

District of Squamish
BYLAW NO. 3104, 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;

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 (R-2, R-3, R-4, R-5) No. 3104, 2024”.
2. Zoning Bylaw No. 2200, 2011, as amended, is further amended as follows:
 - (a) By replacing Section 6 | Residential 1 (RS-1) with the following:

SECTION 6 | RESIDENTIAL 2 (R-2)

The intent of this zone is to accommodate small-scale housing options for properties that are subject to conditional densification area policies.

6.1 PERMITTED USES

The following principal and accessory uses and no others are permitted:

- (a) single unit dwelling;
- (b) two-unit dwelling;

On properties larger than 0.8 ha, the following principal uses are also permitted:

- (c) agriculture;
- (d) horse stable;
- (e) kennel, subject to 6.6 (b)
- (f) pet daycare

The following accessory uses and no others are permitted:

- (g) accessory uses;
- (h) child care facility, residential; subject to Section 4.18;

- (i) accessory dwelling unit, subject to Section 4.38;
- (j) home occupation, subject to Section 4.18,
- (k) secondary suite, subject to Section 4.5;
- (l) short-term rental accommodation, subject to Section 4.46

6.2 MINIMUM LOT SIZE

(a)

Min Lot Area
4 ha

- (b) Despite 6.2 (a) the minimum lot size for the parcel legally described as Block A North East ¼ and North West ¼ of Section 15 Township 50 Plan 19547 Except: Part Subdivided by Plan LMP53239 is:

Min Lot Area	Min Lot Width	Min Lot Depth
690.0 sq. m	18.4 m	27.4 m

6.3 MAXIMUM HEIGHT

Single or Two Unit Dwelling
9m

6.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 33% of the lot area.

6.5 DENSITY

(a) Maximum Floor Area Ratio Per Lot

Use	Base Maximum Floor Area Ratio	Maximum Floor Area Ratio with Secondary Suite or Accessory Dwelling unit
Single-Unit or Two- Unit Dwelling	0.45	0.5

- (b) The total number of dwelling units shall not exceed two dwelling units per lot. For clarity, secondary suites and accessory dwelling units are considered individual dwelling units and count towards the two dwelling unit total.

6.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

- (a)

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62m	7.62m	2.13m	4.57m

- (b) Despite the setback requirements in the above table, a kennel shall not be located within 100.0 m of any dwelling unit on an adjacent lot.

6.7 LANDSCAPING

Landscaping shall be provided in accordance with section 4.27 of this bylaw.

6.8 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

6.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses must comply with Section 41 of this bylaw.

6.10 STORAGE OF SOLID WASTE

Storage of solid waste shall be provided in accordance with Section 4.53 of this Bylaw.

6.10 ACCESSORY BUILDINGS

All accessory buildings shall comply with Section 4.4 of this Bylaw.

6.12 MINIMUM SERVICING STANDARD

(a) No lot may be created unless it is serviced with a community water system and a community sewer system.

(b) No residential building may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.

(b) By replacing Section 7 | Residential 1A (RS-1A) with the following:

SECTION 7 | RESIDENTIAL 3 (R-3)

The intent of this zone is to accommodate a variety of small-scale housing options on properties that are subject to limited densification area policies and zone C4 of the Cheekeye Fan

7.1 PERMITTED USES

The following principal and accessory uses and no others are permitted:

- (a) single unit dwelling
- (b) two-unit dwelling
- (c) triplex dwelling

On properties larger than 0.8 ha, the following principal uses are also permitted:

- (d) agriculture;
- (e) horse stable;
- (f) kennel, subject to 7.6 (b)
- (g) pet daycare

The following accessory uses and no others are permitted:

- (h) accessory uses;
- (i) child care facility, residential; subject to Section 4.18;
- (j) accessory dwelling unit, subject to Section 4.38;
- (k) home occupation, subject to Section 4.18,
- (l) multi-unit flex unit, subject to 4.39;
- (m) secondary suite, subject to Section 4.5;
- (n) short-term rental accommodation, subject to Section 4.46

7.2 MINIMUM LOT SIZE

(a)

Min Lot Area
4 ha

7.3 MAXIMUM HEIGHT

(a)

Single or Two Unit Dwelling	Triplex Dwelling
9m	11m or three storeys, whichever is less

7.4 MAXIMUM LOT COVERAGE

(a) The lot coverage shall not exceed 33% of the lot area.

