOCK means a structure including ramps, floats, anchors and pilings which extend over the foreshore into the ocean and is fixed directly or indirectly to, or supported by, water or land for

the purpose of providing access to and from boats, barges, and float planes which may be attached to the structure. *(Bylaw 2386, 2015)*

DRIVE-THROUGH RESTAURANT means a building providing for restaurant use with drive-through takeout facilities or consumption of food in vehicles parked on the lot.

DWELLING, APARTMENT means a building used for residential purposes and consisting of 3 or more dwelling units.

DWELLING, SINGLE UNIT means a detached building used for residential purposes and consisting of one dwelling unit, and includes a modular home.

DWELLING, TOWNHOUSE means a lateral series or cluster of two or more individual dwelling units having all or a portion of a wall common to adjacent dwellings, where access to each unit is from the finished grade of the lot.

DWELLING, TWO UNIT means a building consisting of two dwelling units, excluding secondary suites, which are placed either vertically one above the other, or connected to one another horizontally by a common wall (all storeys) and a common foundation having a length of at least 20% of the depth of the building. *(Bylaw 2235, 2012)*

DWELLING UNIT means one or more habitable rooms constituting a self-contained unit with a separate entrance and a single electrical service, used or intended to be used for residential purposes by a single household and containing only one kitchen equipped with a sink and cooking facilities. For the purpose of this definition, a second room in a dwelling unit equipped for canning, frying or cooking of special meals for the exclusive use of the household occupying that dwelling unit does not constitute a kitchen.

ELECTRIC VEHICLE CHARGING STATION means public electric vehicle charging station located in commercial, comprehensive development, mixed-use, industrial, institutional and civic zones. Public charging stations can supply charging for a fee. *(Bylaw 2303, 2013)*

EMERGENCY SHELTER means a use staffed and supervised by a public authority or non-profit agency for the purpose of providing temporary sleeping accommodation for people in need of emergency shelter on a short-term basis (to a maximum of 30 days). Emergency Shelter use includes drop-in and meal services as well as accessory administration and office space for use by program staff. *(Bylaw 2315, 2011)*

ENTERTAINMENT means a commercial use that is contained within a building and provides recreational opportunities to the general public, and specifically includes arcades, bowling alleys, billiard and pool halls, cinemas, clubs, lodges and similar uses, but specifically excludes adult video stores, any stand alone facility licensed under the Liquor Control and Licensing Act as a liquor primary licensed premises, and slot machines and casinos, except for temporary charity casinos with a maximum three (3) day event with a maximum twelve (12) days per year duration.

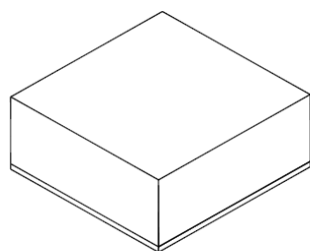
FENCE means a structure intended for the purpose of total or partial physical and/or visual separation, screening or enclosure of a property or portion thereof and does not include retaining wall.

FITNESS CENTRE means a building or portion of a building used to provide equipment and training to improve athletic condition and health.

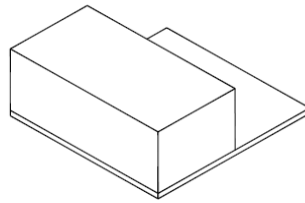
FLOATING HOME, SINGLE DETACHED means a structure incorporating a flotation system that is used as one self-contained dwelling unit but is not intended for navigational purposes and does not include a water craft designed or intended for navigation. (*Bylaw 2440, 2016*)

FLOOR AREA means the space on any storey of a building between exterior walls and required firewalls, including the space occupied by interior walls and partitions, but not including exits, vertical service spaces, and their enclosing assemblies. (*Bylaw 2303, 2013*)

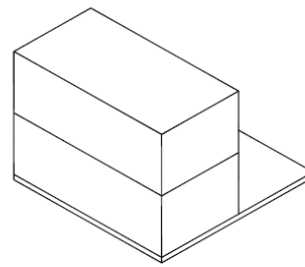
FLOOR AREA RATIO means the figure obtained when the gross floor area of all buildings is divided by the area of the lot.



1 FSR
GFA = LOT AREA



0.5 FSR
GFA = 1/2 LOT AREA



1 FSR
GFA = LOT AREA

FOOD PRIMARY ESTABLISHMENT means a use where the preparation, service and sale of food is the primary focus. A food-primary establishment must offer both appetizers and main courses and have a Food Primary License issued by the Province of British Columbia Liquor Control and Licensing Branch.

FOOD PRIMARY LICENSE means a liquor license issued by the Province of British Columbia Liquor Control and Licensing Branch for a business where the service of food, as opposed to liquor, is the primary focus.

FOOTPRINT means the total area of a structure on one level (footprint) to the exterior walls and a line joining all columns but not including overhangs. (*Bylaw 2235, 2012*)

FRONTAGE means the length of a lot boundary which immediately adjoins a public street.

GARAGE means a roofed accessory building or portion of a principal building with more than 60% of the perimeter being enclosed within walls, the principal use of which is for parking one or more motor vehicles. (*Bylaw 2303, 2013*)

GASOLINE SERVICE STATION means a building used principally for the retail sale of fuels, lubricating oils and accessories for motor vehicles and the servicing and repairing of motor vehicles, and includes an accessory car wash, but excludes all body repairs and painting of motor vehicles.

GRADE, FINISHED means the level of finished ground adjoining the exterior walls of a building except that localized depressions such as for vehicle or pedestrian entrances need not be considered in the determination of the level of finished ground.

GRADE, NATURAL means:

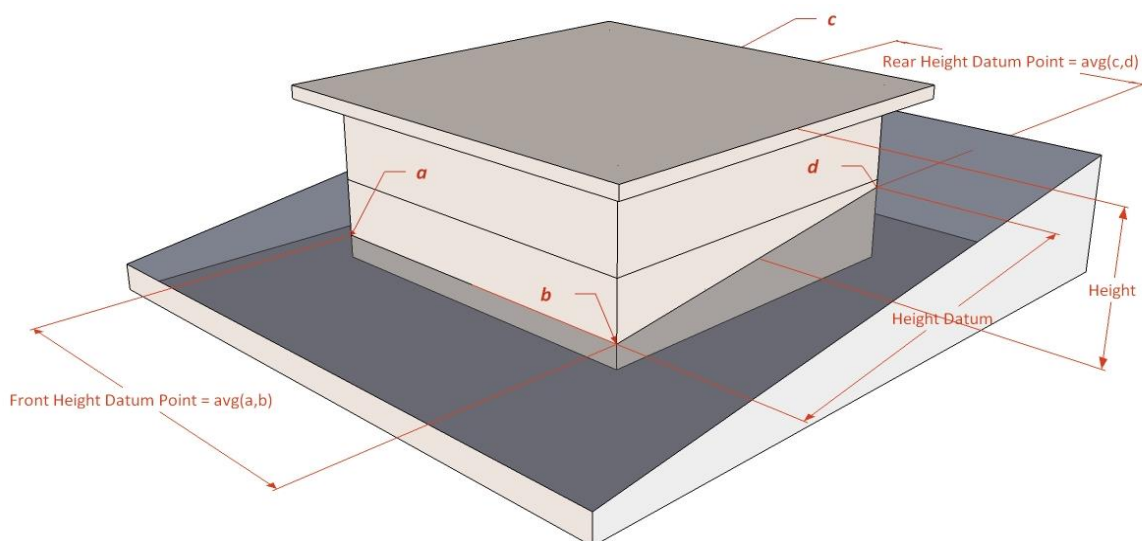
- (a) with reference to a Building or Structure not requiring subdivision, the elevation of the ground surface in its existing state at each of the points used in calculating the Height Datum Points, prior to any disturbance, alteration, excavation or filling, as determined by a registered land surveyor;
- (b) with reference to any development requiring subdivision, means the elevations shown on the grading plan submitted as a component of subdivision prior to any construction where such a plan has been approved by the District, but excludes Localized Depressions in all cases; and
- (c) with reference to any development where the elevation of the ground surface in its existing state is below the required flood plain construction level as determined by a Professional Engineer, means 0.6 m (2 ft.) above the highest elevation of the crown of any Highway abutting the lot.

GROSS FLOOR AREA means the total area of space on all storeys of a building as calculated according to Section 4.25 of the General Regulations.

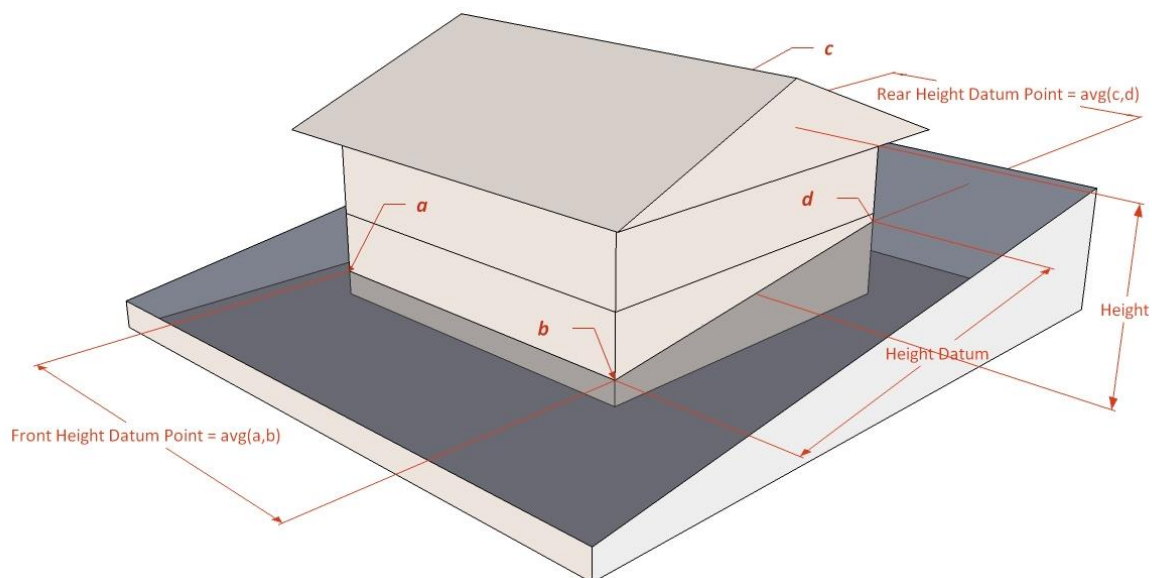
HABITABLE SPACE means an interior space of a building that is designed or intended for living, sleeping, eating or food preparation, and excludes bathrooms, utility rooms, workrooms, furnace rooms and storage rooms.

HEIGHT with reference to a building or structure means the vertical distance from the Height Datum to:

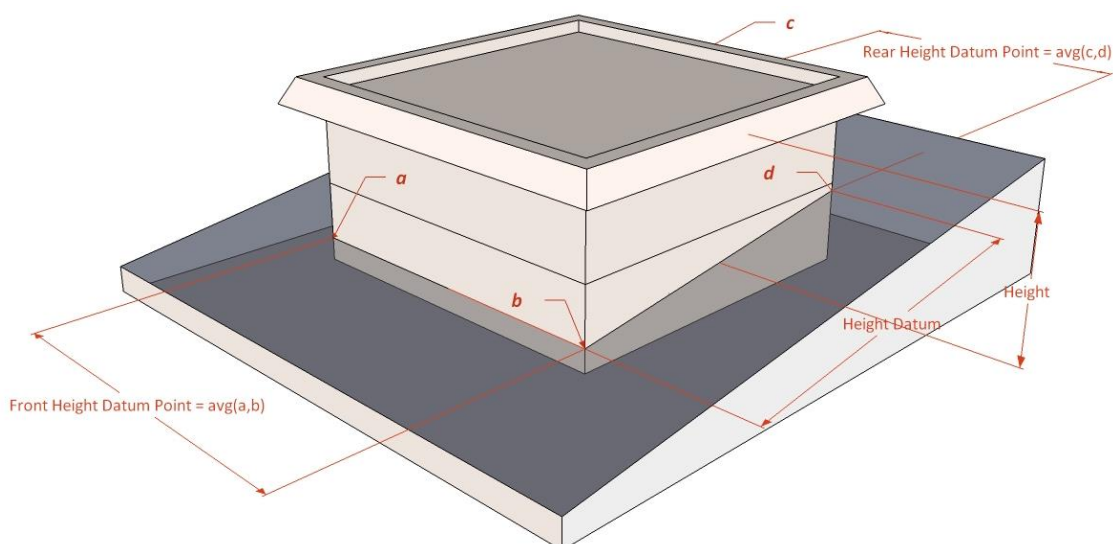
- (a) the highest point of the roof surface of a flat roof;
- (b) the deck line of a mansard roof;
- (c) the mean level between the top of upper floor walls and the ridge of the largest common roof section, a gable, hip gambrel, or other major sloping roof;
- (d) the highest point of a façade, false framing or parapet; and
- (e) the highest point of a structure other than a building. (Bylaw 2303, 2013)



Example of Height, as measured to the highest point of the roof surface of a flat roof.



Example of Height, as measured to the mean level for a sloped roof.

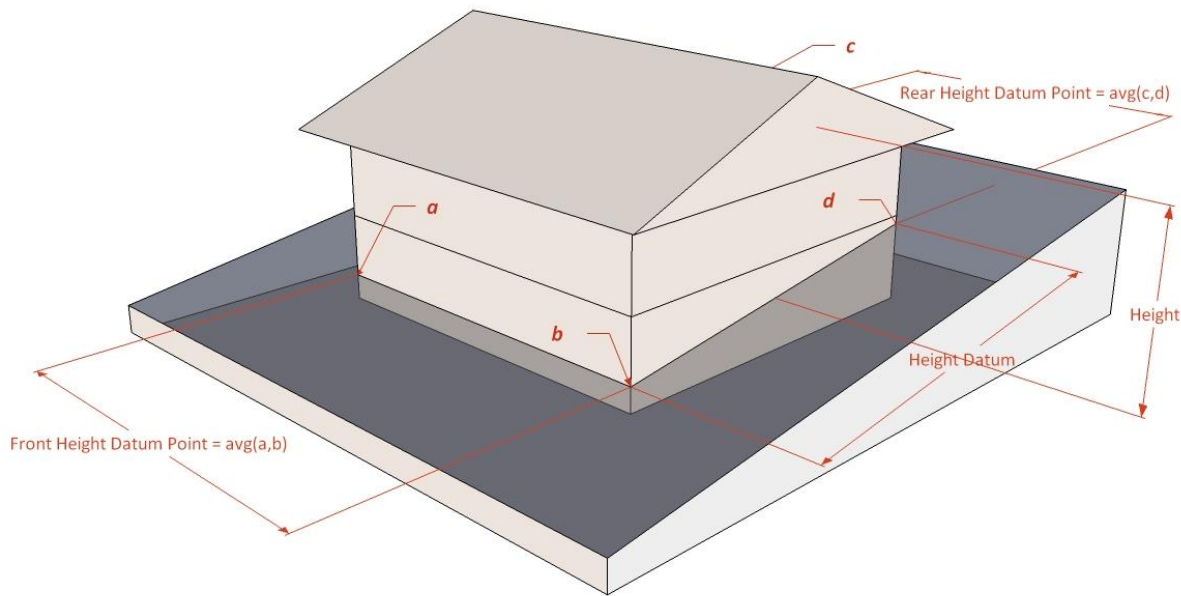


Example of Height, as measured to the deck line of a mansard roof.

HEIGHT DATUM with reference to a building or structure means the line established by longitudinally extending a line joining the Front and Rear Height Datum Points.

HEIGHT DATUM POINT, FRONT means the average elevation of the two points on a lot established where the front building face intersects with the side building face as measured from the lesser of natural or finished grade.

HEIGHT DATUM POINT, REAR means the average elevation of the two points on a lot established where the rear building face intersects with the side building faces as measured from the lesser of natural or finished grade.



Example of Height Datum and Height Datum Points (Front and Rear)

HEN means a domesticated female chicken that is at least four months old; (*Bylaw 2303, 2013*)

HIGHWAY means a public street, path, walkway, trail, lane, bridge, road, thoroughfare, or any other public way, but does not include a private right-of-way on private property.

HIGH TECHNOLOGY means a use, which includes the design, but not necessarily manufacture or distribution, of commercial products in the fields of computer software, electronics, telecommunications, precision engineering, robotics, biochemistry, health care, sport and recreation, and related industries and may include labs, production studios, and ancillary office space. (*Bylaw 2386, 2015*)

HIGH WATER MARK means the boundary between the land and the sea, whether created by natural or artificial means; (*Bylaw 2386, 2015*)

HOME OCCUPATION, RESIDENTIAL means any occupation carried on for financial gain or otherwise, in or from a Dwelling Unit or accessory building in a Residential zone, which use is separate and subordinate to the use of the dwelling unit for residential purpose, shall not alter the residential character of the area, and subject to the home occupation provisions of this Bylaw. Home Occupation, Residential includes but is not limited to:

- (a) Home Occupation, Office;
- (b) Child Care Facility, Residential;
- (c) a home business that brings no more than one client at a time to the residence (i.e. massage therapy or hair styling); and
- (d) dog daycare of three dogs or less. *(Bylaw 2433, 2016)*

HOME OCCUPATION, OFFICE means an office within a Dwelling Unit or Secondary Suite that is used to provide the following or similar type services: accounting and bookkeeping, research, business, marketing, design, computer, travel or financial consultant, janitorial service, contractor and tradesman, newspaper preparation, security service, recreation service, arts and crafts, but excludes the carrying out of anything that generates nuisance outside the residential unit. *(Bylaw 2433, 2016)*

HORSE STABLE means facility for the boarding, riding, breeding, and renting of horses, but does not include an indoor riding arena. *(Bylaw 2235, 2012)*

HOSPITAL means an institution operated for the reception and treatment of persons suffering from illness or disability, and includes the provision of complex care within a Community Care Facility.

HOSTEL means a building in which sleeping units are provided and offered to the public for compensation and which is open to transient guests but does not incorporate dwelling units nor an off-street parking area for guests, and may include a restaurant as an accessory use.

HOTEL means a building in which accommodation units are provided and offered to the public for compensation and which is open to transient guests but does not incorporate dwelling units, and may include accessory uses such as a restaurant, health club, liquor primary establishment, and retail stores to a maximum of 33% of gross floor area.

HOUSEHOLD PETS means an animal kept for companionship and amusement rather than for practical purposes and does not include horses, mules, donkeys, cattle, llamas, chickens, turkeys, geese, ducks, sheep, swine, ostriches, peacocks, un-caged pigeons or animals used for agricultural purposes.

INDOOR FOOD PRODUCTION means an industrial use where plants are grown inside a building that is connected to District services, including sewer, water, and drainage. May include food processing. Plants may be grown for biomedical purposes, but does not include medical marihuana production. *(Bylaw 2303, 2013)*

INDOOR RECREATION means the use of a building for indoor recreational activities that require warehouse type space, and may include climbing walls and adventure centers, but specifically excludes arcades.

INDOOR RIDING ARENA means an enclosed equestrian riding ring. Permitted uses in an indoor riding arena include:

- indoor horse riding;
- indoor horse stables; and
- storage for equestrian-related items.

INDUSTRIAL means a use providing for the processing, fabricating, assembly, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking, or salvaging of goods, materials, or things; includes without limitation the operation of truck and shipping terminals, docks, railway service spur, passenger depots, marinas, heliport and seaplane facilities, bulk gas and fuel loading and storage facilities, auction and liquidation sales, sawmill, pulp mill and log booming. Includes medical marihuana production and indoor food production. *(Bylaw 2303, 2013)*

INDUSTRIAL FUEL INSTALLATION means a building or land used for the sale of motor fuel and lubricants for use only in industrial equipment and commercial vehicles.

INSTITUTIONAL means a use by a public authority for the intended benefit of the public.

INTERPRETIVE CENTRE means the use of land, building or structures for the dissemination of information and knowledge, related to the marine, industrial and cultural heritage of Squamish and the Oceanfront Lands, and the natural habitat of the Cattermole Slough. *(Bylaw 2386, 2015)*

INTERPRETIVE SIGNAGE means a sign and/or structure providing general or tourism information to the public.

KENNEL means an establishment for the overnight boarding or breeding of four or more dogs. *(Bylaw 2303, 2013)*

LANDSCAPING means changing, modifying or enhancing the visual external appearance of a site development including reshaping the earth, planting or preserving vegetation, adding walks, patios, fencing or other ornamental features, and includes the retention of existing trees and plants where appropriate. This does not include the alteration of a site for the purposes of determining height datum.

LANE means a public way which affords access to a lot, at the side or rear of the lot.

LIGHT INDUSTRIAL means a use providing for the processing, fabricating, assembling, leasing, warehousing, transporting, distributing, wholesaling, testing, servicing, or repairing of goods or materials, where the primary activity of such a use is carried out within or exterior to a building, which may be serviced with a railway spur. Includes medical marihuana production and indoor food production. *(Bylaw 2303, 2013)*

LIQUOR PRIMARY ESTABLISHMENT means a use that holds a Liquor Primary License issued by the Province of British Columbia Liquor Control and Licensing Branch where the primary purpose is the service of liquor, as opposed to food, such as pubs, bars, lounges, and night clubs.

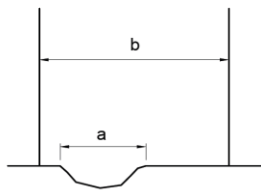
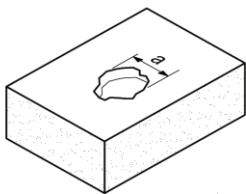
LIQUOR STORE means the use of premises for the sale of liquor, beer or wine for consumption off premises. This includes a government liquor store, government beer store or government wine

store, or an agency established under the Liquor Distribution Act, including an agency store, an authorized vendor, a distributor, and a licensee. An accessory retail sale of alcoholic beverages that are manufactured on-site by an Alcoholic Beverage Manufacturer is not considered a liquor store. (*Bylaw 2303, 2013*)

LIVE-WORK UNIT means a dwelling unit in which the resident is permitted to undertake income-generating artisan use, professional consulting, personal service establishment use, retail sales, and small-scale manufacturing.

LOCALIZED DEPRESSION means an existing depression in Natural Grade not exceeding 3.0 metres in width, or the lesser of 3.0 metres or 20% of the wall length along any building wall that it intersects; or a depression below finished grade created for the purposes of providing vehicles or pedestrian entrance to a building subject to the following conditions:

- (a) only one vehicle entrance and one pedestrian entrance are permitted as localized depressions on a single unit dwelling.
- (b) on any side of the building in a single unit residential zone, the Localized Depression width shall not exceed the lesser of 50% of the corresponding building width or:
 - (i) 6.0 metre width for vehicle access;
 - (ii) 2.44 metres wide and 3.0 square metres in area for a pedestrian access;
 - (iii) 7.3 metres wide for a combined vehicle and pedestrian access; and
- (c) any combination of vehicle or pedestrian entrances and existing depressions remaining after finish grading shall not exceed 50% of the corresponding building width or length along any side of a building.



*Example of a Localized
Depression in natural Grade*

$$a = 3m, b = 20\%$$

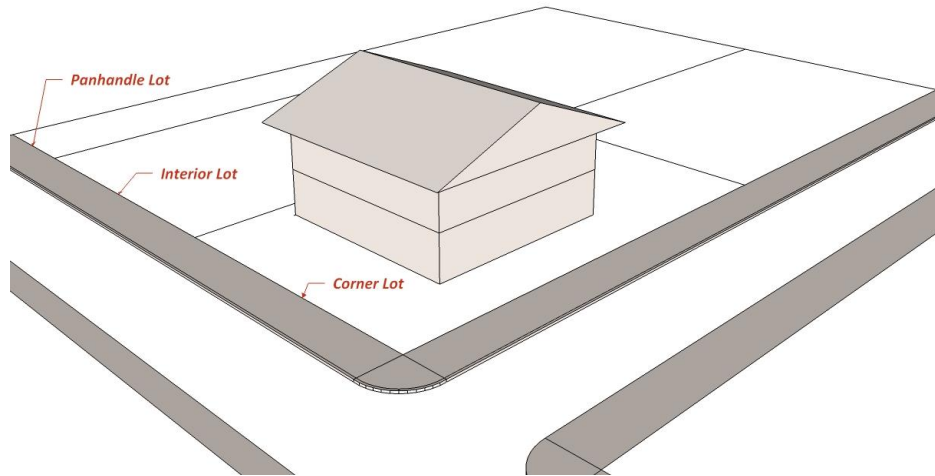
LODGING AND ROOMING HOUSE means a building in which more than two (2) sleeping units are rented to more than two (2) and not more than four (4) persons, and excludes the preparation of meals within the rental units, but does not include a bed and breakfast.

LOT means a block, parcel or other area in which land is held or into which land is subdivided.

LOT, CORNER means a lot at the intersection of two or more public streets.

LOT, INTERIOR means a lot other than a corner lot.

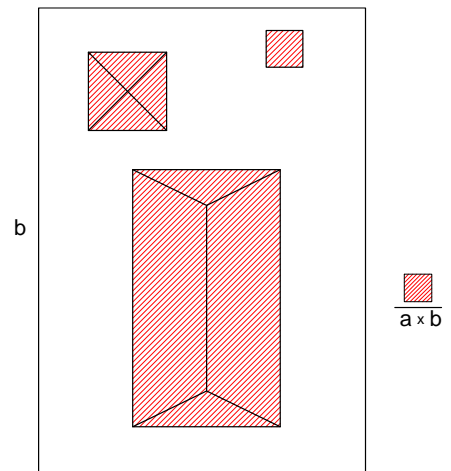
LOT, PANHANDLE means a lot which gains access to a public street through a strip of land narrower than the typical frontage dimensions required for the lot.



Example of Panhandle, Interior, and Corner Lots.

LOT AREA means the total horizontal area within the boundaries of a lot.

LOT COVERAGE means the greatest horizontal area covered by all buildings or structures on a lot, measured above finished grade, including any projecting portions thereof but excluding balconies, chimneys, sunshades, bay windows, canopies, cornices, eaves and gutters, fire escapes, sills, steps, open and uncovered terraces, decks or patios that are no more than 0.61 metres (2 feet) above finished grade, roof structures and similar projections, swimming pools, and provided that an exterior insulation and weather protection wall system has been approved by a Professional Engineer, exterior cladding or exterior solid wall systems up to a maximum exclusion of 0.165 metres (6.5 inches).



Example of Lot Coverage

LOT DEPTH means the mean distance between the front and rear lot lines.

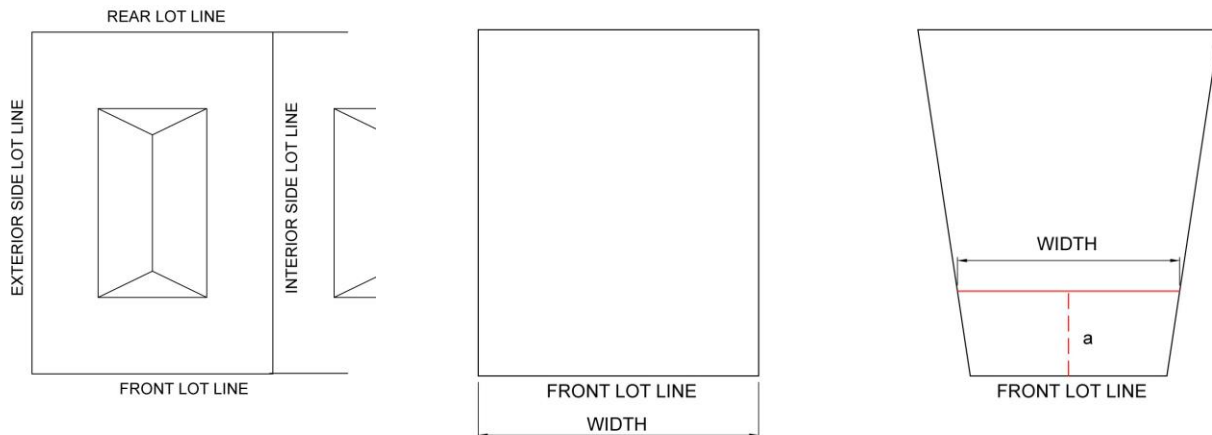
LOT LINE means the boundary line of a lot.

LOT LINE, EXTERIOR SIDE means the lot line or lines, other than the front and rear lot line, common to a lot and a public street, and in the case of a bare land strata lot common to the lot and the access route in the strata plan.

LOT LINE, FRONT means the lot line of a lot abutting a public roadway other than a lane. In the case of a corner lot, this shall be the narrower of the two frontages. In the case of a panhandle lot, the front lot line is the line formed by joining the two points of the access strip that do not front on a public street, and in the case of a bare land strata lot means the property line abutting the access route in the strata plan.

LOT LINE, INTERIOR SIDE means a lot line other than a front and rear lot line, common to a lot and another lot or a lane.

LOT LINE, REAR means the lot line or lines opposite to and most distant from the front lot line, or, where the rear portion of the lot is bounded by intersecting lot lines, the point of such intersection.



Example of Lot Lines (L) and Lot Width where the Front Lot Line measures at 90° to the Lot Depth (C) or Lot Width where the Front and Side Lot Lines do not meet at 90°, in which case a = 4.57 m

LOT WIDTH means the distance between side lot lines at the front setback line, measured at right angles to the lot depth, or in the case where the side lot line and front lot line do not meet at a 90° angle, measured at a 4.57 metre (15 feet) setback from the front lot line.

MANUFACTURING means to create, craft, make, process, or produce a finished product.

MARIJUANA DISPENSARY means the use of premises for the sale of marijuana-containing products for consumption off premises. (Bylaw 2447, 2016)

MARINA means a use providing moorage space for watercraft either free of charge or for payment of fee, but excludes use of any watercraft as living quarters, except for a caretaker.

MARINA OR FLOAT HOME MOORAGE means a waterfront facility for the moorage of one or more floating homes and the land and water premises on which such facility is located. (Bylaw 2440, 2016)

MARINE-ORIENTED LIGHT INDUSTRY means a use providing for the fabricating, assembling, manufacturing, leasing, wholesaling, testing, servicing, maintaining or repairing of marine-oriented goods or materials, including, but not limited to, water vessels or watercrafts such as boats, kayaks and canoes, where the primary activity of such a use is carried out within a marina setting either within, or exterior to, a building or structure.

MARINE PARK means a park and related open space that conserves naturally occurring habitat and that is immediately contiguous to the ocean and accessible to the public for educational and related purposes, subject to other District bylaws governing public access to park land and public open space, and that may include an area of the ocean. (Bylaw 2386, 2015)

MEDICAL MARIHUANA PRODUCTION is an industrial, biomedical use. It means the growing, harvesting, storing, packaging, shipping and disposing of marihuana as licensed under the federal Marihuana for Medical Purposes Regulations (MMPR). *(Bylaw 2303, 2013)*

MOBILE HOME means a factory built single unit dwelling capable of being moved from place to place on an integrated chassis.

MOBILE HOME PARK that means a lot on which is installed or intended to be installed, two or more mobile homes.

MOBILE HOME SPACE means an area of land located within a mobile home park occupied or intended to be occupied by one mobile home.

MODULAR HOME means a single unit dwelling assembled on site using factory built components.

MOTEL means a building wherein accommodation units with or without private cooking facilities are provided, occupied or intended to be occupied primarily by transient motorists, with each accommodation unit being self-contained with its own bathroom and having its own parking space located on the lot, and may have a public dining room or café.

MOTOR VEHICLE REPAIR SHOP means a building used for the repair and servicing of motor vehicles, and excludes a wrecking and salvage yard.

MULTIPLE-UNIT RESIDENTIAL means a residential use in a building divided into not less than 3 dwelling units.

NEIGHBOURHOOD COMMERCIAL means a commercial use that is specifically intended to serve the day to day needs of the students, faculty, administrative staff, and residents of the neighbourhood, and includes a convenience store, professional offices, personal service establishments, child care facilities, restaurant, entertainment, video store, drug store and book store.

NEIGHBOURHOOD ENERGY UTILITY (also called DISTRICT HEATING) means a system for distributing heat generated in a centralized location for residential and commercial heating requirements such as space heating and water heating. *(Bylaw 2303, 2013)*

NON-CONFORMING BUILDING OR USE means any building or use which does not conform with all applicable regulations of this Bylaw.

NURSERY means a use where plants are propagated and grown. They include retail nurseries which sell to the general public, wholesale nurseries which sell only to businesses, and private nurseries which supply the needs of institutions or private estates. Includes sale of plant-related retail items. *(Bylaw 2303, 2013)*

OCEANFRONT LANDS means the area of real property, including the surface of water, comprising the parcels of land in the District of Squamish, as shown on Appendix “A” and legally described as:

- (a) Lot 1 District Lot 486 Group 1 New Westminster District Plan BCP16860 (PID 026-267-128)
- (b) Lot 2 District Lot 486 Group 1 New Westminster District Plan BCP16860 (PID 026-267-136)
- (c) Lot 1 District Lot 4271 Group 1 New Westminster District Plan BCP16861(PID 026-267-144)
- (d) Lot 2 District Lot 4271 Group 1 New Westminster District Plan BCP16861(PID 026-267-161)
- (e) Lot 3 District Lot 4271 Group 1 New Westminster District Plan BCP16861(PID 026-267-152)
- (f) Lot G District Lots 486, 4271, 4618, 5717, 6042 and 7134 Group 1 New Westminster District Plan 14953 (PID 007-774-010)
- (g) District Lot 5717, Except Portions in Plans 13452 and 14953 (PID 015-788-741)
- (h) District Lot 6042, Except Part in Plan 13452 (PID 015-792-587)
- (i) Block B District Lots 4618, 5717, 6042 and 7134 Group 1 New Westminster District Plan 13452 (PID 008-606-153)
- (j) Lot D Block 1, District Lots 486 and 4271 Group 1 New Westminster District Plan 14521 (PID 007-779-674)
- (k) Lot 1 District Lot 286 Group 1 New Westminster District Plan BCP16863 (PID 026-267-403)
- (l) Lot 2 District Lot 286 Group 1 New Westminster District Plan BCP16863 (PID 026-267-420)
- (m) Lot 3 District Lot 286 Group 1 New Westminster District Plan BCP16863 (PID 026-267-438). (*Bylaw 2386, 2015*)

OFF-STREET LOADING means a use of a lot providing for the loading and unloading of vehicles accessory to uses located on that lot.

OFF-STREET PARKING means a use of a lot providing for the parking of vehicles accessory to uses located on that lot; and includes parking spaces, turning areas for access to parking spaces and access and egress driveways.

OUTDOOR RECREATION STORAGE FACILITY means an enclosed facility used solely for the storage of equipment ordinarily associated with outdoor recreation. (*Bylaw 2433, 2016*)

PARK means an area of land, including an area of the ocean, that is used for the enjoyment and pleasure of the public, having facilities for rest, recreation, exercise, amusement, ornament or protection of the natural environment, and that is accessible to the public subject to other District

bylaws governing public access to park land, which area of land is protected as park land, including by dedication, reservation, reverter, a condition on title, bylaw, covenant, statutory right of way or other similar means. *(Bylaw 2386, 2015)*

PARKING AREA means a covered or uncovered area of a lot used for the off-street parking of vehicles of persons occupying or visiting the lot.

PARKING AREA, CONCEALED means a parking area concealed by its location wholly within a principal building and, other than at driveway and stairwell entrances, that does not project above the height datum except as permitted in this bylaw.

PARKING SPACE means a space for the parking of one motor vehicle but does not include aisle space for access and maneuvering of motor vehicles.

PASSENGER FERRY DOCK means a structure which extends over the foreshore into the ocean and is fixed directly or indirectly to, or supported by, water or land for the purpose of providing access to and from a foot passenger ferry which transports the general public. *(Bylaw 2386, 2015)*

PERSONAL CARE SERVICE means those services that assist with the activities of daily living and specific nursing and rehabilitation tasks, which include assistance with personal hygiene, bathing, dressing, grooming, eating, moving around safely, and managing medication. *(Bylaw 2303, 2013)*

PERSONAL SERVICE ESTABLISHMENT means the use of a building where personal services are provided and goods accessory to the provision of such services may be sold, and includes barber shop, health and veterinary clinics *(Bylaw 2434, 2016)*, beauty salon, shoe repair shop, dry cleaning, laundromats, electrical appliance repair, upholstery, watch repair, photographer, tailor or dressmaker, tattoo parlour and other similar services. *(Bylaw 2303, 2013)*

PET DAYCARE means premises in which care is provided to household pets during the day and may include the provision of pet training services but does not include breeding or animal overnight boarding facilities. *(Bylaw 2303, 2013)*

PET GROOMING means grooming of domestic cats and dogs. Pet grooming use includes accessory pet daycare use. *(Bylaw 2303, 2013)*

PIER means a structure extending into navigable water for use as a landing place, promenade or to protect or form a harbor. *(Bylaw 2440, 2016)*

PORTABLE FOOD VENDING means sale of food items for immediate consumption from a cart or trailer to the general public and subject to the regulations of District of Squamish Business License Bylaw. *(Bylaw 2433, 2016)*

PRINCIPAL USE means the primary purpose for which land, buildings or structures are ordinarily used.

PROCESS HEATER means any combustion equipment fuelled by natural gas, propane or Biomass for the purpose of transferring heat to material being processed other than by direct contact with the flue gas, but does not include:

- (a) boilers;
- (b) any process used to chemically transform ore or intermediate products into bulk metallic products; or
- (c) unfired waste heat recovery systems used to recover sensible heat from the exhaust of any combustion equipment.

PROFESSIONAL ENGINEER means a person who is registered or duly licensed as such under the provisions of the Engineers and Geoscientists Act.

PROPERTY LINE means the same as Lot Line.

PUBLIC PARKING means the principal use of a surface lot, building or structure for the parking or storage of vehicles for the public, and in the case of a building or structure, the parking may be concealed.

PUBLIC SERVICE means a use providing for the essential servicing of the District with water, sewer, electrical, telephone and similar services established by the District or a corporation operating under the Telecommunications Act; includes broadcast transmission facilities, sewer, water main and power line easements, pump house, sub-stations, telephone exchanges, and traffic controls.

PUBLIC STREET means a highway that provides primary access to lots and excludes a lane.

RAIL MARSHALLING YARDS means the use of land for the moving, storage and shunting of railway vehicles.

RECREATIONAL VEHICLE means a vehicle which is or was originally designed as a recreational conveyance to travel or to be transported on a highway and constructed or equipped to be used as temporary living quarters by travelers and includes but is not limited to motor home, camper, travel trailer, tent trailer, but does not include a manufactured home.

RECREATIONAL VEHICLE PARK means a parcel of land used or intended to be used for the parking of recreational vehicles on a transitory basis, and includes all buildings or structures thereon.
(Bylaw 2235, 2012)

RECYCLING DEPOT means a use that allows for the conversion of used products including, but not limited to: glass, tin, aluminum, steel, paper, cardboard, gyproc, or plastics into materials that will be used for the manufacturing of goods located at another location.

REFUSE means any discarded or abandoned food, substance, material, or object, whether from domestic, commercial, industrial, institutional or other use;

RESEARCH AND DEVELOPMENT means premises used for the purpose of conducting research and developing products or services, but does not include retail or wholesale of those products or services. (Bylaw 2470, 2016)

RESTAURANT means a use where the preparation, service and sale of food to the public for immediate consumption is the primary focus, occurring within the premises or delivered to other premises, and includes a Food Primary Establishment except where expressly prohibited, but

excludes facilities for the consumption of food in motor vehicles parked on the site, or with drive-through takeout facilities.

RETAIL SALES means a use where goods are offered to the general public for retail sale, and may be offered in a Retail Store but does not include a Liquor Store. (*Bylaw 2433, 2016*)

ROADWAY means the portion of a highway that is improved, designed, or ordinarily used for vehicular traffic.

SAILING CENTRE means a use within a building by a club incorporated under the Society Act for the purpose of boating, sailing, yachting, rowing, kayaking or other similar marine-oriented recreation activities and in which the affairs of the organization are actually conducted and carried on by members thereof. (*Bylaw 2386, 2015*)

SCHOOL means a school, where academic, commercial or technical school subjects are taught or which is maintained for philanthropic or religious purposes.

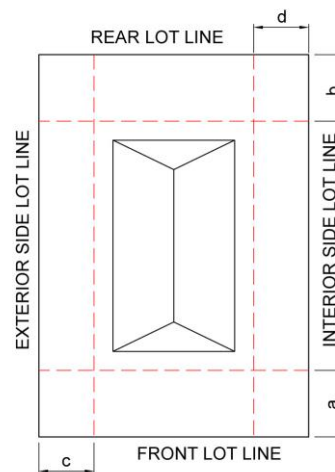
SCREENING means a continuous fence, wall, compact evergreen hedge or combination thereof, supplemented with landscape planting.

SECONDARY SUITE means a second, self-contained dwelling unit with private access, its own kitchen and bathroom, and located within a single-unit dwelling, within a detached accessory building or within a townhouse dwelling unit as permitted in the CD-40 and CD-69 zones, complying with the requirements of section 4.5 of this Bylaw.

SETBACK, FRONT means that portion of a Lot between the front lot line and a parallel front setback line which intersects the two side lot lines at such position that the shortest distance measured perpendicular to the setback line, from the setback line to the front lot line, is equal to the minimum distance required for the front setback of a principal building under this Bylaw. Where the front face of a principal building abuts the front setback line, it shall be measured at the building foundation.

SETBACK, REAR means that portion of a Lot between the rear lot line and a parallel rear setback line which intersects the two side lot lines at such position that the shortest distance measured perpendicular to the setback line, from the setback line to the rear lot line, is equal to the minimum distance required for the rear setback of a principal building under this Bylaw. Where the rear face of a principal building abuts the rear setback line, it shall be measured at the building foundation.

SETBACK, SIDE means that portion of a Lot between the exterior or interior side lot line and a parallel exterior or interior side setback line which intersects the front and rear lot lines at such position that the shortest distance measured perpendicular to the setback line, from the setback line to the exterior or interior side lot line, is equal to the minimum distance required for the exterior or interior side setback of a principal building under this Bylaw. Where the side face of a principal building abuts the exterior or interior side setback line, it shall be measured at the building foundation.



Example of Setbacks

a = Front Setback

b = Rear Setback

c = Exterior Side Setback

SHIPPING CONTAINER means a metal transport container with an assigned GVW weight. It is designed for and customarily associated with road, rail or ocean transport with a maximum dimension of eight feet by forty feet by eight feet high. (*Bylaw 2303, 2013*)

SLEEPING UNIT means one or more habitable rooms containing facilities for living and sleeping, occupied or intended to be occupied by boarders, but does not include facilities for cooking or eating.

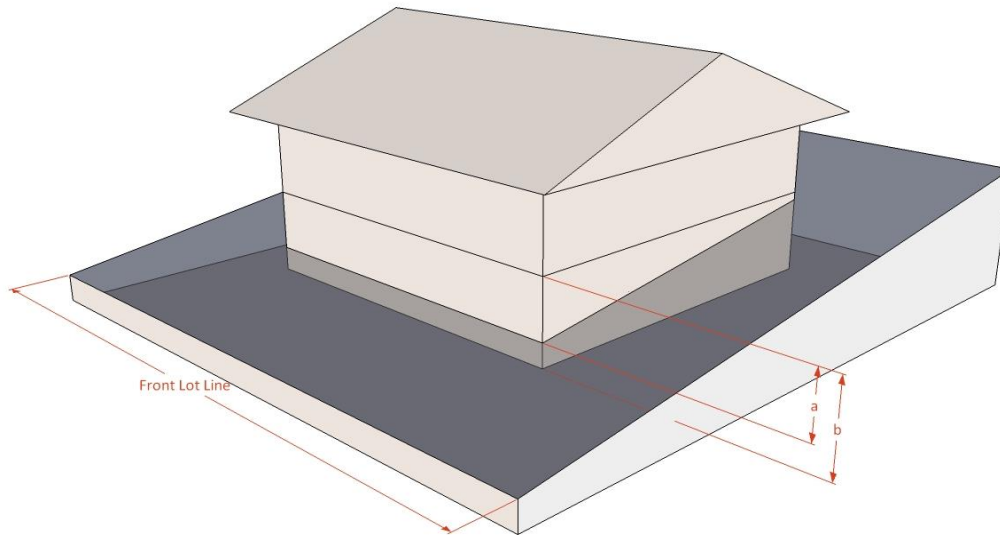
SMALL SCALE MANUFACTURING means small scale activities, home crafts or occupations provided that the activity does not:

- (a) create a nuisance by reason of sound, sight, smoke or smell;
- (b) involve storage exterior to a building of any materials used directly or indirectly in processing or resulting from the processing of any product of such craft or occupation, unless the materials are screened from view by landscaping, berming or a tight board fence. This excludes an industrial use, wrecking or salvaging yard and log sort operations. (*Bylaw 2190, 2011*)

STORAGE YARD means an area outside a building where contractors' or construction materials, public service and utility equipment, or other materials, vehicles, equipment or machinery are stored, sold or distributed; excludes an automobile wrecking yard, or a junk yard.

STOREY means that portion of a building situated between the top of any floor and the ceiling above it, excluding a basement.

STOREY, FIRST means the first storey of a dwelling that is above a basement or crawl space or in which the floor is not more than 1.5 meters (4.9 feet) above the Front Height Datum Point.



First Storey, where $a < 1.5m$

STREET FURNITURE means amenities that are placed or developed on the sidewalk that are intended to enhance the pedestrian experience such as benches and landscape planters.

STRUCTURE means any construction fixed to, supported by, or sunk into land or water; including concrete pads for mobile or modular homes and swimming pools, but excluding fences and walls less than 1.22 metres (4 feet) in height, concrete and asphalt paving, underground septic fields, communication towers, ski lift towers and water slides.

STUDENT AND FACULTY HOUSING means housing specifically occupied by students attending and faculty working at the University.

SUBDIVISION means the division of land into two or more lots whether by plan, apt descriptive words, or otherwise, and includes a subdivision pursuant to the Strata Property Act.

TEMPORARY BUILDING means a building that is intended to be used for a period of time not exceeding one year from the date of issuance of a building permit, after which time it must be removed from site. It does not include construction site temporary buildings which must be removed prior to occupancy of the building where the construction has taken place. (*Bylaw 2303, 2013*)

TEMPORARY COMMERCIAL VENDING means the sale of goods, other than food items for immediate consumption, from a stationary vehicle or temporary stall, tent or stand that is not part of a permanent use on the lot, and is permitted to be sold in the zone in which the vehicle or stall is located. (*Bylaw 2433, 2016*)

THEATRE AND AMPHITHEATRE means a building or outdoor structure or area used for presenting plays, dramatic performances, motion pictures, musical performances, lectures or similar things; (*Bylaw 2386, 2015*)

TOURIST ACCOMMODATION means a building containing one or more habitable rooms or dwelling units used primarily for temporary lodging by visitors (*Bylaw 2386, 2015*)

TOURIST BUREAU means an accessory use within a building in which tourism-related information is provided to the public, and includes without limitation use by outdoor recreation activity providers such as hiking, climbing, bike guides, local service organizations and clubs.

TRADE CONTRACTOR FACILITIES means a building or land used for the offices, storage, or shops of trade contractors.

TRANSITIONAL HOUSING means affordable, supported and independent housing for individuals making the transition from homelessness to permanent independent living. Transitional Housing accommodates stays from 30 days to 24 months. Transitional housing may provide a range of training and support services and may also include, but is not limited to, an Assisted Living Facility or Community Care Facility operated by a licensee under the *Community Care and Assisted Living Act*. (*Bylaw 2315, 2011*)

UNIVERSITY means academic, administrative, recreational, parking, research and development, and maintenance facilities customarily associated with a post-secondary institution.

UNIVERSITY VILLAGE CENTRE means those lands identified on Schedule B-2 of this Bylaw which provide for the assembly of educational, social, recreational and commercial uses as permitted under Section 20.1 intended to service the needs of students, faculty and the public.

URBAN BEEKEEPING means the keeping, owning, or maintaining of beehives on a lot, occupied by a resident beekeeper. This does not include land zoned for agricultural use. (*Bylaw 2303, 2013*)

URBAN HEN means a domesticated female chicken that is at least 4 months old that is kept on a lot, occupied by a resident. This does not include land zoned for agricultural use. (*Bylaw 2303, 2013*)

USEABLE OPEN SPACE means a compact, level, unobstructed area or areas, providing maximized access to sunlight, having no dimension less than 6.10 metres (20 feet), no slope greater than 5 percent to ensure universal access, and being available for the safe and convenient use by the occupants or users of a building or lot for recreation or leisure activities, and excludes areas used for off street parking, off street loading, service driveways or a required front setback, and without limitation Useable Open Space may be accessible to the public in the case of a statutory right of way agreement and covenant in favour of the District or other similar means; (*Bylaw 2386, 2015*)

VEHICLE FUELING STATION means a gasoline service station or an alternative fuel service station. (*Bylaw 2303, 2013*)

VETERINARY CLINIC means any building, structure or premises in which the business of treatment or diagnosis of animals is carried on.

WALKWAY OR DOCK means a structure extending into navigable water used to accommodate pedestrian traffic other than a pier or wharf. (*Bylaw 2440, 2016*)

WAREHOUSE means a building used for the receiving and storage of goods or personal property for compensation and includes the storage of goods by a distributor or supplier who markets goods for retail sale at other locations, but excludes retail sales from the site.

WHOLESALE means the sale of goods to retail operators or to other wholesale operators or to contractors or manufacturers for resale or for incorporation into other products.

WILDLIFE means a bear, cougar, coyote or wolf.

WILDLIFE ATTRACTANT means any substance or material, with or without an odour, which attracts or is likely to attract Wildlife; and without limitation includes food or other edible products, whether intended for humans, animals, or birds, grease, oil, antifreeze, paint, petroleum products, and compost other than grass clippings, leaves or branches;

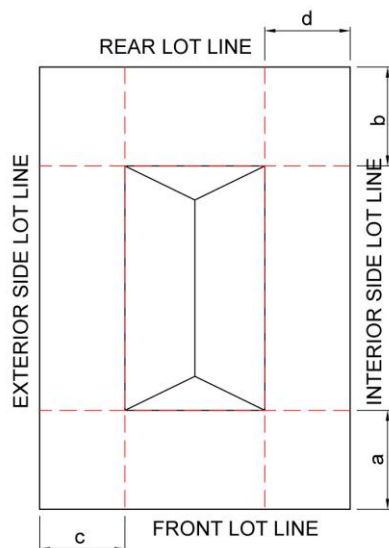
WRECKED VEHICLE means all or any part of a vehicle which is not validly registered and licensed in accordance with the Motor Vehicle Act, or is incapable of moving under its own power and all or any part of a boat which is inoperable, unseaworthy or in a dilapidated state.

WRECKING OR SALVAGING YARD means any building or land used for the wrecking, salvaging, dismantling or disassembly of vehicles, vehicle parts, vehicle frames or vehicle bodies or where vehicles not in operable condition, or used parts of motor vehicles are stored. Also means any building or land where a wrecked vehicle, junk, waste, used building materials, scrap metal, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled, dismantled or handled.

YARD, FRONT means that portion of a lot between the front lot line and a line extending along the front face of a principal building to the side lot lines.

YARD, REAR means that portion of a lot, between the rear lot line and a line extending along the rear face of a principal building to the side lot lines.

YARD, SIDE means that portion of a lot extending from the front yard to the rear yard, between the side lot line and a line extending along the side face of a principal building.



Example of Yards

a = front yard

b = rear yard

c = exterior side yard

d = interior side yard

SECTION 2 | APPLICATION, COMPLIANCE AND SEVERABILITY

2.1 APPLICATION

This Bylaw shall apply to all land, the surface of water, buildings, and structures within the boundaries of the District of Squamish subject to the provisions of other Provincial and Federal statutes, except those lands identified in Schedule E of this Bylaw.

Where a lot is divided by a zone boundary, the areas created by such division shall be deemed to be separate lot areas for the purpose of determining the requirements of this bylaw. (*Bylaw 2433, 2016*)

2.2 COMPLIANCE

Subject to the provisions of the Local Government Act respecting non-conforming uses, no building, structure or land, including the surface of water, shall be used or occupied, and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with this Bylaw.

2.3 SEVERABILITY

Any section, sub section, sentence, clause or phrase of this Bylaw which is for any reason held to be invalid by the decision of any Court of competent jurisdiction, may be severed from the balance of this Bylaw without affecting the validity of the remaining portions of this Bylaw.

SECTION 3 | ADMINISTRATION AND ENFORCEMENT

3.1 ADMINISTRATION

- (a) The Administrator, Clerk, Deputy Clerk, Community Planner, Building Inspector, License Inspector, Bylaw Enforcement Officer, Approving Officer, Public Works Director and their designates and any other person appointed by the Council are hereby authorized to administer this Bylaw.
- (b) Persons appointed under Sub-Section (a) may enter any property subject to this Bylaw at all reasonable times for the purpose of ascertaining whether this Bylaw is being observed.

3.2 VIOLATION

- (a) No person shall contravene or suffer or permit any act or thing to be done in contravention of this Bylaw.
- (b) No person shall prevent or obstruct any official appointed under Section 3.1 from the carrying out of their duties under this Bylaw.

3.3 PENALTY

- (a) Every person who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention of this Bylaw, or who neglects to do or refrains from doing any act or thing thereby violating any of the provisions of this Bylaw, shall be liable to the penalties hereby imposed;
- (b) Any person who violates any of the provisions of this Bylaw shall upon summary conviction thereof be liable to a penalty of not more than Ten Thousand Dollars (\$10,000.00);
- (c) Each day that violation of this Bylaw is caused to continue, constitutes a separate offense; and
- (d) Without limiting other remedies available to the District in the event of non-compliance, this bylaw may be enforced by means of a ticket issued under the *District of Squamish Municipal Ticket Information Bylaw No.1832, 2004* as amended or replaced from time to time. (*Bylaw 2235, 2012*)

3.4 UNIT OF MEASURE

- (a) All units of measure contained within this Bylaw are metric (SI) Standards.

SECTION 4 | GENERAL REGULATIONS

4.1 PERMITTED USES

No land, the surface of water, buildings or structures in any zone shall be used by the owner, occupier or any other person for any use except as specifically permitted in the zone in which it is located as set out in Sections 6 - 37 of this Bylaw.

4.2 USES PERMITTED IN ALL ZONES

The following uses shall be permitted in any zone:

- (a) repairs to any building or structure, provided that all such repairs comply with regulations of the zone in which it is situated;
- (b) temporary structures or buildings that are erected for the purposes of providing temporary office space during construction of a new building or structure, provided that the temporary structure or building is removed within thirty (30) days of the completion of the principal building or structure;
- (c) temporary occupancy of structures or buildings that are either erected or existing for the purposes of providing temporary living accommodation during the construction of a new residential building, provided that:
 - (i) the owner of the lot is in receipt of a building permit to construct a new building;
 - (ii) the owner of the lot first enters into a covenant registered on title in a form acceptable to the District:
 - a) covenanting to demolish, remove or convert to a non-residential accessory building or structure the temporary or existing building or structure forthwith upon completion of the new building or structure, or at the request of the District, whichever event is earlier;
 - b) authorizing the District to cause the demolition if for any reason the owner neglects or refuses to do so within 30 days of being requested to do so and obliges the owner to reimburse the District for all costs incurred in so doing, and;
 - c) authorizing the District to withhold an Occupancy Permit for the new building or structure until such time as the first dwelling has been demolished, removed or converted;
 - (iii) the owner of the lot provides, in a form satisfactory to the District, security to meet the reasonably anticipated costs of demolition, removal, or conversion of the temporary or existing building or structure, if the District causes it to be demolished, removed or converted.
- (d) water, sewer and drainage facilities;
- (e) pipelines;

- (f) electrical, power, cablevision, and telephone transmission lines;
- (g) street lighting fixtures;
- (h) street furniture;
- (i) all public streets and lanes;
- (j) government provided recycling bins;
- (k) the temporary use of a building or part thereof as a voting place for government elections, referenda, plebiscites or census, provided that the time period of such use does not exceed sixty (60) days;
- (l) the temporary use of a building or part thereof as campaign headquarters for political candidates;
- (m) interpretive signage;
- (n) parks and playgrounds;
- (o) urban agriculture; and
- (p) trails;

4.3 ACCESSORY RESIDENTIAL DWELLINGS

- (a) An accessory residential dwelling unit shall have a maximum gross floor area of 70m² except, as a density bonus, on properties equal to or larger than 0.2 hectares where the maximum unit GFA will be 90m² provided that all exterior walls of the unit are continuously insulated and the structure achieves the insulation RSI value for Climate Zone 6 (Whistler) or higher under the BC Building Code; (*Bylaw 2433, 2016*)
- (b) Notwithstanding Section 4.4(a), an accessory building may be used as an accessory residential dwelling unit within the RE and I-3 zones; and
- (c) Notwithstanding that a lot or a building may have been subdivided into strata lots, a maximum of 1 accessory residential dwelling shall be permitted on that lot or in that building.

4.4 ACCESSORY BUILDINGS, STRUCTURES AND USES

- (a) An accessory building or structure shall not be used as a dwelling unit, except as otherwise provided for in this Bylaw;
- (b) One accessory building or structure is permitted per lot in all zones, except as otherwise provided for in this Bylaw. The gross floor area of the accessory building on a lot shall not exceed in total:
 - (i) 60m² in the RS, RMH and RL-1, C, UC and RE zones;
 - (ii) 140 m² in the RM, RL-2 and I zones; or
 - (iii) except as otherwise provided for in this Bylaw;
- (c) In addition to Section 4.4 (b), up to 5 buildings, each not exceeding 10m² in gross floor area, may be permitted on a lot provided that all the regulations in this section and in the appropriate zone can be satisfied.

(d) All accessory buildings and structures, including accessory buildings and structures permitted on a temporary basis, shall satisfy the following conditions:

- (i) accessory buildings and structures shall not be located in a front yard;
- (ii) accessory buildings shall be located not less than 1.52m from any side and rear lot line;
- (iii) notwithstanding section 4.4(d)(ii) garages and carports in residential zones where there is a rear lane shall be located at least 0.61m from a rear lot line.
- (iv) accessory buildings containing a secondary suite shall meet the minimum front and side setback requirements of a principal building and shall be located no closer than 3 metres from the rear property line, except no closer than 0.6m where there is access to a rear lane or road.
- (v) on corner lots, accessory buildings and structures shall be placed so as to retain the same required exterior side yard setback as the principal building;
- (vi) notwithstanding any section of this Bylaw, where a secondary suite is located above a garage, the GFA of a detached accessory building shall not exceed 140m², or 180m² for properties 0.2 hectares in area or larger subject to section 4.4(d) (viii) density bonus;
- (vii) where the ground floor of a detached accessory building is used as a secondary suite, the GFA shall not exceed 70m²; and
- (viii) as a density bonus, on properties larger than 0.2 hectares, where the ground floor of a detached accessory building is used as a secondary suite, the GFA shall not exceed 90m² provided that all exterior walls of the unit are continuously insulated and the structure achieves the insulation RSI value for Climate Zone 6 (Whistler) or higher under the BC Building Code.
- (ix) accessory buildings or structures used as greenhouses shall be located not less than 1.0 metres from any interior side or rear lot line.

(e) A permanent accessory building or structure may be erected only after a principal building has been completed on the same lot, except where that accessory building or structure is intended to contain a secondary suite for the purposes of providing temporary living accommodation during the construction of the principal building, or as otherwise provided for in this Bylaw.

(f) No accessory building shall exceed a height of 4.58m unless it contains a permitted secondary suite, in which case the maximum height is 6.7m.

(g) In the Rural 1 and Rural 2 zones all accessory buildings shall be located not less than 3.04m from a rear, interior side or exterior side lot line.

(h) Notwithstanding any Section of this Bylaw, where agriculture is permitted as a principal use, there will be no limit on the number or gross floor area of accessory buildings used solely for agricultural purposes. Lot coverage provisions continue to apply to this section. (*Bylaw 2434, 2016*)

(i) Notwithstanding any Section of this Bylaw, greenhouses shall be exempt from maximum number of buildings, area and gross floor area restrictions and will be permitted to exceed the maximum lot coverage provisions by an additional 20% of the total lot area. *(Bylaw 2434, 2016)*

4.5 SECONDARY SUITE

A Secondary Suite Use shall:

- (a) be permitted in all zones which permit a single-unit dwelling;
- (b) be limited to one such use per parcel as follows:
 - (i) above a detached accessory building in which case the maximum gross floor area of the secondary suite is 70 m², or, as a density bonus, 90 m² for properties of 0.2 hectares in area or larger provided that all exterior walls of the unit are continuously insulated and the structure achieves the insulation RSI value for Climate Zone 6 (Whistler) or higher under the BC Building Code;
 - (ii) in a principal dwelling to a maximum of 90 m² or 40% of the gross floor area of the building whichever is less; and
 - (iii) outside of a flood hazard area identified in the Official Community Plan, on the ground floor of a detached accessory building, in which case the maximum gross floor area of the Secondary Suite is 70m², or, as a density bonus, 90m² for properties 0.2 hectares in area or larger provided that all exterior walls of the unit are continuously insulated and the structure achieves the insulation RSI value for Climate Zone 6 (Whistler) or higher under the BC Building Code.;
- (c) provide one (1) additional off-street parking space;
- (d) form a single real estate entity with the principal dwelling unit. No strata titling will be permitted;
- (e) the driveway access to the Secondary Suite must be shared with access to the principal residence, unless the parcel is a corner lot or access to the secondary suite can be provided from a rear lane or road.
- (f) not be permitted in two unit dwellings. *(Bylaw 2433, 2016)*

4.6 FENCING

- (a) Subject to the visual clearance provision of Section 4.8, any fence or landscape screen located in the Residential, Multiple Unit or Comprehensive zones shall not exceed a height of 1.83 m and where located between the front lot line and the front face of the building shall not exceed a height of 1.22 m. Within the Residential, Multiple Unit or Comprehensive zones fences shall be limited to stained or painted wood, brick, stone, or chain link;
- (b) Subject to the visual clearance provision of Section 4.8, all industrial activity or storage not contained within a building or structure within Industrial, Resource

or Comprehensive zones, shall be enclosed by a fence or landscape screen that is a minimum of 1.83 m in height but shall not exceed 3.0 m in height;

- (c) Barbed wire and razor wire fencing shall not be permitted in any zone, except within the Rural, Institutional, Resource, and Industrial zones, in which case a maximum of 3 strings of barbed wire or razor wire shall only be located on a fence above a height of 1.83 metres; (*Bylaw 2235, 2012*)

(d) Electric security fencing:

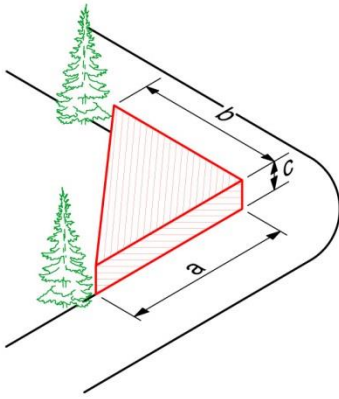
- (i) may be installed within a fenced portion of a property that has an existing non-electrified fence that is a minimum of 1.2m in height, forms a continuous enclosure around the electric security fencing, and is constructed in such a manner as to prevent unauthorized entry;
- (ii) must display unobstructed warning signage on a yellow-coloured background that clearly indicates the risk of electric shock, installed at ten metre intervals around the electric security fencing;
- (iii) may not involve the electrification of barbed or razor wire;
- (iv) must only use controllers that meet the requirements of any applicable Canadian Standards Association standard;
- (v) may not conduct current in excess of 10,000 volts; and
- (vi) In the case of electric security fencing to prevent wildlife from accessing urban hens, beehives, fruit or other food sources:
 - a) Urban hen coops and pens, as well as beehives, must be surrounded by electric security fencing at a minimum distance of 1m from hen coop, pen or beehive;
 - b) For beehives, the non-electrified perimeter fence identified in 4.6 (d) (i) must be 1.8m in height;
 - c) A minimum of six strands of 12.5 gauge high tensile galvanized wire is required, with the bottom wire no more than 5 cm from the ground and subsequent wires spaced at an interval of no greater than 25 cm apart, with alternating positive and negative strands, with the top wire at the height of no less than 110cm from the ground;
 - d) Electric fence shall be programmed to a minimum conduction of 6000 volts to a maximum of 10,000 volts;
 - e) Corner posts and gate areas must be braced to ensure posts will not bend or pull from the ground when the wire is pulled to the appropriate tension. Install guy wires or inside angle braces to alleviate any tightening/loosening problems; and
 - f) Ground the system using three (3) 16mm ground rods, 2-3 m deep and spaced at least three (3) m apart, connected to the negative output terminal of the fence charger by ground clamps. Place the rods in moist soil when available which insures a good ground. (*Bylaw 2303, 2013*)

4.7 SCREENING

- (a) Where a lot is developed for a Commercial, Industrial, or Institutional use, and where such a lot shares a lot line(s) with a lot that is within a Residential zone, the owner of the non-residential lot shall provide a fence or landscape screening along such property line(s) of not less than and not more than 1.83 metres in height, except where the screening consists of plant material in which case there shall be no maximum height;
- (b) Notwithstanding sub-section 4.7 (a), a fence or landscape screening will not be required along the shared lot line in cases where:
 - (i) a building is built on the lot line; or
 - (ii) a Residential use is developed on a lot that is zoned Commercial, Industrial, or Institutional at the time of adoption of this Bylaw.
- (c) Where a lot is developed for a Commercial, Industrial, or Institutional use and where such a lot is separated by a lane from a lot that is:
 - (i) within a Residential zone; or
 - (ii) occupied with a single-, two-, or multiple-unit dwelling; or
 - (iii) the owner of the non-residential lot shall provide a fence or landscape screening along the entire lot line abutting the lane of not less than 1.22 metres in height, and not more than 1.83 metres in height, except where the screening consists of plant material, in which case there shall be no maximum height.
- (d) Notwithstanding sub-section 4.7 (c), a fence or landscape screening will not be required for the points of vehicular ingress and egress and for a distance of 3.05 metres on either side of the points of ingress and egress.
- (e) Garbage containers exceeding 0.5 cubic metres in capacity shall be located so as not to be visible from any highway other than a lane, unless such a container is completely concealed from view by a fence with a gate or landscape screening.
- (f) Landscaped screens where required by this Bylaw shall be maintained at all times by the owner of the lot on which they are required.

4.8 VISIBILITY

- (a) On a corner lot in any zone, there shall be no obstruction to the line of vision above the height of 0.46 metres of the established grade of a highway within the sight triangle, being a triangular area formed by extending a 6.10 metre boundary along the lot lines from the point of the exterior corner intersection of the lot lines and a line connecting these two points.



Example of Sight Triangle

$$a = 6.10 \text{ m}$$

$$b = 6.10 \text{ m}$$

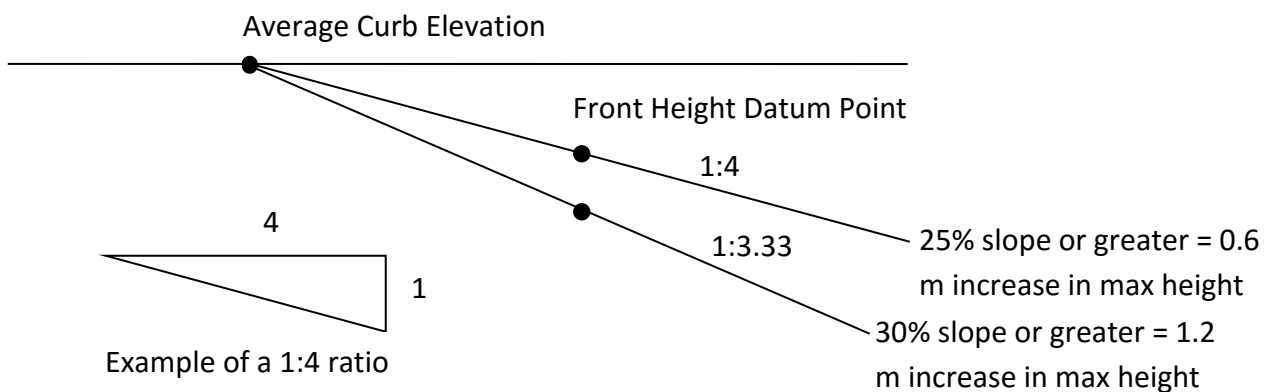
- (b) Where a driveway bisects a sidewalk, there shall be no obstruction to the line of vision above the height of 0.46 m.

4.9 UNDERSIZED LOTS

Where a lot of land shown on a plan duly registered in the Land Title Office prior to the effective date of this Bylaw does not contain the minimum lot size required in the zone in which the lot is located, the lot may be used subject to all other requirements of the zone being met.

4.10 HEIGHT OF BUILDINGS AND STRUCTURES

- (a) The following structures are exempt from the height requirements of this Bylaw: church spires, chimneys, flagpoles, masts, silos, satellite dishes, antennae, water tanks, spire, steeple, belfries, dome, cupola, monuments, transmission towers, elevator penthouses, screened ventilation machinery, and structures required for a public service use.
- (b) Where the front height datum point is below the average street curb elevation so that a line joining the two average elevations inclines at a slope of 25% or greater below the horizontal, then the allowable height of the principal building shall be increased by 0.6m for a slope of 25% to 29% or 1.2m for a slope of 30% or greater.



(c) As a density bonus, for structures required to fully comply with the most recent flood construction level requirements, where the FCL exceeds 1.5 metres above the elevation of the height datum, the maximum permitted height of a building containing a principal use or a residential use shall increase by 1.5 metres provided that all exterior walls of the structure are continuously insulated and the structure achieves the insulation RSI value for Climate Zone 6 (Whistler) or higher under the BC Building Code. *(Bylaw 2433, 2016)*

4.11 PROJECTIONS INTO REQUIRED SETBACK

The following features of the building are exempt from the siting requirements of this bylaw:

- (a) eaves, eaves which incorporate a guard of maximum 4", sills, chimneys, fireplaces, bay windows, sunshades, or other similar features not incorporating floor area, provided that such projections do not exceed 0.61 metres into the front, rear and side setback area. Eaves may extend to a maximum of 0.76 metres; (*Bylaw 2303, 2013*)
- (b) steps, landings, outside basement or cellar entrances, that are at- or below finished grade not to exceed a projection of 2.04 metres into the front, rear and exterior side setback areas;
- (c) steps and landings down from rear or side decks or patios not to exceed a projection of 2.04 meters into the front, rear and exterior side setback areas;
- (d) an open and uncovered terrace, deck or patio no more than 0.62 metres above finished grade, except as otherwise provided for in this Bylaw;
- (e) an open and uncovered front entry porch, stoop or stairs no more than 2 m above finished grade. This feature may include any required railings, not to exceed a projection of 3 m into the front setback area;
- (f) ramps providing an accessible route for individuals with disabilities with a slope greater than 1:20 but not more than a slope of 1:12 and constructed in accordance with the British Columbia Building Code;
- (g) an uncovered swimming pool, provided that such pool not be constructed nearer than 3.0 metres to any lot line unless the pool is constructed with its surface at finished grade, in which case, the projection shall not be nearer than 1.5 metres to any lot line;
- (h) arbours and trellises, ornaments or similar architectural features;
- (i) freestanding lighting poles, clothes line poles, warning devices, antennas, masts, utility poles, wires, flagpoles, signs and sign structures; children's play areas, and provided that the exterior insulation and weather protection wall system of the principal building has been approved by a Professional Engineer, exterior cladding or exterior solid wall systems up to a maximum thickness of 0.165 metres.
- (j) Solar energy device attached to a principal or accessory building not to exceed the projection of 1.83m into the front, rear, and side yard setback areas. (*Bylaw 2434, 2016*)

4.12 UTILITY SITING

The following requirements relate to siting electrical, mechanical or similar infrastructure on a lot:

- (a) Satellite dishes and similar equipment shall not be permitted in the front yard of any property occupied with a residential use with the exception of properties within the Rural zones. (*Bylaw 2303, 2013*)

4.13 KEEPING OF ANIMALS

No animals, other than household pets and guard dogs, may be kept in any zone, unless specifically permitted in that zone.

4.14 SIGNS

All signs shall comply with the District of Squamish Sign Bylaw.

4.15 AGRICULTURAL LAND COMMISSION ACT

Where land is designated as an "Agricultural Land Reserve" it is subject to the Agricultural Land Commission Act regulations made pursuant to the Agricultural Land Commission Act, and relevant Orders of the Provincial Agricultural Land Commission made pursuant to *the Agricultural Land Commission Act*.

4.16 MIXED COMMERCIAL AND RESIDENTIAL USES

Where a lot is used for a combined Commercial and Residential use, unless otherwise specified herein, the residential use shall be permitted only in conformity with the following provisions:

- (a) the residential units are contained in the same building as the commercial use, except where the commercial use is a vehicle fueling station or tourist accommodation, in which case the dwelling unit may be in a separate building from the Commercial use; (*Bylaw 2303, 2013*)
- (b) the residential units are located over the commercial use, except as otherwise provided for in this Bylaw;
- (c) the residential use has a separate direct at-grade entrance to the outside of the Building, which may only front onto a front or exterior side lot line but shall not exceed 0.25 times the width of the exterior front or exterior side face of the first story;
- (d) the floor on which any residential dwelling units are located shall be used exclusively for residential purposes within all levels above the first; and
- (e) with the exception of entrance, lobby, or spaces for vertical circulation, no residential uses are permitted on the first story.

