

REPORT TO: Council FOR: Regular
REPORT FROM: Development Services (Planning)
PRESENTED: March 18, 2013 FILE: 2013-27 (Bylaw 2303)
SUBJECT: District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Technical Amendments Omnibus No. 2) No. 2303, 2013 – First and Second Readings

Recommendation:

That the District of Squamish give first and second readings to District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Technical Amendments Omnibus No. 2) No. 2303, 2013.

1. Purpose:

The intent of Amendment Bylaw No. 2303 is to update and make amendments to Zoning Bylaw No. 2200, 2011 in order to keep the Zoning Bylaw current, relevant and accurate.

2. Background:

BYL 2303 is the second round of technical amendments to Zoning Bylaw no. 2200, 2011 - the first amendments were made in July 2012.

At the December 17, 2013 Committee of the Whole meeting, staff brought forward a Report to Council highlighting the proposed amendments contained in BYL 2303. The following two motions were passed by Council on that day:

THAT the following definition be included to the draft proposed zoning omnibus bylaw:
Proposed Urban Agriculture definition: means the act of growing food on a lot zoned for residential use; in addition to produce grown in a garden, this also includes community gardens, fruit and nut tree production, the keeping of poultry, fowl, 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.

THAT a public information session be held before first and second readings of District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Technical Amendments Omnibus No. 2) No. 2303, 2013.

In order to advance the Zoning Bylaw Omnibus Amendment BYL 2303, staff has removed four amendments that were presented on December 17, 2013. These potential amendments will be brought forward independently for community and Council consideration:

1. Amend location where Medical Marihuana Production is permitted (Council motion December 10, 2013). *This was brought forward to Council on February 4, 2014, and Council moved to continue to allow Medical Marihuana Production on industrial and light industrial lands in the District.*

2. Prohibit further development of drive-through establishments (Council motion December 18, 2012). *This amendment was also proposed as part of the Official Community Plan Omnibus Amendment BYL 2267 (running concurrently), but was removed from that process at the OCP Public Hearing on February 18, 2014. Further potential amendments related to this in the Zoning Bylaw will be dealt with in a separate process.*
3. Allow backyard chickens and residential farm gate sales (Council motion December 17, 2013). *Further review and public consultation is required.*
4. Regulate heat pumps. *Further review is required. If heat pumps are regulated with noise restriction (decibel levels), a minor amendment to the Noise Bylaw may be required.*

Per Council’s direction, staff held a Public Information Meeting on January 27, 2014 to present proposed changes to the Zoning Bylaw and gather feedback. Roughly 40 people attended the Public Information Session. Attendees were largely interested in potential amendments to Medical Marihuana Production and prohibiting further development of drive-through establishments. Comments received at the Public Information Session, as well as other comments received by staff since December 17 and related to the Zoning Omnibus Amendment, have been included for Council’s consideration (Attachment 4). These comments will also form part of the Public Hearing package for BYL No. 2303, 2013.

3. Project Information:

Bylaw No. 2303 is a general collection (omnibus) of technical amendments. A number of the changes are of a housekeeping nature—correcting typos, contradictions or inconsistencies and clarifying language that was previously subjective. Other proposed amendments address topical issues that have emerged since the last Zoning Bylaw update. Undertaking the amendments will benefit all users of the Zoning Bylaw, streamlining regulatory interpretations and approvals. These amendments ensure that Bylaw 2200 remains a ‘living document’ that is a clear, cohesive, and effective land use tool.

Proposed BYL 2303 amendments were presented at December 17, 2013 COW. Significant amendments are highlighted in the table below. ***Attachment 2 summarizes the full list of proposed zoning amendments, which number 80.***

Topic	Proposed amendments
Medical marihuana production	Revise language in Zoning Bylaw to reflect new federal regulations coming into effect April 2014. Include words ‘industrial’ and ‘biomedical’ in medical marihuana production definition, per Council discussion from Dec 17, 2013 Committee of the Whole.
Indoor food production	Provide definition and allow on industrial and light industrial lands.

Bee keeping in definition of urban agriculture	Allow beekeeping per Council motion from September 2012. Provide regulations surrounding beekeeping and community gardens.
Accessory buildings size	Clarify maximum size and number of accessory buildings - that one accessory building is allowed to a maximum size of 60 m ² (645 square feet) (requiring a building permit). In addition , up to 5 buildings of maximum 10 m ² (107 square feet) size are also permitted. Also, increase the maximum size of accessory buildings in RM, RL-2 and I Zones from 60 m ² (645 square feet) to 140 m ² (1,507 square feet).
Shipping containers	Define shipping container and temporary building. Establish regulations for shipping containers, including siting and adherence to BC Building Code when not considered a temporary building. Allow community and event storage in P-3 Zone. <i>On Dec. 17, 2013 language was presented that would prohibit shipping containers from being used for dwelling purposes. That language has been revised such that shipping containers may be used for dwelling purposes provided they meet all regulations of the BC Building Code and all other regulations in the Zoning Bylaw.</i>
Pet care	Provide definition for pet daycare and allow this use in RL Zones and RE Zone. In addition, allow pet daycare as home occupation, residential business if less than three dogs in a single-unit or two-unit dwelling. Continue to allow pet grooming use in Light Industrial Zone I-1. Include accessory pet daycare use in definition of pet grooming. <i>Do not include pet grooming in definition of personal service establishment (as was considered on Dec 17 2013 COW).</i>
Off-street parking design criteria	Regulate driveways to residential units - require minimum of 6 metres (20 ft) in length. Where the minimum length is not achievable, alternatively no driveway be provided (to restrict partial aprons that do not fully accommodate a vehicle in front of a garage).
Incorporation of alternative vehicle fuels and electric charging stations	Provide definition for alternative fuel station. Provide definition and regulations for electric vehicle charging station. To revise name of C-2 Zone 'Gasoline Service Station Commercial' to 'Vehicle Fueling Station' (which includes both gasoline and alternative fuels).
Alcoholic beverage manufacturing	Allow alcoholic beverage manufacturing use (includes distillery/ brewery/ winery), including tasting room and sales of liquor manufactured on-site, in I-1 and C-4 Zones.
Park, Recreational, and Institutional Use (P-3)	Permit community and event storage as a principal use.

Local Commercial Zone (C-1)	Permit fitness centre; home occupation, office; liquor primary establishment; as principal uses. Permit accessory retail sales as accessory use.
Tourist Commercial Zone (C-3)	Permit a wider range of uses in the C-3 Zone, including arts and culture, interpretive area, and accessory retail sales.
Downtown Commercial Zone (C-4)	Permit assembly; home occupation, office; liquor primary establishment; and alcoholic beverage manufacturing as principal uses. Permit accessory retail sales as accessory use.
Light Industrial (I-1)	Permit alcoholic beverage manufacturing as principal use.
Residential Small Lot (RS-3)	Require that double garages be a minimum of 7 m internal width (previously 5.5 m).
Resource land use	Identifies that any “uncoded” or “unzoned” land to be Resource Zone.

4. **Department Comments:**

The proposed amendments to the Zoning Bylaw have arisen since the last omnibus amendment in July 2012. They have been reviewed and discussed by staff departments that implement the Zoning Bylaw, primarily Planning, Building and Bylaw. Undertaking ongoing technical amendments to Zoning Bylaw, 2200, 2011 ensures that the Zoning Bylaw remains a current and relevant document.

5. **Implications:**

a) **Budget:**

There are no budget implications for the proposed Zoning Bylaw amendments.

b) **Policy:**

As a regulatory tool, local zoning enactments are required to be consistent with OCP policy. These omnibus amendments are aligned with the District’s policy objectives for Downtown, Community Services/Facilities, Residential, Employment & Industrial Lands, Economic Development, Energy & Air Quality and as well as other important objectives such as local food security.

c) **Environmental:**

Amendments related to urban agriculture including community gardens and bee keeping will allow Squamish residents to access food grown closer to home, thereby reducing the environmental impact of our food systems.

d) **GHGe:**

Amendments related to electric vehicle charging stations and alternative fuel infrastructure will support development of alternative fuel infrastructure such as local charging stations which will reduce GHGe.

e) **Council Priority and Strategic Plan Alignment:**

This technical omnibus amendment aligns with Council's 2013 Strategic Initiative of 'Responsible Provision of Services: Improve Business Processes', in that it makes changes to the Zoning Bylaw that aid in interpretation for the public, Council, and staff.

6. **Attachments:**

1. Bylaw No. 2303, 2013
2. Summary table of proposed Zoning Bylaw omnibus amendments
3. January 27, 2014 Public Information Meeting display panels
4. Public feedback (from Jan 27 PIM and other feedback related to proposed amendments)

7. **Alternatives to Staff Recommendation:**

That the District of Squamish **not** give first and second readings to Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Technical Amendments Omnibus No. 2) No. 2303, 2013;

And/or another course of action as determined by Council.

Elaine Naisby, PIBC Candidate Member, BCSLA
Planner, Development Services

Sarah McJannet, MCIP, RPP
Acting Director, Planning Services

Robin Arthurs
GM, Corporate Services

Linda Glenday
GM, Development Services and Public Works

Joanne Greenlees
GM, Financial Services

CAO Recommendation:

That the recommendation of the Planning Department be approved.