7.5 DENSITY

(a) Maximum Floor Area Ratio Per Lot

Use	Base Maximum Floor Area Ratio	Maximum Floor Area Ratio with Secondary Suite, Multi-Unit Flex Unit and/or Accessory Dwelling unit
Single-Unit Dwelling	0.45	0.5
Two-Unit Dwelling or Triplex Dwelling	0.5	0.55

- (b) The total number of dwelling units shall not exceed three dwelling units per lot. For clarity, secondary suites, multi-unit flex units and accessory dwelling units are considered individual dwelling units and count towards the three dwelling unit total.

7.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

(a)

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62m	7.62m	2.13m	4.57m

- (b) Despite the setback requirements in the above table, a kennel shall not be located within 100.0 m of any dwelling unit on an adjacent lot.

7.7 LANDSCAPING

Landscaping shall be provided in accordance with section 4.27 of this bylaw.

7.9 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

7.8 MINIMUM PRIVATE USEABLE OPEN SPACE

- (a) For triplex dwelling use, an equivalent of at least 10% of the gross floor area of the dwelling unit shall be provided as private usable open space for each unit; or
- (b) The area required under Section 7.8(a) may be provided as common useable open space.

7.10 OFF-STREET PARKING

Off-street parking spaces for buildings and uses must comply with Section 41 of this bylaw.

7.11 STORAGE OF SOLID WASTE

Storage of solid waste shall be provided in accordance with Section 4.53 of this Bylaw.

7.12 ACCESSORY BUILDINGS

All accessory buildings shall comply with Section 4.4 of this Bylaw.

7.13 MINIMUM SERVICING STANDARD

- (a) No lot may be created unless it is serviced with a community water system and a community sewer system.
- (b) No residential building may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.

- (c) By replacing Section 8 | Residential 2 (RS-2) with the following:

SECTION 8 | RESIDENTIAL 4 (R-4)

The intent of this zone is to accommodate a variety of small-scale housing options in residential areas adjacent to secondary floodways.

8.1 PERMITTED USES

The following principal and accessory uses and no others are permitted:

- (a) single unit dwelling;
- (b) two-unit dwelling;
- (c) multiple dwelling residential;

The following accessory uses and no others are permitted:

- (d) accessory dwelling unit, subject to Section 4.38;
- (e) child care facility, residential; subject to Section 4.18;
- (f) home occupation, subject to Section 4.18;
- (g) multi-unit flex unit, subject to 4.39;
- (h) secondary suite, subject to Section 4.5;
- (i) short-term rental accommodation, subject to Section 4.46.

8.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
690.0 sq. m	18.4 m	27.4 m

8.3 MAXIMUM HEIGHT

Single or Two Unit Dwelling	Multiple Dwelling Residential
9.0 m	11.0 m or three storeys, whichever is less

8.4 MAXIMUM LOT COVERAGE

- (b) The lot coverage for a single unit or two unit dwelling shall not exceed 33% of the lot area.
- (c) The lot coverage for a single unit or two unit dwelling with a secondary suite and accessory dwelling unit shall not exceed 40% of the lot area.
- (d) The lot coverage for a multiple dwelling residential use shall not exceed 50% of the lot area.

8.5 DENSITY

- (a) Maximum Floor Area Ratio Per Lot

Use	Base Maximum Floor Area Ratio	Maximum Floor Area Ratio with Secondary Suite, Multi-Unit Flex Unit and/or Accessory Dwelling unit
Single-Unit Dwelling	0.45	0.5
Two-Unit Dwelling	0.5	0.6
Multiple Dwelling Residential, 3 units	none	none
Multiple Dwelling Residential, 4 units	none	none

- (b) The total number of strata titled dwelling units shall not exceed four units per lot.
- (c) Despite Section 8.5 (b) the total number of dwelling units on a lot shall not exceed five units.
- (d) Each individual dwelling unit in a multiple dwelling residential unit shall not exceed 220.0 sq.m in gross floor area.

