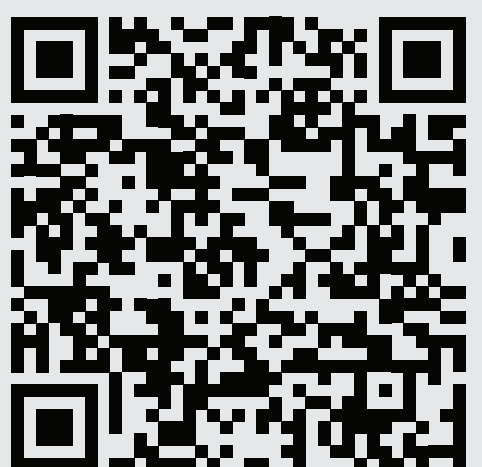


**Ha7lh skwáyel**  
**Welcome!**

# Updating the **Zoning Bylaw**

*Bill 44 (Small-scale  
Multi-unit Housing)  
Flood Hazard  
Amendments*



Visit [Squamish.ca/housing](https://www.squamish.ca/housing) to learn more

# Bill 44 (SSMUH) Flood Hazard Zoning Bylaw Amendments Project Information

The District of Squamish has been updating its Zoning Bylaw to align with new provincial legislation (BILL 44) and its commitments to the Canadian Mortgage and Housing Corporation (CMHC).

The District received an exemption from the Bill 44 requirements for properties in select areas that are subject to high flood or debris flow hazard. The latest draft amendments are to address these areas to accommodate the development of small scale multi-unit housing in Squamish.

## Key Highlights

- The amendments have been drafted following extensive review and recommendations from a flood hazard consultant.
- Areas of review focused on allowable number of units, lot coverage and setbacks on properties.
- Work has been driven to lower risks in flood hazard areas and align new zones with the District's Integrated Flood Hazard Management Plan and hazard land policies.