C. Speaker, CAO

DISTRICT OF SQUAMISH

BYLAW NO. 2303, 2013

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

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:

1. This bylaw may be cited as “District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Technical Amendments Omnibus No. 2) No. 2303, 2013”.
2. **Section 1.1 [Title]** is amended by deleting this section and substituting the following:

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

3. **Section 1.3 [Definitions]** is amended by adding the following in alphabetical order:

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.

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.

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.

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.

ALTERNATIVE FUEL SERVICE STATION means anyone 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.

CINEMA means a means a place where motion pictures are exhibited for public viewing.

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.

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.

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.

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 marijuana production.

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.

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.

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.

PET GROOMING means grooming of domestic cats and dogs. Pet grooming use includes accessory pet daycare use.

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.

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.

VEHICLE FUELING STATION means a gasoline service station or an alternative fuel service station.

4. **Section 1.3 [Definitions]** is further amended by deleting and replacing the following definitions, in alphabetical order:

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.

AGRICULTURE, URBAN means the act of growing produce on a lot such as in a garden, this also includes community gardens, fruit and nut tree production and beekeeping. Urban agriculture does not include the keeping of poultry, fowl, or livestock. Urban agriculture use does not include accessory retail sales. Urban agriculture is an accessory use on parcels that are zoned residential.

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.

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.

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.

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 shall be subject to the provisions of Section 4.18 of this Bylaw. Home occupation, residential includes but is not limited to:

- (a) home occupation, office;

- (b) child care facility;
- (c) a home business that brings no more than one client at a time to the residence (ie. massage therapy and hair styling); and
- (d) Dog daycare of three dogs or less.

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, pulpmill and log booming. Includes medical marihuana production and indoor food production.

KENNEL means an establishment for the overnight boarding or breeding of four or more dogs.

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.

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.

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).

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.

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, beauty salon, shoe repair shop, dry cleaning, laundromats, electrical appliance repair, upholstery, watch repair, photographer, tailor or dressmaker, tattoo parlour and other similar services.

5. **Section 1.3 [Definitions]** is further amended by deleting the definition ‘Medical Marihuana Production, Multiple Users.’
6. **Section 4 [General Regulations]** is amended by deleting **Section 4.3 [One Building on Any One Lot]**.
7. **Section 4 [General Regulations]** is further amended by renumbering the sections as follows (*italicized sections were renumbered*):

Section 4.1	Permitted Uses
Section 4.2	Uses Permitted in All Zones
Section 4.3	<i>Accessory Residential Dwellings</i>
Section 4.4	Accessory Buildings, Structures and Uses
Section 4.5	<i>Secondary Suite Use</i>
Section 4.6	Fencing
Section 4.7	Screening
Section 4.8	Visibility
Section 4.9	Undersized Lots
Section 4.10	Height of Buildings and Structures
Section 4.11	Projections into Required Setback
Section 4.12	Utility Siting (<i>section renamed - was Satellite Dishes</i>)
Section 4.13	Keeping of Animals
Section 4.14	Signs
Section 4.15	Agricultural Land Commission Act
Section 4.16	Mixed Commercial and Residential Uses
Section 4.17	Subdivision Requirements
Section 4.18	Home Occupation
Section 4.19	Keeping of Wrecked Vehicles
Section 4.20	Highway 99 Frontage
Section 4.21	<i>Recreational Vehicle Length of Stay Provision</i>
Section 4.22	Adult Video Rentals or Sales
Section 4.23	<i>Storage</i>
Section 4.24	Flood Construction Area
Section 4.25	Gross Floor Area
Section 4.26	Retaining Walls
Section 4.27	Landscaping
Section 4.28	Lighting
Section 4.29	Useable Open Space
Section 4.30	Renewable Energy
Section 4.31	<i>Electric Vehicle Charging Stations</i>
Section 4.32	Medical Marihuana Production
Section 4.33	<i>Urban Agriculture</i>

8. **Section 4.2 [Uses Permitted in All Zones]** is amended by deleting item (m) and substituting the following:
(m) interpretive signage;

9. **Section 4.2 [Uses Permitted in All Zones]** is amended by deleting item (o) and substituting the following:
(o) urban agriculture.
10. **Section 4.2 [Uses Permitted in All Zones]** is further amended by adding the following item (p) after item (o):
(p) trails.
11. **Section 4.4 [Accessory Buildings, Structures and Uses]** is amended by deleting items (b), (c) and substituting the following:
- (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) 60 m² (645 square feet) in the RS, RMH and RL-1, C, UC and RE zones;
 - (ii) 140 m² (1,507 square feet) 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 10 square metres 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.
12. **Section 4.4 [Accessory Buildings, Structures and Uses]** is further amended by deleting item (d) (v):
- (d) (v) The gross floor area shall not exceed in total 60 square metres (645 square feet), except as otherwise provided for in this Bylaw;
13. **Section 4.4 [Accessory Buildings, Structures and Uses]** is further amended by adding items (i) (i) to (v):
- (i) A shipping container is an accessory building if it is not a temporary building as defined in this Bylaw. Shipping containers shall:
- (i) adhere to the BC Building Code and to the District of Squamish Building Bylaw requirements, and all enactments applicable to electrical and fire safety;
 - (ii) not be used to store garbage waste materials or contaminated or hazardous materials;
 - (iii) not occupy required parking and loading spaces or interfere with the circulation of vehicles or pedestrians;
 - (iv) comply with the setback requirements for accessory buildings in the applicable zone; and
 - (v) comply with all other applicable provisions contained within this bylaw.

14. **Section 4.6 [Fencing]** is amended by adding (vi) after (v):

- (vi) In the case of electric security fencing to prevent wildlife from accessing fruit or other food sources including apiaries:
 - a) A minimum of six strands of 12.5 gauge high tensile galvanized wire 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;
 - b) Electric fence to be programmed to a minimum conduction of 6000 volts to a maximum of 10,000 volts;
 - c) Brace corner posts and gate areas 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
 - d) 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.

15. **Section 4.11 [Projections into Required Setback]** is amended by deleting (a) and substituting the following:

- (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 (2 feet) into the front, rear and side setback area. Eaves may extend to a maximum of 0.76 metres (2.5 feet);

16. **Section 4.12 [Satellite Dishes]** is amended by changing the section name to **[Utility Siting]** and also amended by deleting and substituting the following:

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.

17. **Section 4.16 [Mixed Commercial and Residential Use]** is amended by deleting item (a) and substituting the following:

- (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;

18. **Section 4.18 [Home Occupation]** is amended by deleting item (a) and substituting the following:
- (a) shall be carried out wholly within the principal dwelling unit or within a permitted accessory building. The area used for all home occupation shall not exceed 10% of the gross floor area of the principal dwelling unit to a maximum gross floor area of 23.23 square meters (250 square feet) except in the case of a residential child care facility.

19. **Section 4.25 [Gross Floor Area]** is amended by adding the following item (b)(iv) after item (b)(iii):
- (b)(iv) concealed parking areas.

20. **Section 4.31 [Electric Vehicle Charging Stations]** is added after Section 4.30 with the following:

Electric Vehicle Charging (EVC) Stations conditions of use:

- (a) Notwithstanding Section 40.6 (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 40.11 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 40.6 of this bylaw;
 - (d) A minimum of 10% of designated EVC station stalls shall be designed as accessible parking stalls in accordance with Section 40.5 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.
21. **Section 4.34 [Urban Agriculture]** is added after Section 4.33 with the following:
- (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 5 feet 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 beekeeping:

- (i) Maximum of 8 apiaries per hectare be allowed and no more than 2 apiaries on residential zoned lots, except rural residential lots;
- (ii) All apiaries must be 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. Height of apiary should relate to height of flight path. Each apiary must be positioned so that their entrance faces away from the closest neighbouring property line and shall only be located in the rear yard;
- (iii) Electric fence is required to surround apiaries, per Fencing Section 4.6 (vi) of this bylaw; and
- (iv) Apiaries must be placed no less than 1 metre from the electric fence.

22. Section 5.1 [Zone Designations] is amended by deleting C-2 Zone line item and substituting the following:

- (a) C-2 Zone/ Section 23/ Vehicle Fueling Station Commercial/ The intent of this zone is to provide for vehicle fueling and/or service stations, including alternative fuels, and distribution of related products.

23. Section 5.2 [Zoning Map] is amended by deleting and substituting the following:

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

24. **Section 6 [Residential 1 (RS-1)]** is amended as follows:
1. At **Section 6.8 – [Building Per Lot]** by deleting and substituting the following:
No more than one principal building shall be located on a lot.
25. **Section 8 [Residential 2 (RS-2)]** is amended as follows:
2. At **Section 8.2 – [Minimum Lot Size]** by deleting sections (c) and (d) and substituting the following:

(c) The minimum lot width is 18.36 metres (60 feet) for single-unit dwellings and two-unit dwellings where one unit is above the other (vertical duplex) or front-and-back (lane-way duplex).

(d) The minimum lot width is 23 metres (75 feet) for two-unit dwellings where the two units are side by side (horizontal duplex).
26. **Section 7 [Residential 1A (RS-1A)]** is amended as follows:
1. At **Section 7.8 – [Building Per Lot]** by deleting and substituting the following:
No more than one principal building shall be located on a lot.
27. **Section 8 [Residential 2 (RS-2)]** is amended as follows:
1. At **Section 8.8 – [Building Per Lot]** by deleting and substituting the following:
No more than one principal building shall be located on a lot.
28. **Section 9 [Residential Small Lot (RS-3)]** is amended as follows:
1. At **Section 9.10 (b) – [Off-Street Parking]** by deleting and substituting the following: 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 7m (23 ft) measured between the interior faces of the side walls of the garage.
29. **Section 15 [Rural Residential 1 (RL-1)]** is amended as follows:
1. At **Section 15.1 [Permitted Uses]** by adding ‘pet daycare’ as a permitted principal use.
 2. At **Section 15.7 [Building Per Lot]** by deleting and substituting the following: No more than one principal building shall be located on a lot.

