

ZONING



2020 BYLAW UPDATE

Phase 1 Open House

April 24, 2019

Agenda

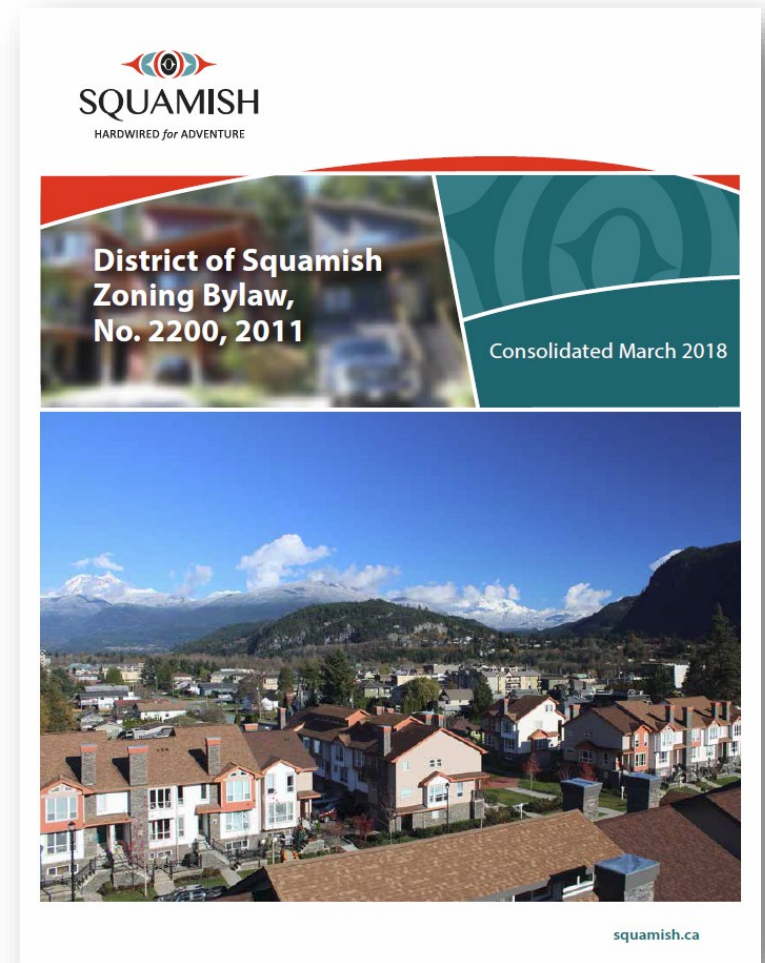
- Zoning 101
- Background
- Update Process
- Major Themes
- Participant Feedback



ZONING 101

Background

- Current Zoning Bylaw adopted 2011
 - Following OCP
 - 2 Year review
- Numerous update
 - Property specific
 - District initiated housekeeping, high priority issues



Background: Identified Issues

- >140 identified issues/considerations
 - New Bylaw
- Early in process
 - Changes not identified
- 4 Major Topics
 - Align Zoning with OCP
 - Increase Flexibility
 - Improve Functionality
 - Address Gaps in Bylaw

