

District of Squamish
BYLAW NO. 3081, 2024

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

The Council of the District of Squamish, in open meeting assembled, enacts as follows:

1. CITATION

- 1.1. This bylaw may be cited as “District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Landscape, solid waste and accessibility update) No. 3081, 2024”.

2. AMENDMENT(S)

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

2.1. Section 1.3 (Definitions) is amended by adding the following definitions:

ACCESS, ACCESSIBLE means an area and its facilities, or both, which is easy to approach, enter, exit, operate, participate in, pass to and from, and use safely and independently by persons with disabilities.

ACCESSIBLE DWELLING UNIT means a dwelling unit designed and constructed to facilitate accessible access and at minimum complies with the accessible dwelling unit standards specified under the British Columbia Building Code.

DBH means diameter measured 1.4 metres above the highest immediately adjacent natural ground level.

GROWING MEDIUM means the material that plants grow in. Growing medium shall follow the standards identified in the Canadian Landscape Standards (CLS).

- (a) **SOIL** is a type of native growing medium comprised of mineral particles, organic matter and living organism used as a top layer of earth to provide the structure and nutrients to support landscaping of turf, shrubs and trees.

(b) **ENGINEERED SOIL**, is a type of growing medium that can be compacted to support pavement installation while permitting tree root growth. It must be a mixture of gap-upgraded rock 75mm clear, soil and stabilizing compound that supports air and water pores for root growth. Soil volume is calculated at 30% of structural soil.

(c) **SOIL CELLS**, are underground structural units that provide support for paved surfaces and store soil for tree growth. Soils Cells shall be provided in paved common open spaces and public mid-blocks and plaza areas where trees are planted predominately within a paved surface environment.

LIGHTING, EXTERIOR means any light mounted on a lot to a building, structure, post, or exterior surface including covered areas open to the exterior such as open parkades.

TREE SIZE: is to be defined at follows:

- (a) **SMALL** means a tree of a species that normally reaches a height at or above 3m but less than 7 m and a maximum canopy spread of 6 m upon maturity.
- (b) **MEDIUM** means a tree of a species that normally reaches a height at or above 7m but less than 12 m and a maximum canopy spread to 10 m upon maturity.
- (c) **LARGE** means a tree of a species that normally reaches a height at or above 12 m and a maximum canopy spread greater than 10 m upon maturity.

UNIVERSAL DESIGN means the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability.

- 2.2. Section 1.3 is amended by deleting the definition “Accessible Dwelling Unit” and replacing it as follows:

ADAPTABLE DWELLING UNIT: means a dwelling unit designed and constructed to facilitate future modifications to provide accessibility and at minimum complies with the adaptable dwelling unit standards specified under the British Columbia Building Code.

- 2.3. Section 4 (General Regulations) subsection 4.11(h) (Projections into Required Setbacks) is deleted and replaced as follows:

4.11(h) ramps and associated overhangs and landscaping providing an accessible access for individuals with disabilities with a slope between 1:20 (5%) to 1:16 (6.25%) constructed in accordance with the British Columbia Building Code and the CSA B651:23 – Accessible Design for the Built Environment.

- 2.4. Section 4 (General Regulations) Subsection 4.27 is amended by deleting (d) and replacing it as follows:

Commented [JF1]: Is this a sub section of this definition? How is tree canopy a growing medium?

4.27(d) For all landscape screening, landscaped buffers or other landscaped areas for a Multiple Unit, Commercial, Industrial, Institutional, or Comprehensive zone, the following landscape requirements shall apply:

