



SQUAMISH

Marine Zoning

Squamish 2020 Zoning Bylaw Update

Public Preview | September 2020

District of Squamish Zoning Bylaw Update 2020

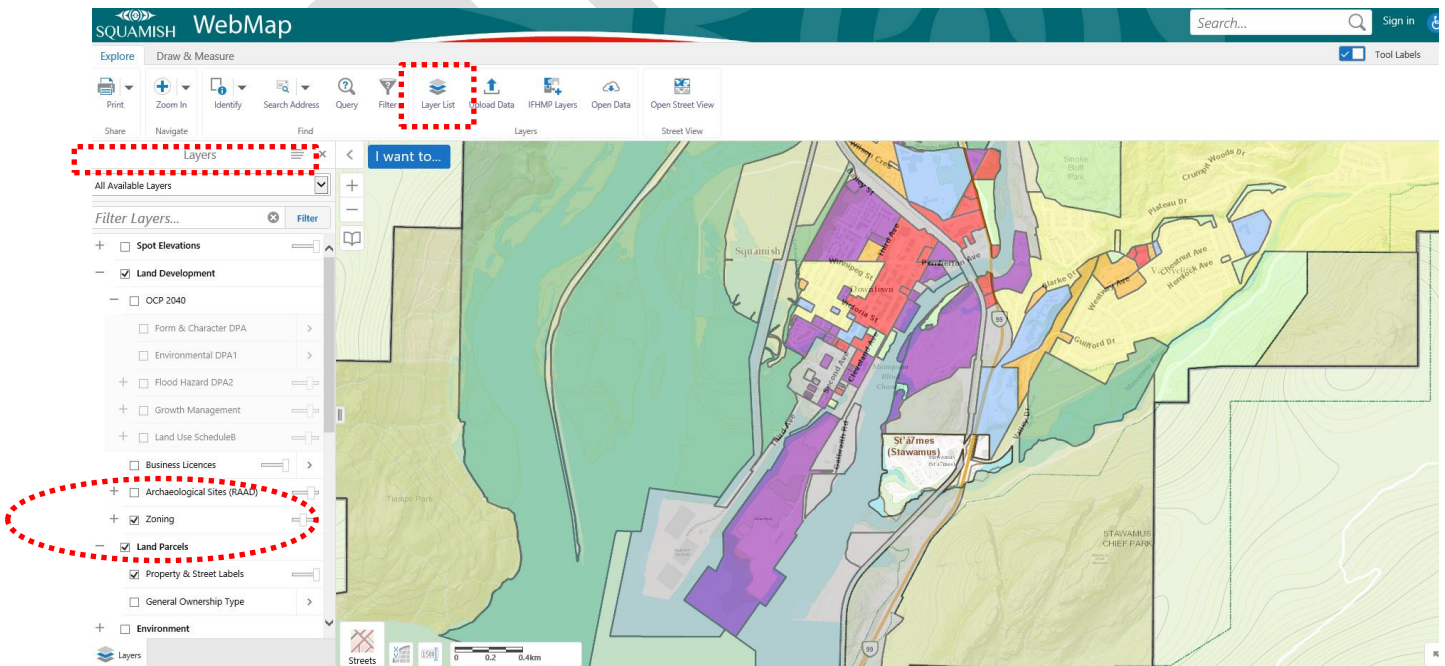
Draft Marine Zones

September 2020

The following draft zones are proposed for inclusion in the District’s comprehensive update to [ZONING BYLAW 2200, 2011](#). *These are preliminary for public preview and ongoing discussion with regional, provincial, federal and First Nations governments and agencies as well as marine knowledge holders across diverse sectors within the marine realm (stewardship, industry, commercial, tourism, recreation, transportation etc).*

Please see companion *Marine Zoning Reference Maps* (Draft September 2020) for spatial references and proposed application of draft marine zones.

*Current District of Squamish Zoning and other information may be viewed on [Squamish Webmap](#) @ WWW.SQUAMISH.CA/WEBMAP. Under ‘Layer List’ in the *Explore* tab (top), select ‘Zoning’ on *Layers* side bar (left) to view:



SECTION 1 | INTERPRETATIONS

1.3 DEFINITIONS

**Note this is a draft list of newly defined marine-related uses and terms to fill gaps and provide greater clarity in the existing zoning bylaw. In some cases, it proposes amended marine definitions to existing. For a full list of existing definitions in Zoning Bylaw 2200, 2011, please refer to the link on page 1.*

AQUATIC CROWN LAND means all Crown land situated below the natural boundary or below the highest, high water mark of any water body unless otherwise Crown Granted to another party.