30. Section 16 [Rural Residential 2 (RL-2)] is amended as follows:

1. At **Section 16.1 [Permitted Uses]** by adding ‘pet daycare’ as a permitted principal use.
2. At **Section 16.1 [Permitted Uses]** by deleting sections (j) (k) and (m), and substituting the following:
 - (j) accessory residential unit, subject to Section 16.11;
 - (k) accessory small-scale manufacturing, subject to Section 16.12;
 - (m) accessory retail, subject to Section 16.13.
3. At **Section 16.7 [Building Per Lot]** by deleting and substituting the following: No more than one principal building shall be located on a lot.

31. Section 19 [Park, Recreational and Institutional Use (P-3)] is amended as follows:

1. At **Section 19.1 [Permitted Uses]** by adding the following under principal uses:
 - (g) community and event storage

32. Section 23 [Local Commercial (C-1)] is amended as follows:

1. At **Section 23.1 [Permitted Uses]** by adding the following under principal uses:
 - (k) fitness centre;
 - (l) home occupation, office; and
 - (m) liquor primary establishment.
2. At **Section 23.1 [Permitted Uses]** by adding the following under accessory uses after (k):
 - (l) accessory retail sales;
3. At **Section 23.7 [Building Per Lot]** by deleting and substituting the following: No more than one principal building shall be located on a lot.

33. Section 24 [Gasoline Service Station Commercial (C-2)] is amended as follows:

1. By replacing the name of the zone with **[Vehicle Fueling Station Commercial]**;
2. By replacing the intent of the zone with “The intent of this zone is to provide for vehicle fueling and/or service stations, including alternative fuels, and distribution of related products.”
3. At **Section 24.1 [Permitted Uses]** by deleting (a) and substituting the following under principal uses:
 - (a) vehicle fueling station.

4. At **Section 24.7 – [Building Per Lot]** by deleting and substituting the following:
No more than one principal building shall be located on a lot.

- 34. Section 25 [Tourist Commercial (C-3)]** is amended as follows:
 1. At **Section 25.1 [Permitted Uses]** by adding the following under principal uses:
 - (j) arts and culture; and
 - (k) interpretive area.
 2. At **Section 25.1 [Permitted Uses]** by adding the following under accessory uses after (j):
 - (k) accessory retail sales;

- 35. Section 26 [Downtown Commercial (C-4)]** is amended as follows:
 1. At **Section 26.1 [Permitted Uses]** by adding the following under principal uses:
 - (q) assembly;
 - (r) home occupation, office;
 - (s) liquor primary establishment; and
 - (t) alcoholic beverage manufacturing.
 2. At **Section 26.5 – [Building Per Lot]** by deleting and substituting the following:
No more than one principal building shall be located on a lot.

- 36. Section 27 [Recreation Commercial (C-5)]** is amended as follows:
 1. At **Section 27.5 – [Building Per Lot]** by deleting and substituting the following:
No more than one principal building shall be located on a lot.

- 37. Section 28 [Liquor Primary Establishment Commercial (C-6)]** is amended as follows:
 1. At **Section 28.6 – [Building Per Lot]** by deleting and substituting the following:
No more than one principal building shall be located on a lot.

- 38. Section 29 [Highway Commercial (C-7)]** is amended as follows:
 1. At **Section 29.5 – [Building Per Lot]** by deleting and substituting the following:
No more than one principal building shall be located on a lot.

- 39. Section 31 [Specialized Highway Commercial (C-9)]** is amended as follows:
1. At **Section 31.1 [Permitted Uses]** by deleting the following under principal uses:
 - (h) off-street parking and loading.
- 40. Section 33 [Light Industrial (I-1)]** is amended as follows:
1. At **Section 33.1 [Permitted Uses]** by deleting (c) and replacing with:
 - (c) business and Professional Office, Minor use subject to Section 33.13;
 2. At **Section 33.1 [Permitted Uses]** by deleting (f) and replacing with:
 - (f) pet grooming;
 2. At **Section 33.1 [Permitted Uses]** by adding the following under principal uses:
 - (n) alcoholic beverage manufacturing;
- 41. Section 34 [Rail Marshalling Yard (I-2)]** is amended as follows:
1. At **Section 34.1 [Permitted Uses]** by deleting the following under principal uses:
 - (a) accessory off-street parking and loading.
- 42. Section 36 [Used Goods Industrial (I-4)]** is amended as follows:
1. At **Section 36.10 [Accessory Buildings]** by deleting and substituting the following:
 - (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.
- 43. Section 40L [Comprehensive Development Zone 12 (CD-12)]** is amended as follows:
1. At **Section 40L.1 [Permitted Use and Densities]** by deleting “multiple unit dwellings” and substituting “multiple-unit residential” in (3) Uses (a) and Densities (a); (4) Uses (a) and Densities (a).
 2. At **Section 40L.2 [Minimum Lot Size and Frontage]** by deleting “multiple unit dwellings” and substituting “multiple-unit residential” in (b).

- 44. Section 40Z [Comprehensive Development Zone 29 (CD-29)]** is amended as follows:
1. At **Section 40Z.1 [Permitted Use and Densities]** by adding the following after (g):
(h) cinema.
- 45. Section 40GG [Comprehensive Development Zone 37 (CD-37)]** is amended as follows:
1. At **Section 40GG.1A [Permitted Uses]** by deleting (g) and substituting the following:
g) entertainment;
- 46. Section 41 [Off-Street Parking]** is amended as follows:
1. At **Section 41.5 [Spaces for Persons with Disabilities]**, in “Table 1: Designated Space Minimum Requirements”, replacing the numbers “111-390” with “111-170”, and the numbers “391-170” with “171-390”.
 2. At **Section 41.7 [Off-Street Parking Requirements]**, by deleting ‘Gasoline Service Station’ line item and replacing with ‘Vehicle Fueling Station’/ 1.25 spaces per liquid fuel service bay; and/or 1 parking space for every electric vehicle charging station bay.
 3. At **Section 41.11 [Design Criteria]**, by deleting reference to section 41.10 (d)(i) and substituting with 41.11(d)(i).
 4. At **Section 41.11 [Design Criteria]**, by adding after (4) (d) Access, (i) the following new item: (ii) The access to all off-street parking in the form of driveways shall be a minimum of 6 meters (20 ft) in length; or that no driveway be provided.
- 47.** Zoning Bylaw No. 2200, 2011 is amended so that the numerical and alphabetical ordering of its provisions, and any and all references to those numbers and letters that appear in any provisions of the bylaw, are revised to be consistent with the amendments of this bylaw.

READ A FIRST AND SECOND TIME this 18th day of March 2014.

PURSUANT TO THE LOCAL GOVERNMENT ACT, NOTICE WAS ADVERTISED ON _____ AND _____ .

PUBLIC HEARING HELD on the _____ day of _____ .

READ A THIRD TIME AS AMENDED this day of .

ADOPTED this day of .

Rob Kirkham, Mayor

R. Arthurs, General Manager, Corporate Services

Zoning Bylaw Omnibus Amendment BYL 2303 - Summary Table of Amendments

Section #	Section Name	Proposed Amendment	Notes
Section 1 - Definitions / Interpretations			
1	1.1	TITLE Replace Title of bylaw with 2200, 2011	Title of Zoning Bylaw had incorrectly referenced previous 1995 Zoning Bylaw
2	1.3	ACCESSORY BOARDING Edit definition	Clarification
3	1.3	ACCESSORY RESIDENTIAL DWELLING Add definition	Previously undefined
4	1.3	ACCESSORY USE Add definition	Previously undefined
5	1.3	AGRICULTURE, URBAN Include beekeeping.	As per the Council motion from the July 24, 2012 COW and ratified in the Sept. 4, 2012 Council meeting to include bee apiary as a permitted use in the District; and clarification
6	1.3	ALCOHOLIC BEVERAGE MANUFACTURING Add definition	Previously undefined
7	1.3	ALTERNATIVE FUEL SERVICE STATION Add definition	Previously undefined
8	1.3	AUTOMOBILE-ORIENTED COMMERCIAL Edit definition	Revise 'gasoline service station' to 'vehicle fueling station', to allow for alternative fuel stations as well.
9	1.3	CINEMA Add definition	Previously undefined
10	1.3	COMMUNITY GARDEN Add definition	Previously undefined
11	1.3	ELECTRIC VEHICLE CHARGING STATION Add definition. Permit in all zones but residential zones.	Previously undefined
12	1.3	FLOOR AREA Add definition to match BC Building Code definition	Previously undefined
13	1.3	GARAGE Delete last few words of definition.	Typo.
14	1.3	HEIGHT Clarify how height calculations are determined.	Previous definition left room for interpretation for calculating height related to eaves.
15	1.3	HOME OCCUPATION, RESIDENTIAL Edit definition	Clarification surrounding what types of businesses are considered Home Occupation, Residential