Zoning Bylaw Issue Tracking - Excel

	A	B	C	E	F	G	H
	Topic	Category	Description	Section #	Section Name	Staff	Date Added
1	Align Zoning with OCP	Clarify Industrial Zoning and Use	Clarify what liquor retail and starting are necessary to manufacturing in industrial zone.	1.3	Definition	Sarah	
2	Align Zoning with OCP	Clarify Industrial Zoning and Use	Clarify that accessory tenures are defined as liquor primary location with conditions.	33, 29A, 29D	1-1, 1-1 and 1-2 Zoning	Sarah	
3	Align Zoning with OCP	Clarify Industrial Zoning and Use	Clarify and differentiate light industrial, medium industrial and heavy industrial use, and create permitted uses that match the industrial intent but have an appropriate commercial use.	33-39	1-1 to 1-7	OCP	
4	Align Zoning with OCP	Clarify Industrial Zoning and Use	Clarify provisions around Accessory Part of Use in industrial zone.	1.2	Definition		
5	Align Zoning with OCP	Update Business Park Zoning	Specify uses of Business Park for non-commercial light industrial and a more appropriate mix of light industrial and business commercial use per current zoning.	33	Schedule A, 1-1		
6	Align Zoning with OCP	Update Business Park Zoning	Consider more intensive use of land in Business Park through uses of floor area ratio and building height while balancing impact to the economic viability of light industrial activities.	33	1-1	OCP	
7	Align Zoning with OCP	Develop Marine Zoning	Create marine conservation zone.	Schedule A	Zoning Map	Matt	
8	Align Zoning with OCP	Develop Marine Zoning	Create marine recreation zone.	Schedule A	Zoning Map	Matt	
9	Align Zoning with OCP	Develop Marine Zoning	Create mixed use marine zone.	Schedule A	Zoning Map	Matt	
10	Align Zoning with OCP	Develop Marine Zoning	Create marine fishing zone.	Schedule A	Zoning Map	Matt	
11	Align Zoning with OCP	Facilitate Affordable Housing Form and Tenor	Enable Fee Simple Row Housing in Multiple Unit Residential (RM) zones.	Section 5	Zoning	OCP	
12	Align Zoning with OCP	Facilitate Affordable Housing Form and Tenor	Consider options to the RS-1 zone, an appropriate use of the RS-1 zone along transit corridors and bus rapid transit.	6	RS-1	OCP	
13	Align Zoning with OCP	Facilitate Affordable Housing Form and Tenor	Consider options to address ADU height and setbacks to improve compatibility with the existing neighborhood.	4.30	Accessory Dwelling Units		

Ready | New Items | Sorted Items | Abandoned Items | Sorted ... | 70%

Update Process

Phase 1 Project Initiation	Phase 2 Bylaw Development	Phase 3 Public Review Process	Phase 4 Bylaw Adoption
Solicit initial community & stakeholder input regarding project scope	Consider regulatory options and draft bylaw with continued stakeholder input	Solicit community feedback, amend bylaw and re-engage community as needed	Progress through legislated bylaw adoption process
Feb-April 2019	May-Oct 2019	Nov 2019-Jan 2020	Feb--Mar 2020
Zoning Intro/Open House Video/Backgrounders Web Info/Comment Portal	Stakeholder Meetings Landowner Outreach Staff Consultation Web Info/Comment Portal	Community Open House Key Stakeholder Response Web Info/Comment Portal Comment Form Agency Referral	Public Hearing Formal Agency Referrals



Update Process: Stakeholder Meetings

Targeted Stakeholder Meetings for substantive changes

- Agricultural zoning
- Marine zoning
- Missing middle housing
- Parking regulations
- Business park zoning
- Industrial zoning
- Campground zoning
- University area zoning

- Zone changes for specific properties
 - Align with OCP
 - Replace Land Use Contracts

TOPIC 1: Align Zoning with OCP

- Adopted June 2018
- Contains policies directly or indirectly relate to zoning
- Zoning Update key to OCP implementation



Align Zoning with OCP

INDUSTRIAL USE CLARIFICATION

- Clarify zoning
 - light industrial
 - medium industrial
 - heavy industrial
- Support employment activity
- Match permitted uses with intent
- Exclude commercial uses



Align Zoning with OCP

BUSINESS PARK ZONING

- Maximize the use of the Business Park
- Ensure adequate employment land supply
- Specific areas for
 - true light industrial
 - current permitted uses



Align Zoning with OCP

DEVELOP MARINE ZONING

- Secure locations for marine infrastructure and facilities
 - Marine conservation
 - Marine mixed-use
 - Marine industrial
 - Port uses