4.17 SUBDIVISION REQUIREMENTS

- (a) the Approving Officer may exempt, where a lot of land fronts on a highway, a person proposing to subdivide land from any prescribed minimum frontage requirement under this Bylaw or from the limitation provided under Section 944(1) of the Local Government Act after duly considering the following:
 - (i) whether the proposed lot is capable of being further subdivided under existing regulations;
 - (ii) whether an attempt is being made to assemble land which conforms substantially with the Official Community Plan;

- (iii) whether the lot with insufficient frontage is for municipal or public use; and
 - (iv) whether unusual soil conditions exist or may develop as a result of the proposed subdivision.
- (b) the area within the access strip of a panhandle lot in a residential zone shall not be included in the calculation of the area of the lot.
- (c) where two or more lots are to be re-subdivided after consolidation, and where the proposed subdivision will result in the same or in a lesser number of lots, the Approving Officer may approve the subdivision notwithstanding that the lots created are less in area or in frontage than the minimum prescribed herein, provided that none of the lots to be created by the subdivision is less in area than the smallest of the existing lots of land being subdivided existing before consolidation.

4.18 HOME OCCUPATION

Home Occupations, where permitted in this Bylaw, shall hold a valid District Business License and satisfy all of the following conditions:

- (a) Shall be carried out wholly within a principal Dwelling Unit with or without a Secondary Suite, or within an Accessory Building;
- (b) Home Occupation, Office is permitted in any residential Dwelling Unit, Secondary Suite or Accessory Building in a residential zone;
- (c) Home Occupation, Residential is permitted in any single-unit or two-unit residential Dwelling Unit;
- (d) Notwithstanding 4.18 (c), a Child Care Facility, Residential may be permitted as a Home Occupation, Residential use in a multi-unit dwelling as permitted in this Bylaw and is a permitted use in a Secondary Suite provided that there will only be one such use per property;
- (e) Only one (1) Home Occupation, Residential operation shall be permitted per residential dwelling, with or without a Secondary Suite;
- (f) The area used for Home Occupation, Residential shall not exceed a maximum gross floor area of 37m², except in the case of a residential child care facility;
- (g) Shall not involve Small Scale Manufacturing where lot size is less than 2.02 hectares.
- (h) Shall not discharge or emit odorous, toxic, or noxious vapours or matter, heat, glare, radiation, electrical interference, or noise;
- (i) Shall be carried on with no exterior indication of the home occupation as a result of outdoor storage, display, flood-lighting, or signs, except as permitted in the Sign Bylaw;
- (j) Shall not use materials or processes that produce flammable or explosive vapours or gases under ordinary temperatures;
- (k) Shall not involve the outdoor storage of materials used directly or indirectly for the processing or resulting from the processing of any product of such occupation;

(l) Shall not require more than 2 deliveries per day to be made by commercial vehicles or trailers;

(m) Shall be conducted by at least one resident of the dwelling unit to which it is accessory and not more than 1 non-resident person shall be employed in such use on the premises at any one time;

(n) Shall provide at least 1 off-street parking space for each full time employee or equivalent, in addition to the off-street parking requirements in respect of residential uses as outlined in this Bylaw;

(o) Shall be connected to the District's water and sewer systems, and if such systems are not available, the owner or occupier shall obtain approval from the Coast Garibaldi Health Unit for sewage disposal, and prove to the Building Inspector that domestic water exists to satisfy acceptable quantity and quality standards. (*Bylaw 2433, 2016*)

4.19 KEEPING OF WRECKED VEHICLES

The keeping of wrecked vehicles is not permitted in any zone unless specifically provided for in that zone, or unless the keeping of wrecked vehicles is required for the operation of business as an accessory use and in such case the wrecked vehicles shall be completely enclosed within a building or within a wall or fenced area with no wrecked vehicles to be visible from a highway, and further provided that the total number of wrecked vehicles stored within the walled or fenced area shall not exceed five (5) at any time.

4.20 HIGHWAY 99 FRONTAGE

Notwithstanding the Siting Requirements contained within each zone, no building or structure, excluding signs, shall be located within 4.57 metres of the Highway 99 right of way.

4.21 RECREATIONAL VEHICLE LENGTH OF STAY PROVISION

No recreational vehicle shall be located in a campground (or recreational vehicle park) for more than thirty (30) consecutive days in any six month period, unless otherwise provided for in this Bylaw. (*Bylaw 2235, 2012*)

4.22 ADULT VIDEO RENTALS OR SALES

The rental of adult videos is permitted only as an accessory use to and located within a retail store, and the sale of adult videos is permitted only in premises in which a general retail sales use is occurring.

4.23 STORAGE

- (a) No lot in a Residential zone shall be used for the outdoor storage of wrecked vehicles or as a wrecking yard; and
- (b) A person must not store any refuse that is a Wildlife attractant in such a manner that it is accessible to wildlife, except as permitted by the District of Squamish Wildlife Attractant Bylaw No. 2053.

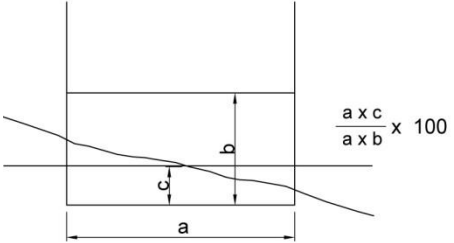
4.24 FLOOD CONSTRUCTION LEVEL

Floor area below the Flood Construction Level, as established by a professional engineer, shall be limited in residential premises to parking areas, entry foyers and non-habitable areas containing or intended to contain no fixed equipment or materials damageable by floodwater. (*Bylaw 2433, 2016*)

4.25 GROSS FLOOR AREA

- (a) For Residential, Rural and Resource zones gross floor area shall be measured to the exterior surface of the exterior walls but exclude:
 - (i) Exterior Cladding and Exterior Solid Wall Systems up to a maximum thickness of 0.165 metres provided that an exterior insulation or weather protection wall system has been approved by a Professional Engineer;
 - (ii) That portion of a dwelling that is dedicated for a vertical service shaft extending from the mechanical service area to roof for the purposes of solar hot water heating;
 - (iii) That portion of a building that is dedicated for a vertical service shaft for an elevator;
 - (iv) That portion of the dwelling used for mechanical space, not to exceed 4.65 Square meters, provided that at least one of the following mechanical equipment is located within the space: ENERGY STAR furnace with a minimum 95% AFUE (thermal efficiency), ENERGY STAR condensing Boiler with a minimum 90% AFUE (thermal efficiency), ENERGY STAR condensing domestic hot water storage tank with a minimum 94% thermal efficiency, ENERGY STAR instantaneous condensing domestic hot water system with a minimum energy factor of 0.90, ENERGY STAR heat recovery ventilator, CAN /CSA C448 compliant geothermal heat exchange components, or CAN/CSA compliant solar hot water system.;
 - (v) Garages to a maximum floor area exclusion of 55.7 sq. m;
 - (vi) That portion of a building dedicated to a common stairwell and excludes stairs within single occupancy unit;
 - (vii) Covered balconies, decks, patios and porches that are open on three sides;
 - (viii) Floor area with ceiling heights of less than 1.5 m;

- (ix) The floor area of accessory buildings excluding suites, other than garages, to a maximum floor area exclusion of 50 square metres; and
- (x) The percentage of the floor area in the basement that is below the height datum as determined by the following calculation:

$$\frac{\text{That portion of the basement floor area situated between the top of the basement floor and the height datum}}{\text{That portion of the basement floor area situated between the top of the basement floor and the ceiling above it}} \times 100$$


(Bylaw 2235, 2012)

- (b) For Multiple-Unit zones, gross floor area shall be measured to the exterior surface of the exterior wall and not include:
 - (i) Unenclosed balconies, unenclosed decks, unenclosed patios, and unenclosed porches;
 - (ii) Common stairwells, common elevator shafts, common corridors, common recreation or service facilities, common garbage and recycling facilities, and Class A bicycle parking facilities;
 - (iii) Those portions of the building situated below the height datum that are used for parking, storage or mechanical spaces, but not habitable spaces; and
 - (iv) Concealed parking areas.
- (c) Notwithstanding Section 4.25 (b), for buildings in Multiple-Unit zones, gross floor area shall exclude a maximum of 0.165 metres of thickness of the exterior cladding and exterior solid wall systems, provided that an exterior insulation or weather protection wall system has been approved by a Professional Engineer.
- (d) For the zone C-1, gross floor area shall be measured to the exterior surface of the exterior wall and not include areas used for storage and warehouse, those portions of the building situated below the height datum and enclosed and secure employee Class A bicycle parking facilities.

4.26 RETAINING WALLS

- (a) Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.83 metres measured from the base of the wall;
- (b) Multiple retaining walls must be constructed so that the retaining walls are spaced to provide at least a 1.22 metres horizontal separation between them;
- (c) Subject to Section 4.6, if a fence is constructed on top of a retaining wall within 1.22 metres of a front or exterior side lot line, the combined height of the fence and the wall shall not exceed 2.44 metres;
- (d) No retaining wall over 1.83 metres in exposed height may be located closer than 2.44 metres to a front, exterior side or rear lot line; and
- (e) The 1.83 metres limitation on retaining wall height does not apply to constructed inclined walls, such as stacked rock walls.

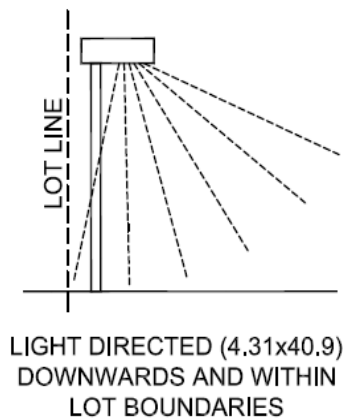
4.27 LANDSCAPING

- (a) On a lot located within a Multiple Unit, Commercial, Industrial, Institutional, or Comprehensive zone, any part of such lot which is not used for buildings, exterior display areas, parking or loading facilities shall be fully landscaped and properly maintained in a permeable state;
- (b) On a Lot located in a Residential zones a minimum of 30% of the total surface area of such lot shall be fully landscaped and properly maintained in a permeable state;
 - (c) For the purposes of Sections 4.27 (a) and(b), the following surfaces are not permeable:
 - (i) buildings and structures;
 - (ii) asphalt;
 - (iii) concrete;
 - (iv) grouted pavers; and
 - (v) water surfaces of structures designed to retain water, including swimming pools, reflecting pools, and ornamental ponds, are permeable.
- (d) For all landscape screening, landscaped buffers or other landscaped areas required by this Bylaw for a Multiple Unit, Commercial, Industrial, Institutional, or Comprehensive zone, the following landscape requirements shall apply:
 - (i) Existing landscaped areas of healthy woody plants (trees and shrubs) shall be preserved and protected during construction unless demonstrated to the satisfaction of the Building Inspector that removal is required to accommodate a use, building or structure on the lot or if the plants pose a safety hazard. Existing landscaping or natural vegetation that is to be retained must be protected to the furthest extent of the drip line and the final grading of the site should not alter the natural grade within the root zone more than 20 cm, unless an arborist report indicates otherwise and is approved by the District;

- (ii) At installation, planted deciduous trees shall be min. 8cm caliper in Commercial zones and min. 6 cm caliper in Industrial, Institutional, Resource, Comprehensive, and Multiple Unit zones;
- (iii) At installation, planted coniferous trees shall have a minimum height of 3.0m in commercial zones and a minimum height of 2.0m in Industrial, Institutional, Resource, Comprehensive, and Multiple Unit zones;
- (iv) New landscape plantings shall consist of native xeric or water-conserving herbaceous and/or woody plant species proven to be enduring in the District of Squamish area and shall exclude invasive species;
- (v) Appropriate means of irrigation, with an emphasis on high-efficiency water reducing systems, shall be provided by the owner of the lot with particular attention paid to adequate watering during the establishment period to ensure survival of the newly planted areas;
- (vi) Landscaping shall make special consideration of Bear Aware criteria for plant selection.

4.28 LIGHTING

All lighting poles, masts, standards or structures shall be oriented on a lot to ensure that no direct rays of light shine upwards or beyond the boundaries of the lot.



4.29 USEABLE OPEN SPACE

- (a) Useable open space may be located on roofs or structures or at finished grade excluding areas used for off street parking, off street loading, service driveways and the required front setback.
- (b) For all Multiple Unit or Comprehensive Development zones, at least 30% of the lot area shall be provided as useable open space in the case of an apartment dwelling and in the case of a townhouse dwelling, at least 40 square metres of useable open space shall be provided per dwelling unit.

4.30 RENEWABLE ENERGY

- (a) In a Detached or Multiple Unit Residential and Commercial zone, solar energy devices shall be permitted provided that the solar energy device shall:
 - (i) be attached to a principal or accessory building;
 - (ii) not extend beyond the ridgeline of the roof; and
 - (iii) not extend beyond the outermost edge of the roof.
- (b) In an industrial, Rural, Resource and institutional zone, solar energy devices shall be permitted provided that:
 - (i) the device is located on or within the either principal or accessory building in which case the device shall not extend beyond the outermost edge of the roof, or
 - (ii) as a standalone structure subject to the zoning requirements for the principal building on the parcel where the device is located;
- (c) In an Industrial, Resource or P zones, Biomass fuelled boilers and Process Heaters shall be permitted, subject to the requirements for an accessory building or structure established by the particular zone.
- (d) The production of the renewable energy as well as any device used to produce the energy must comply with all other Municipal, Provincial and Federal Bylaws, Statutes and Regulations including but not limited to a Building Permit and BC Building Code Regulations.

4.31 ELECTRICAL VEHICLE CHARGING STATIONS

(Bylaw 2303, 2013)

Electric Vehicle Charging (EVC) Stations conditions of use:

- (a) Notwithstanding Section 41.6 (f), up to six (6) required off-street parking spaces may be designated for EVC station use, subject to registration of a restrictive covenant against the lot on which the shared parking arrangement is or will be located, prior to the commencement of that use;
- (b) Designated parking stalls shall meet all parking design criteria in Section 41.11 of this bylaw;
- (c) A minimum of 50% of the designated stalls for EVC charging may be reserved exclusively for this use 24 hrs per day; the remaining stalls shall also be made available for public use during the identified peak period for parking demand for different classes of use in Table 2, Section 41.6 of this bylaw;
- (d) A minimum of 10% of designated EVC station stalls shall be designed as accessible parking stalls in accordance with Section 41.5 of this bylaw;
- (e) Screening and landscaping in accordance with Sections 4.6 and 4.7 of this bylaw are required to shield electrical transformers, panels or other EVC station equipment; and
- (f) EVC stations shall provide lighting for safety and convenience that is arranged and shielded so that no direct rays of light are oriented upwards or shine beyond the boundaries of the charging area.

4.32 MEDICAL MARIHUANA PRODUCTION

(Bylaw 2235, 2012)

The following requirements apply to any Medical Marihuana production:

- (a) Smells resulting from the use must be confined to the building in which the use occurs so as to avoid adverse effects to persons and neighbouring properties in the vicinity;
- (b) Any structures or structural alterations must adhere to the BC Building Code and to the District of Squamish Building Bylaw requirements, and all enactments applicable to electrical and fire safety;
- (c) Medical Marihuana Production is only permitted in areas of Squamish that are serviced with municipal water, sewer, and sufficient fire-flows; and
- (d) Medical Marihuana Production must not result in increased parking or loading requirements from that permitted in the zone.

4.33 URBAN AGRICULTURE

(Bylaw 2303, 2013)

- (a) The following regulations apply to community gardens
 - (i) Community garden use shall be authorized in accordance with all relevant District policies and bylaws.
 - (ii) Community gardens must be serviced by and connected to the municipal water system on the same lot as where the community garden is located.
 - (iii) Notwithstanding 4.4 (e), accessory buildings and structures for community garden use, including but not limited to storage for materials and tools, a composting facility or greenhouse, are permitted. The siting and size of accessory buildings and structures shall be in accordance with Section 4.4 of this bylaw.
 - (iv) Raised garden beds shall be set back a minimum of 1.52 metres from all lot lines.
 - (v) Community garden compost shall only be used for the purpose of composting on-site organics. The compost shall be located in a low foot traffic use location, to ensure limited potential conflict between wildlife and people. Composting and storage shall be in accordance with Section 4.5 of this bylaw.
 - (vi) Where a lot is developed for a community garden use and where such a lot abuts a residential use, a fence or landscape screening is required as per section 4.6 (Fencing) and 4.7 (Screening) of the Zoning Bylaw.
- (b) The following regulations apply to coops for the keeping of hens. Coops must be:
 - (i) No more than 10 m² in floor area;
 - (ii) No more than 2 m high;

- (iii) Situated in accordance with the accessory building setbacks identified in Section 4.4;
 - (iv) No closer than 3 m from any door or window of any dwelling;
 - (v) Situated in a rear yard only;
 - (vi) Located at grade level;
 - (vii) Constructed to prevent access by wildlife and other animals; and
 - (viii) Surrounded with electric fence, per Fencing Section 4.6.
- (c) The following regulations apply to beekeeping. Beehives must be:
- (i) Restricted to:
 - a) No more than 2 beehives on all lots under 929 square metres in size;
 - b) No more than 4 beehives on all lots over 929 square metres in size and under 1394 square metres in size;
 - c) No more than 6 beehives on all lots over 1394 square metres in size;
 - (ii) Situated in accordance with the accessory building setbacks identified in Section 4.4;
 - (iii) Situated so as to ensure the flight path of the bees is up over the neighbouring houses in order to minimize the volume of bees at ground level;
 - (iv) Positioned so that the beehive entrance faces away from the closest neighbouring property line;
 - (v) Located in the rear yard;
 - (vi) Surrounded with electric fence, per Fencing Section 4.6; and
 - (vii) Have clear, visible signage on the lot warning that bees are present.

4.34 TEMPORARY VENDING

(Bylaw 2433, 2016)

PORTABLE FOOD VENDING - CONDITIONS OF USE

Portable Food Vending is permitted to operate:

- (a) In any zone that permits a Retail Store, general Retail Sales or Restaurant use; or on other lands for a Special Event with District approval;
- (b) Other than on a highway, sidewalk or boulevard providing pedestrian or motor vehicle access;
- (c) On parkland or public property with District approval;

TEMPORARY COMMERCIAL VENDING - CONDITIONS OF USE

Temporary Commercial Vending is permitted to operate:

- (a) In any zone that permits a Retail Store or general Retail Sales use, or on parkland or public property with District approval;
- (b) Other than on a highway, sidewalk or boulevard providing pedestrian or motor vehicle access;
- (c) Subject to property owner approval;
- (d) From a stationary vehicle, or temporary stall limited to maximum fixed size of 9.3 m²;
- (e) Provided the operation provides a minimum buffer of 100 m from an existing premises that offers for sale the same type of products.

4.35 OUTDOOR RECREATION STORAGE FACILITIES

Outdoor recreation storage facilities are permitted in all zones where a residential use is not a permitted principal use. (*Bylaw 2433, 2016*)

4.36 AGRICULTURAL BUILDINGS

Despite any provision of this Bylaw, where Agriculture is permitted as a principal use, there will be no limit on the number of buildings used for agricultural purposes.

4.37 MARIJUANA DISPENSARY – CONDITIONS OF USE

(*Bylaw 2447, 2016*)

A Marijuana Dispensary use is permitted in zones that permit 'retail store' as a principal use.

- (a) In all zones a Marijuana Dispensary is not permitted within 300 metres of the nearest property line of a site containing another Marijuana Dispensary.
- (b) In all zones a Marijuana Dispensary is not permitted within 300 metres of the nearest property line of a site containing a school.
- (c) A Marijuana Dispensary is not permitted within 300 metres of the nearest property line of the site containing the Squamish Youth Resource Centre, the Squamish Skateboard Park, and Carson Place Park, located at 38648 Buckley Avenue or where relocated from time to time.
- (d) A Marijuana Dispensary is not permitted on parcels with Frontage on Cleveland Avenue.

SECTION 5 | ESTABLISHMENT OF ZONES

5.1 ZONE DESIGNATION

For the purpose of this Bylaw, the District of Squamish is hereby classified and divided into the following zones:

| Designation | Section | Zone | Intent |
|-------------|---------|------------------------------|---|
| RS-1 | 6 | Residential 1 | The intent of this zone is to accommodate single-unit dwellings on municipal water and sewer. |
| RS-1A | 7 | Residential 1A | The intent of this zone is to accommodate single-unit dwellings within the Veterans Land Act (VLA) Subdivision. |
| RS-2 | 8 | Residential 2 | The intent of this zone is to accommodate single-unit dwellings and two-unit dwellings on municipal water and sewer. |
| RS-3 | 9 | Residential Small Lot | The intent of this zone is to accommodate single-unit dwellings on small lots on municipal water and sewer. <i>(Bylaw 2241, 2012)</i> |
| RM-1 | 10 | Multiple Unit Residential 1 | The intent of this zone is to accommodate low density multi-unit development. <i>(Bylaw 2235, 2012)</i> |
| RM-2 | 11 | Multiple Unit Residential 2 | The intent of this zone is to accommodate medium density multi-unit development. <i>(Bylaw 2235, 2012)</i> |
| RM-3 | 12 | Multiple Unit Residential 3 | The intent of this zone is to accommodate apartment development. |
| RMH-1 | 13 | Residential Mobile Home Park | The intent of this zone is to accommodate mobile home park development. |
| RMH-2 | 14 | Residential Modular Home | The intent of this zone is to accommodate single-unit dwelling and modular homes, on municipal water and sewer. |
| RL-1 | 15 | Rural Residential 1 | The intent of this zone is to accommodate rural residential development and accessory uses. |
| RL-2 | 16 | Rural Residential 2 | The intent of this zone is to accommodate rural residential development and accessory uses. |
| P-1 | 17 | Neighbourhood Civic | The intent of this zone is to accommodate public and civic uses at a scale designed to serve a residential neighbourhood. |

| Designation | Section | Zone | Intent |
|-------------|---------|---|---|
| P-2 | 18 | Assembly District | The intent of this zone is to provide essential servicing to the District and accommodate government, administrative, recreational, cultural and other related services and facilities which serve the entire District. |
| P-3 | 19 | Park, Recreational, and Institutional Use | The intent of this zone is to accommodate the use of public land to serve the educational, park and recreational needs of the District. |
| UC-1 | 20 | University Campus | The intent of this zone is to accommodate educational, social, recreational, and commercial uses typically associated with an educational campus. |
| UH-1 | 21 | University Housing 1 | The intent of this zone is to accommodate a mix of residential housing types and associated neighbourhood uses on the non-Campus Lands. |
| RE | 22 | Resource | The intent of this zone is to accommodate the use and development of land for primary resource activities typically located in the rural portion of the municipality. |
| C-1 | 23 | Local Commercial | The intent of this zone is to provide for convenience shopping serving an immediately surrounding neighbourhood(s). |
| C-2 | 24 | Vehicle Fueling Station Commercial | The intent of this zone is to provide for a vehicle fueling and/or service stations, including alternative fuels, and distribution of related products. |
| C-3 | 25 | Tourist Commercial | The intent of this zone is to provide for the development of a highway-oriented tourist accommodation use and general tourist uses. |
| C-4 | 26 | Downtown Commercial | The intent of this zone is to accommodate a variety of shopping, services, entertainment, and tourist activities in the downtown area. |
| C-5 | 27 | Recreation Commercial | The intent of this zone is to provide for the accommodation of outdoor commercial recreation and cultural uses and related uses. |
| C-6 | 28 | Liquor Primary Establishment Commercial | The intent of this zone is to accommodate liquor primary establishments. |

| Designation | Section | Zone | Intent |
|-------------|---------|---------------------------------|--|
| C-7 | 29 | Highway Commercial | The intent of this zone is to provide for vehicular-oriented uses designed for or dependent upon direct automobile access, usually providing extensive parking facilities or requiring large areas for the storage and handling of materials, goods, and equipment. |
| C-8 | 30 | Crematorium Commercial | The intent of this zone is to accommodate a crematorium as an accessory use to a funeral parlour. |
| C-9 | 31 | Specialized Highway Commercial | The intent of this zone is to accommodate large format commercial operations such as big box outlets and compatible uses. |
| C-10 | 32 | Artisan Village | The intent of this zone is to provide for a broad mix of uses, including living, working, selling and leisure activities. |
| I-1 | 33 | Light Industrial | The intent of this zone is to provide for light industrial uses. |
| I-2 | 34 | Rail Marshaling Yard | The intent of this zone is to provide for land for the moving, storage and shunting of railway vehicles. |
| I-3 | 35 | General Industrial | The intent of this zone is to provide land which requires large lot sizes at a location near to waterfront, rail, or other major transportation routes; the uses intended are primarily oriented to intensive manufacturing, transportation, and shipment of manufactured, bulk goods, or materials. |
| I-4 | 36 | Used Goods Industrial | The intent of this zone is to provide land for light industrial and the extraction, production, or sale of recycled materials and the salvage of motor vehicle parts. |
| I-5 | 37 | Log Sort | The intent of this zone is to provide for land for the sorting of logs. |
| I-6 | 38 | Rail Transportation | This zone is intended to provide land for the operation of the CNR main line. |
| I-7 | 39 | Rock Processing | The intent of this zone is to provide land for rock removal, processing and fabricating operations. |
| I-8 | 39A | Specialized Industrial Business | The intent of this zone is to permit development of an industrial business park containing a mix of light industrial uses, high technology and research and development activity, including 'Rec-Tech', as well as ancillary limited office and services uses undertaken in enclosed buildings having a high standard of design. |
| Designation | Section | Zone | |

| | | | Intent |
|-----|-----|-------------------------------------|---|
| I-9 | 39B | Specialized Business Service Centre | The intent of this zone is to provide for limited convenience services primarily serving the businesses and employees of the surrounding industrial business park, with a high standard of design and amenity. |
| CD | 40 | Comprehensive Development Zone | This zone is intended to accommodate and regulate the development of a use or a mixture of uses based on a comprehensive plan. Each zone differentiated by a numbered suffix shall be treated as a separate zone. |

5.2 ZONING MAP

- (a) The extent of each zone is shown on Schedule "A" Zoning Map, which is attached to and forms part of this Bylaw.
- (b) Where there is no zone specified, the zone shall be zoned Resource. (*Bylaw 2303, 2013*)

5.3 ZONING BOUNDARIES

- (a) When the zone boundary is designated as following a road allowance or watercourse, the centre line of such road allowance or watercourse shall be the zone boundary.
- (b) Where a zone boundary does not follow a legally defined line or watercourse and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Zoning Map referred to in Section 5.2.

SECTION 6 | RESIDENTIAL 1 (RS-1)

The intent of this zone is to accommodate single-unit dwellings on municipal water and sewer.

6.1 PERMITTED USES

The following principal uses and no others are permitted: (*Bylaw 2235, 2012*)

- (a) single unit dwelling, excluding a mobile home;
- (b) bed and breakfast;
- (c) child care facility, residential;
- (d) home occupation, residential subject to Section 4.18;
- (e) home occupation, office subject to Section 4.18; and

The following accessory uses and no others are permitted

- (f) accessory boarding; and
- (g) accessory uses.

6.2 MINIMUM LOT SIZE

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 690 sq. m | 18.36 m | 27.4 m |

6.3 MAXIMUM HEIGHT

| Principal Building | Accessory Building | Accessory Building with Secondary Suite |
|--------------------|--------------------|---|
| 9m | 4.58m | 6.7m |

6.4 MAXIMUM LOT COVERAGE

The lot coverage must not exceed 33% of the area of the lot

6.5 MAXIMUM FLOOR AREA RATIO

| Lot Area 557 m2 or less | Lot Area Greater than 557 m2 |
|-------------------------|------------------------------|
| 0.45 | 0.5 |

6.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 7.62 m | 2.13 m | 7.62 m |

(a) For lots created prior to the date of adoption of District of Squamish Zoning Bylaw No. 1342, 1995, the exterior side setback shall be 4.57 metres;

6.7 BUILDING PER LOT

No more than one principal building shall be located on a lot.

6.8 FENCING

Fencing must comply with Section 4.6 of this Bylaw.

6.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses must comply with Section 41 of this Bylaw.

6.10 ACCESSORY BUILDINGS

All accessory buildings must comply with Section 4.4 of this Bylaw.

6.11 MINIMUM SERVICING STANDARD

- (a) No lot may be created unless it is serviced with a community water system and a community sewer system.
- (b) No residential building may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.

SECTION 7 | RESIDENTIAL 1A (RS-1A)

The intent of this zone is to accommodate single-unit dwellings within the Veterans Land Act (VLA) Subdivision.

7.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) single unit dwelling, excluding a mobile home.
- (b) bed and breakfast;
- (c) child care facility, residential; and
- (d) home occupation, residential subject to Section 4.18.
- (e) home office occupation, office subject to Section 4.18 (*Bylaw 2235, 2012*)

The following accessory uses and no others are permitted:

- (f) accessory boarding; and
- (g) accessory uses.

7.2 MINIMUM LOT SIZE

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 690 sq m | 18.36 m | 27.4 m |

7.3 MAXIMUM HEIGHT

| Principal Building | Accessory Building | Accessory Building with Secondary Suite |
|--------------------|--------------------|---|
| 9 m | 4.58 m. | 6.7 m. |

7.4 MAXIMUM LOT COVERAGE

The lot coverage must not exceed 33% of the area of the lot.

7.5 MAXIMUM FLOOR AREA RATIO

| Lot Area 557 m ² or less | Lot Area Greater than 557 m ² |
|-------------------------------------|--|
| 0.45 | 0.5 |

7.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 7.62 m | 2.13 m | 7.62 m |

(a) For lots created prior to the date of adoption of District of Squamish Zoning Bylaw No. 1342,1995 the exterior side setback shall be 4.57 metres

7.7 BUILDING PER LOT

No more than one principal building shall be located on a lot.

7.8 FENCING

Fencing must comply with Section 4.6 of this Bylaw.

7.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses must comply with Section 41 of this Bylaw.

7.10 ACCESSORY BUILDINGS

All accessory buildings must comply with Section 4.4 of this Bylaw.

7.11 MINIMUM SERVICING STANDARD

- (a) No lot may be created unless it is serviced with a community water system and a community sewer system.
- (b) No residential building may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.

SECTION 8 | RESIDENTIAL 2 (RS-2)

The intent of this zone is to accommodate single-unit dwellings and two-unit dwellings on municipal water and sewer.

8.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) single-unit dwelling, excluding a mobile home;
- (b) two-unit dwelling;
- (c) bed and breakfast;
- (d) child care facility, residential; and
- (e) home occupation, residential subject to Section 4.18.
- (f) home office occupation, office subject to Section 4.18 (*Bylaw 2235, 2012*)
- (g) notwithstanding 8.1 (b) front-to-back duplexes are only permitted where vehicular access from both the front and the rear or side of the property via a lane is accessible. (*Bylaw 2235, 2012*)

The following accessory uses and no others are permitted:

- (h) accessory uses.

8.2 MINIMUM LOT SIZE

| Minimum Lot Area | Minimum Lot Width | Minimum Lot Depth |
|------------------|-------------------|-------------------|
| 690 sq m | 18.36 m | 27.4 m |

8.3 MAXIMUM HEIGHT

| Principal Building | Accessory Building | Accessory Building with Secondary Suite |
|--------------------|--------------------|---|
| 9 m | 4.58 m | 6.7 m |

8.4 MAXIMUM LOT COVERAGE

The lot coverage must not exceed 33% of the area of the lot.

8.5 MAXIMUM FLOOR AREA RATIO

| Lot Area 557 m ² or less | Lot Area Greater than 557 m ² |
|-------------------------------------|--|
| 0.45 | 0.5 |

8.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 7.62 m | 2.13 m | 7.62 m |

- (a) For lots created prior to the date of adoption of District of Squamish Zoning Bylaw No. 1342, 1995, the exterior side setback shall be 4.57 metres.

8.7 BUILDING PER LOT

No more than one principal building shall be located on a lot.

8.8 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

8.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

8.10 ACCESSORY BUILDINGS

All accessory buildings shall comply with Section 4.4 of this Bylaw.

8.11 MINIMUM SERVICING STANDARD

- (a) No lot may be created unless it is serviced with a community water system and a community sewer system.
- (b) No residential building may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.

SECTION 9| RESIDENTIAL SMALL LOT (RS-3)

(Bylaw 2241, 2012)

The intent of this zone is to accommodate single-unit dwellings on small lots on municipal water and sewer. The use of rear-oriented lanes for vehicle access is encouraged.

9.1 PERMITTED USES

The following uses and no others are permitted:

- (a) single-unit dwelling, excluding a mobile home;
- (b) child care facility, residential;
- (c) home occupation, residential subject to Section 4.18;

The following accessory uses and no others are permitted:

- (d) accessory uses.

9.2 MINIMUM LOT SIZE

| Min Lot Area | Min Lot Width for Lots abutting a Rear Lane | Min Lot Width for all other Lots | Min Lot Depth |
|--------------|---|----------------------------------|---------------|
| 250 sq m | 9.14 m | 12 m | 18.28 m |

9.3 MAXIMUM HEIGHT

| Principal Building | Accessory Building | Accessory Building with Secondary Suite |
|--------------------|--------------------|---|
| 8.3 m | 4.58 m | 6.7 m |

9.4 MAXIMUM LOT COVERAGE

The lot coverage must not exceed 50% of the area of the lot.

9.5 MAXIMUM FLOOR AREA RATIO

| Lot Area 550 m ² or less | Lot Area Greater than 550 m ² |
|-------------------------------------|--|
| 0.50 | 0.45 |

9.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 6 m | 6 m | 1.2 m | 3.05 m |

- (a) Notwithstanding 9.6(a) the front lot line setback for a principal building may be reduced to 4 m, excluding that part of a building which is a garage.

9.7 BUILDING PER LOT

No more than one principal building shall be located on a lot.

9.8 FENCING

Fencing must comply with Section 4.6 of this Bylaw.

9.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses must comply with the requirements of Section 41 of this Bylaw.

- (a) The maximum width of an attached garage or a detached garage oriented to the front lot line shall be no greater than 4.0 metres measured between the interior faces of the side walls of the garage.
- (b) Notwithstanding Section 9.10 (a), double garages oriented to the front lot line are permitted on lots with frontages in excess of 18 metres. The maximum width of an attached garage or a detached garage oriented to either the front lot line or rear lot line with frontage in excess of 18 metres shall be 7 metres measured between the interior faces of the side walls of the garage. *(Bylaw 2303, 2013)*

9.10 ACCESSORY BUILDINGS

All accessory buildings must comply with the requirements of Section 4.4 of this Bylaw. Garages shall only be located as follows:

- (a) The minimum front setback for a detached garage or that portion of the front face of the building occupied by an attached garage shall be 6 metres;
- (b) No accessory building shall exceed a height of 4.58 metres unless it contains a permitted secondary suite, in which case the maximum height is 6.7 metres.

9.11 MINIMUM SERVICING STANDARD

- (a) No lot may be created unless it is serviced with a community water system and a community sewer system.
- (b) No residential building may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.

SECTION 10 | MULTIPLE UNIT RESIDENTIAL 1 (RM-1)

(Revised: Bylaw 2235, 2012)

The intent of this zone is to accommodate low density multi-unit development.

10.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) duplexes;
- (b) townhouse dwelling;
- (c) lodging and rooming house;
- (d) community care facility;
- (e) assisted living facility;
- (f) child care facility;
- (g) child care facility, residential and; (Bylaw 2434, 2016)
- (h) home occupation, office subject to Section 4.18;

The following accessory uses and no others are permitted:

- (i) accessory boarding; and
- (j) accessory uses.

10.2 MINIMUM LOT SIZE

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 1600 sq. m | 32 m | 50 m |

10.3 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 10.68 m | 4.58 m |

10.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 33% of the area of the lot.

10.5 MAXIMUM DENSITY

The maximum floor area ratio is 0.6

10.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 9.15 m | 4.57 m | 7.62 m |

10.7 MINIMUM USEABLE OPEN SPACE

For townhouse development, a patio, deck, or balcony shall be provided for the use of the residents of the dwelling unit and shall have an area of at least 10% of the gross floor area of the dwelling unit.

10.8 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

10.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

10.10 ACCESSORY BUILDINGS

Accessory buildings shall comply with Section 4.4 of this Bylaw, except for clause 4.4 (f).

10.11 MINIMUM SERVICING STANDARD

- (a) No lot may be created unless it is serviced with a community water system and a community sewer system.
- (b) No residential building may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.

SECTION 11 | MULTIPLE UNIT RESIDENTIAL 2 (RM-2)

(Revised: Bylaw 2235, 2012)

The intent of this zone is to accommodate medium density multi-unit development.

11.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) duplexes;
- (b) townhouse dwelling;
- (c) lodging and rooming house;
- (d) child care facility;
- (k) child care facility, residential and (Bylaw 2434, 2016)
- (e) home occupation, office subject to Section 4.18;

The following accessory uses and no others are permitted:

- (f) accessory boarding; and
- (g) accessory uses.

11.2 MINIMUM LOT SIZE

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 2400 sq. m | 40 m | 60 m |

11.3 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 10.68 m | 4.58 m |

11.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 40% of the area of the lot.

11.5 MAXIMUM DENSITY

The maximum floor area ratio is 0.8.

11.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 9.15 m | 4.57 m | 7.62 m |

(a) Notwithstanding Section 11.6(a), no principal building shall be located within 3.35 metres of a front lot line for Lot A, Blocks 18 and 19, D.L. 515 and 833, Plan LMP19480.

11.7 MINIMUM USEABLE OPEN SPACE

For townhouse development, an equivalent of at least 10% of the gross floor area of the dwelling unit shall be provided in the form of a patio, unenclosed deck, or unenclosed balcony for the use of the residents of the dwelling unit.

11.8 FENCING

Fencing should be provided in accordance with Section 4.6 of this Bylaw.

11.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

11.10 ACCESSORY BUILDINGS

Accessory buildings shall comply with Section 4.4 of this Bylaw, except for clause 4.4 (f).

11.11 MINIMUM SERVICING STANDARD

- (a) No lot may be created unless it is serviced with a community water system and a community sewer system.
- (b) No residential building may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.

SECTION 12 | MULTIPLE UNIT RESIDENTIAL 3 (RM-3)

(Revised: Bylaw 2235, 2012)

The intent of this zone is to accommodate apartment development.

12.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) apartment dwelling;
- (b) lodging and rooming house;
- (c) child care facility;
- (d) child care facility, residential and; (Bylaw 2434, 2016)
- (e) home occupation, office subject to Section 4.18;

The following accessory uses and no others are permitted:

- (f) accessory boarding; and
- (g) accessory uses.

12.2 MINIMUM LOT SIZE

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 3000 sq m | 46 m | 60 m |

12.3 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 15 m | 4.58 m |

12.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 50% of the area of the lot.

12.5 MAXIMUM DENSITY

The maximum floor area ratio is 1.0.

12.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 9.15 m | 4.57 m | 7.62 m |

12.7 MINIMUM USEABLE OPEN SPACE

- (a) For apartment development, an equivalent of at least 10% of the gross floor area of the dwelling unit shall be provided in the form of a patio, unenclosed deck, or unenclosed balcony for the use of the residents of the dwelling unit.

12.8 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

12.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

12.10 ACCESSORY BUILDINGS

Accessory buildings shall comply with Section 4.4 of this Bylaw, except for clause 4.4 (f).

12.11 MINIMUM SERVICING STANDARD

- (a) No lot may be created unless it is serviced with a community water system and a community sewer system.
- (b) No residential building may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.

SECTION 13 | RESIDENTIAL MOBILE HOME PARK (RMH-1)

The intent of this zone is to accommodate mobile home park development.

13.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) mobile home park;
- (b) child care facility; and
- (c) home occupation, multiple unit subject to Section 4.18.

The following accessory uses and no others are permitted:

- (d) accessory mobile home park office;
- (e) accessory residential dwelling use subject to Section 4.3; and
- (f) accessory uses.

13.2 MINIMUM LOT AREA

No lot shall be created by subdivision that is smaller than 2 hectares.

13.3 MINIMUM AREA FOR MOBILE HOME SPACE

The minimum area for a mobile home space shall be 325 square metres.

13.4 MAXIMUM DENSITY

The maximum density for a mobile home park shall be 20 units/hectare

Notwithstanding 12.4 (a), the maximum density may be increased to 22 units/hectare in the event that an area devoted to common recreational facilities or useable open space amounting to a total of not less than 10 percent of the mobile home park lot area is provided.

13.5 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 7.62 m | 4.58 m |

13.6 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 40% of the area of the lot.

13.7 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 7.62 m | 7.62 m | 7.62 m |

13.8 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

13.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

13.10 MINIMUM SERVICING STANDARD

- (a) No lot may be created unless it is serviced with a community water system and a community sewer system.
- (b) No residential building may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.

SECTION 14 | RESIDENTIAL MODULAR HOME (RMH-2)

The intent of this zone is to accommodate single-unit dwelling and modular homes, on municipal water and sewer.

14.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) single-unit dwelling, excluding a mobile home;
- (b) modular home;
- (c) bed and breakfast;
- (d) child care facility, residential; and
- (e) home occupation, residential subject to Section 4.18.

The following accessory uses and no others are permitted:

- (f) accessory boarding; and
- (g) accessory uses.

14.2 MINIMUM LOT SIZE

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 557.6 sq m | 18.36 m | 27.4 m |

14.3 MAXIMUM HEIGHT

| Principal Building | Accessory Building | Accessory Building with Secondary Suite |
|--------------------|--------------------|---|
| 9 m | 4.58 m | 6 m |

14.4 MAXIMUM LOT COVERAGE

The lot coverage for a single-unit or modular dwelling shall not exceed 33% of the area of the lot

14.5 MAXIMUM FLOOR SPACE RATIO

| Lot Area 557 m2 or less | Lot Area Greater than 557 m2 |
|-------------------------|------------------------------|
| 0.45 | 0.5 |

14.6 BUILDING PER LOT

Except as otherwise permitted through Section 4.2, no more than one principal building shall be located on a lot.

14.7 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 6.09 m | 3.05 m | 1.5 m | 3.05 m |

14.8 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

14.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

14.10 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.

14.11 MINIMUM SERVICING STANDARD

- (a) No lot may be created unless it is serviced with a community water system and a community sewer system.
- (b) No residential building may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.

SECTION 15 | RURAL RESIDENTIAL 1 (RL-1)

The intent of this zone is to accommodate rural residential development and accessory uses.

15.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) agriculture;
- (b) single-unit dwelling, excluding a mobile home;
- (c) two-unit dwelling;
- (d) bed and breakfast;
- (e) child care facility, residential;
- (f) home occupation, residential subject to Section 4.18;
- (g) horse stable; and (*Bylaw 2235, 2012*)
- (h) kennel, subject to Section 15.5(b).
- (i) pet daycare (*Bylaw 2303, 2013*)

The following accessory uses and no others are permitted:

- (j) accessory boarding; and
- (k) accessory uses, including accessory retail, subject to Section 15.10. (*Bylaw 2235, 2012*)

15.2 MINIMUM LOT SIZE

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 0.8 ha | 45.36 m | 150 m |

15.3 MAXIMUM HEIGHT

| Principal Building | Accessory Building | Accessory Building with Secondary Suite |
|--------------------|--------------------|---|
| 10.68 m | 4.58 m | 6 m |

15.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 25% of the area of the lot.

15.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 9.15 m | 7.62 m | 7.62 m |

- (a) Notwithstanding the interior side setback requirements in the above table, for lots that are less than 0.8 ha the interior side setback shall be 1.5 metres;

- (b) Notwithstanding the setback requirements in the above table, a kennel shall not be located within 150 metres of a lot line of an adjacent lot that is zoned RS-1, RS-1A, RM-1, RM-2 or RM-3.

15.6 BUILDING PER LOT

No more than one principal building shall be located on a lot. *(Bylaw 2303, 2013)*

15.7 FENCING

Fencing shall be provided in accordance with Section 4.6 of this bylaw.

Notwithstanding Section 4.6 (c), barbed wire fencing to a maximum height of 3.05 metres, shall be permitted.

15.8 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

15.9 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 (a), 4.4 (d)(i), 4.4(f) and 4.4 (h) of this bylaw.

15.10 ACCESSORY RETAIL

Accessory retail shall be limited to the selling of agricultural produce and products grown on the lot or another lot operated as part of the same operation not to exceed an area of 92.9 sq. m.

15.11 MINIMUM SERVICING STANDARD

- (a) No lot may be created unless it is serviced with a community water system and a community sewer system.
- (b) No residential building may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.

SECTION 16 | RURAL RESIDENTIAL 2 (RL-2)

The intent of this zone is to accommodate rural residential development and accessory uses.

16.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) agriculture;
- (b) single-unit dwelling, excluding a mobile home;
- (c) two-unit dwelling;
- (d) bed and breakfast;
- (e) child care facility, residential;
- (f) home occupation, residential subject to Section 4.18 and Section 16.12;
- (g) horse stable; and (*Bylaw 2235, 2012*)
- (h) kennel, subject to Section 16.5 (b).
- (i) pet daycare (*Bylaw 2303, 2013*)

The following accessory uses and no others are permitted:

- (j) accessory residential unit, subject to Section 16.10;
- (k) accessory small-scale manufacturing, subject to Section 16.11;
- (l) accessory uses; and
- (m) accessory retail, subject to Section 16.12.

16.2 MINIMUM LOT AREA

| Min Lot Area |
|--------------|
| 4.0 ha |

16.3 MAXIMUM HEIGHT

| Principal Building | Accessory Building | Accessory Building with Secondary Suite |
|--------------------|--------------------|---|
| 10.68 m | 4.58 m | 6 m |

16.4 MAXIMUM BUILDING AREA

- (a) Maximum building area for a principal dwelling shall be 557 m²; (*Bylaw 2235, 2012*)
- (b) Maximum building area for all accessory buildings shall be 372 m². (*Bylaw 2235, 2012*)

16.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 9.15 m | 15.2 m | 7.62 m |

- (a) Notwithstanding the interior side setback requirements in the above table, for lots that are less than 0.8 ha (2 acres) the interior side setback shall be 1.5 metres;
- (b) Notwithstanding the siting requirements in Section 20.4(a) - 20.4(d), a kennel shall not be located within 150 metres of a lot line of an adjacent lot that is zoned RS-1, RS-1A, RM-1, RM-2 or RM-3.

16.6 BUILDINGS PER LOT

No more than one principal building shall be located on a lot.

16.7 FENCING

- (a) Fencing shall be provided in accordance with Section 4.6 of this bylaw.
- (b) Notwithstanding Section 4.6 (c), barbed wire fencing to a maximum height of 3.05 metres, shall be permitted.

16.8 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

16.9 ACCESSORY BUILDINGS

- (a) All accessory buildings shall comply with the requirements of Section 4.4 (a), 4.4(d)(i), 4.4(f) and 4.4 (h) of this bylaw;
- (b) For lots 2.0235 ha or larger, no accessory building shall be located within 7.62 metres of the front property line.

16.10 ACCESSORY RESIDENTIAL UNIT

- (a) Accessory residential unit may be detached from the main dwelling provided:
 - (i) the lot is 2.035 hectares or larger;
 - (ii) the accessory dwelling does not exceed a maximum of 139.35 square metres; and
 - (iii) the accessory residential unit does not exceed the size of the principal building.
- (b) Only one (1) accessory residential dwelling unit is permitted per lot.

16.11 SMALL-SCALE MANUFACTURING

- (a) Small-scale manufacturing is only permitted on lots 2.035 hectares or larger.

(b) Home occupation, residential, where it includes manufacturing, shall only be permitted on lots 2.035 hectares or larger.

16.12 ACCESSORY RETAIL

Accessory retail shall be limited to the selling of agricultural produce and products grown on the lot or another lot operated as part of the same operation not to exceed an area of 92.9 sq. m.

SECTION 17 | NEIGHBOURHOOD CIVIC (P-1)

The intent of this zone is to accommodate public and civic uses at a scale designed to serve a residential neighbourhood.

17.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) assembly;
- (b) assisted living residence;
- (c) child care facility; and
- (d) community care facility.

The following accessory uses and no others are permitted:

- (e) accessory residential dwelling subject to Section 4.3; and
- (f) accessory uses.

17.2 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 10.67 m | 4.58 m |

17.3 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 40% of the area of the lot.

17.4 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 9.15 m | 3.05 m | 7.62 m |

17.5 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

17.6 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

17.7 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.

SECTION 18 | ASSEMBLY DISTRICT (P-2)

The intent of this zone is to provide essential servicing to the District and accommodate government, administrative, recreational, cultural and other related services and facilities which serve the entire District.

18.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) ambulance station;
- (b) assembly;
- (c) cemeteries;
- (d) child care facility;
- (e) community activity centre;
- (f) fire halls;
- (g) group camp;
- (h) health centres and clinics;
- (i) hospitals;
- (j) kennel;
- (k) library and museum;
- (l) municipal, provincial and federal government offices;
- (m) police station;
- (n) post office;
- (o) public service;
- (p) schools; and
- (q) works yard.

The following accessory uses and no others are permitted:

- (r) accessory residential dwelling subject to Section 4.3; and
- (s) accessory uses.

18.2 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 10.68 m | 4.58 m |

18.3 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 50% of the area of the lot.

18.4 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 9.15 m | 3.05 m | 7.62 m |

18.5 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

18.6 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

18.7 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.

SECTION 19 | PARK, RECREATIONAL, AND INSTITUTIONAL USE (P-3)

The intent of this zone is to accommodate the use of public land to serve the educational, park and recreational needs of the District.

19.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) assembly;
- (b) campground;
- (c) child care facility;
- (d) community college and universities;
- (e) golf courses; and
- (f) parks and playgrounds.
- (g) Community and event storage. (*Bylaw 2303, 2013*)
- (h) Recreational facilities. (*Bylaw 2433, 2016*)

The following accessory uses and no others are permitted:

- (i) accessory recreational facilities;
- (j) accessory residential dwelling subject to Section 4.3; and
- (k) accessory uses.

19.2 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 10.68 m | 4.58 m |

19.3 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 33% of the area of the lot.

19.4 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 9.15 m | 3.05 m | 7.62 m |

19.5 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

19.6 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

19.7 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.

SECTION 20 | UNIVERSITY CAMPUS – 1 (UC-1)

The intent of this zone is to accommodate educational, social, recreational, and commercial uses typically associated with an educational campus.

20.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) university;
- (b) student & faculty housing;
- (c) university campus commercial;
- (d) liquor primary establishment;
- (e) business and professional office, major;
- (f) child care facility; and
- (g) school.

The following accessory uses and no others are permitted:

- (h) accessory buildings; and
- (i) accessory uses.

20.2 MAXIMUM FLOOR SPACE RATIO

- (a) total amount of floor space for University and Student & Faculty Housing Uses shall not exceed an Floor Area Ratio of 1.0 within the UC-1 and UH-1 zones;
- (b) the combined total amount of floor space for Neighbourhood Commercial use and Liquor Primary Establishment Use within the UC-1 zone shall not exceed 2787 square metres;
- (c) the combined total amount of floor space for Business and Professional Office Use within the UC-1 zone shall not exceed 92.9 sq. metres;
- (d) the total amount of Student and Faculty Housing dwelling units shall not exceed a total of 1500.

20.3 MINIMUM LOT AREA

- (a) The minimum lot size area be 21 ha.
- (b) Notwithstanding the minimum lot area requirement of 21 ha, a lot may be created that is less than 21ha provided that the total area of land within the UC-1 zone is not less than 21 ha.

20.4 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

- (a) Front Lot Line Setback: No principal building shall be located within 7.62 metres of a front lot line, except within the University Village Centre, as shown on Schedule B-2 of this Bylaw, where no front lot line setback is required for principal buildings;

- (b) Rear Lot Line Setback: No principal building shall be located within 7.62 metres of a rear lot line;
- (c) Side Lot Line Setback: No principal building shall be located within 7.62 metres of a side lot line, except within the University Village Centre, as shown on Schedule B-2 of this Bylaw, where no side lot line setback is required for principal buildings;
- (d) Exterior Side Lot Line Setback: No principal building shall be located within 7.62 metres of an exterior side lot line, except within the University Village Centre, as shown on Schedule B-2 of this Bylaw, where no exterior side lot line setback is required for principal buildings.

20.5 MAXIMUM HEIGHT

- (a) No principal building containing a University Use, Liquor primary establishment, or a Neighbourhood Commercial Use shall exceed a height of 19.81 metres; and
- (b) No principal building containing a Student & Faculty Housing Use shall exceed a height of 38.1 metres.

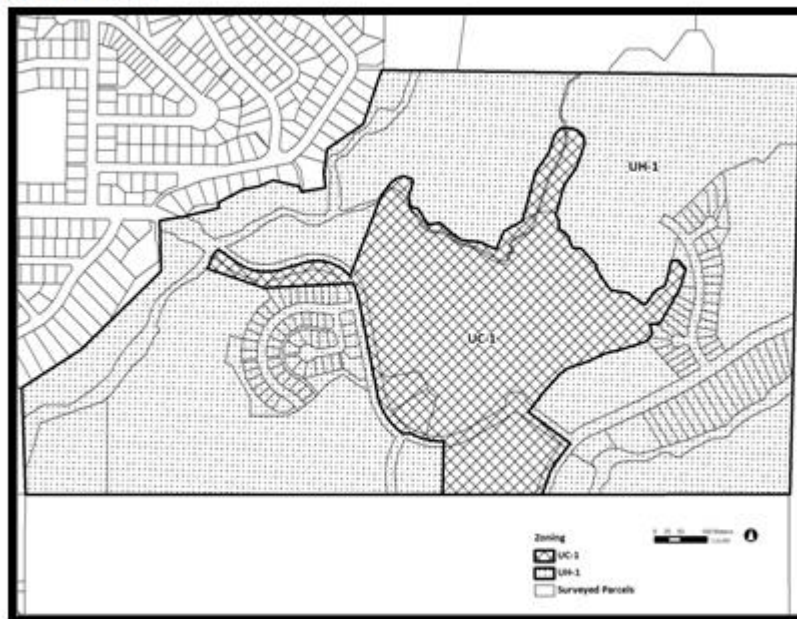
20.6 OFF-STREET PARKING AND LOADING

Off-Street Parking and Loading spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

20.7 SPECIAL CONDITIONS

All development within the UC-1 zone shall comply with any applicable Restrictive Covenants that may be registered on a property within this zone.

Schedule B-1



Schedule B-2



SECTION 21 | UNIVERSITY HOUSING – 1 (UH-1)

The intent of this zone is to accommodate a mix of residential housing types and associated neighbourhood uses on the non-Campus Lands in accordance with the portion of the Official Community Plan entitled “University Sub Area Plan”.

21.1 PERMITTED USES

Special Application: For purposes of this zone, the land that is the subject of the provisions of this zone has been divided into 2 Areas as identified on the attached Schedule B-1

Area 1

The following principal uses and no others are permitted:

- (a) single-unit dwelling;
- (b) two-unit dwelling;
- (c) townhouse dwelling;
- (d) apartment dwelling;
- (e) bed and breakfast, within a single-unit dwelling;
- (f) child care facility
- (g) home occupation, residential and multiple unit subject to Section 4.18;
- (h) parks; and
- (i) schools.

The following accessory uses and no others are permitted:

- (j) assembly; and
- (k) accessory uses.

Area 2

The following principal uses and no others are permitted:

- (a) single-unit dwelling;
- (b) two-unit dwelling;
- (c) townhouse dwelling;
- (d) apartment dwelling;
- (e) uses permitted within the UC-1 zone, other than neighbourhood commercial and liquor primary establishment, and subject to the applicable regulations;
- (f) bed and breakfast, within a single-unit dwelling;
- (g) home occupation, residential and multiple unit subject to Section 4.18
- (h) parks;
- (i) schools;
- (j) assembly; and
- (k) child care facility.

The following accessory uses and no others are permitted:

- (l) accessory uses.

21.2 MAXIMUM DENSITY

- (a) The total number of principal dwelling units within the UH-1 zone shall not exceed 960;
- (b) The total number of principal dwelling units within Area 1 of this zone shall not exceed 960
- (c) The total number of principal dwelling units within Area 2 of this zone shall not exceed 560;
- (d) The maximum density for Townhouse Dwellings shall be 17 units per 0.40 hectares;
- (e) The maximum density for Apartment Dwellings shall be 35 units per 0.40 hectares.

21.3 MINIMUM LOT AREA

The minimum lot size shall be as follows:

- (a) For Single-unit Dwellings: 371.6 sq. m
- (b) For Two-unit Dwellings: 557.4 sq. m
- (c) For Townhouse Dwellings: 4047 sq. m
- (d) For Apartment Dwellings: 4047 sq. m

21.4 MINIMUM LOT DIMENSIONS

No lot shall be created by subdivision that has:

- (a) For Single-unit Dwellings a lot width less than 13.7 metres and a lot depth less than 27.4 metres;
- (b) For Two-unit dwellings a lot width less than 20 metres and a lot depth less than 27.4 metres.

21.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

(Bylaw 2235, 2012)

- (a) For Single-unit Dwellings and Two-unit Dwellings in Area 1

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 7.62 m | 2.13 m | 4.57 m |

- (b) For Single-unit Dwellings and Two-unit Dwellings in Area 1A with rear lane access

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 4.0 m | 5.0 m | 1.2 m | 2.4 m |

Notwithstanding 21.5(b) above, the front lot line setback may be reduced to a minimum of 2.5 meters by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered and is an integral part of the building.

(c) For Single-unit Dwellings and Two-unit Dwellings in Area 1A without rear lane access

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 6.0 m | 5.0 m | 1.8 m | 3.0 m |

Notwithstanding 21.5(c) above, the front lot line setback may be reduced to a minimum of 4.5 meters by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered and is an integral part of the building.

(d) For Townhouse and Apartment buildings

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 7.62 m | 7.62 m | 7.62 m |

21.6 MAXIMUM HEIGHT

(a) For Single-unit Dwellings, no principal building shall exceed a height of 9m.

(b) For Two Unit and Townhouse Dwellings, no principal building shall exceed a height of 10.68m.

(c) For Apartment Dwellings, no principal building shall exceed a height of 38.1m.

21.7 MAXIMUM LOT COVERAGE

(a) The lot coverage for single-unit dwelling and two-unit dwellings shall not exceed 52% of the lot area.

(b) The lot coverage for all remaining uses shall not exceed 40% of the lot area.

(c) The lot coverage for all uses in Area 1A shall not exceed 52% of the lot. (*Bylaw 2235, 2012*)

21.8 OFF- STREET PARKING AND LOADING

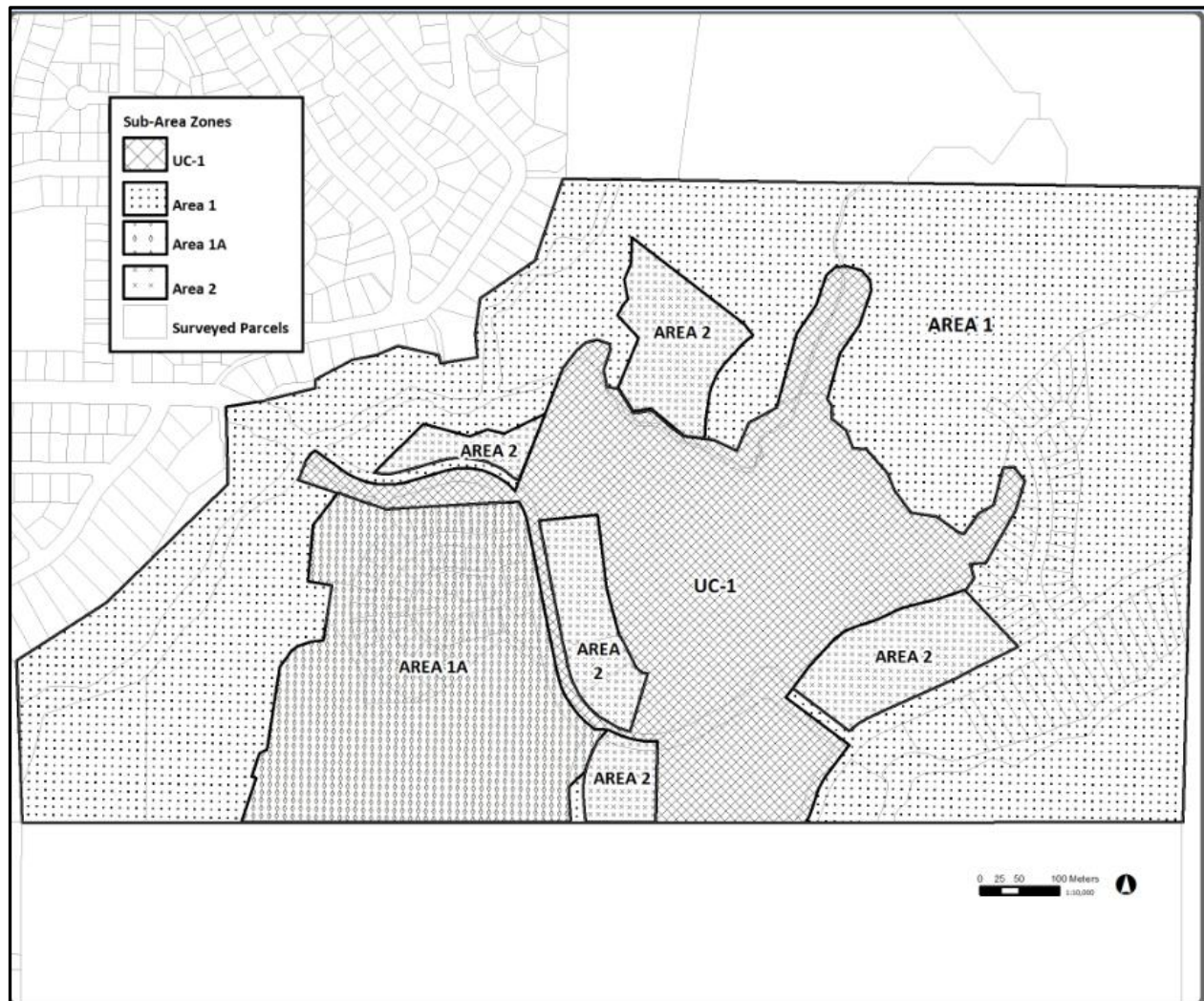
Off-Street Parking and Loading spaces shall be provided in accordance with Section 41 of this Bylaw.

21.9 SPECIAL CONDITIONS

All development within the UH-1 zone shall comply with any applicable Restrictive Covenants that may be registered on a property within this zone.

Schedule C

(Bylaw 2235, 2012)



SECTION 22 | RESOURCE (RE)

The intent of this zone is to accommodate the use and development of land for primary resource activities typically located in the rural portion of the municipality.

22.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) agriculture;
- (b) airport;
- (c) aquaculture;
- (d) child care facility, residential;
- (e) forestry, excluding log sort operations;
- (f) gravel, rock, and earth removal;
- (g) interpretive centre;
- (h) kennel;
- (i) single-unit dwelling, including a mobile home; and
- (j) telecommunication tower.
- (k) horse stable; (*Bylaw 2235, 2012*)
- (l) Municipal Solid Waste and Resource Management Facility (*Bylaw 2433, 2016*)

The following accessory uses and no others are permitted:

- (m) accessory residential dwelling, subject to Section 4.3; and
- (n) accessory uses, including accessory retail, subject to Section 22.6.

22.2 MINIMUM LOT AREA

| Min Lot Area |
|--------------|
| 8 ha |

22.3 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

A single-unit dwelling shall meet the following siting requirements:

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 9.15 m | 2.13 m | 7.62 m |

- (a) For lots created prior to the date of adoption of District of Squamish Zoning Bylaw No. 1342, 1995, the exterior side setback shall be 4.57 metres .
- (b) All uses, buildings or structures, except for a single unit dwelling and an accessory residential dwelling shall be located at least 152.40 metres from a lot line of an adjacent lot that is zoned for residential uses.

22.4 FENCING

- (a) Fencing shall be provided in accordance with Section 4.6 of this Bylaw;
- (b) Notwithstanding Section 4.6(c) of this Bylaw, barbed wire fencing to a maximum height of 3 metres shall be permitted.

22.5 MAXIMUM NUMBER OF DWELLING UNITS

Except as otherwise permitted through Section 4.2, no more than one principal building shall be located on a lot.

22.6 ACCESSORY RETAIL

Accessory retail shall be limited to the selling of agricultural produce and products grown on the lot or another lot operated as part of the same operation not to exceed an area of 92.9 square metres.

SECTION 23 | LOCAL COMMERCIAL (C-1)

The intent of this zone is to provide for convenience shopping serving an immediately surrounding neighbourhood(s).

23.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) apartment dwelling, subject to Section 4.16
- (b) arts and culture;
- (c) business and professional office, major;
- (d) entertainment, subject to Section 4.22;
- (e) child care facility;
- (f) hostel, limited to 10 beds;
- (g) personal service establishments;
- (h) restaurant;
- (i) retail store; and
- (j) post office
- (k) fitness centre;
- (l) home occupation, office; and
- (m) liquor primary establishment. (*Bylaw 2303, 2013*)

The following accessory uses and no others are permitted:

- (n) accessory residential subject to Section 4.3;
- (o) accessory uses; and
- (p) accessory retail sales. (*Bylaw 2303, 2013*)

23.2 MINIMUM LOT SIZE

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 690 sq m | 18.36 m | 27.4 m |

23.3 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 10.68 m | 4.58 m |

23.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 50% of the area of the lot.

23.5 MAXIMUM FLOOR SPACE RATIO

The gross floor area for all buildings on a lot shall not exceed a Floor Area Ratio of 0.75.

23.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 7.62 m | 1.52 m | 4.57 m |

23.7 BUILDING PER LOT

No more than one principal building shall be located on a lot. (*Bylaw 2303, 2013*)

23.8 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

23.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

23.10 OFF-STREET LOADING

Off-street loading space for buildings and uses shall be provided in accordance with Section 42 of this Bylaw.

23.11 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.

23.12 SCREENING

Screening and landscaping shall be provided in accordance with Section 4.7 of this Bylaw.

SECTION 24 | VEHICLE FUELING STATION COMMERCIAL (C-2)

(Bylaw 2303, 2013)

The intent of this zone is to provide for vehicle fueling and/or service stations, including alternative fuels, and distribution of related products. (Bylaw 2303, 2013)

24.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) vehicle fueling station (Bylaw 2303, 2013)

The following accessory uses and no others are permitted:

- (b) accessory convenience store, subject to Section 24.12;
- (c) accessory residential dwelling unit, subject to Section 4.3; and
- (d) accessory uses.

24.2 MINIMUM LOT SIZE

| Min Lot Area | Min Lot Width |
|--------------|---------------|
| 929 sq m | 30.5 sq m |

24.3 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 10.68 m | 4.58 m |

24.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 50% of the area of the lot.

24.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 9 m | 6 m | 4.57 m | 4.57 m |

24.6 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

24.7 BUILDING PER LOT

No more than one principal building shall be located on a lot. (Bylaw 2303, 2013)

24.8 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

24.9 OFF-STREET LOADING

Off-street loading space for buildings and uses shall be provided in accordance with Section 42 of this Bylaw.

24.10 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw

Notwithstanding Section 4.4(b), a maximum of two accessory buildings or structures shall be permitted.

24.11 SCREENING

Screening and landscaping shall be provided in accordance with Section 4.7 of this Bylaw.

24.12 ACCESSORY CONVENIENCE STORE

An accessory convenience store shall not exceed 111.5 square metres of gross floor area.

SECTION 25 | TOURIST COMMERCIAL (C-3)

The intent of this zone is to provide for the development of a highway-oriented tourist accommodation use and general tourist uses.

25.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) bus terminal;
- (b) campground;
- (c) drive-through restaurant;
- (d) hostel;
- (e) hotel;
- (f) motel;
- (g) recreational vehicle park;
- (h) restaurant;
- (i) tourist bureau
- (j) arts and culture; and
- (k) interpretive area. (*Bylaw 2303, 2013*)
- (l) recreational facility, subject to Section 25.11; (*Bylaw 2433, 2016*)
- (m) building supply outlet subject to Section 25.12; (*Bylaw 2433, 2016*)
- (n) personal service establishment subject to Section 25.12; (*Bylaw 2433, 2016*)
- (o) retail sales subject to Section 25.13. (*Bylaw 2433, 2016*)

The following accessory uses and no others are permitted:

- (p) accessory residential dwelling, subject to Section 4.3;
- (q) accessory uses; and
- (r) accessory retail sales. (*Bylaw 2303, 2013*)

25.2 MINIMUM LOT AREA AND SIZE

- (a) For tourism accommodation uses, no lot shall be created by subdivision that is smaller than:
 - (i) 892 square metres with community water and community sewer;
 - (ii) 2,020 square metres with community water only;
 - (iii) 2,020 square metres with no community water and community sewer.
- (b) No lot shall be created by subdivision that has a lot width that is less than 30.5 metres

25.3 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 10.68 m | 4.58 m |

25.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 33% of the area of the lot.

25.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 9.14 m | 3.05 m | 7.62 m |

25.6 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

25.7 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

25.8 OFF-STREET LOADING

Off-street loading space for buildings and uses shall be provided in accordance with Section 42 of this Bylaw.

25.9 ACCESSORY BUILDINGS

- (a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw;
- (b) Notwithstanding Section 4.4(b), a maximum of two accessory buildings or structures shall be permitted per lot.

25.10 SCREENING

Screening and landscaping shall be provided in accordance with Section 4.7 of this Bylaw.

25.11 RECREATION FACILITY USE

Recreation facility use shall only be permitted on property legally described as Lot 2, District Lot 4261, Plan 17660 and accreted land, Group 1, New Westminster District. *(Bylaw 2433, 2016)*

25.12 BUILDING SUPPLY AND PERSONAL SERVICE USE

Building supply outlet and personal service establishment uses shall only be permitted on property legally described as S.W. ¼, Sec. 11, TP. 50, Plan 9178. *(Bylaw 2433, 2016)*

25.13 RETAIL SALES

Retail sales use shall only be permitted on property legally described as Rem. 6, Sec. 11, TP 50, Plan 9178. (*Bylaw 2433, 2016*)

SECTION 26 | DOWNTOWN COMMERCIAL (C-4)

The intent of this zone is to accommodate a variety of shopping, services, entertainment, and tourist activities in the downtown area.

26.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) apartment dwelling, subject to conditions in Section 4.16;
- (b) arts and culture;
- (c) business and professional office, major;
- (d) child care facility;
- (e) drive through restaurant subject to Section 26.11;
- (f) entertainment subject to Section 4.22;
- (g) fitness centre;
- (h) funeral parlour;
- (i) hostel;
- (j) hotel;
- (k) public parking;
- (l) personal service establishments;
- (m) post office;
- (n) restaurant;
- (o) retail store;
- (p) school;
- (q) assembly;
- (r) home occupation, office;
- (s) liquor primary establishment; and
- (t) alcoholic beverage manufacturing. (*Bylaw 2303, 2013*)
- (u) pet grooming subject to Section 26.12 (*Bylaw 2434, 2016*)

The following accessory uses and no others are permitted:

- (v) accessory uses; and
- (w) accessory residential dwelling subject to Section 4.3.

26.2 MINIMUM LOT SIZE

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 279 sq m | 7.62 m | 27.4 m |

26.3 MAXIMUM HEIGHT

| Principal Building | Accessory Building | Accessory Building with Secondary Suite |
|--------------------|--------------------|---|
| 20 m | 4.58 m | 6 m |

26.4 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

- (a) Interior Side Lot and Exterior Side Lot Line: Where a lot abuts another lot developed with or zoned for any Residential, Civic, or Assembly use, no principal building shall be located within 1.52 metres of the property line that is shared by the lot and the adjacent lot developed with or zoned for Residential, Civic, or Assembly use.
- (b) Rear Lot Line Setback:
 - (i) Where a lot abuts another lot developed with or zoned Residential, Civic, or Assembly use, no principal building shall be located within 1.52 metres of the property line that is shared by the lot and the lot adjacent developed with or zoned for Residential, Civic, or Assembly use;
 - (ii) Where a lot abuts a lane, no principal building shall be located within 3.5 metres of the rear lot line.

26.5 BUILDING PER LOT

No more than one principal building shall be located on a lot. (*Bylaw 2303, 2013*)

26.6 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

26.7 OFF-STREET PARKING

- (a) Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw;
- (b) Notwithstanding Section 41, parking for a 617.81 square meters. office use on Lot 3 (Reference Plan 2656) of Lot A, District Lot 4261, Group 1, New Westminster District will be a minimum of twenty-eight (28) spaces.

26.8 OFF-STREET LOADING

Off-street loading space for buildings and uses shall be provided in accordance with Section 42 of this Bylaw.

26.9 ACCESSORY BUILDINGS

- (a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw;
- (b) Notwithstanding Section 4.4(b), a maximum of two buildings or structures shall be permitted.

26.10 SCREENING

Screening and landscaping shall be provided in accordance with Section 4.7 of this Bylaw.

26.11 DRIVE-THROUGH RESTAURANT USE

A drive-through restaurant use shall only be permitted:

- (a) Lot 2, Block A. District Lot 2034, Plan LMP 29109; and
- (b) Lot H, Block L, District Lot 486, Plan 4107

26.12 PET GROOMING USE

- (a) where pet grooming use is located in a mixed use building there must be soundproofing between the commercial and residential uses.