- (i) Existing landscaped areas of healthy woody plants (trees and shrubs) shall be preserved and protected during construction unless demonstrated to the satisfaction of the Building Inspector that removal is required to accommodate a use, building or structure on the lot or if the plants pose a safety hazard. Existing landscaping or natural vegetation that is to be retained must be protected to the furthest extent of the drip line and the final grading of the site should not alter the natural grade within the root zone more than 20 cm, unless an arborist report indicates otherwise and is approved by the District.
- (ii) New landscape plantings shall consist of native xeric or water conserving herbaceous and/or woody plant species proven to be enduring in the District of Squamish area and shall exclude invasive species.
- (iii) Landscape plantings must be serviced by an In-Ground Irrigation System, Micro-Irrigation or Drip-Irrigation System as defined in the District of Squamish Outdoor Water Use Bylaw No. 2254, 2013.
- (iv) Landscaping shall make special consideration of Bear Aware criteria for plant selection.
- (v) All required landscape areas and installations including irrigation requirements shall meet or exceed the Canadian Landscape Standard (CLS).
- (vi) Trees shall be planted in compliance with Table 4.27(d)

Tree Size ³	Single Tree Minimum Soil Volume	Shared Minimum Soil Volume	Minimum Building Setback Radius ^{1,2}	Minimum Depth	Minimum Tree Planting Size (Deciduous/Conifers)
Small	10m	5m	2m	0.6	4 cal / 2m height
Medium	20m	10m	3m	0.9	6 cal / 2m height
Large	30m	20m	4m	0.9	8 cal / 2.5m height
FOOTNOTES:					
¹ Minimum building setback radius means from centre of the tree trunk to building edge, including balconies or overhangs up to the second storey (9m) for a small canopy tree and up to the third storey (11m) of the building for medium and large canopy trees.					
² Tree trunks must be setback a minimum of 1m from lot lines.					
³ Fastigate trees are classified as a Medium size tree but require Large size tree soil volume.					

2.5. Section 4 (General Regulations) Subsection 4.27 (Landscaping) is amended by adding section (e) as follows:

4.27(e) On a lot located in the R-1 Zone the following trees must be planted or retained within the front setback:

- (i) Parcels with a front lot line of less than 16 metres: A minimum of one medium canopy tree in compliance with Table 4.27(d).
- (ii) Parcels with a front lot line exceeding 16 metres: A minimum of two medium canopy trees or one large canopy tree in compliance with in Table 4.27(d).
- (iii) Despite Section 4.27 (f)(i) and (ii), where one or more healthy trees with a DBH greater than 20cms and minimum soil volume is retained on a lot, no trees are required to be planted in the front setback.

2.6. Section 4 (General Regulations) Subsection 4.28 (Lighting) is amended by deleting 4.28 and replacing it as follows:

4.28 LIGHTING

- (a) All exterior lighting shall be designed, sited and shielded on a lot to ensure that no glare or direct rays of light shine upwards, sideways and/or onto any adjacent properties or roads beyond the boundaries of the lot.
- (b) Exterior lighting shall not exceed the minimum illumination level (Lux) necessary for its intended use and shall not exceed a 3000K light colour temperature.
- (c) Pedestrian focused lighting shall not exceed a mounting height distance of 5m from surface to light fixture.
- (d) Surface parking lot lighting shall not exceed a mounting height distance of 7.5m from surface to light fixture.
- (e) Exterior lighting within a 30m riparian area shall not exceed a 2200K or Amber light colour temperature.

2.7. Section 4 (General Regulations) is amended by adding Section 4.53 (Storage of Solid Waste) as follows:

4.53 STORAGE OF SOLID WASTE

- (a) all refuse and recycling bins must be stored within a building, enclosure, garage or other structure;
- (b) for residential uses comprising three dwelling units or more, the minimum size of the space allocated for waste storage shall be:
 - (i) no less than 9.0 m²
 - (ii) have no dimension less than 2.5 m

Commented [JF2]: I might be going too into this, but I think the previous statement was hellishly confusing.

Commented [PG3R2]: Amended again.

Commented [KH4]: FROM ROBYN: I see that COV has determined required retention tree numbers by lot size (eg. If lot is less than 15.1 m in width minimum of 1 tree must be retained in the front yard. If bigger than 15.1 m in width a minimum of two trees must be retained in the front yard). This seems simpler. Our tree bylaw considers all trees with a dbh greater than 20 cms as a "tree" so we could say retention of trees with caliper at dbh as greater than 20cms would count as a retained tree. COV also has 20cms caliper at dbh as their minimum size for retention. The only issue with this is that developers may only plant small trees. If we want to encourage bigger trees being retained/planted, we could require an arborist report that indicates tree species and size potential as something to be considered to differentiate small/med/large tree sizes and then we can go with your suggestion Kerry

Commented [KH5R4]: Philip, I wanted to include this here for your consideration since you did the research on this.