16	1.3	INDOOR FOOD PRODUCTION	Add definition	Previously undefined
17	1.3	INDUSTRIAL	Amend definition to include indoor food production use.	Revision
18	1.3	KENNEL	Clarify that it is four or more dogs, and that it means overnight boarding (as opposed to pet daycare).	Clarification
19	1.3	LIGHT INDUSTRIAL	Amend definition to include indoor food production use.	Revision
20	1.3	LIQUOR STORE	Clarification that an accessory retail sale of alcohol that is manufactured on-site by an Alcoholic Beverage Manufacturer use is not considered a liquor store.	Clarification
21	1.3	MEDICAL MARIHUANA PRODUCTION	Revise language in Zoning Bylaw to reflect new federal regulations coming into effect April 2014. Include words 'industrial' and 'biomedical' in medical marihuana production definition, per Council discussion from Dec 17, 2013 Committee of the Whole.	Revision
22	1.3	NEIGHBOURHOOD ENERGY UTILITY	Add definition	Previously undefined
23	1.3	NURSERY	Add definition	Previously undefined
24	1.3	PERSONAL CARE SERVICE	Edit definition. Previously said that "allows building residents" but the wording building residents is extraneous to the definition, so that wording was removed.	Clarification
25	1.3	PERSONAL SERVICE ESTABLISHMENT	Include tattoo parlour	Revision
26	1.3	PET DAYCARE	Add definition	Previously undefined
27	1.3	PET GROOMING	Add definition	Previously undefined, but called "Grooming of domestic dogs and cats" in I-1 permitted uses.
28	1.3	SHIPPING CONTAINER	Add definition	Previously undefined
29	1.3	VEHICLE FUELING STATION	Add definition	Previously undefined
30	1.3	TEMPORARY BUILDING	Add definition	Previously undefined. Definition aligns with DOS Building Bylaw.

Section 4 - General Regulations				
31	4.2	General Regulations	Six sections were renumbered in order to group similar items in the General Regulations for ease of reference.	For ease of use
32	4.2	Uses Permitted in All Zones	Interpretive signage was permitted if located within municipal road allowances or municipal park - remove the location specified to allow interpretive signage anywhere in the District.	Revision
33	4.2	Uses Permitted in All Zones	Add "trails" as a permitted use in all zones.	Makes sense
34	4.2	Uses Permitted in All Zones	"...including community gardens" has been deleted from urban agriculture here because it was already included in the definition of urban agriculture.	Redundant
35	4.3	One Building on Any One Lot	This information is contained within the zones themselves and is therefore redundant. Suggest to remove this section.	Not more than one principal building shall be located on any lot within a residential zone, except in an RM 1, RM 2, RM 3, CD, RMH 1, or RMH 2 Zone or as otherwise provided for in this Bylaw.
36	4.4	Accessory Buildings, Structures and Uses	Amendments were made to this section in order to clarify the language to aid in interpretation.	Clarification
37	4.4	Accessory Buildings, Structures and Uses	Revise maximum size of accessory buildings in the RM, RL-2 and I zones; to 140 m2 (1,507 square feet) - used to be 60m2 (645 square feet)	Revision
38	4.4	Accessory Buildings, Structures and Uses	Shipping containers - add regulations.	Previously undefined.
39	4.4	Accessory Buildings, Structures and Uses	(f) add in "unless otherwise provided for in this Bylaw"	Clarification
40	4.6	Fencing	electric fence requirements related to bee keeping have been added	Per Council resolution to allow bees
41	4.11	Projections into Required Setback	Exempt (a) eaves which incorporate a guard to maximum 4"; and also allow roofs to overhang in setbacks to maximum 30" (was 24")	To allow wider breadth of house design

42	4.12	Utility Siting	Renamed 'Satellite Dishes' to 'Utility Siting'	To capture siting requirements for satellite dishes as well as other utilities.
43	4.16	Mixed Commercial and Residential Use	Revise 'gasoline service station' to 'vehicle fueling station', to allow for alternative fuel stations as well.	
44	4.18	Home Occupation	Remove reference to size of agricultural operation	
45	4.25	GFA	Revise to ensure GFA exclusion for concealed parking areas for multi-unit residential buildings	
46	4.31	Electric Vehicle Charging Stations	Add regulations	New section to reflect increase in electric vehicle charging station interest.
47	4.33	Agriculture, Urban	Add regulations related to community gardens and bee keeping	

Section 5 - Establishment of Zones				
48	5.1	Zone Designations	Amend zone name from 'Gasoline Service Station Commercial' to 'Vehicle Fueling Station Commercial'; and amend zone intent to include alternative fuels.	
49	5.2	Zoning Map	Where there is no zone specified, the zone shall be zoned Resource.	

Section 6 to 39 - Zones				
50		RS-1, RS-1A, RS-2, RL-1, C-1, C-2, C-4, C-5, C-6, C-7	Delete reference to Section 4.2 - because it is referencing the wrong section (should be 4.3), and because the reference does not state anything different than what is already stated in each zone: that one principal building is permitted per lot.	Clarification
51	8.2	RS-2	(c) The minimum lot width is 18.36 metres (60 feet) for single-unit dwellings and two-unit dwellings where one unit is above the other (vertical duplex) or front-and-back (lane-way duplex). (d) The minimum lot width is 23 metres (75 feet) for two-unit dwellings where the two units are side by side (horizontal duplex).	Revised wording for clarity.
52	9.10 (b)	RS-3	Increase maximum size of double garage internal width from 5.5m to 7m	Amend regulation
53	15.3/ 16.3	RL-1/ RL-2	Add 'pet daycare' as a principle use	Include additional use

54	16.1	RL-2	Reference numbers in items (j) (k) (m) were all off by one number.	Typo
55	19.1	P-3	Add 'community and event storage' as a principal use	To allow for community storage
56	22	RE	Add 'pet daycare' as a principle use	Previously, pet daycare not defined
57	23.1	C-1	Add 'fitness centre' as a principal use	So people can exercise close to home
58	23.1	C-1	Add 'home occupation, office' as a principal use	For apartment dwellings
59	23.1	C-1	Add 'liquor primary establishment' as a principal use	For neighbourhood pubs
60	23.1	C-1	Add 'accessory retail sales' as accessory use	Include additional use
61	24	C-2	Amend zone name from 'Gasoline Service Station Commercial' to 'Vehicle Fueling Station Commercial'	Update the zone to reflect a wider choice of fuel station
62	24	C-2	Amend intent of the zone to reflect alternative fuels as well as gasoline.	Update the zone to reflect a wider choice of fuel station
63	24.1	C-2	Amend principal permitted use from 'gasoline service station' to 'vehicle fueling station'	Update the zone to reflect a wider choice of fuel station
64	25.1	C-3	Add 'arts and culture' and 'interpretive area' as principal uses, and 'accessory retail sales' as a permitted accessory use	Update the zone to reflect a wider breadth of tourist commercial uses
65	26.1	C-4	Add 'assembly' as a principal use	Makes sense for people to gather Downtown
66	26.1	C-4	Add 'home occupation, office' as a principal use	For apartment dwellings
67	26.1	C-4	Add 'liquor primary establishment' as a principal use	Should already be included Downtown
68	26.1	C-4	Add alcoholic beverage manufacturing as a principal use	To allow for brewery, distillery or winery with tasting room Downtown
69	31.1	C-9	Removed "accessory off street parking and loading" identified as a permitted use.	Because parking is a regulation (regulated in Section 40 of the Zoning Bylaw)
70	33.1	I-1	Amend (c) business and Professional Office, Minor use from "subject to section 4.21", to "subject to section 32.13"	Typo
71	33.1	I-1	Add alcoholic beverage manufacturing as a principal use	To allow for brewery, distillery or winery as a light manufacturing use.
72	34.1	I-2	Removed "accessory off street parking and loading" identified as a permitted use	Because parking is a regulation (regulated in Section 40 of the Zoning Bylaw)
73	36.10	I-4	Remove reference to asphalt and cement plant	Because they are no longer permitted uses in I-4 Zone.
74	40L	CD-12	Amend 'multiple unit dwellings' to multiple-unit residential (appears several times in this zone)	Revise. A remnant from previous ZB omnibus.
75	40Z.1	CD-29	Add cinema as a principal use.	Previously missing (Adventure Centre zone)
76	40GG	CD-37	Entertainment is "subject to 4.25" which is Gross Floor Area - this does not relate so the reference to 4.25 has been removed	Clarification

Section 40 - Off-Street Parking				
77	41.5 (a)	Spaces for Persons with Disabilities	Numbers in the left hand column of table should read 111 – 170, and then 171 – 390.	typo - Transposing error in the last two rows.
78	41.7	Off-Street Parking Requirements	Amend 'Gasoline Service Station' to 'Vehicle Fueling Station', and add requirement for 1 off-street parking stall for each electric vehicle service bay.	Update the zone to reflect a wider choice of fuel station.
79	41.11 (d)(vi)	Design criteria	Renumbered - Previously, this incorrectly referenced section 40.10 (d)(i) - should be 40.11(d)(i)	Clarification
80	41.11 (d) (viii)	Off-Street Parking Design Criteria]	Require that driveways to residential units be either a minimum of 6 metres (20 ft) in length, or that no driveway be provided.	To ensure vehicles do not encroach/overhang on the sidewalk.