SECTION 27 | RECREATION COMMERCIAL (C-5)

The intent of this zone is to provide for the accommodation of outdoor commercial recreation and cultural uses and related uses which serve the District.

27.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) amusement park;
- (b) art and culture;
- (c) entertainment;
- (d) driving ranges;
- (e) golf courses;
- (f) marinas (including accessory marine fuelling station, boat rentals and charter operations); subject to Section 27.9; and
- (g) theatres and amphitheatres.

The following accessory uses and no others are permitted:

- (h) accessory uses;
- (i) accessory residential dwelling, subject to Section 4.3; and
- (j) accessory retail sales use.

27.2 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 10.68 m | 4.58 m |

27.3 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 33% of the area of the lot.

27.4 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

- (a) No principal building shall be located within 15.2 metres of any property line;
- (b) Notwithstanding Section 27.4 (a), no building shall be located within 30.8 metres of a property line where the property line abuts or is separated by a lane from another lot used or zoned for any residential use;

27.5 BUILDING PER LOT

No more than one principal building shall be located on a lot. (*Bylaw 2303, 2013*)

27.6 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

27.7 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

27.8 OFF-STREET LOADING

Off-street loading space for buildings and uses shall be provided in accordance with Section 42 of this Bylaw.

27.9 MARINA USE

- (a) Above ground fuel storage shall not be permitted;
- (b) A boat shelter shall not exceed a length of 13.73 metres and be no higher than 4.88 metres as measured from the surface of the water;
- (c) Buildings and structures constructed on the surface of water shall not occupy more than 50 percent of the surface of the water lot and 50 percent of the width of the water lot at any point.

27.10 ACCESSORY BUILDINGS

- (a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.
- (b) Notwithstanding Section 4.4(b), a maximum of two buildings or structures shall be permitted.

27.11 SCREENING

Screening and landscaping shall be provided in accordance with Section 4.7 of this Bylaw.

SECTION 28 | LIQUOR PRIMARY ESTABLISHMENT COMMERCIAL (C-6)

The intent of this zone is to accommodate liquor primary establishments.

28.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) liquor primary establishment.

The following accessory uses and no others are permitted:

- (b) accessory beer and wine store, subject to Section 28.12;
- (c) accessory uses.

28.2 MINIMUM LOT SIZE

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 929 sq m | 20 m | 36 m |

28.3 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 10.68 m | 4.58 m |

- (a) Notwithstanding the maximum height in the above table, no principal building shall exceed the height of 12.8 metres on the lot legally described as: Lot 7, North ½ of the South West 1/4, and of the South East 1/4 of Section 11 Township 50 Plan 9178.

28.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 33% of the area of the lot.

28.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 9.11 m | 3.05 m | 7.62 m |

28.6 BUILDING PER LOT

No more than one principal building shall be located on a lot. (*Bylaw 2303, 2013*)

28.7 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

28.8 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

28.9 OFF-STREET LOADING

Off-street loading spaces for buildings and uses shall be provided in accordance with Section 42 of this Bylaw.

28.10 ACCESSORY BUILDINGS

- (a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.
- (b) Notwithstanding Section 4.4(b), a maximum of two buildings or structures shall be permitted.

28.11 SCREENING

Screening and landscaping shall be provided in accordance with Section 4.7 of this Bylaw.

28.12 ACCESSORY BEER AND WINE STORE

An accessory beer and wine store shall not exceed a gross floor area of 46.5 square metres.

SECTION 29 | HIGHWAY COMMERCIAL (C-7)

The intent of this zone is to provide for vehicular-oriented uses designed for or dependent upon direct automobile access, usually providing extensive parking facilities or requiring large areas for the storage and handling of materials, goods, and equipment.

29.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) automobile oriented commercial;
- (b) building supply outlets; and
- (c) nurseries.

The following accessory uses and no others are permitted:

- (d) accessory residential dwelling subject to Section 4.3; and
- (e) accessory uses.

29.2 MINIMUM LOT SIZE

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 929 sq m | 25 m | 36 m |

29.3 MAXIMUM HEIGHT PRINCIPAL BUILDINGS

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 10.68 m | 4.58 m |

29.4 MAXIMUM LOT COVERAGE

All buildings and structures shall not cover more than 50% of the area of the lot.

29.5 BUILDING PER LOT

No more than one principal building shall be located on a lot. (*Bylaw 2303, 2013*)

29.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 9.14 m | 3.05 m | 6.10 m |

29.7 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

29.8 OFF-STREET PARKING

Off-street parking spaces for building and uses shall be provided in accordance with Section 41 of this Bylaw.

29.9 OFF-STREET LOADING

Off-street loading spaces for building and uses shall be provided in accordance with Section 42 of this Bylaw.

29.10 ACCESSORY BUILDINGS

- (a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.
- (b) Notwithstanding Section 4.4(b), a maximum of two buildings or structures shall be permitted.

29.11 SCREENING

Screening and landscaping shall be provided in accordance with Section 4.7 of this Bylaw.

SECTION 30 | CREMATORIUM COMMERCIAL (C-8)

The intent of this zone is to accommodate a crematorium as an accessory use to a funeral parlour.

30.1 PERMITTED USES

The following uses and no other shall be permitted:

- (a) funeral parlour;
- (b) crematorium.

30.2 CONDITIONS OF USE

- (a) A crematorium shall be permitted only if it is accessory to a funeral parlour;
- (b) The crematorium shall be subject to all the siting and size requirements that apply to the zone in which the principal use is located.

SECTION 31 | SPECIALIZED HIGHWAY COMMERCIAL (C-9)

The intent of this zone is to accommodate large format commercial operations such as big box outlets and compatible uses.

31.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) drive through restaurant (only as shown crosshatched on Schedule C to *Bylaw 2018, 2007*)
- (b) hotel;
- (c) indoor recreational use, subject to Section 31.2 (e);
- (d) motel;
- (e) restaurant;
- (f) retail store; subject to Section 31.2; and
- (g) tourist bureau.
- (h) (*Repealed by Bylaw 2303, 2013*)

The following accessory uses and no others are permitted:

- (i) accessory uses.

31.2 CONDITIONS OF USE

- (a) Notwithstanding the definition of “retail store” in Section 1 of this Bylaw, a retail store use within this zone shall not include a food store.
- (b) A retail store use shall not have a gross floor area of less than 2788 square metres and individual commercial retail units shall not have a Gross Floor Area less than 929 square meters;
- (c) Subject to subsection 31.2(c)(i), a retail store shall not sell perishable food items as a primary or accessory use. This does not include the sale of food in conjunction with a restaurant use.
 - (i) A retail store located on lands described on the date of adoption of Bylaw No. 1809, 2004 as the Southeast 3.04 hectares of Lot 40, Plan 18954, immediately adjacent to and extending 122.99 metres Eastward from the Western boundary of Highway 99 and immediately North of and extending 237.74 meters Northward from the boundary of Lot 119, Plan LMP565, may sell perishable, non-perishable and confectionery food items as an accessory use, excluding fresh meat, fish, poultry and produce.
- (d) Subject to subsection 31.2(d)(i) a retail store shall not include more than 929 square meters of gross floor area for the retail sale of non-perishable food items; and

- (i) A retail store located on lands described on the date of adoption of Bylaw No. 1809, 2004 as the Southeast 3.04 hectares of Lot 40, Plan 18954, immediately adjacent to and extending 122.99 meters Eastward from the Western boundary of Highway 99 and immediately North of and extending 237.74 meters Northward from the boundary of Lot 119, Plan LMP565, may include a maximum of 596 square meters of gross floor area for the retail sale of perishable, non-perishable, food items excluding fresh meat, fish, poultry, and produce, and an additional 106 square meters for the retail sale of confectionery food items.
- (e) A hotel, indoor recreation use, motel, or restaurant shall not occupy a gross floor area of less than 464.7 square meters

31.3 MINIMUM LOT SIZE

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 2 ha | 60 m | 120 m |

31.4 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 10.68 m | 4.58 m |

31.5 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 50 % of the area of the lot.

31.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 6.10 m | 6.10 m | 3.05 m | 6.10 m |

31.7 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

31.8 OFF- STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

31.9 OFF-STREET LOADING

Off-street loading spaces for buildings and uses shall be provided in accordance with Section 42 of this Bylaw.

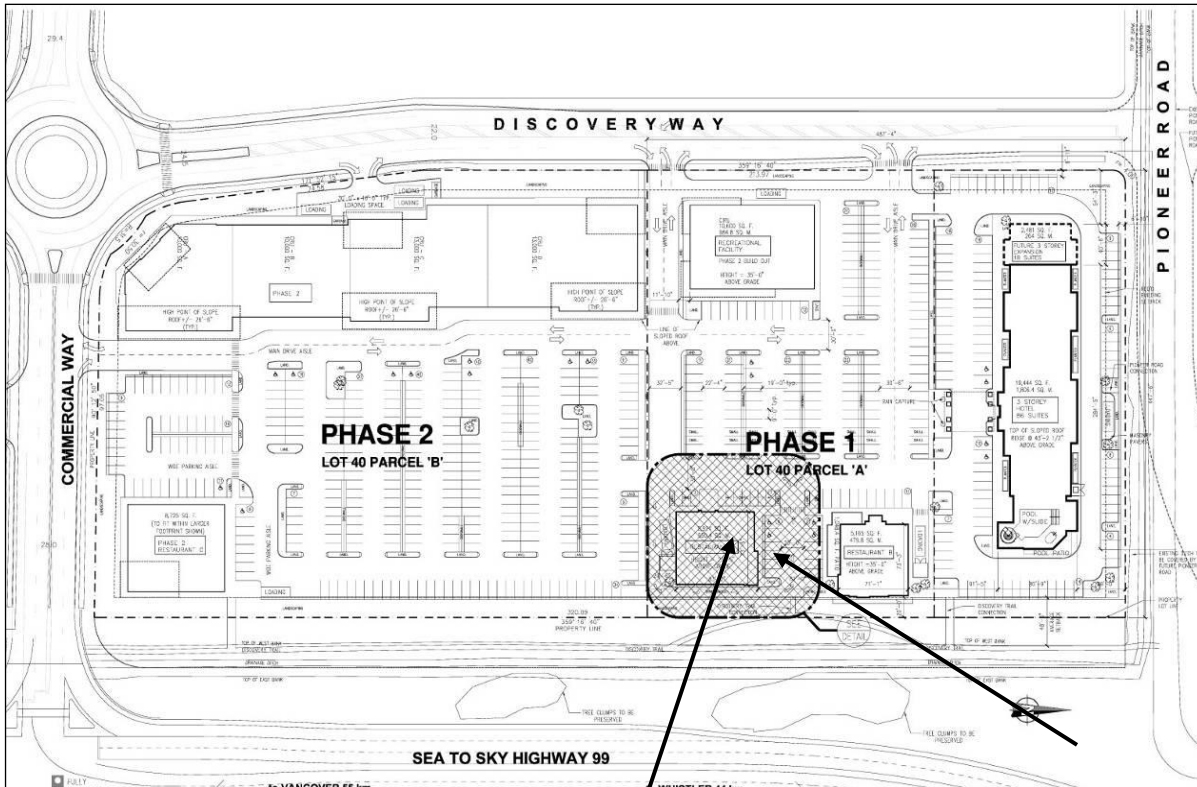
31.10 ACCESSORY BUILDINGS

- (a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.
- (b) Notwithstanding Section 4.4(b) a maximum of two buildings or structures shall be permitted.

31.11 SCREENING

Screening and Landscaping shall be provided in accordance with Section 4.7 of this Bylaw.

Schedule C
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw (C-9 – Parallax Drive in Use) No. 2018, 2007



Location of Drive In Restaurant Use permitted in C-9 Zone

SECTION 32 | ARTISAN VILLAGE (C-10)

The intent of this zone is to provide for a broad mix of uses, including living, working, selling and leisure activities.

32.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) restaurant;
- (b) artisan;
- (c) home occupation, multiple unit subject to Section 4.18;
- (d) retail store;
- (e) business and professional office, major;
- (f) apartment dwelling subject to Sections 4.16 and 32.13;
- (g) arts and culture;
- (h) live-work unit; (*Bylaw 2421, 2015*)
- (i) child care facility; (*Bylaw 2421, 2015*) and
- (j) public parking.

The following accessory uses and no others are permitted:

- (k) accessory uses; and
- (l) accessory retail sales.

32.2 MINIMUM LOT SIZE

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 929 sq m | 18.3 m | 36 m |

32.3 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 14.6 m | 4.58 m |

(a) Notwithstanding the height in Section 32.3, for Lots 2, 3, and 4, Block L, North East ¼ of Section 3, Township 50, Plan 9053, the maximum height for a principal building is 11.9 metres (*Bylaw 2421, 2015*)

32.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 75% of the area of the lot.

32.5 FLOOR AREA RATIO

The floor area ratio is 1.4 (*Bylaw 2235, 2012*)

- (a) Notwithstanding the floor area ratio in Section 32.5, for Lots 2, 3, and 4, Block L, North East ¼ of Section 3, Township 50, Plan 9053, the maximum floor area ratio is 0.9. (*Bylaw 2421, 2015*)

32.6 BUILDINGS PER LOT

Except as otherwise permitted through Section 4.2, no more than two (2) principal buildings shall be located on the lot.

32.7 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 6.10 m | 4.55 m | 3.05 m | 6.10 m |

- (a) Notwithstanding Section the setback requirements in the above table, the setback requirements of principal buildings located within Blocks, 17, 18, 21, 22, 23, 37, 38, 39 and 40, District Lot 486 are:

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 1.52 m | 1.52 m | 0 m | 4.57 m |

32.8 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

32.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

32.10 OFF-STREET LOADING

Off-street loading spaces for buildings and uses shall be provided in accordance with Section 42 of this Bylaw.

32.11 ACCESSORY BUILDINGS

- (a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.
- (b) Notwithstanding Section 4.4(b), a maximum of two buildings or structures shall be permitted.

32.12 SCREENING

Screening and landscaping shall be provided in accordance with Section 4.7 of this Bylaw.

32.13 APARTMENT USE

The maximum density of apartment uses shall not exceed 62 units per 0.40 hectares.

32.14 OTHER REGULATION

(a) On Strata Lot 9 District Lot 486 Group 1 New Westminster District Strata Plan BCS2725 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, personal service establishment shall be a permitted use. (*Bylaw 2391, 2015*)

SECTION 33 | LIGHT INDUSTRIAL (I-1)

The intent of this zone is to provide for light industrial uses.

33.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) automobile oriented commercial;
- (b) building supply outlets;
- (c) business and Professional Office, Minor Use subject to Section 33.13; (*Bylaw 2303, 2013*)
- (d) drive-through restaurant, subject to Sections 33.12;
- (e) fitness centre;
- (f) pet grooming; (*Bylaw 2303, 2013*)
- (g) heavy equipment sales;
- (h) industrial fuel installation;
- (i) light industrial;
- (j) motor vehicle repair shops;
- (k) nurseries;
- (l) restaurant subject to Section 33.12;
- (m) trade contractor facilities, including logging contractors; and
- (n) alcoholic beverage manufacturing. (*Bylaw 2303, 2013*)

The following accessory uses and no others are permitted:

- (o) accessory uses;
- (p) accessory residential dwelling subject to Section 4.3; and
- (q) accessory retail sales.

33.2 MINIMUM LOT SIZE

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 929 sq m | 18.36 m | 36 m |

33.3 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 10.68 m | 4.58 m |

33.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 75% of the area of the lot.

33.5 BUILDINGS PER LOT

Except as otherwise permitted through Section 4.2, no more than two (2) principal buildings shall be located on the lot.

33.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 6.10 m | 4.55 m | 3.05 m | 6.10 m |

- (a) Notwithstanding the setback requirement in the above table, the setback requirements of principal buildings located within Blocks 17, 18, 21, 22, 23, 37, 38, 39 and 40, District Lot 486 are:

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 1.52 m | 1.52 m | 0 m | 4.57 m |

33.7 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

33.8 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

33.9 OFF-STREET LOADING

Off-street loading spaces for buildings and uses shall be provided in accordance with Section 42 of this Bylaw.

33.10 ACCESSORY BUILDINGS

- (a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.
- (b) Notwithstanding Section 4.4(b), a maximum of two buildings or structures shall be permitted.

33.11 SCREENING

Screening and landscaping shall be provided in accordance with Section 4.7 of this Bylaw.

33.12 RESTAURANT AND DRIVE-THROUGH USE

- (a) A restaurant use shall be limited to a maximum of 50 seats
- (b) Within this zone, a drive-in restaurant shall be permitted only on Lots 94, Plan 20122, D.L. 1305, and Lot 102, Plan 20466, D.L. 1305.

33.13 BUSINESS OFFICE USE CONDITIONS

- (a) A Business and Professional Office, Minor Use shall only be permitted on the property described as: Strata Lot 1, District Lot 759, Group 1, New Westminster District, Strata Plan LMS 2331 and limited to 60% of the gross floor area of the building.
- (b) Accessory retail sales are not permitted in association with Business and Professional Office, Minor uses.

SECTION 34 | RAIL MARSHALLING YARD (I-2)

The intent of this zone is to provide for land for the moving, storage and shunting of railway vehicles.

34.1 PERMITTED USES

The following uses and no others shall be permitted:

- (a) *(Repealed by Bylaw 2303, 2013)*
- (b) accessory uses;
- (c) rail marshalling yard;
- (d) rail maintenance buildings;
- (e) railway station; and
- (f) uses permitted within the I-3 zone.

34.2 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 10.68 m | 4.58 m |

34.3 MINIMUM SETBACKS FOR BUILDINGS

No building shall be located within 7.62 metres of a property line.

34.4 OFF-STREET PARKING

Off-street parking spaces shall be provided in accordance with Section 41.

34.5 OFF-STREET LOADING

Off-street loading spaces shall be provided in accordance with Section 42.

SECTION 35 | GENERAL INDUSTRIAL (I-3)

The intent of this zone is to provide land which requires large lot sizes at a location near to waterfront, rail, or other major transportation routes; the uses intended are primarily oriented to intensive manufacturing, transportation, and shipment of manufactured, bulk goods, or materials.

35.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) industrial.

The following accessory uses and no others are permitted:

- (b) accessory residential dwelling, subject to Section 4.3; and
- (c) accessory uses.

35.2 PROHIBITED USES

Industrial uses involving the incineration of wood waste or any other organic material are prohibited in the General Industrial (I-3) zone except as follows: (*Bylaw 2235, 2012*)

- (a) on land legally described as: District Lot 2351, 2802 and 5899 (EXC RP 5238) 6232 and 6237.
- (b) unless in relation to a biomass energy utility, as regulated by provincial requirements.

35.3 CONDITIONS OF USE

An industrial use shall not discharge or emit across lot lines:

- (a) odours, toxic, or noxious matter or vapours;
- (b) heat, glare, or radiation; or
- (c) recurrently generated ground vibration.

35.4 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 19.30 m | 4.58 m |

35.5 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 70% of the area of the lot.

35.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|
| 7.62 m | 7.62 m | 6.10 m |

- (a) Notwithstanding the setback requirements in the above table, no building, structure, storage or activity area shall be located within 30.50 metres of any lot zoned or used for any residential use.

35.7 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

35.8 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

35.9 OFF-STREET LOADING

Off-street loading spaces for buildings and uses shall be provided in accordance with Section 42 of this Bylaw.

35.10 ACCESSORY BUILDINGS

- (a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw;
- (b) Notwithstanding Section 4.4(b), there shall be no limitations on the number of accessory buildings permitted;
- (c) Notwithstanding Section 4.4(f) no accessory building shall exceed a height of 9.14 metres.

35.11 SCREENING

Screening and landscaping shall be provided in accordance with Section 4.7 of this Bylaw.

SECTION 36 | USED GOODS INDUSTRIAL (I-4)

The intent of this zone is to provide land for light industrial and the extraction, production, or sale of recycled materials and the salvage of motor vehicle parts.

36.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) recycling depots;
- (b) uses permitted in the I-1 Zone;
- (c) wrecking or salvaging yard; and
- (d) commercial composting subject to Section 36.12

The following accessory uses and no others are permitted:

- (e) accessory residential dwelling subject to Section 4.3;
- (f) accessory uses;

36.2 CONDITIONS OF USE

Nothing shall be done that is or shall become an annoyance or nuisance to the surrounding sites by reason of unsightliness, the emission of odours, liquid effluents, dust, fumes, smoke, vibrations, noise, or glare; nor shall anything be done that creates or causes a health, fire, or explosion hazard, electrical interference, or undue traffic congestion.

36.3 MINIMUM LOT SIZE

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 929 sq m | 18.3 m | 27.4 m |

36.4 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 10.68 m | 4.58 m |

36.5 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 75% of the area of the lot.

36.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 4.57 m | 3.05 m | 6.10 m |

- (a) Notwithstanding the rear setback in the above table, where a rear lane is abuts the lot, the minimum rear lot line setback shall be 1.52 metres.
- (b) No storage or industrial activity shall be located within 30.5 metres of any lot zoned for or developed with a residential use.

36.7 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

36.8 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

36.9 OFF-STREET LOADING

Off-street loading spaces for buildings and uses shall be provided in accordance with Section 42 of this Bylaw.

36.10 ACCESSORY BUILDINGS

- (a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw;
- (b) Notwithstanding Section 4.4(b), a maximum of two buildings or structures shall be permitted, except for a recycling depot, in which case there should be no limitations on the number of accessory buildings permitted. *(Bylaw 2303, 2013)*

36.11 SCREENING

Screening and landscaping shall be provided in accordance with Section 4.7 of this Bylaw.

36.12 COMMERCIAL COMPOSTING

Commercial Composting shall only be permitted on the property described as: Lot A, District Lot 5032 and South East ¼ of Section 3, Township 50, New Westminster District, Plan LMP53244.

SECTION 37 | LOG SORT (I-5)

The intent of this zone is to provide for land for the sorting of logs.

37.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) log sort operations;
- (b) uses permitted within the RE zone; and
- (c) uses permitted within the I-3 zone, subject to Section 37.6.

The following accessory uses and no others are permitted:

- (d) accessory uses

37.2 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 10.7 m | 4.58 m |

37.3 MINIMUM SETBACKS FOR BUILDINGS

No building shall be located within 7.62 metres of a property line.

37.4 OFF-STREET PARKING

Off-street parking spaces shall be provided in accordance with Section 41.

37.5 OFF-STREET LOADING

Off-street loading spaces shall be provided in accordance with Section 42.

37.6 SPECIAL SCREENING REQUIREMENTS

- (a) No sorting of logs shall be permitted within 30 metres of a property line;
- (b) Within the 30 metres setback area, subject to Section 4.7, screening shall be provided in the form of natural vegetation at a minimum height of 1.2 metres in height.

37.7 SPECIAL INDUSTRIAL USES

Section 37.1(e) shall only apply to the following lots:

- (a) Lot D, Plan 14521, D.L. 486, Block 39
- (b) Block 1, D.L. 486, Plan 884

SECTION 38 | RAIL TRANSPORTATION (I-6)

This zone is intended to provide land for the operation of the CNR main line as it passes through Squamish.

38.1 PERMITTED USES

The following uses and no others shall be permitted:

- (a) accessory uses;
- (b) public service use; and
- (c) railway freight and passenger operations.

SECTION 39 | ROCK PROCESSING (I-7)

The intent of this zone is to provide land for rock removal, processing and fabricating operations.

39.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) processing and fabricating of rock material; and
- (b) rock removal;

The following accessory uses and no others are permitted:

- (c) accessory uses; and
- (d) accessory residential dwelling subject to section 4.3.

39.2 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 10.68 m | 4.58 m |

39.3 MINIMUM SETBACK FOR BUILDINGS

No building shall be located within 7.62 metres of a property line, except in the case where the adjacent property is zoned for a residential use, in which case no building shall be located within 50 metres of the shared property line.

39.4 OFF-STREET PARKING

Off-street parking spaces shall be provided in accordance with Section 41.

SECTION 39A | SPECIALIZED INDUSTRIAL BUSINESS (I-8)

(Bylaw 2344, 2014)

The intent of this zone is to permit development of an industrial business park containing a mix of light industrial uses, high technology and research and development activity, including 'Rec-Tech', as well as ancillary limited office and services uses undertaken in enclosed buildings having a high standard of design.

39A.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) alcoholic beverage manufacturing;
- (b) automobile oriented commercial;
- (c) building supply outlets;
- (d) business and professional office, minor, subject to 39A.13;
- (e) fitness centre;
- (f) pet grooming;
- (g) heavy equipment sales;
- (h) industrial fuel installation;
- (i) indoor recreation;
- (j) light industrial;
- (k) motor vehicle repair shops;
- (l) nurseries;
- (m) restaurant subject to Section 39A.12; and
- (n) trade contractor facilities, including logging contractors.

The following accessory uses and no others are permitted:

- (o) accessory uses;
- (p) accessory residential dwelling subject to Section 4.3;
- (q) accessory retail sales, subject to Section 39A.13.

39A.2 MINIMUM LOT SIZE

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 929 sq m | 18.36 m | 36 m |

39A.3 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 10.68 m | 4.58 m |

39A.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 75% of the area of the lot.

39A.5 BUILDINGS PER LOT

Except as otherwise permitted through Section 4.2, no more than four (4) principal buildings shall be located on the lot.

39A.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 6.10 m | 4.55 m | 3.05 m | 6.10 m |

39A.7 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

39A.8 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

39A.9 OFF-STREET LOADING

Off-street loading spaces for buildings and uses shall be provided in accordance with Section 42 of this Bylaw.

39A.10 ACCESSORY BUILDINGS

- (a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.
- (b) Notwithstanding Section 4.4(b), a maximum of two accessory buildings or structures shall be permitted.

39A.11 SCREENING

Screening and landscaping shall be provided in accordance with Section 4.7 of this Bylaw.

39A.12 RESTAURANT

- (a) A restaurant use shall be limited to a maximum of 50 seats.

39A.13 BUSINESS AND PROFESSIONAL OFFICE, MINOR

- (a) Business and Professional Office, Minor is limited to 20% of the gross floor area of a ground floor unit. In addition, Business and Professional Office, Minor is permitted on an upper level mezzanine or second floor.
- (b) Accessory retail sales are not permitted in association with Business and Professional Office, Minor uses.

SECTION 39B | SPECIALIZED BUSINESS SERVICE CENTRE (I-9)

(Bylaw 2344, 2014)

The intent of this zone is to provide for limited convenience services primarily serving the businesses and employees of the surrounding industrial business park, with a high standard of design and amenity.

39B.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) alcoholic beverage manufacturing;
- (b) automobile oriented commercial;
- (c) building supply outlets;
- (d) business and professional office, minor, subject to 39B.11;
- (e) business service establishment;
- (f) drive-through restaurant, subject to Section 39B.11;
- (g) financial institution, subject to Section 39B.11;
- (h) fitness centre;
- (i) pet grooming;
- (j) heavy equipment sales;
- (k) industrial fuel installation;
- (l) indoor recreation;
- (m) light industrial;
- (n) motor vehicle repair shops;
- (o) nurseries;
- (p) postal outlet, subject to Section 39B.11;
- (q) restaurant subject to Section 39B.11;
- (r) retail store, subject to Section 39B.11; and
- (s) trade contractor facilities, including logging contractors.

The following accessory uses and no others are permitted:

- (t) accessory uses;
- (u) accessory residential dwelling subject to Section 4.3;
- (v) accessory retail sales, subject to Section 39B.11.

39B.2 MINIMUM LOT SIZE

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 929 sq m | 18.36 m | 36 m |

39B.3 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 10.68 m | 4.58 m |

39B.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 75% of the area of the lot.

39B.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 6.10 m | 4.55 m | 3.05 m | 6.10 m |

39B.6 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

39B.7 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

39B.8 OFF-STREET LOADING

Off-street loading spaces for buildings and uses shall be provided in accordance with Section 42 of this Bylaw.

39B.9 ACCESSORY BUILDINGS

- (a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.
- (b) Notwithstanding Section 4.4(b), a maximum of two buildings or structures shall be permitted.

39B.10 SCREENING

Screening and landscaping shall be provided in accordance with Section 4.7 of this Bylaw.

39B.11 CONDITIONS OF USE

- (a) Business and Professional Office, Minor
 - (i) Business and Professional Office, Minor is restricted to a total gross floor area of 1,394 square metres
 - (ii) Business and Professional Office, Minor is limited to 20% of the gross floor area of a ground floor unit and in addition, is permitted on an upper level mezzanine or second floor.
 - (iii) Accessory retail sales are not permitted in association with Business and Professional Office, Minor uses.
- (b) Drive-through Restaurant shall be limited to two (2) fast-food/fast coffee outlets.
- (c) Within this zone, there shall be no more than one (1) Financial Institution.
- (d) The maximum gross floor area of any single Restaurant tenant is 464 square metres.
- (e) The maximum gross floor area of any Retail Store is 1,394 square metres (15,000 square feet) and an individual retail tenancy minimum shall be no less than 140 square metres.
- (f) Retail Store will be limited to business and employee serving goods and services. It excludes full service grocery store, pharmacy and liquor store.
- (g) The total maximum gross floor area of all Retail, Restaurant, Postal Outlet and Financial Institution uses is 5,574 square metres.

SECTION 40 | COMPREHENSIVE DEVELOPMENT ZONE (CD)

This zone is intended to accommodate and regulate the development of a use or a mixture of uses based on a comprehensive plan. Each zone differentiated by a numbered suffix shall be treated as a separate zone.

40.1 PERMITTED USES

The permitted uses shall be limited to those as noted in the respective Comprehensive Development Zone Bylaw differentiated by a numbered suffix.

40.2 PLAN TO BE PART OF BYLAW

All buildings, structures and uses shall comply with the size, shape, height and siting as designated on the approved comprehensive development plan, which shall be included in and form part of this Bylaw.

SECTION 40A | COMPREHENSIVE DEVELOPMENT ZONE (CD-1)

40A.1 PERMITTED USES

Land and structures may be used for a designated combination of the following uses and no others:

- (a) Uses permitted in Commercial Zones;
- (b) Uses permitted in Industrial Zones;
- (c) Uses permitted in Institutional Zones;
- (d) Uses permitted in Mobile Home Park Zones;
- (e) Uses permitted in Park Zones;
- (f) Uses permitted in Residential Zones;
- (g) Uses permitted in Resource Zones;
- (h) Uses permitted in Rural Zones; and
- (i) Uses permitted in Service Station Zones.

40A.2 PLAN TO BE PART OF BYLAW

All buildings, structures and uses shall comply with the size, shape and siting as designated on the approved comprehensive development plan, which shall be included in and form part of this bylaw.

SECTION 40B | COMPREHENSIVE DEVELOPMENT ZONE (CD-2)

40B.1 PERMITTED USES

In Comprehensive Development Zone No. 2, the use of land and buildings is restricted to:

- (a) Buildings accessory to the uses permitted in (b) to (f);
- (b) Commercial;
- (c) Family daycare, group daycare;
- (d) Parking;
- (e) Park/public open space, and
- (f) Townhouse and apartment dwellings.

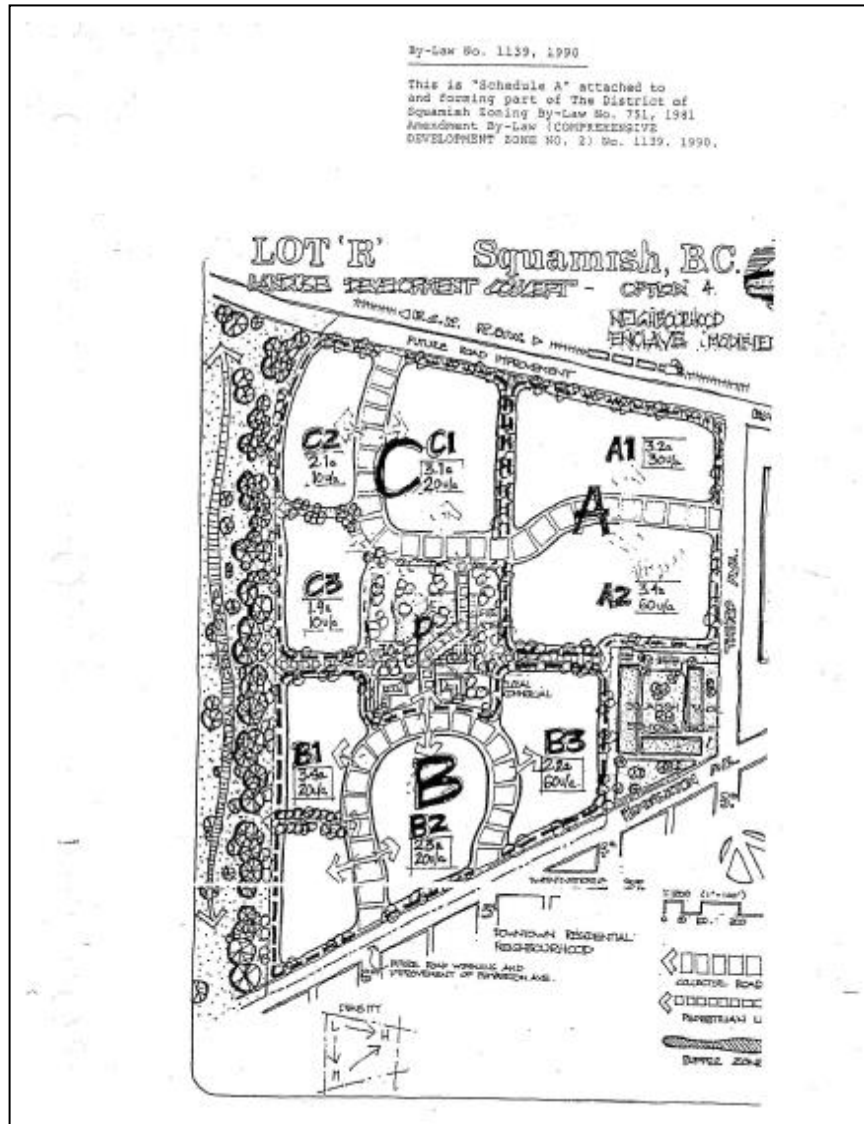
40B.2 DEVELOPMENT

Every Application for development within the Comprehensive Development Zone No. 2 shall generally comply to the densities as outlined in Option 4 of the Land Use Development Concept for Lot R, which is attached hereto and forms part of this bylaw. The maximum development for this site is 660 dwelling units and 929 square metres of commercial use.

40B.3 HEIGHT OF BUILDINGS

Buildings shall not exceed a height of 6 storeys.

**Schedule "A" to
District of Squamish Zoning Bylaw 2200, 2011
Comprehensive Development Zone No. 2**



SECTION 40E | COMPREHENSIVE DEVELOPMENT ZONE 5 (CD-5)

1. THAT those parcels of land in the District of Squamish, legally described as:

(a) Lot 1, Block P, District Lot 486, Plan 8376;

(b) Lot A, Block P, District Lot 486, Plan 10163;

(c) Lot 4, except part in Plan 10163, Block P, District Lot 486, Plan 8376;

(d) Lot 5, Block P, District Lot 486, Plan 8376;

(e) Block B of District Lot 6736, Group 1, N.W.D.; and

(f) Block A of District Lot 6305, Group 1, N.W.D.

as crosshatched on the sketch attached as Schedule "A" to this Bylaw, be rezoned from Comprehensive Development Zone No. 1 to Comprehensive Development Zone No. 5.

2. Land and all buildings and structures shall be used in accordance with the uses noted on drawings attached hereto as Schedule "B" to this Bylaw and labelled "P-1 Preliminary Site Plan", date Rev 8 September, 1994.

3. All buildings, structures and uses shall comply with the size, shape and siting as designated on Schedule "B" to this Bylaw.

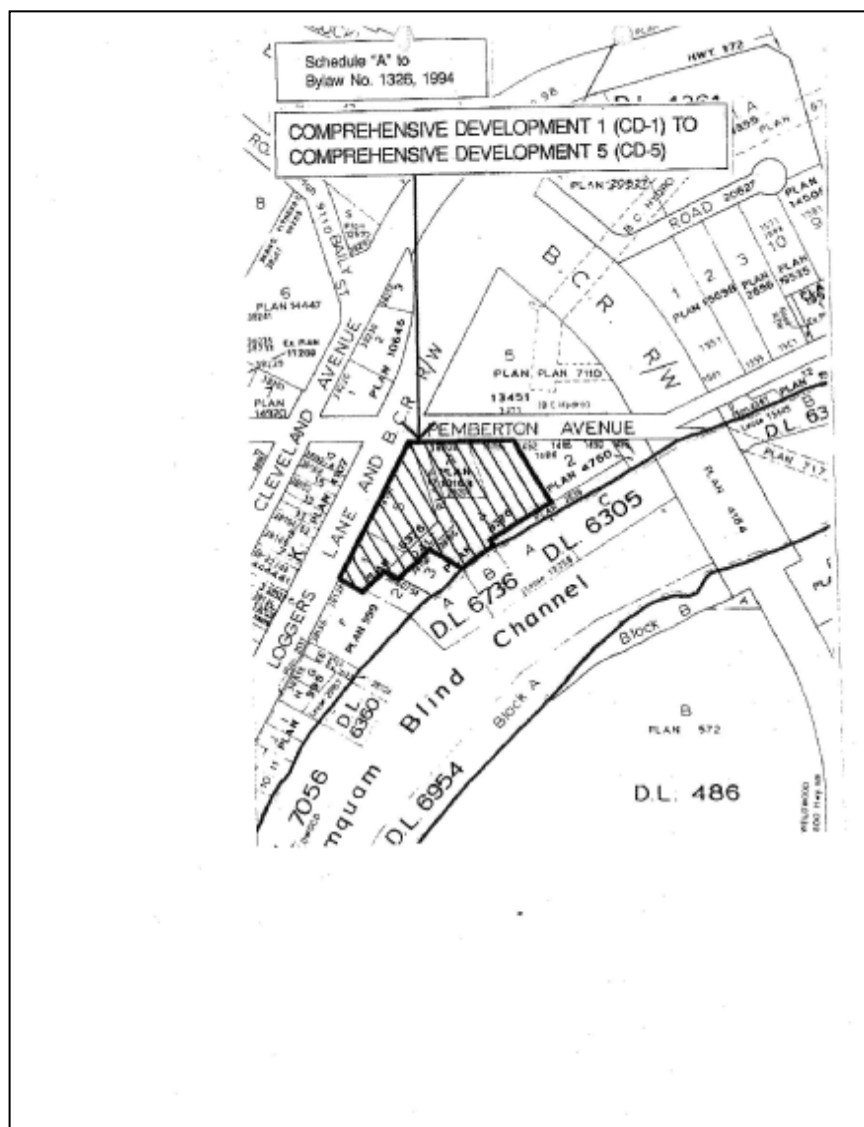
4. All buildings and structures shall comply with the building heights as designated on Schedule "C" to this Bylaw labelled "P-5, P-7 and P-9 Proposed Elevations", dated April 28, 1994.

5. The maximum number of dwelling units permitted shall be 90.

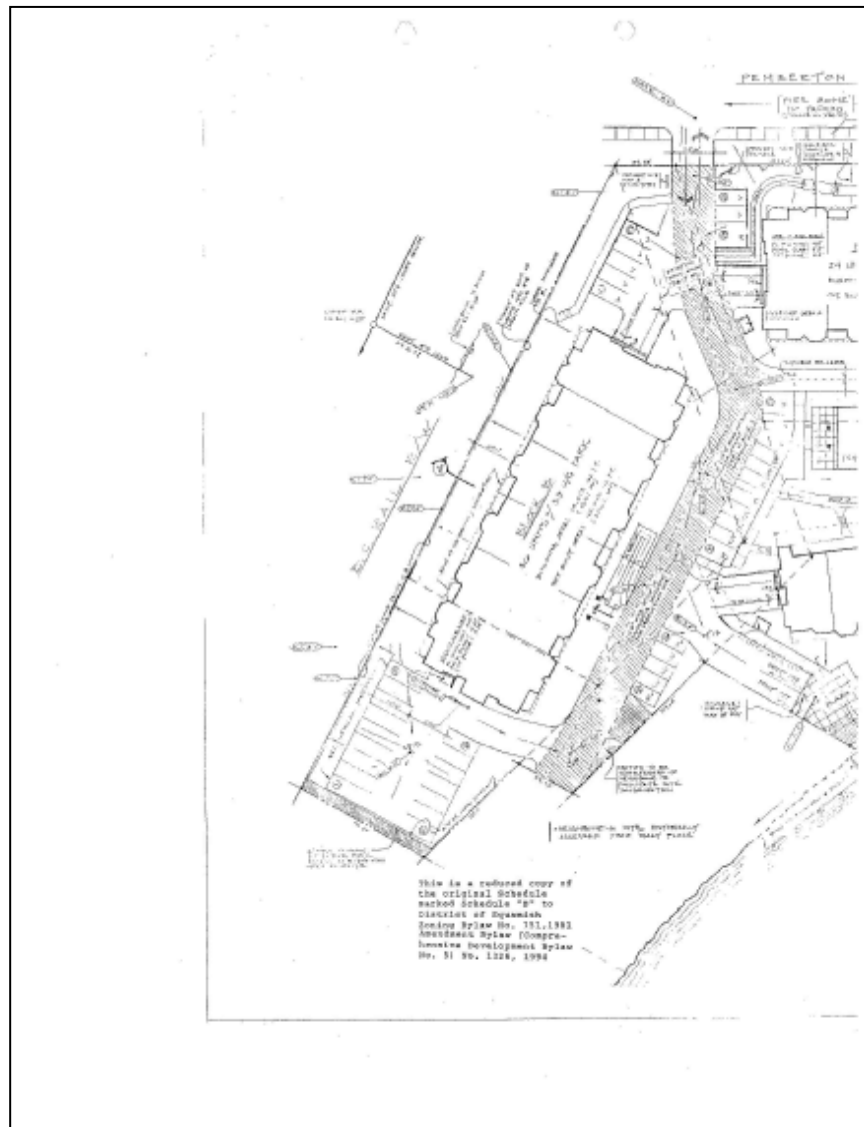
6. Notwithstanding Section 3.1.0(a) of Zoning Bylaw No. 751, 1981, the required number of parking spaces shall be 166.

7. Notwithstanding clauses 4 and 5, the size, shape and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.

Schedule "A"
Comprehensive Development Zone No. 5

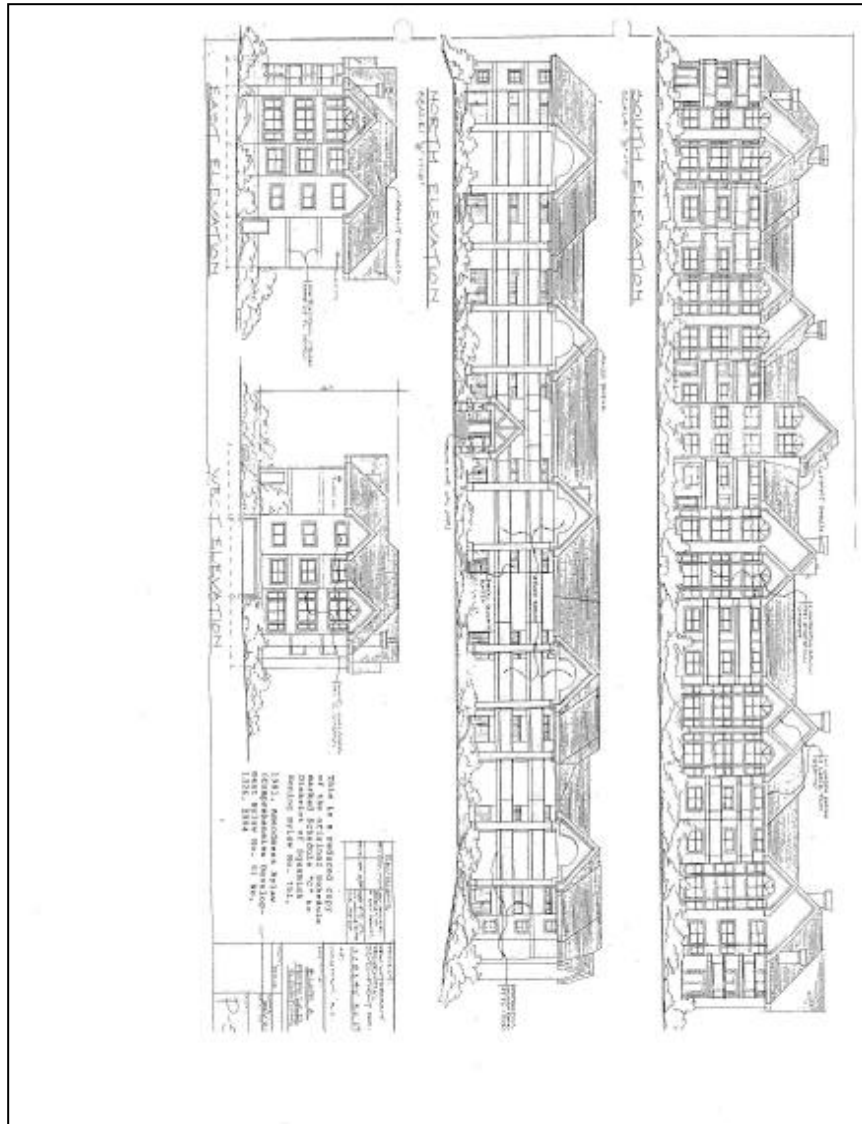


**Schedule "B" to
District of Squamish Zoning Bylaw 2200, 2011
Comprehensive Development Zone No. 5**

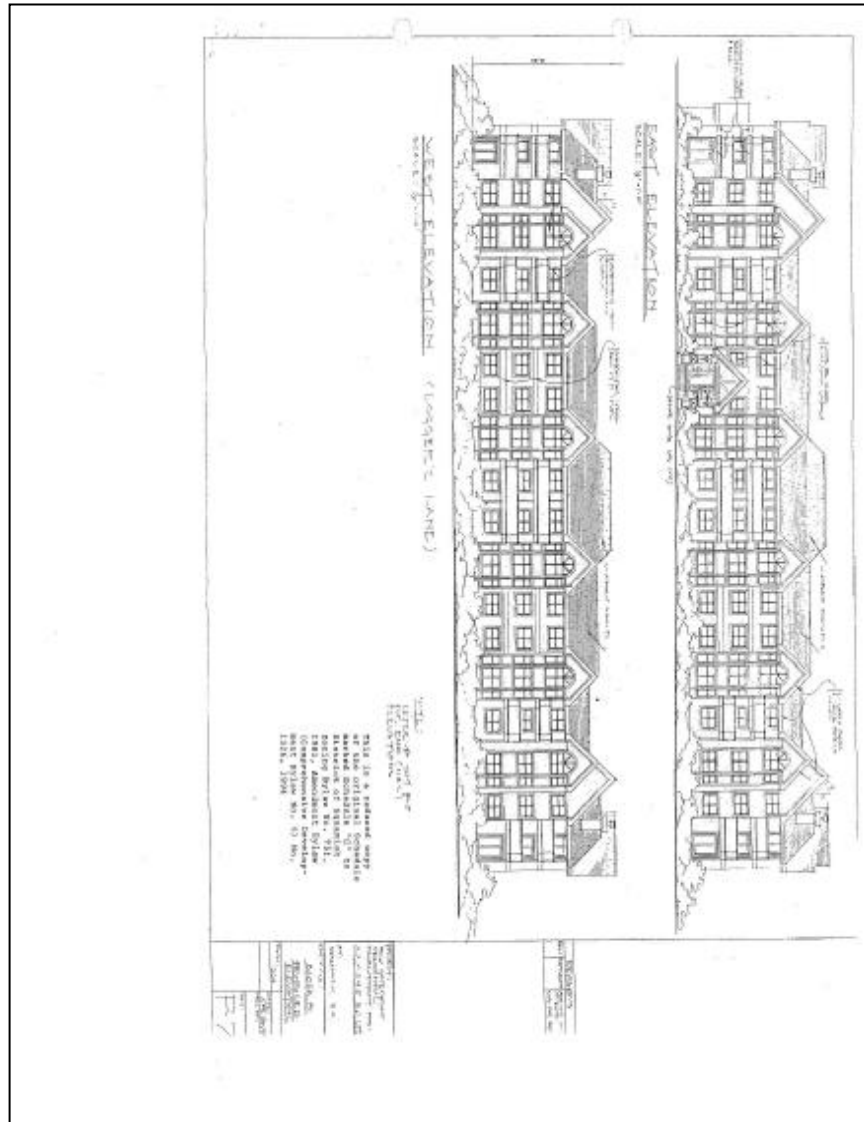


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Drawing P-7



Drawing P-7



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SECTION 40F | COMPREHENSIVE DEVELOPMENT ZONE 6 (CD-6)

40F.1 PERMITTED LAND USES

Land and all buildings and structures shall be used in accordance with the following uses:

- (a) arts and crafts studios and workshops;
- (b) buildings accessory to the uses permitted in (a) to (n) excluding (i), (k) and (l);
- (c) manufacturing, including:
 - (i) the manufacturing, drying, or finishing of the following textile products or other of a like character or kind: apparel and clothing, canvas products, carpets, mats, rugs, cotton and jute bags, curtains and draperies, fabrics, thread, yard, twine, and rope (excluding the production of the synthetic fibres), and felt;
 - (ii) the manufacturing or finishing of the following wood, metal, and paper products: articles from prepared paper, household utensils, cutlery, hand and edge tools, ornamental and art products;
 - (iii) the manufacturing or finishing of the following furniture and fixtures or other products of like character and kind: household and office furniture, brooms, brushes, mops, mattresses and bed springs, partitions, shelving, lockers, office and store fixtures, window blinds and shades, heating, air conditioning and sheet metal components, window and door slashes and doors;
 - (iv) the manufacturing, assembly, or finishing of the following transportation equipment: bicycles, boats not greater than 12 metres in length, trailers, excluding truck trailers;
 - (v) the manufacturing of articles from prepared glass and ceramic materials;
- (d) offices, storage buildings, work shops and yards for the following trade contractors: cement, excavating, masonry, and building;
- (e) park and public open space;

- (f) restaurant;
- (g) retail sales of products produced on site;
- (h) service uses, including:
 - (i) laboratories;
 - (ii) trade schools;
 - (iii) architectural, data processing, drafting, engineering, and surveying offices;
- (i) storage accessory to the uses permitted in (a) to (n) excluding (i), (k) and (l).
- (j) storage and sales yard, excluding storage and sale yards for wrecked motor vehicles, and including:
 - (i) boat showrooms and display yards;
 - (ii) building supply and lumber yards.
- (k) three (3) accessory residential apartments units each with a maximum floor area of 83.6 square metres;
- (l) two (2) accessory residential units, one with a maximum floor area of 185.8 square metres and the other with a maximum floor area of 111.48 square metres;
- (m) warehousing, including:
 - (i) packing and crating;
 - (ii) furniture and general wholesale storage and warehousing;
 - (iii) auction and liquidation sales.
- (n) welding shops; and
- (o) woodworking and millworking shops.

40F.2 PLAN TO BE PART OF BYLAW

All buildings, structures and uses shall comply with the size, shape and siting as designated on the attached "Site Plan", which forms part of this bylaw.

40F.3 ACCESSORY DWELLINGS

The maximum number of accessory dwelling units permitted shall be five (5).

40F.4 OFF-STREET PARKING

The required number of parking spaces shall be twenty (20) and located on site. Section 41 of this bylaw shall apply.

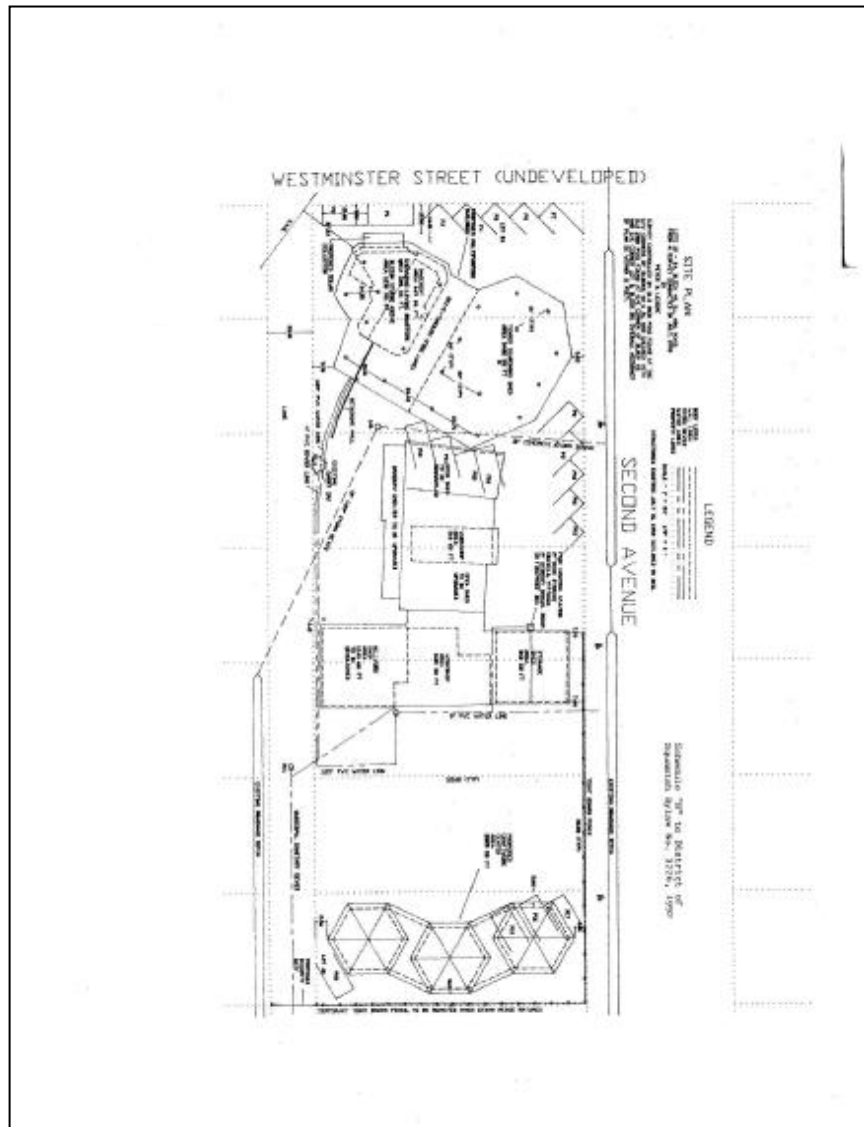
40F.5 SITING REQUIREMENTS

Notwithstanding Section 40F.2, the height, shape and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.

40F.6 MAXIMUM HEIGHT

No building or structure shall exceed three (3) stories or 10.67 metres in height, whichever is less.

**Schedule "B" Site Plan to
Comprehensive Development Zone No. 6**



SECTION 40G | COMPREHENSIVE DEVELOPMENT ZONE 7 (CD-7)

40G.1 PERMITTED LAND USES:

In the Comprehensive Development Zone No. 7 the use of land and buildings is restricted to:

- (a) Accessory convenience store with a maximum sales floor area of 115 square metres;
- (b) Accessory off-street parking use; and
- (c) Gasoline service station.

40G.2 MAXIMUM HEIGHT

Buildings and structures are not to exceed a height of 5.2 metres.

40G.3 PLAN TO BE PART OF BYLAW

All buildings, structures and uses shall comply with the size, shape and siting as designated on the "Ground Plan", dated 92/11/12, which forms part of this bylaw.

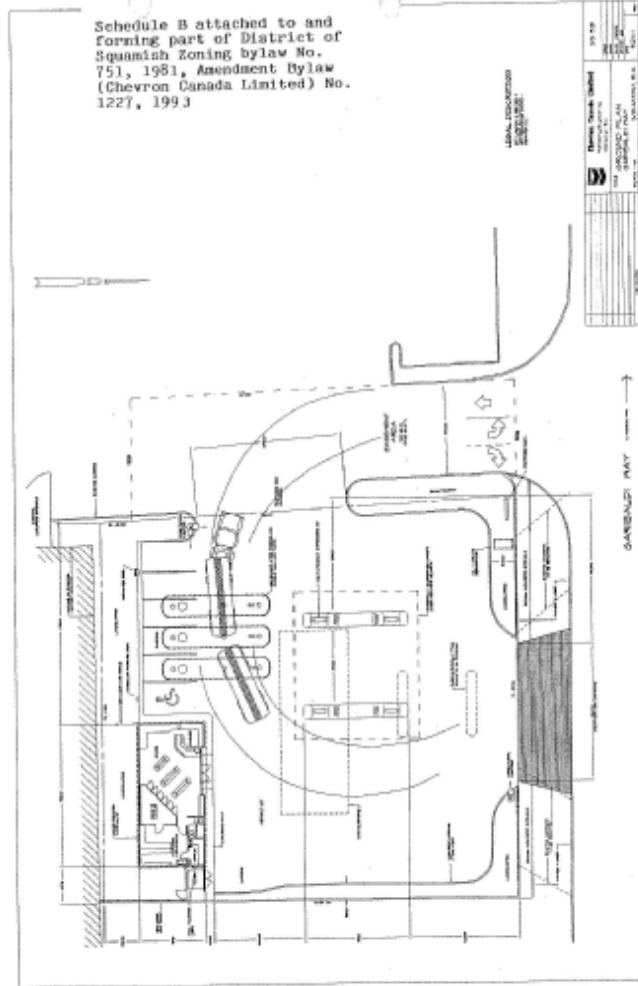
40G.4 OFF-STREET PARKING

The required number of off-street parking spaces shall be 5.

40G.5 SITING REQUIREMENTS

Notwithstanding Sections 40G.2 and 40G.3, the height, shape and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.

Development Zone No. 7



SECTION 40J | COMPREHENSIVE DEVELOPMENT ZONE 10 (CD-10)

40J.1 PERMITTED LAND USES:

In the Comprehensive Development Zone No. 10 the use of land and buildings is restricted to:

- (a) Accessory brewery;
- (b) Accessory off-street parking use;
- (c) Accessory uses;
- (d) Banquet rooms;
- (e) Liquor primary establishment with outdoor patio;
- (f) Restaurant;
- (g) Retail store; and
- (h) Twenty (20) unit hotel.

40J.2 MAXIMUM HEIGHT

Buildings and structures are not to exceed a height of 17 metres, and habitable space is not to exceed 10.67 metres above the height datum.

40J.3 PLAN TO BE PART OF BYLAW

All buildings, structures and uses shall comply with the size, shape and siting as designated on the drawing labeled "Howe Sound Brewing Company Limited: A-1", dated June 3rd, 1993, which forms part of this bylaw.

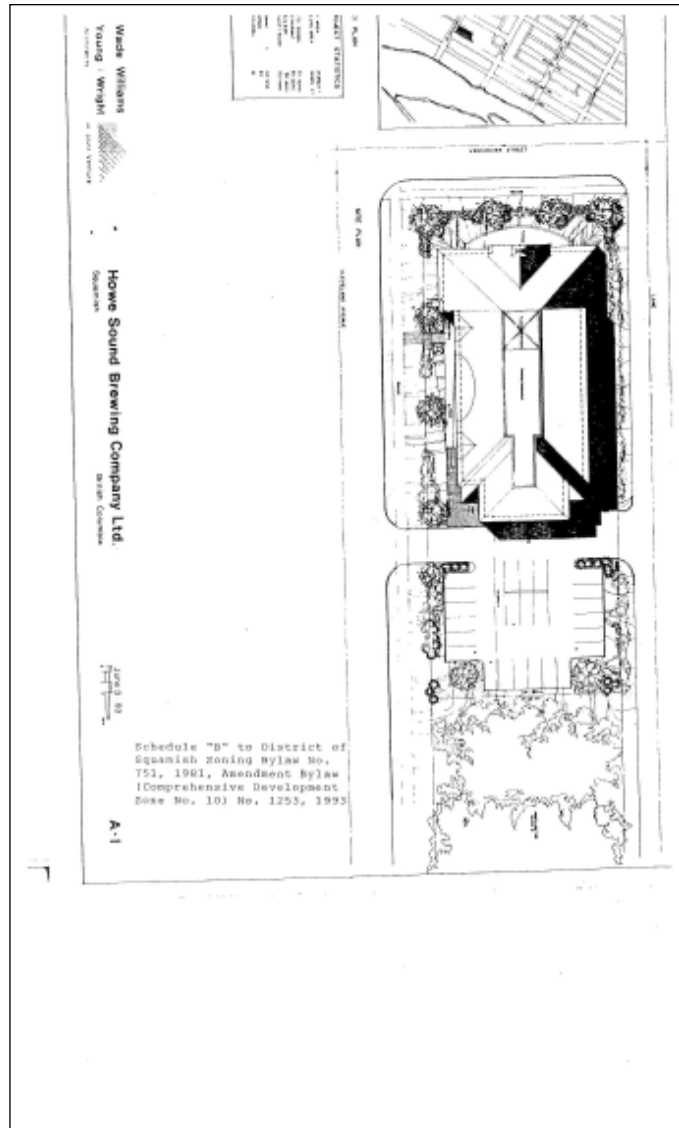
40J.4 OFF-STREET PARKING

The required number of off-street parking spaces shall be 41.

40J.5 SITING REQUIREMENTS

Notwithstanding Section 40J.2 and 40J.3, the height, shape and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.

Drawing A-1 Schedule "B"



SECTION 40L | COMPREHENSIVE DEVELOPMENT ZONE 12 (CD-12)

40L.1 PERMITTED USES AND DENSITIES:

In the Comprehensive Development Zone No. 12, the following uses and densities are permitted and other uses are prohibited, except as otherwise noted in this bylaw:

- (1) **Area A: Intent:** This area of the plan is intended to encompass the majority of the golf course and related uses with the exception of the golf clubhouse and pro-shop.

Within that portion of the subject lands, identified as Area A on the plan entitled Garibaldi Springs Golf and Country Club Ltd. - Proposed Zoning Plan Sub Areas (S9921-ZP1) which is incorporated into and forms part of this bylaw as Schedule "A", the following uses and densities and no others shall be permitted:

- (a) golf course, including maintenance area, driving range and practice fairway;
- (b) uses customarily associated with the aforementioned use; and
- (c) park.

The minimum area of the golf course is 44.4 hectares.

- (2) **Area B: Intent:** This area contains the resort centre consisting of tourist accommodation uses incorporating a variety of tourist, golf, sports and entertainment uses.

Within that portion of the subject lands, identified as Area B on the plan entitled Garibaldi Spring Golf and Country Club Ltd. - Proposed Zoning Plan Sub Areas (S9921-ZP1) which is incorporated into and forms part of this bylaw as Schedule "A", the following uses and densities and no others shall be permitted:

- (a) Resort uses, including the following:

- (i) hotels;
- (ii) motels; motor hotels;
- (iii) restaurant, coffee shops, liquor primary establishments;
- (iv) golf clubhouse, restaurant, liquor primary establishments, pro-shop, driving range, golf school and meeting rooms;
- (v) swimming pool;
- (vi) exercise rooms, health centre and gymnasium;
- (vii) daycare;
- (viii) indoor and outdoor racquet sports facilities;
- (ix) games and recreation facilities, including bowling, billiards and other similar uses;
- (x) offices, administration and service uses ancillary to the above;
- (xi) uses customarily associated with the aforementioned uses; and
- (xii) accessory buildings and structures.

The densities are as follows:

- (a) the minimum area of the resort centre is 1.3 hectares; and
- (b) buildings: a maximum of 12,550 square metres.

(3) **Area C: Intent:** This area is a low-rise residential (townhouse cluster).

Within that portion of the subject lands, identified as Area C on the plan entitled Garibaldi Spring Golf and Country Club Ltd. - Proposed Zoning Plan Sub Areas (S9921-ZP1) which is incorporated into and forms part of this bylaw as Schedule "A", the following uses and densities and no others shall be permitted:

- (a) multiple-unit residential; and (*Bylaw 2303, 2013*)
- (b) accessory buildings and structures.

The densities are as follows:

- (a) multiple-unit residential; a maximum of 60 dwellings within 1.78 hectares (*Bylaw 1720, 2002*) (*Bylaw 2303, 2013*)

(4) **Area D: Intent:** This area is a low-rise attached residential (townhouse) cluster.

Within that portion of the subject lands, identified as Area D on the plan entitled Garibaldi Spring Golf and Country Club Ltd. - Proposed Zoning Plan Sub Areas (S9921-ZP1) which is incorporated into and forms part of this bylaw as Schedule "A", the following uses and densities and no others shall be permitted.

- (a) multiple unit residential; and
- (b) accessory buildings and structures.

The densities are as follows:

- (a) multiple unit residential: a maximum of 46 dwellings within 1.52 hectares (*Bylaw 1720, 2002*)

(5) **Area E: Intent:** This area is intended for commercial and retail uses.

Within that portion of the subject lands, identified as Area E on the plan entitled Garibaldi Spring Golf and Country Club Ltd. - Proposed Zoning Plan Sub Areas (S9921-ZP1) which is incorporated into and forms part of this bylaw as Schedule "A", the following uses and densities and no others shall be permitted:

- (a) retail store;
- (b) coffee shops;
- (c) restaurant;
- (d) accessory buildings and structures;
- (e) personal services;
- (f) business and professional offices;
- (g) artisan use; and

(h) apartment dwelling subject to section 4.16. *(Bylaw 1889)*

- (6) **Area F: Intent:** This area is intended to provide a modest local and neighbourhood convenience commercial centre emphasizing service uses.

Within that portion of the subject lands, identified as Area F on the plan entitled Garibaldi Spring Golf and Country Club Ltd. - Proposed Zoning Plan Sub Areas (S9921-ZP1) which is incorporated into and forms part of this bylaw as Schedule "A", the following uses and densities and no others shall be permitted:

- (a) cafes and coffee shops;
- (b) business and professional offices;
- (c) retail store;
- (d) recreational places and places of amusement;
- (e) accessory buildings and structures; and
- (f) apartment dwelling subject to section 4.16 *(Bylaw 1841, 2005)*

The densities are as follows:

- (a) commercial uses: a maximum of 37.16 square metres of building within 0.4 hectares.

- (7) **Area G: Intent:** This area is designated for fish habitat compensation channels and features with areas for parking for the adjacent mini-golf and commercial areas where possible, all within the Hydro right-of-way.

Within that portion of the subject lands, identified as Area G on the plan entitled Garibaldi Spring Golf and Country Club Ltd. - Proposed Zoning Plan Sub Areas (S9921-ZP1) which is incorporated into and forms part of this bylaw as Schedule "A", any or all of the following uses and densities hereinafter prescribed:

- (a) parking; and
- (b) park.

The densities are as follows:

- (a) parking and recreational uses: a maximum of 900 parking spaces within 5.4 hectares.

40L.2 MINIMUM LOT SIZE AND FRONTAGE

A lot shall have an area not less than the minimum lot area and a frontage not less than the minimum frontage prescribed as follows:

- (a) for a recreational or commercial use -
 - area: 0.2025 ha
 - frontage: 18.3 m

(b) for a multiple-unit residential use - (*Bylaw 2303, 2013*)

area: 0.8094 ha

frontage: 18.3 m

40L.3 SETBACKS AND HEIGHTS:

Setbacks from all property boundaries and maximum building heights shall be provided in accordance with the minimum setbacks and maximum heights prescribed as follows:

(a) For a recreational or commercial building or accessory building in Area A.

Setbacks:

Front 7.62 m

Rear 7.62 m

Side 1.83 m

Exterior side 3.65 m

Height:

Principal building 10.67 m

Accessory building 6.10 m

(b) For a commercial building situated in Area E:

Setbacks:

Front 6.10 m

Rear 7.62 m

Side 1.83 m

Exterior side 3.65 m

Height:

Principal building 13.72 m

Accessory building 6.10 m

(c) For a commercial building situated in Area F:

Setbacks:

Front 4.57 m

Rear 7.62 m

Side 1.83 m

Exterior side 3.65 m

Height:

Principal building 10.67 m

Accessory building 6.10 m

(d) For a residential building situated in Areas C and D:

Setbacks:

| | |
|---------------|--------|
| Front | 6.10 m |
| Rear | 4.57 m |
| Side | 1.83 m |
| Exterior side | 3.65 m |

Height:

| | |
|--------------------|---------|
| Principal building | 10.67 m |
| Accessory building | 6.10 m |

40L.4 OFF-STREET PARKING AND LOADING:

- (a) **Residential:** Off-street parking shall be provided in a ratio of two parking spaces per dwelling unit on the lot on which the residential use is situated.
- (b) **Visitor Parking for Residential:** Off-street parking will be provided in a ratio of 0.25 spaces per dwelling unit for Visitor Parking which shall be clearly marked "Visitor Parking Only" within the parking space and be located on the lot on which the residential use is situated.
- (c) **Commercial, including all other non-commercial uses:** Off-street parking and loading shall be in conformance with Sections 41 and 42 of this Bylaw.
- (d) **All residential and non-residential parking and loading spaces** shall be surfaced with a permanent hard surface of asphalt, concrete, interlocking stones, or similar pavement so as to provide a surface that is durable and dust-free for the purpose intended. The dimensions of all parking and loading spaces shall be in conformance with Sections 41 and 42 of this bylaw.

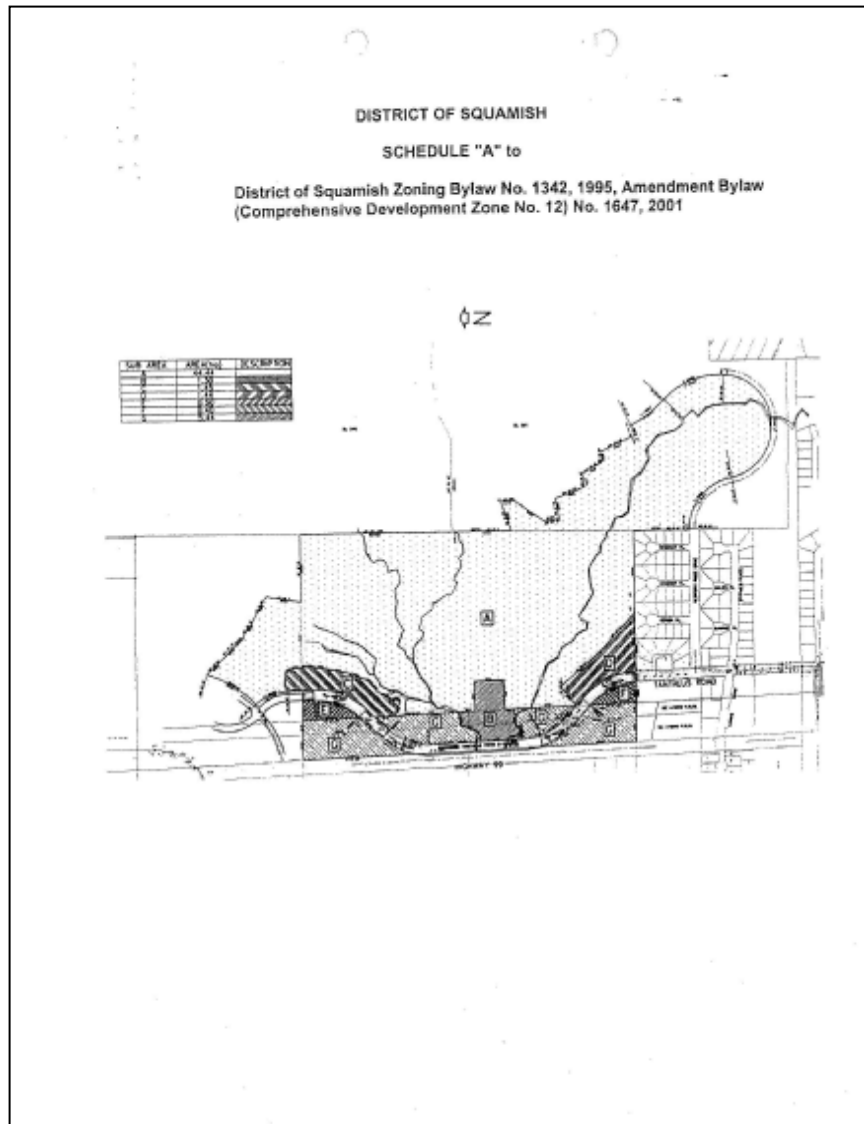
40L.5 PROJECTIONS INTO REQUIRED SETBACK:

(Bylaw 1720, 2002)

The following features are exempt from the siting requirements of this bylaw:

- (a) balconies, provided that such projections do not extend more than 3 feet beyond the siting requirements for a front yard;
- (b) arbours, trellises, ornaments or similar architectural features; and
- (c) retaining walls to a maximum height of 6 feet in any one section.