8.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

(a)

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.6 m	3.0 m	1.2 m	4.6 m

- (b) For clarity, the minimum front and exterior side setbacks are subject to the visual clearance provisions of Section 4.8 of this Bylaw.

8.7 COMMON USEABLE OPEN SPACE

Despite section 4.29(b), common useable open space is not required in the R-1 zone.

8.8 MINIMUM PRIVATE USEABLE OPEN SPACE

- (a) For multiple-unit residential use, an equivalent of at least 10% of the gross floor area of the dwelling unit shall be provided as private usable open space for each unit; or
- (b) The area required under Section 8.8(a) may be provided as common useable open space.

8.9 LANDSCAPING

Landscaping shall be provided in accordance with Section 4.27 of this Bylaw.

8.10 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

8.11 OFF-STREET PARKING

Off-street parking spaces for buildings and uses must comply with Section 41 of this Bylaw.

8.12 STORAGE OF SOLID WASTE

Storage of solid waste shall be provided in accordance with Section 4.53 of this Bylaw.

8.13 MINIMUM SERVICING STANDARD

- (a) No lot may be created unless it is serviced with a community water system and a community sewer system.
- (b) No residential building may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.

- (d) By replacing Section 9 | Residential Small Lot (RS-3) with the following:

SECTION 9 | RESIDENTIAL 5 (R-5)

The intent of this zone is to accommodate a variety of small-scale housing options in the areas of Valleycliffe adjacent to watercourses.

9.1 PERMITTED USES

The following principal and accessory uses and no others are permitted:

- (a) single unit dwelling;
- (b) two-unit dwelling;
- (c) multiple dwelling residential;

The following accessory uses and no others are permitted:

- (d) accessory dwelling unit, subject to Section 4.38;
- (e) child care facility, residential; subject to Section 4.18;
- (f) home occupation, subject to Section 4.18;
- (g) multi-unit flex unit, subject to 4.39;
- (h) secondary suite, subject to Section 4.5;
- (i) short-term rental accommodation, subject to Section 4.46.

9.2 MINIMUM LOT SIZE

(a)

Min Lot Area	Min Lot Width	Min Lot Depth
690.0 sq. m	18.4 m	27.4 m

(b) Despite Section 9.2 (a), the minimum lot area for the parcel legally described as LOT 38 BLOCKS 18 AND 19 DISTRICT LOTS 515 AND 833 PLAN 16464 PID: 007-479-140 is 2 ha.

9.3 MAXIMUM HEIGHT

Single or Two Unit Dwelling	Multiple Dwelling Residential
9.0 m	11.0 m or three storeys, whichever is less

9.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 33% of the lot area.

9.5 DENSITY

(a) Maximum Floor Area Ratio Per Lot

Use	Base Maximum Floor Area Ratio	Maximum Floor Area Ratio with Secondary Suite, Multi-Unit Flex Unit and/or Accessory Dwelling unit
Single-Unit Dwelling	0.45	0.5
Two-Unit Dwelling	0.5	0.6
Multiple Dwelling Residential, 3 units	none	none
Multiple Dwelling Residential, 4 units	none	none

- (b) The total number of strata titled dwelling units shall not exceed four units per lot.
- (c) Despite Section 9.5 (b) the total number of dwelling units on a lot shall not exceed five units.
- (d) Each individual dwelling unit in a multiple dwelling residential unit shall not exceed 220.0 sq.m in gross floor area.

9.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

(a)

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.6 m	7.6 m	1.2 m	4.6 m

- (b) For clarity, the minimum front and exterior side setbacks are subject to the visual clearance provisions of Section 4.8 of this Bylaw.

9.7 COMMON USEABLE OPEN SPACE

Despite section 4.29(b), common useable open space is not required in the R-1 zone.

9.8 MINIMUM PRIVATE USEABLE OPEN SPACE

- (a) For multiple-unit residential use, an equivalent of at least 10% of the gross floor area of the dwelling unit shall be provided as private usable open space for each unit; or
- (b) The area required under Section 9.8(a) may be provided as common useable open space.

9.9 LANDSCAPING

Landscaping shall be provided in accordance with Section 4.27 of this Bylaw.