BERTHAGE means the tying of a vessel or seaplane to a wharf, float or dock.

BOAT LAUNCH OR RAMP means a facility to launch and retrieve vessels or watercraft from the water by means of a boat trailer or hand launching of small crafts. *(This definition is also for an existing use term in two existing Comprehensive Development Zones: CD40, CD69).*

BOAT LIFT mean a mechanism for lifting boats from the water, or between water on different elevations.

BOAT CHARTER means a business where watercraft are operated for the purposes of providing marine tours or charters. Includes incidental parking and servicing of watercrafts for charter.

BOAT RENTALS means a business where watercraft are rented without a crew or provisions. Includes incidental parking and servicing of watercrafts for rent.

BOATSHED means a covered floating structure used to provide shelter for the protected moorage of marine vessels, either totally enclosed or open on the sides, and with or without storage of associated supplies and equipment.

COMMUNITY WATER ACCESS means any structure that provides public water access and recreation opportunities for the general public, including wharves, docks, piers, boat launches, boardwalks and other marine access facilities.

DOCK (proposed revisions) means a **floating** 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 and to which boats, barges, and ~~float~~ seaplanes may be moored or tied, **but does not include any buildings or structures placed or erected upon it.** *(Bylaw 2386, 2015; amended by Bylaw XXXX, 2020).*

DRY DOCK means a use on water or on dry land (inside or outside a building) in which space is rented or sold for the purpose of storing boats.

DERELICT VESSEL means any vessel or watercraft that has been abandoned and deserted at sea and is unable to operate under its own power.

FLOAT means that portion of a dock structure that is generally used for mooring boats.

FLOAT HOME MOORAGE (proposed revision) means a waterfront **moorage** 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; amended by Bylaw XXXX, 2020)

FORESHORE means that land lying between the highest water mark and the lowest water mark that is alternatively covered by water and exposed with the normal rise and fall of the level of the body of water.

LOG STORAGE includes activities and related improvements such as dolphins or pilings for transient water-based log storage, which consists of rafts of flat or bundled booms to be transported to mills.

HIGH WATER MARK (proposed revision) means the **visible** boundary between the land and the sea, whether created by natural or artificial means; (Bylaw 2386, 2015; amended by Bylaw XXXX, 2020)

NATURAL BOUNDARY, SEA means the visible high watermark of the sea.

LAND BASED MARINA FACILITIES means the use of the upland adjacent to a marina for marina offices; retail and rental uses associated with a marina such as boat and/or bicycle rentals; laundering facilities, showers and restrooms; and waste and recycling facilities.

LOT (proposed revision) means a block, parcel or other area in which land **or water** is held or into which land **or water** may be subdivided.

LIVE-ABOARD means a vessel used primarily for residential purposes and is designed or intended to be used for navigational purposes.

MARINA (proposed revision) means a commercial use of a water area providing **group** moorage for watercraft, either free of charge or for payment of a fee, **and includes associated storage, servicing, marine retail sales and rentals, tackle and convenience food sales, and sewage pump-out facilities**, but excludes Live-Aboards, except for one Live-Aboard for a marina caretaker.

MARINE FUEL SALES means a marine service use in which fuel for boats is sold.

MARINE NAVIGATION means to actively travel in, on, through or immediately above water.

MARINE NAVIGATION AID means any sort of sign, marker or structure necessary to accommodate the needs of marine navigation, underwater conservancies and habitat protection areas.

MARINE ORIENTED COMMERCIAL means the use of land, buildings or structures providing for sale of marine-oriented goods and services.

MARINE ORIENTED TOURIST AND RECREATION USES means the use of land, buildings or structures for commercial recreation, entertainment, or educational and water-based activities catering to tourists, residents, or by general members of the public.

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*).

MARINE RETAIL, SALES and REPAIRS means the sale, rental or repair of goods directly related to marine activities, and includes sale of seafood from a boat.

MARINE TRANSPORTATION SERVICES means the commercial use and berthage of watercraft for passenger ferry services, tug-boat services, boat charters and water taxis.

MOORAGE FACILITY means a float on the surface of the water that is affixed to the sea bed, that may be connected to the shoreline or pier structure by means of a gangway, that is used as a landing or wharfing space for pleasure or commercial craft.

PIER (proposed edit) means a structure raised above the surface of the water and supported by pilings or similar support structures, and that is used as a walkway or viewing platform, or to protect or form a harbor, but does not include any buildings or structures placed or erected upon it (*Bylaw 2440, 2016*).