**SCHEDULE "A" to
(Comprehensive Development Zone No. 12)**



SECTION 40M | COMPREHENSIVE DEVELOPMENT ZONE 13 (CD-13)

40M.1 PERMITTED USES

In the Comprehensive Development Zone No. 13, the use of land and buildings is restricted to:

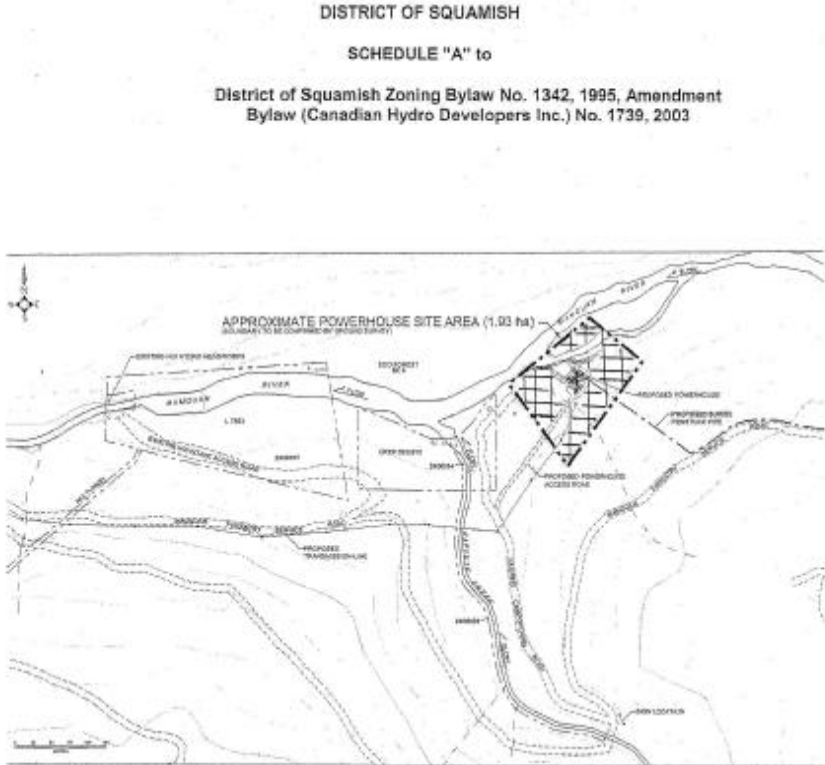
- (a) accessory uses; and
- (b) commercial run of the river hydroelectric power generation facility.
(Bylaw 1739, 2003)

40M.2 SITING REQUIREMENTS

Buildings and structures related to the powerhouse facility are exempted from the watercourse setbacks and minimum elevation requirements described in section 4.20 (Watercourse Setbacks) of this bylaw. *(Bylaw 1739, 2003)*

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This page to reference Schedule “A” of bylaw 1739, 2003



SECTION 40N | COMPREHENSIVE DEVELOPMENT ZONE 14 (CD-14)

40N.1 PERMITTED USES

In the Comprehensive Development Zone No. 14, the use of land and buildings is restricted to:

- (a) accessory uses;
- (b) cabinet making and carpentry;
- (c) trade contractor facilities; and
- (d) accessory residential use

40N.2 HEIGHT OF BUILDING

No building shall exceed a height of 10.67 metres or 3 storeys, whichever is less.

40N.3 LOT COVERAGE

The lot coverage shall not exceed 33% of the area of the lot.

40N.4 SITING REQUIREMENTS

All buildings shall be sited in accordance with the Survey Plan prepared by Hobbs, Winter and McDonald dated February 17, 1992 which forms part of this bylaw.

40N.5 OFF-STREET PARKING REQUIREMENTS

Off-street parking shall be provided in accordance with Section 41 of this bylaw.

SECTION 400 | COMPREHENSIVE DEVELOPMENT ZONE 15 (CD-15)

400.1 PERMITTED USES

In the Comprehensive Development Zone No. 15, the use of land and buildings is restricted to:

- (a) Senior's Centre; and
- (b) Uses permitted in the I-1 zone.

400.2 SITE REQUIREMENTS

All buildings, structures, and uses shall comply with the height, lot coverage, siting, fencing, off-street parking, off-street loading, accessory buildings, and screening and landscaping requirements of the I-1 Zone.

- (a) Notwithstanding Section 400.2, the height, shape, and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.

(Revised: Bylaw 1428, 1996)

SECTION 40P | COMPREHENSIVE DEVELOPMENT ZONE 16 (CD-16)

40P.1 PERMITTED USES

In the Comprehensive Development Zone No. 16 the use of land and buildings is restricted to:

- (a) 115 room hotel;
- (b) restaurant;
- (c) banquet and meeting rooms;
- (d) accessory uses; and
- (e) accessory off-street parking use.

40P.2 MAXIMUM HEIGHT

Buildings and structures are not to exceed a height of 18.3 metres.

40P.3 SITE REQUIREMENTS

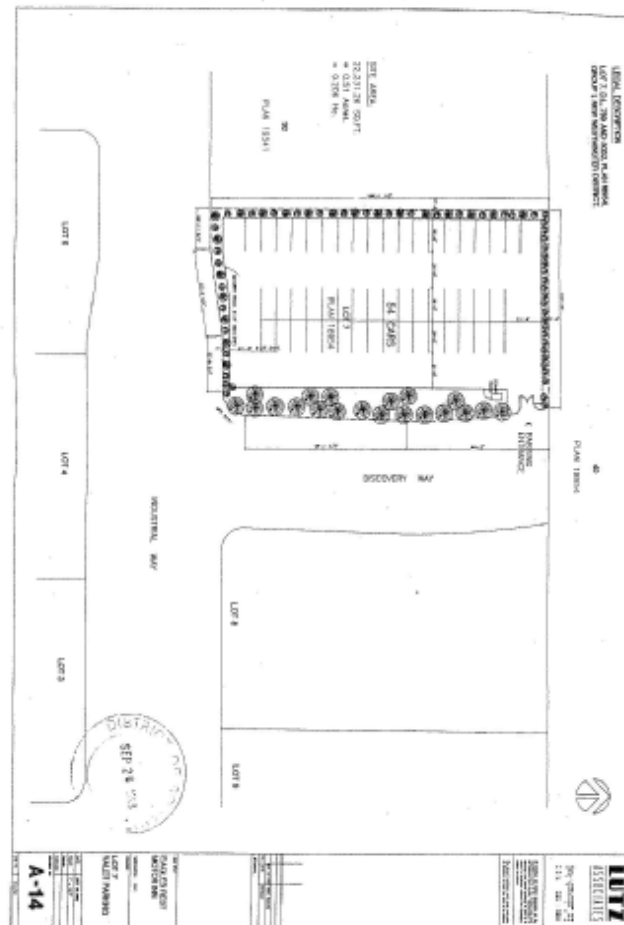
All buildings, structures and uses shall comply with the size, shape and siting as designated on Schedules "B" of CD-16 and "C" of CD-16 to this bylaw labeled "Eagles Rest Motor Inn: Site Plan Phase I and II, A-7" dated September, 1996 and "Eagle Rest Motor Inn: Lot 7 Valet Parking, A-14" dated September 26, 1996.

- (a) Notwithstanding Section 40P.2 and 40P.3 the height, shape and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.

40P.4 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with section 41 of this bylaw to a maximum number of off-street parking spaces of 210.

[illegible]



SECTION 40R | COMPREHENSIVE DEVELOPMENT ZONE 19 (CD-19)

(Bylaw 1637, 2000)

The intent of this zone is to provide a comprehensive body of regulations for the phased development of a mixed use highway commercial site abutting residential areas to the east and commercial areas to the north. Development phasing is specified because certain aspects of the development, including the Cinema and Royal Canadian Legion facilities are considered by the Council to mitigate other land use impacts of the development on the community.

40R.1 PERMITTED USES

In the Comprehensive Development Zone No. 19, the following uses and no others are permitted in the buildings and building storeys indicated by reference to the site plan incorporated in and forming part of this section 40R, and no other buildings may be constructed in the zone:

| | Building/Storey | Uses | Phase |
|---------|--|---|---------|
| 40R.1.1 | Canadian Tire | Retail store, automobile repair shop | Phase 1 |
| 40R.1.2 | Building #1 A (Main Floor) (Second Floor) | Retail Stores, Restaurant (Bylaw 1689, 2001) Bank, Medical Clinic (Bylaw 1817, 2004) Offices, Fitness Centre (Bylaw 1689) Beauty Salon (Bylaw 1814) Medical Clinic (Bylaw 1817, 2004) | Phase 1 |
| 40R.1.3 | Building #1 B (Bylaw 1689, 2002) | Restaurant | Phase 1 |
| 40R.1.4 | Legion (Main Floor) | Retail stores, Restaurant, Offices, Fraternal Club Hall (Bylaw 1858, 2005) | Phase 1 |

| | | | |
|---------|--|---|---------|
| | Legion (Second Floor) | Fraternal Club Hall | Phase 1 |
| 40R.1.5 | Building #2 | Cinema, Fitness Centre, Indoor Recreation, Restaurant, Retail stores (<i>Bylaw 2219, 2012</i>) | Phase 1 |
| 40R.1.6 | Building #3 (Main Floor) (Second Floor) | Retail stores, Restaurant Office Space, (<i>Bylaw 2047, 2008</i>) Fitness Centre, (<i>Bylaw 2383, 2015</i>) | Phase 2 |

40R.2 CONDITIONS

Buildings referred to in sections 40R.1.5 may not be occupied unless the building referred to in section 40R.1.4 has been constructed and is ready for occupancy as certified by written approval of occupancy issued by the building inspector, and services have been installed such that a building permit for the building referred to in section 40R.1.3 is issuable.

40R.3 HIGHWAY IMPROVEMENT WORKS

No building or structure may be occupied in the CD 19 zone unless highway improvement works, being a left turn lane for eastbound traffic turning north onto Glenalder Place from Mamquam Road; a right turn lane for westbound traffic turning north onto Glenalder Place from Mamquam Road; and left and right turn lanes for southbound traffic turning east and west onto Mamquam Road from Glenalder Place have been constructed in accordance with applicable standards of the District of Squamish.

40R.4 MAXIMUM FLOOR AREA (SECOND FLOOR)

The floor area of second floor office space must not exceed 1,858 square metres. (*Bylaw 2047, 2008*)

40R.5 MAXIMUM FLOOR AREA (BUILDING #2)

- (a) Phase 1: The floor area of retail store, cinema and restaurant uses combined must not exceed 7,720 square metres. (*Bylaw 2047, 2008*)

- (b) Phase 2: The floor area of retail store and restaurant uses combined must not exceed 7,420 square metres, which shall include the future expansion of Building #3. (*Bylaw 2047, 2008*)

40R.6 MAXIMUM FLOOR AREA (LEGION)

The floor area of fraternal club use must not exceed 745 square metres.

40R.7 APARTMENT DWELLINGS

(*Repealed by Bylaw 2047, 2008*)

40R.8 MAXIMUM HEIGHT

Buildings and structures must not exceed the following heights in storeys or meters, whichever is less:

| | Building | Height (Storey) | (Metres) |
|----|-----------------|------------------------|----------------------------------|
| 1. | Canadian Tire | 1 and mezzanine | 8.5 |
| 2. | Building #1 A | 2 | 16.5 (<i>Bylaw 1689, 2002</i>) |
| 3. | Building #1B B | 1 | 10 |
| 4. | Legion | 2 | 10 |
| 5. | Building #2 | 1 | 15.5 |
| 6. | Building #3 | 3 | 15.5 |

40R.9 SITING REQUIREMENTS

Buildings and structures must be sited in accordance with the Site Plan incorporated in and forming part of this section 40R as Schedule "B". *(REPLACED WITH NEW SCHEDULE B DATED NOV. 21, 2001)*

40R.10 OFF-STREET PARKING AND LOADING

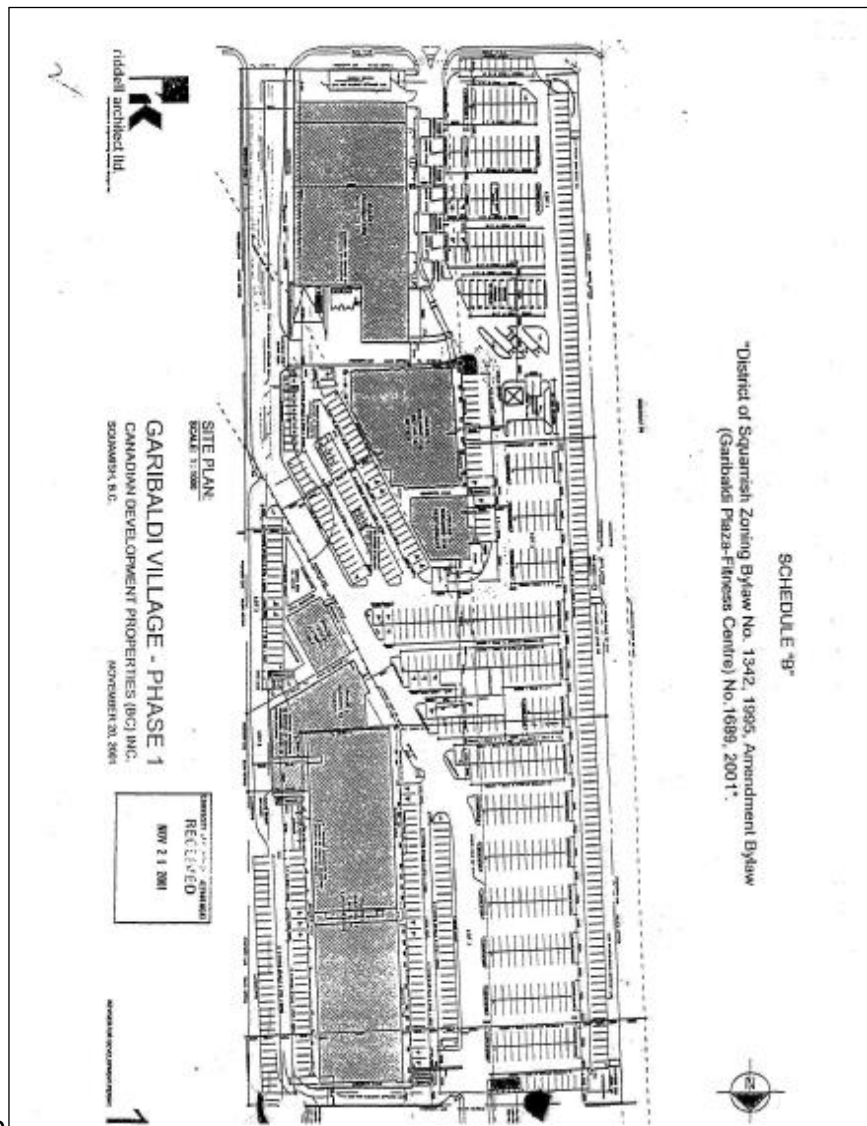
At least 720 off-street vehicle parking spaces, of which 28 must be provided in accordance with section 41.6, and 6 loading spaces, must be provided in accordance with sections 41.9 and 42.5. Such spaces must be provided in accordance with the following phasing of development:

| | Building | Parking Spaces | Loading Spaces |
|----|---|-----------------------|-----------------------|
| 1. | Canadian Tire | 130 | 3 |
| 2. | Building #1A and 1B <i>(Bylaw 1689, 2002)</i> | 150 | 1 |
| 3. | Legion | 15 | -- |
| 4. | Building #2 | 125 | 1 |
| 5. | Building #3 | 300 | 1 |

40R.11 SCREENING

A Landscaped buffer with a width of at least 4.4 metres, must be provided and maintained adjacent to Highway 99 to mask and separate parking uses from the highway.

Schedule "B" to
Bylaw 1689, 2001



b

SECTION 40S | COMPREHENSIVE DEVELOPMENT ZONE 20 (CD-20)

(Bylaw 1568, 2000)

40S.1 PERMITTED USES

In the Comprehensive Development Zone No. 20 the following uses and no others shall be permitted:

- (a) townhouse dwelling with a maximum of twenty-eight (28) units;
- (b) two-unit dwelling with a maximum of seven (7) buildings (14 units total);
- (c) accessory boarding;
- (d) accessory uses; and
- (e) home occupation office subject to Section 4.18.

40S.2 MAXIMUM HEIGHT

Buildings and structures are not to exceed a height of 12.19 metres.

40S.3 OFF-STREET PARKING

The minimum off-street parking spaces for buildings and uses shall be provided as follows:

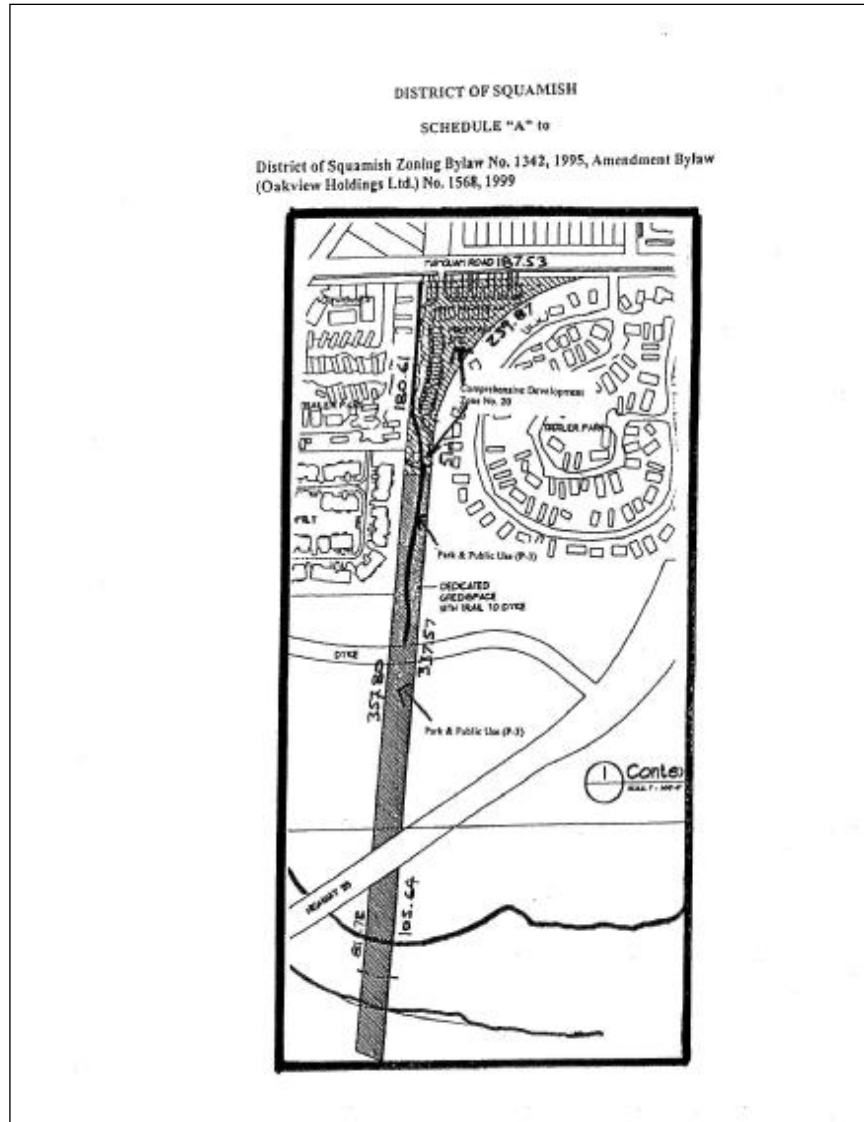
- (a) two (2) tandem stalls per dwelling;
- (b) forty (40) visitor parking stalls on-site;
- (c) three (3) handicapped stalls on-site;
- (d) dimensions and design as per Section 41;

40S.4 SITING REQUIREMENTS

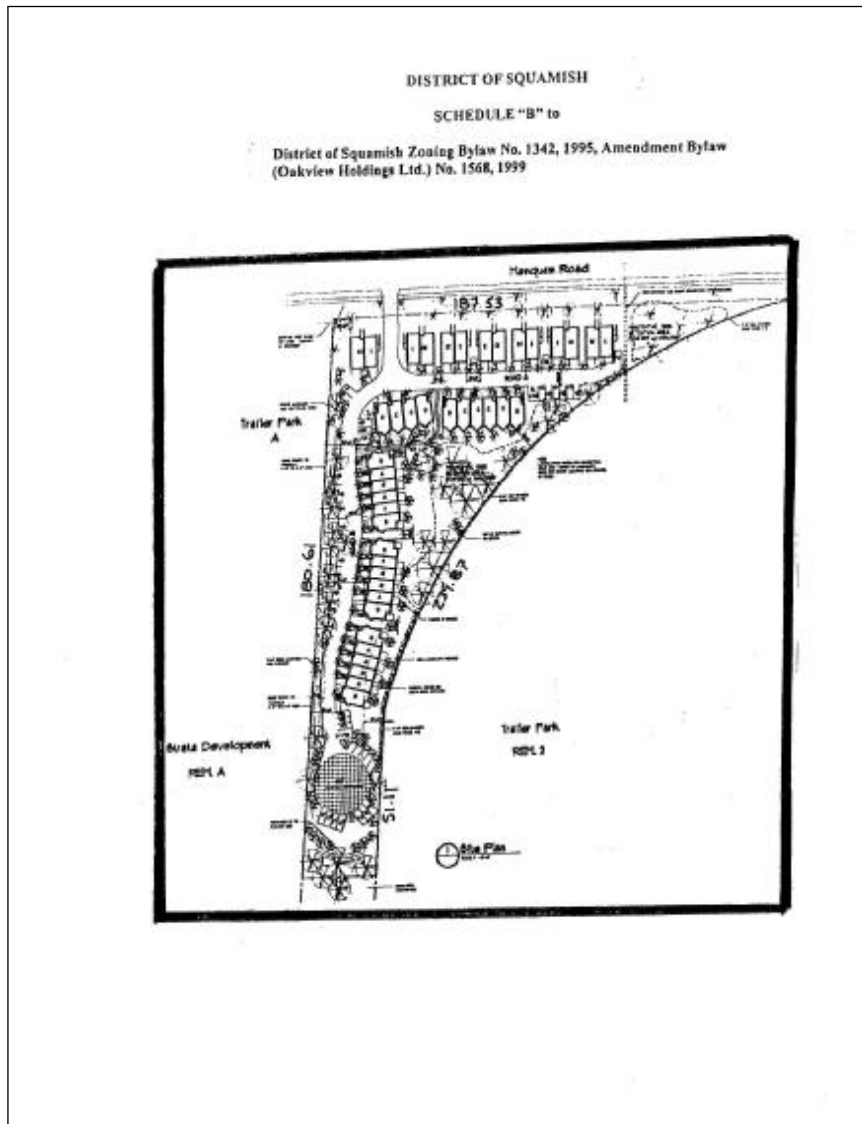
All buildings, structures and uses shall comply with the size, shape and siting as designated on Drawing numbered A1: Site Plan/Statistics by Ramsay Worden Architects which is incorporated into and forms part of this bylaw.

- (a) Notwithstanding Section 40S.2 and 40S.4, the height, shape and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.

**Schedule "A" to
Comprehensive Development Zone No. 20**



**Schedule "B" to
Comprehensive Development Zone No. 20**



SECTION 40U | COMPREHENSIVE DEVELOPMENT ZONE 22 (CD-22)

(Bylaw 1627, 2001)

40U.1 PERMITTED USES

In the Comprehensive Development Zone No. 22 the use of land and buildings is restricted to:

- (a) accessory residential dwelling subject to Section 4.3;
- (b) accessory uses;
- (c) campground;
- (d) recreational vehicle park; and
- (e) restaurant.

40U.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 10.68 metres or three storeys, whichever is less.

40U.3 LOT COVERAGE

The lot coverage shall not exceed 33% of the area of the lot.

40U.4 BUILDING PER PARCEL

There may be more than one principal building per lot.

40U.5 SITING REQUIREMENTS OF PRINCIPAL BUILDINGS

- (a) Front Lot Line Setback: No principal building shall be located within 7.62 metres of a front lot line;
- (b) Interior Site Lot Line Setback: No principal building shall be located within 3.05 metres of the side lot line;
- (c) Exterior Side Lot Line Setback: No principal building shall be located within 7.62 metres of an exterior side lot line;
- (d) Rear lot Line Setback: No principal building shall be located within 9.14 metres of a rear lot line.

40U.6 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

40U.7 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

40U.8 OFF-STREET LOADING

Off-street loading space for buildings and uses shall be provided in accordance with Section 42 of this Bylaw.

40U.9 ACCESSORY BUILDINGS

- (a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw;
- (b) Notwithstanding Section 4.4(b), a maximum of four buildings or structures shall be permitted.

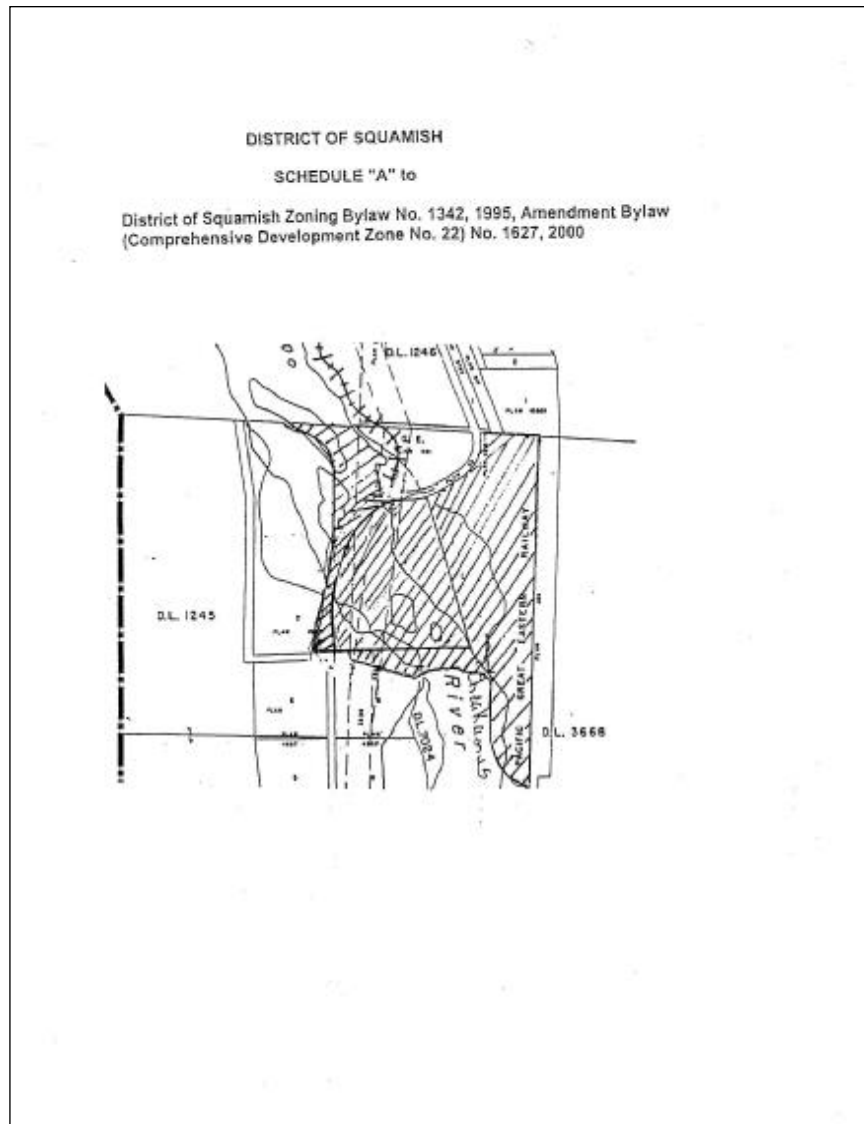
40U.10 SCREENING AND LANDSCAPING

Screening and landscaping shall be provided in accordance with Section 4.7 of this Bylaw.

40U.11 NOTWITHSTANDING

Notwithstanding Sections 40U.2, 40U.3 and 40U.5 the height, shape and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.

Location Map to Comprehensive Development Zone No. 22



SECTION 40W | COMPREHENSIVE DEVELOPMENT ZONE 25 (CD-25)

The intent of the zone is to allow for three multi-unit apartment buildings.

40W.1 PERMITTED USES

In the Comprehensive Development Zone No. 25 the following uses and no others shall be permitted:

The following uses and no others shall be permitted:

- (a) accessory uses;
- (b) apartment dwelling;
- (c) home occupation office subject to Section 4.18;
- (d) parking; and
- (e) public parks and playgrounds, subject to Section 40W.2.3.

40W.2 DENSITY

40W.2.1 The maximum permitted density on a parcel in a CD-25 Zone is 92 apartment dwelling units, and distributed as follows:

- (a) Block 1: 25 units
- (b) Block 2: 17 units
- (c) Block 3: 25 units
- (d) Block 4: 25 units

40W.2.2 Despite Section 2.1, the density provisions in Section 2.3 shall apply if all the following conditions are met:

- (a) Public parks, fisheries habitat, and storm water retention areas are valuable amenities for the District of Squamish and as a condition relating to the conservation and provision of such amenity, the lands legally described as Lots 10,11,12 13,14,15,16,17,18,19 Block 23 DL 486 Plan 3960 GRP1 NWD and shown as “Block 4” on the attached Schedule “B” shall be transferred in fee simple to the District of Squamish to conserve and provide fisheries habitat, storm-drainage retention, or public park and playground use.
- (b) Recreational trails and access to the Squamish Estuary and dike trail network are important community amenities for the District of Squamish, and as a condition relating to the provision of this amenity, public trails shall be constructed, to a standard acceptable to the District of Squamish, from Fifth Avenue westward to the dike within the Main Street road right-of way, and from Main Street southward to the waters-edge within the Fourth Avenue road right-of-way or other secured right-of-way.

(c) Public roads are important community amenities for the District of Squamish, and as a condition relating to the provision of this amenity, the following roadway improvements, in excess of those required by Section 938 of the *Local Government Act* and the Subdivision and Development Control Bylaw, shall be constructed to a standard satisfactory to the District:

- (i) Fifth Avenue from the lane north of Block 2 on Schedule “B” to the lane south of Block 3 on Schedule “B”;
- (ii) Main Street between Third Avenue and Fifth Avenue;
- (iii) Fourth Avenue between the lane north of Blocks 1 and 2 on Schedule “B” to Main Street;
- (iv) Lanes north of Blocks 1 and 2 on Schedule “B” and south of Block 3 on Schedule “B”.

40W2.3 The maximum permitted density is 117 apartment dwelling units, distributed as follows

- (a) Block 1: 38 units
- (b) Block 2: 27units
- (c) Block 3: 52 units
- (d) Block 4: 0 units

40W2.4 Prior to the issuance of any building permit in respect of the permitted apartment dwelling units provided in Section 2.3, the owner must either:

- (a) wholly and completely satisfy the conditions prior to achieving the density bonuses; or
- (b) grant to the District of Squamish binding register able covenants pursuant to Section 219 of the Land Title Act, including negative and positive obligations to fully perform and completely satisfy the conditions by providing the amenities in the sequence and within the time provided in the covenant. All such covenants must be registered in priority to all financial charges and encumbrances and in priority to all leases, options to purchase and rights of first refusal.

40W.3 CONDITIONS OF USE

Within this zone, public park and playground use shall be permitted only on Lots 10,11,12 13,14,15,16,17,18,19 Block 23 DL 486 Plan 3960 GRP1 NWD, shown as “Block 4” on the attached Schedule “B”.

40W.4 HEIGHT OF BUILDINGS

(a) Block 1

No principal building shall exceed a height of 12.50 metres or three storeys, whichever is less.

(b) **Block 2**

No principal building shall exceed a height of 12.50 metres or three storeys, whichever is less.

(c) **Block 3**

No principal building shall exceed a height of 15.24 metres or four storeys, whichever is less.

(d) **Block 4**

No principal building shall exceed a height of 12.50 metres or three storeys, whichever is less.

40W.5 LOT COVERAGE

The lot coverage shall not exceed 45% of the area of the lot.

40W.6 SITING REQUIREMENTS FOR PRINCIPAL BUILDINGS

Buildings and structures shall be generally sited in accordance with the site plan Schedule “B”, and the provisions of this bylaw;

(a) **Block 1**

- (i) Front Lot Line Setback: No principal building shall be located within 3.05 metres of a front lot line.
- (ii) Exterior Side Lot Line Setback: No principal building shall be located within 7.32 metres of an exterior side lot line.
- (iii) Rear Lot Line Setback: No principal building shall be located within 11.58 metres of a rear lot line.

(b) **Block 2**

- (i) Front Lot Line Setback: No principal building shall be located within 3.05 metres of a front lot line.
- (ii) Interior Side Lot Line Setback: No principal building shall be located within 7.32 metres of an interior side lot line.
- (iii) Exterior Side Lot Line Setback: No principal building shall be located within 4.27 metres of an exterior side lot line.
- (iv) Rear Lot Line Setback: No principal building shall be located within 11.58 metres of a rear lot line.

(c) Block 3

- (i) Front Lot Line Setback: No principal building shall be located within 3.05 metres of a front lot line.
- (ii) Exterior Side Lot Line Setback: No principal building shall be located within 7.32 metres of an exterior side lot line.
- (iii) Rear Lot Line Setback: No principal building shall be located within 7.32 metres of a rear lot line.

(d) Block 4

- (i) Front Lot Line Setback: No principal building shall be located within 7.32 metres of a front lot line.
- (ii) Exterior Side Lot Line Setback: No principal building shall be located within 7.32 metres of an exterior side lot line.
- (iii) Rear Lot Line Setback: No principal building shall be located within 7.32 metres of a rear lot line.

40W.7 OFF-STREET PARKING

Off street parking shall be provided in accordance with Section 41.4 and 41.9.

40W.9 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.

40W.10 LANDSCAPING AND SCREENING

- (a) Landscaping and screening shall be provided in accordance with Section 4.7 of this bylaw;
- (b) Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

Comprehensive Development Zone No. 25

District of Squamish Zoning Bylaw No. 1342, 1995, Amendment
Bylaw (Comprehensive Development Zone No. 25) No. 1789, 2004



SECTION 40V | COMPREHENSIVE DEVELOPMENT ZONE 27 (CD-27)

The intent of the zone is to allow mixed-use development consisting of pedestrian oriented commercial uses on the first storey of a building with three storeys of residential apartments above.

40V.1 PERMITTED USES

In the Comprehensive Development Zone No. 27 the following uses and no others shall be permitted:

- (a) accessory uses;
- (b) arts and culture;
- (c) apartment dwelling;
- (d) business and professional office;
- (e) café and coffee shop;
- (f) child care facility;
- (g) fitness centre;
- (h) home occupation office;
- (i) parking and loading;
- (j) personal service establishment;
- (k) post office;
- (l) restaurant; and
- (m) retail store.

40V.2 CONDITIONS OF USE

(a) Commercial Use

- (i) No commercial use is permitted on any storey above the first, except home occupation office;
- (ii) A single commercial use shall not occupy a gross floor area exceeding 464.5 square metres.

(b) Residential Use

- (i) No residential apartment use shall be permitted on the first storey of a building, except accessory common uses or facilities.

40V.3 RESIDENTIAL DENSITY

The maximum gross density of apartment use shall not exceed 69 units per hectare.

40V.4 HEIGHT OF BUILDINGS

- (a) No principal building shall exceed a height of 15.24 metres or four storeys whichever is less;
- (b) Notwithstanding any other provision of this bylaw, roof-top amenity features, including elevator service features are exempted from the maximum height calculation in Section 40V.4(a).

40V.5 LOT COVERAGE

The lot coverage shall not exceed 33% of the area of the lot.

40V.6 SITING REQUIREMENTS FOR PRINCIPAL BUILDINGS

- (a) Buildings and structures shall be sited in accordance with the site plan Schedule “B”;
- (b) Front Lot Line Setback: No principal building shall be located within 4.57 metres of a front lot line;
- (c) Side Lot Line Setback: No principal building shall be located within 4.57 metres of a side lot line or 0.91 metres of an exterior side lot line;
- (d) Rear Lot Line Setback: No principal building shall be located within 9.15 metres of a rear lot line.

40V.7 OFF-STREET PARKING

- (a) At least ninety-six (96) off street parking spaces shall be provided for exclusive use by residential dwelling units, of which five shall be provided as shown on Schedule “B” and in accordance with Section 41.6 of this bylaw;
- (b) At least one hundred three (103) off street parking spaces shall be located on the property as shown on Schedule “B” and provided for commercial uses and residential dwellings, at least four (4) of which shall be provided in accordance with Section 41.6;

- (c) Off street parking shall be designed and constructed in accordance with Section 41.4 and 41.9 and Schedule “B”.

40V.8 OFF-STREET LOADING

- (a) At least two (2) off-street loading spaces shall be provided in accordance with Section 42;
- (b) Off street parking shall be designed and constructed in accordance with Section 42.5 and Schedule “B”.

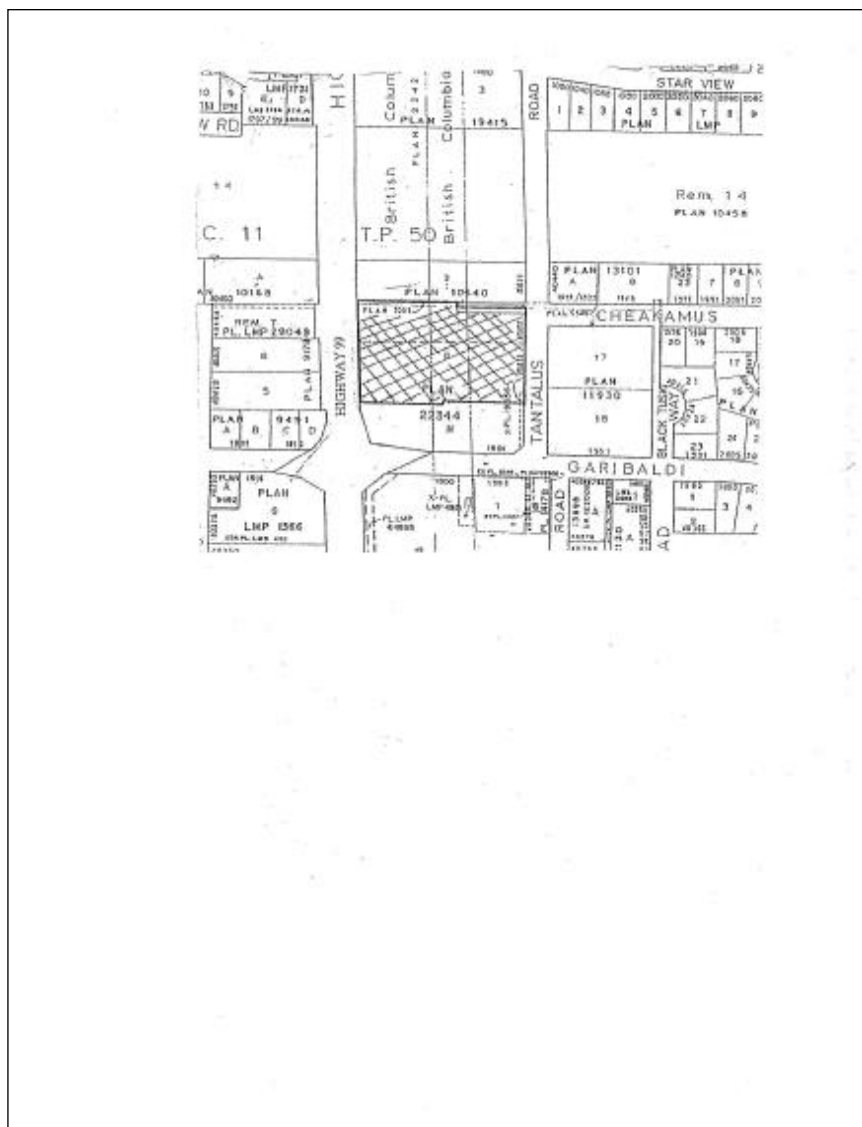
40V.9 ACCESSORY BUILDINGS

- (a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw;
- (b) Notwithstanding Section 4.4 (c) and 4.4(d)(v) of this bylaw, not more than three carports may be permitted, and shall be sited in accordance with Schedule “B”.

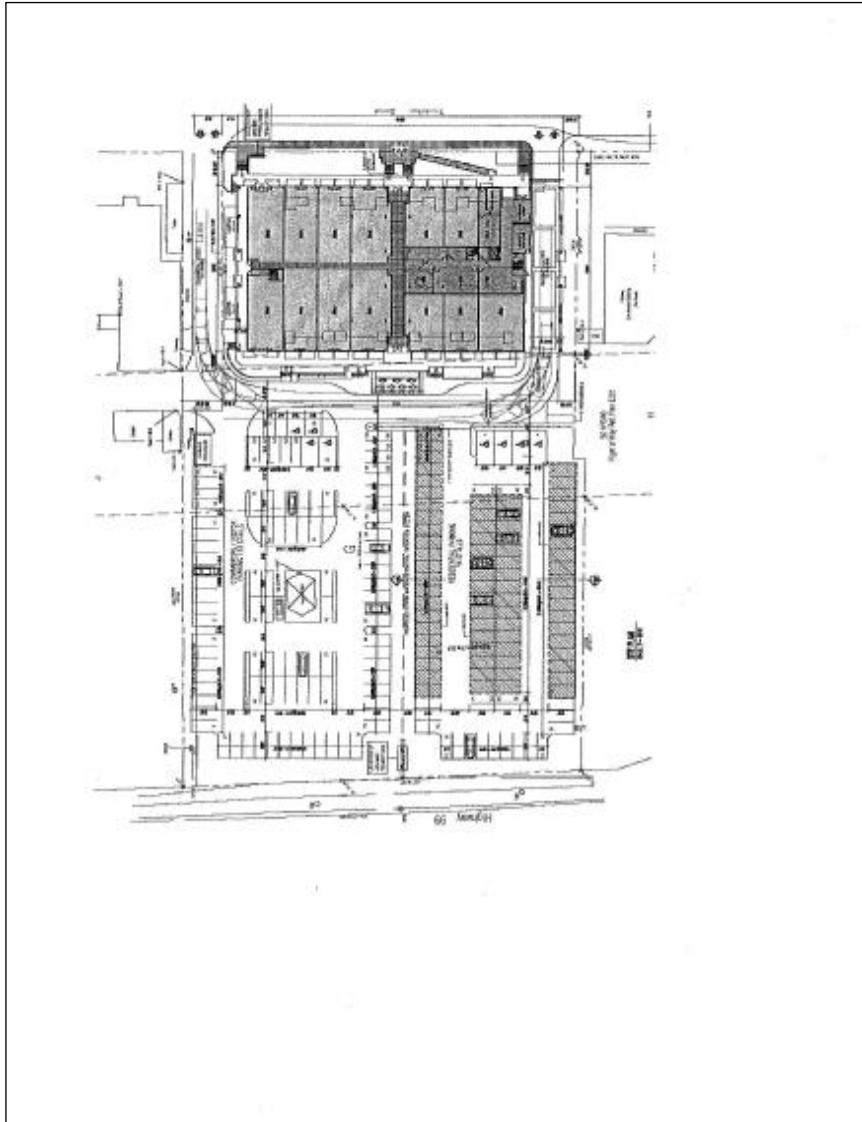
40V.10 LANDSCAPING AND SCREENING

- (a) Landscaping and screening shall be provided in accordance with Section 4.7 of this bylaw;
- (b) A landscape buffer of no less than 3 metres shall be provided adjacent to Highway 99 as shown on Schedule “B”;
- (c) A landscape buffer of at least 5.63 metres shall be provided between the parking areas as shown on Schedule “B” as “proposed stormwater detention/retention system”;
- (d) Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

Location Map – Comprehensive Development Zone No. 27



Schedule B to Comprehensive Development No. 27



SECTION 40Z | COMPREHENSIVE DEVELOPMENT ZONE 29 (CD-29)

The intent of this zone is to accommodate the Squamish Adventure Centre with uses that are compatible with and complimentary to promoting a superior visitor experience in Squamish.

40Z.1 PERMITTED USES

In the Comprehensive Development Zone No. 29 the use of land and buildings is restricted to:

- (a) accessory uses;
- (b) accessory retail sales use;
- (c) tourist information center;
- (d) municipal, provincial and community service offices;
- (e) bus station;
- (f) dine-in restaurant – coffee shop;
- (g) public meeting facility;
- (h) cinema (*Bylaw 2303, 2013*)

40Z.2 CONDITIONS OF USE

- (a) The total gross floor area of all buildings on a parcel shall not exceed a Floor Area Ratio of 0.5.
- (b) All permitted uses and storage areas shall be completely enclosed within a building.
- (c) An accessory retail sales use shall be limited to not more than 30% of the gross floor area of the building in which the products are produced or stored on the site.

40Z.3 MINIMUM LOT AREA

No lot shall be created by subdivision that is less than 0.4 ha.

40Z.4 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 13.7 meters.

40Z.5 LOT COVERAGE

The lot coverage shall not exceed 50% of the area of the lot.

40Z.6 SITING REQUIREMENTS OF PRINCIPAL BUILDINGS

- (a) Front Lot Line Setback: No principal building shall be located within 7.5 meters of a front lot line;
- (b) Interior Side Lot Line Setback: No principal building shall be located within 4.5 meters of a side lot line;
- (c) Exterior Side Lot Line Setback: No principal building shall be located within 4.5 meters of a side lot line;
- (d) Rear Lot Line Setback: No principal building shall be located within 7.5 meters of a rear lot line;

40Z.7 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

40Z.8 OFF-STREET PARKING

A total of 32 visitor parking stalls, 6 staff parking stalls, and 4 bus stalls shall be provided. Parking stall and aisle dimensions shall be consistent with the requirements of Section 41 – Off Street Parking, of the Zoning Bylaw

40Z.9 OFF-STREET LOADING

One commercial loading bay and one bus loading bay shall be provided on site.

40Z.10 ACCESSORY BUILDINGS

- (a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.
- (b) Notwithstanding Section 4.4(b) a maximum of two principal buildings or structures shall be permitted.

40Z.11 SCREENING AND LANDSCAPING

Screening and Landscaping shall be provided in accordance with Section 4.7 of this Bylaw.

SECTION 40FF | COMPREHENSIVE DEVELOPMENT ZONE 34 (CD-34)

This intent of the zone is to accommodate and regulate apartment and ground oriented townhouse residential development with public amenity space.

The Lands consist of Blocks “A”, “B”, “C” and “D” as shown on Schedule “B” which is attached to and forms part of this bylaw.

40FF.1 PERMITTED USES

(a) Block “A”

In Block A of Comprehensive Development Zone No. 34 (CD-34) the following uses only, or a combination of such uses, provided that such combined uses are part of a comprehensive design shall be permitted:

- (i) Townhouse dwellings;
- (ii) Home occupation office subject to Section 4.18;
- (iii) Assembly use limited to 929 square metres of floor area; and
- (iv) Accessory uses.

(b) Block “B”

In Block B of Comprehensive Development Zone No. 34 (CD-34) the following uses only, or a combination of such uses, provided that such combined uses are part of a comprehensive design shall be permitted:

- (i) Apartment dwellings;
- (ii) Home occupation office subject to Section 4; and
- (iii) Accessory uses.

(c) Block “C”

In Block C of Comprehensive Development Zone No. 34 (CD-34) the following uses only, or a combination of such uses, provided that such combined uses are part of a comprehensive design shall be permitted:

- (i) Public parks and playgrounds; and
- (ii) Accessory uses.

(d) Block “D”

In Block D of Comprehensive Development Zone No. 34 (CD-34) the following uses only, or a combination of such uses, provided that such combined uses are part of a comprehensive design shall be permitted:

- (i) Townhouse dwellings;
- (ii) Home occupation office subject to Section 4; and

- (iii) Accessory uses.

40FF.2 DENSITY

(a) Blocks “A” and “B”

- (i) The maximum unit density based on the combined area of Blocks “A” and “B” shall not exceed 116.0 units per hectare.

(b) Block “C”

- (i) The maximum combined floor area of all buildings and structures on Block “C” shall not exceed 100 square metres.

(c) Block “D”

- (i) The maximum site density is 61 dwelling units.
- (ii) The maximum site floor area ratio (FAR) is 1.0.

40FF.3 HEIGHT OF BUILDINGS

(a) Block “A”

- (i) No principal building shall exceed a height of 10.7 m.
- (ii) No accessory building and structures shall exceed 3.0 m except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 m.

(b) Block “B”

- (i) No principal building shall exceed a height of 24 m.
- (ii) No accessory building and structures shall exceed 3.0 m except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 m.

(c) Block “C”

- (i) No accessory building shall exceed a height of 3.0 m.

(d) Block “D”

- (i) No principal building shall exceed a height of 12.8 m.
- (ii) No accessory building shall exceed a height of 5.0 m.

40FF.4 LOT COVERAGE

(a) Block “A” and Block “B”

The combined maximum lot coverage of buildings and structures shall not exceed 98%.

(b) Block “C”

The maximum lot coverage shall not exceed 5%.

(c) Block “D”

The combined maximum lot coverage of buildings and structures shall not exceed 90%

40FF.5 USEABLE OPEN SPACE

(a) Blocks “A” and “B”

- (i) Useable Open Space shall be provided at not less than 100 square metres as a part of a comprehensive design; and
- (ii) A minimum of 10% of the gross floor area of the dwelling unit shall be provided in the form of a patio, deck or balcony for the use of the residents of the dwelling unit.

(b) Block “C”

Not applicable.

(c) Block “D”

- (i) Notwithstanding Section 4.29, useable Open Space shall be provided as a part of a comprehensive design at not less than a total of 282 m² or 4.6 m² per unit, whichever is greater; and
- (ii) A minimum of 10% of the gross floor area of the dwelling unit shall be provided in the form of a patio, deck or balcony for the use of the residents of the dwelling unit.

40FF.6 FENCING

(a) Blocks “A”, “B”, “C” and “D”

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

40FF.7 OFF-STREET PARKING

(a) Blocks “A”, “B” and “D”

Off-street parking shall be provided in accordance with Section 41 “Off-Street Parking” of this Bylaw.

(b) Block C

Not applicable.

40FF.8 SITING REQUIREMENTS

(a) Blocks “A” and “B”

All buildings, structures and uses shall comply with the size, shape and siting designated on Drawing numbered DP-3A which is incorporated into and forms part of this bylaw as Schedule “C”.

(b) Block C

Not applicable to this Zone.

(c) Block “D”

All buildings and structures shall comply with the size, shape and siting designated on Drawing A1.1a which is incorporated into and forms part of this bylaw as Schedule “D”.

40FF.9 SCREENING AND LANDSCAPING

(a) Blocks “A”, “B”, “C” and “D”

All developed portions of the lot not covered by buildings or paved areas shall be screened and landscaped in accordance with Section 4.7 of this Bylaw.

40FF.10 MINIMUM LOT DIMENSIONS

(a) Blocks “A”, “B”, “C” and “D”

Lots created through subdivision in this zone shall conform to the following minimum standards:

- (i) Minimum Lot Area: 1000 square meters;
- (ii) Minimum Lot Width: 30 metres
- (iii) Minimum Lot Depth: 30 metres

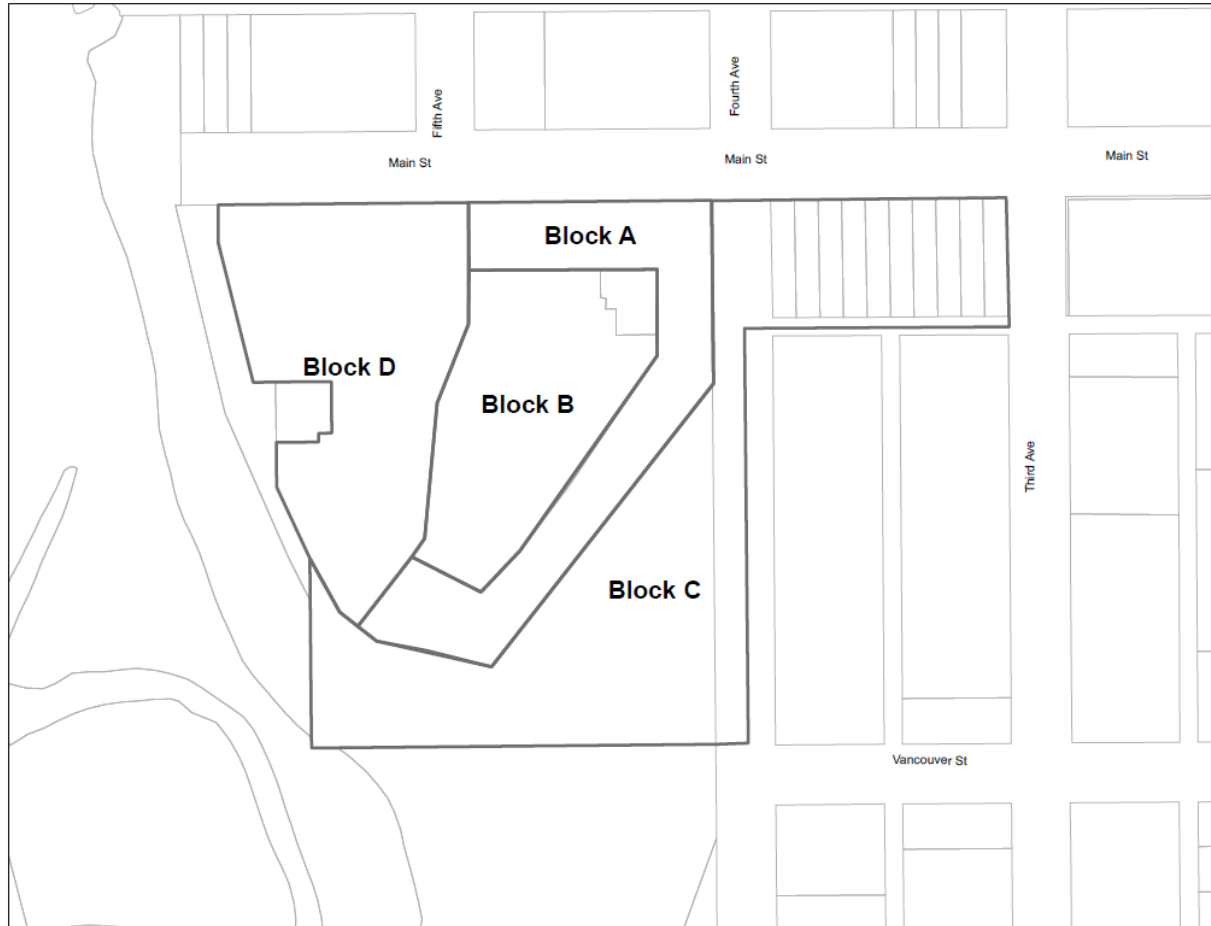
All dimensions shall be determined in accordance with Section 4.17 of this Bylaw.

Bylaw 1898 (CD 34)



Schedule "B"

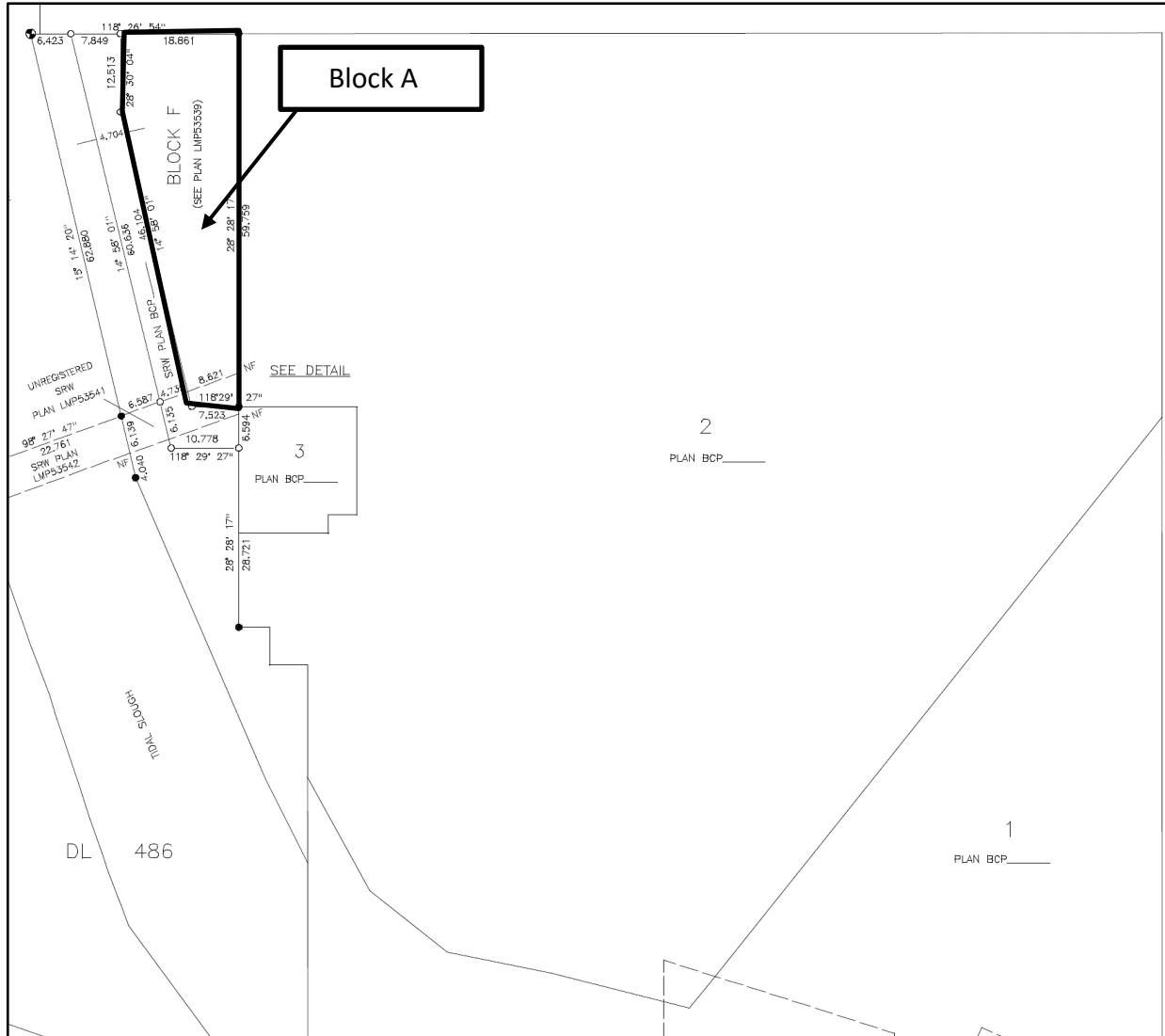
**District of Squamish Zoning Bylaw No. 2200, 2011,
Amendment Bylaw (Comprehensive Development Zone No. 34 - 1188 Main Street) No. 2394,
2015**



Schedule "B-1"

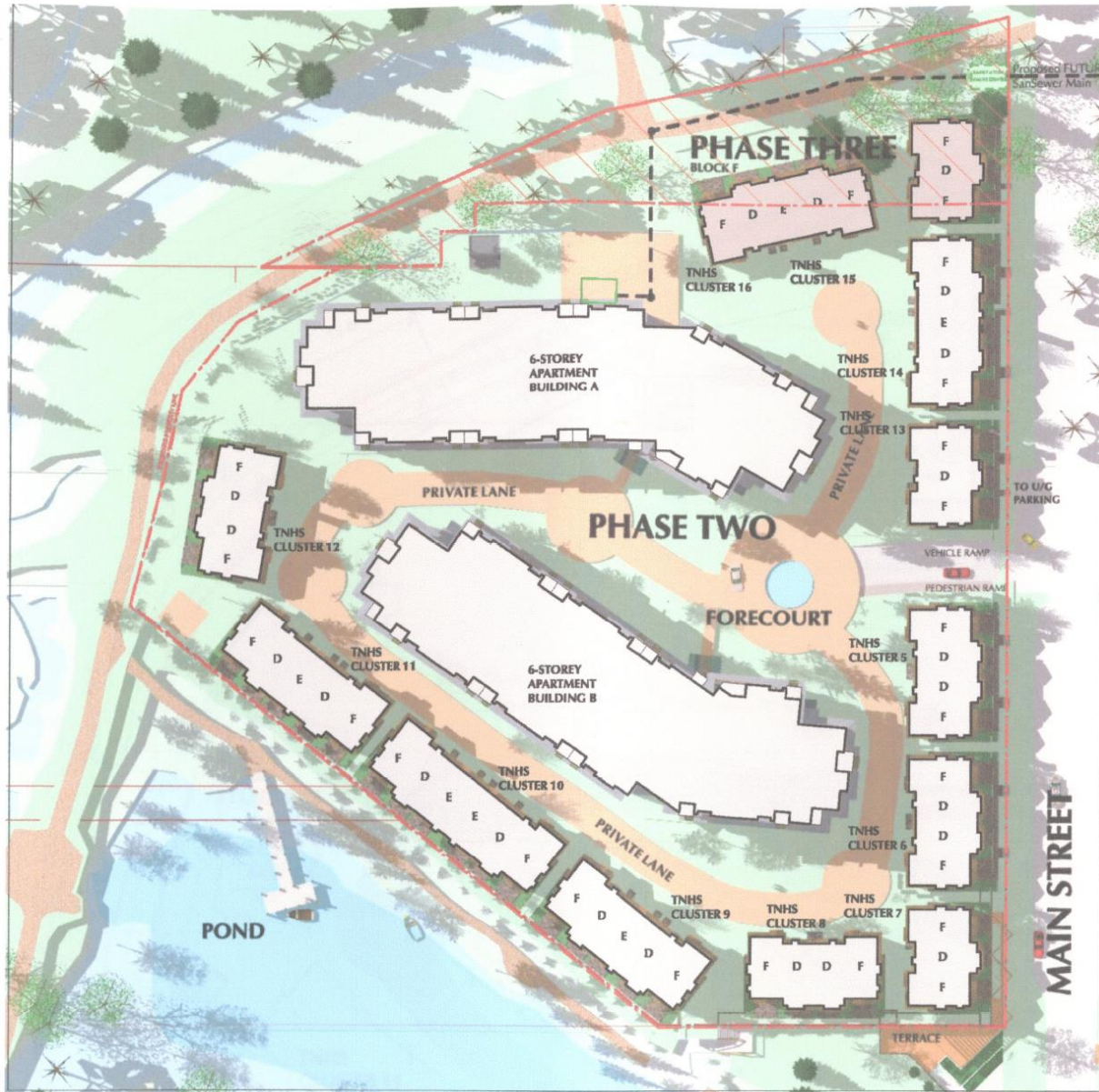
District of Squamish Zoning Bylaw No. 1342,1995

Amendment Bylaw (Comprehensive Development Zone No. 34) No. 1988, 2007



Schedule "C"

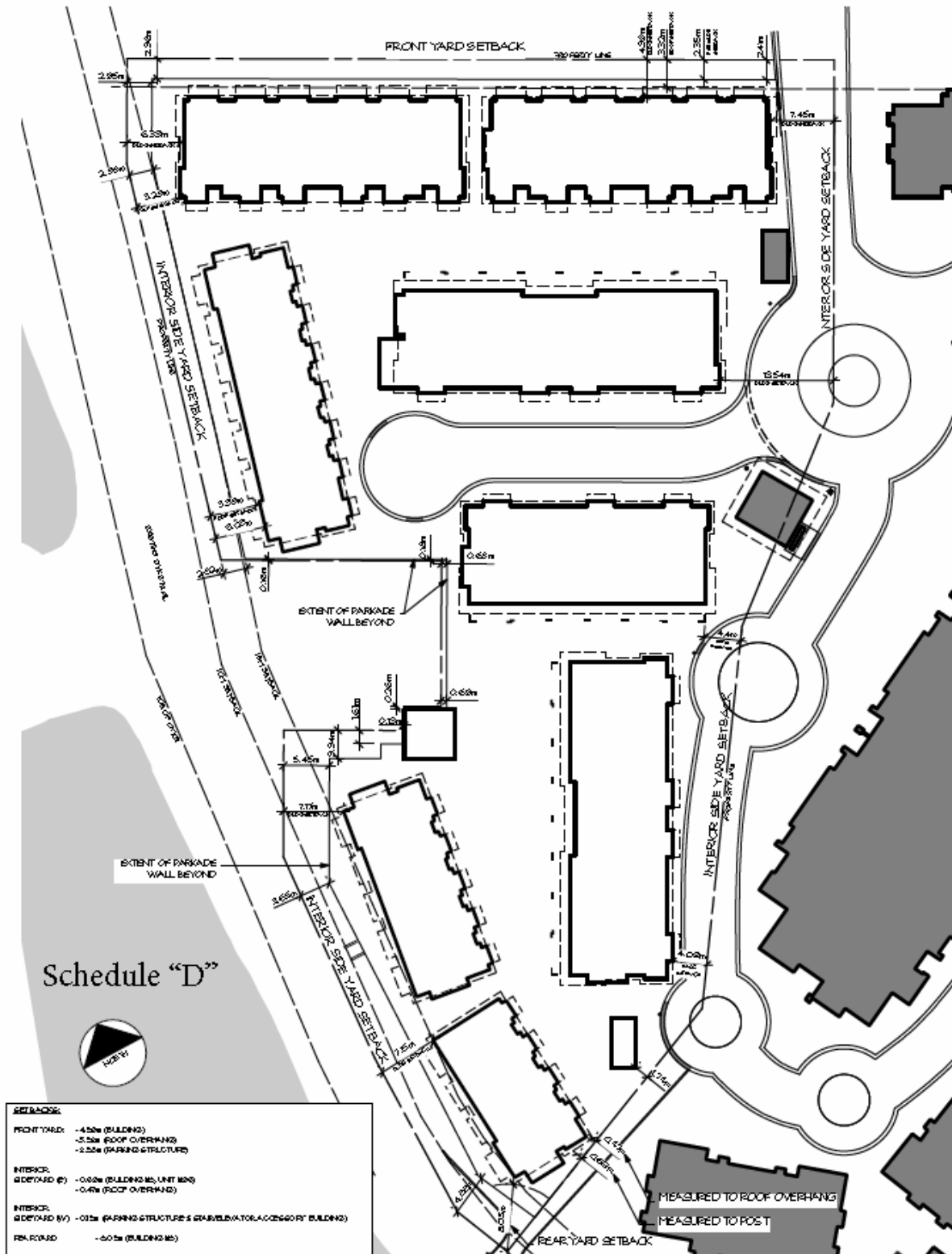
District of Squamish Zoning Bylaw No. 1342, 1995, Amendment Bylaw (Comprehensive Development Zone No. 34) No. 1988, 2007



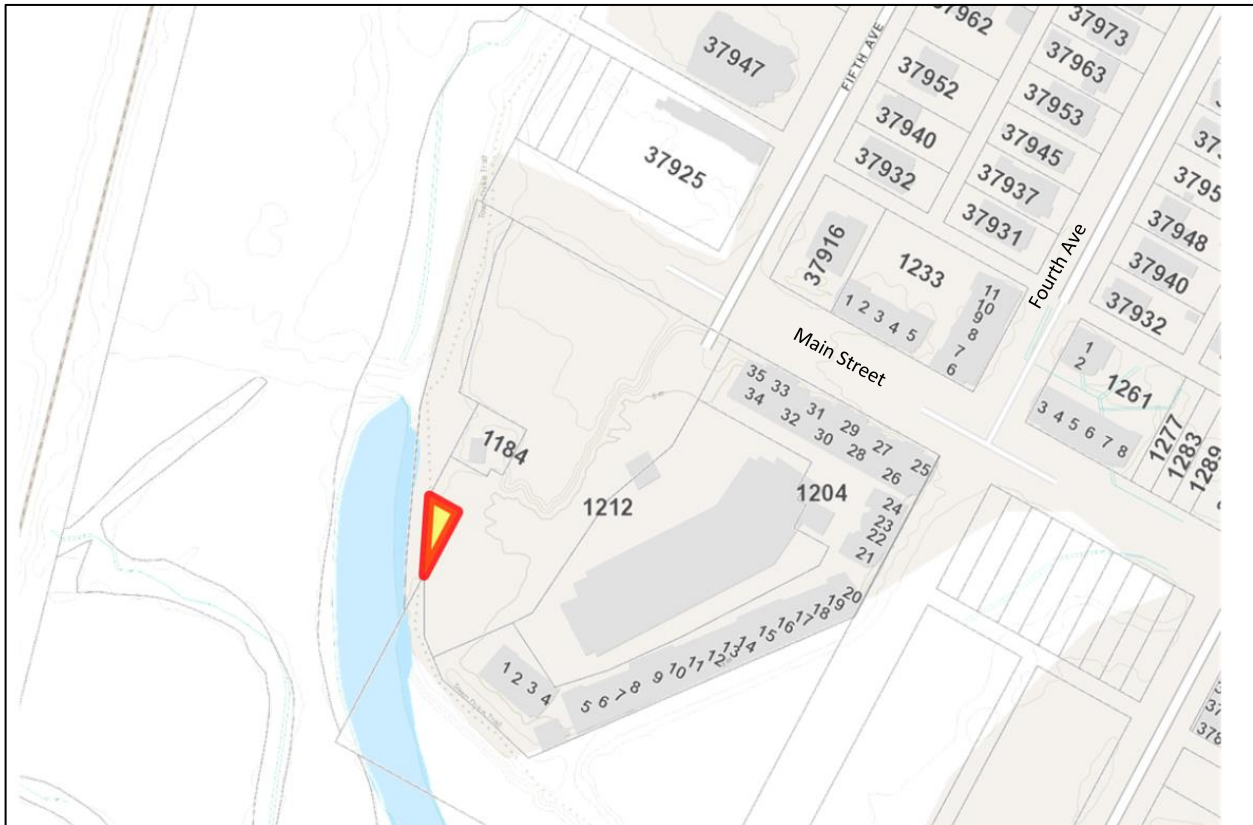
Schedule "D"

District of Squamish Zoning Bylaw No. 2200, 2011,

Amendment Bylaw (Comprehensive Development Zone No. 34 - 1188 Main Street) No. 2394, 2015



Schedule "E" to
District of Squamish Zoning Bylaw No. 2200, 2011,
Amendment Bylaw (Comprehensive Development Zone
No. 34 - 1188 Main Street) No. 2394, 2015



Rezone from Residential 2 (RS-2) to Comprehensive Development Zone No. 34 (CD-34)

SECTION 40EE | COMPREHENSIVE DEVELOPMENT ZONE 35 (CD-35)

40EE.1 PERMITTED USES

In the Comprehensive Development Zone No. 35 the following uses only, or a combination of such uses, provided that such combined uses are part of a comprehensive design shall be permitted:

Block A:

- (a) single unit dwelling, excluding a modular or mobile home;
- (b) home occupation office subject to Section 4.18;
- (c) accessory uses;
- (d) daycare facility but only located on Strata Lot 1, Sections 2 and 11, Township 50, New Westminster District, Strata Plan BCS 2028 (*Bylaw 1989, 2007*);
- (e) café and business office but only located on Strata Lot 43, Sections 2 and 11, Township 50, New Westminster District, Strata Plan BCS 2028 (*Bylaw 1989, 2007*);
- (f) apartment units but only located on Strata Lot 43, Sections 2 and 11, Township 50, New Westminster District, Strata Plan BCS 2028 (*Bylaw 2205, 2011*).

Block B:

- (a) single unit dwelling, excluding a modular or mobile home;
- (b) apartment dwellings;
- (c) townhouse dwellings;
- (d) home occupation office subject to Section 4.18; and
- (e) accessory uses.

40EE.2 DENSITY

Block A:

The maximum density (floor area) for single-unit dwellings shall not exceed 162.57 square metres except in the case of strata lot 1 where the maximum density (floor area) cannot exceed 404.12 square metres and in the case of strata lot 43 where the maximum density (floor area) cannot exceed 181.2 square metres. (*Bylaw 1989, 2007*)

Block B:

For the purpose of building construction:

- (a) the unit density shall not exceed 20 dwelling units; and
- (b) the floor area of any individual dwelling unit shall not be less than 55.8 square metres (*Bylaw 1989, 2007*)

40EE.3 BUILDING HEIGHT

Block A:

- (a) Principal building: The building height shall not exceed three storeys or 10.68 m whichever is less;
- (b) Accessory buildings and structures: The building height shall not exceed 3.0 m except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 m.

Block B:

- (a) Principal building: The building height shall not exceed 10.68 m
- (b) Accessory buildings and structures: The building height shall not exceed 3.0 m except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 m.

40EE.4 LOT COVERAGE

Block A:

The maximum lot coverage shall not exceed 50%.

Block B:

The maximum lot coverage shall not exceed 50%.

40EE.5 USEABLE OPEN SPACE

Block A:

- (a) useable open space shall be provided at not less than 40 square metres as a part of a comprehensive design;

Block B:

- (a) useable open space shall be provided at not less than 40 square metres as a part of a comprehensive design; and
- (b) additional outdoor open space in the form of a patio, deck or balcony shall be provided at not less than 10 percent of the gross floor area of each dwelling unit.

40EE.6 FENCING

Blocks A and B:

Fencing shall be provided in accordance with Section 4.6.

40EE.7 OFF-STREET PARKING

Blocks A and B:

Off-street parking shall be provided in accordance with Section 41 of this Bylaw.

40EE.8 SITING REQUIREMENTS FOR PRINCIPAL BUILDINGS

Block A:

- (a) Front Lot Line Setback: A Principal Building shall be located not less than 6.0 metres from the front lot line.
- (b) Side Lot Line Setback: A Principal Building shall be located not less than 1.5 metres from any side lot line, however, the setback may be reduced to 0.8m provided:
 - (i) that the opposite sideyard setback on the same lot is increased to 2.15 metres;
 - (ii) that the corresponding sideyard setback on the adjacent lot common with the reduced sideyard setback is also increased to 2.15 metres; and
 - (iii) in no case shall the combined sideyard setbacks on any lot be less than 2.95 metres;
 - (iv) notwithstanding the above, one sideyard setback may be reduced to zero for a garage or carport only and further provided that the adjacent lot common with the reduced sideyard setback also constructs a garage or carport with a zero setback.
- (c) Rear Lot Line Setback: A Principal Building shall be located not less than 3.0 metres from the rear lot line.

All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this Bylaw.

Block B:

- (a) Front Lot Line Setback: A Principal Building shall be located not less than 6.0 metres from the front lot line.
- (b) Side Lot Line Setback: A Principal Building shall be located not less than 1.5m from the side lot line.