9.10 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

9.11 OFF-STREET PARKING

Off-street parking spaces for buildings and uses must comply with Section 41 of this Bylaw.

9.12 STORAGE OF SOLID WASTE

Storage of solid waste shall be provided in accordance with Section 4.53 of this Bylaw.

9.13 MINIMUM SERVICING STANDARD

- (a) No lot may be created unless it is serviced with a community water system and a community sewer system.
- (b) No residential building may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.

(e) By adding the following after Section 16B Agriculture 3:

SECTION 16C | AGRICULTURE 4 (AGRI-4)

The intent of this zone is to accommodate agricultural and residential development, in areas subject to high flood hazard on urban lands, consistent with the provisions of the consistent with the provisions of the *Agricultural Land Commission Act* and *Agricultural Land Reserve Use Regulation*.

16C.1 PERMITTED USES

The following principal and accessory uses and no others are permitted:

- (a) agriculture;
- (b) single unit dwelling;

The following accessory uses and no others are permitted:

- (c) uses accessory to agriculture;
- (d) uses accessory to residential;
- (e) child care facility, residential; subject to Section 4.18;
- (f) accessory dwelling unit, subject to Section 4.38;
- (g) home occupation, subject to Section 4.18,
- (h) secondary suite, subject to Section 4.5;

16C.2 MINIMUM LOT SIZE

Min Lot Area
4.0 ha

16C.3 MAXIMUM HEIGHT

Agriculture	Single Unit Dwelling
-------------	----------------------

15.0m	9.0m
-------	------

16C.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 33% of the lot area.

16C.5 DENSITY

(a) Maximum Floor Area Ratio Per Lot

Use	Base Maximum Floor Area Ratio	Maximum Floor Area Ratio with Secondary Suite or Accessory Dwelling unit
Single-Unit Dwelling	0.45	0.5

(b) The total number of dwelling units shall not exceed two dwelling units per lot. For clarity, secondary suites and accessory dwelling units are considered individual dwelling units and count towards the two dwelling unit total.

16C.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

(a)

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62m	7.62m	2.13m	4.57m

16C.7 LANDSCAPING

Landscaping shall be provided in accordance with section 4.27 of this bylaw.

16C.8 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

16C.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses must comply with Section 41 of this bylaw.

16C.10 STORAGE OF SOLID WASTE

Storage of solid waste shall be provided in accordance with Section 4.53 of this Bylaw.

16C.11 ACCESSORY BUILDINGS

All accessory buildings shall comply with Section 4.4 of this Bylaw.

16C.12 MINIMUM SERVICING STANDARD

- (a) No lot may be created unless it is serviced with a community water system and a community sewer system.
 - (b) No residential building may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system
3. That the parcels of land shown on the sketch attached as Schedule "A" to this bylaw are rezoned from RS-1 and RS-2 to R-2.
 4. That the parcels of land shown on the sketch attached as Schedule "B" to this bylaw are rezoned from RS-1, RS-2 and RS-3 to R-3.
 5. That the parcels of land shown on the sketch attached as Schedule "C" to this bylaw are rezoned from R-1 to R-4.
 6. That the parcels of land shown on the sketch attached as Schedule "D" to this bylaw are rezoned from R-1 to R-5.
 7. That the parcels of land shown on the sketch attached as Schedule "E" to this bylaw are rezoned from RS-2 to AGRI-4.
 8. Zoning Bylaw No. 2200, 2011 is further amending the Zoning map, being Schedule "A" to the District of Squamish Zoning Bylaw No. 2200, 2011 to reflect the rezoning.
 9. 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 provision of this Bylaw, are revised to be consistent with the amendments of this bylaw.

READ A FIRST AND SECOND TIME this day of , .

Pursuant to the Local Government Act, **NOTICE WAS ADVERTISED ON** day of
, .

READ A THIRD TIME day of , .

APPROVED by the , pursuant to this day of , .

ADOPTED this day of , .

Armand Hurford, Mayor

Kerri Wells, Corporate Officer

DRAFT

**Schedule A to District of Squamish Zoning Bylaw No. 2200, 2011, Amendment
Bylaw (R-2, R-3, R-4, R-5) No. 3104, 2024**

DRAFT