

**District of Squamish**  
**BYLAW NO. 2435, 2016**

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A bylaw to amend the District of Squamish  
Zoning Bylaw No. 2200, 2011

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**WHEREAS** the District of Squamish deems it necessary and appropriate to amend Zoning Bylaw No. 2200, 2011;

**NOW THEREFORE** the Council of the District of Squamish, in open meeting assembled, enacts as follows:

This bylaw may be cited as “District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Property Zoning Amendment Minibus) No. 2435, 2016”.

Zoning Bylaw No. 2200, 2011, as amended, is further amended as follows:

1. By rezoning a portion of the parcel of land in the District of Squamish legally described as:  
    Lot 4 except: Part subdivided by Plan BCP11103, Section 11 and 14,  
    Township 50 and District Lot 511, Group 1, New Westminster District,  
    Plan BCP 4573,  
as shown cross hatched on the sketch attached as Schedule "A" to this bylaw, from CD-12 to Residential 1 (RS-1).
2. By rezoning a parcel of land in the District of Squamish legally described as:  
    Lot 1, District Lot 486, Plan BCP 36971,  
known as Xwu'nekw Park, as shown on the sketch attached as Schedule "B" to this bylaw, from General Industrial (I-3) to Park, Recreational and Institutional Use (P-3).
3. That those parcels of land in the District of Squamish, legally described as:  
    Lot 24, Block 22, District Lot 486, Plan 3960 Lot 25, Block 22, District Lot 486, Plan 3960 Lot 26, Block 22, District Lot 486, Plan 3960 Lot 27, Block 22, District Lot 486, Plan 3960 Lot 28, Block 22, District Lot 486, Plan 3960  
and located at 37830 Third Avenue, Squamish, British Columbia, as shown outlined in heavy black line on the sketch attached as Schedule "C" to this bylaw,

is rezoned from Light Industrial (I-1) to Comprehensive Development Zone No. 43 (CD-43).

That the following be added after the entire Section 40DD:

#### **SECTION 40EEEE**

##### **COMPREHENSIVE DEVELOPMENT ZONE NO. 43 (CD-43)**

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 m<sup>2</sup> (10, 000 square feet).

##### **40EEEE.3 Minimum Lot Dimensions**

No lot shall be created by subdivision that has:

- a. A lot width less than 18.3 metres (60 feet);
- b. A lot depth less than 36 metres (118 feet).

##### **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 (48 feet), 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 metres (5 feet) of a front lot line;
- b. Interior Side Lot Line Setback: No principal building shall be located within 0 metres (0 feet) of a side lot line;
- c. Exterior Side Lot Line Setback: No principal building shall be located within 4.57 metres (15 feet) of an exterior side lot line;
- d. Rear Lot Line Setback: No principal building shall be located within 1.52 metres (5 feet) 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.
4. District of Squamish Zoning Bylaw No. 2200, 2011 is further amended by amending the zoning map, being Schedule "A" to the District of Squamish Zoning Bylaw No. 220, 2011 to reflect the rezonings.

**READ A FIRST AND SECOND TIME** this            day of            , 2016.

Pursuant to the Community Chapter, **NOTICE WAS ADVERTISED ON** [DATE]<sup>th</sup> day of [MONTH], [YEAR].

**PUBLIC HEARING HELD** on this [DATE]<sup>th</sup> day of [MONTH], [YEAR].

**READ A THIRD TIME** [DATE]<sup>th</sup> day of [MONTH], [YEAR].

**APPROVED** by the [AUTHORITY], pursuant to [LEGISLATION] this [DATE]<sup>th</sup> day of [MONTH], [YEAR].

**ADOPTED** this [DATE]<sup>th</sup> day of [MONTH], [YEAR].

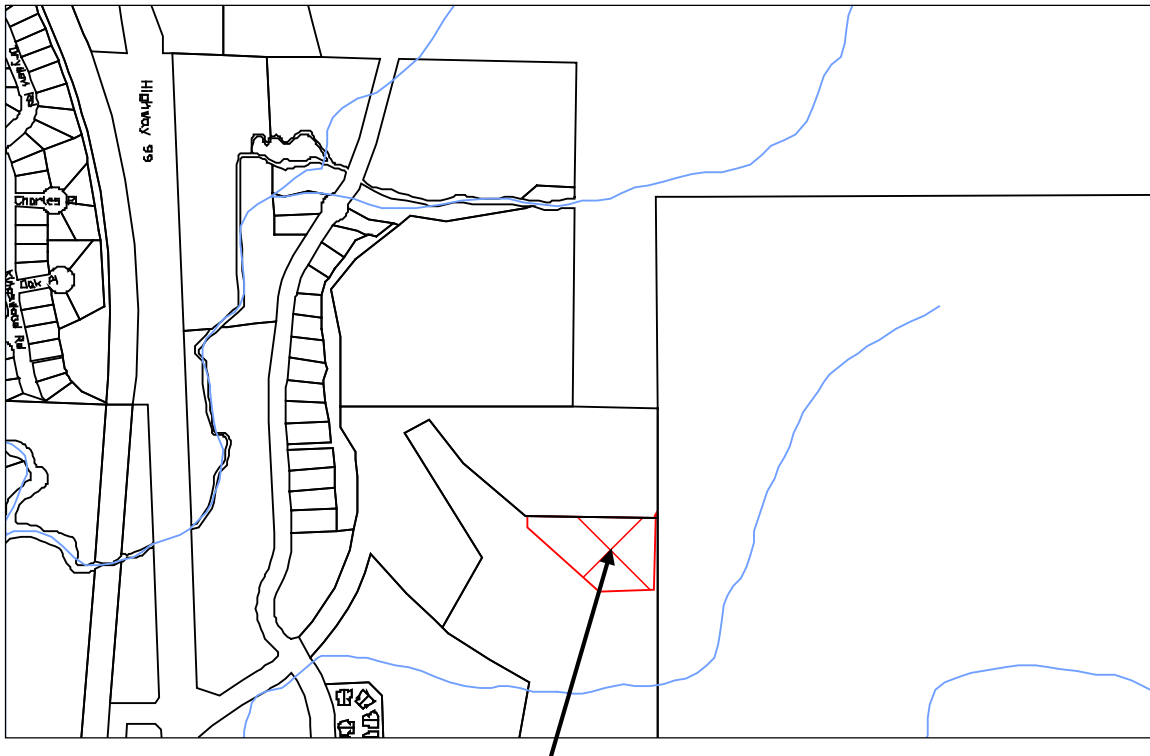
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Patricia Heintzman, Mayor

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Robin Arthurs, Corporate Officer

**Schedule "A" to  
District of Squamish Zoning Bylaw No. 2100, 2009, Amendment Bylaw (Property  
Zoning Amendment Minibus) No. 2435, 2016**



Rezone this portion from CD-12 to Residential 1 (RS-1). The rest of the parcel will remain 'CD-12'.

**Schedule “B” to  
District of Squamish Zoning Bylaw No. 2100, 2009, Amendment Bylaw (Property  
Zoning Amendment Minibus) No. 2435, 2016**



Rezone this parcel from General Industrial (I-3) to Park, Recreational and Institutional Use (P-3).

**Schedule “C” to  
District of Squamish Zoning Bylaw No. 2100, 2009, Amendment Bylaw (Property  
Zoning Amendment Minibus) No. 2435, 2016**