PILINGS AND DOLPHINS mean vertical poles, concrete bars, or other materials forming a structural support that extends above the water level as a mooring post and is not connected to shore.

PRIVATE MOORAGE FACILITY means a *moorage facility* in association with the use of a single lot of adjacent upland residential property.

PUBLIC AUTHORITY USE means a public authority use such as RCMP or police, Canadian Coast Guard, marine search and rescue squad.

PUBLIC BOAT LAUNCH means a public facility to launch and retrieve vessels or watercraft from the water by means of a boat trailer or hand launching of small crafts.

UPLAND means a non-aquatic land parcel that is bordering on a water body.

VESSEL means a boat, ship, or other watercraft designed, used or capable of being used solely or partly for navigation in, on, through or immediately above water, without regard to method or lack of propulsion, and includes a vessel that is under construction.

WATER-BASED LOG HANDLING includes activities and related improvements for active log dumping, sorting, booming, storage and barging associated with an immediate upland log sort.

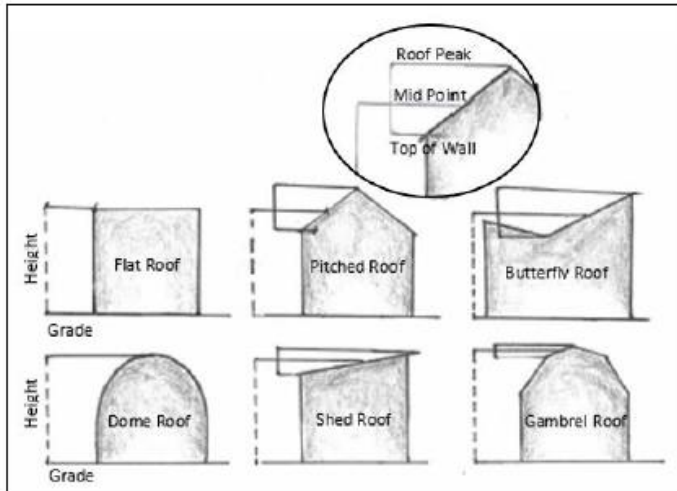
SECTION 4 | GENERAL REGULATIONS

XX.1 MARINE GENERAL

- a. The following is permitted in all marine zones:
 - i. Marine navigation
 - ii. Marine navigation aids
 - iii. Marine Park
 - iv. Public Authority Use
- b. Without limiting any other prohibitions provided in this bylaw, the following uses are prohibited in all marine zones:
 - i. The anchoring or moorage of vessels outside of a marina or private moorage facility for a continuous period exceeding 48 hours; or
 - ii. The anchoring or moorage of vessels outside of a marina or private moorage facility for more than 72 hours within a 30-day period.
- c. All structures extending seaward below the natural boundary of the sea within a water lot license of occupation or lease area approved by the Province of British Columbia must be fully contained within the boundaries of the water lot(s) under the active tenure area.
- d. All on-water buildings, marinas and facilities for commercial service uses and float homes must be serviced with a community water and sewer system.
- e. Notwithstanding the definitions of height or height datum in the the Zoning Bylaw, the height of any floating structure where permitted in this bylaw shall be measured from the surface of the water vertically up to the roof height, as defined in the height section of this bylaw.

HEIGHT with respect to a building or structure refers to the maximum vertical distance from the Height Datum to:

- (a) the highest part of a building with flat, domed, A-framed, or Quonset roofs;
- (b) the mid-point between the highest ridge of the building and the top of the lowest support wall for a building with a pitched roof;
- (c) the mid-point between the ridge and the point immediately below the ridge where the pitch changes for a building with a gambrel roof;
- (d) the point midway between the highest ridge of the building and the lowest roof transition for a building with a butterfly roof;
- (e) the highest point of all other structures. *(Bylaw 2512, 2016)*



- f. The calculation of water lot coverage for marine zones is inclusive of all fixed and floating structures, including piers, moorage facilities, walkways, docks and floats.
- g. Primary access walkways on docks and floats shall be a minimum of 3.0m in width; internal access walkways or individual access slips shall be a minimum of 1.5m in width.

Individual boatsheds or shelters are not permitted in a marina, except for use by a Public Authority, or as community recreational facility storage.

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:

Add new Marine Zones to existing table...

Designation	Section	Zone	Intent
M1	TBD	Marine Navigation	The intent of this zone is for general marine navigation and recreation activities and limited moorage in marine coastal area.
M2	TBD	Marine Mixed Use	The intent of this zone is to accommodate marine commercial uses and the orderly development of marina infrastructure, associated moorage and related uses.
M3	TBD	Marine Recreation	This zone accommodates marine parks and recreation uses and amenities.
M4	TBD	Marine Log Storage	This zone accommodates water-based general log handling adjacent to immediate upland log sort facilities, as well as marine log storage areas.
M5	TBD	Marine Transportation Infrastructure	This zone provides for major marine transportation infrastructure at the Darrell Bay Ferry Terminal.