Align Zoning with OCP

FACILITATE AFFORDABLE HOUSING

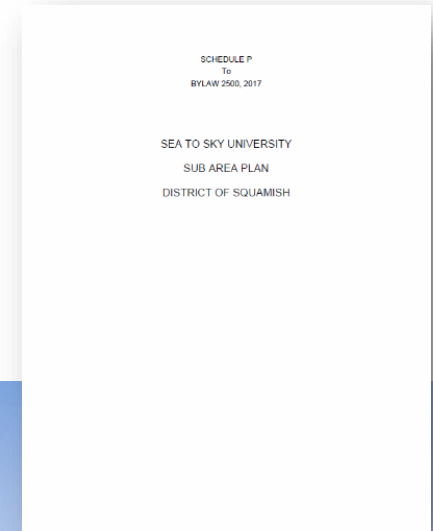
- Support for housing options
 - Fee simple row housing
 - Duplexes in RS-1
 - Transit or nodes
 - Improve compatibility of accessory dwelling units



Align Zoning with OCP

IMPLEMENT SUB AREA PLANNING

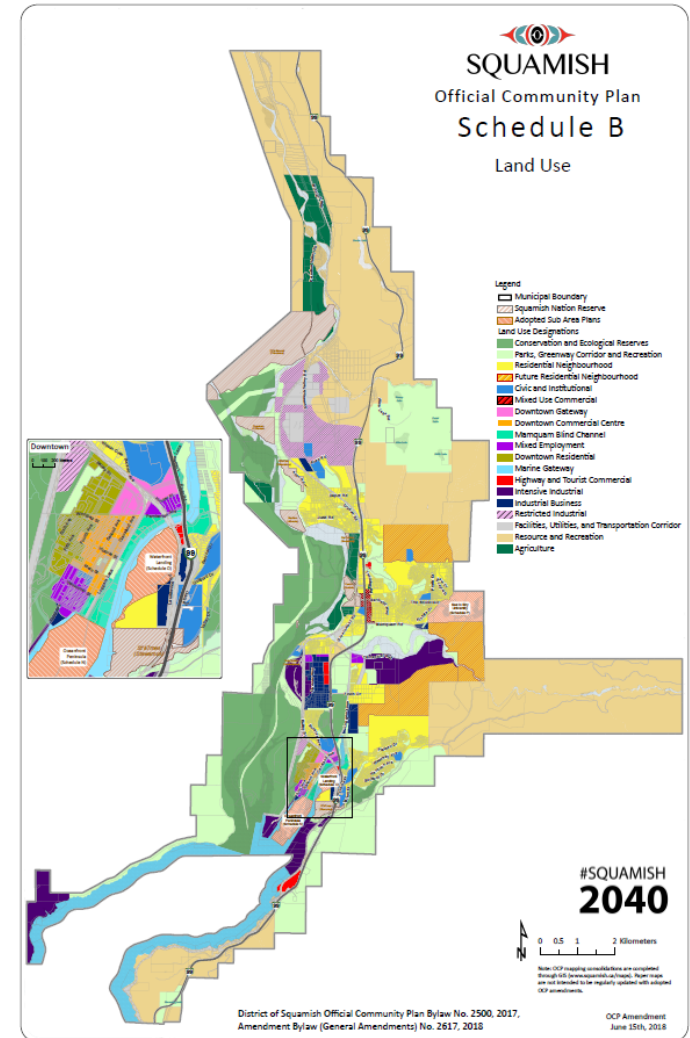
- Achieve vision in sub area plans
- University
 - Clarify permitted uses
 - Add basic regulations
 - Allocate unbuilt housing
- Implement Wilson Crescent Micro Plan amendments



Align Zoning with OCP

ALIGN WITH LAND USE DESIGNATION

- Consider zoning that aligns with OCP vision
 - Transportation zone for transportation corridors
 - Institutional zone for SD48 sites
 - Align zoning with OCP policies



TOPIC 2: Increase Flexibility

- Overly restrictive
 - No significant community benefit
- Frustrate the public
- Impair the maximum potential of land use, and
- Create a variance burden



Increase Flexibility

EXPAND PERMITTED USES

Permit a broader range of activities

- Personal service establishment -> comm.
- Commissary kitchen -> restaurant
- Commercial and residential -> same floor