Visit [Squamish.ca/housing](https://www.squamish.ca/housing) to learn more



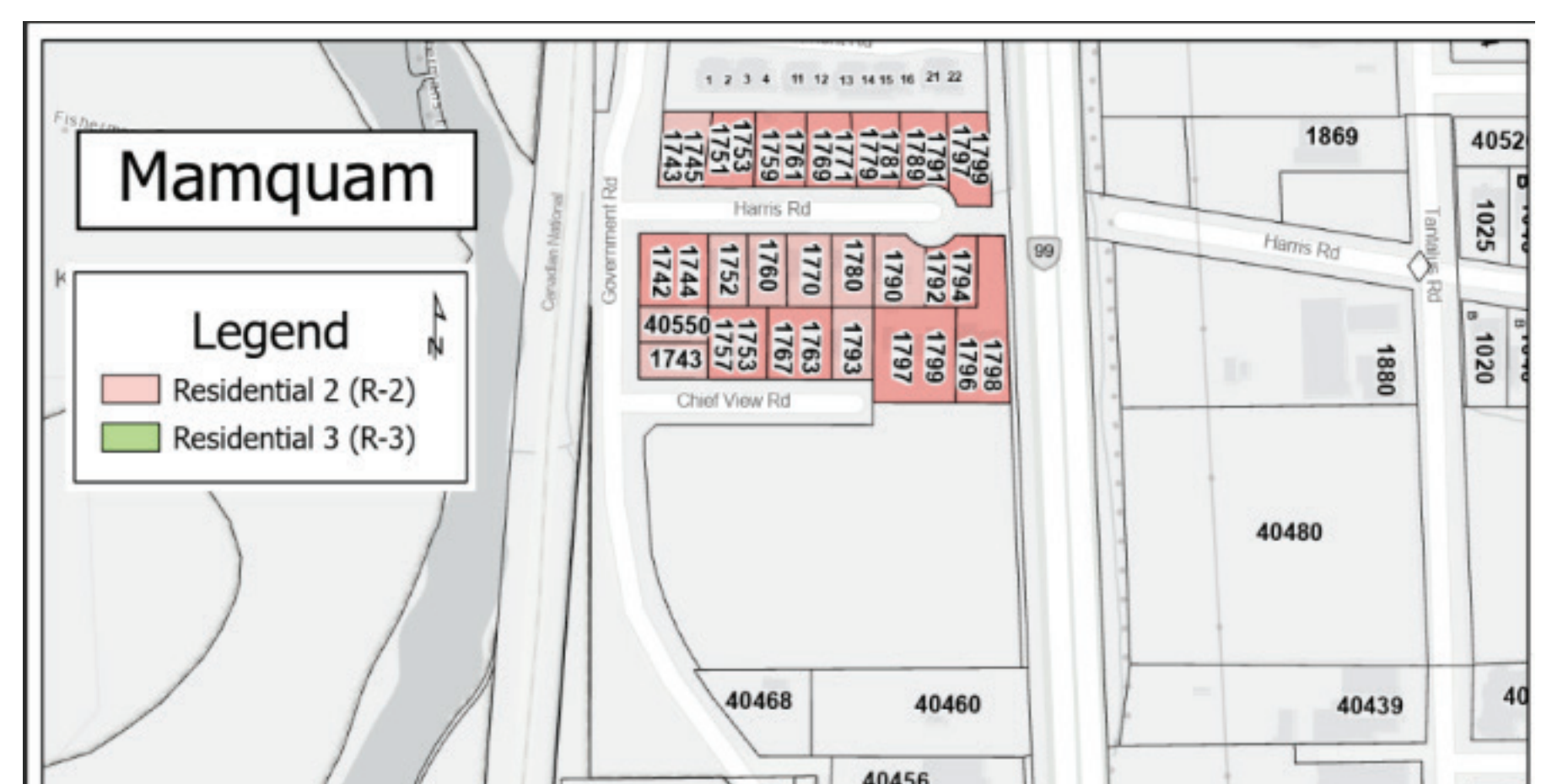
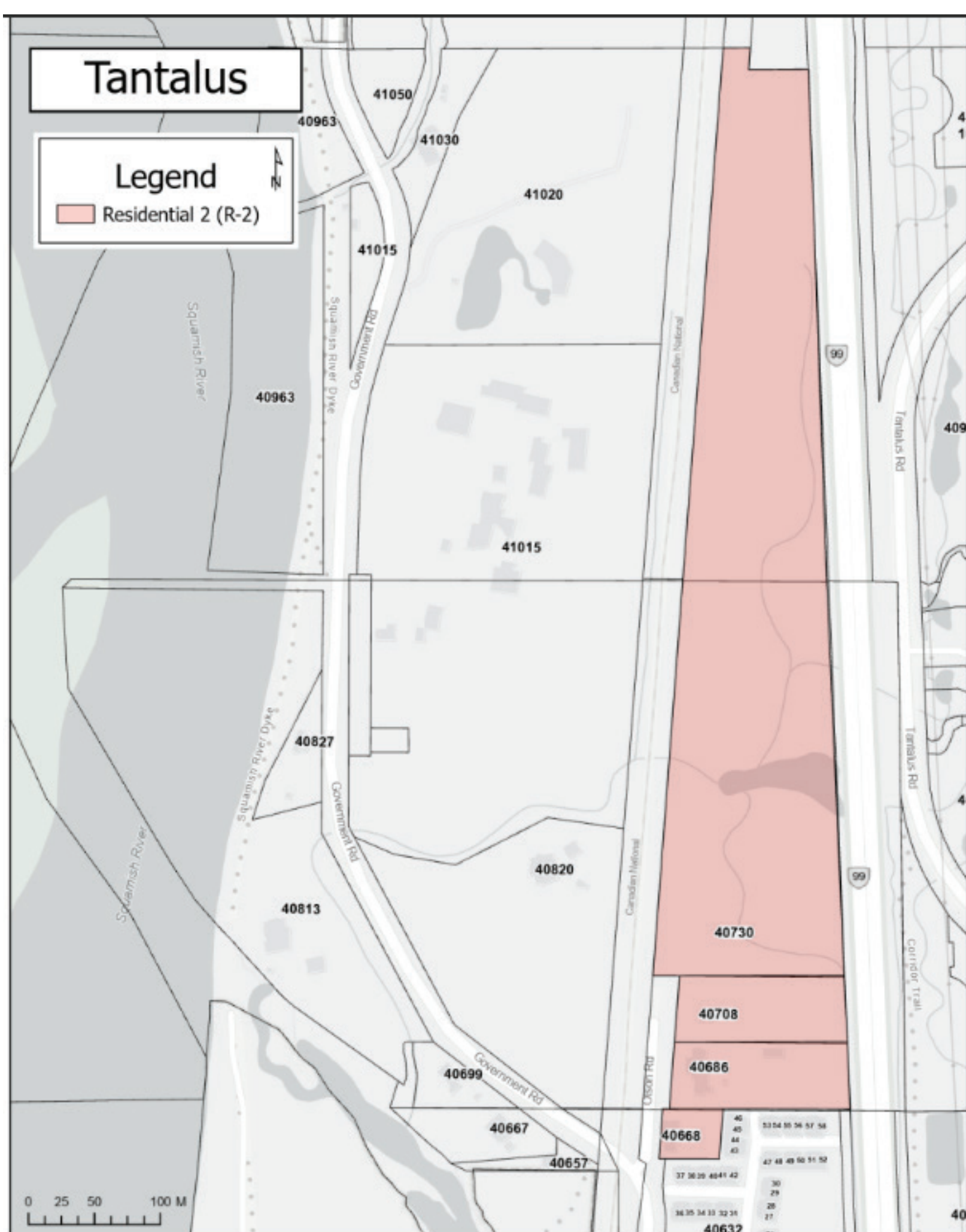
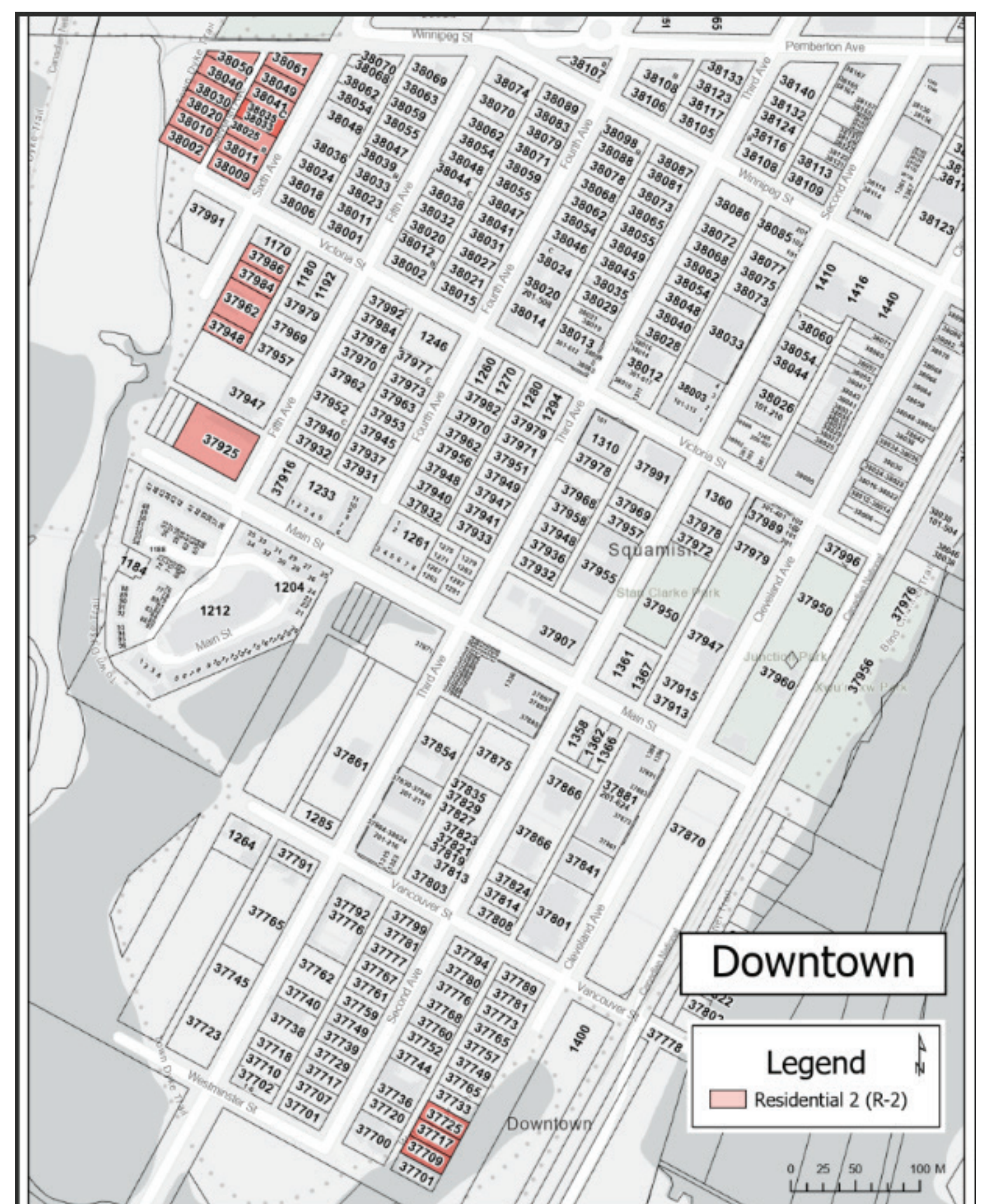
# Bill 44 (SSMUH) Flood Hazard Zoning Bylaw Amendments