- (c) Rear Lot Line Setback: A Principal building shall be located not less than 9.15 metres from a rear lot line.

All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this Bylaw.

40EE.9 SCREENING AND LANDSCAPING

Blocks A and B:

All developed portions of the lot not covered by buildings or paved areas shall be screened and landscaped in accordance with Section 4.7 of this Bylaw.

40EE.10 MINIMUM LOT DIMENSIONS

Blocks A and B:

Lots created through subdivision in this zone, including bareland strata lots shall conform to the following minimum standards:

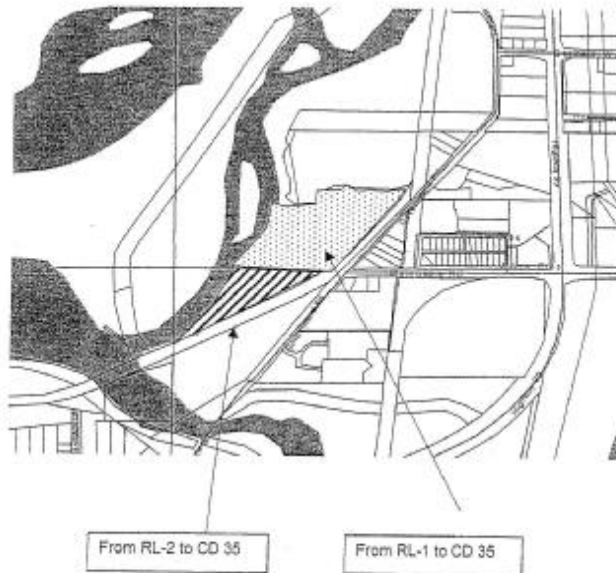
- (a) Minimum Lot Area: 275 square metres
- (b) Minimum lot width: 9.0 metres
- (c) Minimum lot depth: 30 metres
- (d) Notwithstanding subsection (c) above, the minimum lot depth may be reduced to 25 metres for lots greater than 12 metres in width.

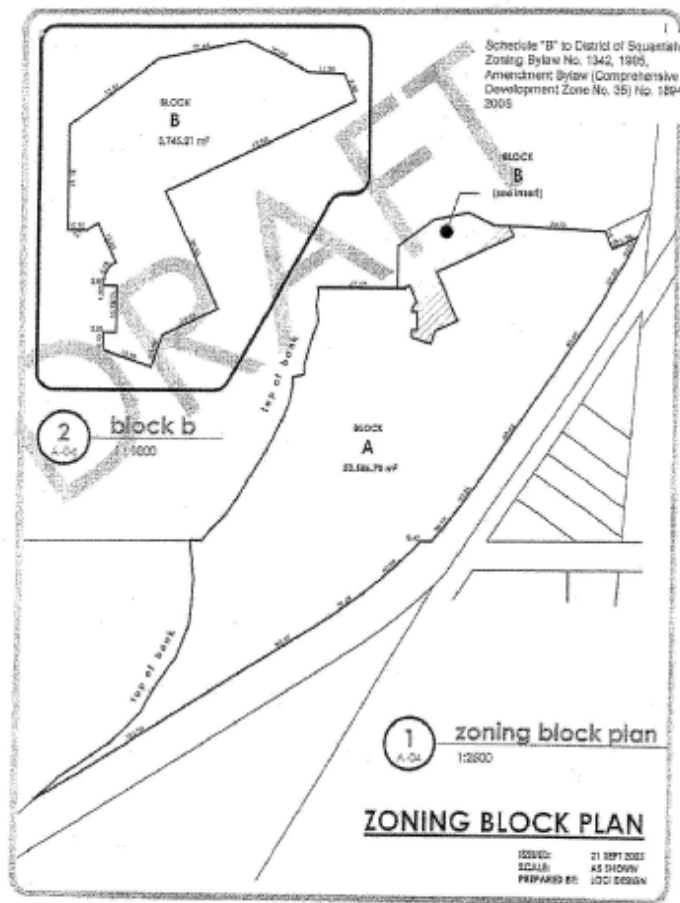
All dimensions and measurements shall be determined in accordance with Section 4.17 of this Bylaw.

DISTRICT OF SQUAMISH

SCHEDULE "A" to

District of Squamish Zoning Bylaw No. 1342, 1995, Amendment Bylaw
(Comprehensive Development Zone No. 35) No. 1894, 2005





SECTION 40DD | COMPREHENSIVE DEVELOPMENT ZONE 36 (CD-36)

The intent of the zone is intended to accommodate and regulate medium density, ground oriented townhouse development.

40DD.1 PERMITTED USES

In the Comprehensive Development Zone No. 36 the following uses only, or a combination of such uses, provided that such combined uses are part of a comprehensive design shall be permitted:

- (a) Townhouse dwellings;
- (b) Accessory Uses; and
- (c) Home occupation office subject to Section 4.18.

40DD. 2 DENSITY

The maximum density for townhouse dwelling shall not exceed 51 dwelling units/hectare

40DD.3 HEIGHT OF BUILDING

- (a) No principal building shall exceed a height of 10.68 m, or three storeys, whichever is less;
- (b) No accessory buildings and structures shall exceed 3.0 m except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 m.

40DD.4 LOT COVERAGE

The maximum lot coverage shall not exceed 50% of the area of the lot.

40DD.5 USEABLE OPEN SPACE

- (a) For townhouse development, useable open space shall be provided at not less than 100 square metres as a part of a comprehensive design; and
- (b) A minimum of 10% of the gross floor area of the dwelling unit shall be provided in the form of a patio, deck or balcony for the use of the residents of the dwelling unit.

40DD.6 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

40DD.7 OFF-STREET PARKING

Off-street parking shall be provided in accordance with Section 41 “Off-Street Parking” of this bylaw.

40DD.8 SITING REQUIREMENTS

All buildings, structures and uses shall comply with the size, shape and siting as designated on Schedules B-1, B-2, and B-3.

40DD.9 SCREENING AND LANDSCAPING

All developed portions of the lot not covered by buildings or paved areas shall be screened and landscaped in accordance with Section 4.7 of this bylaw.

40DD.10 MINIMUM LOT DIMENSIONS

Lots created through subdivision in this zone shall conform to the following minimum standards:

- (a) Minimum Lot Area: 1000 square metres
- (b) Minimum Lot Width: 30 metres
- (c) Minimum Lot Depth: 30 metres

All dimensions shall be determined in accordance with Sections 4.17 of this bylaw.

SCHEDULE "A" to

**(Comprehensive Development Zone No. 36)
(Bylaw No. 1885, 2005)**



BLOCK 1:
LOS 0.7, 0.8, 1.0
BLK 15 DL 486 PLAN 396D
GRP 1 NWD
BLOCK 2:
LOS 1.7, 3.4, 5.6, 7
BLK 16 DL 486 PLAN 396D
GRP 1 NWD
BLOCK 4:
PROPOSED PARKLAND DESIGN

MAIN STREET

| | 16,000 SF | 16,000 SF |
|-------------------------------|-----------|-----------|
| SITE AREA - BLOCK 1 | 16,000 SF | 16,000 SF |
| BLOCK 2 | 23,660 SF | 23,660 SF |
| BLOCK 4 (located on Parkland) | 23,660 SF | 23,660 SF |
| SITE AREA (BLOCKS 1 + 2) | 40,560 SF | 40,560 SF |
| CROSS SITE AREA | | 74,360 SF |

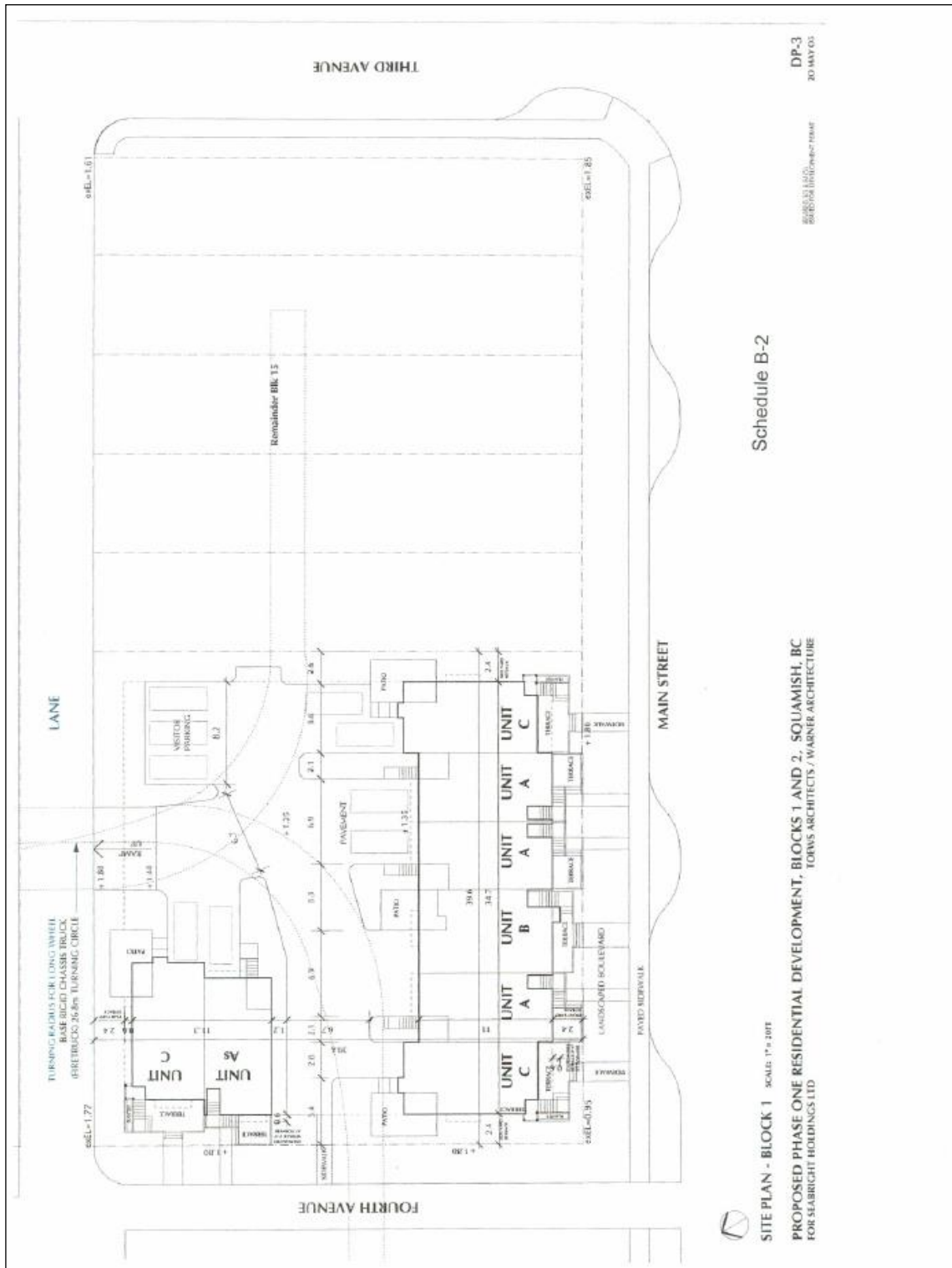
| DATA SUMMARY | | SEE COVER | GRASS SUDDENLY | DECKS PATIO TERRACES | POG SUDDENLY |
|---|----------|--------------|-------------------|----------------------------|-----------------|
| CLUSTER 1 (5-UNIT) | | | | | |
| 1. A (2-bed) | 700.2 | 709.2 | 1429 | 1429 | 2.00 |
| 1. B (2-bed) | 227.9 | 227.9 | 1474 | 1474 | 2.00 |
| 1. C (3-bed) | 1437.0 | 1437.0 | 2853 | 2853 | 4.00 |
| CLUSTER 2 (3-UNIT) | | | | | |
| 2. A (2-bed) | 680.4 | 680.4 | 1609 | 1609 | 2.00 |
| 2. B (2-bed) | 615.3 | 615.3 | 1603 | 1603 | 2.00 |
| 2. C (3-bed) | 1436.0 | 1436.0 | 2858 | 2858 | 4.00 |
| CLUSTER 3 (4-UNIT) | | | | | |
| 3. A (2-bed) | 669.9 | 669.9 | 1609 | 1609 | 2.00 |
| 3. B (2-bed) | 615.3 | 615.3 | 1603 | 1603 | 2.00 |
| 3. C (3-bed) | 1436.0 | 1436.0 | 2858 | 2858 | 4.00 |
| CLUSTER 4 (5-UNIT) | | | | | |
| 4. A (2-bed) | 669.9 | 669.9 | 1609 | 1609 | 2.00 |
| 4. B (2-bed) | 615.3 | 615.3 | 1603 | 1603 | 2.00 |
| 4. C (3-bed) | 1436.0 | 1436.0 | 2858 | 2858 | 4.00 |
| TOTALS | 10 UNITS | 13,765.5 | 72,669 | 14,000 | 10.5 |
| SITE COVERAGE - 113,653.1 / 60,560 = 339.0 | | | | | 34% |
| - With Paved - 84.4 / 13,765.1 / 74,340 = 145.0 | | | | | 19% |
| DENSITY - 24,160,437 / 60,560 = 398.7 | | | | | 31 units acre |

| | |
|---|--------------------------------|
| Required = $431.9 \times 19 = 8,206.1$ SF | |
| 10% of CFA, as deck terrace patio = $1 \times 2,470 = 2,470$ SF | |
| Private - deck, terrace, patio | 4,376 SF which is $> 2,470$ |
| Semi-private - play space | 1,670 |
| Public - sheltered park (block 4) | 33,800 |
| Total amenity area provided | 30,446 SF which is $> 8,206.1$ |

DP-1
30 MAY 05



SITE LOCATION PLANS



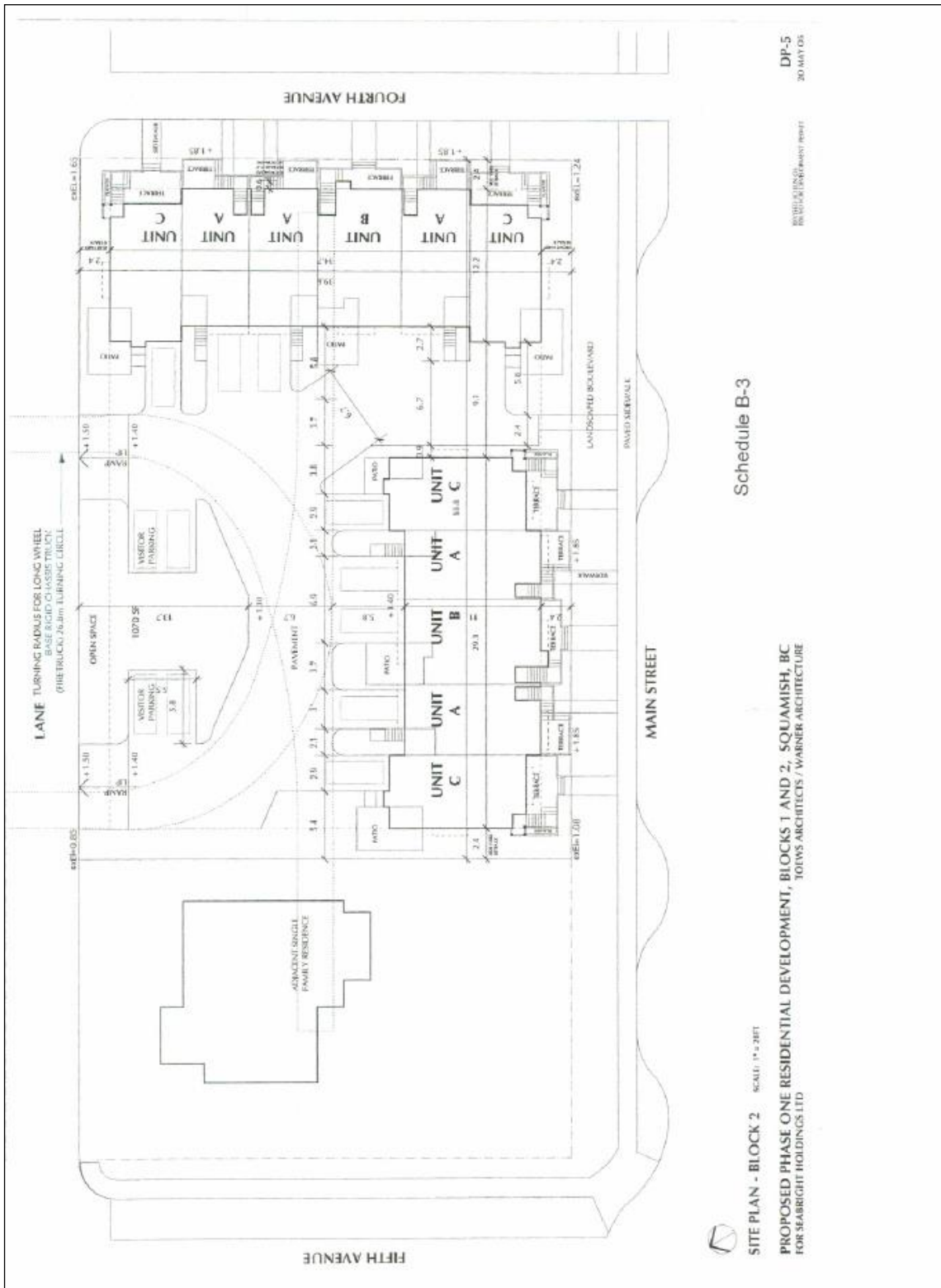
SITE PLAN - BLOCK 1 SCALE: 1" = 100'

PROPOSED PHASE ONE RESIDENTIAL DEVELOPMENT, BLOCKS 1 AND 2, SQUAMISH, BC
FOR SEABRIGHT HOLDINGS LTD
TOMAS ARCHITECTS / WARNER ARCHITECTURE

Schedule B-2

REVISIONS
REVISION 1
20 MAY 05

DP-3
20 MAY 05



SECTION 40EEEE COMPREHENSIVE DEVELOPMENT ZONE 43 (CD-43)

(Bylaw 2435, 2016)

The intent of this zone is to provide for a mix of residential artisan and commercial uses.

40EEEE.1 PERMITTED USES

The following and no other uses shall be permitted:

- (a) Artisan Uses;
- (b) Arts and Culture;
- (c) Apartment Dwelling subject to Section 40EEEE.14;
- (d) Business and Professional Offices;
- (e) Personal Service Establishment;
- (f) Restaurant;
- (g) Home Occupation;
- (h) Accessory Retail Sales;
- (i) Off-Street Parking; and
- (j) Off-Street Loading.

40EEEE.2 MINIMUM LOT AREA

The minimum lot area in the CD-43 zone is 929 m².

40EEEE.3 MINIMUM LOT DIMENSIONS

No lot shall be created by subdivision that has:

- (a) A lot width less than 18.3 metres;
- (b) A lot depth less than 36 metres

40EEEE.4 LOT COVERAGE

Lot coverage shall not exceed 75% of the area of the lot.

40EEEE.5 FLOOR AREA RATIO (FAR)

The maximum Floor Area Ratio shall not exceed 1.5 times the area of the lot.

40EEEE.6 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 14.6 metres, or three storeys, whichever is less.

40EEEE.7 BUILDINGS PER PARCEL

No more than two (2) principal buildings shall be located on a lot.

40EEEE.8 SITING REQUIREMENTS FOR PRINCIPAL BUILDINGS

- (a) Front Lot Line Setback: No principal building shall be located within 1.52 meters of a front lot line;
- (b) Interior Side Lot Line Setback: No principal building shall be located within 0 meters of a side lot line;
- (c) Exterior Side Lot Line Setback: No principal building shall be located within 4.57 meters of an exterior side lot line;
- (d) Rear Lot Line Setback: No principal building shall be located within 1.52 metres of a rear lot line.

40EEEE.9 FENCING

Fencing shall be provided in accordance with this Bylaw.

40EEEE.10 OFF-STREET PARKING

Off-street parking for buildings and uses shall be provided in accordance with this Bylaw.

40EEEE.11 OFF-STREET LOADING

Off-street loading for buildings and uses shall be provided in accordance with this Bylaw.

40EEEE.12 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of this Bylaw.

40EEEE.13 SCREENING AND LANDSCAPING

Screening and landscaping shall be provided in accordance with this Bylaw.

40EEEE.14 CONDITIONS FOR USE

- (a) Artisan or commercial uses are to be located on the first floor of a building;
- (b) All artisan or commercial spaces must have the potential to be physically connected to a residential dwelling;
- (c) No residential uses are to be located on the first floor of a building.

SECTION 40GG | COMPREHENSIVE DEVELOPMENT ZONE 37 (CD-37)

40GG.1A PERMITTED USES

- (a) accessory uses;
- (b) artisan studio;
- (c) arts and culture;
- (d) business and professional offices;
- (e) child care facility;
- (f) educational services;
- (g) entertainment; (*Bylaw 2303, 2013*)
- (h) fitness centre;
- (i) off street parking and loading;
- (j) outdoor market;
- (k) personal service establishments;
- (l) Townhouse, Apartment, and Live-Work Dwelling units subject to section 4.16 with a maximum of 58 units (plus another 24 units if development meets requirements of 40GG1.B(c));
- (m) restaurant;
- (n) retail store;

40GG.1B COMMUNITY AMENITIES

Notwithstanding section 40GG.4 below, the maximum floor area ratio (FAR) may be increased to 1.39 if:

- (a) the Owner provides 129 square metres of Civic Multi-Use space for a not-for-profit society approved by the District free of charge in perpetuity, either secured by s. 219 covenant or transferred to the District;
- (b) the Owner provides 1,046.2 square metres of outdoor multi-use plaza for an Outdoor Market to the District free of charge in perpetuity, either secured by s. 219 covenant or transferred to the District; and
- (c) the Owner enters into a housing agreement under section 905 of the Local Government Act and covenant under section 219 of the Land Title Act with the District to provide at least seven Apartment units, and one Live-Work dwelling unit, which units must have an area of not less than 70 square metres in accordance with the terms of Housing Agreement Bylaw No. 2005, 2007 restricting the selling price and the qualified occupants of the restricted Townhouse, Apartment, and Live-work Dwelling units, and such agreement and covenant is filed as a legal notation against title to those units and registered against title to those units, in priority to all financial liens, charges and encumbrances.

40GG.2A OUTDOOR MARKET DEFINITION

For the purposes of this zone, “Outdoor Market” means an outdoor location where provisions are sold by local providers or wholesalers.

40GG.2B CIVIC MULTI-USE

For the purposes of this zone, “Civic Multi-Use” means a space that permits day-care, after-school programs, non-profit professional services, arts and culture use, heritage and museum use, non-profit summer school, and non-profit continuing education programs.

40GG.2C LIVE-WORK

For the purposes of this zone, “Live-Work” means a space that is a flexible unit that permits residential use, and also permits the resident of the unit to undertake income-generating activity in the area of artisan use, professional consulting, personal service establishment use, retail sales, and small-scale manufacturing.

40GG.3 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 13.7 metres.

40GG.4 DENSITY

(a) The lot coverage shall not exceed 40.0% of the total lot area.

(b) The maximum site Floor Area Ratio (FAR) is 1.0.

40GG.5 LOT AREA

The area of the CD-37 zone lot must be at least 0.67 ha.

40GG.6 SITING REQUIREMENTS

(a) Cleveland Lot Line Setback: No principal building shall be located within 3 metres of the lot line;

(b) Main Street Lot Line Setback: No principal building shall be located within 2.0 metres, of the lot line, with a maximum 0.5 meter balcony projection;

(c) **Loggers Lane Lot Line Setback:** No principal building shall be located within 3.0 meters of the lot line with a maximum 1.0 meter balcony projection;

(d) **Vancouver Street Lot Line Setback:** No principal building shall be located within 2.0 meters of the lot line, with a maximum 0.5 meter balcony projection.

40GG.7 FENCING

Fencing shall be provided in accordance with Section 4.6 of District of Squamish Zoning Bylaw No. 1342, 1995.

40GG.8 ON-SITE PARKING

No less than 108 on-site parking spaces for buildings and uses shall be provided. Parking stall design and location must comply with Section 41 of District of Squamish Zoning Bylaw No. 1342, 1995.

40GG.9 ON-SITE LOADING

No less than two on-site loading bays shall be provided. Loading bay design and location must comply with Section 42 of District of Squamish Zoning Bylaw No. 1342, 1995.

40GG.10 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 1342, 1995.

40GG.11 SCREENING AND LANDSCAPING

Unless approved by development permit, screening and landscaping must be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 1342, 1995.

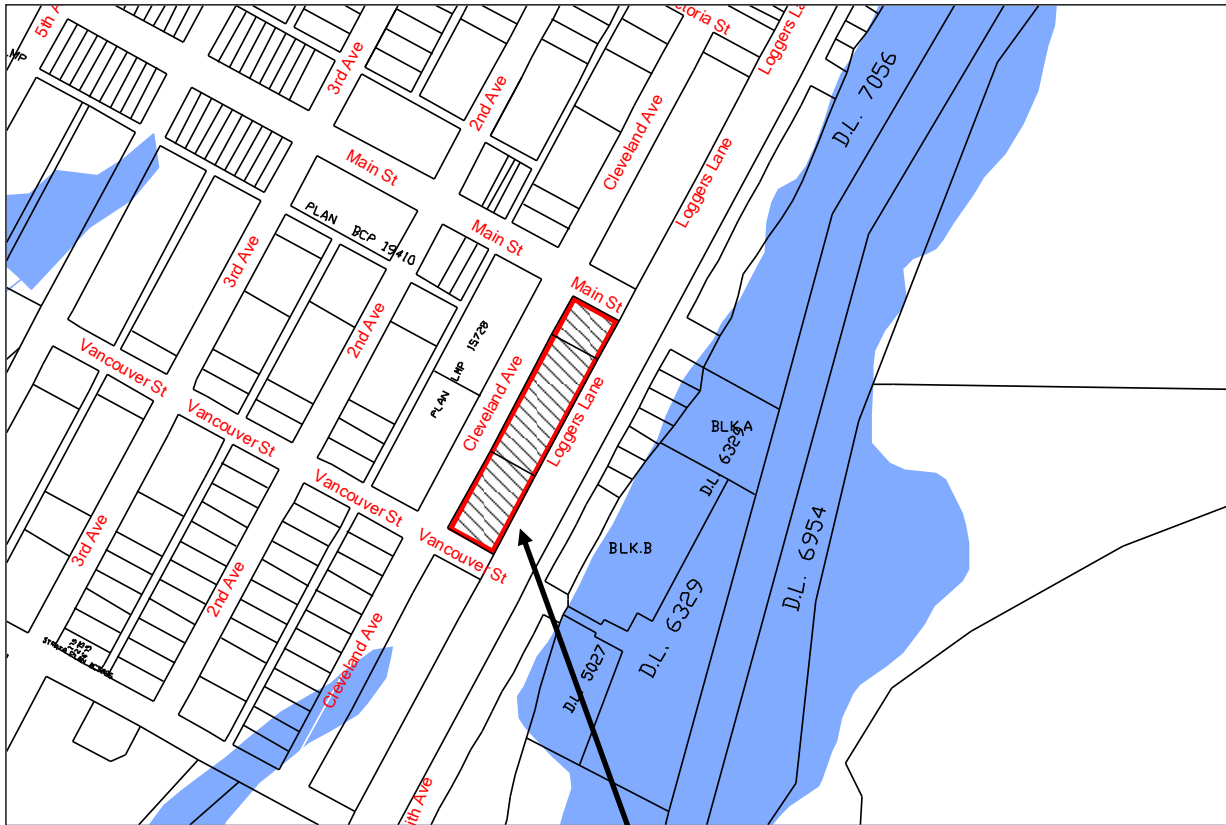
40GG.12 COMPREHENSIVE DEVELOPMENT PLAN

All buildings, structures and uses shall comply with the size, shape, siting and height as designated on the approved comprehensive development plan attached as Schedules “B”, “C”, and “D” to this Bylaw and labeled A1.01, A3.01, and L1 respectively.

40GG.13 DEVELOPMENT PERMIT

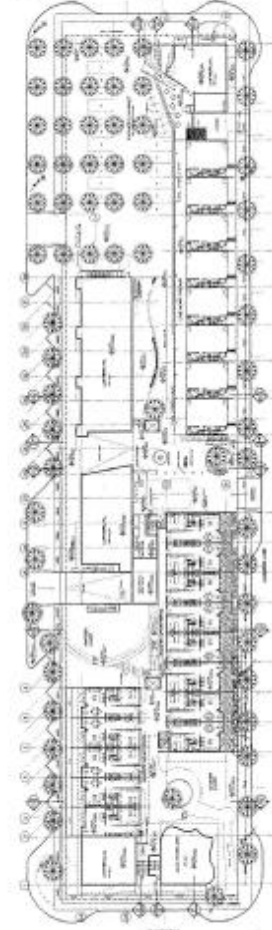
Notwithstanding sections 40GG.4, 40GG.6 and 40GG.12, the size, shape and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.

**Schedule "A" to
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw 1911, 2005**



Rezone from Light Industrial (I-1) to Comprehensive Development No. 37 (CD-37) zone.

SECTION 100000
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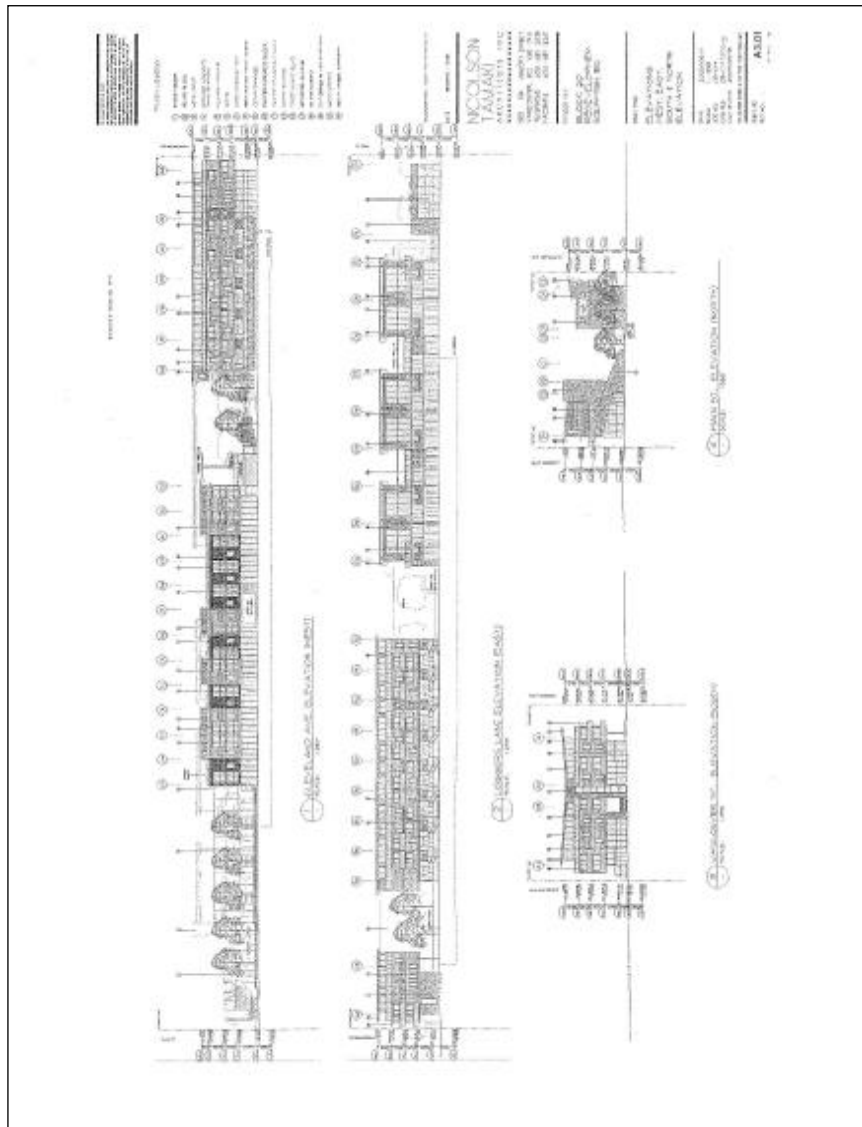


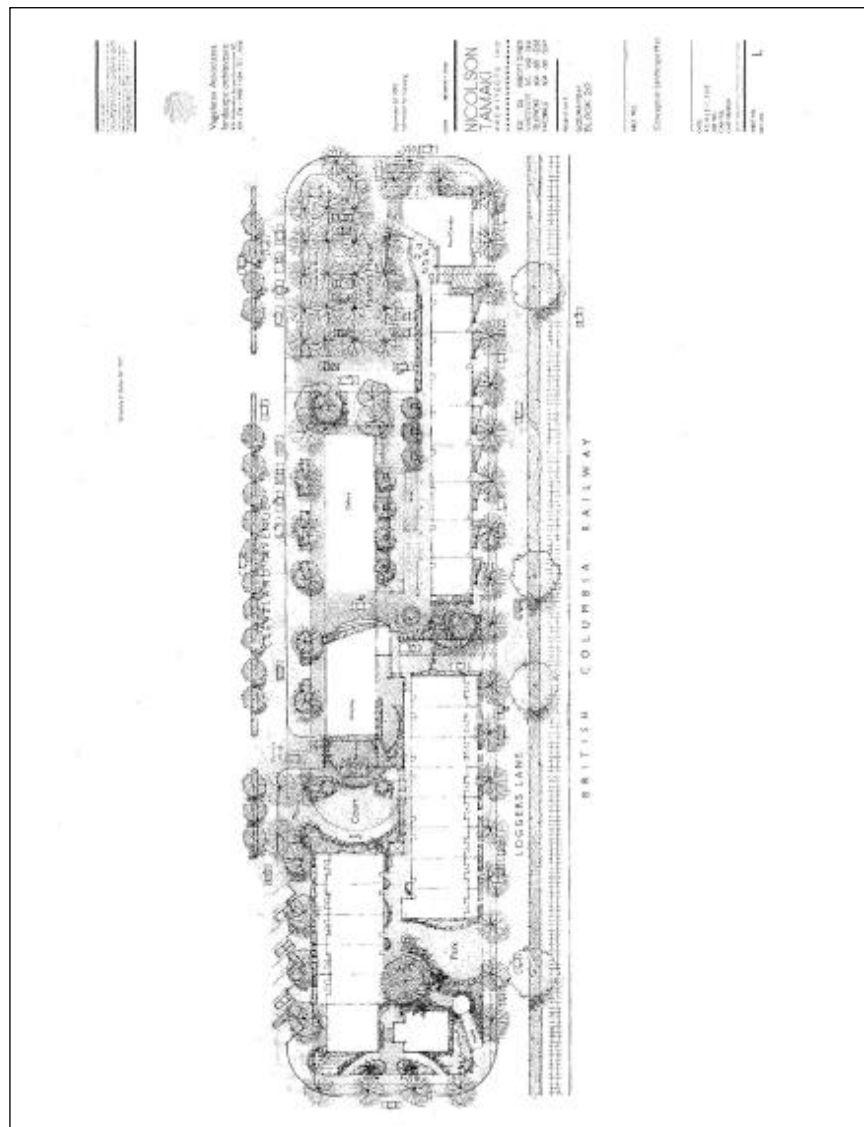
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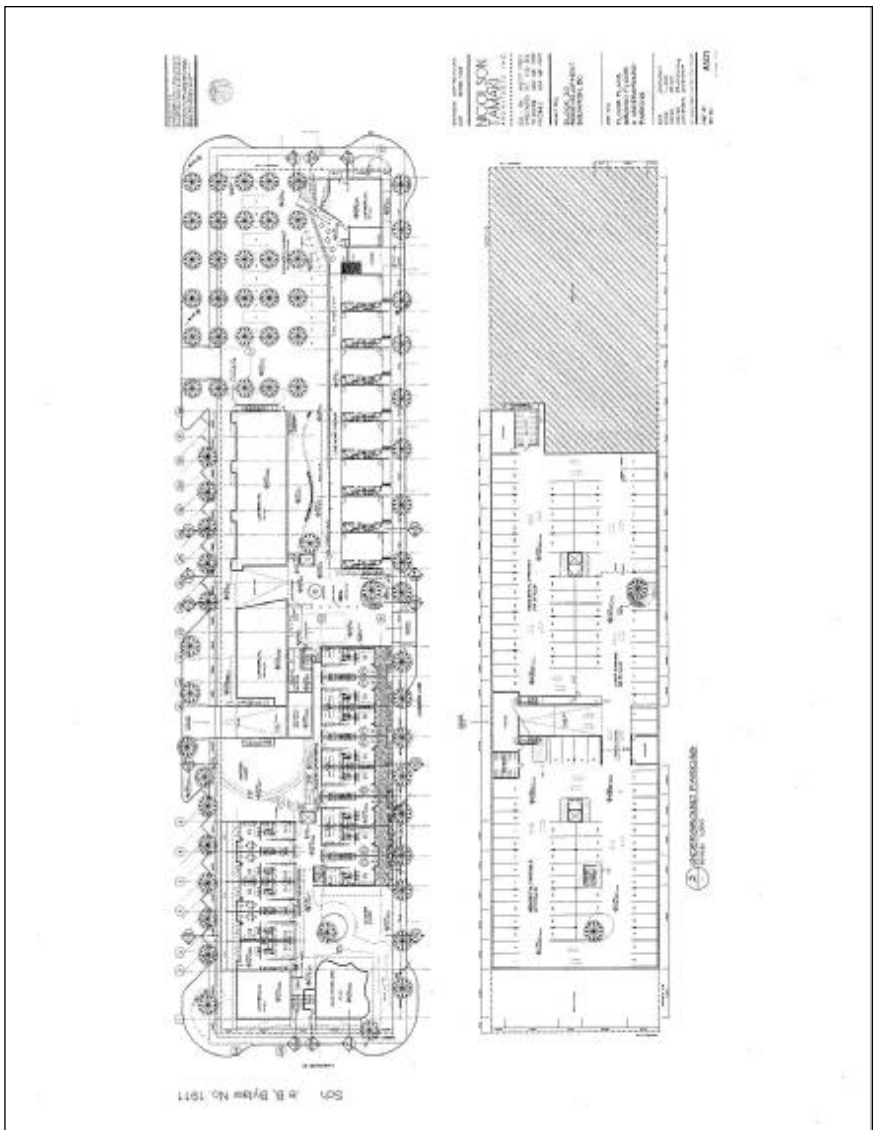
SECTION 100000
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2 PERSONNEL PASSING







SECTION 40HH | COMPREHENSIVE DEVELOPMENT ZONE 38 (CD-38)

Bylaw 1873, 2005 Adopted Feb 5/08

The intent of this zone is to allow for single-residential housing on small lots with a minimum lot size of 366 square metres.

40HH.1 PERMITTED USES

In the Comprehensive Development Zone No. 38 the use of land and buildings is restricted to:

- (a) One single unit dwelling per lot;
- (b) Home occupation office;
- (c) Accessory buildings;

40HH.2 TOTAL GROSS FLOOR AREA OF BUILDINGS

- (a) The total gross floor area of all buildings on a parcel shall not exceed a floor area ratio of 0.5.

40HH.3 MINIMUM LOT AREA

- (a) The minimum lot area in the CD-38 zone is 366 square metres.

(b) Additional Density if Lots allocated for Affordable Housing

Notwithstanding sections 40HH.3(a) and 40HH.4(a), the minimum lot area shall decrease to 325 square metres if a housing agreement under section 905 of the Local Government Act and covenant under section 219 of the Land Title Act are entered into with the District to provide 20 affordable single unit dwellings on the lots within the CD-38 zone in accordance with the affordable housing terms set out in Schedule B to this Bylaw, and such agreement and covenant is filed as a legal notation against title to all of the lots within the CD-38 zone and registered against title to all such lots, in priority to all financial liens, charges and encumbrances (including, without limitation, all leases, options to purchase and rights of first refusal).

40HH.4 SUBDIVISION

(a) Lots within the CD-38 Zone shall conform to the following minimum standards:

| | Lot Size | Lot Width | Lot Depth |
|--------------|----------|-----------|-----------|
| Interior Lot | 366 sq m | 12 m | 26 m |
| Corner Lot | 375 sq m | 15.5 m | 22 m |

(b) Notwithstanding section 40HH.4(a), the 20 affordable housing lots contemplated by section 40HH.3(b) shall conform to the following minimum standards:

Affordable Housing Lots – 325m²

| | Lot Size | Lot Width | Lot Depth |
|-------------------|----------|-----------|-----------|
| Interior Lot Only | 325 sq m | 12 m | 26 m |

40HH.5 HEIGHT OF BUILDINGS

(a) No principal building shall exceed a height of 9.0 meters;

(b) Accessory buildings and structures shall not exceed 4.6m.

40HH.6 MINIMUM BUILDING WIDTH

The minimum building width is 8.36m.

40HH.7 DENSITY

(a) The maximum unit density shall not exceed 20.4 dwelling units per hectare;

(b) The floor area ratio shall not exceed 0.50.

(c) Garages shall not be included in the calculation of the floor area ratio to a maximum of 35 square metres.

(d) The maximum floor area of a second storey of the principal building shall not exceed 80% of the floor area of the first storey including attached garage. The reduced floor area of the second storey can be accomplished by an offset at the second storey level from either the front or side walls at the first storey level or a combination of both; and

(e) The maximum principal building size, inclusive of a garage or carport, shall be 297.28 square metres.

(f) Lot Coverage shall be a maximum of 50%.

40HH.8 SITING REQUIREMENTS OF PRINCIPAL BUILDINGS

- (a) Front Lot Line Setback: No principal building shall be located within 6.0 meters of a front lot line;
- (b) Interior Side Lot Line Setback: No principal building shall be located within 1.82 meters of an interior side lot line.
- (c) Exterior Side Lot Line Setback: No principal building shall be located within 2.4 meters of a side lot line;
- (d) Rear Lot Line Setback: No principal building shall be located within 6.0 meters of a rear lot line;
- (e) The front lot line setback of the principal building may be reduced to a minimum of 4.0 m provided that the front lot line setback of a garage or carport shall be a minimum of 6.0 m.

40HH.9 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

40HH.10 OFF-STREET PARKING

- (a) A minimum of two off-street parking spaces shall be provided per lot, one of which may be in the driveway;
- (b) The width of the driveway on the lot shall not exceed 6.0m;
- (c) A double garage that accommodates two vehicles parked side by side, can be a maximum width of 5.5 m measured between the interior faces of the side walls of the garage.
- (d) A double garage or carport to accommodate two vehicles parked side by side shall not be permitted on any lot less than 13.4 m wide;
- (e) Aside from the provisions made in this bylaw, parking shall comply with Section 41 Off Street Parking of Bylaw No. 1342, 1995.

40HH.11 ACCESSORY BUILDINGS

- (a) All accessory buildings shall comply with the requirements of Section 4.4 of Bylaw No. 1342, 1995.

40HH.12 SCREENING AND LANDSCAPING

(a) All portions of the lot not covered by buildings, structures and non-porous or paved surfaces shall be landscaped. This landscaping shall be maintained;

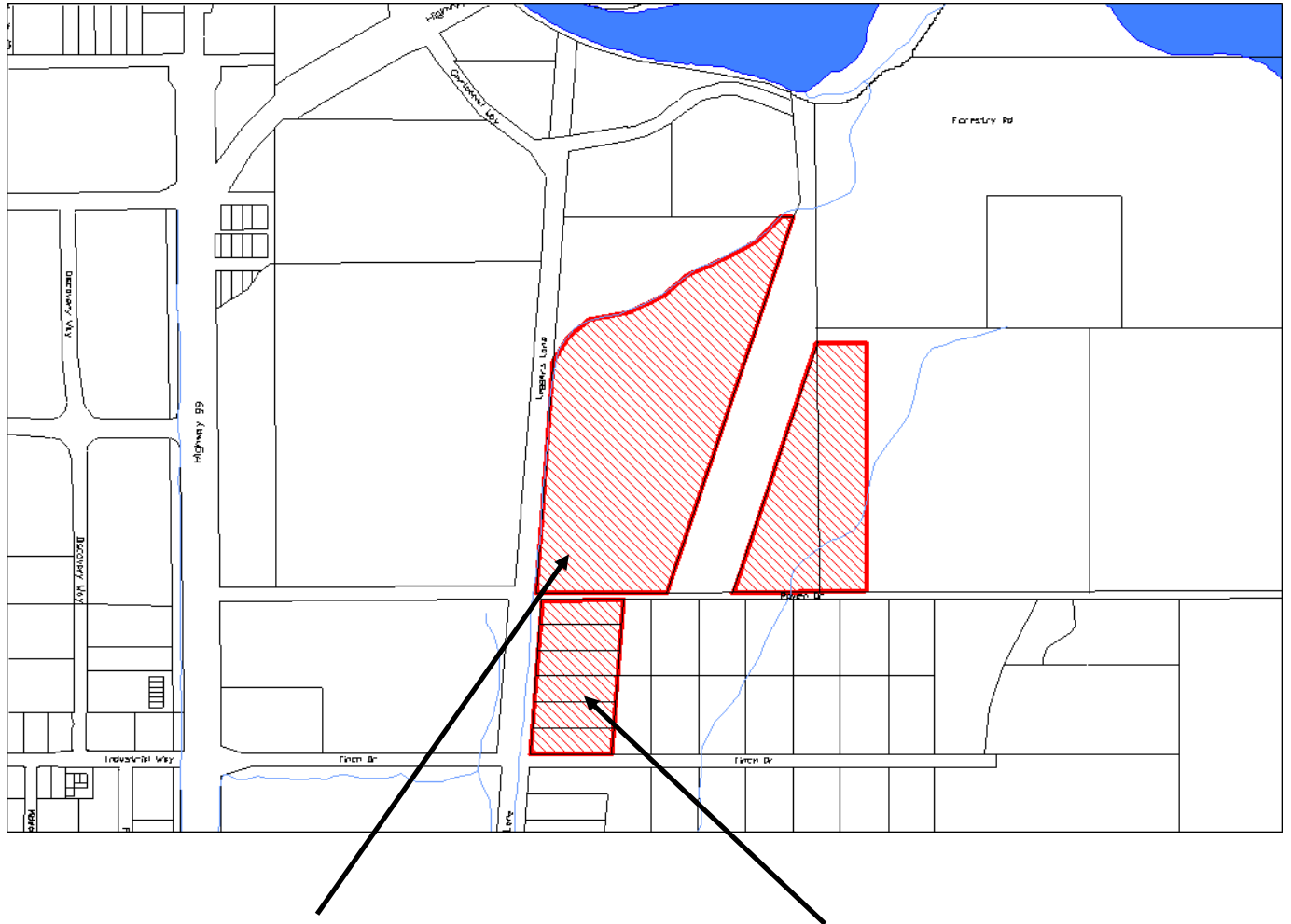
(b) All areas in the front yard not covered by non-porous or paved surfaces shall be landscaped.

3. That those parcels of land in the District of Squamish, legally described as

- Block A of section 2 Township 50
- Lot 1 Block 2 District Lot 1305 Plan 4138
- Lot 2 Block 2 District Lot 1305 Plan 4138
- Lot 3 Block 2 District Lot 1305 Plan 4138
- Lot 4 Block 2 District Lot 1305 Plan 4138
- Lot 5 Block 2 District Lot 1305 Plan 4138
- Lot 6 Block 2 District Lot 1305 Plan 4138

as shown shaded in black on the sketch attached as Schedule "A" to this bylaw, is rezoned from Resource (RE) and Rural Residential 1 (RL1) Zone to Comprehensive Development Zone No. 38 (CD-38).

**SCHEDULE "A" to
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw (Loggers Lane Small Lot Residential) No. 1873, 2005**



Rezone from Resource (RE) and Rural Residential 1 (RL-1) to Comprehensive Development 38 (CD-38)

SECTION 40DD | COMPREHENSIVE DEVELOPMENT ZONE 42 (CD-42)

(Bylaw 1941, 2007)

40DD.1 PERMITTED USES

- (a) 33 residential dwelling units
- (b) accessory uses;

40DD.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 14.5 metres.

40DD.3 LOT COVERAGE

The lot coverage shall not exceed 60% of the total lot area.

40DD.4 LOT AREA

The area of the CD-42 zone lot must be at least 0.119 hectares.

40DD.5 BUILDINGS PER PARCEL

There may be only one principal building per lot.

40DD.6 SITING REQUIREMENTS OF PRINCIPAL BUILDING

- (a) Front Lot Line Setback: The front lot line setback is 0;
- (b) The Side Lot Line Setback: The Side Lot line set back is 1.45 m.
- (c) Rear Lot Line Setback: No principal building shall be located within 6.7m of a rear lot line;

40DD.6.1 PROJECTIONS INTO SETBACKS

- (a) Canopies and roof overhangs are permitted to project into the setbacks.

(b) Access stairwells are permitted to project into the setbacks.

40DD.7 FENCING

Fencing shall be provided in accordance with Section 4.6 of District of Squamish Zoning Bylaw No. 1342, 1995.

40DD.8 OFF-STREET PARKING

One off-street parking stall per residential unit is required.

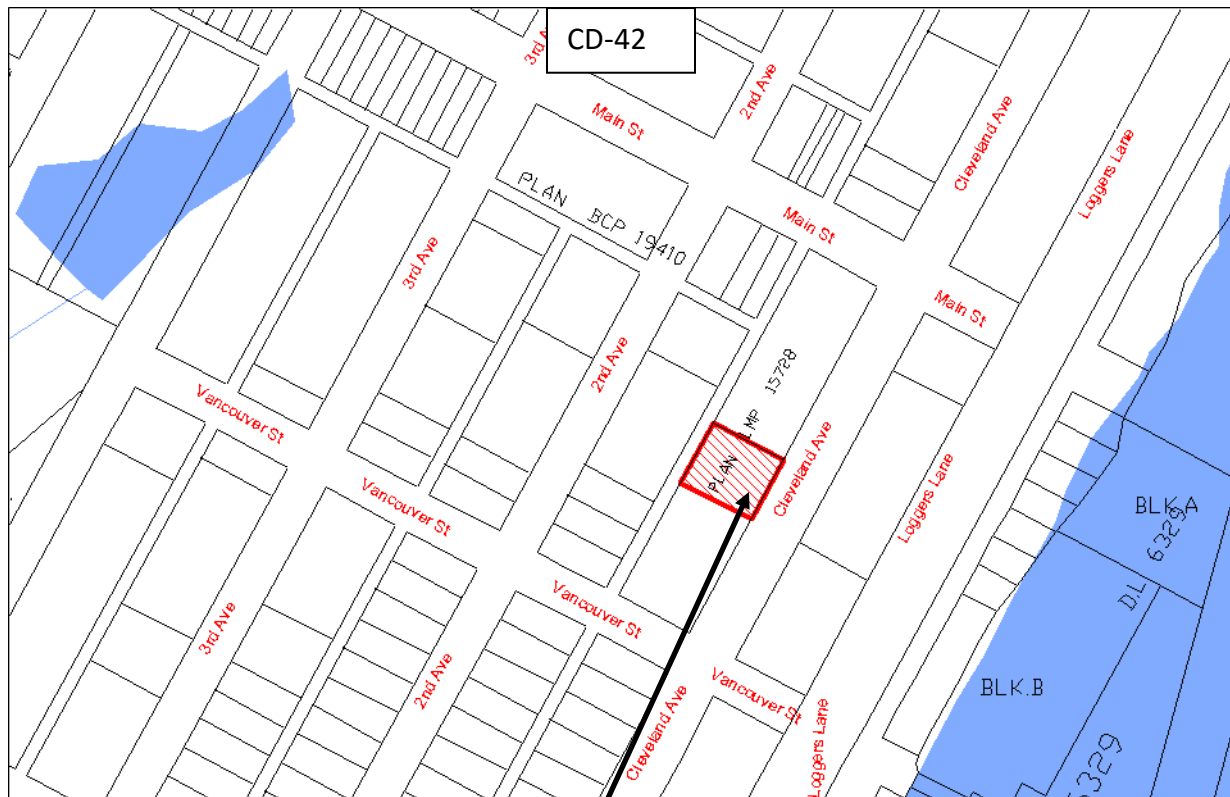
40DD.9 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 1342, 1995.

40DD.10 SCREENING AND LANDSCAPING

Screening and Landscaping shall be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 1342, 1995;

**Schedule "A" to
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw 1941, 2006**



Rezone from Comprehensive Development 10 Zone (CD-10) to Comprehensive Development 42 Zone (CD-42)

SECTION 40II | COMPREHENSIVE DEVELOPMENT ZONE 48 (CD-48)

40II.1 PERMITTED USES

- (a) Seniors Assisted Living Units;
- (b) Seniors Dwelling Units;
- (c) commercial kitchen and dining room to a maximum of 896 square metres;
- (d) Personal Care Service;
- (e) Personal Service Establishment to a maximum of 55.74 square metres;
- (f) Arts and Culture;
- (g) Accessory uses.

40II.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 16 metres.

40II.3 LOT COVERAGE

The lot coverage shall not exceed 37% of the total lot area.

40II.4 DENSITY

The maximum number of units is 75.

40II.5 LOT AREA

The area of the CD-48 zone lot must be at least 4,047 square metres.

40II.6 BUILDINGS PER PARCEL

There may be only one principal building per lot.

40II.7 SITING REQUIREMENTS OF PRINCIPAL BUILDING

- (a) Front Lot Line Setback: The front lot line setback is 6.7 m;
- (b) Side Lot Line Setback: The side lot line setback is 3.58 m;
- (c) Rear Lot Line Setback: No principal building shall be located within 7.62 m of a rear lot line.

40II.8 FENCING

Fencing shall be provided in accordance with Section 4.6 of District of Squamish Zoning Bylaw No. 1342, 1995.

40II.9 OFF-STREET PARKING

34 off-street parking stalls for residential and visitor use are required.

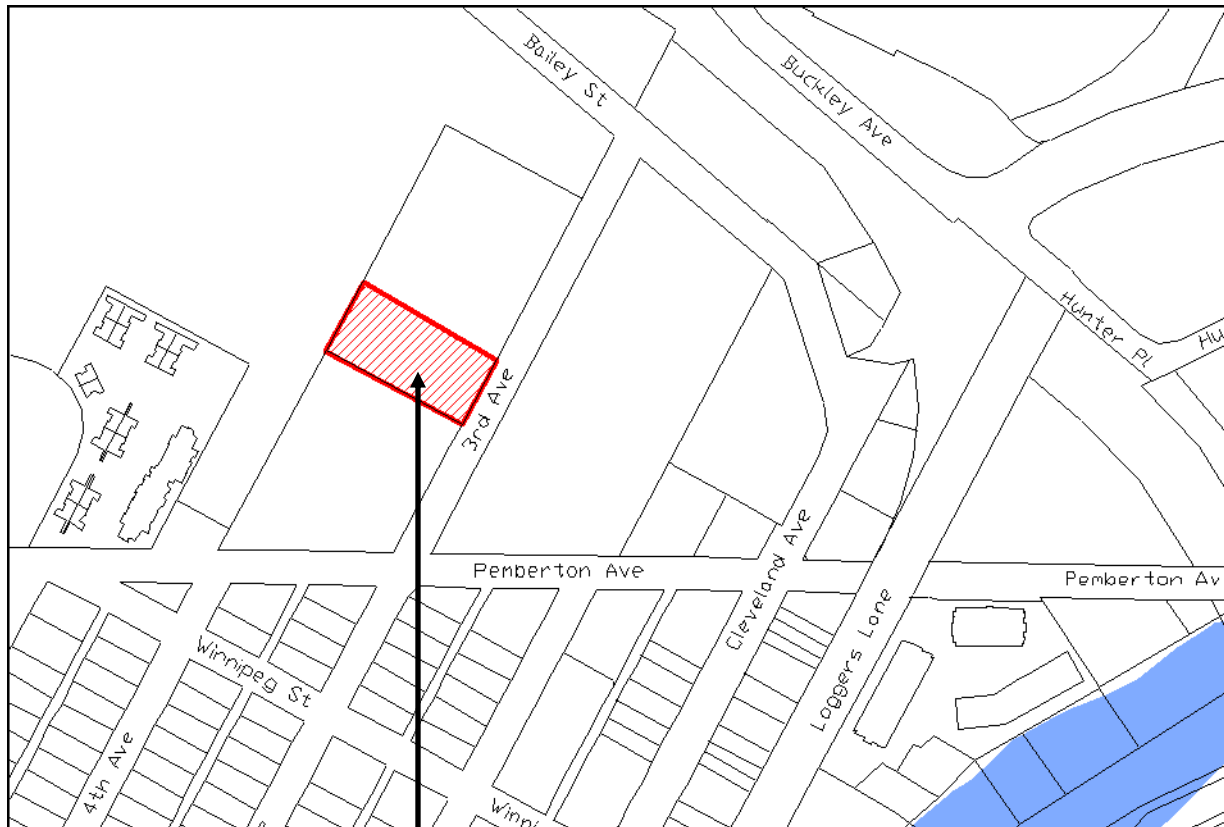
40II.10 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 1342, 1995.

40II.11 SCREENING AND LANDSCAPING

- (a) Screening and Landscaping shall be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 1342, 1995.

**Schedule "A" to
Bylaw 1968, 2006 (CD 48)**



Rezone from Comprehensive Development 2 Zone (CD-2) to Comprehensive Development 48 Zone (CD-48)

SECTION 40JJ | COMPREHENSIVE DEVELOPMENT ZONE 40 (CD-40)

(Bylaw 1926, 2009)

The intent of this zone is to accommodate and regulate the development of multiple unit residential, commercial and accessory uses generally as part of an overall comprehensive development plan as described in the Official Community Plan, “Waterfront Landing Sub Area Plan (SAP)”.

The Lands are divided into Blocks A, B, C, D, E, F, G, H, I, J and K, as shown on Schedule B which is attached to and forms part of this by-law. Blocks A, B, E, F and G contain sub-areas that regulate the uses, densities and building heights permitted within those Blocks.

40JJ.1 BLOCK A – TOWNHOUSE AND ARTISAN VILLAGE TOWNHOUSE

40JJ.1.1 PERMITTED USES

Lands and buildings shall be used for the following uses only, or for a combination of such uses, provided that such combined uses are part of a comprehensive design for each Block as follows:

Block A1, A3, A4 - Townhouse:

The following uses and no others shall be permitted:

- (a) accessory uses;
- (b) home occupation office subject to Section 4.18;
- (c) secondary suite; and
- (d) townhouse dwelling.

Block A2 – Artisan Village Townhouse:

The following uses and no others shall be permitted:

- (a) accessory uses;
- (b) artisan use;
- (c) business office, provided this use be carried out by the resident of the townhouse dwelling;
- (d) child care facility, residential;
- (e) home occupation office subject to Section 4.18;
- (f) secondary suite;
- (g) small-scale manufacturing; and
- (h) townhouse dwelling.

40JJ.1.2 CONDITIONS OF USE

- (a) Child care facility, residential, must be carried out by the resident of the townhouse dwelling, as permitted in Section 40JJ.1.1.

40JJ.1.3 DENSITY

For the purpose of building construction:

- (a) **Block A1** - Townhouse:

- (i) the density (gross floor area ratio) shall not exceed 1.0.

- (b) **Block A2** – Artisan Village:

- (i) the density (gross floor area ratio) shall not exceed 1.0.

- (c) **Block A3** – Townhouse:

- (i) the density (gross floor area ratio) shall not exceed 0.85.

- (d) **Block A4** – Townhouse:

- (i) the density (gross floor area ratio) shall not exceed 0.60.

- (e) **Blocks A1, A2, A3 and A4:**

- (i) the floor area of any individual dwelling unit, excluding a secondary dwelling suite, shall not be less than 46.5 square metres.

40JJ.1.4 HEIGHT

- (a) Principal building: The building height shall not exceed 13.0 metres or three storeys, whichever is less.
- (b) Accessory buildings and structures: The building height shall not exceed 3.0 metres except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 metres.

40JJ.1.5 LOT COVERAGE

- (a) The lot coverage shall not exceed 40% of the area of the lot.

40JJ.1.6 USEABLE OPEN SPACE

- (a) Useable Open Space not less than 20 square metres per ground-oriented dwelling unit shall be provided as part of a comprehensive design.

40JJ.1.7 SITING REQUIREMENTS

Siting requirements for buildings and structures are set out as follows:

- (a) Front Lot Line Setback: Buildings shall be located not less than 6.0 metres from the front lot line;
- (b) Side Lot Line Setback: Buildings shall be located not less than 5.0 metres from the side lot line;
- (c) Rear Lot Line Setback: A principal building shall be located not less than 5.0 metres from a rear lot line;
- (d) Notwithstanding sections 39X.3.6 (a), (b), (c), (d), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres above the height datum;
- (e) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17.

40JJ.2 BLOCK B – STACKED TOWNHOUSE

40JJ.2.1 PERMITTED USES

Lands and buildings shall be used for the following uses only, or for a combination of such uses, provided that such combined uses are part of a comprehensive design for each Block as follows:

The following uses and no others shall be permitted:

- (a) accessory uses;
- (b) apartment dwellings;
- (c) home occupation office subject to Section 4.18;
- (d) secondary suites; and
- (e) townhouse dwellings.

40JJ.2.2 DENSITY

For the purpose of building construction:

- (a) **Block B1** – Stacked Townhouse:
 - (i) the density (gross floor area ratio) shall not exceed 1.1.
- (b) **Block B2** – Stacked Townhouse

- (i) the density (gross floor area ratio) shall not exceed 1.3.

(c) Blocks B1 and B2:

- (i) The floor area of any individual dwelling unit, excluding a secondary dwelling suite, shall not be less than 46.5 square metres.

40JJ.2.3 HEIGHT

- (a) Principal building: The building height shall not exceed 16.0 metres or four storeys, whichever is less.
- (b) Accessory buildings and structures: The building height shall not exceed 3.0 metres except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 metres.

40JJ.2.4 LOT COVERAGE

- (a) The lot coverage shall not exceed 45% of the area of the lot.

40JJ.2.5 USEABLE OPEN SPACE

- (a) Useable Open Space not less than 20 square metres per ground-oriented dwelling unit and 10 square metres per upper-level dwelling unit shall be provided as part of a comprehensive design.

40JJ.2.6 SITING REQUIREMENTS

Siting requirements for buildings and structures are set out as follows:

- (a) Front Lot Line Setback: Buildings shall be located not less than 5.0 metres from the front lot line;
- (b) Side Lot Line Setback: Buildings shall be located not less than 5.0 metres from the side lot line;
- (c) Rear Lot Line Setback: A principle building shall be located not less than 5.0 metres from a rear lot line;
- (d) Notwithstanding sections 39X.4.6 (a), (b), (c), (d), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres above the height datum;
- (e) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17.

40JJ.3 BLOCK C – COMMUNITY USE

40JJ.3.1 PERMITTED USES

Lands and buildings shall be used for the following uses only, or for a combination of such uses, provided that such combined uses are part of a comprehensive design for each Block as follows:

The following uses and no others shall be permitted:

- (a) accessory uses;
- (b) accessory concession and café;
- (c) apartment dwellings, provided the apartment dwelling use is located above the amenity uses;
- (d) arts & culture;
- (e) assembly;
- (f) non-motorized boat launch (, i.e.: canoes & kayaks);
- (g) child care facility;
- (h) fitness/recreation centre;
- (i) home occupation office subject to Section 4.18; and
- (j) visitor guest suites

40JJ.3.2 CONDITIONS OF USE

- (a) Apartment or townhouse dwelling use must be located above the amenity uses, as permitted in Section 40JJ.3.1.

40JJ.3.3 DENSITY

For the purpose of building construction:

- (a) the density (gross floor area ratio) shall not exceed 0.5; and
- (b) the floor area of any individual dwelling unit shall not be less than 46.5 square metres.

40JJ.3.4 HEIGHT

- (a) Principal building: The building height shall not exceed 10.0 metres or two storeys, whichever is less.
- (b) Accessory buildings and structures: The building height shall not exceed 3.0 metres except that where the roof slope and construction materials of an

accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 metres.

40JJ.3.5 LOT COVERAGE

- (a) The lot coverage shall not exceed 40% of the area of the lot.

40JJ.3.6 USEABLE OPEN SPACE

- (a) Useable Open Space not less than 20 square metres per ground-oriented dwelling unit and 10 square metres per upper-level dwelling unit shall be provided as part of a comprehensive design.

40JJ.3.7 SITING REQUIREMENTS

Siting requirements for buildings and structures are set out as follows:

- (a) Front Lot Line Setback: Buildings shall be located not less than 4.0 metres from the front lot line;
- (b) Side Lot Line Setback: Buildings shall be located not less than 5.0 metres from the side lot line;
- (c) Rear Lot Line Setback: A principal building shall be located not less than 0.5 metres from a rear lot line;
- (d) Notwithstanding sections 39X.11.5 (a), (b), (c), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6m above the height datum;
- (e) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17.

40JJ.4 BLOCK D – COMMERCIAL/CHOICE OF USE

40JJ.4.1 PERMITTED USES

Lands and buildings shall be used for the following uses only, or for a combination of such uses, provided that such combined uses are part of a comprehensive design for each Block as follows:

The following uses and no others shall be permitted:

- (a) accessory uses;
- (b) apartment dwelling;
- (c) arts & culture;
- (d) business and professional offices;
- (e) child care facility;

- (f) commercial recreation (marine supply store);
- (g) convenience store;
- (h) fitness centre;
- (i) home occupation office subject to Section 4.18;
- (j) hotel;
- (k) liquor primary establishment;
- (l) personal service establishment;
- (m) restaurant (including coffee shops), including outdoor seating areas;
- (n) retail store; and
- (o) *repealed by Bylaw 2434, 2016.*

40JJ.4.2 CONDITIONS OF USE

- (a) Apartment dwelling use must be located on the top or third storey above permitted commercial and/or service uses, as permitted in Section 40JJ.4.1.

40JJ.4.3 DENSITY

For the purpose of building construction:

- (a) the density (gross floor area ratio) shall not exceed 1.4;
- (b) notwithstanding b) above, the maximum density (gross floor area ratio) for residential uses shall not exceed 0.5 and be limited to the top floor of any building constructed on the lot; and
- (c) the floor area of any individual dwelling unit, excluding a secondary dwelling suite, shall not be less than 46.5 square metres.

40JJ.4.4 HEIGHT

- (a) Principal building: The building height shall not exceed 15.0 metres or three storeys, whichever is less;
- (b) Accessory buildings and structures: The building height shall not exceed 3.0 metres except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 metres.

40JJ.4.5 LOT COVERAGE

- (a) The lot coverage shall not exceed 70% of the area of the lot.

40JJ.4.6 USEABLE OPEN SPACE

- (a) Useable Open Space not less than 5% of the area of the lot shall be provided as part of a comprehensive design.

40JJ.4.7 SITING REQUIREMENTS

Siting requirements for buildings and structures are set out as follows:

- (a) Front Lot Line Setback: Buildings shall be located not less than 6.0 metres from the front lot line;
- (b) Side Lot Line Setback: Buildings shall be located not less than 5.0 metres from the side lot line unless building is adjacent to public plaza, in which case buildings shall be located not less than 0.5 meters from the side lot line;
- (c) Rear Lot Line Setback: A principal building shall be located not less than 0.5 metres from a rear lot line;
- (d) Notwithstanding sections 39X.6.7 (a), (b), (c), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres above the height datum;
- (e) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17.

40JJ.5 BLOCK E – LOW-RISE APARTMENT

40JJ.5.1 PERMITTED USES

Lands and buildings shall be used for the following uses only, or for a combination of such uses, provided that such combined uses are part of a comprehensive design for each Block as follows:

The following uses and no others shall be permitted:

- (a) accessory uses;
- (b) apartment dwelling;
- (c) home occupation office subject to Section 4.18; and
- (d) townhouse dwelling.

40JJ.5.2 DENSITY

For the purpose of building construction:

(a) **Block E1 – Low-Rise Apartment:**

- (i) the density (gross floor area ratio) shall not exceed 1.9.

(b) **Block E2 – Low-Rise Apartment:**

- (i) the density (gross floor area ratio) shall not exceed 1.6.

(c) **Blocks E1 and E2:**

- (i) the floor area of any individual dwelling unit shall not be less than 46.5 square metres.

40JJ.5.3 HEIGHT

(a) Principal building: The building height shall not exceed 16.0 metres or four storeys, whichever is less.

(b) Accessory buildings and structures: The building height shall not exceed 3.0 metres except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 metres.

40JJ.5.4 LOT COVERAGE

(a) Block E1: The lot coverage shall not exceed 50% of the area of the lot;

(b) Block E2: The lot coverage shall not exceed 40% of the area of the lot.

40JJ.5.5 USEABLE OPEN SPACE

(a) Useable Open Space not less than 10% of the area of the lot shall be provided as part of a comprehensive design.

40JJ.5.6 SITING REQUIREMENTS

Siting requirements for buildings and structures are set out as follows:

(a) Front Lot Line Setback: Buildings shall be located not less than 5.0 metres from the front lot line;

- (b) Side Lot Line Setback: Buildings shall be located not less than 5.0 metres from the side lot line;
- (c) Rear Lot Line Setback: A principal building shall be located not less than 5.0 metres from a rear lot line;
- (d) Notwithstanding sections 39X.7.6 (a), (b), (c), (d), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6m above the height datum;
- (e) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17.

40JJ.6 BLOCK F – MID-RISE APARTMENT

40JJ.6.1 PERMITTED USES

Lands and buildings shall be used for the following uses only, or for a combination of such uses, provided that such combined uses are part of a comprehensive design for each Block as follows:

The following uses and no others shall be permitted:

- (a) accessory uses;
- (b) apartment dwelling;
- (c) home occupation office subject to Section 4.18; and
- (d) townhouse dwelling.

40JJ.6.2 DENSITY

For the purpose of building construction:

- (a) **Block F1** – Mid-Rise Apartment:
 - (i) the density (gross floor area ratio) shall not exceed 2.5.
- (b) **Block F2** – Mid-Rise Apartment:
 - (i) the density (gross floor area ratio) shall not exceed 2.0.
- (c) **Block F3** – Mid-Rise Apartment:
 - (i) the density (gross floor area ratio) shall not exceed 2.7.

(d) **Block F4 – Mid-Rise Apartment:**

- (i) the density (gross floor area ratio) shall not exceed 1.3.

(e) **Blocks F1, F2, F3 and F4:**

- (i) the floor area of any individual dwelling unit, excluding a secondary dwelling suite, shall not be less than 46.5 square metres.

40JJ.6.3 HEIGHT

(a) **Block F1 and F4:**

- (i) Principal building: The building height shall not exceed 20.0 metres or six storeys, whichever is less.

(b) **Block F2 and F3:**

- (i) Principal building: The building height shall not exceed 26.0 metres or eight storeys, whichever is less.

(c) **Blocks F1, F2, F3 and F4:**

- (i) Accessory buildings and structures: The building height shall not exceed 3.0 metres except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the *accessory building* may be increased to 5.0 metres.

40JJ.6.4 LOT COVERAGE

(a) **Block F1:**

- (i) The lot coverage shall not exceed 50% of the area of the lot.

(b) **Blocks F2, F3 and F4:**

- (i) The lot coverage shall not exceed 40% of the area of the lot.

40JJ.6.5 USEABLE OPEN SPACE

(a) **Blocks F1, F2, F3**

- (i) Useable Open Space not less than 10% of the area of the lot shall be provided as a part of a comprehensive design.

(b) **Block F4**

- (i) Useable Open Space not less than 5% of the area of the lot shall be provided as part of a comprehensive design.

40JJ.6.6 SITING REQUIREMENTS

Siting requirements for buildings and structures are set out as follows:

- (a) Front Lot Line Setback: Buildings shall be located not less than 5.0 metres from the front lot line;
- (b) Side Lot Line Setback: Buildings shall be located not less than 5.0 metres from the side lot line, except where a building is adjacent to public land that is not a road, in which case the building shall be located not less than 1.0 metres from the side lot line. Where a building is adjacent to a marina the building shall be located not less than 0.5 metres from the side lot line;
- (c) Rear Lot Line Setback: A principal building shall be located not less than 5.0 metres from a rear lot line;
- (d) Notwithstanding sections 39X.7.6 (a), (b), (c), (d), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6m above the height datum;
- (e) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17.

40JJ.7 BLOCK G – MID-RISE APARTMENT

40JJ.7.1 PERMITTED USES

Lands and buildings shall be used for the following uses only, or for a combination of such uses, provided that such combined uses are part of a comprehensive design for each Block as follows:

The following uses and no others shall be permitted:

- (a) accessory uses;
- (b) apartment dwelling; and
- (c) home occupation office subject to Section 4.18.

40JJ.7.2 DENSITY

For the purpose of building construction:

- (a) **Block G1:**
 - (i) the density (gross floor area ratio) shall not exceed 1.9.

(b) Block G2:

- (i) the density (gross floor area ratio) shall not exceed 2.0.

(c) Block G3:

- (i) the density (gross floor area ratio) shall not exceed 2.5.

(d) Blocks G1, G2 and G3:

- (i) the floor area of any individual dwelling unit shall not be less than 46.5 square metres.

40JJ.7.3 HEIGHT

(a) Blocks G1, G2 and G3:

- (i) Principal building: The building height shall not exceed 40.0 metres or 12 storeys, whichever is less. If the building incorporates a podium element, the podium shall not be less than 8.0 metres or two storeys, but may increase in height by terracing upwards by floor levels into the tower form.
- (ii) Accessory buildings and structures: The *building height* shall not exceed 3.0 metres except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 metres.