Zoning Bylaw - 2014 Omnibus Amendment

BYL 2303

1 Medical Marihuana Production

** Please note that the District has made a decision to remove amendments related to Medical Marihuana Production from the upcoming Zoning Bylaw Omnibus Amendment. They will comprise their own bylaw amendment and will have their own Public Hearing in 2014.

Council would like the public to comment on allowing medical marijuana production within the District. Currently medical marijuana is permitted on all industrial-zoned lands in the District, including in the Downtown and Oceanfront peninsula. On December 10th, 2013, Council passed the following motion in order to engage the community in providing feedback related to Medical Marihuana Production within the community:

THAT pursuant to section 929(2) of the Local Government Act, Council directs staff to commence preparation of a bylaw to amend the District's Zoning Bylaw No. 2200, 2011, to prohibit the use of any land within the municipal boundaries of the District of Squamish for federally licensed medical marihuana grow operations.

Council would like to hear from the public regarding appropriate locations for this land use, and support or concerns the public may have (ie. farm assessment property tax implications, conflicts with this use in developed areas of the community, conflicts with this use adjacent to residential areas, economic development implications, etc.)

a)	1	MEDICAL MARIHUANA PRODUCTION	The definition for Medical Marihuana is deleted from the Definitions section. It is now defined in Section 4.32 of General Regulations.	Previously there were two definitions relating to Medical Marijuana Production: Medical Marihuana Production and Medical Marihuana Production, Multiple Users. These definitions were specific to the previous federal MMAR regulations. Deletion per Council motion Dec. 10, 2013.
b)	1	INDUSTRIAL	Amend definition to remove Medical Marihuana Production and to include indoor food production use.	Revision
c)	1	LIGHT INDUSTRIAL	Amend definition to remove Medical Marihuana Production and to include indoor food production use.	Revision
d)	4.32	Medical Marihuana Production	General Regulation No. 4.32 is amended to define Medical Marihuana Production and to prohibit Medical Marihuana Production anywhere within District of Squamish boundaries.	Per Council motion Dec. 10, 2013.



2 Urban Agriculture: Bees, Backyard Chickens and Residential Farmgate Sales

** Please note that the District has made a decision to remove amendments related to Backyard Chickens and Residential Farmgate Sales from the upcoming Zoning Bylaw Omnibus Amendment. They will comprise their own bylaw amendment and will have their own Public Hearing in 2014. The Zoning Bylaw Omnibus Amendment will include keeping of bees as well as clearly prohibiting residential farmgate sales, until the amendment to allow chickens/ farmgate sales is approved by Council.

Council would like to hear from the public regarding thoughts on backyard chickens, including appropriate locations and support or concerns the public may have. On December 17, 2013, Council passed the following motion:

THAT the following definition be included to the draft proposed zoning omnibus bylaw:

AGRICULTURE, URBAN means the act of growing food on a lot zoned for residential use, in addition to produce grown in a garden; this also includes community gardens, fruit and nut tree production, the keeping of poultry, fowl, or bees; and agricultural retail sales limited to 30 sq. m. in gross floor area, and provided that at least 75% of goods for sale are produced on site.

a)	1	AGRICULTURE, URBAN	Include keeping of bees. Add stipulation that urban agriculture use does not include accessory retail sales.	Re. keeping of bees: As per the Council motion from the July 24, 2012 COW and ratified in the Sept. 4, 2012 Council meeting to include bee apiary as a permitted use in the District; and clarification
b)	4.6	Fencing	electric fence requirements related to bee keeping have been added	Per Council resolution to allow bees
c)	4.33	Agriculture, Urban	Add regulations related to community gardens and bee keeping.	

Attachment 3



Zoning Bylaw - 2014 Omnibus Amendment

BYL 2303

3 Prohibit Further Development of Drive-Through Establishments

**** Please note that the District has made a decision to remove amendments related to Prohibiting Further Development of Drive-Through Establishments from the upcoming Zoning Bylaw Omnibus Amendment. They will comprise their own bylaw amendment and will have their own Public Hearing in 2014.**

Restrict further development of drive-through restaurants. Allow properties that currently have drive-through establishments in existence to remain with drive-through restaurant as permitted use. Per Council motion from December 18th 2012:

THAT Council of the District of Squamish does not support the further development of drive through establishments in the District of Squamish;

AND THAT Council directs staff to prepare bylaws to amend the OCP and Zoning Bylaws to prohibit further development of drive through establishments in the District of Squamish.

a)	24.1	C-3	delete drive-through as a principal use	Per Council motion
b)	25.11	C-4	Remove reference to one legal parcel that no longer contains a drive-through restaurant Lot H, Block L, District Lot 486, Plan 4107	Per Council motion Dec. 2012 re drive-through restaurants
c)	30.1	C-9	Remove reference to one legal parcel that does not yet contain a drive-through restaurant	Per Council motion Dec. 2012 re drive-through restaurants
d)	32.12 (b)	I-1	Amend the legal parcels that have permitted drive-through, as the lots in the Zoning Bylaw were consolidated to one lot.	Update to reflect lot consolidation

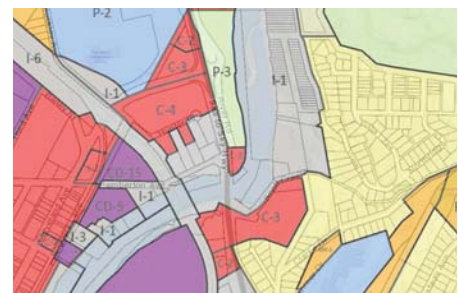


4 Land Use Changes to Specific Zones

Existing definitions are being revised in the Zoning Bylaw

Note: additional land use revisions/ additions are being made as shown on the themed display panels

a)	5.2	Zoning Map	Where there is no zone specified, the zone shall be zoned Resource.	In Section 5 - Establishment of Zones
b)	18.1	P-3	Add community and event storage as a principal use	To allow for community storage
c)	22.1	C-1	Add 'fitness centre' as a principal use	To allow residents to exercise close to home
d)	22.1	C-1	Add 'home occupation, office' as a principal use	For apartment dwellings
e)	22.1	C-1	Add 'liquor primary establishment' as a principal use	For neighbourhood pubs
f)	22.1	C-1	Add 'accessory retail sales' as accessory use	
g)	24.1	C-3	Add 'arts and culture' and 'interpretive area' as principal uses, and 'accessory retail sales' as a permitted accessory use	Update the zone to reflect a wider breadth of tourist commercial uses.
h)	25.1	C-4	Add 'assembly' as a principal use	Makes sense for people to gather Downtown
i)	22.1	C-4	Add 'home occupation, office' as a principal use	For apartment dwellings
j)	25.1	C-4	Add 'liquor primary establishment' as a principal use	Should already be included Downtown
k)	392.1	CD-29	Add cinema as a principal use.	Previously missing (Adventure Centre zone)



5 Accessory Buildings

Amendments were made to this section in order to clarify the language to aid in interpretation. In addition, the maximum size of accessory buildings has been a challenge on certain projects where variances have been sought, and the recommendation is to increase the maximum size of accessory buildings in certain zones. Proposed amendments are as follows:

Previously:

Section 4.4 [Accessory Buildings, Structures and Uses]

- (b) One accessory building or structure is permitted per lot in all zones, except as otherwise provided for in this Bylaw.
- (c) In relation to Section 4.4 (b), up to 5 buildings, each not exceeding 10 square metres 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:
- v) the gross floor area shall not exceed in total 60 square metres (645 square feet), except as otherwise provided for in this Bylaw;

Proposed amendments

- (b) The gross floor area of all accessory buildings on one lot shall not exceed in total 60 square metres (645 square feet), except as otherwise provided for in this Bylaw;
- (c) In relation to Section 4.4 (b), up to 5 buildings may be permitted on a lot provided that all the regulations in this section and in the appropriate zone can be satisfied.
 1. 60m² (645 square feet) in the RS, RMH and RL-1, C, UC and RE zones
 2. 140 m² (1,507 square feet) in the RM, RL-2 and I zones



a)	4.4	Accessory Buildings, Structures and Uses	Amendments were made to this section in order to clarify the language to aid in interpretation, per above.	Clarification
b)	4.4	Accessory Buildings, Structures and Uses	Revise maximum size of accessory buildings in the RM, RL-2 and I zones; to 140 m ² (1,507 square feet) (used to be 60m ² (645 square feet))	Revision
c)	4.4	Accessory Buildings, Structures and Uses	Add language that not permitted in front yard.	Clarification
d)	4.4	Accessory Buildings, Structures and Uses	(f) add in "unless otherwise provided for in this Bylaw" to reflect the higher rural residential heights.	Clarification
e)	14.3/ 15.3	RL-1/ RL-2	change accessory building heights back to 35	Revision, to reflect earlier amendment to height for these zones

6 Shipping Containers

Previously undefined in the Zoning Bylaw, Shipping Containers have now been included in three ways:

1. A definition for Shipping Container has been added.
2. A definition for Temporary Building has been added, which includes a timeframe of one year.
3. Regulations around Shipping Containers have been added to the Accessory Buildings section of General Regulations.

Previously undefined in the Zoning Bylaw, these amendments include addition of a definition for Shipping Container, a definition for Temporary Building (1 year), and regulations for Shipping Containers added to the Accessory Buildings section of General Regulations. In addition, P-3 zone now includes Community and Event Storage as a principal use to accommodate community group storage.