## R-2 Zone

The R-2 zone was drafted for properties subject to, limited and restricted to densification area policies due to high flood risk and/or debris flow.

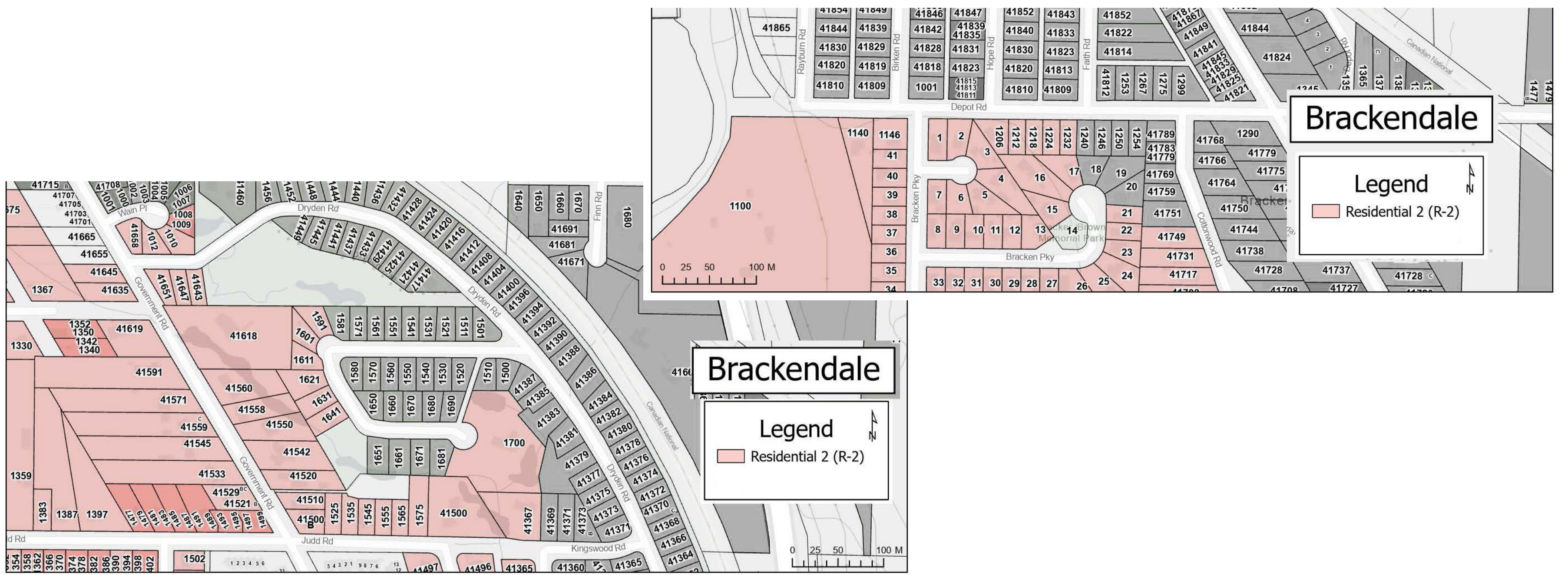
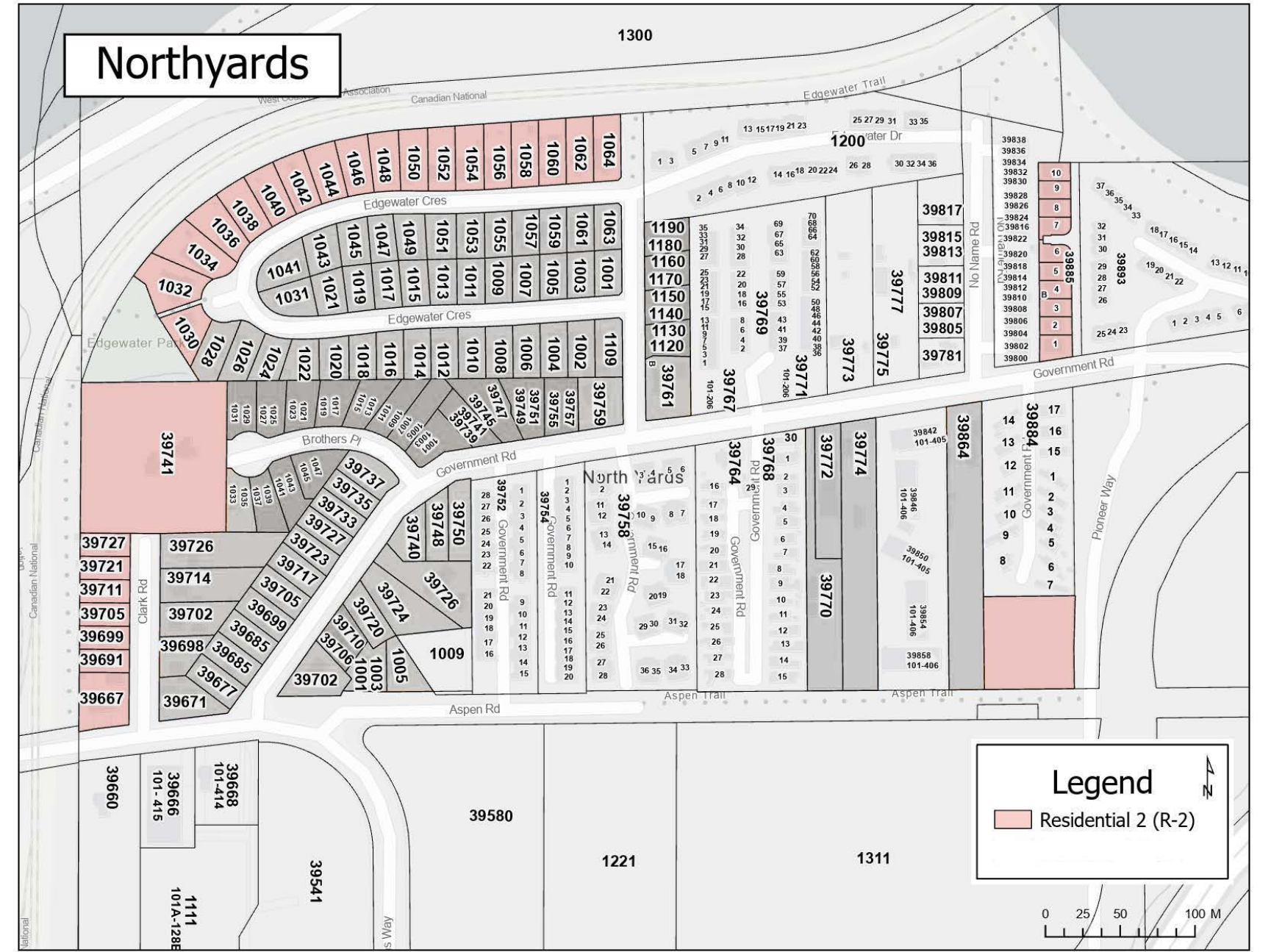
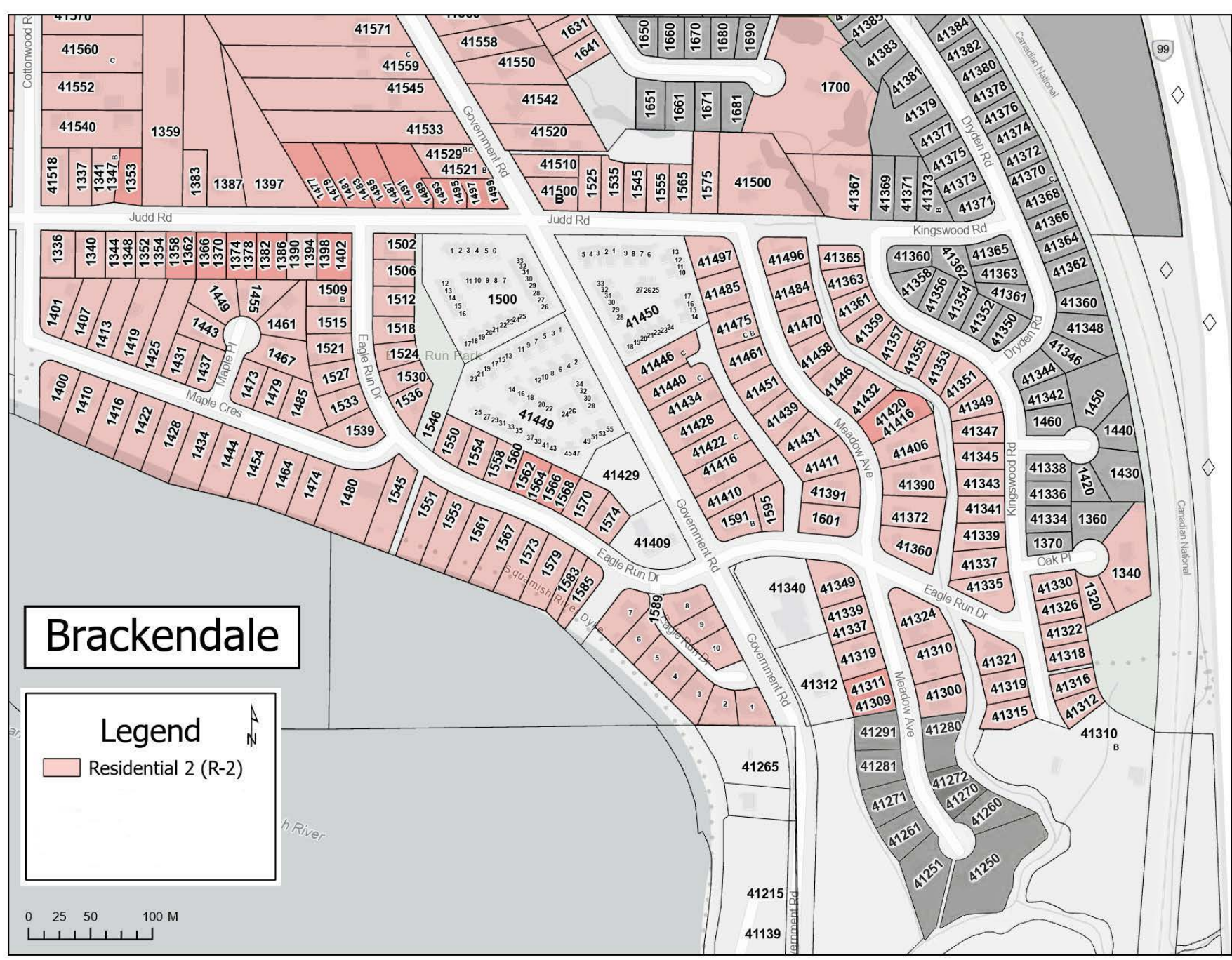