40JJ.7.4 LOT COVERAGE

- (a)** The lot coverage shall not exceed 40% of the area of the lot.

40JJ.7.5 USEABLE OPEN SPACE

- (a)** Useable Open Space not less than 10 % of the area of the lot shall be provided as useable open space as a part of a comprehensive design.

40JJ.7.6 SITING REQUIREMENTS

Siting requirements for buildings and structures are set out as follows:

- (a) Front Lot Line Setback:** Buildings shall be located not less than 5.0 metres from the front lot line;

- (b) Side Lot Line Setback: Buildings shall be located not less than 7.5 metres from the side lot line;
- (c) Rear Lot Line Setback: A principle building shall be located not less than 7.5 metres from a rear lot line;
- (d) If a building on Blocks G1, G2 and G3 incorporates a podium element, the podium element shall be located not less than 5.0 metres from the front and side lot lines;
- (e) Notwithstanding sections 39X.9.6 (a), (b), (c), (d), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres above the height datum;
- (f) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17.

40JJ.8 BLOCK H - COMMERCIAL

40JJ.8.1 PERMITTED USES

Lands and buildings shall be used for the following uses only, or for a combination of such uses, provided that such combined uses are part of a comprehensive design for each Block as follows:

The following uses and no others shall be permitted:

- (a) convenience store;
- (b) personal service establishment;
- (c) restaurant (including coffee shops); and
- (d) retail store.

40JJ.8.2 DENSITY

For the purpose of building construction:

- (a) the density (gross floor area ratio) shall not exceed 1.6.

40JJ.8.3 HEIGHT

- (a) Principal building: The building height shall not exceed 10.0 metres or two storeys, whichever is less.
- (b) Accessory buildings and structures: The building height shall not exceed 3.0 metres except that where the roof slope and construction materials of an

accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 metres.

40JJ.8.4 LOT COVERAGE

- (a) The lot coverage shall not exceed 100% of the area of the lot.

40JJ.8.5 USEABLE OPEN SPACE

- (a) Not applicable.

40JJ.8.6 SITING REQUIREMENTS

Siting requirements for buildings and structures are set out as follows:

- (a) No setback required.

40JJ.9 BLOCK I – MARINE-ORIENTED LIGHT INDUSTRY

40JJ.9.1 PERMITTED USES

Lands and buildings shall be used for the following uses only, or for a combination of such uses, provided that such combined uses are part of a comprehensive design for each Block as follows:

The following uses and no others shall be permitted:

- (a) accessory uses;
- (b) marina, including accessory marine fuelling station, water taxi, boat rentals and charter operations; and
- (c) marine-oriented light industrial use.

40JJ.9.2 DENSITY

- (a) Not applicable.

40JJ.9.3 HEIGHT

- (a) Principal building: The building height shall not exceed 10 metres;
- (b) Accessory buildings and structures: The building height shall not exceed 10 metres.

40JJ.9.4 LOT COVERAGE

- (a) The lot coverage shall not exceed 5% of the area of the lot.

40JJ.9.5 USEABLE OPEN SPACE

- (a) Not applicable.

40JJ.9.6 SITING REQUIREMENTS

- (a) Not applicable.

40JJ.10 BLOCK J – MARINA

40JJ.10.1 PERMITTED USES

Lands and buildings shall be used for the following uses only, or for a combination of such uses, provided that such combined uses are part of a comprehensive design for each Block as follows:

The following uses and no others shall be permitted:

- (a) accessory uses;
- (b) boat launch; and
- (c) marina, including accessory marine fuelling station, water taxi, boat rentals and charter operations.

40JJ.10.2 DENSITY

- (a) Not applicable.

40JJ.10.3 HEIGHT

- (a) Principal building: The building height shall not exceed 10.0 metres, or two storeys, whichever is less.
- (b) Accessory buildings and structures: The building height shall not exceed 3.0 metres except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 metres.

40JJ.10.4 LOT COVERAGE

- (a) Not applicable.

40JJ.10.5 USEABLE OPEN SPACE

(a) Not applicable.

40JJ.10.6 SITING REQUIREMENTS

(a) Not applicable.

40JJ.10.7 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

40JJ.11 BLOCK K – PARKS

40JJ.11.1 PERMITTED USES

Lands and buildings shall be used for the following uses only, or for a combination of such uses, provided that such combined uses are part of a comprehensive design for each Block as follows:

The following uses and no others shall be permitted:

- (a) accessory uses; and,
- (b) park and public use.

40JJ.12 OFF-STREET PARKING

Blocks A, B, D, E, F, G, H:

- (a) Off-street parking space for buildings and uses shall be provided in accordance with the following table:

| USE | MINIMUM PARKING RATIO |
|---|--|
| Residential: Multi-unit Apartment Dwelling Unit | 1 space per studio or 1-bedroom unit 1.2 spaces per 2-bedroom unit 1.4 spaces per 3-bedroom unit (or more) |
| Residential: Multi-unit Apartment Visitor Parking | 0.1 spaces per unit on-site minimum |
| Residential: Multi-unit Townhouse Dwelling Unit | 2 spaces per unit (in tandem permitted, if above ground) |
| Commercial: Restaurant Use | 1 space per 16 square metres gross floor area |
| Commercial: Retail | 1 space per 46.5 square metres gross floor area |
| Secondary Suite | 1 additional space per suite (in tandem permitted, if above ground) |

40JJ.13 BICYCLE PARKING

Blocks A, B, D, E, F, G, H:

- (a) Off-street bicycle parking for buildings and uses shall be provided in accordance with the following table:

| USE | MINIMUM PARKING RATIO |
|------------------------|---|
| Commercial | 1 space for employees & staff + 1 space for visitors |
| Residential Apartment | 1 space / unit for residents + 2 spaces / building for visitors |
| Community Use Building | 4 spaces for employees & staff + 8 for visitors |

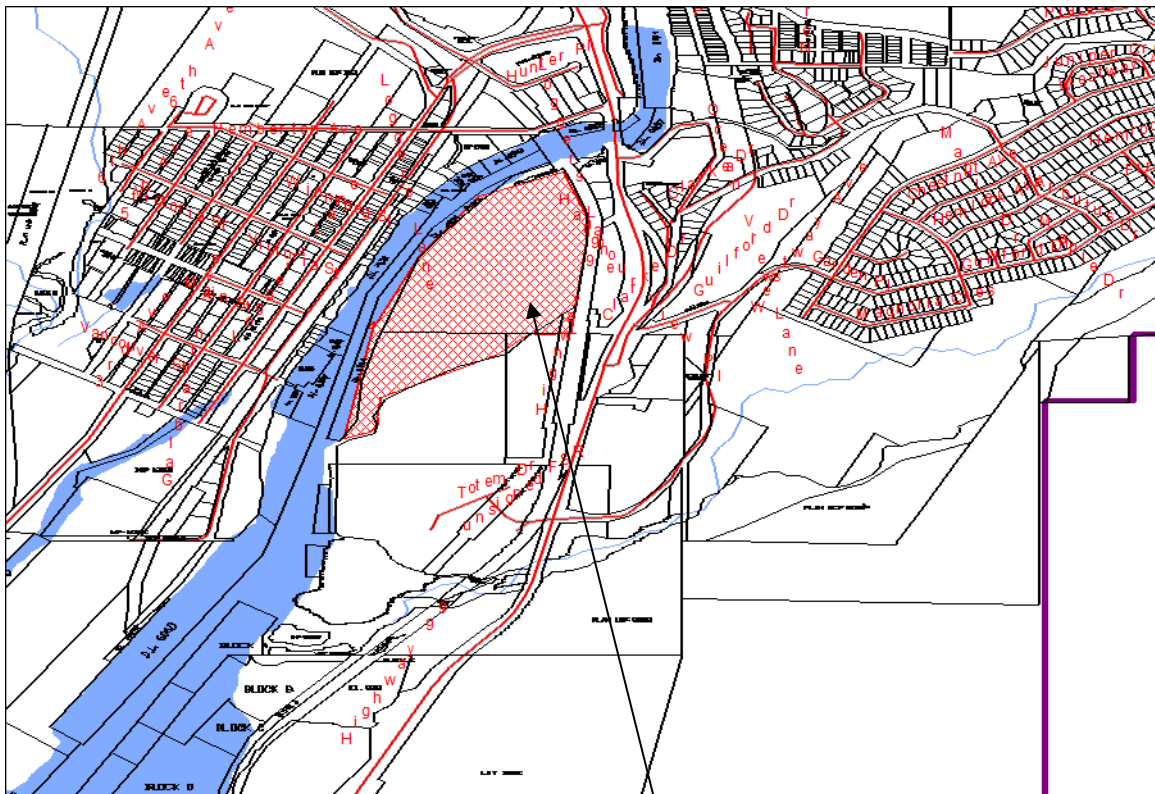
40JJ.39 SUBDIVISION REQUIREMENTS

Lots created through subdivision in this zone shall conform to the following minimum standards:

- (a) Minimum Lot Area: 1,500 square metres
- (b) Minimum Lot Width: 23 metres
- (c) Minimum Lot Depth: 20 metres

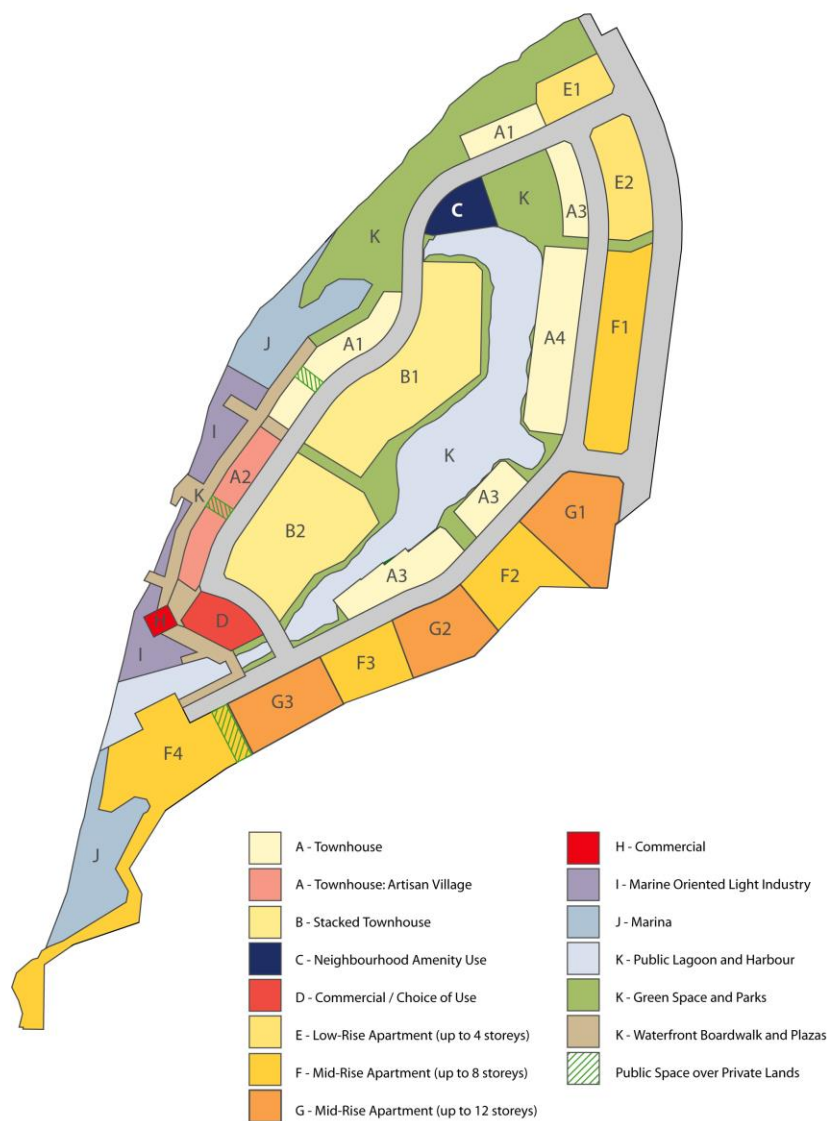
All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17.

**SCHEDULE "A" to
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw
(Comprehensive Development Zone No. 40 – Squamish Ocean Point Holdings Inc.)
No. 1926, 2006**



Parcel 1 DL 486 Plan VCP26353

SCHEDULE "B" to
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw
(Comprehensive Development Zone No. 40 – Squamish Ocean Point Holdings Inc.)
No. 1926, 2006



SECTION 40SS | COMPREHENSIVE DEVELOPMENT ZONE 50 (CD-50)

(Bylaw 1982, 2006)

The intent of this zone is to accommodate rural development, specifically either rural residential development and ancillary uses, or a therapeutic treatment centre that fits within a rural context.

40SS.1 PERMITTED USES

The following uses and no others shall be permitted:

- (a) uses permitted in the RL-2 zone;
- (b) therapeutic treatment centre.

40SS.2 MINIMUM LOT AREA

No lot shall be created by subdivision that is smaller than 4.0 hectares.

40SS.3 HEIGHT OF PRINCIPAL AND ACCESSORY BUILDINGS

No building shall exceed a height of 10.68 metres (35 feet), or three storeys, whichever is less.

40SS.4 SITING REQUIREMENTS FOR PRINCIPAL BUILDINGS

- (a) No buildings or structures shall be constructed on Area B as shown in Schedule B;
- (b) Front Lot Line Setback: No principal building shall be located within 7.62 metres of a front lot line;
- (c) Interior Side Lot Line Setback: No principal building shall be located within 15.2 metres of an interior side lot line, except in the case of a lot less than 0.8 ha in which case the side yard setback shall be 1.5 metres;
- (d) Exterior Side Lot Line Setback: No principal building shall be located within 7.62 metres of an exterior side lot line;
- (e) Rear Lot Line Setback: No principal building shall be located within 9.15 metres of a rear lot line.

40SS.5 DENSITY

Lot coverage must not exceed 20% of the area of the lot.

40SS.6 FENCING

Fencing shall be provided in accordance with Section 4.6 of this bylaw.

40SS.7 SCREENING AND LANDSCAPING

- (a) Screening and landscaping shall be provided in accordance with Section 4.7.
- (b) Notwithstanding 4.7 (a) and 4.7 (c) screening must include plant material of a height no less than 2.5 metres.
- (c) All developed portions of a lot that are not covered by buildings or used for parking and loading uses shall be landscaped or in a natural landscape condition.

40SS.8 OFF-STREET PARKING AND LOADING

- (a) Off-street parking and loading spaces for uses shall be provided in accordance with Section 41.
- (b) Parking and loading shall be provided only on Area A as shown in Schedule B.

40SS.9 ACCESSORY BUILDINGS

- (a) Accessory buildings shall comply with the requirements of Section 4.4.
- (b) Accessory buildings shall be located not less than 3.04 metres from a rear, interior side or exterior side lot line.

40SS.10 MAXIMUM NUMBER OF PRINCIPAL BUILDINGS

- (a) For RL-2 uses a maximum of one (1) principal building shall be permitted on a parcel.
- (b) For therapeutic treatment centre use a maximum of three (3) principal buildings shall be permitted on a parcel. If there are three (3) principal buildings on a

parcel, at least one of the buildings shall not exceed a gross floor area of 92.9 square metres.

40SS.11 CONDITION OF SMALL SCALE MANUFACTURING USE

Small-scale manufacturing is only permitted on parcels 2.035 hectares or larger.

SECTION 40TT | COMPREHENSIVE DEVELOPMENT ZONE 51 (CD-51)

(Bylaw 1982, 2008)

40TT.1 PERMITTED USES

- (a) 65 apartment style residential dwelling units
- (b) accessory uses;

40TT.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 15.85 metres.

40TT.3 LOT COVERAGE

The lot coverage shall not exceed 37% of the total lot area.

40TT.4 LOT AREA

The minimum lot area of parcels in the CD-51 zone is 0.42 hectares.

40TT.5 BUILDINGS PER PARCEL

There may be only one principal building per lot.

40TT.6 SITING REQUIREMENTS OF PRINCIPAL BUILDING

- (a) Front (North) Lot Line Setback: The front lot line setback is 6.10 metres;
- (b) Side (East) Lot Line Setback: The east side Lot line setback is 4.57 metres;
- (c) West Side Lot Line Setback: The west side Lot line setback is 3.0 metres;
- (d) Rear (South) Lot Line Setback: The south rear line setback is 3.0 metres.

40TT.7 PROJECTIONS INTO SETBACKS

Canopies, decks, and roof overhangs, are permitted to project into the setback areas, subject to Section 4.11.

40TT.8 FENCING

Fencing shall be provided in accordance with Section 4.6 of District of Squamish Zoning Bylaw No. 1342, 1995.

40TT.9 OFF-STREET PARKING

106 parking stalls (1.63 stalls/unit) are required (including visitor and accessible stalls).

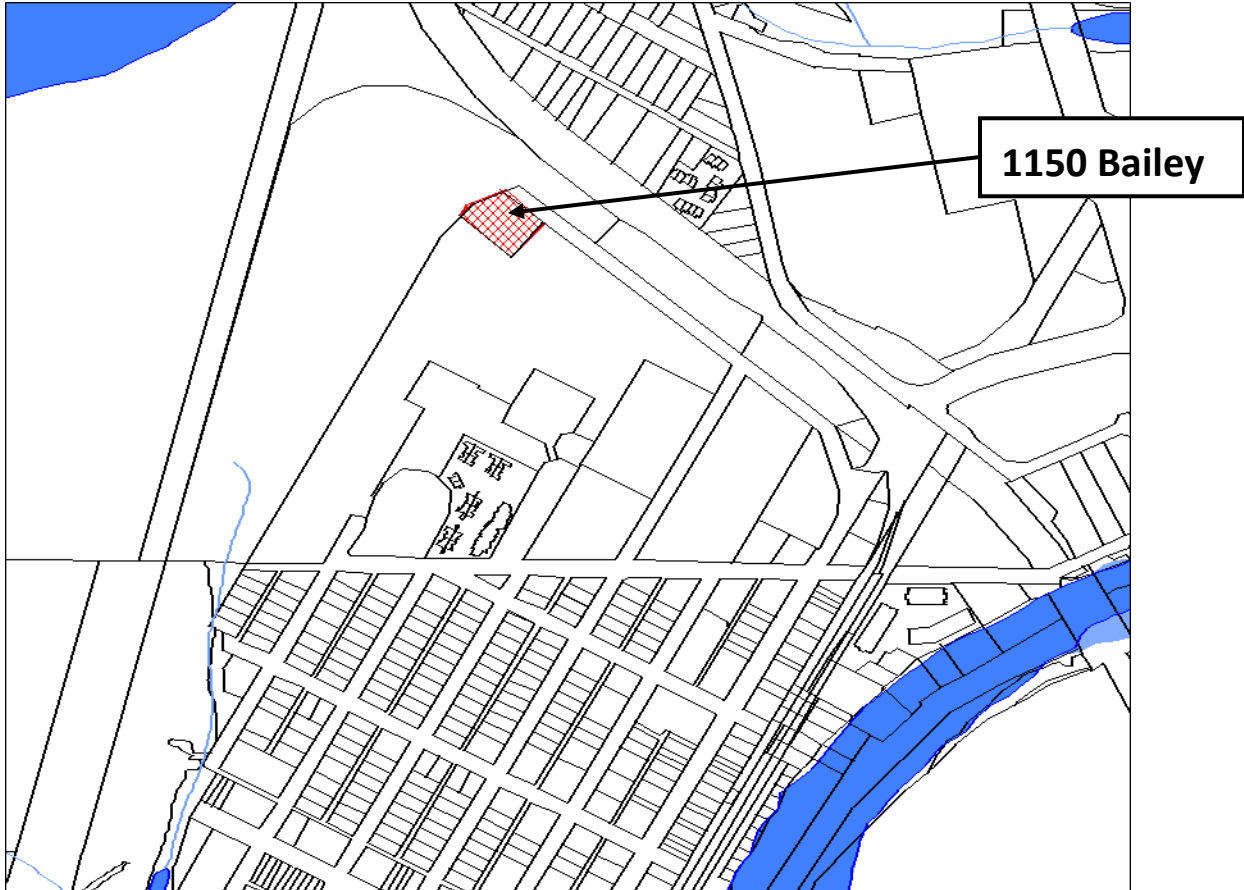
40TT.10 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 1342, 1995.

40TT.11 SCREENING AND LANDSCAPING

Screening and Landscaping shall be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 1342, 1995;

Schedule "A"
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw (Comprehensive Development No. 51 – 1150 Bailey Street)
No. 1984, 2007



Rezone from General Industrial Zone (I-3) to the
Comprehensive Development Fifty One Zone (CD-51)

SECTION 40VV | COMPREHENSIVE DEVELOPMENT ZONE 52 (CD-52)

(Bylaw 1990, 2008)

The intent of this zone is to allow for an equestrian centre and rural residential development as well as to provide opportunities for land dedication towards publicly accessible open space networks and trails.

40VV.1 PERMITTED USES

The following uses and no other shall be permitted:

- (a) accessory uses;
- (b) bed and breakfast;
- (c) home occupation subject to Section 4.18;
- (d) equestrian centre;
- (e) secondary suite; and
- (f) single family dwelling excluding a manufactured home.

40VV.2 CONDITIONS OF USE

In the Equestrian Centre, staff accommodation shall be limited to 6 accessory units in either detached or attached form. Single room units shall be a maximum of 70 square metres and double room units shall be a maximum of 93 square metres.

40VV.3 GROSS FLOOR AREA

(a) Equestrian Centre: The total gross floor area of all buildings and permitted uses associated with the equestrian centre shall not exceed 10,000 square metres;

(b) Rural Residential in the CD-52 zone:

- (i) The maximum number of rural residential lots is 82;
- (ii) The maximum permitted gross floor area of a single family dwelling / principal building shall be as follows:
 - a) For lots between 0.2 and 0.26 hectares in size: 372 square metres;
 - b) For lots between 0.26 and 0.4 hectares in size: 418 square metres;
 - c) For lots between 0.4 and 0.6 hectares in size: 465 square metres;

- (iii) For lots 0.6 hectares and larger: 511 square metres;
the maximum footprint of the second storey of a principal building must not exceed 75% of the footprint of the first storey, including attached garage. Where there is a third storey, the third storey footprint must not exceed 60% of the second storey footprint;
- (iv) there is a maximum of one secondary suite permitted per lot.

40VV.4 LOT AREA AND SITE DIMENSIONS

- (a) Equestrian Centre: The minimum lot area in the CD-52 zone for equestrian centre is 22,226 square metres. Environmental easements, trails and preservation areas can be contained within the minimum lot area.
- (b) Rural Residential: In the CD-52 zone the lot areas and dimensions shall conform to the following minimum standards Environmental easements, trails and preservation areas can be contained within these minimum lot dimensions and areas.

| | Min. Lot Area | Min. Lot Width | Min. Lot Depth |
|--------------|----------------------|-----------------------|-----------------------|
| Interior Lot | 2023.5 sq. m | 30.48 m | 40 m |
| Corner Lot | 2250 sq. m | 40 m | 40 m |

40VV.5 HEIGHT

- (a) Equestrian Centre: Principal building: The maximum building height for the equestrian centre in the CD-52 zone is 15.0 metres;
- (b) Equestrian Centre: Accessory buildings and structures: The maximum height for equestrian centre accessory buildings in the CD-52 Zone is 9.0 metres;
- (c) Residential: Principal Building: The maximum building height for residential uses in the CD-52 Zone is 10.68 metres;
- (d) Residential: Accessory buildings and structures: The maximum height for residential accessory buildings and structures in the CD-52 Zone is 4.6 metres unless they include a secondary suite on the second floor or is a stand-alone two-storey secondary suite, then the accessory building height cannot exceed 6.7metres;

- (e) Notwithstanding Section 4.26 (b) and (c) a bed and breakfast use and secondary suite are permitted in an accessory building to the maximum size specified in the CD-52 zone.

40VV.6 LOT COVERAGE

(a) Equestrian Centre: In the CD-52 Zone the lot coverage shall not exceed 33%

(b) Residential in the CD-52 Zone;

- (i) each residential lot shall have a maximum disturbance area based on lot size as follows:

- a) Lots between 0.2 and 0.26 hectares: 850 square metres;
- b) Lots between 0.26 and 0.4 hectares: 900 square metres;
- c) Lots between 0.4 and 0.6 hectares: 929 square metres;
- d) Lots 0.6 hectares and larger: 950 square metres.

- (ii) In addition to the maximum disturbance area, allowance will be given for a 6 metres wide driveway or approach from the property line;

- (iii) Siting of all permitted uses and active use outdoor space shall be within this disturbance area. No site alteration or disturbance outside of this area is permitted except by owners' association assigned to maintain the common public amenities as required. Walking, biking and bridal trails may be created in situ while preserving as much of the existing forest floor vegetation and canopy. Alterations and minor disturbance for ongoing maintenance as required is permitted;

- (iv) The footprint of all buildings must be completely contained within the disturbance area. All remaining undisturbed and undeveloped areas shall be sensitively landscaped and wherever possible, remain in its natural state or be re-vegetated to its original or natural state.

40VV.7 SITING REQUIREMENTS

Equestrian Centre: In the CD-52 Zone siting requirements for equestrian centre buildings and structures are set out as follows:

- (a) Front Lot Line Setback: Buildings shall be located not less than 15.2 metres from the front lot line;

- (b) Side Lot Line Setback: Buildings shall be located not less than 15.2 metres from the side lot line;

- (c) Rear Lot Line Setback: A principal building shall be located not less than 15.2 metres from a rear lot line;
- (d) Notwithstanding sections 40VV.7 (a), (b), (c), siting requirements do not apply to parking or outdoor facilities;
- (e) Notwithstanding sections 40VV.7 (a), (b), (c), no building shall be located within 30.8 metres from the disturbance area boundary for a rural residential building site or lot.

Rural Residential: In the CD-52 Zone siting requirements for rural residential buildings and structures are set out as follows:

- (f) Front Lot Line Setback: No principal building shall be located within 7.62 metres of a front lot line;
- (g) Interior Side Lot Line Setback: No principal building shall be located within 7.62 metres of an interior side lot line;
- (h) Exterior Side Lot Line Setback: No principal building shall be located within 7.62 metres of a side lot line;
- (i) Rear Lot Line Setback: No principal building shall be located within 10.0 metres of a rear lot line.

40VV.8 FENCING

- (a) Equestrian Centre: Fencing shall be provided in accordance with Section 4.6 of this Bylaw. Notwithstanding Section 4.6, barbed wire or electric security fencing is permitted in the CD-52 zone.
- (b) Residential: fencing is permitted within the Disturbance Area in accordance with Section 4.6 of this Bylaw. Notwithstanding Section 4.6, within the Residential area, barbed wire, electric or chain link fencing is not permitted along the perimeter or property line.

40VV.9 OFF-STREET PARKING

- (a) Equestrian Centre: In the CD-52 Zone off-street parking spaces shall be provided in accordance with Section 41 of this Bylaw;

- (b) Rural Residential: In the CD-52 Zone a minimum of two off-street parking spaces shall be provided per lot, one of which may be in the driveway;
- (c) The width of the driveway on a rural residential or equestrian lot shall not exceed 6.0 metres;
- (d) Aside from the provisions made in this bylaw, parking shall comply with Section 41 of this Bylaw.

40VV.10 ACCESSORY BUILDINGS

- (a) Equestrian Centre: Notwithstanding Section 4.4, there is no maximum size for buildings accessory to the Equestrian Centre.
- (b) Rural Residential: Notwithstanding Section 4.22 (a)
 - (i) a maximum of two accessory buildings per lot is permitted and the maximum gross floor area for any one accessory buildings is 93 square metres;
 - (ii) a secondary suite may be contained in a stand-alone one or two storey accessory building, provided the height restrictions can be satisfied;
 - (iii) the maximum permitted gross floor area of an accessory building containing a secondary suite and parking/storage is 186 square metres, and the secondary suite must be contained on the second floor of this accessory building;
 - (iv) the maximum permitted gross floor area of all accessory buildings is 186 square metres;
 - (v) All accessory buildings shall comply with the remaining requirements of Section 4.4.

40VV.11 SCREENING AND LANDSCAPING

- (a) All portions of the lot not covered by buildings, structures and non-porous or paved surfaces shall be landscaped;
- (b) All areas in the front yard not covered by non-porous or paved surfaces shall be landscaped;
- (c) Landscaping may be comprised of low-maintenance naturalized landscapes.

40VV.12 OTHER

(a) Stabling of horses and keeping of livestock within the Residential area is not permitted.

40VV.13 SUBDIVISION

(a) Where the lots are to be subdivided in lieu of one strata title, lots within the Rural Residential area of the CD-52 Zone shall conform to the following minimum standards:

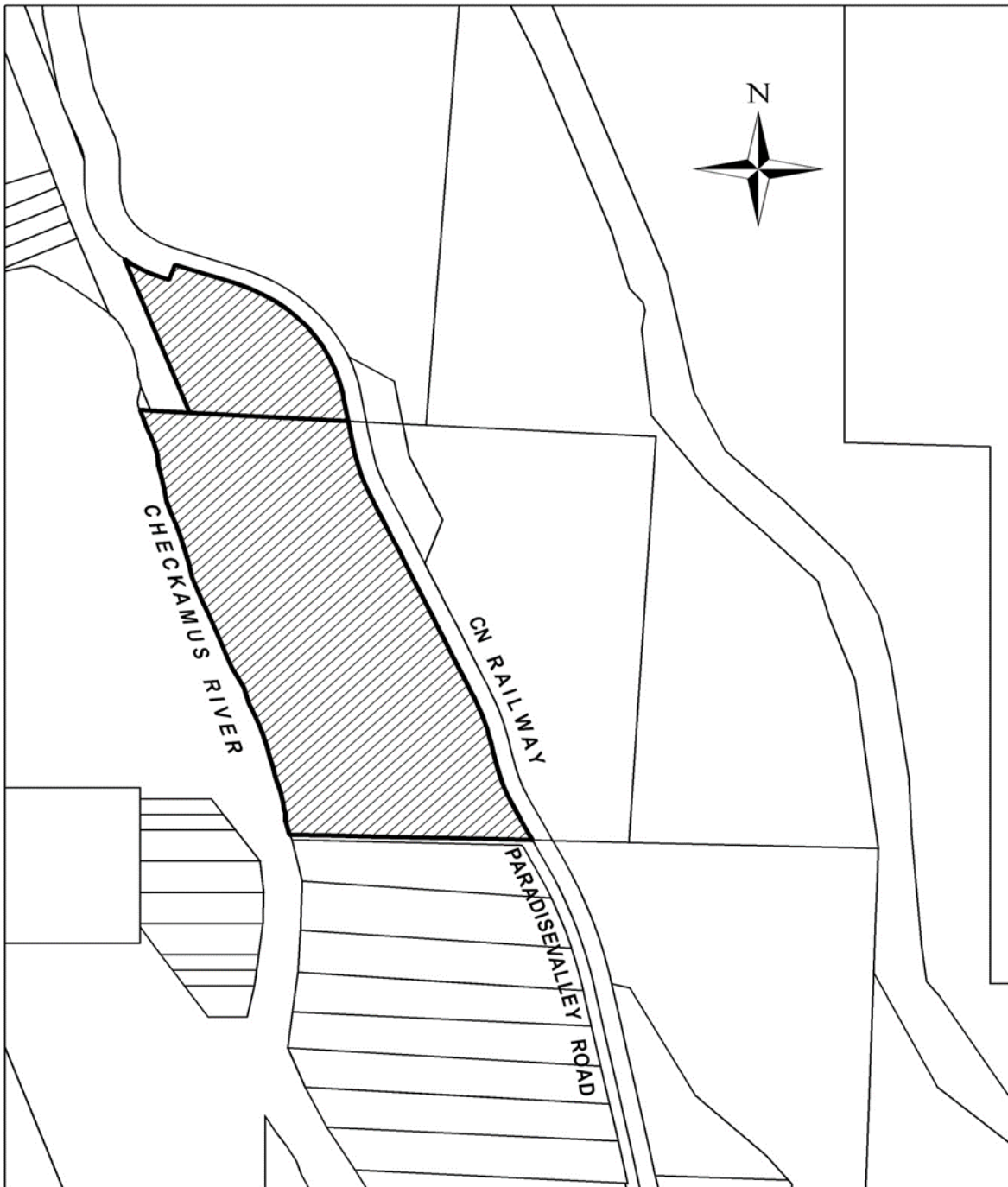
| | Lot Size | Minimum Lot Width | Minimum Lot Depth |
|--------------|-----------------|--------------------------|--------------------------|
| Interior Lot | 2023.5 sq. m | 30.48 m | 40 m |
| Corner Lot | 2250 sq. m | 40 m | 40 m |

That those parcels of land in the District of Squamish, legally described as

- District Lot 1250
- District Lot 1519

as shown shaded in black on the sketch attached as Schedule "A" to this bylaw, is rezoned from Rural Residential 1 (RL1) Zone to Comprehensive Development Zone No. 52 (CD-52).

**SCHEDULE "A" to
Bylaw 1990, 2008**



SECTION 40WW | COMPREHENSIVE DEVELOPMENT ZONE 53 (CD-53)

(Bylaw 1961, 2007)

The intent of the zone is to permit the development and operation of a specifically located concrete plant in addition to the resource uses permitted on the lands.

40WW.1 PERMITTED USES

The following uses and no others shall be permitted:

- (a) accessory residential dwelling subject to Section 4.3;
- (b) accessory uses;
- (c) agriculture;
- (d) airport;
- (e) aquaculture;
- (f) forestry, excluding log sort operations;
- (g) gravel, rock, and earth removal;
- (h) interpretive centre;
- (i) kennel operations;
- (j) single-unit dwelling, including a modular or mobile home;
- (k) telecommunication tower; and
- (l) concrete plant, but limited to the 0.53 hectares as shown cross-hatched on Schedule B to this bylaw.

40WW.2 MINIMUM LOT AREA

No lot shall be created by subdivision that is less than 8 hectares.

40WW.3 SITING REQUIREMENTS

- (a) A single unit dwelling shall meet the siting requirements contained in the RS-1 zone.
- (b) All uses, buildings or structures, except for a single unit dwelling and an accessory residential dwelling shall be located at least 152.40 metres from a lot line of an adjacent parcel that is zoned for residential uses.

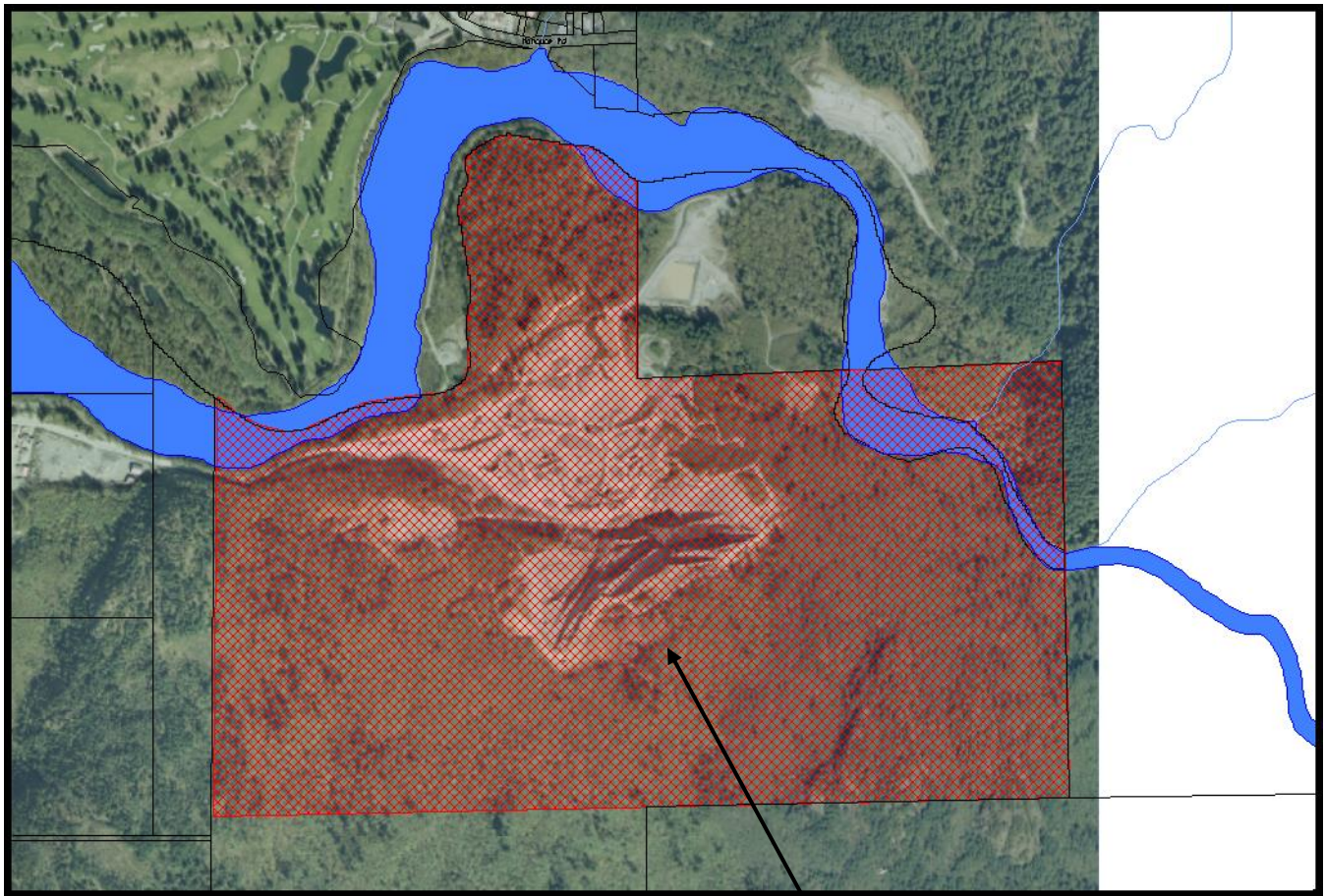
40WW.4 FENCING

Notwithstanding Section 4.6(3) of this Bylaw, barbed wire fencing to a maximum height of 3 metres shall be permitted.

40WW.5 NUMBER OF DWELLING UNITS

Not more than 1 dwelling unit shall be permitted on a lot.

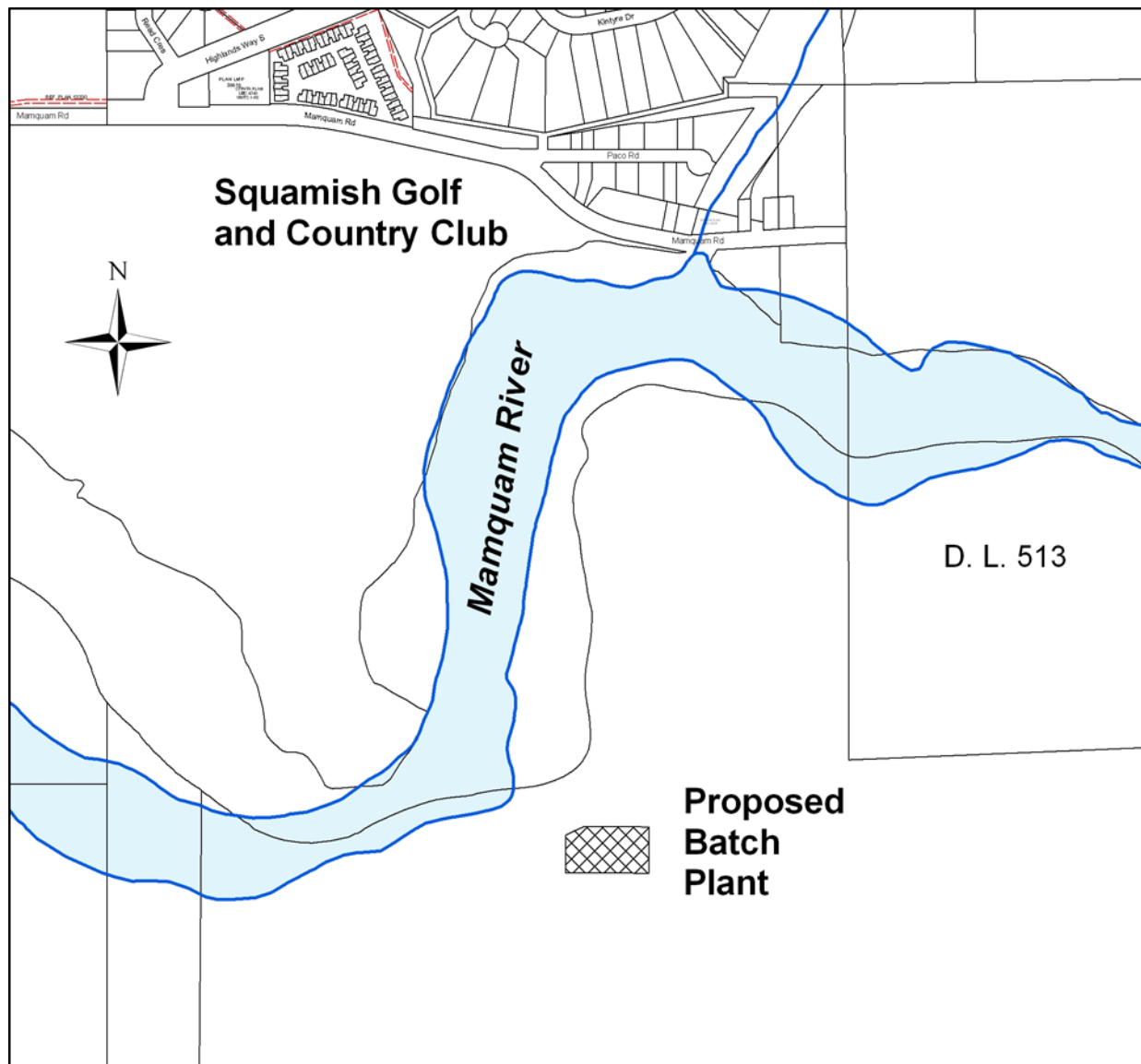
Schedule "A"
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw No.1961, 2007



District Lot 514 – 2600 Centennial Way

Rezone from Residential (RS1) and Resource (RE) to
Comprehensive Development Zone No. 53 (CD-53)

**Schedule "B" to
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw No. 1961, 2007**



0.53 hectare portion of subject lands which permit a concrete batch plant

SECTION 40XX | COMPREHENSIVE DEVELOPMENT ZONE 54 (CD-54)

(Bylaw 1996, 2007)

40XX.1 PERMITTED USES

- (a) Accessory uses;
- (b) Apartment Dwelling;
- (c) Home Occupation Office;
- (d) Public Plaza;
- (e) Public promenade;
- (f) Outdoor market;
- (g) Marine oriented commercial;
- (h) Restaurant;
- (i) Retail store;
- (j) Recreation equipment rental;
- (k) Café and Coffee Shop; and
- (l) Off-street parking and loading.

40XX.2 CONDITIONS OF USE

The portion of the first floor identified as “Commercial” on schedule “B” shall be used only for a commercial, non-residential, use.

40XX.3 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 17.4 metres.

40XX.4 DENSITY

- (a) The lot coverage shall not exceed 50.0% of the total lot area.
- (b) The maximum site Floor Area Ratio (FAR) is 1.9.

40XX.5 SITING REQUIREMENTS

- (a) The layout of the site and the siting of any buildings shall be generally in accordance with Schedule “B” attached to and forming part of this bylaw.

- (b) Front Lot Line Setback (Winnipeg Street Extension): No front lot line setback is required.
- (c) Side Lot Line Setback (Mamquam Blind Channel): No front lot line setback is required.
- (d) Side Lot Line Setback (Rail line): No principal building shall be located within 3.0 metres.
- (e) Rear Lot Line Setback (north lot line): No Rear lot line setback is required.

40XX.6 FENCING

Fencing shall be provided in accordance with Section 4.6 of District of Squamish Zoning Bylaw No. 1342, 1995.

40XX.7 ON-SITE PARKING

Parking shall be provided in accordance with Section 41 of District of Squamish Zoning Bylaw No. 1342, 1995.

40XX.8 ON-SITE LOADING

Loading must comply with Section 42 of District of Squamish Zoning Bylaw No. 1342, 1995.

40XX.9A ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 1342, 1995.

40XX.10 SCREENING AND LANDSCAPING

Unless approved by development permit, screening and landscaping must be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 1342, 1995.

40XX.11 COMPREHENSIVE DEVELOPMENT PLAN

All buildings, structures and uses shall generally comply with the size, shape, siting and height as designated on the approved comprehensive development plan attached as Schedules “B”, and “C” attached to and forming part of this bylaw.

40XX.12 DEVELOPMENT PERMIT

Notwithstanding sections 40GG.4, 40GG.6 and 40GG.12, the size, shape and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.

- (a) District of Squamish Zoning Bylaw No. 1342, 1995 is further amended by amending the zoning map, being Schedule "A" to the District of Squamish Zoning Bylaw No. 1342, 1995 to reflect the rezoning.

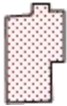
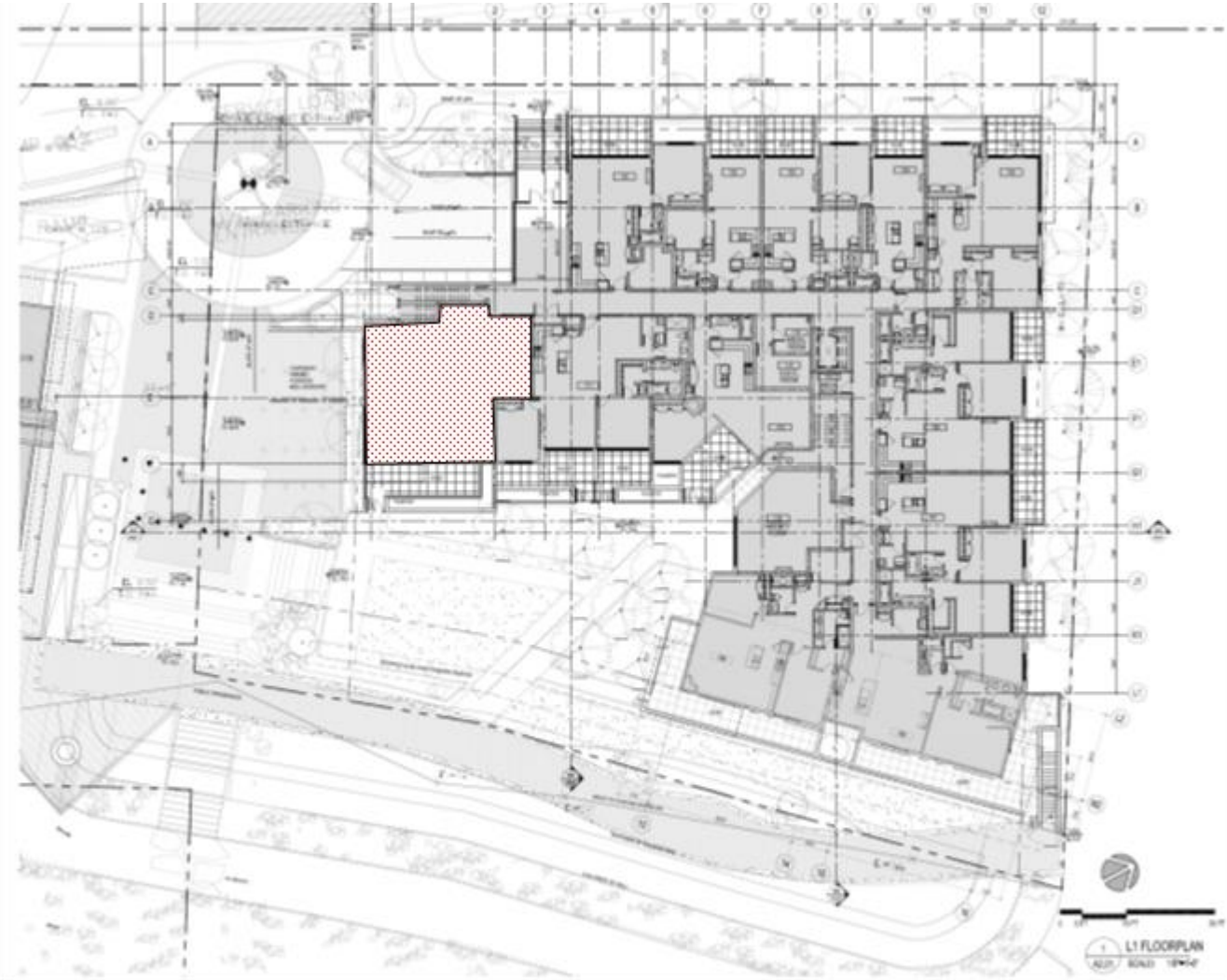
- (b) District of Squamish Zoning Bylaw No. 1342, 1995 is further amended by inserting as a new Schedule "B", and “C” attached hereto to Section 40XX.

**Schedule "A" to
Bylaw 1996, 2007**

Rezone from Light Industrial (I-3) to Comprehensive Development No. 54 (CD-54) zone.



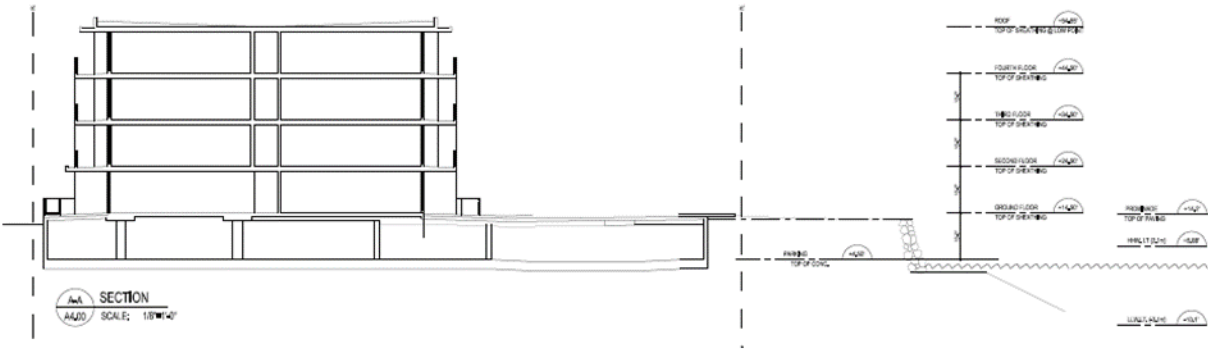
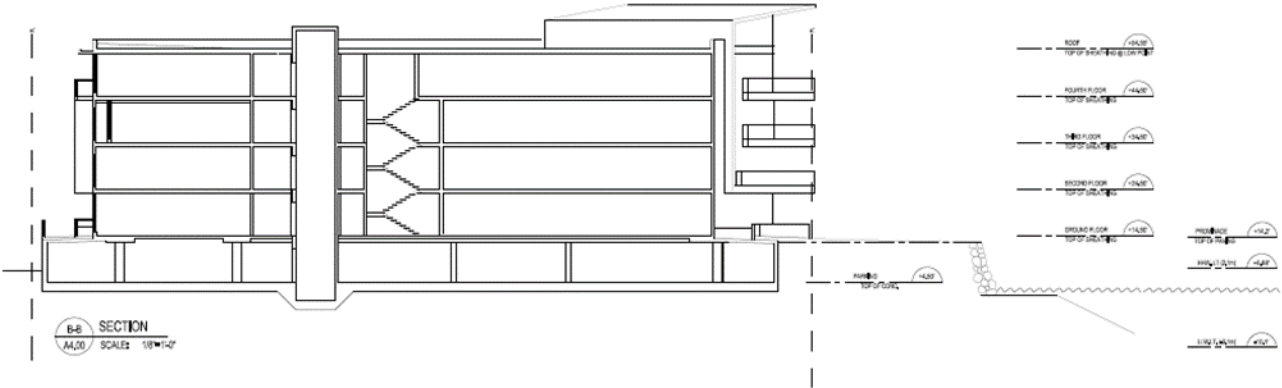
Schedule “B” to
Bylaw 1996, 2007



Commercial Use Only

From Drawing A 201 dated 08.04.07

Schedule "C" to
Bylaw 1996, 2007



From Drawing A 400 dated 08.04.07

SECTION 40AAA | COMPREHENSIVE DEVELOPMENT ZONE 57 (CD-57)

(Bylaw 2019, 2008)

40AAA.1 PERMITTED USES

- (a) 4 apartment style residential dwelling units; and
- (b) accessory uses;

40AAA.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 9.0 metres.

40AAA.3 LOT COVERAGE

The lot coverage shall not exceed 55% of the total lot area.

40AAA.4 LOT AREA

The minimum permitted lot area is 550 square metres.

40AAA.5 BUILDINGS PER PARCEL

There may be only one principal building per lot.

40AAA.6 SITING REQUIREMENTS OF PRINCIPAL BUILDING

- (a) Front (West) Lot Line Setback: The front lot line setback is 6.0 metres;
- (b) Side (South) Lot Line Setback: The south side Lot line setback is 0.30 metres;
- (c) Rear (East) Lot Line Setback: The rear setback is 1.6 metres.

40AAA.7 PROJECTIONS INTO SETBACKS

Canopies, decks, and roof overhangs, are permitted to project into the setback areas, subject to Section 4.11.

40AAA.8 FENCING

Fencing shall be provided in accordance with Section 4.6 of District of Squamish Zoning Bylaw No. 1342, 1995.

40AAA.9 OFF-STREET PARKING

9 parking stalls are required (including visitor and accessible stalls).

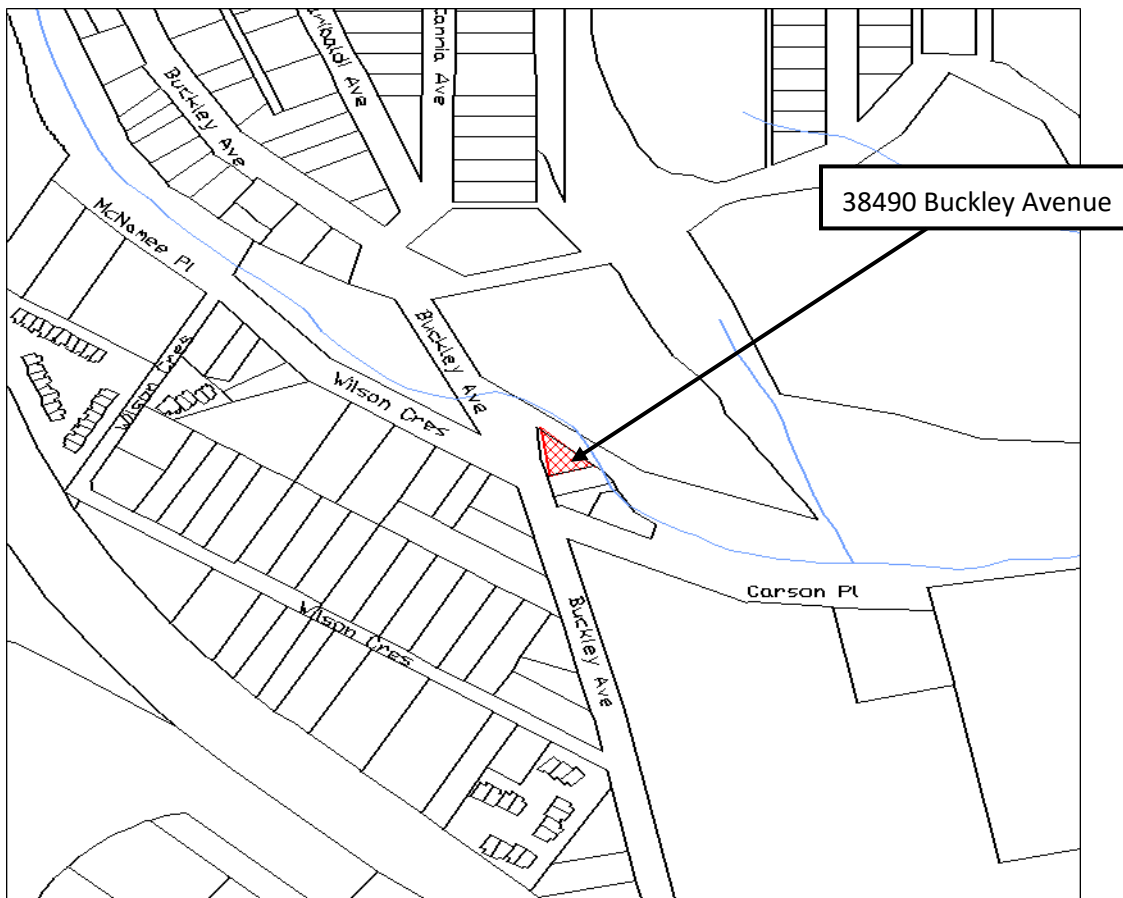
40AAA.10 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 1342, 1995.

40AAA.11 SCREENING AND LANDSCAPING

Screening and Landscaping shall be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 1342, 1995.

Schedule "A"
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw
(Comprehensive Development No. 57 – 38490 Buckley Avenue) No. 2019, 2008



Rezone from Local Commercial (C-1) to the Comprehensive Development Fifty-Seven Zone (CD-57)

SECTION 40BBB | COMPREHENSIVE DEVELOPMENT ZONE 58 (CD-58)

(Bylaw 2065, 2008)

The intent of this zone is to accommodate educational and habitat conservation uses and the promotion of environmental stewardship activities within the rural portion of the municipality.

The lands consist of Blocks “A”, “B” and “C” as shown on Schedule “B” which is attached to and forms part of this bylaw *(amended as per bylaw 2065 April 20, 2010)*.

40BBB.1 PERMITTED USES

(a) Blocks “A” and “C”

- (i) Agriculture;
- (ii) Fish Hatchery;
- (iii) Educational and Research activities.

(b) Block “B”

- (i) School;
- (ii) Agriculture;
- (iii) Assembly;
- (iv) Educational and Research activities;
- (v) Accessory Sleeping Unit;
- (vi) Accessory Use;
- (vii) Accessory Residential dwelling subject to Section 4.3, including subsection (b).

40BBB.2 CONDITIONS OF USE

(a) Blocks “A” and “C”

- (i) Accessory uses shall only be permitted when associated with and educational activity or program.

(b) Block “B”

- (i) Assembly uses are intended to be educational in nature, providing participants with instruction, information or skills. All non-education assembly activities shall be accessory to the educational programs and activities not directly associated with formal school-based programs.
- (ii) Accessory Sleeping Units may only be utilized in association with an educational program or group assembly activity.

- (iii) An Accessory Residential dwelling is permitted in to provide accommodation for ongoing maintenance and security of the property.

40BBB.3 MINIMUM LOT AREA

No lot shall be created by subdivision that is less than 160 hectares.

40BBB.4 LOT COVERAGE

The lot coverage shall not exceed 50.0% of the total area of Block “B”.

40BBB.5 HEIGHT OF BUILDINGS

- (a) No principal building located in Block “B” shall exceed a height of 10.6 metres or three storeys, whichever is less.
- (b) No accessory building located in Blocks “A”, “B” or “C” shall exceed a height of 4 metres or one storey, whichever is less.

40BBB.6 SITING REQUIREMENTS

- (a) Front Lot Line Setback: No principle or accessory building shall be located within 7.62 metres of a front lot line;
- (b) Interior Side Lot Line Setback: No principle or accessory building shall be located within 7.62 metres of a side lot line;
- (c) Exterior Side Lot Line Setback: No principle or accessory building shall be located within 7.62 metres of an exterior side lot line;
- (d) Rear Lot Line Setback: No principle or accessory building shall be located within 7.62 metres of a rear lot line.

40BBB.7 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

40BBB.8 ON-SITE PARKING

Parking shall be provided in accordance with Section 41 of this Bylaw.

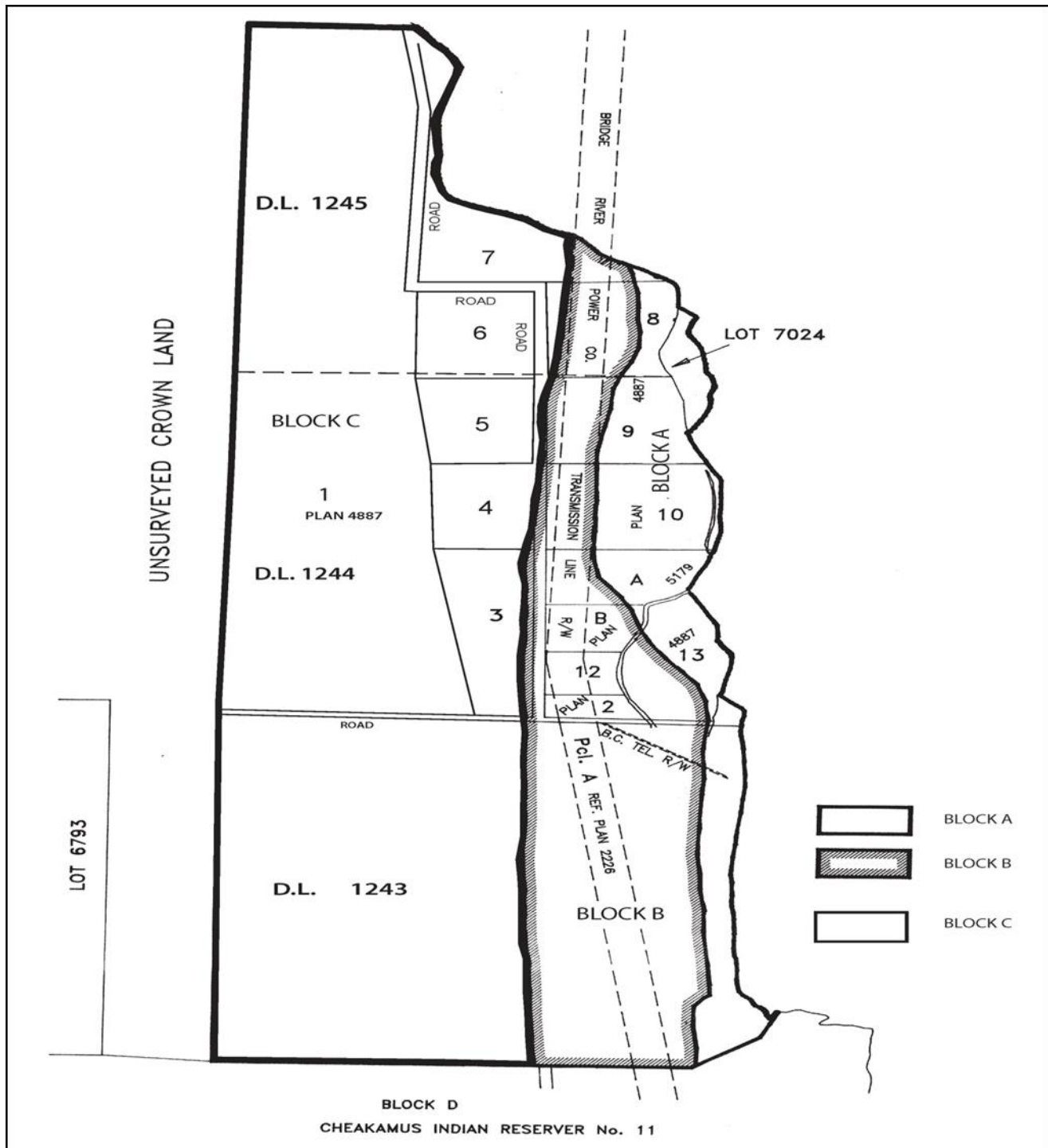
40BBB.9 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of this unless otherwise identified by this zone (CD-58).

40BBB.10 SCREENING AND LANDSCAPING

Screening and landscaping shall be provided in accordance with Section 4.7 of this Bylaw.

**Schedule "B" to
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw 2065, 2008**



SECTION 40DDD | COMPREHENSIVE DEVELOPMENT ZONE 60 (CD-60)

(Bylaw 2083, 2008)

40DDD.1 PERMITTED USES

- (a) Eighty-four (84) one and two-bedroom apartment dwelling units;
- (b) Accessory uses.

40DDD.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 39.0 m.

40DDD.3 DENSITY

- (a) Maximum site density is 95 units per hectare;
- (b) The lot coverage shall not exceed 27% of the total lot area.

40DDD.4 LOT AREA

The minimum lot area of parcels in the CD-60 zone is 0.87 hectares.

40DDD.5 BUILDINGS PER PARCEL

There may be a maximum of five apartment buildings on 0.87 hectares.

40DDD.6 SITING REQUIREMENTS OF PRINCIPAL BUILDING

- (a) Front (North) Lot Line Setback: The front lot line setback is 7.62 metres;
- (b) Side Lot Line Setback: The east side Lot line setback is 4.57 Metres;
- (c) Rear (South) Lot Line Setback: The south rear line setback is 9.15 metres.

40DDD.7 USEABLE OPEN SPACE

A minimum of 28% of the parcel shall be provided as useable open space.

40DDD.8 PROJECTIONS INTO SETBACKS

Canopies, decks, and roof overhangs, are permitted to project into the setback areas, subject to Section 4.11.

40DDD.9 FENCING

Fencing shall be provided in accordance with Section 4.6 of District of Squamish Zoning Bylaw No. 1342, 1995.

40DDD.10 OFF-STREET PARKING

113 parking stalls (1.35 stalls/unit) are required (including visitor and accessible stalls).

40DDD.11 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 1342, 1995.

40DDD.12 SCREENING AND LANDSCAPING

Screening and Landscaping shall be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 1342, 1995.

**Schedule "A" to
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw
(Comprehensive Development No. 60 –Riverstones) No. 2083, 2008**



Rezone from Residential 2 (RS-2) to
Comprehensive Development Zone 60 (CD-60)

SECTION 40EEE | COMPREHENSIVE DEVELOPMENT ZONE 61 (CD-61)

(Bylaw 2084, 2009)

40EEE.1 PERMITTED USES

The following uses and no other shall be permitted:

- (a) accessory uses;
- (b) business office use;
- (c) accessory retail sales;
- (d) restaurant;
- (e) artisan;
- (f) home occupation subject to Section 4.18;
- (g) retail store;
- (h) storage yard;
- (i) trade contractor facilities;
- (j) apartment dwelling;
- (k) arts and culture; and
- (l) off-street parking and loading.

40EEE.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 39.6 metres.

40EEE.3 LOT COVERAGE

The lot coverage shall not exceed 50% of the total lot area.

40EEE.4 LOT AREA

The minimum lot area of parcels in the CD-61 zone is 0.10 hectares.

40EEE.5 FLOOR AREA RATIO (FAR)

The maximum floor area ratio in the CD-61 zone is 1.5.

40EEE.6 BUILDINGS PER PARCEL

There may be only one principal building per lot.

40EEE.7 SITING REQUIREMENTS OF PRINCIPAL BUILDING

- (a) Front Lot Line Setback: The front lot line setback is 1.21 metres;
- (b) Interior Side Lot Line Setback: The east side lot line setback is 0 metres;
- (c) Exterior Side Lot Line Setback: The required exterior side lot line setback is 6.1 metres;
- (d) Rear Lot Line Setback: The rear lot line setback is 1.82 metres.

40EEE.8 PROJECTIONS INTO SETBACKS

Canopies, unenclosed deck areas, and roof overhangs, are permitted to project .91 metres into the front and rear setback areas. Respecting the ability for zero setback on interior lot lines, all other projections are permitted in accordance with Section 4.11.

40EEE.9 FENCING

Fencing must be provided in accordance with Section 4.6 of District of Squamish Zoning Bylaw No. 1342, 1995. Notwithstanding Section 4.6, chain link fencing and barbed wire are not permitted as fencing materials.

40EEE.10 OFF-STREET PARKING AND LOADING

Parking shall be provided in accordance with Section 41 and 42 of District of Squamish Zoning Bylaw No. 1342, 1995.

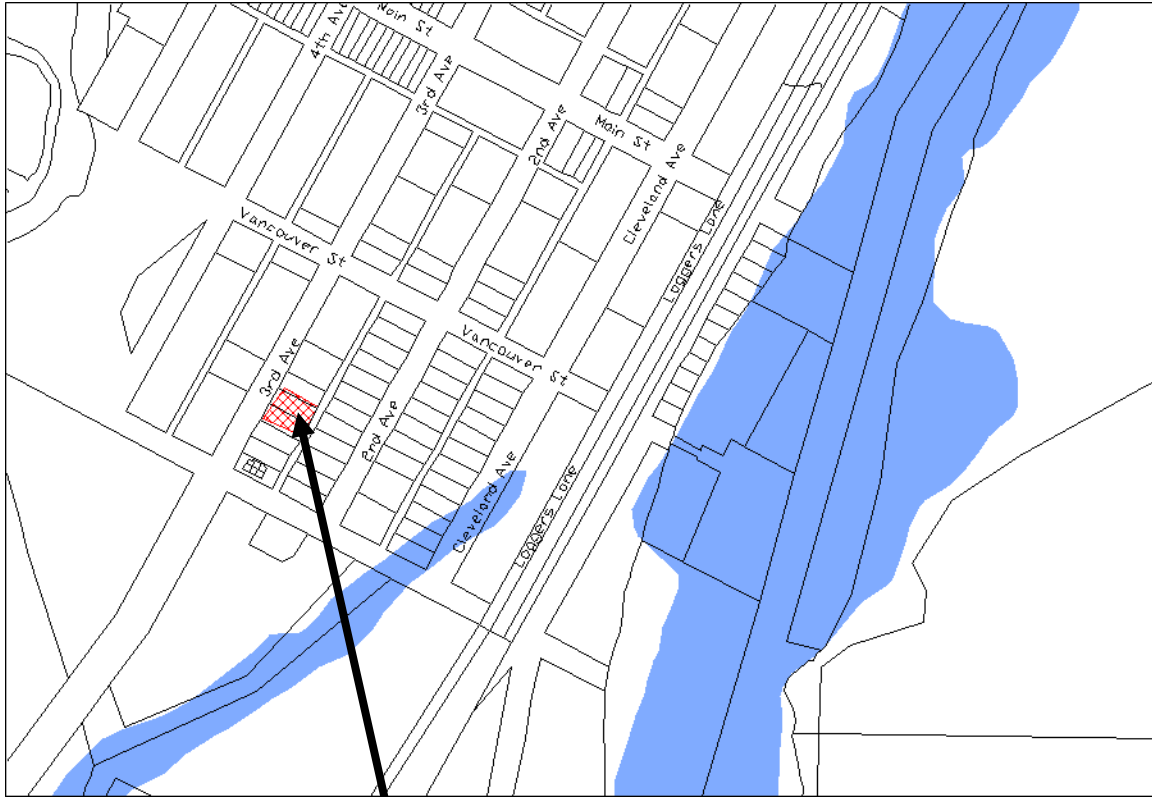
40EEE.11 ACCESSORY BUILDINGS

Accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 1342, 1995. Notwithstanding that in the CD-61 zone accessory building may be sited with zero side and rear setbacks.

40EEE.12 SCREENING AND LANDSCAPING

Screening and Landscaping shall be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 1342, 1995.

Schedule "A"
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw
(Comprehensive Development No. 61 – 37738 Third Avenue) No. 2084, 2009



Rezone from Light Industrial (I-1) and General Industrial Zone (I-3) to
Comprehensive Development Sixty-One Zone (CD-61).

SECTION 40III | COMPREHENSIVE DEVELOPMENT ZONE 65 (CD-65)

(Bylaw 2145, 2010)

The intent of this zone is to allow for single-family residential dwellings on small bare land strata lots with a minimum lot size of 300 square metres.

40III.1 PERMITTED USES

In the Comprehensive Development Zone No. 65 the following uses shall be permitted:

- (a) Single-family dwelling;
- (b) Home Occupation Office; and
- (c) Accessory use.

40III.2 DENSITY

- (a) The maximum density for single-family dwellings on lots of 350 square metres or less shall not exceed a Floor Area Ratio (FAR) of 0.60 or 168 square metres, whichever is less.
- (b) For lots of 350 square metres or more the maximum density for single-family dwellings shall not exceed a Floor Area Ratio (FAR) of .50.

40III.3 HEIGHT OF BUILDING

- (a) No principal building shall exceed a height of three storeys or 10.68 m as measured from natural grade, whichever is less;
- (b) No accessory buildings and structures shall exceed 3.0 m, except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 m.

40III.4 LOT COVERAGE

The maximum lot coverage shall not exceed 50% of the area of the lot.

40III.5 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

40III.6 OFF-STREET PARKING

Off-Street parking shall be provided in accordance with Section 41 of this Bylaw.

4011.7 SITING REQUIREMENTS FOR PRINCIPAL BUILDINGS

- (a) Front Lot Line Setback: A Principal Building shall be located not less than 5.0 metres from the front lot line;
- (b) Side Lot Line Setback: A Principal Building shall be located not less than 1.75 metres from any side lot line, however, the setback may be reduced to 1.0 metres provided:
 - (i) that the opposite side yard setback on the same lot is increased to 2.50 metres;
 - (ii) that the corresponding side yard setback on the adjacent lot common with the reduced side yard setback is also increased to 2.50 metres; and
 - (iii) in no case shall the combined side yard setbacks on any lot be less than 3.5 metres.
- (c) Rear Lot Line Setback: A Principal Building shall be located not less than 3.0 metres from the rear lot line.
- (d) Notwithstanding Section 40III.7 (a), the minimum required front setback for attached garages in this zone shall be 6.0 metres.
- (e) Notwithstanding Section 40III.7(a) regarding projections into required setbacks, projections to a maximum of two (2) feet shall be permitted for eaves and gutters.