A shipping container is an accessory building if it is not a temporary building as defined in this Bylaw. Shipping containers shall:

- (a) adhere to the BC Building Code and to the District of Squamish Building Bylaw requirements, and all enactments applicable to electrical and fire safety;
- (b) be used for auxiliary storage purposes only, and not be reconstructed, altered or modified in any way to be used for living accommodation or human habitation for either personal or business purposes;
- (c) not be used to store animals, refuse or contaminated or hazardous materials;
- (d) not be stacked one upon another;
- (e) not occupy required parking and loading spaces or interfere with the circulation of vehicles or pedestrians;
- (f) comply with the setback requirements for accessory buildings in the applicable zone; and
- (g) comply with all other applicable provision contained within this bylaw.



a)	1	SHIPPING CONTAINER	Add definition	Previously undefined
b)	1	TEMPORARY BUILDING	Add definition	Previously undefined. Definition aligns with DOS Building Bylaw.
c)	4.4	Accessory Buildings, Structures and Uses	Shipping containers - add regulations.	Previously undefined.

Zoning Bylaw - 2014 Omnibus Amendment

BYL 2303

7 Incorporation of alternative vehicle fuels and electric charging stations

Definitions are added for Alternative Fuel Station, Electric Vehicle Charging Station and Vehicle Fueling Service Station (this includes both gasoline and alternative fuels);

The C-2 zone (previously Gasoline Service Station Commercial) is amended to become "Vehicle Fueling Service Station Commercial" to capture alternative fuels as well as gasoline service stations.

Regulations are added to Section 4 General Regulations for Electric Vehicle Charging Stations.

1 off-street parking stall is required for each electric vehicle charging station bay.

a)	1	ALTERNATIVE FUEL SERVICE STATION	Add definition	Previously undefined
b)	1	ELECTRIC VEHICLE CHARGING STATION	Add definition. Permit in all zones but residential zones.	Previously undefined
c)	1	VEHICLE FUELING STATION	Add definition	Previously undefined.
d)	1	AUTOMOBILE-ORIENTED COMMERCIAL	Edit definition	Revise 'gasoline service station' to 'vehicle fueling station', to allow for alternative fuel stations as well.
e)	23	C-2	Amend zone name from 'Gasoline Service Station Commercial' to 'Vehicle Fueling Station Commercial'	Update the zone to reflect a wider choice of fuel station.
f)	23	C-2	Amend intent of the zone to reflect alternative fuels as well as gasoline.	Update the zone to reflect a wider choice of fuel station.
g)	23.1	C-2	Amend principal permitted use from 'gasoline service station' to 'vehicle fueling station'	Update the zone to reflect a wider choice of fuel station.
h)	4.16	Mixed Commercial and Residential Use	Revise 'gasoline service station' to 'vehicle fueling station', to allow for alternative fuel stations as well.	
i)	4.31	Electric Vehicle Charging Stations	Add regulations	New section to reflect increase in electric vehicle charging station interest.
j)	5.1	Zone Designations	Amend zone name from 'Gasoline Service Station Commercial' to 'Vehicle Fueling Station Commercial'; and amend zone intent to include alternative fuels.	
k)	40.7	Off-Street Parking Requirements	Amend 'Gasoline Service Station' to 'Vehicle Fueling Station', and add requirement for 1 off-street parking stall for each electric vehicle service bay.	Update the zone to reflect a wider choice of fuel station.



8 Off-Street Parking

a)	40.11 (d) (viii)	Off-Street Parking Design Criteria]	(d) Access - Add item (viii): The access to all off-street parking in the form of driveways shall not be less than 6 metres (19.7 ft) in length, measured from back of sidewalk.	We should have a minimum driveway length to ensure vehicles do not encroach or park on the sidewalk.
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Zoning Bylaw - 2014 Omnibus Amendment

BYL 2303

9 Pet Care

Currently pets are addressed in the Zoning Bylaw with a definition for kennel and pet grooming as a permitted use in I-1. There is no definition for pet daycares, nor inclusion of pet daycares in any zone.

Currently grooming of domestic dogs and cats is a permitted use in I-1 only. There are at least two such establishments in I-1. The proposed amendment is to consider removing this use from I-1, as it is questionable whether it is an industrial use and therefore suitable for valuable industrial lands. This proposed amendment is under review. If it goes forward, existing establishments would operate as pre-existing, non-conforming use. Pet grooming use may align better with Personal Service Establishment. If included in definition of Personal Service Establishment, pet grooming would be permitted in the following zones: C-1, C-4, CD-27, CD-37, CD-48, and CD-71 Zones.

Pet daycare - The amendment creates a definition (currently undefined), and permits pet daycare where kennel use is currently permitted (in rural residential and resource land). The amendment clarifies kennel definition to overnight boarding of four or more dogs. In addition, amendment to Home Occupation, Residential to allow pet daycare if less than three dogs in a single-unit or two-unit dwelling is also a consistent approach to the District of North Vancouver.

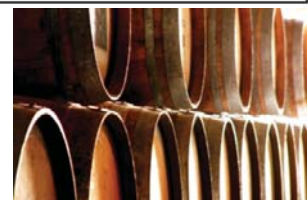
a)	1	PET DAYCARE	Add definition	Previously undefined
b)	1	PET GROOMING	Add definition	Previously undefined, but called "Grooming of domestic dogs and cats" in I-1 permitted uses.
c)	1	KENNEL	Clarify that it is four or more dogs, and that it means overnight boarding (as opposed to pet daycare).	Clarification
d)	1	PERSONAL SERVICE ESTABLISHMENT	Include "grooming of domestic dogs and cats" and "tattoo parlour"	Clarification. This will now allow pet grooming in all zones that permit Personal Service Establishment, these include: C-1, C-4, CD-27, CD-37, CD-48, and CD-71 Zones.
e)	14.3/ 15.3	RL-1/ RL-2	Add 'pet daycare' as a principle use	Revision
f)	21	RE	Add 'pet daycare' as a principle use	Previously, pet daycare not defined
g)	32.1	I-1	Remove "grooming of domestic cats and dogs" as a principal use	Rather than allowing in I-1, suggest to amend Bylaw to allow under definition of 'Personal Service Establishment', thereby allowing anywhere that Personal Service Establishment is a principal use in a zone.



10 Alcoholic Beverage Manufacturing

Distillery/ Brewery/ Winery – Changes to provincial liquor laws in March 2013 allow on-site lounges or tasting rooms. Staff recommends making Alcoholic Beverage Manufacturing use, together with tasting room use and sales of liquor manufactured on-site that are permitted under accessory retail sales, explicit in the Zoning Bylaw. This has been done by adding a definition for Alcoholic Beverage Manufacturing which comprises a tasting room and accessory retail sales, and allowing this use in I-1 and C-4. C-4 (Downtown) does not typically have manufacturing uses in it, but for smaller operations that do not require a lot of space and can add to the downtown transformation with a tasting room, this amendment would be in keeping with the Brew Pub use that is already a success in the Downtown area.

a)	1	ALCOHOLIC BEVERAGE MANUFACTURING	Add definition	Previously undefined
b)	1	LIQUOR STORE	Clarification that an accessory retail sale of alcohol that is manufactured on-site by an Alcoholic Beverage Manufacturer use is not considered a liquor store.	Clarification
c)	25.1	C-4	Add alcoholic beverage manufacturing as a principal use	To allow for brewery, distillery or winery with tasting room Downtown
d)	32.1	I-1	Add Alcoholic Beverage Manufacturing as a principal use	To allow for brewery, distillery or winery as a light manufacturing use.



Zoning Bylaw - 2014 Omnibus Amendment

BYL 2303

11 Heat Pumps

There have been conflicts between neighbours regarding the increase of heat pumps that are located within side-yard setbacks. The recommendation is to provide a required distance of 15'-0" from property line, and not permit heat pumps in front yards. This amendment will result in heat pumps being located in the rear yards of a standard RS-1 or RS-2 lot.

a)	4.12	Utility Siting	Added in heat pump siting requirements	There have been complaints between neighbours regarding the noise of heat pumps located within side yard setbacks.
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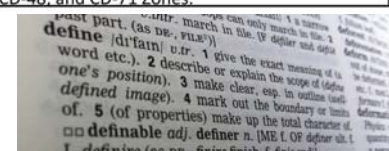
12 Definitions - New and Revised Existing

These are new definitions being added to the Zoning Bylaw, and existing definitions being revised.