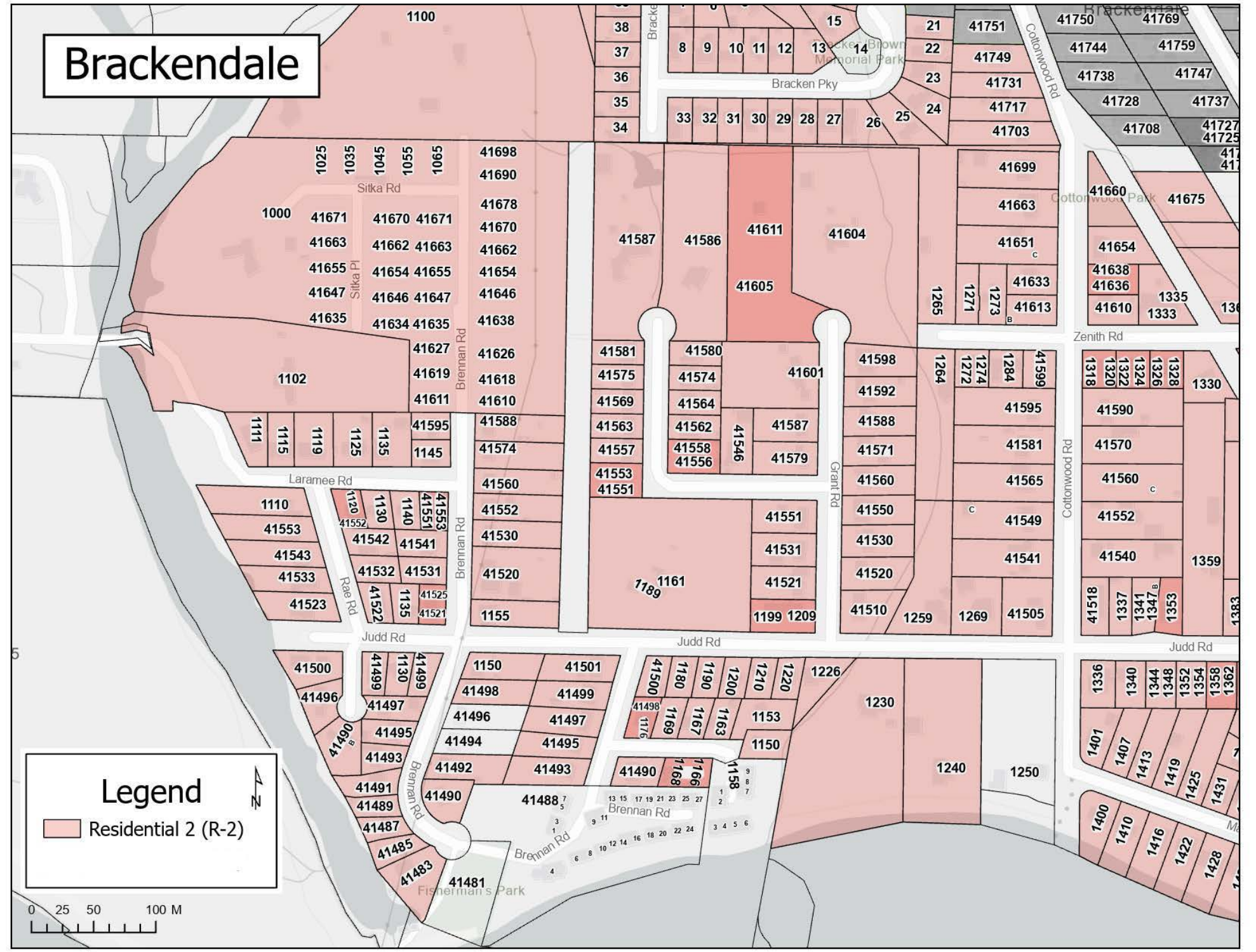
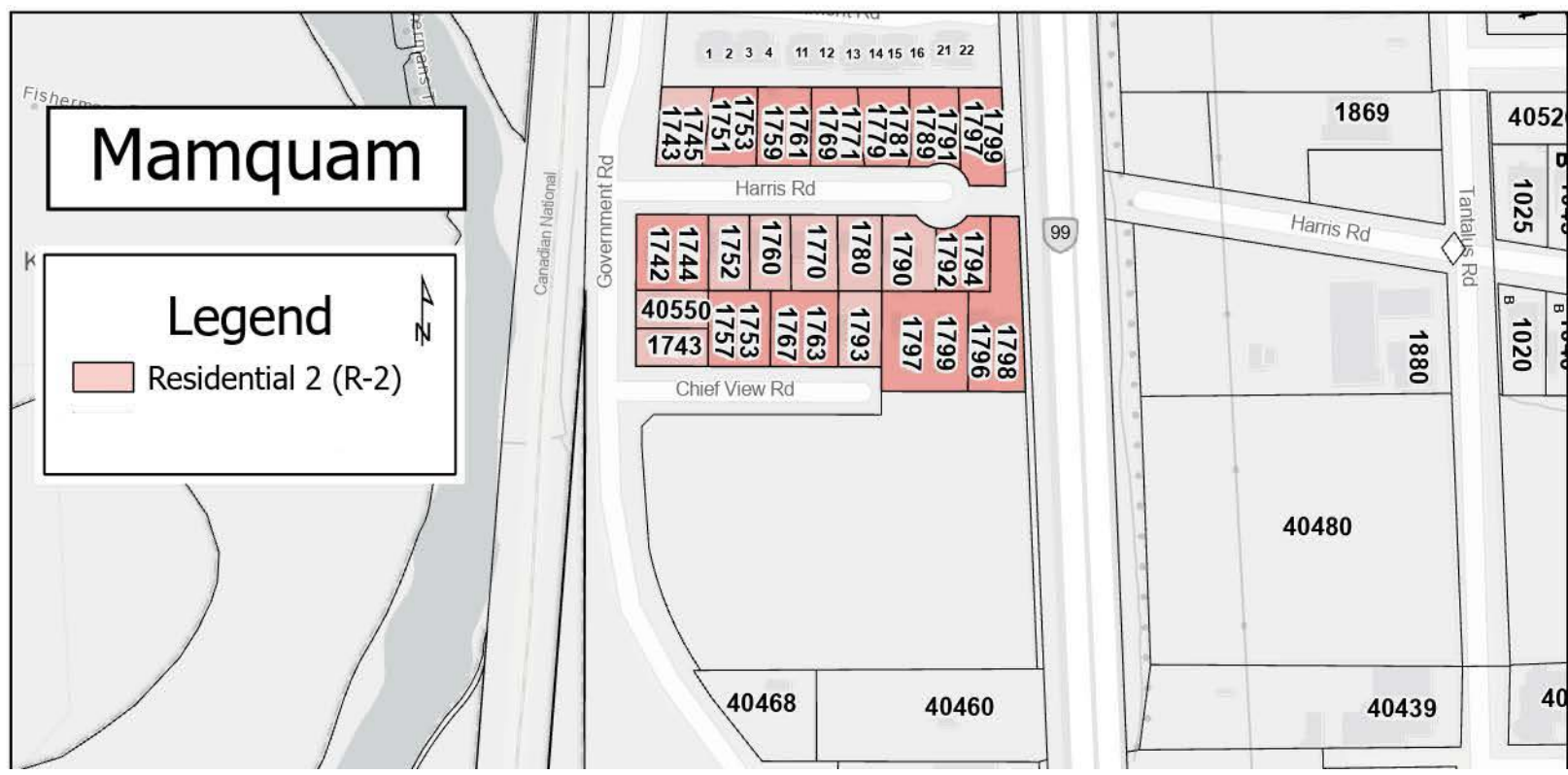
### Development in the R-2 zone overview