40III.8 SCREENING AND LANDSCAPING

All developed portions of the lot not covered by buildings or paved areas shall be screened and landscaped in accordance with Section 4.7 of this Bylaw.

40III.9 MINIMUM LOT

Lots created through subdivision in this zone shall conform to the following minimum standards:

- (a) Minimum lot area: 300 square metres;

(b) Minimum lot width: 10 metres;

(c) Minimum lot depth: 30 metres;

(d) Notwithstanding subsection (c) above, the minimum lot depth may be reduced to 25 metres for lots greater than 12 metres in width.

All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this Bylaw.

SECTION 40JJJ | COMPREHENSIVE DEVELOPMENT ZONE 66 (CD-66)

(Bylaw 2149, 2010)

40JJJ.1 PERMITTED USES

The following uses and no other shall be permitted:

- (a) accessory uses;
- (b) artisan use;
- (c) arts and culture;
- (d) educational services;
- (e) off street parking and loading; and
- (f) apartment units.

40JJJ.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 11.6 metres.

40JJJ.3 LOT COVERAGE

The lot coverage shall not exceed 92% of the total lot area.

40JJJ.4 LOT AREA

The area of the CD zone lot must be at least 557 square metres.

40JJJ.5 DENSITY

- (a) The lot coverage shall not exceed 92% of the total lot area.
- (b) The maximum site Floor Area Ratio (FAR) is 1.7.
- (c) The maximum Floor Area available for residential use is 30%.

40JJJ.6 SITING REQUIREMENTS

- (a) Front Lot Line Setback: No principal building shall be located within 1.54 metres of the front lot line;

(b) Interior Side Lot Line Setback: No principal building shall be located within 0 metres, of the side lot line; and

(c) Rear/ Lane Lot Line Setback: No principal building shall be located within 1.48 metres of the rear lot line, with a maximum 0.5 metre balcony projection.

40JJJ.7 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

40JJJ.8 OFF-STREET PARKING

(a) Residential Parking: The residential parking requirement is one stall per residential unit.

(b) Other uses: The parking requirement for other uses is one stall per tenant or use, whichever is greater.

Parking stall design and location must comply with Section 41 of this Bylaw.

40JJJ.9 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.

40JJJ.10 SCREENING AND LANDSCAPING

Unless approved by development permit, screening and landscaping must be provided in accordance with Section 4.7 of this Bylaw.

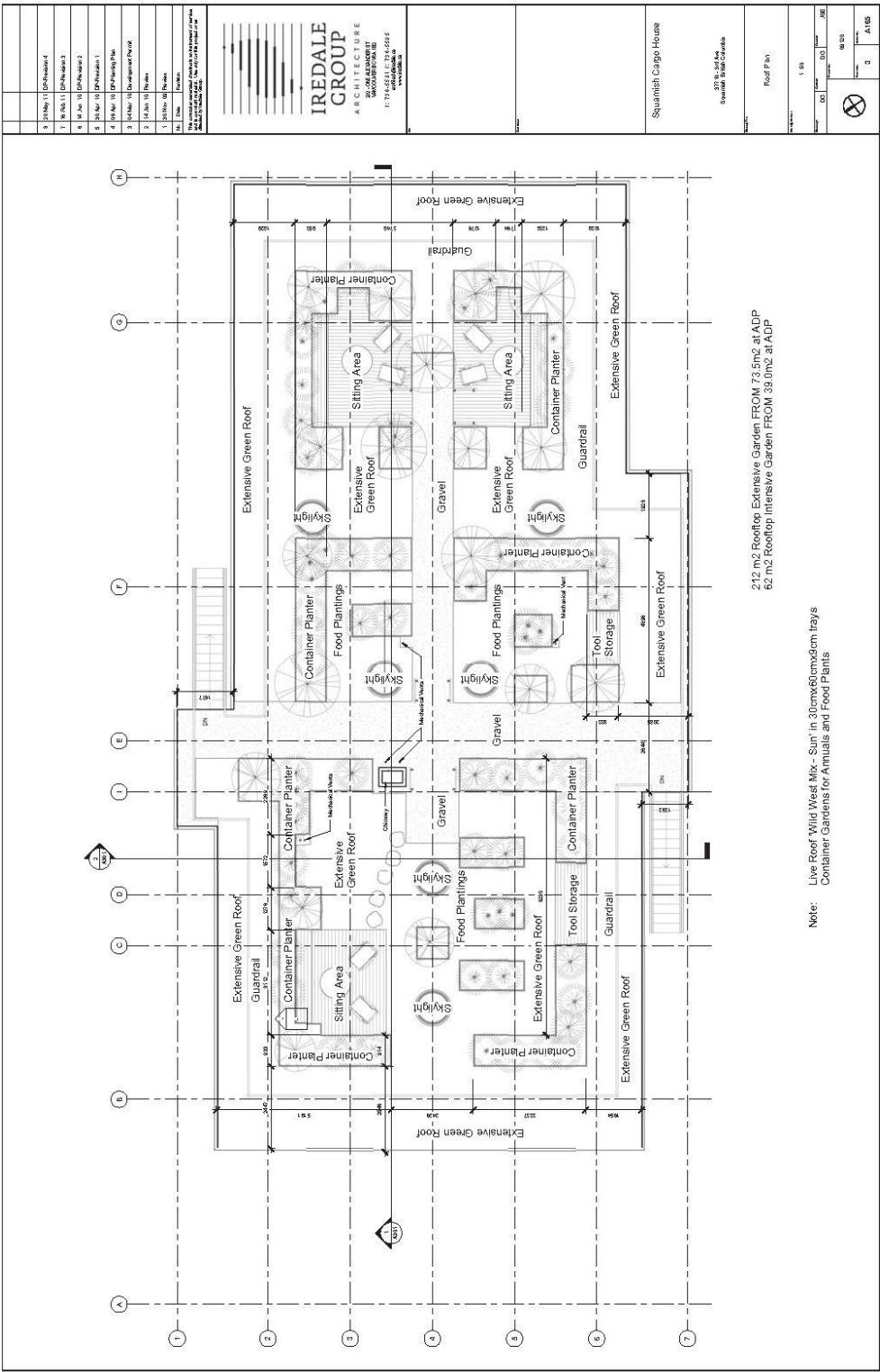
40JJJ.11 COMPREHENSIVE DEVELOPMENT PLAN

All buildings, structures and uses shall comply with the size, shape, siting and height as designated on the approved Comprehensive Development plans attached as Schedules “B”, “C”, “D”, and “E” to this Bylaw and labeled “A100a”, “A105”, “A202” and “A203” respectively.

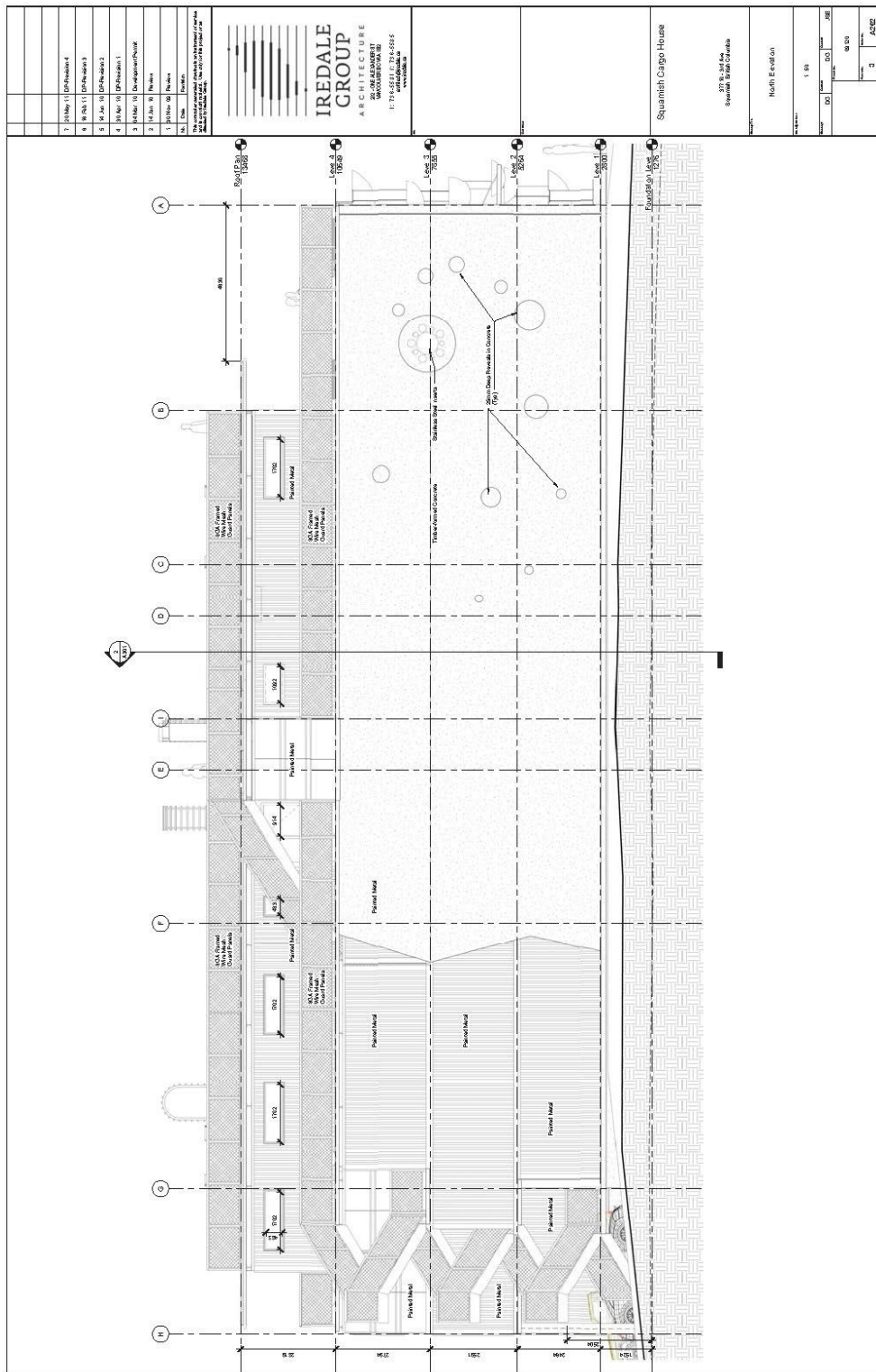
Schedule B



Schedule C



Schedule D



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Schedule E



SECTION 40LLL | COMPREHENSIVE DEVELOPMENT ZONE 68 (CD-68)

(Bylaw 2341, 2014)

The intent of this zone is to accommodate a five storey building and will consist of a community hall, church, government funded office space, and a multi-unit social housing project.

40LLL. 1 PERMITTED USES

The following uses and no others shall be permitted:

- (a) Assisted living facility;
- (b) Artisan;
- (c) Assembly;
- (d) Community care facility;
- (e) Community activity centre;
- (f) Child care facility;
- (g) Non-profit offices;
- (h) Health centres and clinics;
- (i) Library;
- (j) Non-profit housing;
- (k) Playground;
- (l) School; and
- (m) Social enterprise.

Accessory uses

- (n) Accessory recreational facilities;
- (o) Accessory residential dwelling; and
- (p) Accessory uses.

40LLL.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 17.8 m or 5 storeys, whichever is less.

40LLL.3 MINIMUM LOT AREA

The minimum lot area shall be 0.279 hectares.

40LLL.4 LOT COVERAGE

The lot coverage shall not exceed 63% of the total lot area.

40LLL.5 FLOOR AREA RATIO (FAR)

The maximum floor area ratio is 1.25.

40LLL.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 3.05 m | 2.44 m | 1.52 m | 1.52 m |

40LLL.7 FENCING, LANDSCAPING AND SCREENING

Screening and landscaping must be in accordance with Section 4.7 of the District of Squamish Zoning Bylaw No. 2200, 2011.

40LLL.8 OFF-STREET PARKING AND LOADING

A minimum of 32 parking stalls (including 2 accessible stalls), and one loading bay shall be provided. Parking is not in accordance with Section 41 of District of Squamish Zoning Bylaw No. 2200, 2011.

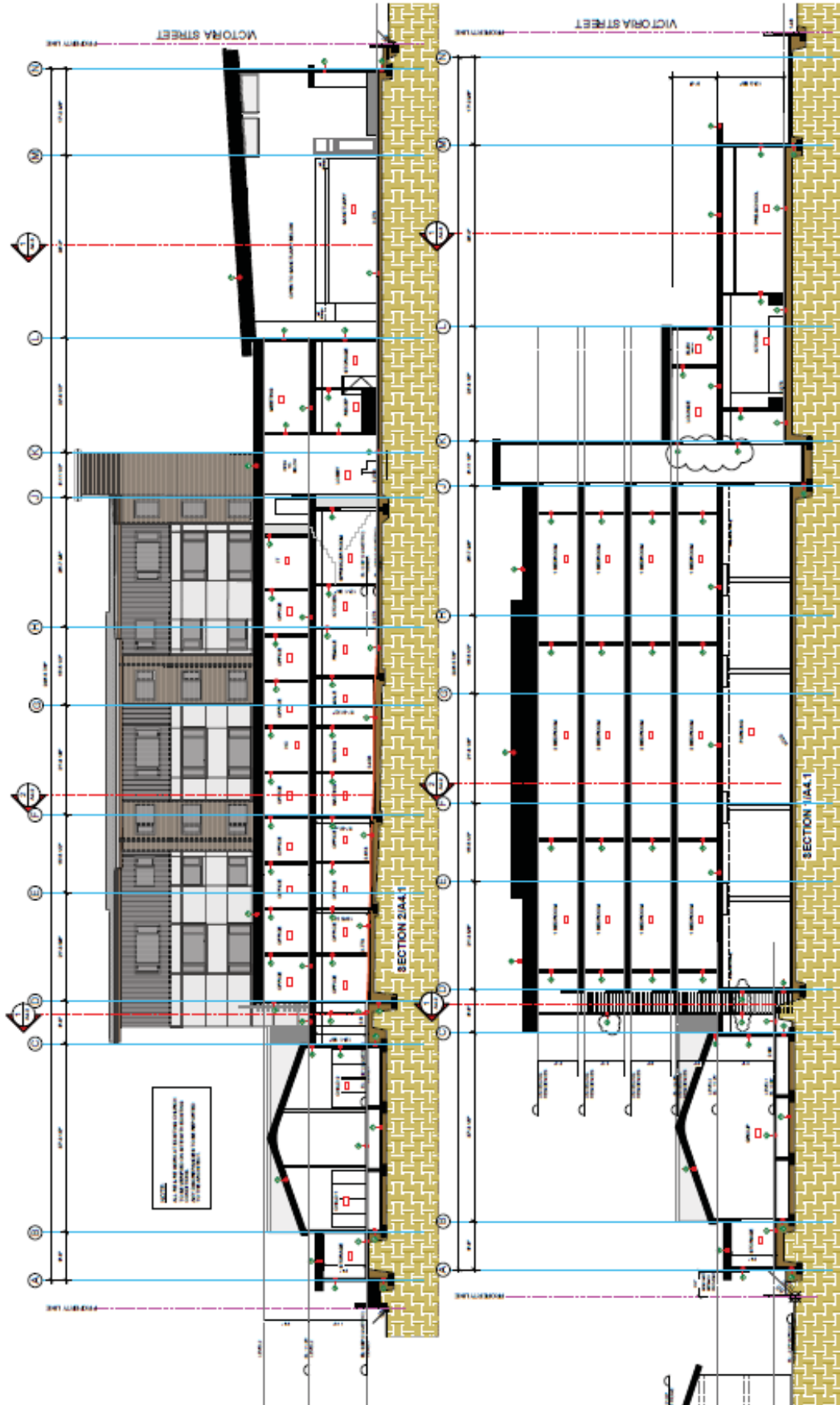
40LLL.9 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 2200, 2011.

40LLL.10 COMPREHENSIVE DEVELOPMENT PLAN

All buildings, structures, and uses shall generally comply with the size, shape, siting, and height as designated on the approved Comprehensive Development plans attached as Schedules 'A', 'B' and 'C', to this CD-68 Bylaw.

Schedule A, CD-68



| | | |
|--|--|---|
| <p>CENTREPOINT FOURTH AVENUE & VICTORIA STREET, SQUAMISH, B.C. A PROJECT BY SEA TO SKY COMMUNITY SERVICES AND SQUAMISH UNITED CHURCH</p> | | <p>Drawn By: BMTT Scale: 1/8" = 1'-0"</p> |
| <p>Project No: 13-12 Sheet No: A-4.1</p> | | <p>Client: Sea to Sky Community Services Architect: BMTT Engineer: BMTT Date: 11/11/13</p> |

[illegible]

CENTREPOINT
FOURTH AVENUE & VICTORIA STREET, SQUAMISH, B.C.
A PROJECT BY SEA TO SKY COMMUNITY SERVICES
AND SQUAMISH UNITED CHURCH



| Invoice Type | Item | Qty | Unit Price | Total |
|-----------------------------|------|------|------------|-------|
| 1. General Labor (per hour) | 1.00 | 1.00 | 1.00 | 1.00 |
| 2. Material (per unit) | 1.00 | 1.00 | 1.00 | 1.00 |
| 3. Subcontractor (per unit) | 1.00 | 1.00 | 1.00 | 1.00 |
| 4. Other (per unit) | 1.00 | 1.00 | 1.00 | 1.00 |
| 5. Total | | | | 4.00 |

[illegible]

SECTION 39MMM COMPREHENSIVE DEVELOPMENT ZONE 69 (CD-69)

The intent of this zone is to accommodate and regulate the development of commercial, employment, institutional, parks and open space, multiple-family residential and accessory uses in Blocks A, B, C, D, E, F, G, H, and I, as shown on Schedule B which is attached to and forms part of this bylaw.

The Oceanfront Lands are divided into Blocks A, B, C, D, E, F, G, H, and I, as shown on Schedule B which is attached to and forms part of this bylaw.

39MMM.1 OVERALL DENSITY

- (a) Despite any other provision of this Bylaw, the maximum gross floor area of residential use on the Oceanfront Lands shall not exceed 133,000 square metres, provided that 40,000 square metres of additional gross floor area for residential use is permitted if within Blocks B, C1, E1, E2, or any of them, and
- (b) commercial use on the Oceanfront Lands shall not exceed 27,666 square metres, provided that in respect of the portions of Block B and Block D that are abutting a highway that is constructed for vehicular access to a width of not less than 26 metres:
 - (i) 7,895 square metres of additional gross floor area for commercial use may be developed within Block B, and
 - (ii) 5,000 square metres of additional gross floor area for commercial use may be developed within Block D.

TOURIST ACCOMMODATION USE

Despite any other provision of this bylaw, a dwelling unit in the CD-69 Zone may be used for seasonal or temporary tourist accommodation of not more than four guests during periods when such dwelling units are not occupied for residential use.

39MMM.2 BLOCK A – VILLAGE CENTRE

39MMM.2.1 PERMITTED USES

The following uses and no others shall be permitted on a lot in Block A:

- (a) accessory uses;
- (b) apartment dwellings;
- (c) arts and culture;
- (d) artisan;
- (e) assembly;
- (f) business and professional office, major and minor;
- (g) café and coffee shop;

- (h) child care facility;
- (i) civic;
- (j) entertainment;
- (k) home occupation office, subject to Section 4.18;
- (l) hostel;
- (m) hotel;
- (n) liquor primary establishment;
- (o) off-street parking and loading;
- (p) park
- (q) personal service establishments;
- (r) post office;
- (s) public parking, without limiting off-street parking and loading;
- (t) indoor recreation facility;
- (u) retail store;
- (v) restaurant;
- (w) theatres and amphitheatres, without limiting arts and culture;
- (x) tourist accommodation;
- (y) tourist bureau, without limiting business and professional office.

39MMM.2.2 CONDITIONS OF USE

- (a) A hotel shall be permitted if the hotel is available for public use, accommodating nightly rentals for the travelling public at least a majority of each calendar year.
- (b) Accessory residential or business and professional office uses shall be limited to any floor above the ground floor of a building.
- (c) Apartment dwelling use shall be subject to Section 4.16 of this Bylaw.

39MMM.2.3 DENSITY

For the purpose of building construction:

- (a) The overall density (gross floor area ratio) of Block A shall not exceed 1.0.
- (b) Notwithstanding 39MMM.2.3 (a) above, the density (gross floor area ratio) on any given lot shall not exceed 2.5.
- (c) The floor area of each residential dwelling unit shall not be less than 46.5 square metres.
- (d) The Village Commons, as identified on Schedule B, shall have a minimum parcel area of 1,600 square metres.

39MMM.2.4 HEIGHT

Building and structure heights shall comply with the following:

- (a) Principal buildings:
 - (i) The hotel building height shall not exceed 20.0 metres or six storeys, whichever is less.
 - (ii) All other building heights in the Village Centre Area shall not exceed 10.0 metres or two storeys, whichever is less.
- (b) Accessory buildings and structures: The building height shall not exceed 3.0 metres.

39MMM.2.5 LOT COVERAGE

The lot coverage shall not exceed 70% of the area of the lot.

39MMM.2.6 USEABLE OPEN SPACE

Useable Open Space not less than 10.0 square metres per dwelling unit shall be provided for each lot.

39MMM.2.7 SITING REQUIREMENTS

Building and structure siting shall comply with the following:

- (a) Front Lot Line Setback:
 - (i) Principal buildings fronting a highway comprising not less than four travelling vehicle lanes shall be located not less than 4.0 metres from the front lot line.
 - (ii) Principal buildings adjacent to a public walkway that is not part of a vehicular highway shall be located not less than 5.0 metres from the front lot line.
 - (iii) Principal buildings fronting a park or public plaza or other open space shall be located not less than 0.6 metres from the front lot line;
- (b) Side Lot Line Setback: Buildings and structures shall be located not less than 5.0 metres from the side lot line.
- (c) Rear Lot Line Setback: Principal buildings shall be located not less than 5.0 metres from a rear lot line.
- (d) If a building or structure fronts a public walkway that is within 20 metres of the high water mark, then it shall be located not less than 6.0 metres from the centre line of the public walkway.
- (e) Notwithstanding Sections 39MMM.2.7 (a), (b) and (c), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres above finished grade.
- (f) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this bylaw.

39MMM.3 BLOCK B – PRIMARY EMPLOYMENT

39MMM.3.1 PERMITTED USES

The following uses and no others shall be permitted on a lot in Block B:

- (a) accessory uses;
- (b) apartment dwelling;
- (c) arts and culture;
- (d) artisan;
- (e) business and professional office, major and minor;
- (f) café and coffee shop;
- (g) child care facility;
- (h) convenience store;
- (i) entertainment;
- (j) grocery store;
- (k) home occupation office, subject to Section 4.18;
- (l) high technology;
- (m) light industrial, including high technology, furniture or fixtures and sports and recreation, but expressly prohibiting medical marihuana production and medical marihuana production, multiple users;
- (n) liquor store;
- (o) off-street parking and loading;
- (p) personal service establishments;
- (q) post office;
- (r) public parking, without limiting off-street parking and loading;
- (s) indoor recreation;
- (t) research and development facilities;
- (u) restaurant;
- (v) retail store;
- (w) theatres and amphitheatres, without limiting arts and culture;
- (x) tourist bureau;
- (y) interpretive centre;
- (z) video production or rehearsal studios.

39MMM.3.2 CONDITIONS OF USE

- (a) Apartment dwelling use is subject to Section 4.16 of this Bylaw.
- (b) Light industrial uses shall only be permitted fronting the Waterfront Employment Area (Block C) as identified on Schedule B.
- (c) An Entertainment use shall only be permitted fronting the Mamquam Waterfront Residential (Block D) and the Village Centre (Block A) as identified on Schedule B.
- (d) Retail store and commercial service uses permitted in 39MMM.3.1 shall only be located at the ground level at the south end of Block B adjacent to the Oceanfront Park or an adjacent public parking facility and fronting a highway, with any accessory business and professional office uses located above the permitted retail store or commercial service uses.
- (e) The permitted grocery store shall have a floor area not exceeding 465 square metres.

39MMM.3.3 DENSITY

For the purpose of building construction:

- (a) The overall density (gross floor area ratio) of Block B as identified in Schedule B shall not exceed 1.0;
- (b) Notwithstanding 39MMM.2.3 (a) above, the density (gross floor area ratio) on any lot shall not exceed 1.5;
- (c) The total allowable area for residential use shall be limited to a maximum of 25% of the overall density for Block B; and
- (d) The floor area of any individual residential dwelling unit shall not be less than 46.5 square metres.

39MMM.3.4 HEIGHT

Building and structure heights shall comply with the following:

- (a) Principal buildings: building heights shall not exceed 15.0 metres or three (3) storeys, whichever is less.
- (b) Accessory buildings and structures: building and structure heights shall not exceed 3.0 metres.

39MMM.3.5 LOT COVERAGE

The lot coverage shall not exceed 70% of the area of the lot.

39MMM.3.6 USEABLE OPEN SPACE

Useable Open Space not less than 10.0 square metres per upper-level dwelling unit shall be provided.

39MMM.3.7 SITING REQUIREMENTS

Building and Structure siting shall comply with the following:

- (a) Front Lot Line Setback:
 - (i) Principal buildings fronting a highway comprising not less than four travelling vehicle lanes shall be located not less than 4.0 metres from the front lot line.
 - (ii) Principal buildings adjacent to a public walkway that is not part of a vehicular highway shall be located not less than 5.0 metres from the front lot line.
- (b) Side Lot Line Setback: Buildings and structures shall be located not less than 5.0 metres from the side lot line;
- (c) Rear Lot Line Setback: Principle buildings shall be located not less than 5.0 metres from a rear lot line;
- (d) If a building or structure fronts a public walkway that is within 20 metres of the high water mark, then it shall be located not less than 6.0 metres from the centre line of the public walkway.
- (e) Notwithstanding sections 39MMM.3.7 (a), (b) and (c), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres above finished grade;
- (f) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this bylaw.

39MMM.4 BLOCK C – WATERFRONT EMPLOYMENT (MARINE CENTRE)

39MMM.4.1 PERMITTED USES

The following uses and no others shall be permitted on a lot in Block C:

- (a) accessory;
- (b) accessory residential dwelling, subject to Section 4.3;
- (c) boat building and storage;
- (d) boat launch;
- (e) business and professional office, minor;
- (f) fabrication shops;
- (g) general repair and services;
- (h) Interpretive centre;
- (i) marine-oriented tourist and recreation uses;
- (j) marine service and repair;
- (k) marine transportation infrastructure, including passenger ferry services;
- (l) marine park
- (m) marine retail and rental;

- (n) marine-oriented office and training facilities;
- (o) marine-oriented light industrial;
- (p) off-street parking and loading;
- (q) public parking, without limiting off-street parking and loading;
- (r) warehouse and storage facilities.
- (s) research and development

In addition to the uses permitted under 39MMM.4.1, the following multi-family residential uses are permitted within Block C1– Marine Centre Flex Zone, as identified on Schedule B:

- (t) apartment dwellings;
- (u) home occupation office;
- (v) lodging and rooming house;
- (w) townhouse dwellings;
- (x) secondary suite.

39MMM.4.2 CONDITIONS OF USE

- (a) Accessory residential dwelling use is permitted for caretakers or seasonal staff and shall be located above the ground floor.
- (b) Residential use shall be a minimum of 300 metres from Squamish Terminals, as measured from the residential property line to the closest building face on Squamish Terminals property, buffered from associated noise and light.
- (c) Section 4.16 of this Bylaw applies to every residential use in Block C1.
- (d) Marine retail and rental uses shall be located only at grade facing a highway.
- (e) Civic Uses shall only be permitted fronting the Oceanfront Park (Block C) as identified on Schedule B.
- (f) Business and Professional Office minor uses are permitted provided they are accessory to marine-oriented light industrial uses.

39MMM.4.3 DENSITY

For the purpose of building construction:

- (a) The overall density (gross floor area ratio) of Block C and C1 shall not exceed 1.75.
- (b) Despite Section 3.9MMM.4.3(a), the density (gross floor area) of an apartment building, lodging and rooming house or townhouse dwelling shall not exceed 1.5 in Block C1.

39MMM.4.4 HEIGHT

Building and structure heights shall comply with the following:

- (a) Block C as shown in Schedule B Principal building: building heights shall not exceed 10.0 metres or two storeys, whichever is less.
- (b) Block C1 – Flex Zone as shown in Schedule B Principal building: where multi-family residential is permitted under 39MMM.4.1, building heights shall not exceed 13.0 metres or four (4) storeys, whichever is less.
- (c) Accessory buildings and structures: The building height shall not exceed 3.0 metres.

39MMM.4.5 LOT COVERAGE

The lot coverage for Blocks C and C1 shall not exceed 70% of the area of the lot.

39MMM.4.6 USEABLE OPEN SPACE

Useable Open Space not less than 20.0 square metres per ground-oriented dwelling unit and 10.0 square metres per upper-level dwelling unit shall be provided.

39MMM.4.7 SITING REQUIREMENTS

Building and structure siting shall comply with the following:

- (a) Front Lot Line Setback:
 - (i) Principal buildings fronting a highway comprising not less than four travelling vehicle lanes shall be located not less than 4.0 metres from the front lot line.
 - (ii) Principal buildings adjacent to a public walkway that is not part of a vehicular highway shall be located not less than 5.0 metres from the front lot line.
- (b) Side Lot Line Setback: Buildings and structure shall be located not less than 5.0 metres from the side lot line;
- (c) Rear Lot Line Setback: Principal buildings shall be located not less than 5.0 metres from a rear lot line;
- (d) Principal residential buildings shall be located not less than 5.0 metres from all front, rear and exterior side property lines
- (e) If a building or structure fronts a public walkway that is within 20 metres of the high water mark, then it shall be located not less than 6.0 metres from the centre line of the public walkway.
- (f) Notwithstanding Sections 39MMM.4.7 (a), (b) and (c), a minimum setback of 20.0 metres from high water mark shall be provided along the Cattermole Slough as shown in Schedule B.

- (g) Notwithstanding Sections 39MMM.4.7 (a), (b) and (c), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres above finished grade;
- (h) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this bylaw.

39MMM.5 BLOCK D – MAMQUAM WATERFRONT RESIDENTIAL

39MMM.5.1 PERMITTED USES

The following uses and no others shall be permitted on a lot in Block D:

- (a) Multi-family residential development including:
 - (i) accessory uses;
 - (ii) apartment dwellings;
 - (iii) home occupation office;
 - (iv) secondary suite;
 - (v) townhouse dwellings.
- (b) Mixed-use development including:
 - (i) accessory uses;
 - (ii) apartment dwelling;
 - (iii) artisan;
 - (iv) arts and culture;
 - (v) business and professional office, major and minor;
 - (vi) café and coffee shop;
 - (vii) child care facility
 - (viii) civic;
 - (ix) duty free distribution centre, without limiting retail store;
 - (x) entertainment;
 - (xi) fitness centre;
 - (xii) home occupation office;
 - (xiii) live-work unit;
 - (xiv) marine related tourist and recreation uses;
 - (xv) marine park;
 - (xvi) off-street parking and loading;
 - (xvii) park;
 - (xviii) personal service establishment;

- (xix) post office;
- (xx) public parking, without limiting off-street parking and loading;
- (xxi) restaurant;
- (xxii) retail store.

39MMM.5.2 CONDITIONS OF USE

- (a) At least 20% of all single-storey apartment dwelling units, which employ interior corridors or direct at-grade exterior access to the dwelling unit, shall be constructed as adaptable dwelling units.
- (b) Apartment dwelling use is subject to Section 4.16 of this Bylaw.
- (c) An entertainment use shall only be permitted fronting the Primary Employment Area (Block B) as identified on Schedule B.

39MMM.5.3 DENSITY

For the purpose of building construction:

- (a) The overall density (gross floor area ratio) of Block D shall not exceed 2.0;
- (b) Notwithstanding 39MMM.5.3 (a), the density (gross floor area ratio) on any lot shall not exceed 3.5.
- (c) The floor area of each residential dwelling unit, shall not be less than 46.5 square metres.
- (d) The total floor area of any building containing an apartment dwelling or a townhouse dwelling, shall be subject to the following exemptions:
- (e) 1.86 square metres per one bedroom adaptable housing unit provided; and
- (f) 2.80 square metres per two-plus bedroom adaptable housing unit provided.

39MMM.5.4 HEIGHT

Building heights shall comply with the following:

- (a) Principal buildings:
 - (i) building heights shall not exceed 20.0 metres or six (6) storeys, whichever is less;
 - (ii) Notwithstanding 39MMM.5.4(a)(i), building heights can be increased to 40.0 metres or twelve (12) storeys, whichever is less, if the owner or occupier of the land or building submits to the District a report prepared by a Professional Engineer who is approved by the District certifying that the increased height can be accommodated with available District works and services, including fire protection, and

- i. the building shall only be located on any lot within Block D that abuts a highway and immediately fronts the Primary Employment Area (Block B), as identified on Schedule B; and
 - ii. if the building incorporates a podium element, the height of the podium shall not be less than 10.0 metres or three (3) storeys, but may increase in height by terracing upwards by floor levels to the maximum permitted height.
- (b) Accessory buildings and structures: Building and structure height shall not exceed 3.0 metres.

39MMM.5.5 LOT COVERAGE

The lot coverage shall not exceed 45% of the area of the lot.

39MMM.5.6 USEABLE OPEN SPACE

Useable Open Space not less than 20.0 square metres per ground-oriented dwelling unit and 10.0 square metres per upper-level dwelling unit shall be provided.

39MMM.5.7 SITING REQUIREMENTS

Building and structure siting shall comply with the following:

- (a) Principal mixed-use buildings:
 - (i) Buildings fronting a highway comprising not less than four travelling vehicle lanes shall be located not less than 4 metres from the front lot line.
 - (ii) Building adjacent to a public walkway that is not part of a vehicular highway shall be located not less than 5.0 metres from the front lot line.
- (b) Principal residential buildings:
 - (i) shall be located not less than 5.0 metres from all front, rear and exterior side property lines.
- (c) If a building or structure fronts a public walkway that is within 20 metres of the high water mark, then it shall be located not less than 6.0 metres from the centre line of the public walkway.
- (d) Notwithstanding Sections 39MMM.5.7 (a), (b) and (c), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres above finished grade;
- (e) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this bylaw.

39MMM.6 BLOCKS E, E1 AND E2 – EDUCATION AND INSTITUTIONS

39MMM.6.1 PERMITTED USES

The following uses and no others shall be permitted on a lot in Block E, E1 or E2:

- (a) accessory uses;
- (b) artisan;
- (c) arts and culture;
- (d) assembly;
- (e) business and professional office, major and minor;
- (f) café and coffee shop;
- (g) child care facility;
- (h) education and training institution, including technical school, community college or university;
- (i) entertainment;
- (j) neighbourhood commercial;
- (k) neighbourhood pub;
- (l) off-street parking and loading;
- (m) park;
- (n) student and faculty housing;
- (o) social service centre.

In addition to the uses permitted under 39MMM.6.1, the following residential uses are permitted within **Sub-Blocks E1 and E2– Cattermole Flex Zones**, as identified on Schedule B:

- (p) apartment dwellings;
- (q) home occupation office;
- (r) lodging and rooming house;
- (s) townhouse dwellings;
- (t) secondary suite.

39MMM.6.2 CONDITIONS OF USE

- (a) Apartment dwelling shall be provided in accordance with Section 4.16 of this Bylaw.
- (b) Neighbourhood commercial uses permitted in 39MMM.6.1 shall be located at ground level if facing a park, useable open space or highway.
- (c) Commercial, recreational, entertainment and arts and culture uses permitted in 39MMM.6.1 shall be considered accessory to the permitted education and institutional uses.

39MMM.6.3 DENSITY

For the purpose of building construction:

- (a) the overall density (gross floor area ratio) of Block E shall not exceed 2.5;

- (b) the overall density (gross floor area ratio) of Block E2, shall not exceed 2.5;
- (c) the overall density (gross floor area ratio) of Block E1 shall not exceed 2.0;
- (d) the floor area of each residential dwelling unit shall not be less than 46.5 square metres;
- (e) despite Section 6.3 (a) through (d), the density (gross floor area) of an apartment dwelling, a lodging and rooming house or a townhouse dwelling shall not exceed 1.5 in Blocks E1 and E2.

39MMM.6.4 HEIGHT

Building heights shall comply with the following:

- (a) Block E, Sub-Block E2:
 - (i) Principal building: building heights shall not exceed 20.0 metres or six (6) storeys, whichever is less.
 - (ii) Accessory buildings and structures: building and structure heights shall not exceed 3.0 metres.
- (b) Block E1:
 - (i) Principal building: building heights shall not exceed 16.0 metres or four (4) storeys, whichever is less.
 - i. Notwithstanding 39.MMM.6.4 (b)(i), where a residential use is permitted under 39MMM.6.1 within Block E1 as identified on Schedule B, building heights shall not exceed 13.0 metres or four (4) storeys, whichever is less.
 - (ii) Accessory buildings and structures: building and structure heights shall not exceed 3.0 metres.

39MMM.6.5 LOT COVERAGE

The lot coverage for Blocks E, E1, and E2 shall not exceed 60% of the area of the lot.

39MMM.6.6 USEABLE OPEN SPACE

Useable Open Space not less than 20.0 square metres per ground-oriented dwelling unit and 10.0 square metres per upper-level dwelling unit shall be provided.

39MMM.6.7 SITING REQUIREMENTS

Building and structure siting shall comply with the following:

- (a) Principal Buildings, for all uses except residential::
 - (i) Buildings fronting a highway comprising not less than four travelling vehicle lanes shall be located not less than 4 metres from the front lot line,

- (ii) Buildings fronting another highway shall be located not less than 4.0 metres from the front lot line,.
 - (iii) Buildings adjacent to a public walkway that is not part of a vehicular highway shall be located not less than 5.0 metres from the front lot line.
- (b) Principal Residential Buildings:
- (i) Buildings shall be located not less than 5.0 metres from all front, rear and exterior side property lines.
- (c) Notwithstanding Sections 39MMM.6.7 (a) and (b), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres above finished grade.
- (d) Notwithstanding Sections 39MMM.6.7 (a), (b) and (c), a minimum setback of 20.0 metres from high water mark shall be provided along the Cattermole Slough.
- (e) If a building or structure fronts a public walkway that is within 20 metres of the high water mark, then it shall be located not less than 6.0 metres from the centre line of the public walkway.
- (f) All dimensions and measurements shall be determined in accordance with Section 1 and Section 4.17 of this bylaw.

39MMM.7 BLOCK F – CATTERMOLLE WATERFRONT RESIDENTIAL

39MMM.7.1 PERMITTED USES

The following uses and no others shall be permitted on a lot in Block F:

- (a) Multi-family development:
 - (i) accessory uses;
 - (ii) apartment dwelling;
 - (iii) home occupation office;
 - (iv) lodging and rooming house;
 - (v) townhouse dwellings;
 - (vi) secondary suite;
 - (vii) two-family dwellings.
- (b) In addition to the uses permitted in 39MMM7.1, the following accessory local commercial service shall be permitted:
 - (i) business and professional office, minor;
 - (ii) café and coffee shop;
 - (iii) child care facility;
 - (iv) child care facility, residential;
 - (v) convenience store;

- (vi) fitness centre;
- (vii) live work unit;
- (viii) off-street parking and loading;
- (ix) personal service establishment;
- (x) public parking, without limiting off-street parking and loading.

39MMM.7.2 CONDITIONS OF USE

- (a) At least 20% of all single-storey apartment dwelling units, which employ interior corridors or direct at-grade exterior access to the dwelling unit, shall be constructed as adaptable dwelling units.
- (b) A residential child care facility shall be subject to Section 4.18 of this Bylaw.
- (c) Commercial uses shall only be permitted at ground level.
- (d) An apartment dwelling use shall be provided in accordance with Section 4.16 of this Bylaw.

39MMM.7.3 DENSITY

For the purpose of building construction:

- (a) The overall density (gross floor area ratio) of Block F shall not exceed 1.5
- (b) The floor area of each residential dwelling unit shall not be less than 46.5 square metres.
- (c) The total floor area of any building containing an apartment dwelling or a townhouse dwelling, shall be subject to the following exemptions:
 - (i) 1.86 square metres per one bedroom adaptable housing unit provided; and
 - (ii) 2.80 square metres per two-plus bedroom adaptable housing unit provided.

39MMM.7.4 HEIGHT

Building heights shall comply with the following:

- (a) Principal building: building heights shall not exceed 13.0 metres or four (4) storeys, whichever is less.
- (b) Accessory buildings and structures: Building and structure heights shall not exceed 3.0 metres.

39MMM.7.5 LOT COVERAGE

The lot coverage shall not exceed 40% of the area of the lot.

39MMM.7.6 USEABLE OPEN SPACE

Useable Open Space not less than 20.0 square metres per ground-oriented dwelling unit and 10 square metres per upper-level dwelling unit shall be provided.

39MMM.7.7 SITING REQUIREMENTS

Building and structure siting shall comply with the following:

- (a) Front Lot Line Setback:
 - (i) Buildings fronting a highway shall be located not less than 4 metres from the front lot line.
 - (ii) Buildings adjacent to a public walkway that is not part of a vehicular highway shall be located not less than 5.0 metres from the front lot line.
- (b) Principal residential buildings shall be located not less than 5.0 metres from all front, rear and exterior side property lines.
- (c) Despite sections 39MMM.7.7 (a) and (B), a minimum setback of 20.0 metres from high water mark shall be provided along the Cattermole Slough.
- (d) If a building or structure fronts a public walkway that is within 20 metres of the high water mark, then it shall be located not less than 6.0 metres from the centre line of the public walkway.
- (e) Notwithstanding sections 39MMM.7.7 (a) and (b), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres above finished grade;
- (f) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this bylaw.

39MMM.8 BLOCK G – CATTERMOLLE INTERIOR RESIDENTIAL

39MMM.8.1 PERMITTED USES

The following uses and no others shall be permitted on a lot in Block G:

- (a) accessory uses;
- (b) apartment dwelling;
- (c) child care facility;
- (d) child care facility, residential;
- (e) home occupation office;
- (f) live work unit;
- (g) lodging and rooming house;
- (h) neighbourhood commercial;
- (i) off-street parking and loading;
- (j) park;

- (k) public parking, without limiting off-street parking and loading;
- (l) townhouse dwellings;
- (m) secondary suite.

39MMM.8.2 CONDITIONS OF USE

- (a) At least 20% of all single-storey apartment dwelling units, which employ interior corridors or direct at-grade exterior access to the dwelling unit, shall be constructed as adaptable dwelling units.
- (b) A residential child care facility shall be subject to Section 4.18 of this Bylaw.
- (c) An apartment dwelling use shall be provided in accordance with Section 4.16 of this Bylaw.

39MMM.8.3 DENSITY

For the purpose of building construction:

- (a) The overall density (gross floor area ratio) of Block G shall not exceed 2.5.
- (b) The floor area of each residential dwelling unit, shall not be less than 46.5 square metres.
- (c) The total floor area of any building containing an apartment dwelling or a townhouse dwelling, shall be subject to the following exemptions:
 - (i) 1.86 square metres per one bedroom adaptable housing unit provided; and
 - (ii) 2.80 square metres per two-plus bedroom adaptable housing unit provided.

39MMM.8.4 HEIGHT

Building heights shall comply with the following:

- (a) Principal buildings:
 - (i) Building heights shall not exceed 13.0 metres or four (4) storeys, whichever is less.
 - (ii) Notwithstanding 39MMM.8.4 (a)(i), building heights of an apartment dwelling use shall not exceed 20.0 metres or six (6) storeys, whichever is less.
- (b) Accessory buildings and structures: The building height shall not exceed 3.0 metres.

39MMM.8.5 LOT COVERAGE

The lot coverage shall not exceed 50% of the area of the lot.

39MMM.8.6 USEABLE OPEN SPACE

Useable Open Space not less than 20.0 square metres per ground-oriented dwelling unit and 10.0 square metres per upper-level dwelling unit shall be provided.

39MMM.8.7 SITING REQUIREMENTS

Building and structure siting shall comply with the following:

- (a) Front Lot Line Setback:
 - (i) buildings fronting a highway shall be located not less than 4 metres from the front lot line.
 - (ii) buildings adjacent to a public walkway that is not part of a vehicular highway shall be located not less than 5.0 metres from the front lot line.
- (b) Principal residential buildings shall be located not less than 5.0 metres to all front, rear, and exterior side lot lines.
- (c) Notwithstanding sections 39MMM.8.7 (a), (b) and (c), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres above finished grade;
- (d) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this bylaw.

39MMM.9 BLOCK H – MIXED USE MARINE

Water lots comprising the oceanfront foreshore waters within the Mamquam Blind Channel, as well as Cattermole Slough fronting the Marine Centre south of the future Cattermole Bridge, are designated as a 'Mixed-Use Marine Zone'.

39MMM.9.1 PERMITTED USES

The following uses and no others shall be permitted on a water lot, other lot or foreshore in Block H:

- (a) accessory uses;
- (b) boat launch or ramp;
- (c) boatshed;
- (d) café or coffee shop;
- (e) cruise ship terminal and ancillary uses and services;
- (f) civic;
- (g) docks and floats;
- (h) dry dock or boat lift;
- (i) marina, including fuel sales, marine retail and boat rentals;
- (j) marine park;
- (k) marine navigation aids, including signs, markers and structures necessary to accommodate the needs of marine navigation, underwater conservancies and habitat protection areas;
- (l) marine transportation, including passenger ferry dock, boat charters and water taxis;

- (m) oceanfront walkway;
- (n) off-street parking and loading
- (o) public parking;
- (p) piers;
- (q) pilings and dolphins;
- (r) restaurant;
- (s) recreational and tourist facilities;
- (t) tourist bureau.

39MMM.9.2 CONDITIONS OF USE

- (a) Cruise ship terminal shall be permitted on a commercial pier at the southwest end of the Oceanfront peninsula accessible via the Oceanfront Park as shown in Schedule B.
- (b) Docks or structures below the high water mark shall not impede pedestrian passage along the foreshore.
- (c) Docks are permitted on the condition that moorage is available to members of the boating public. For certainty, the permitted dock use in this block does not include docks providing exclusive moorage space only to members of a private yacht club or similar organization.
- (d) Marine service commercial and restaurant uses shall be connected to the oceanfront walkway by a ramp or pier to accommodate pedestrian access, garbage and commercial loading activities.
- (e) Boatsheds shall only be permitted within a marina or as permitted for use by a public authority (police marine squad, search and rescue) operation.
- (f) Drydock (or boat lift) shall only be permitted in association with and adjacent to the Waterfront Employment Area (Blocks C, C1).

39MMM.9.3 DENSITY

For the purpose of building construction:

- (a) The density (gross floor area ratio) for any given parcel shall not exceed 0.5

39MMM.9.4 HEIGHT

- (a) Principal building: building heights shall not exceed 10.0 metres or two storeys, whichever is less.
- (b) Accessory buildings and structures: The building height shall not exceed 3.0 metres.

39MMM.10 BLOCK H1 – CATTERMOLLE NATURAL MARINE

Water lots comprising the oceanfront foreshore waters within Cattermole Slough north of the future Cattermole Bridge are designated as a 'Natural Marine Zone'.

39MMM.10.1 PERMITTED USES

The following uses and no others shall be permitted on a water lot, other lot or the foreshore in Block H1:

- (a) marine park;
- (b) civic;
- (c) nature observation deck;
- (d) non-motorized boat access;
- (e) oceanfront walkway;
- (f) park;
- (g) public boat ramp (for hand-launching).

39MMM.10.2 SITING REQUIREMENTS

- (a) Lighting and fencing are subject to Sections 4.6 and 4.28.

39MMM.11 BLOCK I – PARKS, PUBLIC SPACES AND COMMUNITY FACILITIES

39MMM11.1 PERMITTED USES

The following uses and no others shall be permitted in Block I:

- (a) Accessory;
- (b) Accessory concession, café and coffee shop;
- (c) Assembly (public);
- (d) boat launch;
- (e) civic;
- (f) community sailing centre;
- (g) marine park;
- (h) nature observation deck;
- (i) park;
- (j) playground;
- (k) theatre.

39MMM.11.2 CONDITIONS OF USE

- (a) Surface or structured public parking shall be provided adjacent to the Oceanfront Park.
- (b) The Sailing Centre, including Wind Sport Beach, shall be situated at the southeast portion of the peninsula.
- (c) Uses shall conform to Schedule B of the Sub Area Plan

39MMM.11.3 DENSITY

For the purpose of building or structure construction, the density (gross floor area ratio) for any lot on which the building or structure is located shall not exceed 1.75.

39MMM.11.4 HEIGHT

- (a) Principal building: building heights shall not exceed 10.0 metres or two (2) storeys, whichever is less;
- (b) Accessory buildings and structures: building and structure heights shall not exceed 10.0 metres.

39MMM.11.5 SITING REQUIREMENTS

Lighting and fencing are subject to sections 4.6 and 4.28 of this Bylaw.

39MMM.12 OFF-STREET PARKING

- (a) Off-street parking and loading for Blocks A, B, C, D, E, E1, E2, F, G, H, and I shall be provided in accordance with Sections 40 and 41 of this Bylaw.
- (b) A concealed parking area shall be provided for all principal residential uses, or where residential uses are combined with mixed use development.
- (c) Surface parking shall be permitted in Blocks B, C, E, E1, E2 and I subject to the landscaping and screening requirements of Section 4.7 and 4.27 of this Bylaw.
- (d) Shared parking facilities shall be permitted where it can be demonstrated according to Section 40.6 (e) of this Bylaw that peak parking demand for different classes of land use occurs at different times of the day or week, based on a parking study completed by a Professional Engineer to the satisfaction of the District at Development Permit.

39MMM.13 BICYCLE PARKING

Blocks A, B, C, D, E, F, G, H, I:

- (a) Off-street bicycle parking for buildings and uses shall be provided in accordance with the following table:

| USE | Minimum Bicycle Parking Requirements |
|---|---|
| Residential Apartment and/or Townhouse Dwelling | 2 'Class A' spaces per dwelling unit Minimum of 6 'Class B' spaces for any |

| | |
|--------------------------------|---|
| | development with ten or more dwelling units |
| All other non-residential uses | 1 'Class A' space per 500 m2 GFA Minimum of 6 'Class B' spaces for any development with a gross floor area of 1,000 square metres or greater |

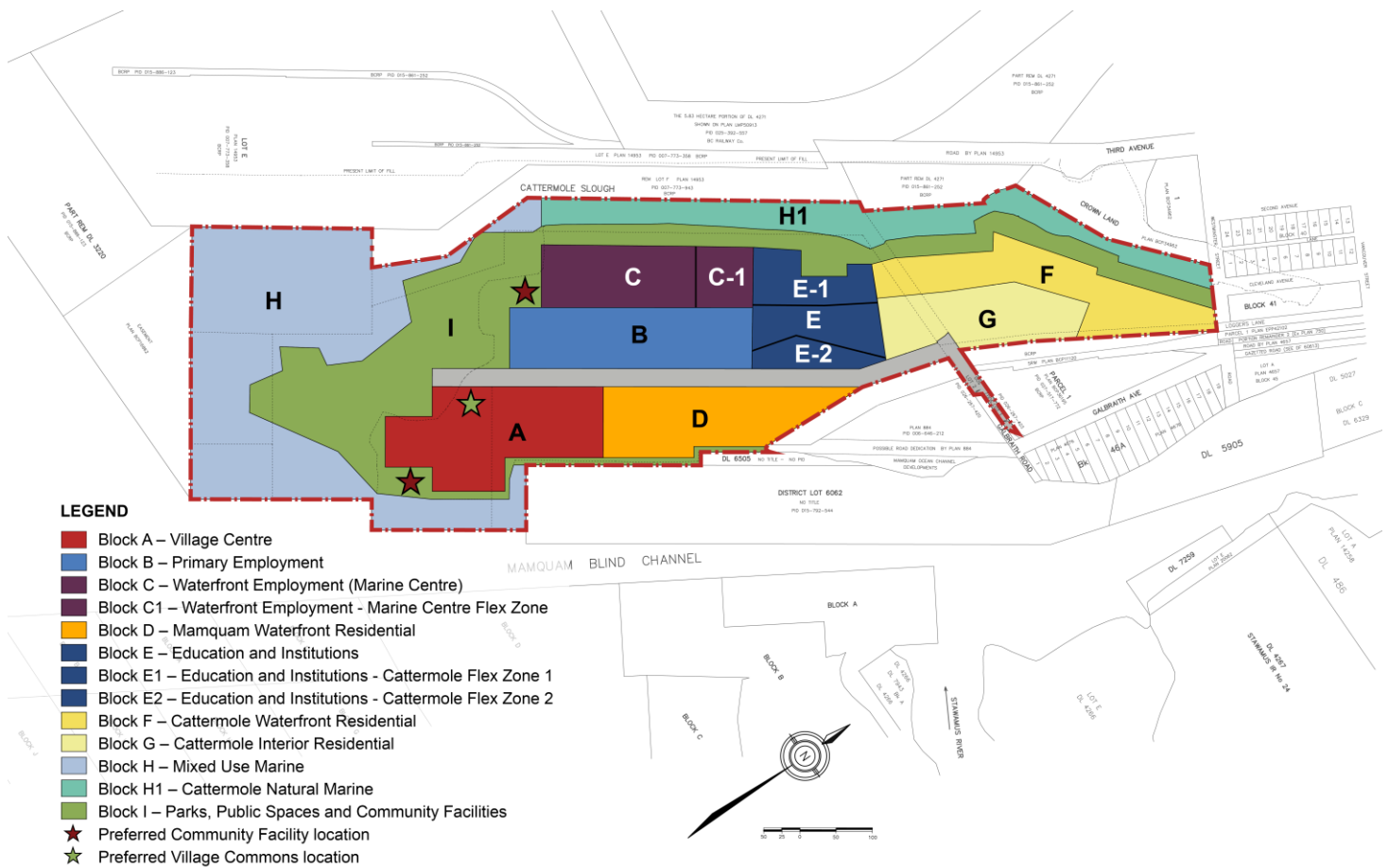
- (a) Class B bicycle spaces shall be provided in a convenient, well-lit location that provides visual surveillance by occupants of the building the racks are intended to serve.
- (b) Class B bicycle racks shall support the bicycle frame above the centre of gravity and shall enable the bicycle frame and front wheel to be locked to the rack with a U-style lock.
- (c) The owner or occupier of the lot in commercial zones for which Class B bicycle spaces are required, rather than provide the required spaces on site or off site, may contribute to the District a sum of \$100 per required space.

The zoning Blocks referred to in Sections 39MMM.2 through 39MMM.11 are shown in Appendix "B".

DISTRICT OF SQUAMISH

APPENDIX "B"

District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Comprehensive Development Zone No. 69 - Squamish Oceanfront) No. 2386, 2015



SECTION 40NNN | COMPREHENSIVE DEVELOPMENT ZONE 70 (CD-70)

(Bylaw 2187, 2011)

The intent of this zone is to accommodate and regulate the development of a gondola base terminal facility and accessory tourism commercial and recreation uses serviced by independent water and sewer systems as part of a comprehensive development plan on the lands shown on Schedule “B” which is attached to and forms part of this bylaw.

40NNN.1 PERMITTED USES

The following uses and no others shall be permitted:

- (a) gondola terminal building.

The following accessory uses and no others shall be permitted:

- (b) accessory residential dwelling;
- (c) accessory retail sales;
- (d) administrative office;
- (e) assembly;
- (f) guest services, including tourist bureau;
- (g) interpretive area;
- (h) maintenance building and ancillary structures;
- (i) parking and loading;
- (j) public washrooms;
- (k) restaurant;
- (l) snack bar/concession; and
- (m) ticket sales.

40NNN.2 CONDITIONS OF USE

- (a) All food and beverage uses, including restaurant and snack bar or concession as well as retail sales shall be located within a ticketed area accessible to paid guests.
- (b) Notwithstanding Sections 4.4(a) and 4.3(a) of this bylaw, an accessory residential dwelling unit is permitted for caretaker accommodation for ongoing maintenance and security of the property, provided that:

- (i) The accessory residential dwelling unit is located on second floor of any building constructed on the lot; and
- (ii) The accessory residential dwelling unit shall not exceed a maximum gross floor area of 90 square metres.

40NNN.3 DENSITY

- (a) No more than 930 square metres of gross floor area shall be permitted.
- (b) Subject to 40NNN.3(a), the gross floor area of accessory services shall be limited to not more than 416 square metres.

40NNN.4 HEIGHT OF BUILDINGS

- (a) The principal gondola terminal building shall not exceed a maximum height of 15.24 metres.
- (b) Notwithstanding Section 4.4 of this bylaw, accessory buildings shall not exceed a height of 9 metres or two stories, whichever is less.

404NNN.5 LOT COVERAGE

The lot coverage must not exceed 10 percent of the lot area.

40NNN.6 SITING REQUIREMENTS

- (a) The layout of the site and siting of buildings and structures shall generally conform to the site plan shown as 'Schedule B' attached to and forming part of this bylaw.
- (b) Notwithstanding Section 4.21 of this bylaw, no above grade building or structure, excluding signs, shall be located within 60 metres of the Highway 99 right of way.
- (c) Notwithstanding Section 40NNN.6 (b), a parking structure shall be setback not less than 4.57 metres from the Highway 99 right of way.

40NNN.7 STORAGE AND SCREENING

- (a) All maintenance equipment shall be completely enclosed within a building.

- (b) Any storage not contained within a building on the lot shall be enclosed by a fence or landscape screening not less than 1.83 metres high, and subject to the visual clearance provision of Section 4.8 of this bylaw.
- (c) A person must not store any refuse that is an animal attractant in such a manner that it is accessible to wildlife, except as permitted by the District of Squamish Wildlife Attractant Bylaw No. 2053.

40NNN.8 FENCING

Notwithstanding Section 4.6(d) of this bylaw, security fencing may be used for maintenance buildings and areas as required for safety or security.

40NNN.9 PARKING

- (a) A minimum of 250 off-street parking stalls for cars shall be accommodated on a surface parking lot, to a maximum of 357 stalls.
- (b) A minimum of 9 accessible parking stalls shall be provided in accordance with Section 41.6 of this bylaw. For every 30 spaces provided over and above 250 stalls, one additional designated parking space shall be provided.
- (c) Each designated parking space provided under 40NNN.9(b) shall:
 - (i) Provide a minimum of 2.5 metres in width;
 - (ii) Provide an adjacent access aisle at least 1.5 metres in width;
 - (iii) Provide at least 2.75 metres height clearance as measured from the surface of the parking area at the designated parking space and along the access aisle;
 - (iv) Be marked with both a vertical sign of at least 300 mm wide x 450 mm high centre mounted 1.5 m to 2.5 m above the surface of the parking area, and a sign painted on the surface of the parking area, each sign shall be the sign 237 approved by the Transportation Association of Canada or be approved by the District;
 - (v) Have a surface that is level, stable, firm, and slip-resistant with diagonal markings within the access aisle;
 - (vi) Provide a safe, level and convenient path of access and egress to the entrance of building, structure or use that it is intended to serve or to a curb cut which provides access and egress to a sidewalk.

- (d) A minimum of five off-street bus parking stalls shall be accommodated on a surface parking lot.
- (e) Parking and loading to be designed and constructed in accordance with the Design Criteria under Sections 41 and 42 of this bylaw.
- (f) The required parking area shall be landscaped as follows:
 - (i) Be screened by a continuous landscape strip not less than 2 m wide, densely planted with shrubs and trees at least 0.9 metres in height at the time of planting and located a maximum distance of 10 metres on centre to form a year round dense screen that is broken only for access driveways and walkways.
 - (ii) A minimum of 1 tree per 8 parking stalls shall be located in landscaped islands at the end of each row of parking stalls, with a minimum width of 2 metres between the end parking stall and the adjacent drive aisle. Shrubs and groundcovers shall be planted around the base of all trees.
 - (iii) All planting material (trees, shrubs and groundcovers) shall meet the following criteria:
 - a) Use native species that are hardy, drought- and salt-tolerant, and resistant to the stresses of compacted soils and weather exposure;
 - b) Avoid monocultures which can be susceptible to disease;
 - c) Incorporate a variety of deciduous and coniferous trees and shrubs for year-round interest, texture, shape and seasonal colour;
 - d) Deciduous trees shall be a minimum of 8cm calliper with a 1.8 metre clear stem at time of planting;
 - e) Tree stems must be protected on all sides with a minimum of 1 metre of clearance to the front face of an adjacent barrier curb or other protection from vehicle overhangs.
- (g) Required parking areas shall provide lighting that is arranged and shielded so that no direct rays of light are oriented upwards or shine beyond the boundaries of the lot.

40NNN.10 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of this bylaw unless otherwise identified by this zone (CD-70).

40NNN.11 SCREENING AND LANDSCAPING

Any part of the lot which is not used for buildings, exterior display areas, parking or loading facilities shall be fully landscaped and properly maintained in a permeable state in accordance with the following:

- (a) For the purposes of 40NNN.11, the following surfaces are not permeable:
 - (i) buildings and structures;
 - (ii) asphalt;
 - (iii) concrete;
 - (iv) grouted pavers; and
 - (v) water surfaces of structures designed to retain water, including swimming pools, reflecting pools, and ornamental ponds, are permeable.

- (b) For all landscape screening, landscaped buffers or other landscaped areas required by this bylaw, the following landscape requirements shall apply:
 - (i) Existing landscaped areas of healthy woody plants (trees and shrubs) shall be preserved and protected during construction unless demonstrated to the satisfaction of the Building Inspector that removal is required to accommodate a use, building or structure on the lot or if the plants pose a safety hazard. Existing landscaping or natural vegetation that is to be retained must be protected to the furthest extent of the drip line and the final grading of the site should not alter the natural grade within the root zone more than 20 cm, unless an arborist report indicates otherwise and is approved by the District.
 - (ii) At installation, planted deciduous trees shall be minimum 6 cm calliper and planted coniferous trees shall have a minimum height of 2.0m.
 - (iii) New landscape plantings shall consist of native xeric or water-conserving herbaceous and/or woody plant species proven to be enduring in the District of Squamish area and shall exclude invasive species.
 - (iv) Appropriate means of irrigation, with an emphasis on high-efficiency water reducing systems, shall be provided by the owner of the lot with particular attention paid to adequate watering during the establishment period to ensure survival of the newly planted areas.
 - (v) Landscaping shall make special consideration of Bear Aware criteria for plant selection.

40NNN.12 DEVELOPMENT PERMIT

Notwithstanding sections 40NNN.3, 40NNN.4, and 40NNN.6, the size, shape and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.”

Schedule "B" to

District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw 2187, 2011



SECTION 40000 | COMPREHENSIVE DEVELOPMENT ZONE 71 (CD-71)

(Bylaw 2190, 2011)

40000.1 PERMITTED USES

The following uses and no other shall be permitted:

- (a) accessory residential dwelling subject to section 4.3;
- (b) accessory uses;
- (c) artisan use;
- (d) business and professional office, major;
- (e) personal service establishment;
- (f) retail store;
- (g) restaurant to a maximum of 186 square meters;
- (h) small-scale manufacturing;
- (i) off street parking and loading; and
- (j) urban agriculture.

40000.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 9.45 metres (31 feet).

40000.3 LOT AREA

The area of the CD zone lot must be at least 4,598 square metres.

40000.4 DENSITY

- (a) The lot coverage shall not exceed 25% of the total lot area.
- (b) The maximum site Floor Area Ratio (FAR) is 0.22.

40000.5 SITING REQUIREMENTS

- (a) West (Glenalder Way): A building can be located within 0 metres of the west lot line;

- (b) South (Mamquam Road): No principal building shall be located within 6 metres of the south lot line;
- (c) East (Diamond Head Road): A principal building can be located within 0 metres of the east lot line;
- (d) North: No principal building shall be located within 6 metres of the north lot line.

40000.6 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

40000.7 OFF-STREET PARKING

- (a) The parking requirement is 29 stalls plus 1 accessible stall.
- (b) Parking stall design and location must comply with Section 41 of this Bylaw.

40000.8 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.

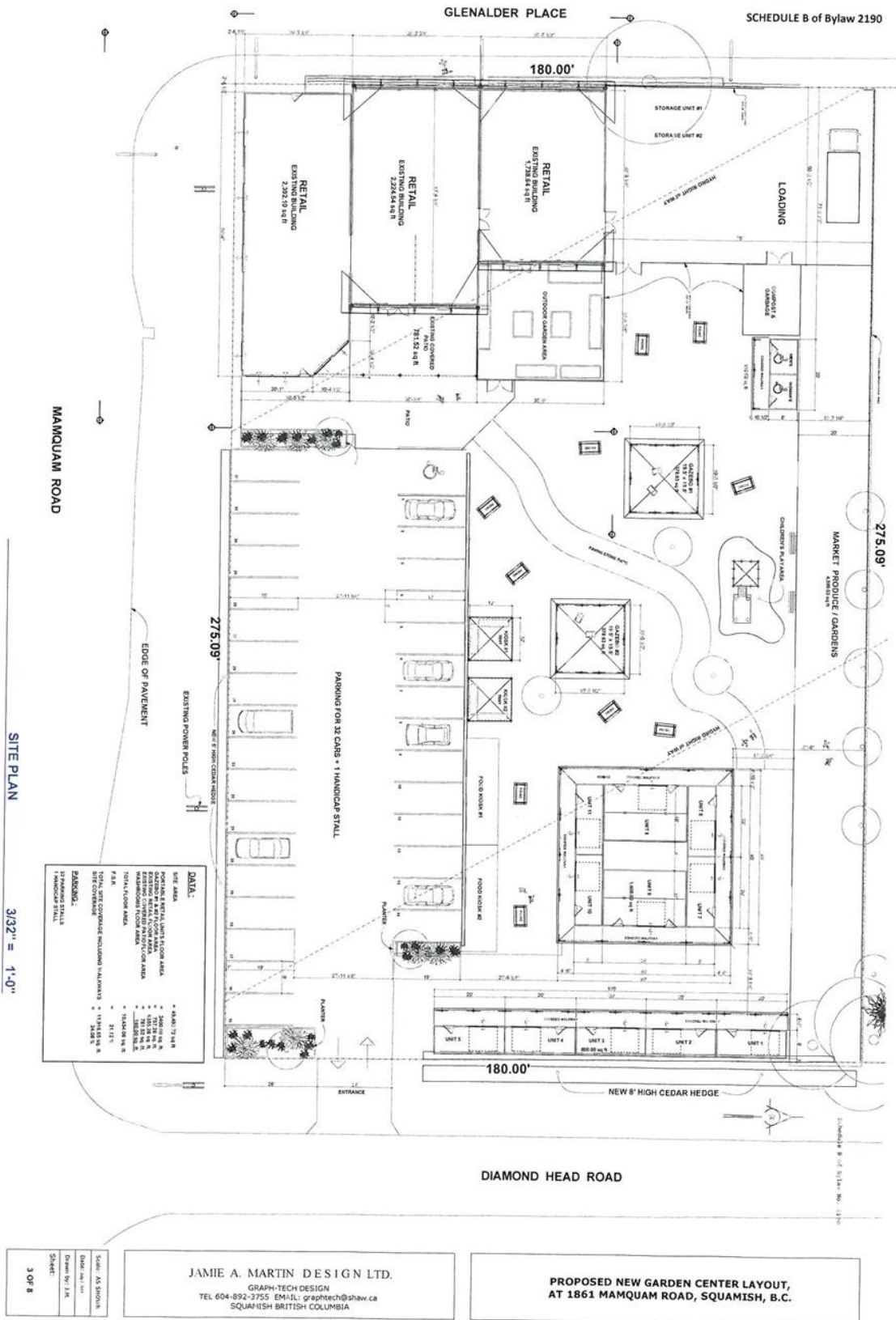
40000.9 SCREENING AND LANDSCAPING

Unless approved by development permit, screening and landscaping must be provided in accordance with Section 4.7 of this Bylaw.

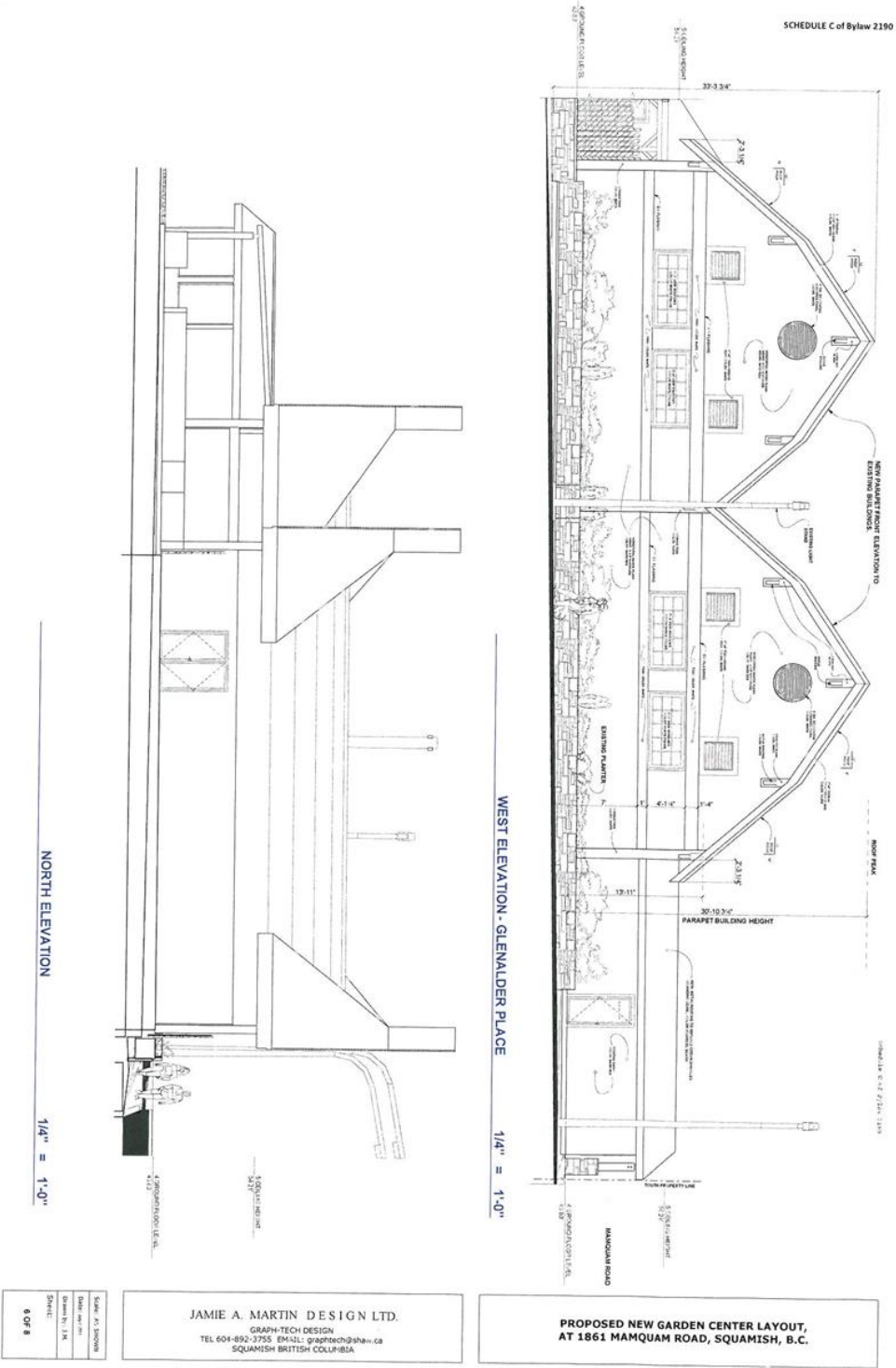
40000.10 COMPREHENSIVE DEVELOPMENT PLAN

All buildings, structures and uses shall generally comply with the size, shape, siting and height as designated on the approved Comprehensive Development plans attached as Schedules "B", "C", and "D," to this Bylaw and labeled "3 of 8", "6 of 8", and "7 of 8" respectively. (*Bylaw 2433, 2016*)

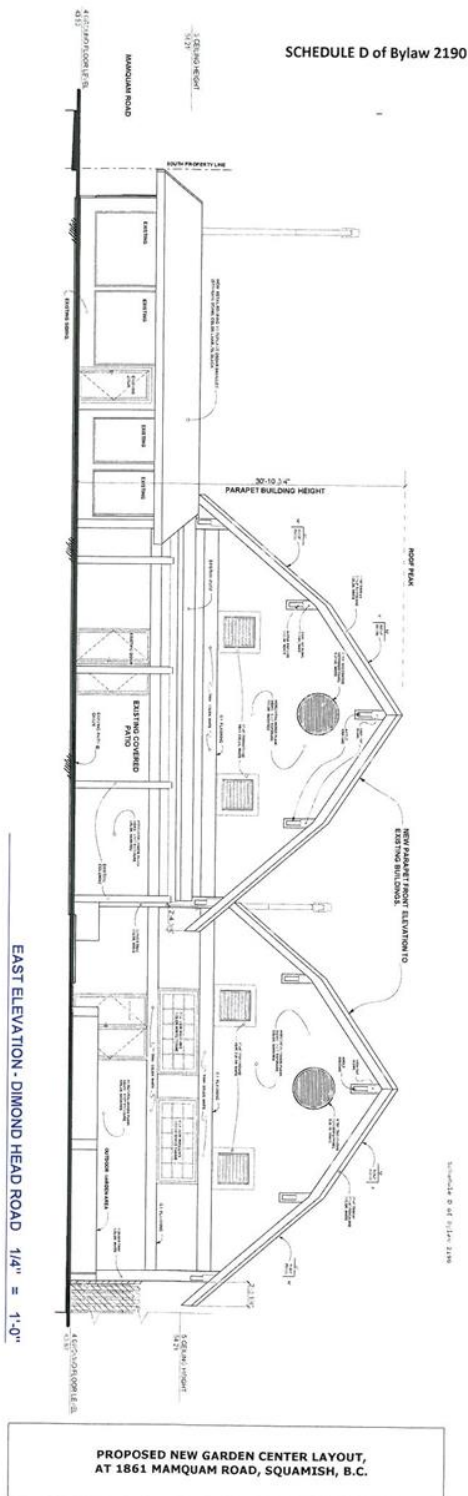
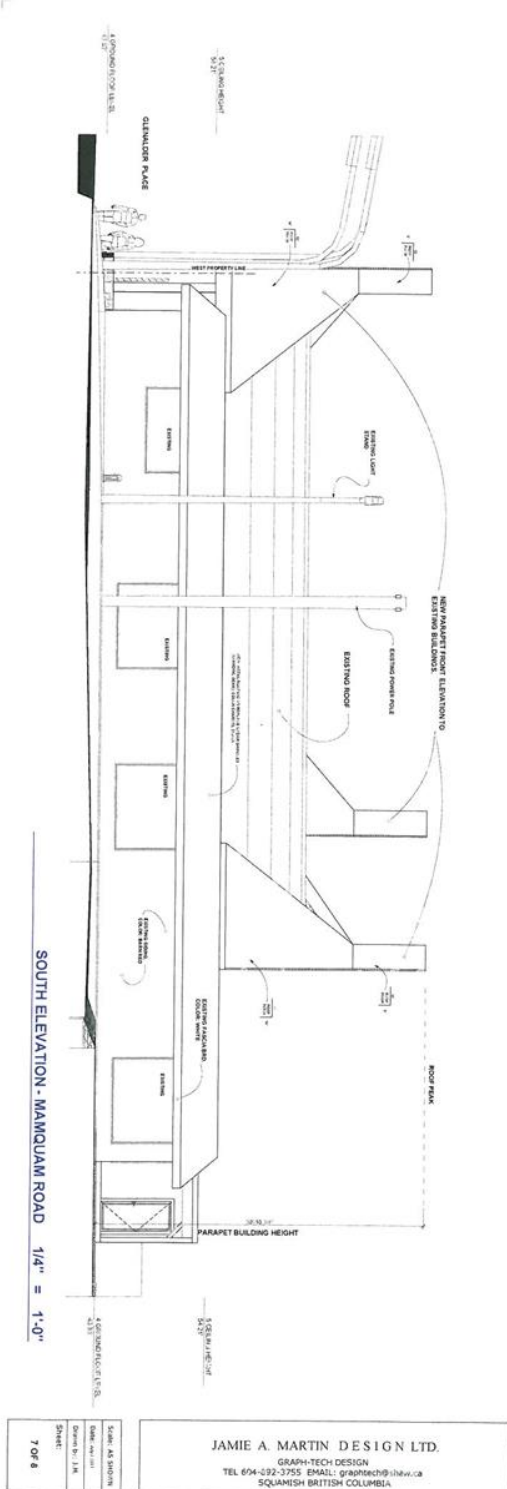
Schedule B



Schedule C



Schedule D



SECTION 40QQQ| COMPREHENSIVE DEVELOPMENT ZONE 73 (CD-73)

(Bylaw 2189, 2011)

40QQQ.1 PERMITTED USES

The following uses and no other shall be permitted:

- (a) assembly;
- (b) campground;
- (c) parks and playgrounds;
- (d) one (1) residential caretaker dwelling with a maximum gross floor area of 275 square metres; and
- (e) restaurant, with a maximum gross floor area of 185.8 square metres.