Note: additional new and revised definitions are being proposed, as shown on the themed display panels

New Definitions				
a)	1	ACCESSORY RESIDENTIAL DWELLING	Add definition	Previously undefined
b)	1	ACCESSORY USE	Add definition	Previously undefined
c)	1	BUILDING AREA	Add definition to match BC Building Code definition	Previously undefined
d)	1	CINEMA	Add definition	Previously undefined
e)	1	COMMUNITY GARDEN	Add definition	Previously undefined
f)	1	FLOOR AREA	Add definition to match BC Building Code definition	Previously undefined
g)	1	INDOOR FOOD PRODUCTION	Add definition	Previously undefined
h)	1	NEIGHBOURHOOD ENERGY UTILITY	Add definition	Previously undefined
i)	1	NURSERY	Add definition	Previously undefined

Revise Existing Definitions				
a)	1	ACCESSORY BOARDING	Edit definition	Clarification
b)	1	AGRICULTURE, URBAN	Include keeping of bees. Add stipulation that urban agriculture use does not include accessory retail sales.	Re. keeping of bees: As per the Council motion from the July 24, 2012 COW and ratified in the Sept. 4, 2012 Council meeting to include bee apiary as a permitted use in the District; and clarification. While backyard chickens and residential farmgate sales are being considered under a separate Zoning Bylaw amendment, the omnibus amendment will add in bees and prohibit farmgate sales.
c)	1	GARAGE	Delete last few words of definition.	Typo.
d)	1	HEIGHT	Revise how height calculations are determined, from 'eaves' to 'top of top floor walls'.	Max height needs a definition of exactly where a measurement from the "eaves" is taken. The eaves is defined as that portion of the roof between the wall and the end of the rafters. This leaves room for interpretation as to what part of that we measure from. A builder could also extend his over hangs as far as possible to allow for greater rise on the main roof.
e)	1	HOME OCCUPATION, RESIDENTIAL	Edit definition	Clarification surrounding what types of businesses are considered Home Occupation, Residential
f)	1	PERSONAL CARE SERVICE	Edit definition. Previously said that "allows building residents" but the wording building residents is extraneous to the definition, so that wording was removed.	Clarification
g)	1	PERSONAL SERVICE ESTABLISHMENT	Include "grooming of domestic dogs and cats" and "tattoo parlour"	Clarification. This will now allow pet grooming in all zones that permit Personal Service Establishment, these include: C-1, C-4, CD-27, CD-37, CD-48, and CD-71 Zones.



Zoning Bylaw - 2014 Omnibus Amendment

BYL 2303

13 Housekeeping Amendments

These are minor amendments (of a housekeeping nature) being made to the General Regulations, Zones, and Off-Street Parking sections of the Zoning Bylaw

General Regulations				
a)	4.2	General Regulations	Six sections were re-organized in order to group similar items in the General Regulations for ease of reference.	For ease of use
b)	4.2	Uses Permitted in All Zones	Interpretive signage was permitted if located within municipal road allowances or municipal park - remove the location specified to allow interpretive signage anywhere in the District.	Revision
c)	4.2	Uses Permitted in All Zones	Add "trails" as a permitted use in all zones.	Makes sense
d)	4.2	Uses Permitted in All Zones	"including community gardens" has been deleted from urban agriculture here because it was already included in the definition of urban agriculture.	Redundant
e)	4.3	One Building on Any One Lot	This information is contained within the zones themselves and is therefore redundant. Suggest to remove this section.	Not more than one principal building shall be located on any lot within a residential zone, except in an RM 1, RM 2, RM 3, CD, RMH 1, or RMH 2 Zone or as otherwise provided for in this Bylaw.
f)	4.11	Projections into Required Setback	(a) add eaves which incorporate a guard to exemptions.	
g)	4.12	Utility Siting	Renamed 'Satellite Dishes' to 'Utility Siting'	To capture wider breadth of siting requirements for satellite dishes as well as heat pumps and otherwise.
h)	4.18	Home Occupation	remove reference to size of agricultural operation	
i)	4.25	GFA	Revise to ensure GFA exclusion for concealed parking areas for multi-unit residential buildings	

Zones

a)		RS-1, RS-1A, RS-2, RL-1, RL-2(confirm), C-1, C-2, C-4, C-5, C-6, C-7	Delete reference to Section 4.2 - because it is referencing the wrong section, and because the reference does not state anything different than what is already stated in each zone: that one principal building is permitted per lot.	Clarification
b)	8.2	RS-2	(c) The minimum lot width is 18.36 metres (60 feet) for single unit dwellings and two-unit dwellings where one unit is above the other (vertical duplex) or front-and-back (lane-way duplex). (d) The minimum lot width is 23 metres (75 feet) for two-unit dwellings where the two units are side by side (horizontal duplex).	Revised wording for clarity. Was:(c) <i>The minimum lot width is 18.36 metres (60 feet) for single-unit dwellings and two-unit dwellings where one unit is above the other (vertical duplex) or back-to-front (lane-way duplex).</i> (d) <i>The minimum lot width is 23 metres (75 feet) for two-unit dwellings where the two units are side by side or front and back (horizontal duplex).</i>
c)	15.1	RL-2	Reference numbers in items (j) (k) (m) were all off by one number.	Typo
d)	30.1	C-9	Removed "accessory off street parking and loading" identified as a permitted use.	Because parking is a regulation (regulated in Section 40 of the Zoning Bylaw)
e)	32.1	I-1	Amend (c) business and Professional Office, Minor use from "subject to section 4.21", to "subject to section 32.13"	Typo
f)	33.1	I-2	Removed "accessory off street parking and loading" identified as a permitted use	Because parking is a regulation (regulated in Section 40 of the Zoning Bylaw)
g)	35.10	I-4	Remove reference to asphalt and cement plant	Because they are no longer permitted uses in I-4 Zone.
h)	39L	CD-12	Amend 'multiple unit dwellings' to Multiple-unit residential (appears several times in this zone)	Revise. A remnant from previous ZB omnibus.
i)	39GG	CD-37	Entertainment is "subject to 4.25" which is Gross Floor Area - this does not relate so the reference to 4.25 has been removed	Clarification

Off-Street Parking

a)	40.5 (a)	Spaces for Persons with Disabilities	Numbers in the left hand column of table should read 111 – 170, and then 171 – 390.	typo - Transposing error in the last two rows.
b)	40.11 (d)(vi)	Design criteria	Renumbered - Previously, this incorrectly referenced section 40.10 (d)(i) - should be 40.11(d)(i)	Clarification

February 9, 2014

Dear council and citizens of Squamish,

We at Gillespie's Fine Spirits, an artisan craft distillery soon to be opening its doors in Squamish, wish to express our support for the amendments related to alcoholic beverage manufacturing in the zoning bylaw omnibus amendment whereby:

Allow Alcoholic Beverage Manufacturing use (includes distillery/ brewery/ winery), including tasting room and sales of liquor manufactured on-site, in light industrial I-1 Zone and Downtown C-4 Zone

Proposed amendments to include tasting room and liquor sales of alcohol manufactured on site as part of an alcohol manufacturing use, in both Light Industrial Zone and the Downtown Zone

These changes would allow us to run our business.

As you may or may not know, there are significant changes happening in the area of liquor in the province of BC with more to come. Distilleries in the province offer samples of products for sale and we would like to do the same. This will be part of the visit and tour aspect of our business.

According to provincial law, we will be offering a maximum sample of 2 oz per person. We will be charging 5 dollars per person for the tasting and deducting that from the price of any bottle sold at the time of the tasting.

Thank you for your attention to this matter.

Kelly Ann Woods & John McLellan
Owners/operators Gillespie's Fine Spirits Ltd.

To Whom it May Concern,

I am writing this letter in regards to the city looking into the possibility of adding Dog Day care to be allowed in the industrial areas. I have done some research into this and have found other cities have placed the day cares in the industrial areas. This allows for the noise levels to not be a problem. I have been a dog groomer for two years now and many stories have come to me while I was researching and getting prepared to open my own shop. A serious problem has risen from allowing day cares and dog grooming in the city in the newer construction building that have retail spaces below living areas. The noise generated all day long is a bother to most other types of business's and people in dwellings. While dogs are being groomed dryers and such are used in the process and it agitates the dogs and they bark, also in the day care setting there is multiple dogs and when you have a group of dogs together they bark. Its really that simple.

I have included a letter that I have put together to show the amount of Grooming/ Day care facilities allowed to operate in Industrial areas around the lower mainland. I researched this information by calling the planning departments at the city halls to verify this.

I ask that you please reconsider adding Daycare to be allowed in the industrial area of Squamish. And hopefully this information will shed some light on defining what day care is. Dog Day care has been permitted in most of the other cities in British Columbia in industrial areas for years now. Squamish is a growing community with a large community that appreciates and owns a lot of Dogs. Dog Day care is a much needed service that goes along and complements Dog Grooming. Starting up a new business can be tricky and I am asking to be able to have a more of a chance of success with being able to offer Day care.

As far as defining day care, the need has arisen for smaller dogs, senior dogs, abandonment issue dogs or recovering from surgery etc. Or owners that just plain don't want to leave the dog in a kennel out side all day or home alone. It is to have a warm, dry, clean place to be cared for while the owner is at work all day. As for the amount of dogs it could be from 4-15 depending on the size and space available.

Sincerely
Lee Ann Charette/ Luc Charette
Owners of LeeLee's Grooming Lounge
1005 b Industrial Way, Squamish BC

Dog Groomers and Dog Day care's permitted in Industrial areas in the Lower Mainland area.

Vancouver:

Rex Hotel and Spa 760 Terminal Ave. Vancouver BC Daycare/ Grooming/	Zoning I-2 Industrial
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North Vancouver:

Barking Lot 24 Bewicke ave City of North Vancouver Daycare/kenneling	Zoning Railway property CPR/ Industrial
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Camelot Day Care 309 Mansfield Place District of North Vancouver Day care/ Grooming	Zoning I-3 Industrial
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Dog Days 1367 Mckeen ave. District North Vancouver Day care	Zoning EZL-I Industrial
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Just for Barks 400 Brooksbank ave City of North Vancouver Day care	Zoning CD205/ placed in an Industrial Zone
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Burnaby:

Metro Dogs
4438 Dawson ave.
Day care/ Grooming

Zoning M1- Industrial

Canine Corner
5610 Goring st.
Day care

Zoning M-2- Industrial

The Beloved Dog
4025 2nd ave.
Day care/ Grooming

Zoning M-3- Industrial

Pup Culture
101-6939 Hastings st.
Day care/ Grooming

Zoning M-1- Industrial

From: Dave Ransier
Sent: Monday, February 03, 2014 8:57 AM
To: Elaine Naisby
Cc: Chris Bishop
Subject: Omnibus Amendment

I was reviewing the Omnibus Amendment and had concern with Section 8.0 – Off Street Parking. I agree that vehicles parking on aprons that are too small to accommodate the vehicle can be a problem. There are two ways to prevent this. Make the apron a minimum size, as suggest, or design the apron to be too small to park – less than 12 feet.