SECTION XX | Marine Navigation (M-1)

The intent of this zone is to provide regulation for the use of the marine coastal area within the District of Squamish pertaining to general marine navigation and public recreation activities, as well as limited boat moorage associated directly with upland uses.

XX.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) Marine Navigation
- (b) Private Moorage Facility, subject to conditions of use XX.2
- (c) Public Boat Launch, subject to use XX.2

The following accessory uses and no others are permitted:

- (d) Accessory Uses
- (e) Assembly, outdoor use

XX.2 CONDITIONS OF USE

- (a) Public Boat Launch shall provide parking on the immediately upland parcel per the parking requirements in this bylaw.
- (b) Private Moorage Facilities shall be accessory to upland residential use and only where necessary for practical access to the property immediately abutting the foreshore. No commercial or industrial activity or use shall take place thereon.
- (c) Maximum of one (1) Private Moorage Facility per upland lot.
- (d) Without limiting generality of any section or part of the zoning bylaw, including Section 4 General Regulations, a private dock or float for a Private Moorage Facility shall:
 - a. Not extend beyond a point where there is more than one foot of depth of water at extreme low spring tides;
 - b. Not include any building or structure other than posts, rails, and supports as may be necessary for safety;
 - c. Not exceed a width of 3.7 metres (any section) and 14 metre in length;
 - d. Not accessed by any gangway from the shore greater than 1.8 metres.
 - e. And otherwise comply with all laws that apply to the installation and use of a private dock on Aquatic Crown Land as contemplated by the general permissions of the Province of B.C.
- (e) Within the M1 Zone, breakwaters and groynes, and other similar structures that impede the natural flow of water or the natural transport of beach material, are not permitted uses or structures.

SECTION XX | Marine Mixed Use (M-2)

The intent of this zone is to provide for a variety of marine commercial uses and the orderly development of marina infrastructure, associated moorage and related and marine retail and recreation activities.

XX.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) Assembly
- (b) Public boat launch
- (c) Boat lift and dry dock
- (d) Boatshed, subject to Section XX.1 (Marine General)
- (e) Boat rentals and charters
- (f) Community and institutional use, civic
- (g) Outdoor recreation storage facility
- (h) Piers, docks, wharves and floats
- (i) Marine oriented tourist and recreation uses
- (j) Marina, subject to section XX.3
- (k) Marine transportation services
- (l) Restaurant, subject to section XX.3
- (m) Interpretive centre

The following accessory uses and no others are permitted:

- (n) Accessory uses
- (o) Assembly
- (p) Floating breakwaters, accessory to marina use
- (q) Live-Aboard, accessory to marina use and subject to XX.6
- (r) Marine fuel sales, accessory to marina
- (s) Marine retail, sales and repairs, accessory to marina use
- (t) Portable food vending
- (u) Temporary commercial vending

XX.2 MAXIMUM HEIGHT

Principal Building	Accessory Building
7.5 m from surface of water Number of stories shall not exceed 1.	5.5 m from surface of water Number of stories shall not exceed 1.

XX.3 MAXIMUM DENSITY

Maximum number of piers or wharves	1 per each immediately abutting upland parcel
Restaurant Gross Floor Area	150 m ²
Sale of convenience food and tackle associated with marina use	30 m ²

XX.3 MAXIMUM WATER LOT COVERAGE

Total water lot coverage (all structures)	60%
Marine fuel sales, accessory to marina	No more than 3% of marina berths available for moorage
Maximum coverage of buildings	5%
Maximum coverage of boatsheds	10%

XX.4 MINIMUM SETBACKS FOR BUILDINGS AND STRUCTURES

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
3.0 m	3.0 m	3.0 m	3.0 m

XX.5 OFF-STREET PARKING

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

XX.6 CONDITIONS OF USE

- (a) Marinas are permitted on the condition that both temporary and long-term moorage are available to members of the boating public. *Consider min # or % of slips for visitors?*
- (b) One Live-Aboard for a caretaker is permitted as an accessory use to a marina. The Live-aboard must be at least 30 feet in length, and equipped with a holding tank for sewage and served by a pump-out facility within 150 metre of the live-aboard vessel.