- Two stratified units, or two total units, including secondary suite or Accessory Unit Dwelling
- Setbacks:
  - Front: 7.62m
  - Rear: 7.62m
  - Interior Side: 2.13m
  - Exterior Side: 4.57
- Lot Coverage: 33%
- Height: 9m





# Bill 44 (SSMUH) Flood Hazard Zoning Bylaw Amendments R-2 Zone





# Bill 44 (SSMUH) Flood Hazard Zoning Bylaw Amendments

## R-3 Zone

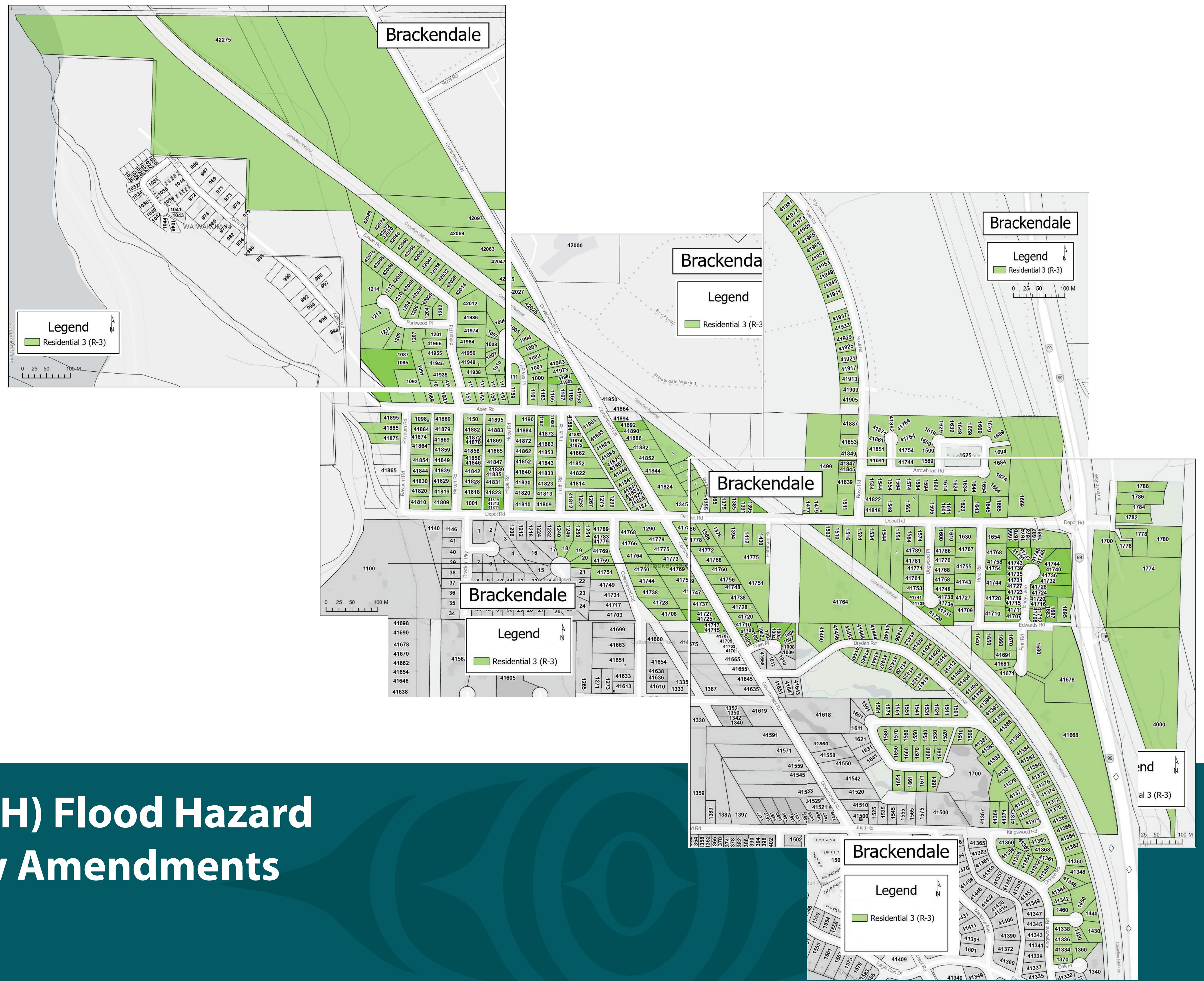
The R-3 zone was drafted to align the zoning on properties that are subject to conditional densification area policies and the Cheekye Fan Debris Flow Hazard area. Conditional densification area policies state that rezoning or OCP amendments that increase the permitted dwelling units, floor area ratio or height should only be supported if certain conditions are met.