Increase Flexibility

RELAX REGULATIONS

- Limited community benefit
- Restrict land use
- Examples
 - Steps to project into interior side setbacks
 - Awnings project into setbacks
 - More accessory buildings on P-2



TOPIC 3: Improve Functionality

- Lack of clarity frustrates staff and public
- Confusing and contradictory regulations lead to
 - Challenges in bylaw interpretation
 - Incorrect expectations
 - Inconsistency in regulatory applications



Improve Functionality

- Align Zoning with other Regulations
 - District's Subdivision and Development Control Bylaw, Liquor and Cannabis Regulation Branch
- Clarify Definitions
 - Deck/porch, lane/road
- Clarify Regulations
 - Open space requirements for apartment/townhouse
- Clarify Regulatory Calculations
 - Gross floor area calculations
 - non-residential zones, Portion of included basement
- Redesign Formatting
 - charts and graphics - improve usability.
- Streamline Zones
 - Consider consolidation of industrial and commercial zones.

TOPIC 4: Address Gaps in Bylaw

- Negative community outcomes
 - Incompatible land uses
 - Unreasonable impacts on neighbours
- Compromise planning intentions



Address Gaps in Bylaw

ADD MISSING REGULATIONS

Some zones are missing basic regulations

- Minimum frontage widths
- Minimum lot sizes

ADDRESS REGULATORY WEAKNESSES

Close loopholes

- Accessory Dwelling Units plus
 - Caretaker Dwelling units
 - Accessory residential dwelling units

SECTION 35 | GENERAL INDUSTRIAL (I-3)

The intent of this zone is to provide land which requires large lot sizes at a location near to waterfront, rail, or other major transportation routes; the uses intended are primarily oriented to intensive manufacturing, transportation, and shipment of manufactured, bulk goods, or materials.

35.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) industrial
 - (b) bulk gas and fuel loading and storage facilities, subject to Section 35.3
- The following accessory uses and no others are permitted:
- (c) caretaker dwelling, subject to Section 4.3; and
 - (d) accessory uses.

35.2 PROHIBITED USES

Industrial uses involving the incineration of wood waste or any other organic material are prohibited in the General Industrial (I-3) zone except as follows: (Bylaw 2285, 2012)

- (a) on land legally described as: District Lot 2351, 2802 and 5899 (EXC RP 5238) 6232 and 6237.
- (b) unless in relation to a biomass energy utility, as regulated by provincial requirements.

35.3 CONDITIONS OF USE

An industrial use shall not discharge or emit across lot lines:

- (a) odours, toxic, or noxious matter or vapours;
- (b) heat, glare, or radiation;
- (c) recurrently generated ground vibration;
- (d) bulk gas and fuel loading and storage facilities are only permitted on properties as identified on the map attached as Schedule A.

35.4 MAXIMUM HEIGHT

Principal Building	Accessory Building
15.30 m	4.58 m

35.5 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 70% of the area of the lot.

4.38 ACCESSORY DWELLING UNITS

(BYLAW 2582, 2018)

- (a) be permitted in all zones which permit a single-unit dwelling;
- (b) be limited to one such use per parcel;
- (c) the gross floor area of an accessory dwelling unit shall not exceed 70m², except where located above a garage, the gross floor area of the entire structure shall not exceed 140m² and the maximum habitable area shall not exceed 70m²; (Bylaw 2620, 2018)
- (d) Despite Section 4.38(c), for properties equal to or greater than 0.2 hectares, the maximum gross floor area of an Accessory Dwelling Unit shall be 90m² provided the unit achieves one energy step above the applicable base step under the District of Squamish Building Bylaw No.1822, 2004 as amended or replaced from time to time, with respect to the BC Energy Step Code, and provided that the owner of the property first enters into a covenant registered on the title of the property covenanting to build the unit to the higher step; where located above a garage, the maximum gross floor area for the entire structure shall not exceed 180m² and the maximum habitable area shall not exceed 90m²; (Bylaw 2620, 2018)
- (e) meet the minimum front and side setback requirements of a principal building and shall be located no closer than 3 metres from the rear property line, except no closer than 0.61 metres where the rear lot line abuts a lane;