The following accessory uses and no others are permitted:

- (f) accessory recreational facilities; and
- (g) accessory uses.

40QQQ.2 MINIMUM LOT AREA

The minimum lot area shall be 1.7 hectares.

40QQQ.3 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 9 m. | 4.58 m. |

40QQQ.4 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 10 m | 10 m | 5 m | 10 m |

40QQQ.5 LENGTH OF STAY

Provision for length of recreational vehicle stay is as follows:

| Number of Stalls | Maximum duration of stay |
|------------------|--------------------------|
| 20 | 90 days (3 months) |
| 20 | 180 days (6 months) |
| remainder | 30 days (1 month) |

40QQQ.6 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 2200, 2011.

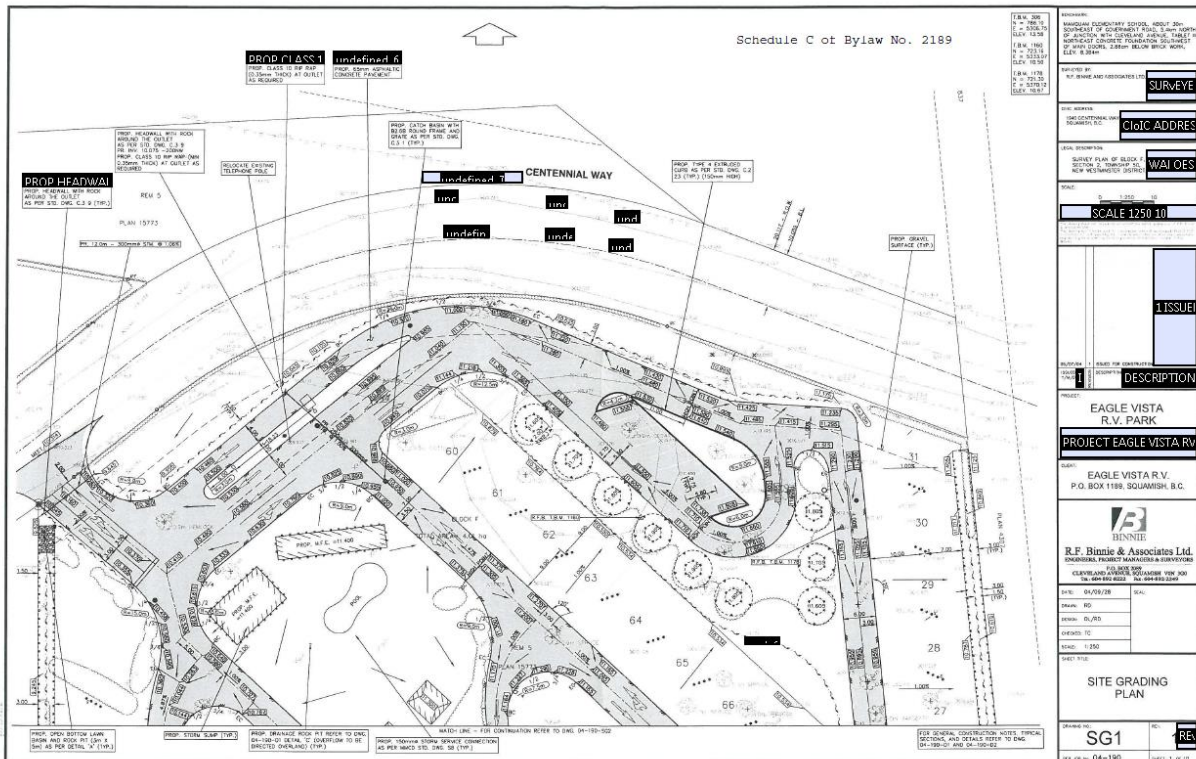
40QQQ.7 SCREENING

Unless approved by development permit, screening and landscaping must be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 2200, 2011.

40QQQ.8 COMPREHENSIVE DEVELOPMENT PLAN

All buildings, structures and uses shall comply with the size, shape, siting and height as designated on the approved Comprehensive Development plans attached as Schedules “B”, “C”, and “D”, to this Bylaw and labeled “09-403-CLL2”, “SG1”, and “SG2” respectively.

Schedule C



Schedule D



SECTION 40RRR| COMPREHENSIVE DEVELOPMENT ZONE 74 (CD-74)

(Bylaw 2225, 2012)

40RRR.1 PERMITTED USES

The following uses and no other shall be permitted:

- (a) bank;
- (b) drive through restaurant;
- (c) retail store;

The following accessory uses and no others are permitted:

- (d) accessory uses

40RRR.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 10.68 metres.

40RRR.3 LOT AREA

The area of the CD zone lot must be at least 4,929 square metres.

40RRR.4 DENSITY

- (a) The lot coverage shall not exceed 15% of the total lot area;
- (b) The maximum site Floor Area Ratio (FAR) is 0.20.

40RRR.5 SITING REQUIREMENTS

Provision for length of recreational vehicle stay is as follows:

- (a) West (Government Road): A building can be located within 6 m of the west lot line;
- (b) South (Garibaldi Way): No principal building shall be located within 2.5 metres of the south lot line;
- (c) East (Highway 99) east lot line: A principal building can be located within 7.6 metres of the east lot line;
- (d) North (interior) lot line: No principal building shall be located within 3.7 metres of the north lot line

40RRR.6 FENCING

Fencing shall be provided in accordance Section 4.6 of District of Squamish Zoning Bylaw No. 2200, 2011.

40RRR.7 OFF-STREET PARKING

- (a) The parking requirement is 45 stalls plus 3 accessible stalls.
- (b) Parking stall design and location must comply with Section 41 of District of Squamish Zoning Bylaw No. 2200, 2011.

40RRR.8 LOADING

One (1) loading bay is required.

40RRR.9 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 2200, 2011.

40RRR.10 SCREENING

Unless approved by development permit, screening and landscaping must be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 2200, 2011.

40RRR.11 COMPREHENSIVE DEVELOPMENT PLAN

All buildings, structures and uses shall comply with the size, shape, siting and height as designated on the approved Comprehensive Development plans attached as Schedules “B”, to this Bylaw and labeled “Concept Site Layout”.

SECTION 40TTT | COMPREHENSIVE DEVELOPMENT ZONE 76 (CD-76)

(Bylaw 2239, 2012)

40TTT.1 PERMITTED USES

The following uses and no other shall be permitted:

- (a) assembly;
- (b) sport equipment rental and sales to a maximum of 140 square metres;
- (c) sport facilities and structures;
- (d) sport and recreation equipment and storage;
- (e) restaurant to a maximum of 140 square meters;

The following accessory uses and no others are permitted:

- (f) accessory residential dwelling subject to section 4.3;
- (g) accessory uses.

40TTT.2 HEIGHT OF BUILDINGS

- (a) No principal building shall exceed a height of 10.67 metres.
- (b) No principal structure shall exceed a height of 18.0 meters.

40TTT.3 LOT AREA

The area of the CD-76 zone lot must be at least 7.8 hectares.

40TTT.4 DENSITY

- (a) The lot coverage shall not exceed 15% of the total lot area.
- (b) The maximum site Floor Area Ratio (FAR) is 0.25.

40TTT.5 SITING REQUIREMENTS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 9.15 m | 4.57 m | 7.62 m |

40TTT.6 FENCING

Fencing can be a maximum of 2.43 metres.

40TTT.7 OFF-STREET PARKING

- (a) The parking requirement is 20 stalls.
- (b) Parking stall design and location must comply with Section 41 of District of Squamish Zoning Bylaw No. 2200, 2011.

40TTT.8 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 2200, 2011.

40TTT.9 SCREENING

Unless approved by development permit, screening and landscaping must be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 2200, 2011.

SECTION 40VVV COMPREHENSIVE DEVELOPMENT ZONE 78 (CD-78)

(Bylaw 2315, 2013)

The intent of this zone is to accommodate transitional housing and co-locate emergency shelter (accommodation-only) on the lands shown on Schedule “A” which is attached to and forms part of this bylaw.

40VVV.1 PERMITTED USES

The following uses and no others shall be permitted:

- (a) accessory building;
- (b) accessory off-street parking;
- (c) emergency shelter, subject to section 40VVV.2 Conditions of Use;
- (d) transitional housing;
- (e) townhouse dwelling; and
- (f) two-unit dwelling.

40VVV.2 CONDITIONS OF USE

- (a) The maximum occupancy of residents and staff personnel permitted to reside within the premises at any one time shall be the number permitted by the BC Building Code.
- (b) Emergency Shelter Program (ESP)
 - (i) Emergency Shelter use of the lands shall only be permitted in conjunction with transitional housing, subject to the operator and owner entering into a use management and operation agreement to the satisfaction of the District of Squamish.
 - (ii) The emergency shelter shall be supervised by ESP staff at all times.
 - (iii) Hours of operation of the shelter for nightly accommodation use only are 7:00 p.m. to 9:30 a.m. No daytime drop-in and group meal services are permitted at the site.
 - (iv) Walk-in requests for overnight shelter use at the premises will not be permitted. Sign-in for emergency shelter accommodation will occur off-site at the downtown Drop-In Centre.
- (c) Assisted Living Residence or Community Care Facility
 - (i) For use as either an Assisted Living Residence or Community Care Facility licensed under the Community Care and Assisted Living Act, the licensee shall provide to the District the annual license documentation.

40VVV.3 HEIGHT OF BUILDINGS

No principal building shall exceed a height of 10.67 metres (35 feet) or 3 storeys, whichever is less.

40VVV.4 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 2200, 2011.

39VVV.5 LOT COVERAGE

The lot coverage shall not exceed 33% of the area of the lot.

40VVV.6 DENSITY

The maximum Floor Area Ratio is 0.6

40VVV.7 MINIMUM SETBACKS FOR PRINCIPAL BUILDING

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 9.15 m | 2.57 m | 7.62 m |

40VVV.8 OFF-STREET PARKING REQUIREMENTS

- (a) A minimum of five (5) off-street parking spaces shall be provided for buildings and uses, including one (1) accessible stall.
- (b) Dimensions and design of all off-street parking shall be provided in accordance with Section 41 of this Bylaw.
- (c) A minimum of six (6) Class B bicycle parking spaces shall be provided.

40VVV.9 FENCING

Fencing shall be provided in accordance with Section 4.6 of District of Squamish Zoning Bylaw No. 2200, 2011.

40VVV.10 SCREENING AND LANDSCAPING

Screening and landscaping shall be provided in accordance with Sections 4.7 and 4.27 of District of Squamish Zoning Bylaw No. 2200, 2011.

SECTION 40WWW COMPREHENSIVE DEVELOPMENT ZONE 79 (CD-79)

(Bylaw 2333, 2014)

40 WWW.1 PERMITTED USES

The following principle uses and no others are permitted:

- (a) agriculture;
- (b) single-unit dwelling, excluding a mobile home;
- (c) two-unit dwelling;
- (d) bed and breakfast;
- (e) child-care facility, residential;
- (f) home occupation, residential subject to Section 4.18;
- (g) horse stable;
- (h) kennel, subject to Section 14.5 (b); and
- (i) indoor riding arena.

The following accessory uses and no others are permitted:

- (j) accessory boarding; and
- (k) accessory uses, including accessory retail, subject to Section 14WWW.10.

40WWW.2 MAXIMUM HEIGHT

| Principal Building | Accessory Building | Accessory Building |
|--------------------|--------------------|--------------------|
| 10.68 m | 4.58 m | 6 m |

40WWW.3 LOT AREA

The area of the CD zone lot must be at least 1.21 hectares.

40WWW.4 DENSITY

- (a) The lot coverage shall not exceed 25% of the total lot area.

40WWW.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 9.15 m | 7.62 m | 1.88 m |

40WWW.6 BUILDINGS PER LOT

No more than two principal buildings shall be located on a lot. A maximum of one of the principal buildings may be a single-unit or two-unit dwelling.

40WWW.6 FENCING

Fencing shall be provided in accordance with Section 4.6 of District of Squamish Zoning Bylaw No. 2200, 2011.

40WWW.7 OFF-STREET PARKING

Off-street parking spaces for buildings and uses must comply with Section 40 of District of Squamish Zoning Bylaw No. 2200, 2011.

40WWW.8 ACCESSORY BUILDINGS

Accessory buildings shall be restricted to:

- Three accessory buildings of no more than 28 square metres in size; and
- Two accessory buildings of no more than 19 square metres in size.

Other than the maximum number and size requirements stated above, accessory buildings shall comply in every other way with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 2200, 2011.

40WWW.9 SCREENING AND LANDSCAPING

Screening and landscaping must be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 2200, 2011, and with schedule “B” of this bylaw.

40WWW.10 ACCESSORY RETAIL

Accessory retail shall be limited to the selling of agricultural produce and products grown on the lot or another lot operated as part of the same operation not to exceed an area of 92.9 square metres.

40WWW.11 COMPREHENSIVE DEVELOPMENT PLAN

All buildings, structures and uses shall comply with the size, shape, siting and height as designated on the approved Comprehensive Development plans attached as Schedule “B” to this Bylaw and labeled “6 of 6”

[illegible]

SECTION 40UUU COMPREHENSIVE DEVELOPMENT ZONE 81 (CD-81)

(Bylaw 2345, 2014)

40UUU. 1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) single-unit dwelling, excluding a mobile home;
- (b) two-unit dwelling;
- (c) bed and breakfast;
- (d) child care facility, subject to 39UUU. 13;
- (e) child care facility, residential;
- (f) home occupation, residential subject to Section 4.18;
- (g) home occupation, office subject to Section 4.18;
- (h) notwithstanding 40UUU.1 (b) front-to-back duplexes are only permitted where vehicular access from both the front and rear or side of the property via a lane is accessible

The following accessory uses and no others are permitted:

- (i) accessory uses.

40UUU. 2 MINIMUM LOT SIZE

- (a) The minimum lot area for a single-unit and a two-unit dwelling is 690 square metres.
- (b) Notwithstanding Section 8.2(a), the minimum lot area for a two-unit dwelling on a corner lot is 800 square metres.
- (c) The minimum lot width is 18.36 metres for single-unit dwellings and two-unit dwellings where one unit is above the other (vertical duplex).
- (d) The minimum lot width is 23 metres for two-unit dwellings where the two units are side by side or front and back (horizontal duplex).
- (e) The minimum lot depth must be at least 27.4 metres for all single-unit and two-unit lots.

40UUU. 3 MAXIMUM HEIGHT

| Principal Building | Accessory Building | Accessory Building |
|--------------------|--------------------|--------------------|
| 9 m | 4.58 m | 6 m |

40UUU. 4 MAXIMUM LOT COVERAGE

- (a) The lot coverage must not exceed 33% of the area of the lot. *(Bylaw 2378, 2015)*
- (b) Notwithstanding 40UUU.4, the lot coverage for a child care facility use must not exceed 10% of the area of the lot. *(Bylaw 2378, 2015)*

40UUU. 5 MAXIMUM FLOOR AREA RATIO

| Lot Area 557 m ² or less | Lot Area Greater than 557 m ² |
|-------------------------------------|--|
| 0.45 | 0.5 |

40UUU. 6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 7.62 m | 2.13 m | 7.62 m |

- (a) For lots created prior to the date of adoption of District of Squamish Zoning Bylaw No. 1342, 1995, the exterior side setback shall be 4.57 metres.

40UUU. 7 BUILDING PER LOT

Except as otherwise permitted through Section 4.2, no more than one principal building shall be located on a lot.

40UUU. 8 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

40UUU. 9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 40 of this Bylaw.

40UUU. 10 ACCESSORY BUILDINGS

All accessory buildings shall comply with Section 4.4 of this Bylaw.

40UUU. 11 MINIMUM SERVICING STANDARD

- (a) No lot may be created unless it is serviced with a community water system and a community sewer system.
- (b) No residential building may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.

40UUU. 12 CHILD CARE FACILITY

- (a) The minimum lot size for a child care facility is 0.5 ha
- (b) Off street parking spaces for a child care facility shall be provided in accordance with the following:
 - (i) 1 space per employee + 1 space per 6 children

SECTION 40XXX | COMPREHENSIVE DEVELOPMENT ZONE 83 (CD-83)

(Bylaw 2381, 2015)

40XXX.1 PERMITTED USES

Block A:

In the Comprehensive Development Zone No. 83 the following uses only, or a combination of such uses, provided that such combined uses are part of a comprehensive development plan shall be permitted:

- (a) School;
- (b) Child Care Facility;
- (c) Single Unit Dwelling, excluding a mobile home;
- (d) Duplex;
- (e) Child Care Facility, Residential;
- (f) Home Occupation Residential subject to section 4.18;
- (g) Home Occupation Office subject to section 4.18;
- (h) Accessory uses.

Block B:

In the Comprehensive Development Zone No. 83 the following uses only, or a combination of such uses, provided that such combined uses are part of a comprehensive development plan shall be permitted:

- (a) Duplex;
- (b) Townhouse Dwelling;
- (c) Apartment Dwelling;
- (d) Child Care Facility, Residential;
- (e) Home Occupation Residential subject to section 4.18;
- (f) Home Occupation Office subject to section 4.18;
- (g) Accessory uses.

Block C:

In the Comprehensive Development Zone No. 83 the following uses only, or a combination of such uses, provided that such combined uses are part of a comprehensive development plan shall be permitted:

- (a) Single Unit Dwelling, excluding a mobile home;
- (b) Child Care Facility, Residential;
- (c) Home Occupation Residential subject to section 4.18;

- (d) Home Occupation Office subject to section 4.18;
- (e) Accessory uses.

Block D:

No uses, buildings, or structures are permitted except:

- (a) Water, sewer and drainage facilities;
- (b) Electrical, power, cablevision, and telephone transmission lines.

Block E:

Is designated as an environmentally sensitive area.

40.XXX.2 MINIMUM LOT SIZE

Block A:

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 690 sq. m | 18.36 m | 27.4 m |

Block B:

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 2,400 sq. m | 40 m | 60 m |

Block C:

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 690 sq. m | 18.36 m | 27.4 m |

40.XXX.3 MAXIMUM HEIGHT

Blocks A and B:

| Principal Building | Accessory Building | Accessory Building with Secondary Suite |
|--------------------|--------------------|---|
| 10.68 m | 4.58 m | 6.7 m |

- (a) Notwithstanding the principal building height maximum in the above table, the maximum height of a single unit dwelling shall be 9 metres.

Block C:

| Principal Building | Accessory Building | Accessory Building with Secondary Suite |
|--------------------|--------------------|---|
| 9 m | 4.58 m | 6.7 m |

40.XXX.4 MAXIMUM DENSITY

Block A:

- i. The maximum floor area ratio for single unit dwellings shall not exceed 0.5;
- ii. The maximum floor area ratio for two-unit dwellings shall not exceed 0.8.

Block B:

- i. The maximum floor area ratio for two-unit dwellings and townhouses shall not exceed 0.8.
- ii. The maximum floor area ratio for apartments shall not exceed 1.0.

Block C:

The maximum floor area ratio shall not exceed 0.5.

40.XXX.5 LOT COVERAGE

Block A:

- i. The maximum lot coverage for single unit dwellings shall not exceed 33% of the area of the lot;
- ii. The maximum lot coverage for two-unit dwellings shall not exceed 40% of the area of the lot;
- iii. The maximum lot coverage for School and Child Care Facility use shall not exceed 50% of the area of the lot.

Block B:

- i. The maximum lot coverage for two-unit dwellings and townhouses shall not exceed 40% of the area of the lot;
- ii. The maximum lot coverage for apartments shall not exceed 50% of the area of the lot.

Block C:

The maximum lot coverage shall not exceed 33% of the area of the lot.

40.XXX.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Blocks A and B:

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 9.15 m | 4.57 m | 7.62 m |

- (a) Notwithstanding the rear and interior side setbacks in the above table, the minimum rear setback for single unit dwellings shall be 7.62 metres and the minimum interior side setback for single unit dwellings shall be 2.13 meters.

Block C:

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 7.62 m | 2.13 | 7.62 m |

40.XXX.7 MINIMUM USEABLE OPEN SPACE

Block A:

Not applicable.

Block B:

Useable open space provisions must comply with Section 4.29 of this bylaw;

- i. For townhouse and apartment dwellings, a patio, deck, or balcony shall be provided for the use of the residents of the dwelling unit and shall have an area of at least 10% of the gross floor area of the dwelling unit.

Block C:

Not applicable.

40.XXX.8 OFF-STREET PARKING

Blocks A, B, and C:

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

40.XXX.9 ACCESSORY BUILDINGS

Blocks A, B, and C:

All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.

40.XXX.10 SCREENING

Blocks A, B, and C:

Screening and landscaping shall be provided in accordance with Section 4.7 of this Bylaw.

40.XXX.11 FENCING

Blocks A, B, and C:

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

40.XXX.12 BUILDINGS PER LOT

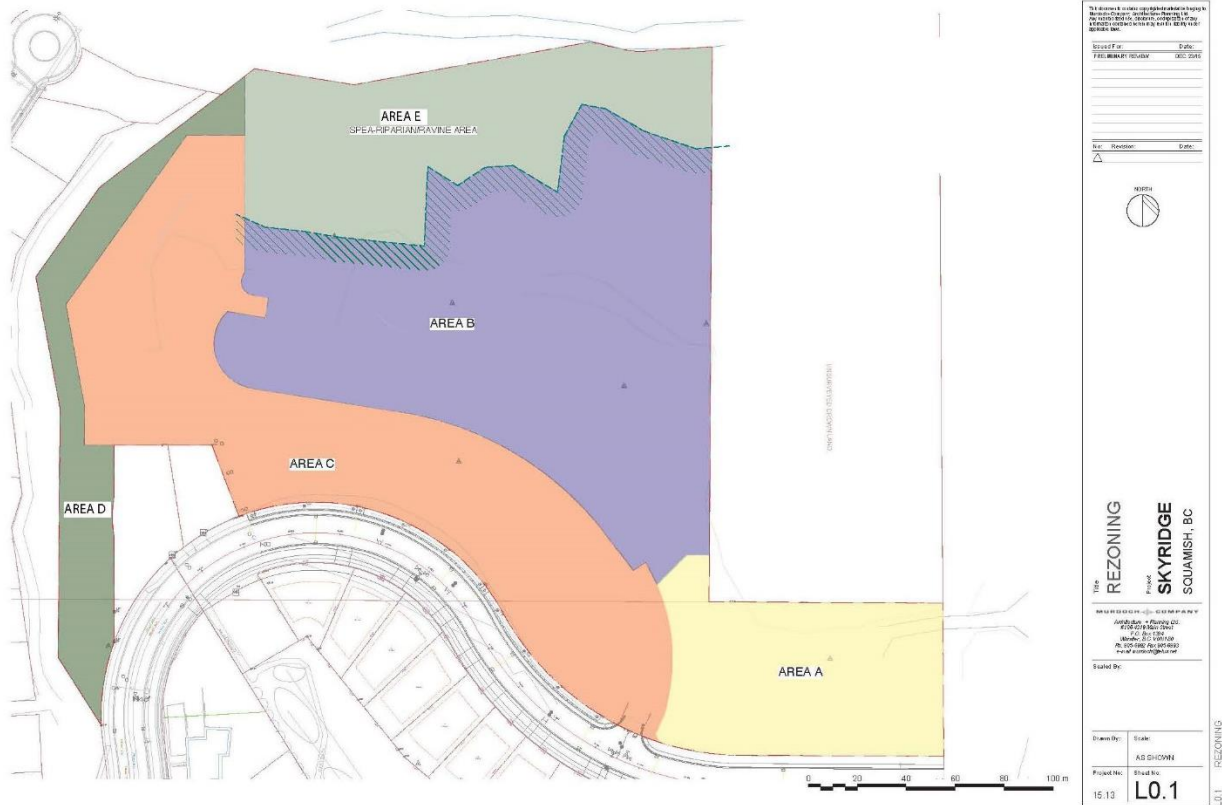
Blocks A and C:

Only one principal building per lot is permitted, except for School and Child Care Facility use for which multiple principal buildings are permitted.

Block B:

Multiple principal buildings are permitted per lot for two-unit dwellings, townhouses, or apartments, subject to the density and siting regulations in this zone.

**Schedule "A" to
District of Squamish Zoning Bylaw No. 2200, 2011,
(Dowad Drive) No. 2381, 2015**



SECTION 40YYY | COMPREHENSIVE DEVELOPMENT ZONE 86 (CD-86)

(Bylaw 2419, 2015)

The intent of this zone is to accommodate two-unit dwellings on small lots to achieve medium density on municipal water and sewer.

40YYY.1 PERMITTED USES:

The following principal uses and no other are permitted:

- (a) two-unit dwelling;
- (b) childcare facility, residential;
- (c) home occupation, residential subject to 4.18;
- (d) home occupation, office subject to 4.18;
- (e) accessory uses.

40YYY.2 MINIMUM LOT SIZE

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 392.5 sq. m | 19.81 m | 19.81 m |

40YYY.3 MAXIMUM HEIGHT

| Principal Building | Accessory Building |
|--------------------|--------------------|
| 10.68 m | 4.58 m |

40YYY.4 MAXIMUM LOT COVERAGE

Block 2, 3 & 4

The lot coverage must not exceed 50% of the area of the lot.

Block 1

The lot coverage must not exceed 40% of the area of the lot.

40YYY.5 MAXIMUM FLOOR AREA RATIO

Block 2

The maximum floor area ratio shall not exceed 1.0

Block 3 & 4

The maximum floor area ratio shall not exceed 0.85

Block 1

The maximum floor area ratio shall not exceed 0.8

40YYY.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Minimum setbacks for Blocks 3 & 4

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 2.44 m | 2.44 m | 2.44 m | 2.44 m |

Minimum Setbacks for Blocks 1 & 2

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 2.44 m | 1.5 m | 1.5 m | 2.44 m |

40YYY.8 BUILDING PER LOT

No more than one principal building shall be located on a lot.

40YYY.9 MINIMUM USABLE OPEN SPACE

For a two-unit dwelling, an equivalent of at least 25% of the gross floor area of the dwelling unit shall be provided in accordance with Section 4.29 of this Bylaw.

40YYY.10 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

40YYY.11 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

40YYY.12 ACCESSORY BUILDINGS

All accessory buildings shall comply with Section 4.4 of this Bylaw.





40YYY.13 MINIMUM SERVICING STANDARD

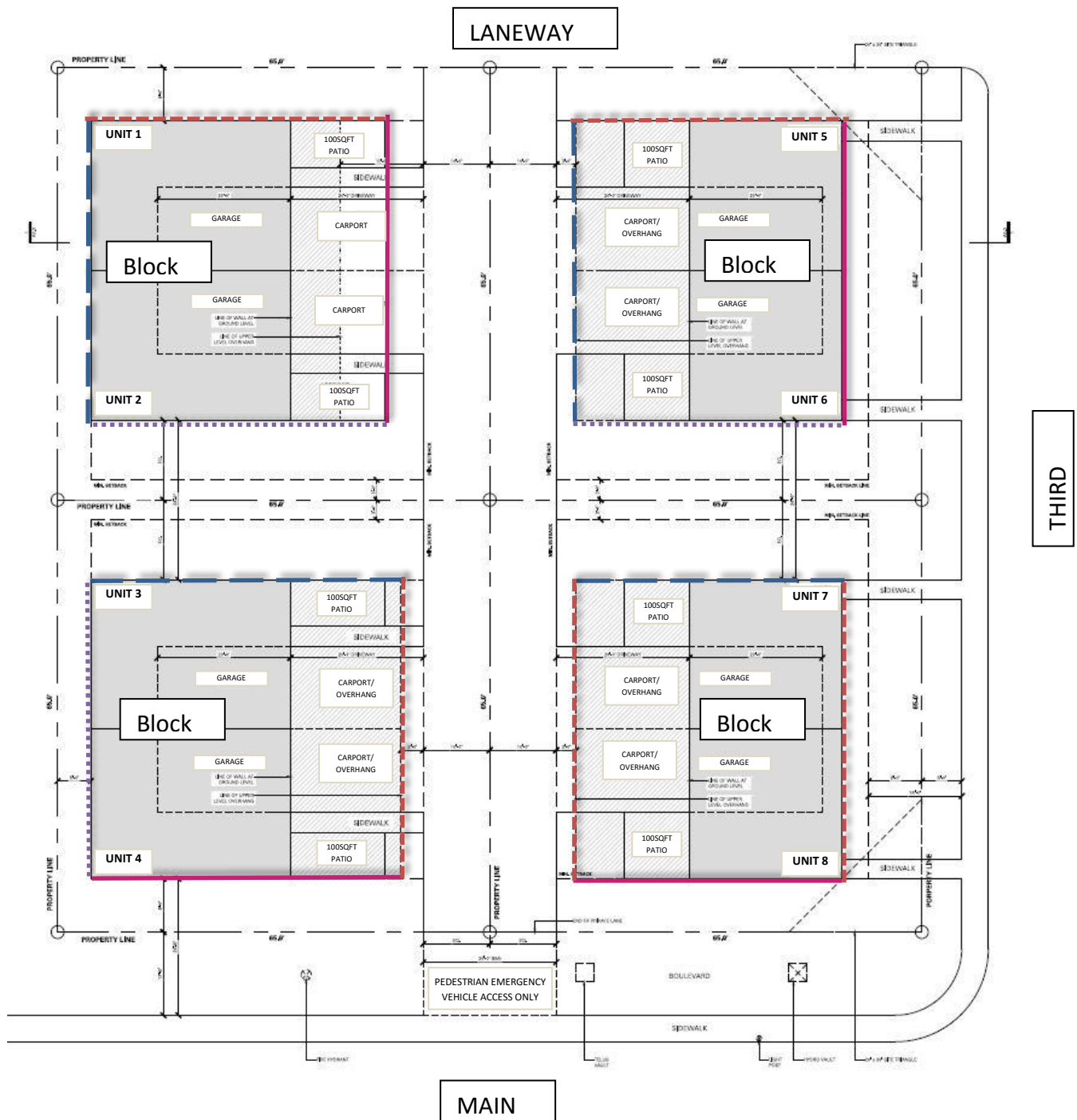
- (a) No lot may be created unless it is serviced with a community water system and a community sewer system.
- (b) No residential building may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.

40YYY.14 COMPREHENSIVE DEVELOPMENT PLAN

All buildings and structures shall generally comply with the siting as designated on the approved Comprehensive Development plan attached as Schedules "A".

Schedule "A" to District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Main St & Third Ave) No. 2419, 2015

Front Lot Line: 
 Rear Lot Line: 
 Exterior Lot Line: 
 Interior Lot Line: 



SECTION 40ZZZ COMPREHENSIVE DEVELOPMENT ZONE 87 (CD-87)

(Bylaw 2440, 2016)

The intent of this zone is to accommodate a mixed-use multi-unit residential development with commercial uses and a float home community connected to the municipal water and sewer system.

40ZZZ.1 PARCEL A – MIXED USE RESIDENTIAL AND COMMERCIAL

Parcel A comprises the land lot legally described as Lot 2 District Lots 486 and 7056 Group 1 New Westminster District Plan BCP36971, and includes the land area contained within the sea dike.

40ZZZ. 1.1 PERMITTED USES

The following uses and no others shall be permitted on Parcel A:

- (a) accessory uses;
- (b) apartment dwelling;
- (c) home occupation office;
- (d) public plaza;
- (e) public promenade;
- (f) marine oriented commercial;
- (g) restaurant;
- (h) retail store;
- (i) recreation equipment rental;
- (j) café and coffee shop;
- (k) off-street parking and loading;
- (l) artisan;
- (m) arts and culture;
- (n) business and professional office, major;
- (o) child care facility;
- (p) entertainment;
- (q) fitness centre;
- (r) live-work unit;
- (s) park;
- (t) recreation;
- (u) tourist bureau; and
- (v) institution.

40ZZZ. 1 .2 CONDITIONS OF USE

- (a) The portion of the first floor (first storey above the parkade) identified as “upland commercial uses” on Schedule “B” shall be used only for commercial or institutional use.
- (b) At least 10% of all single-storey apartment dwelling units, which employ interior corridors or direct at-grade exterior access to the dwelling unit, shall be constructed as adaptable dwelling units.

40ZZZ. 1 .3 MAXIMUM HEIGHT

No principal building shall exceed a height of 20.1 metres.

40ZZZ .1 .4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 50% of the lot area. The parkade will not be included in lot coverage calculations.

40ZZZ . 1 .5 MAXIMUM DENSITY

The maximum Floor Area Ratio is 1.9.

40ZZZ.1 .6 SITING REQUIREMENTS

- (a) Front Lot Line Setback (Victoria Street): No front lot line setback is required.
- (b) Side Lot Line Setback (West lot line): The setback shall be 1.52 metres for the first storey (parkade) only. No side lot line setback is required above the first storey (parkade).
- (c) Rear Lot Line Setback (Winnipeg Street): No rear lot line setback is required.

40ZZZ.2 PARCEL B – FLOATING COMMERCIAL AND RESIDENTIAL

Parcel B comprises the water lot area, including the northern half of the area legally described as Lot 3 District Lots 486 and 7056 Group 1 New Westminster District Plan BCP36971.

40ZZZ.2.1 PERMITTED USES:

Block A – Commercial, as shown on Schedule “B”

The following principal uses and no other are permitted on a lot in Block A:

- (a) marine oriented commercial;
- (b) restaurant;
- (c) retail store;
- (d) recreation equipment rental;
- (e) café and coffee shop;
- (f) tourist accommodation; and
- (g) artisan.

Block B – Residential, as shown on Schedule “B”

The following principal uses and no other are permitted on a lot in Block B:

- (a) floating home, single detached;
- (b) home occupation, residential subject to section 4.18; and
- (c) artisan.

The following accessory uses and no others are permitted in Block A and B:

- (a) accessory uses;
- (b) accessory residential, only within Block A and located above a commercial use (second floor only); and,
- (c) accessory buildings for Block A and Block B uses (individual accessory buildings not permitted).

40ZZZ.2.2 MAXIMUM HEIGHT

- (a) No building or structure shall exceed a height of 7.5 metres.
- (b) Notwithstanding the definition of height or height datum in the definitions section of the Zoning Bylaw, the height of any floating buildings or structures shall be measured from the surface of the water vertically up to the roof height as defined in the height section of the zoning bylaw (i.e. the mean level of a sloped roof or the highest point of a flat roof).

40ZZZ.2 .3 MAXIMUM WATER COVERAGE

Total water coverage of all floating homes, floating commercial structures, accessory buildings, and all moorage walkways and docks (fixed or floating) shall not exceed 52% of the water lot area (Parcel B).

40ZZZ.2.4 MAXIMUM DENSITY

- (a) No more than 27 floating homes, single detached, shall be permitted in Block B.
- (b) A floating home, single detached or a floating commercial structure shall not exceed a floor area of 130 m².

40ZZZ.2.5 SITING REQUIREMENTS

- (a) The minimum distance between the floats or walls of adjacent floating homes shall be 3.0 metres
- (b) The minimum distance between the floats or walls of floating homes on opposite sides of a moorage walkway shall be 3.0 metres.
- (c) Each floating home, single family or floating commercial structure shall have direct access to an unobstructed floating walkway or dock leading to shore.
- (d) North and South Lot Line Setbacks shall be 3.0 metres.
- (e) Side lot line setback (west lot line at sea dike) shall be 4.0 metres.

40ZZZ.2.6 PARKING AND ACCESS

- (a) Parking shall be provided on the basis of one space for each float home, single detached.
- (b) Primary access walkways and docks shall be a minimum of 3.0 metres in width. Slip walkways or finger piers used to access individual floating homes shall be a minimum of 1.5 metres in width.

40ZZZ.3 FENCING

Fencing shall be provided in accordance with Section 4.6 of this bylaw.

40ZZZ.4 OFF-STREET PARKING AND LOADING

Except where indicated, off-street parking spaces for buildings and users must comply with the requirements of Section 41 of this Bylaw.

40ZZZ.5 OFF-STREET LOADING

One off-street loading space shall be required to service both Parcel A and B. The loading space shall be a minimum of 6.5 metres in length and 3.0 metres in width, and have a vertical clearance of 3.0 metres.

40ZZZ.6 ACCESSORY BUILDINGS

- (a) Any buildings shall comply with the requirements of Section 4.4 of this Bylaw, unless otherwise stated.
- (b) The maximum permitted gross floor area of a shared accessory building in Parcel B as shown on Schedule B is 50 square meters.

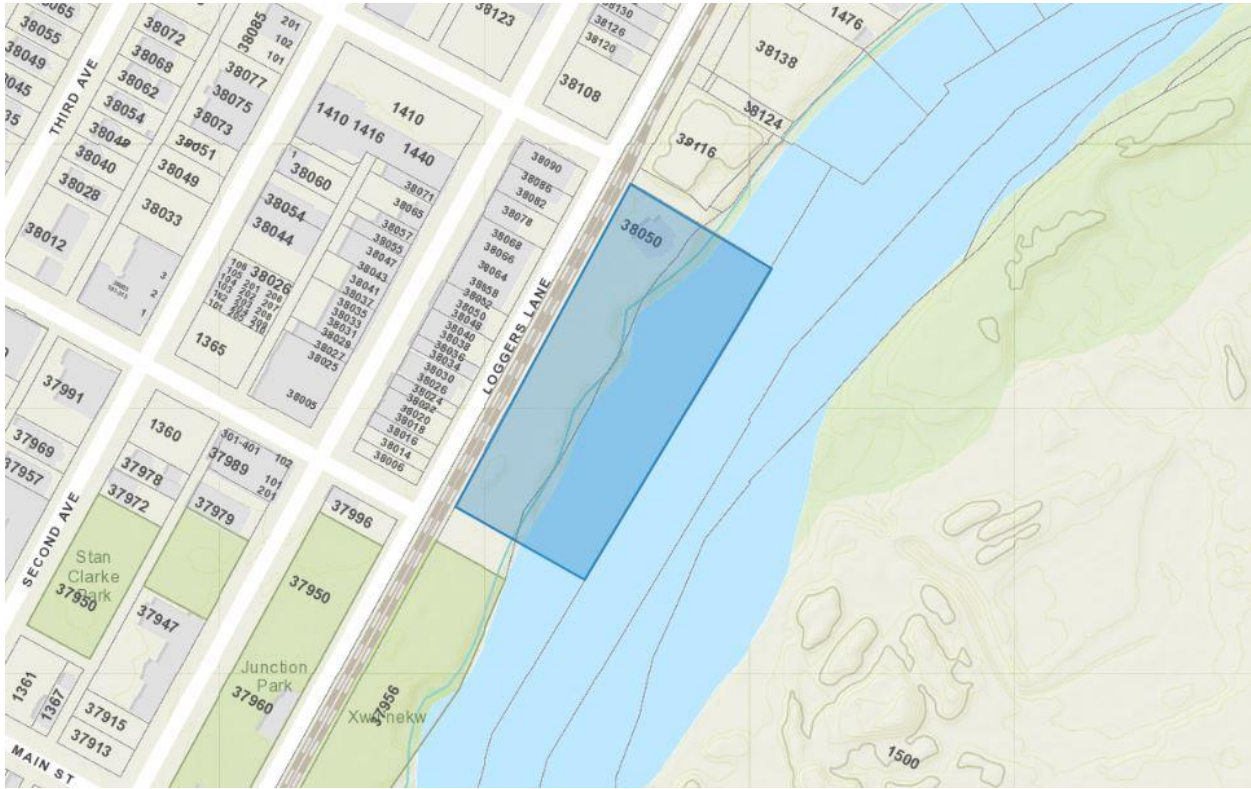
40ZZZ.7 SCREENING

Screening and landscaping shall be provided in accordance with Section 4.7 of this Bylaw.

40ZZZ.8 MINIMUM SERVICING STANDARD

- (a) No lot may be created unless it is serviced with a community water system and a community sewer system;
- (b) No residential building, floating home, single family, or floating commercial structure may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.

**Schedule “A” to
District of Squamish Zoning Bylaw No. 2200, 2011
Amendment Bylaw (38050 Loggers Lane) No. 2440, 2016**



SECTION 41 | OFF-STREET PARKING

41.1 EXISTING BUILDINGS, STRUCTURES AND USES

- (a) Sections 41.5 through 41.9 do not apply with respect to a building or structure existing at the time this Bylaw comes into force, so long as the building or structure continues to be put to a use that does not require more parking spaces than were required for the use existing at the time the Bylaw came into force.
- (b) Sections 41.5 through 41.9 do not apply with respect to a building or structure existing at the time the Bylaw comes into force where the use of the building or structure is changed to a new use that requires more parking spaces than were required for the use existing at the time the Bylaw came into force, so long as the building or structure is located in the area outlined in heavy black line on Schedule "D" attached to and forming part of this Bylaw.
- (c) For certainty, sections 41.6 through 41.9 of this Bylaw apply where there is an expansion of the principal use of a building or structure existing at the time this Bylaw came into force and the building or structure is located within the area shown in Schedule "D", where the expansion of the principal use requires more parking spaces than were required for the use as it existed at the time this Bylaw came into force, but the additional parking requirements are applicable only in respect of the expansion of use.

41.2 LOCATION OF PARKING FACILITIES

- (a) Required parking spaces shall be located on the same lot as the use which they serve, unless this Bylaw provides otherwise.
- (b) Notwithstanding subsection 41.2(a), off-street parking spaces required for all uses, except residential, may be located on a lot of land within 400 metres of the use which they serve, on condition that:
 - (i) pursuant to Section 219 of the Land Title Act, a restrictive covenant shall be registered on the title of that lot limiting the use of that lot or a portion of it to the provision of off-street parking for the benefiting owner; and
 - (ii) an easement is registered on that lot in favour of the benefiting owner permitting the customers of the benefiting owner access to the parking spaces.
 - (iii) the subject lot is not zoned for residential use.
- (c) The owner or occupier of land for which off-street parking spaces are required for non-residential uses in commercial zones, rather than provide the required

spaces on site or off site, may contribute to the District a sum of \$6,000 per space as specified in the District's Off-Street Parking Bylaw, in accordance with the following regulations:

- (i) The number of spaces shall be limited to a no more than four parking spaces, in the area designated as Downtown Squamish by Schedule A of this Bylaw.
- (ii) Notwithstanding Section 41.2(c)(i), the number of spaces shall not be limited where the frontage of a lot abuts Cleveland Avenue, between Vancouver Street and Pemberton Street.

41.3 VOLUNTARY ESTABLISHMENT OF PARKING FACILITIES

Subject to Section 41.11, where off-street parking facilities are provided when not required by this Bylaw, they shall comply with the regulations of Section 41 with respect to their location, design, maintenance and operation.

41.4 USE OF PARKING FACILITIES

- (a) Required off-street parking spaces shall not be used for off-street loading, driveways, commercial repair work, display, sale or storage of goods of any kind, but shall be used for parking only.
- (b) Off-street parking areas in all residential zones except in the Rural zones, shall not be used for parking or storage of:
 - (i) commercial vehicles exceeding seven thousand five hundred (7,500) kilograms GVW; or
 - (ii) contractors and construction equipment;
- (c) Within Commercial and Industrial zones, off-street parking areas for commercial vehicles and equipment shall not be located within 60 metres of a lot line of a lot zoned for residential uses.

41.5 SPACES FOR PERSONS WITH DISABILITIES

- (a) Off-street parking spaces for persons with disabilities shall be provided according to Table 1 (below):

Table 1: Designated Space Minimum Requirements

| Required Number of Parking Spaces | Required Number of Designated Parking Spaces for Persons with Disabilities |
|-----------------------------------|--|
| 1 – 20 | 1 |
| 21 – 50 | 2 |
| 51 – 80 | 3 |
| 81 – 110 | 4 |
| 111 - 170 | 5 |
| 171 - 390 | 6 |

For every 30 spaces over and above 170, one additional designated parking space shall be provided.

- (b) Each designated parking space for the shall:
- (i) Provide a minimum of 2.5 metres in width;
 - (ii) Provide an adjacent access aisle at least 1.5 metres in width;
 - (iii) Provide at least 2.75 metres height clearance as measured from the surface of the parking area at the designated parking space and along the access aisle;
 - (iv) Be marked with both a vertical sign of at least 300 mm wide x 450 mm high centre mounted 1.5 m to 2.5 m above the surface of the parking area, and a sign painted on the surface of the parking area, each sign shall be the sign approved by the Transportation Association of Canada or be approved by the District;
 - (v) Have a surface that is level, stable, firm, and slip-resistant with diagonal markings within the access aisle;
 - (vi) Provide a safe, level and convenient path of access and egress to the entrance of building, structure or use that it is intended to serve or to a curb cut which provides access and egress to a sidewalk.
- (c) Designated Off-street parking spaces shall only be required in the Commercial, Industrial, Institutional, University, Comprehensive and Multiple-Unit residential zones.

41.6 CALCULATION OF OFF-STREET PARKING REQUIREMENTS

- (a) Where the calculation of required spaces results in a fractional number, the required number of stalls shall be rounded up to the next whole number.
- (b) If more than one use is located on a lot, or if the parking area collectively serves more than one building or use, the total number of spaces shall be the sum of the requirement for the various classes of uses calculated separately, and the

parking space required for one use shall not be included in calculations for any other use.

- (c) Notwithstanding subsection 41.7(b), if the owner or occupier of the land, building or use for which off-street parking spaces are required provides to the District's satisfaction a parking study completed by a Professional Engineer and based on Table 2 demonstrating that peak parking demand of the classes of use occurs at different periods of time, a reduced amount of off-street parking may be calculated according to Table 3.
- (d) Table 2 shall be used in determining the distribution of peak parking demand by time of day and day of week for different classes of use. The percentages in Table 2 are applied to the off-street parking requirements of Table 3 in subsection 41.8 for each class of use with the highest total obtained from all occupancy periods being the total of shared off-street parking spaces required.
- (e) If the District approves an arrangement for shared parking in accordance with subsection 41.7(c):
 - (i) a restrictive covenant shall be registered against the lot on which the use benefiting from the shared parking arrangement is or will be located, prior to the commencement of that use, limiting the use of that lot to the class of use whose peak parking demand was considered in the parking study referred to in that subsection, and to other classes of use having the same or a lesser peak parking demand; and
 - (ii) no business license or occupancy permit shall be issued to authorize a use of the lot unless the use is within the class of use whose peak parking demand was considered in the parking study, or another class of use having the same or a lesser peak parking demand, and the District may require the applicant for the license or permit to provide a parking study as described in subsection (c) demonstrating that the proposed class of use has the same or a lesser peak parking demand.
- (f) Shared off-street parking spaces shall not be reserved for any owner, employee, customer or visitor of the uses involved in the shared arrangements.

Table 2: Shared Parking Percentages by Peak Period

| Classes of Use | Occupancy Period | | | | | |
|---------------------------------|---------------------|---------------------|--------------------|---------------------|---------------------|--------------------|
| | <i>Weekday</i> | | | <i>Weekend</i> | | |
| | <i>8:00 - 17:00</i> | <i>18:00 - 0:00</i> | <i>0:00 - 6:00</i> | <i>8:00 - 17:00</i> | <i>18:00 - 0:00</i> | <i>0:00 - 6:00</i> |
| Residential | 60% | 100% | 100% | 80% | 100% | 100 |
| Office / Warehouse / Industrial | 100% | 20% | 5% | 5% | 5% | 5% |
| Other Commercial | 90% | 80% | 5% | 100% | 70% | 5% |
| Hotel | 70% | 100% | 100% | 70% | 100% | 100% |
| Food primary establishment | 70% | 100% | 10% | 70% | 100% | 20% |
| Theatre | 40% | 80% | 10% | 80% | 100% | 10% |
| Entertainment | 40% | 100% | 10% | 80% | 100% | 50% |
| Conference / convention | 100% | 100% | 5% | 100% | 100% | 5% |
| Institutional | 100% | 20% | 5% | 10% | 10% | 5% |
| Religious | 10% | 5% | 5% | 100% | 50% | 5% |

- (g) An off-street loading space shall not be considered as an off-street parking space for the purpose of calculating the parking spaces required, except for commercial uses under 929 sq. m of gross floor area.
- (h) If a use is not listed in Section 41.8, the number of spaces shall be calculated on the basis of the most similar use that is listed.
- (i) Where the calculation of total required spaces is based upon gross floor area for the purposes of this section of the Bylaw, gross floor area shall be calculated according to Section 4.25

41.7 OFF-STREET PARKING REQUIREMENTS

Off-street parking spaces for buildings and uses shall be provided in accordance with Table 3. All requirements are stated in terms of spaces per 100 m², or portion thereof, of gross floor area, unless otherwise stated:

Table 3: Minimum Vehicle Parking Requirements

| Residential | |
|--|--|
| Mobile Home | 2 spaces per dwelling unit |
| Single Unit Dwelling, including Modular Home | 2 spaces per dwelling unit |
| Two Unit Dwelling | 2 spaces per dwelling unit |
| Secondary Suite | 1 space per unit |
| Townhouse Dwelling | |
| 1 Bedroom | 1.25 spaces per dwelling unit, plus Visitor Parking |
| 2 Bedrooms | 1.75 spaces per dwelling unit, plus Visitor Parking |
| 3+ Bedrooms | 2 spaces per dwelling unit, plus Visitor Parking |
| Apartment Dwelling | |
| Bachelor | 1 space per dwelling unit, plus Visitor Parking |
| 1 Bedroom | 1.25 spaces per dwelling unit, plus Visitor Parking |
| 2 Bedrooms | 1.75 spaces per dwelling unit, plus Visitor Parking |
| 3 Bedrooms | 2 spaces per dwelling unit, plus Visitor Parking |
| Visitor Parking | 0.25 spaces per Townhouse or Apartment dwelling unit for Visitor Parking which shall be clearly marked "Visitor Parking Only" within the parking space |
| Mobile Home Park | 2 spaces per dwelling unit |
| Bed and Breakfast | 1 space for each bedroom used for bed and breakfast over and above the requirements for the dwelling unit |
| Accessory Residential Dwelling | 1 space per dwelling unit |
| Accessory Boarding | 1 space per boarder |
| Commercial | |
| Animal Hospital | 2.9 spaces per 100 m ² of gross floor area |
| Arts Sales | 2.7 spaces 100 m ² of gross floor area |
| Bank or Credit Union | 3 spaces |
| Bowling Alley | 3 spaces per lane |
| Building Supply | 1.5spaces per 100 m ² retail floor area |
| Campgrounds | 1 space per campsite plus 2 spaces for visitor parking |
| Car Wash | 2 stacking spaces per wash bay |
| Child Care Facility, Residential | 2 spaces. Dwelling units accommodating this use are exempt from the parking requirements |

| | |
|---|--|
| | of the Residential section of Table 3. |
| Funeral Parlour | 1 space per 4 seats in Chapel |
| Golf Course | 3 spaces per hole |
| Golf Driving Range | 1 spaces per tee |
| Health Club, Spa, Games Court | 3 spaces per 100 m ² of gross floor area |
| Heavy Equipment Sales | 1.4 spaces per 100 m ² of gross floor area |
| Hotel/Motel | 1 space per accommodation unit plus 1 space per 4 seats in restaurant or liquor primary establishment |
| Laboratory or Research Facility | 2.9 spaces per 100 m ² of gross floor area |
| Laundromat | 1 space per 4 washing machines |
| Laundry and Dry Cleaning | 5 spaces per 100 m ² of gross floor area |
| Liquor primary establishments | 1 space per 4 seats |
| Liquor Store | 2 spaces per 100 m ² of gross floor area |
| Marijuana Dispensary | 2 spaces per 100 m ² of gross floor area |
| Nursery and Garden Supply | 5 spaces per 100 m ² of gross floor area |
| Office – Other | 2.2 spaces per 100 m ² of gross floor area |
| Produce Stand | 5 spaces per 100 m ² of gross floor area |
| Restaurant (including Food Primary Establishment) | 1 space per 4seats |
| Restaurant (Industrial Park) | 1 space per 5 seats plus 1 space for each employee |
| Retail Store | 2 spaces per 100 m ² of gross floor area |
| Shopping Centre | 3 spaces per 100 m ² of gross floor area |
| Theatre or Cinema | 1 space per 4 seats |
| Tourist Accommodation | 1 space per room plus 1 space per 4 seats in restaurant or liquor primary establishment |
| Vehicle Fueling Station | 1.25 spaces per liquid fuel service bay; and/or 1 parking space for every electric vehicle charging station bay. <i>(Bylaw 2303, 2013)</i> |
| Industrial | |
| Manufacturing Plants | 1.1 space per 100 m ² of gross floor area |
| Service or Repair Establishment | 2 spaces per 100 m ² of gross floor area |
| Warehousing or Storage | 0.9 spaces per 100 m ² of gross floor area |
| Other | |
| Assembly Use (unless listed) | 1 space per 5 seats or 11 spaces per 100 m ² of floor area used by the public, whichever is greater |
| Civic Use (unless listed) | 2.7 spaces per 100 m ² of gross floor area |
| Hospital/Personal Care | 1 space per 4 beds plus 1 space per 2 employees |
| Parks and Public Use | 2.7spaces per 100 m ² of gross floor area |
| School (Elementary) | 2 spaces per classroom |
| School (Secondary) | 5 spaces per classroom |
| Secondary Suite | 1 space per unit |

| | |
|---|--|
| Student and Faculty Housing | 1 space per 3 Student and Faculty Housing units |
| University | 2.5 spaces per 100 m ² of gross floor area of building containing University uses not including housing |
| Marina | 0.25 spaces per slip or berth (<i>Bylaw 2440, 2016</i>) |
| Downtown Squamish (as defined in Schedule D) | |
| Residential | 1 space per dwelling unit |
| All other uses | 2 spaces per 100 m ² (1,076 ft. ²) of gross floor area |

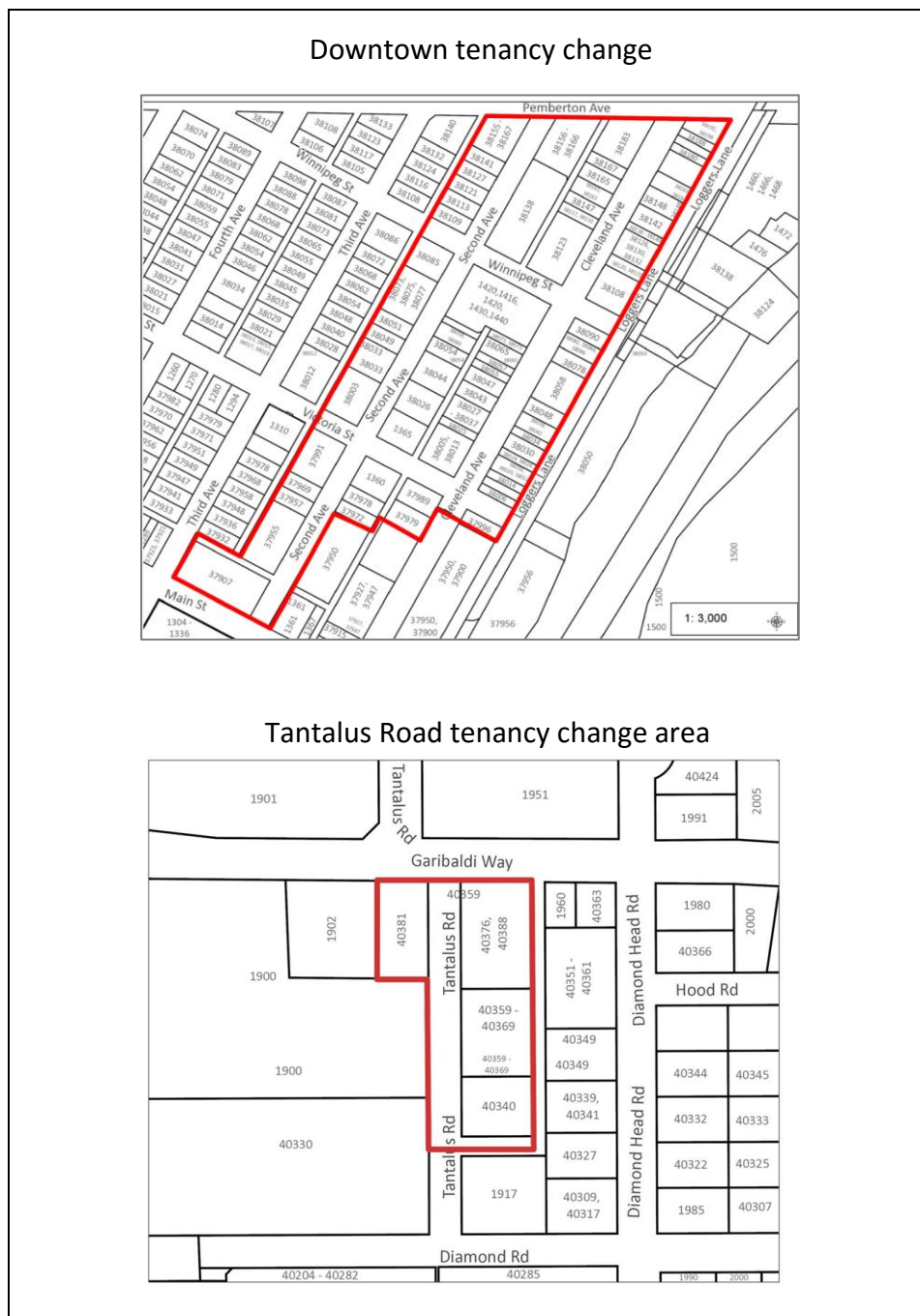
Schedule D – Downtown Squamish Off-Street Parking Requirements



41.8 PARKING EXEMPTION FOR CHANGE OF TENANCY IN SPECIFIED COMMERCIAL AREAS:

In cases where there is a change of tenancy in an existing building that is consistent with the uses in the existing zone and no development permit is required, off-street parking requirements will not be re-calculated in the following commercial areas as defined in schedule “E”. (*Bylaw 2235, 2012*)

Schedule “E” – Parking Exemption Area – Change of Tenancy



41.9 BICYCLE PARKING REQUIREMENTS

Bicycle parking shall be provided as indicated in Table 4 (below):

(a) Table 4: Minimum Bicycle Parking Requirements

| Uses | |
|--------------------------------|---|
| Apartment Dwelling | 2 'Class A' spaces per dwelling unit; and Minimum of 6 'Class B' spaces for any development with ten or more dwelling units |
| Townhouse Dwelling | 2 'Class A' spaces per dwelling unit. Where the Townhouse Dwelling has a garage, the 'Class A' spaces may be provided therein; and Minimum of 6 'Class B' spaces for any development with ten or more dwelling units |
| All other non-residential uses | 1 'Class A' space per 500 m ² GFA; and Minimum of 6 'Class B' spaces for any development with a gross floor area of 1,000 square metres or greater. For mixed-use projects, the Class B spaces for non-residential may be combined with those Class B spaces required for residential uses above. |

- (b) Class B bicycle spaces shall be provided in a convenient, well-lit location that provides visual surveillance by occupants of the building the racks are intended to serve.
- (c) Class B bicycle racks shall support the bicycle frame above the centre of gravity and shall enable the bicycle frame and front wheel to be locked to the rack with a U-style lock.

41.10 MOTORCYCLE AND SCOOTER PARKING

- (a) Where parking spaces are designated for the use of motorcycles or scooters, such designated motorcycle/scooter parking spaces shall:
- (i) have a minimum width of 1.4m and a minimum clear length of 2.44m;
 - (ii) be marked with both a vertical sign of at least 300mm wide x 450mm high centre mounted 1.5m to 2.5m above the surface of the parking area, and a sign painted on the surface of the parking area, each sign shall be the sign approved by the Transportation Association of Canada or be approved by the District; and
 - (iii) each be counted as the provision of 0.5 required vehicle parking spaces, to a maximum of 5 percent of required parking spaces.

41.11 DESIGN CRITERIA

(a) Surface

All required off-street parking areas, except in cases where less than 5 spaces are required in a Residential zone, shall:

- (i) be surfaced with a permanent hard surface of asphalt; concrete; permeable/porous pavement, such as open-jointed pavers, turf/gravel grids or porous concrete/asphalt; interlocking paving stones or similar hard surface treatment so as to provide a surface that is durable and dust-free for the purpose intended;
- (ii) have fences or curbs to prevent the crossing of sidewalks and boulevards except at authorized exits and entrances; have the individual parking spaces, maneuvering aisles, entrances and exits clearly marked by curbs, fences, or lines and signs;
- (iii) have a maximum gradient and cross slope of 6 percent (6%);
- (iv) have surface drainage directed either to approved planting areas or to drainage ditches and rock pits, or if a public storm sewer is available, be connected to such storm sewer;
- (v) use light-coloured/high-albedo materials with an reflectance of at least 0.3.

(b) Landscaping

Subject to Sections 4.27 and 41.11 (c) (i), all required off-street parking areas, except in cases where less than 5 spaces are required in a Residential zone, shall:

- (i) Be screened by a continuous landscape strip not less than 2 m wide, densely planted with shrubs and trees at least 0.9 m in height at the time of planting and located a maximum distance of 10 m on centre to form a year round dense screen that is broken only for access driveways and walkways.
- (ii) Locate a minimum of 1 tree per 8 parking stalls located in landscaped islands at the end of each row of parking stalls, with a minimum width of 2 metres between the end parking stall and the adjacent drive aisle.
- (iii) Shrubs and groundcovers shall be planted around the base of all trees in off-street parking areas.
- (iv) All planting material (trees, shrubs and groundcovers) shall meet the following criteria:
 - a) use native species that are hardy, drought- and salt-tolerant, and resistant to the stresses of compacted soils and weather exposure;
 - b) avoid monocultures which can be susceptible to disease;
 - c) incorporate a variety of deciduous and coniferous trees and shrubs for year-round interest, texture, shape and seasonal colour;
 - d) Deciduous trees shall be a minimum of 8cm calliper with a 1.8 metre clear stem at time of planting;

- e) Tree stems must be protected on all sides with a minimum of 1 metre of clearance to the front face of an adjacent barrier curb or other protection from vehicle overhangs.

(c) Parking Stall and Aisle Dimensions

- (i) The minimum parking stall and aisle dimensions shall be in accordance with the Table 5 (below):

Table 5: Required Parking Stall and Aisle Required Dimensions

| Parking Angle (in degrees) | Width of Space | Length of Space | Width of Aisle |
|-------------------------------|----------------|-----------------|--------------------|
| 90 | 2.75 metres | 5.8 metres | 6.5 metres (2-way) |
| 0 (Parallel) | 2.60 metres | 6.7 metres | 6.4 metres (2-way) |
| 90 | 2.75 metres | 5.8 metres | 6.4 metres (1-way) |
| 60 | 2.75 metres | 5.8 metres | 5.6 metres (1-way) |
| 45 | 2.75 metres | 5.8 metres | 4.2 metres (1-way) |
| 30 | 2.75 metres | 5.8 metres | 3.5 metres (1-way) |
| 0 (Parallel) | 2.60 metres | 6.7 metres | 3.8 metres (1-way) |

- (ii) When a parking space is abutting a wall of a height greater than 0.30 metres, then an additional 0.30 metres is required to be added to the width of the parking space to the side which abuts the wall.
- (iii) Where parking angle is 60 degrees, 45 degrees, or 30 degrees, only one-way traffic will be permitted in the maneuvering aisle.
- (iv) Notwithstanding the requirements in 41.10 (c), in cases when the off-street parking requirements exceed 19 spaces, a maximum of 15 percent of the total parking spaces may be reduced to 2.50 metres in width and 5.30 metres in length, provided that each such parking space is clearly designated with the words "Small Cars Only" on the pavement or facing wall.
- (v) Notwithstanding the requirements in 41.10 (c), in the area indicated as Downtown in Schedule "D", 100 percent of the total parking spaces may be reduced to 2.50 metres in width and 5.30 metres in length, provided that each such parking space is clearly designated with the words "Small Cars Only" on the pavement or facing wall.
- (vi) An accessory off-street parking use in a Commercial, Industrial, Institutional, Resource, Comprehensive and Multiple-Unit zone, except as otherwise required in this bylaw, shall:

- a) not be located within 1.5 m of a front lot line common to the lot and a highway and an interior side lot line; and
- b) not be located within 3.0 m of an exterior side lot line.

(d) Access

- (i) The access to all off-street parking spaces from a highway shall not be less than 6 metres and not more than 9 metres wide.
- (ii) The access to all off-street parking in the form of driveways shall be a minimum of 6 metres in length; or that no driveway is provided. (*Bylaw 2303, 2013*)
- (iii) Access to and egress from a lane may be permitted along the entire length of a lot line that adjoins that lane.
- (iv) Where points of access and egress abut a solid landscape screen, where required in Multiple-Unit, Commercial, or Institutional zones, such screening shall not be more than 0.60 metres in height for a distance of not less than 6.10 metres from all points of access and egress.
- (v) No access to a residential off-street parking area from a highway shall be closer than 8.00 metres from a street intersection; or 3.05 metres from a walkway.
- (vi) No access to a Commercial, Industrial, Institutional, Comprehensive and Multiple Unit off-street parking area from a highway shall be closer than 15.00 metres from a street intersection; or 3.05 metres from a walkway.
- (vii) Notwithstanding Section 41.11(d)(i) on lots developed for single-unit, two-unit or rural uses, only one (1) driveway per dwelling unit with a maximum width of 6 metres wide will be permitted unless on a corner lot where two (2) driveways (maximum width of 6 metres wide each) will be permitted. (*Bylaw 2235, 2012*)
- (viii) Where properties border more than one highway, driveways shall be required to provide access from the highway of lesser width and traffic volume.

(e) Lighting

All required off-street parking areas, except in cases where less than 3 spaces are required in a Residential zone, shall provide lighting that is arranged and shielded so that no direct rays of light are oriented upwards or shine beyond the boundaries of the lot.

41.12 PARKING MAXIMUMS

Notwithstanding Section 41.9, the provision of off-street parking spaces shall not exceed the maximums of Table 6 for each class of use:

Table 6: Parking Provision Maximums

| Class of Use | Maximum Off-Street Parking Requirements Per 100 sq. m. (1,076 sq. ft.) |
|------------------------|--|
| Residential | 5 spaces per single-unit dwelling or two-unit dwelling 3 spaces per townhouse dwelling, apartment dwelling, or secondary suite |
| Commercial, General | 6 spaces |
| Commercial, Restaurant | 0.5 per seat |
| Commercial, Office | 4 spaces |
| Industrial | 2.5 spaces |

SECTION 42 | OFF-STREET LOADING

42.1 EXISTING BUILDINGS, STRUCTURES AND USES

- (a) The regulations contained in this Section shall not apply to buildings, structures or uses existing on the effective date of this Bylaw.
- (b) Notwithstanding Section 42.1(a), off-street loading shall be provided and maintained in accordance with the regulations in this Section where there is an expansion of the principal use of an existing building and structure, and where such an expansion of use would require a greater number of loading spaces to be provided as calculated according to Section 42.4.
- (c) Where there is a change in the principal use of a building and where such a change would result in a greater number of loading spaces that would be required as calculated according to Section 42.4, providing the additional loading space would not be required.

42.2 LOCATION OF LOADING AREAS

- (a) Required off-street loading areas shall be provided on the same lot as the building for which they are required.
- (b) An off-street loading area shall:
 - (i) not be located within a required front or side yard; and
 - (ii) be constructed so as to permit unobstructed access to and egress from each space loading at all times and not obstruct access or egress to any required off-street loading space.

42.3 CALCULATION OF OFF-STREET LOADING REQUIREMENTS

- (a) Where the calculation of required spaces results in a fractional number, the nearest whole number above that calculation shall be provided.
- (b) If more than one use is located on a lot or if the loading area collectively serves more than one building or use, the total number of spaces shall be the sum of the requirements for the various classes of uses calculated separately, and the loading space required for one use shall not be included in calculations for any other use.
- (c) An off-street parking space shall not be considered as an off-street loading space for the purpose of calculating the loading spaces required.

- (d) If a use is not listed in Section 42.4, the number of spaces shall be calculated on the basis of a similar use that is listed.
- (e) Where the calculation of total required spaces is based upon gross floor area for the purposes of this section of the Bylaw, gross floor area means the floor area of the entire building or structure except as otherwise noted.

42.4 OFF-STREET LOADING REQUIREMENTS

Off-street loading space for buildings and uses shall be provided in accordance with Table 7:

Table 7: Minimum Loading Requirements

| | |
|--|--|
| Retail Store, Industrial, Light Industrial, Specialized Light Industrial, Highway Commercial | 1 for the first 300 m ² to 500 m ² of gross floor area, 2 for 500 m ² to 2,500 m ² of gross floor area and 1 for each gross floor area and 1 for each 2,500 m ² additional gross floor area or fraction thereof |
| Office Building, Assembly | 1 for 300 m ² to 3,000 m ² of gross floor area, and 1 for each 3,500 m ² of additional gross floor area |

42.5 DESIGN CRITERIA

(a) Surface

All off-street loading spaces shall be:

- (i) surfaced with asphalt, concrete, or similar pavement so as to
- (ii) provide a surface that is durable and dust free for the purpose intended; and
- (iii) drained and graded so as to dispose of all surface water, and shall be drained parallel to sidewalks.

(b) Parking Stall and Aisle Dimensions

All off-street loading spaces shall be a minimum of 9.2 metres in length and 3.0 metres in width, and have a vertical clearance of 4.3 metres.

(c) Access

Adequate provision shall be made for access by vehicles to all off-street loading spaces by means of a 6.00-metre maneuvering aisle and shall be located so that each separate use within a development has access to a space.

(d) Demarcation

All off-street loading spaces shall be clearly marked with the words "LOADING SPACE ONLY" on the pavement or wall facing.