### Property development in the R-3 zone

- Duplexes and triplexes will be permitted on any lot with this zoning
- Three units total are permitted on the property (including a secondary suite or carriage house)
- Minimum lot size for subdivision increased to 4 hectares
- Setbacks:
  - Front: 7.62m
  - Rear: 7.62m
  - Interior Side: 2.13m
  - Exterior Side: 4.57m
- Lot Coverage: 33%







# Bill 44 (SSMUH) Flood Hazard Zoning Bylaw Amendments R-3 Zone



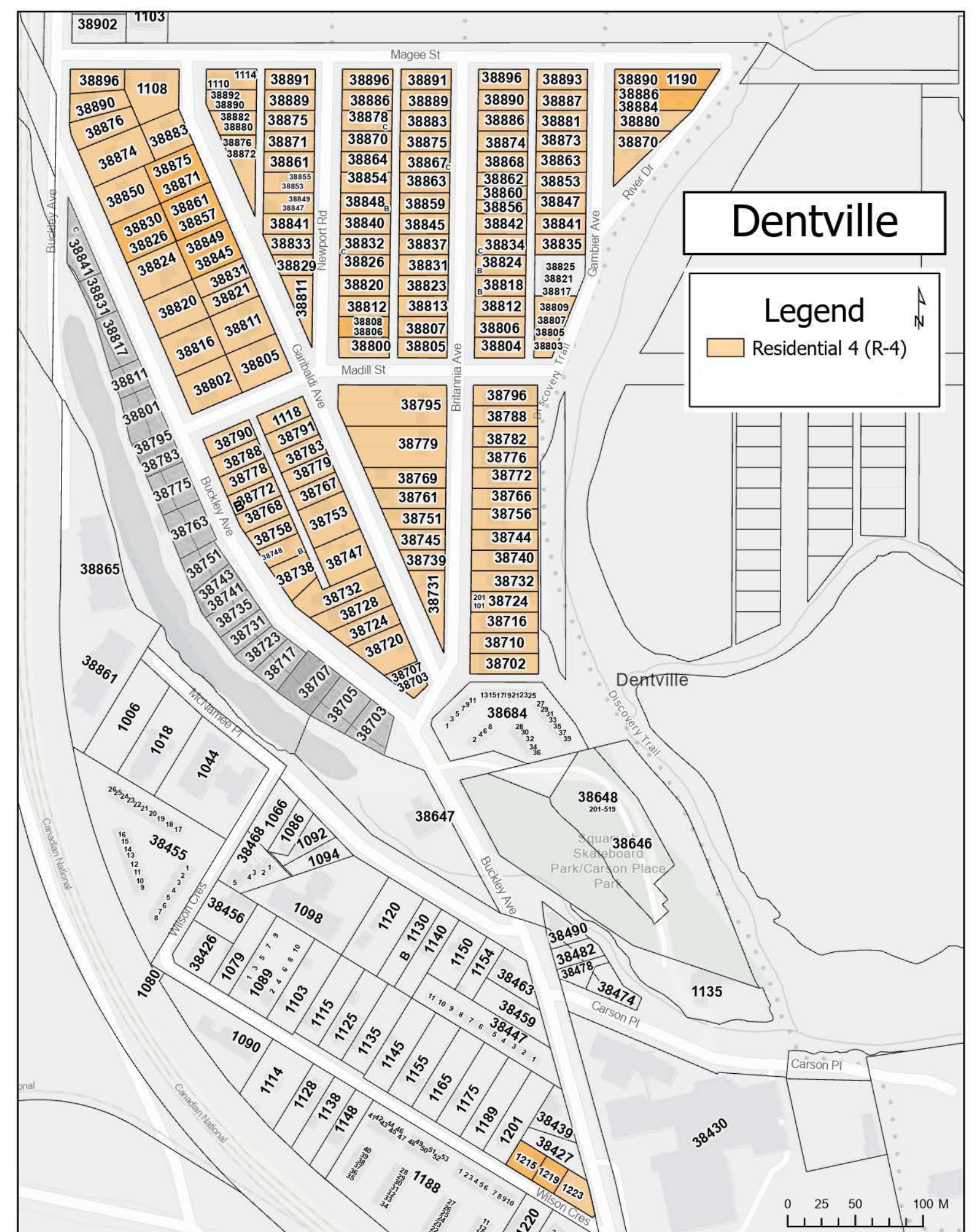
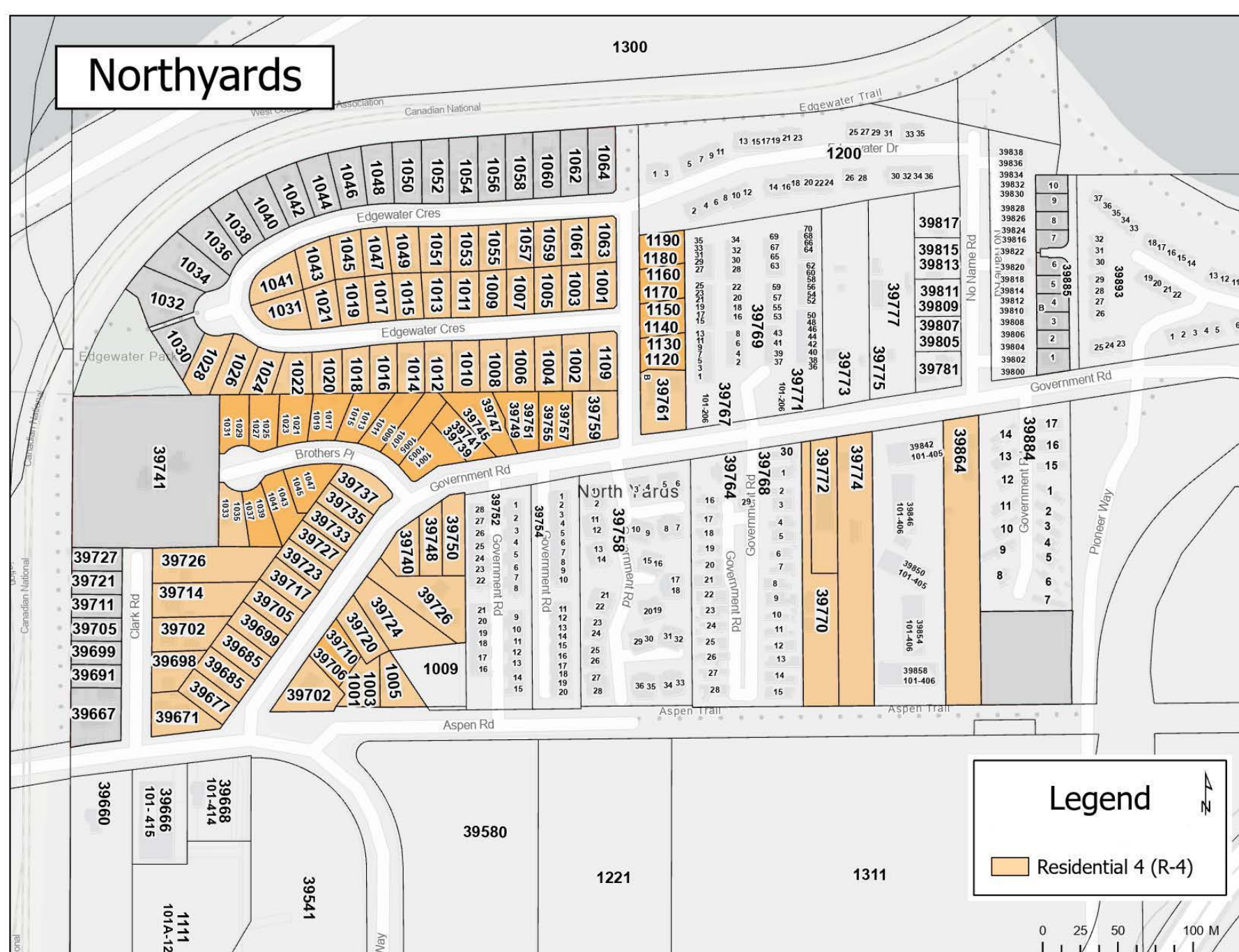
# Bill 44 (SSMUH) Flood Hazard Zoning Bylaw Amendments