- (c) Marina, restaurant and retail and rental service commercial uses shall be connected to the waterfront walkway by a ramp or pier to accommodate pedestrian access, recycling and garbage as well as commercial loading activities.
- (d) Temporary vending is subject to Section 4.34 of this bylaw.

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SECTION XX | Marine Recreation (M-3)

The intent of this zone is to provide public marine recreation areas and regulate recreational activities, access and moorage associated directly with upland uses.

XX.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) Assembly
- (b) Public boat launch
- (c) Boatshed, subject to Section XX.1 (Marine General)
- (d) Piers, docks, wharves and floats for Community Water Access
- (e) Marine oriented tourist and recreation uses
- (f) Marine park
- (g) Interpretive centre

The following accessory uses and no others are permitted:

- (h) Accessory uses
- (i) Assembly
- (j) Portable food vending
- (k) Temporary commercial vending

XX.2 MAXIMUM WATER LOT COVERAGE

Maximum water lot coverage (total)	40%
Maximum coverage of boatsheds	10%

XX.3 MINIMUM SETBACKS FOR BUILDINGS AND STRUCTURES

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
3.0 m	3.0 m	3.0 m	3.0 m

XX.4 OFF-STREET PARKING

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

SECTION XX | Marine Log Storage (M-4)

The intent of this zone is to provide regulation for the use of the marine coastal area pertaining to water-based log handling adjacent to immediate upland log sort facilities, as well as marine log storage areas.

XX.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) Log storage
- (b) Pilings, dolphins and mooring pillars for used for log storage
- (c) Water based log handling, subject to XX.2

XX.2 SITING AND SETBACKS

- (a) Log storage shall be located and setback from high water mark and in sufficient water depths so as to preclude any tidal grounding on the foreshore and such that no part of the enclosed area is within water that is less than 12 metres deep at chart datum.
- (b) Log storage shall be setback 5 metres from a water lot boundary that immediately abuts a marine park or marine mixed use areas.
- (d) Water-based log-handling is permitted where adjacent to an immediate upland log sort.
- (e) Water-based log-handling areas shall be offset from the mouth of any fish-bearing watercourse or wetland by at least 100 metres.

SECTION XX | Marine Transportation Facilities (M-5)

The intent of this zone is to provide for and regulate major marine transportation infrastructure at the Darrell Bay Ferry Terminal.

XX.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) Docks, Floats and Piers
- (b) Ferry Terminal
- (c) Marine Transportation Services
- (d) Pilings and dolphins

The following accessory uses and no others are permitted:

- (e) Accessory Uses
- (f) Floating breakwaters
- (g) Minor vessel repair

XX.2 MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES

The maximum height of buildings and structures is 10 metres, except for boat hoists, and ramp mechanisms for vehicle ferries.

XX.3 MAXIMUM DENSITY

Maximum number of piers or wharves	1 per each immediately abutting upland parcel
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XX.4 MAXIMUM WATER LOT COVERAGE

Maximum water lot coverage (total)	50%
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XX.5 MINIMUM SETBACKS FOR BUILDINGS AND STRUCTURES

Side Setbacks: Buildings and structures shall be setback a minimum of 15 metres from the high water mark on adjacent foreshore areas.

XX.6 OFF-STREET PARKING

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

41.7 OFF-STREET PARKING REQUIREMENTS

**Below are proposed draft parking requirements for marine uses that have yet to be defined in the current zoning bylaw. (Currently the only off-street parking space requirements listed in the District's bylaw are for marina use and float home residential, respectively, as defined in Table 3: Minimum Vehicle Parking Requirements and noted below.*

Parking Requirements	<i>Parking for marine uses are to be located on the immediate upland or may be located on a land lot within 400 metres of the water lot on condition that a restrictive covenant is registered of that lot limiting the use of the lot or a portion of it for provision of off-street parking for the benefiting parcel (see section 41.2 of the zoning bylaw).</i>
Marina (existing, revisions)	0.25 spaces per slip or berth providing long-term moorage (Bylaw 2440, 2016) <i>0 spaces per slip or berth providing short-term/visitor moorage (less than 48 hours)</i>
Float Home Residential (existing)	1 space for each float home (Bylaw 2440, 2016)
<i>New Proposed:</i>	
Public Boat launch	5 car/boat-trailer spaces for each boat-launching lane or aisle on a launching ramp, whether or not a fee is charged
Boat rentals or boat charter	0.5 spaces per slip or berth for each boat for hire
Marine fueling station	1 space per employee
Ferry Terminal	<i>under continued review; to be proposed</i>
Marine transportation services	0.25 spaces per slip or berth
Restaurant (Marine M2)	2 spaces per 100m ² of gross floor area