Address Gaps in Bylaw

ZONE FOR EXISTING USES

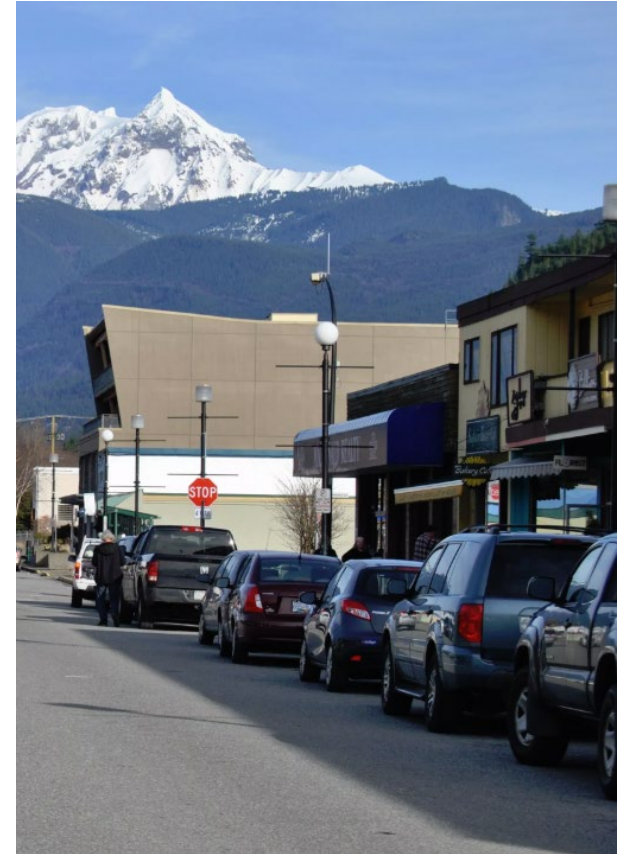
Appropriate existing land uses not paired with zoning

- Private residential land that is zoned as park
- Zones without regulations
- Zoning boundaries do not match lots

PARKING REGULATIONS UPDATE

Update key elements

- Missing parking requirements
- Clarify visitor parking requirements
- Regulate tandem parking
- Modifying parking stall size
- Lighting requirements



Feedback Tonight

Align Zoning with OCP



BACKGROUND



A new Official Community Plan Bylaw 2500 was adopted June 5, 2018 following a two-year public engagement process. The OCP contains numerous policies which either directly or indirectly relate to zoning regulations. Amendments to the Zoning Bylaw are therefore an important aspect of OCP implementation.

INDUSTRIAL USE CLARIFICATION



Zoning for light industrial, medium industrial and heavy industrial uses require clarification and differentiation in order to support employment generating activity within the District. Permitted uses in these zones are intended to match the industrial intent without encompassing commercial uses.

BUSINESS PARK ZONING

Specific areas of the Business Park will be considered for non-commercial light industrial, while other areas will be considered for zoning to support the current range of permitted uses. This will help to maximize the use of the Business Park, and ensure adequate land supply for a range of employment-generating land uses.



Improve Functionality



BACKGROUND

A lack of clarity in the Zoning Bylaw creates difficulties for both the public and staff. Clear Zoning Bylaw regulations are easy for staff, land owners and the general public to interpret and follow in a consistent manner. The following issues will be considered as part of the Zoning Bylaw Update.

ALIGNMENT WITH OTHER REGULATIONS



The Zoning Bylaw is currently inconsistent with the District's Subdivision and Development Control Bylaw, and provincial legislation, such as those of the Liquor and Cannabis Regulation Branch.

CLARIFY DEFINITIONS

A number of terms used in the Zoning Bylaw are either undefined or overlap with other terms. The lack of clarity can create significant challenges in bylaw interpretation and impacts in which zones specific uses are permitted. Areas where definitions can be improved include:

- Clarifying distinction between deck, porch and balcony,
- Clarifying distinction between restaurants, coffee shops, and café,
- Eliminate overlapping terminology such as retail store/sales, lane/road, parking stalls/spaces, and
- Define Special Event Portable Food Vending and synchronize with Business License Bylaw.