## R-4 Zone

The R-4 Zone was drafted for areas where a lot is within or adjacent to a secondary floodway. The District's Flood Hazard Consultant recommendation is to retain larger setbacks along the lot lines that are adjacent to floodways.

### Property development in the R-4 zone

- Allows 4 strata units plus 1 secondary suite or Accessory Unit Dwelling
- Setbacks:
  - Front: 7.6m
  - Rear: 3.0m
  - Interior Side: 1.2m
  - Exterior Side: 4.6m
- Lot coverage: 33-50%





# Bill 44 (SSMUH) Flood Hazard Zoning Bylaw Amendments

## R-4 Zone

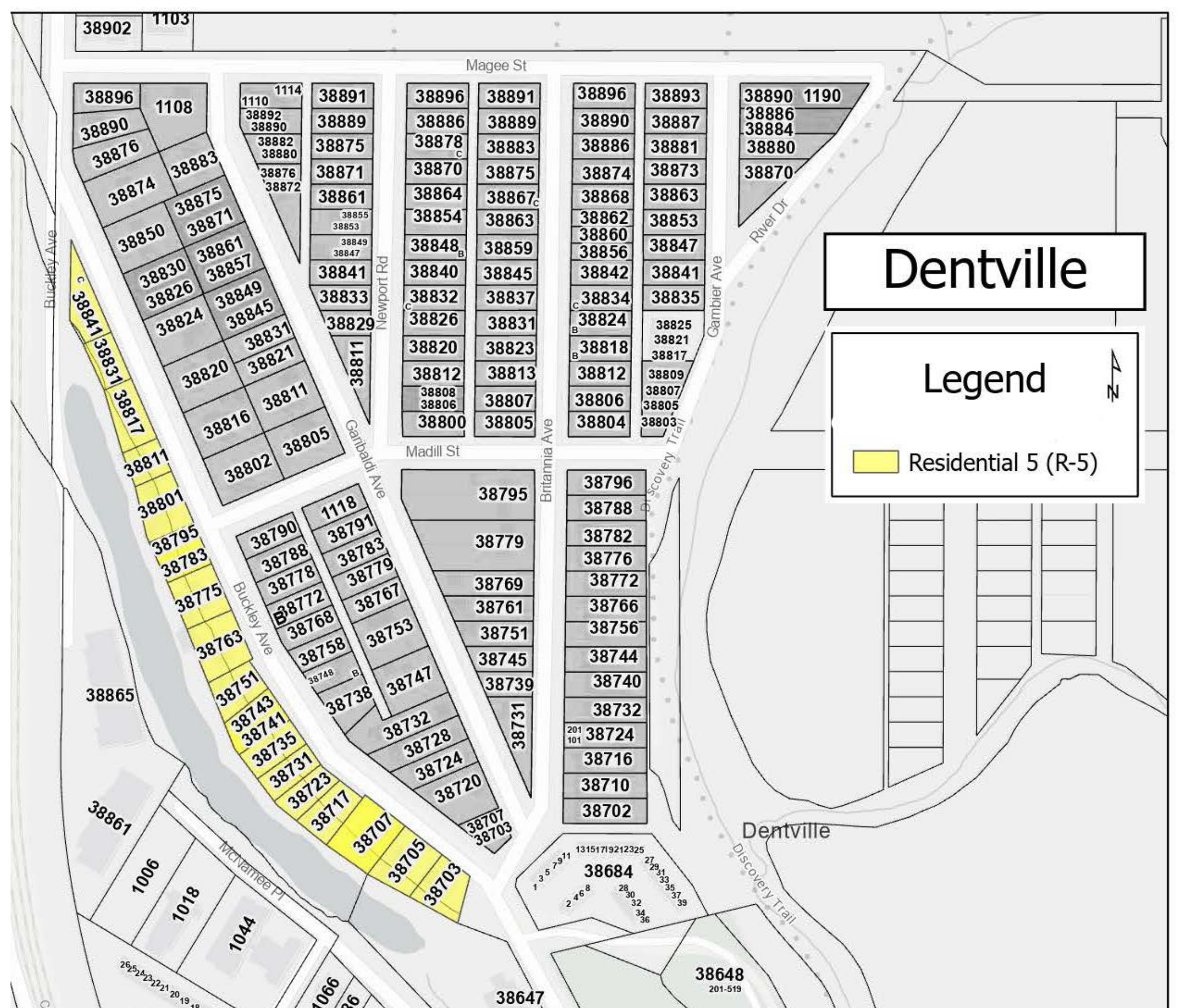


# Bill 44 (SSMUH) Flood Hazard Zoning Bylaw Amendments R-5 Zone

The R-5 Zone was drafted for areas where a substantial portion of the lot area falls within a secondary floodway. The District's Flood Hazard Consultant recommendation is to retain larger setbacks along the lot lines adjacent to floodways and retain a lower maximum lot coverage

## Property development in the R-5 zone overview

- Allows 4 strata units plus 1 secondary suite or Accessory Unit Dwelling
- Setbacks:
  - Front: 7.6m
  - Rear: 7.6m
  - Interior Side: 1.2m
  - Exterior Side: 4.6m
- Lot coverage: 33%





# Bill 44 (SSMUH) Flood Hazard Zoning Bylaw Amendments R-5 Zone