The problem with making aprons a minimum of 6 meters is that it dramatically impacts the ability of developers to build affordable town homes. For example, Tantalus Crossing would not have been feasible. Our goal at Tantalus Crossing was to fill a void in the market between \$300-350,000. Which was affordable for many young couples as well as several single people now enjoy the benefits of home ownership.

If we were required to provide 6 meter aprons, the impact would have been dramatic. The space between buildings would have to increase by 6-8 feet. The only way to make this work would have been to shrink the building depths from 39 ft to about 35 ft. The width of an average 1300 sqft townhouse would need to increase from 15'6" to 17'6". This would result in a reduction of units from 42 to 36. With the reduction of 6 units, many costs remain the same as site prep, services (on and off), architects, environmental, geotech, surveys.... To make the project viable, the townhomes would need to sell for an additional \$40,000 per home. Pushing the average price to almost \$400,000 and out of reach from most of our purchasers. While this bylaw change seems like a minor change, it has the effect of increasing housing costs by almost 12%.

There are other options available:

- 1) Aprons must be designed to either accommodate a vehicle, or be designed so it is not possible to park a vehicle. The problem is with aprons that are 12-18 feet in length. Not small aprons.
- 2) Another option is do nothing. The lane in the picture is two way –therefore a minimum of 20 ft. A fire truck requires 12 ft. This is not a fire safety issue. The strata has the power to pass their own bylaws to regulate encroachment. If they do not have an issue, perhaps the District Staff is looking for a solution to a problem that does not exist.

Sincerely

Dave Ransier
Target Developments.

From: Michalina S. Hunter
Sent: Friday, December 27, 2013 3:10 PM
To: Bylaw
Subject: Beekeeping at Quest University

Hello,

I am writing to inquire about the status of the bylaw amendment about keeping bees. The Quest beekeeping club would like to set up 2 hives this spring (equipped with an electric fence to keep bears away).

We are in the process of getting the hives approved by the school, but the school needs to know whether or not it is legal to have bees on university property. I think the school's main concern is not getting fined and not attracting wildlife.

Could you tell me if it is within the bylaw to have bees at Quest? If the bylaw hasn't been amended yet, would you say it's safe to proceed with setting up an apiary on campus?

Thank you and happy holidays!

Michalina Hunter

Comments from Zoning Bylaw Omnibus Amendment BYL 2303 webpage:

March 12, 2014

- Another vote for not banning drive thrus and allowing backyard chickens. Thanks

Posted by Andy Wilson, 03/03/2014 10:42pm (9 days ago)

- Hello, I would be very grateful for your consideration of new developments in the housing sector that has seen safe, innovative, efficient, and adventurous - Squamish being Canada's adventure capital - alternatives to the status quo. Shipping container modifications can be a dynamic, affordable, and sensible alternative to woodframe homes. They can easily meet the aesthetic and character sensibilities of neighbourhoods looking to update the materials to something unique, funky, and modular. See these for details:
<http://www.lifebuzz.com/shipping-containers/> Squamish has the opportunity to be a leader on the forefront of a new architectural frontier. Let's do it intelligently. Let's do it right. See you at the meeting and thanks for your time. Brad

Posted by W. Bradley Gooderham, 03/03/2014 6:08pm (10 days ago)

- Please do not ban drive throughs in Squamish. As busy parents we need this facility as we don't want to go into the establishment with a car load of kids!

Posted by Alison Bailey, 18/02/2014 6:16pm (23 days ago)

- Several reasons for not banning Drive thrus in Squamish - Reduction in employment or jobs - reduction in district income from all those passing thru - difficulties for handicapped & vehicles filled with children - maybe investment losses of future drive thrus

Posted by Diane Adams, 18/02/2014 4:17pm (23 days ago)

- I do not support a ban on future drive through restaurants. This greatly affects those with disabilities and children. This also sets a precedent that you are turning away valuable community members who invest in our town. Before amendments to the heat pump bylaw are considering, the DOS should contact TECA to obtain their professional input into these matters as they are the organization that governs certification of those installing them (they have assisted many municipalities in this regard).

Posted by Pauline Skiffington, 18/02/2014 11:45am (23 days ago)

- There is no room for Medical Marihuana Production in the district boundaries. Please proceed with the original motion banning any production within our district boundaries. Do not ban further development on future Drive through's. Shipping container definition. Maybe include the largest size to cover all containers. Some are 45 plus feet with a height of 9 feet.

Posted by Rick King, 28/01/2014 9:33am (1 month ago)



Zoning Bylaw – Omnibus Amendment (BYL No. 2303)

January 2014

FEEDBACK FORM

www.squamish.ca/zoningbylaw

Please take a moment to provide your feedback on the proposed upcoming amendments to the Zoning Bylaw. Public comments will be shared with Council as the bylaw is refined and presented for First and Second Readings in February 2014. A statutory Public Hearing in late February will provide additional opportunity for you to comment on the bylaw amendment.

You can find updated information and the display panels shown at this information session online at www.squamish.ca/zoningbylaw. You may also use the comments box on the project webpage and/or find the feedback form for those who were unable to attend.

Please provide your feedback on proposed 2014 amendments to the Zoning Bylaw:

- 1) Chickens are great, but not in a high density neighbourhoods, or busy subdivisions. Chicken Co-op is a great compromise. People can pay to become members and look after security cleaning and enforcing regulations. I don't feel that my tax dollars should be supporting the amount of work that would be involved in regulating the health and well-being of chickens etc. Bees are OK!
- 2) Drive-throughs: please take a look at the use of D-Ts. It's very popular. And I don't believe it's a choice that Council should be making for people. I am not a particular fan, and do not use them

personally often, but banning a service that so many people use is not right. Doesn't the council have the power to decide on individual basis? Plus, looking at the map, existing and non-existing but zoned for D-Ts are not that overwhelmingly common in our town.

3) Shipping containers: would they be allowed in back yards? I feel that this is not acceptable. But in commercial or agricultural zones they are fine.

4) Heat Pumps: they are super noisy. We have one, and I do not like it myself. you can hear it from the street even though its on the side of the house. However, my understanding is that some settings on it ~~might~~ can be changed. Maybe you need to consult with heating companies in town who install them?

Name/ contact (optional): _____

Thank you for providing your feedback. If you have any questions related to the Zoning Bylaw Omnibus Amendment BYL No. 2303 or other upcoming Zoning Bylaw amendments, please contact District Planner, Elaine Naisby, at 604.815.4965 or enaisby@squamish.ca



Zoning Bylaw – Omnibus Amendment (BYL No. 2303)

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Please provide your feedback on proposed 2014 amendments to the Zoning Bylaw:

- I fully support poultry in residential zones
or the community chicken coops. Anything
to promote local food production.
I also support farmgate sales
taniswatson@gmail.com
No to chickens because could be health issues
if they do not have even area. I was raised
on a farm. J.P.



Zoning Bylaw – Omnibus Amendment (BYL No. 2303)

January 2014

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Please provide your feedback on proposed 2014 amendments to the Zoning Bylaw:

1.) Medical Marijuana. - Keep its current I-1 status. Great economic boost to the area. Odour no worse or better than the brewery yeast, bakery odour or the sewage smell.

Light Industrial to increase to have personal (services) hairdressing, tattooing, any activity carried on within the building.

- Leave containers alone no regulation needed. leave the dogcats in I-1 and add personal grooming also in



Zoning Bylaw – Omnibus Amendment (BYL No. 2303)

January 2014

FEEDBACK FORM

www.squamish.ca/zoningbylaw

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Please provide your feedback on proposed 2014 amendments to the Zoning Bylaw:

Keep MARIHUANA The Same AS IS

ADD Personal Services To LIGHT I. Downtown

Love CAT + Dog in LIGHT I Downtown AS well

Do CONTAINER The Same AS Surrey BC



Zoning Bylaw – Omnibus Amendment (BYL No. 2303)

January 2014

FEEDBACK FORM

www.squamish.ca/zoningbylaw

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Please provide your feedback on proposed 2014 amendments to the Zoning Bylaw:

(Re marijuana):

① The growing of Medical Marijuana should remain/be in Industrial - zoned lands. It is not a "Vegetable" and Grow - Ops. should be taxed like any other Industry.

② Urban Agriculture:
There is nothing wrong with keeping a few Chickens in the backyard, but they should be well fenced in, and the property should remain in Residential Zoning. Bee keeping should be encouraged but must be done by skilled people in order for a Beekeeping License.

③ Off Street Parking:
It is obviously a problem on some streets, but another problem is not enough parking provided by Multi Service buildings such as the "Cornerstone" on Cleveland Ave. & Victoria Sts e.g.
This sets a poor example for downtown developments!

Astrid Andersen
38316 Vista Cr.