Address Gaps

Agree / Disagree

Category	Description	Agree = Y / Disagree = N
Add Missing Regulations	Ensure CD zones include basic zoning provisions.	
	Add a minimum frontage width for panhandle subdivision.	
	Add minimum lot sizes to I-3 zone.	
	Add maximum number of beds/guests permitted at a bed and breakfast.	
Address Regulatory Weaknesses	Specify I-3 Permitted Use "Industrial" is "subject to conditions of use 35.3" within zone.	
	Correct Legal Reference for Paco Road Parcel in I-10 Zone section 39C.11	
	Correct PID for 2543 Mamquam Road is 030-271-703.	
	Clean up Accessory Residential Dwelling in RL-2 and RE.	
	Remove "Accessory Dwelling Unit" from Maximum Height Section in all zones. OR remove restriction on 6.7 m only on Accessory Dwelling Unit w garage	
	Prohibit ADU on a property that has a caretaker suite	
	Clarify that RL-2 Zone does not permit both an Accessory Dwelling Unit and an Accessory Residential Unit on larger lots.	
	Prohibit breezeways from circumventing secondary suite intentions.	
	Consider if caretaker dwelling units are legitimate	
	Increase minimum interior side setbacks for RL-1 and RL-2 lots less than 0.8 hectares in size.	
Add Missing Regulations	Address inappropriate application of building forms/densities as permitted use.	
	Add density limits to commercial and industrial zones which lack them.	
Address Regulatory Weaknesses	Correct Interpretation Section regarding 'minimum site size'.	
Promote Life Safety	Increased setbacks and berms along railways.	
	Limit eave to eave proximity for fire safety considerations.	
Zone for Existing Uses	Add regulations for RS-2A which were lost in development of Bylaw 2200.	
	Define campground use, including what is and is not included.	
	Add cemetery as a permitted use for the specific municipal cemetery parcel.	
	Add Liquor Store as a site specific permitted use for existing locations.	
	Rezone 1004 McNamee Place from R-4 to RM-3.	
	Rezone 38415 Westway Avenue to RS-1.	
	Resolve split-zoning historical mapping discrepancies.	
	Terminate Land Use Contracts (mandatory by June 30, 2024). Established zoning by June 30, 2022.	
Address Parking Regulation Gaps	Add parking requirements for Child Care Facility.	
	Add minimum industrial parking standard to Downtown parking.	
	Develop regulations for parking garages.	
	Clarify visitor parking requirement for residential downtown parking.	
	Clarify the number of spaces required for persons with disabilities when more than 170 spaces are required.	
	Clarify that off-street loading area shall not be located within required front or side yard setback.	
	Clarify regulations which maintain off street parking visibility.	
Modify Parking Regulations	Create a definition for Tandem Parking and consider the suitability of this parking style.	
	Change restaurant parking requirements from "per seat" to "per gross floor area".	
	Update multi-family development parking requirements with proper driveways and garages for Squamish vehicles.	
	Consider modifying parking stall size to increase the standard size and reduce the small size stall. Increase number of small size stalled permitted.	
	Revise parking lighting regulations.	
	Consider shared use of off-street loading requirements between different uses.	
	Consider a maximum number of commercial vehicles of any type that can be parked in a residential zone property.	



Feedback Form

Please let us know any suggestions or concerns you have about the current District of Squamish Zoning Bylaw, or any of the identified issues being considered as part of the 2020 Zoning Bylaw Update. Please provide any additional comments in the box below:

Optional: Your Name _____

Optional: Your Contact Information _____



squamish.ca/zoning



Comments: Proposed Changes



Please let us know any suggestions or concerns you have about the any of the identified issues being considered as part of the 2020 Zoning Bylaw Update:



Comments: Current Zoning



Please let us know any suggestions or concerns you have about the current District of Squamish Zoning Bylaw:



Questions