I think Robyn makes a fair point that they could decided to keep a smaller medium or large tree on the lot, but I think this is still better than nothing and we can't control every scenario.

I added 40cm for large tree because you originally had two different dimensions, but we could also decided to just keep them both at 20cm. The goal is retention. Large and medium tree are defined in the definition section.

Commented [KH6R4]:

Commented [KH7]: p/s/ dbh should be used here instead of calipers. This came from landscape architect

Commented [JF8]: Up to a maximum?

Commented [PG9R8]: Still going to need to meet these minimums but will be guided by solid waste guidelines.

- (iii) provide an access door with a dimension of no less than 2.0 m wide
- (iv) have at least 2.5 m height clearance
- (v) provide access for a loading truck; or so that bins can be dragged to road.

2.8. Section 41 (Off-Street Parking) Subsection 41.5 (Spaces for Persons with Disabilities) is deleted and replaced as follows:

41.5 ACCESSIBLE PARKING SPACES

(a) Off-street parking spaces for accessibility shall be provided according to Table 41.5

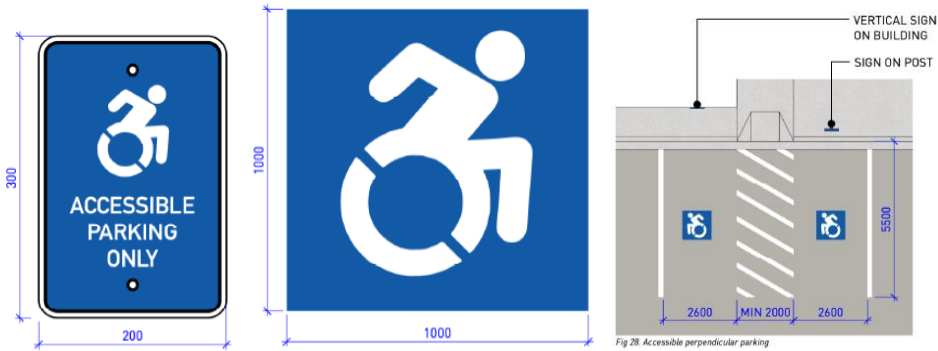
Table 41.5: Required Number of Designated Accessible Parking Spaces per required number of parking spaces.

Required Number of Parking Spaces	Commercial, Industrial Institutional, University, Comprehensive and Multiple Dwelling residential zones with exception to particular uses.	Particular Uses: Hospital, Senior Care Facility, Senior Housing, Medical Facility.
0-6	0	1
7-30	1	2
31-60	2	4
61-90	3	6
91-120	4	8
120-150	5	10
151 spaces or more	1 per additional 50 spaces	1 per additional 20 spaces

(b) Each designated accessible parking space shall:

- (i) Provide a minimum of 2.6 m in width and 5.5 m in length for 90-degree parking stalls and 5.8 m length for angled stalls.
- (ii) Provide an adjacent access aisle at least 2 m in width.
- (iii) Provide at least 2.3 m height clearance as measured from the surface of the parking area at the designated parking space and along the access aisle.
- (iv) Be marked with a durable vertical sign at least 300 mm high x 200 mm wide, mounted in the centre of the parking space between 1.5 m to 2.5 m above the surface of the parking area
- (v) Be marked with a painted sign 1 m x 1 m royal blue box with the District's white accessible symbol located in the centre of the parking stall.
- (vi) Have a surface that is level, stable, firm and slip resistant
- (vii) Provide a safe, level and convenient path of access and egress to the accessible entrance of a building, structure or use that it is intended to serve or to a curb cut which provides access and

egress to a sidewalk.



Example of Accessible Parking Signage and Parking design.

READ A FIRST, SECOND and THIRD time this day of , .

ADOPTED this day of , .

Armand Hurford, Mayor

Kerri Wells, Corporate Officer