

## DISTRICT OF SQUAMISH

### BYLAW NO. 2386, 2015

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

**WHEREAS** the District of Squamish Council 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 (Comprehensive Development Zone No. 69 - Squamish Oceanfront) No., 2386, 2015".

2) District of Squamish Zoning Bylaw No. 2200, 2011 as amended, is further amended as follows:

i) The following parcels of land in the District of Squamish, legally described as:

- Lot 1 District Lot 486 Group 1 New Westminster District Plan BCP16860 (PID 026-267-128)
- Lot 2 District Lot 486 Group 1 New Westminster District Plan BCP16860 (PID 026-267-136)
- Lot 1 District Lot 4271 Group 1 New Westminster District Plan BCP16861(PID 026-267-144)
- Lot 2 District Lot 4271 Group 1 New Westminster District Plan BCP16861(PID 026-267-161)
- Lot 3 District Lot 4271 Group 1 New Westminster District Plan BCP16861(PID 026-267-152)
- Lot G District Lots 486, 4271, 4618, 5717, 6042 and 7134 Group 1 New Westminster District Plan 14953 (PID 007-774-010)
- District Lot 5717, Except Portions in Plans 13452 and 14953 (PID 015-788-741)
- District Lot 6042, Except Part in Plan 13452 (PID 015-792-587)
- Block B District Lots 4618, 5717, 6042 and 7134 Group 1 New Westminster District Plan 13452 (PID 008-606-153)
- Lot D Block 1, District Lots 486 and 4271 Group 1 New Westminster District Plan 14521 (PID 007-779-674)
- Lot 1 District Lot 286 Group 1 New Westminster District Plan BCP16863 (PID 026-267-403)
- Lot 2 District Lot 286 Group 1 New Westminster District Plan BCP16863 (PID 026-267-420)
- Lot 3 District Lot 286 Group 1 New Westminster District Plan BCP16863 (PID 026-267-438).

located in Squamish, British Columbia, as shown cross-hatched on the sketch attached as Schedule "A" to this bylaw are rezoned from Light Industrial (I-1) and Industrial General (I-3) to Comprehensive Development Zone No. 69 (CD-69) as indicated on Appendix "A".

ii) Section 1.3 Definitions is amended by adding the following definitions in alphabetical order:

**"ADAPTABLE DWELLING UNIT"** means a unit that is constructed to comply with the adaptable dwelling unit standards specified under the *British Columbia Building Code*.

**"BOAT CHARTER"** means a boat hired with an operator and used for transporting people for the purpose of fishing, diving, sight-seeing, or other form of recreation or as a water taxi.

**“BOAT RAMP”** means a structure placed on the foreshore for the purpose of launching boats and permitting the removal of boats from the water and does not include a barge ramp.

**“BOATSHED”** means a covered, floating structure that is fixed in position on the water, either totally enclosed or open on the sides, and used for the storage and protection of boats.

**“DOCK”** means a structure including ramps, floats, anchors and pilings which extend over the foreshore into the ocean and is fixed directly or indirectly to, or supported by, water or land for the purpose of providing access to and from boats, barges, and float planes which may be attached to the structure.

**“HIGH TECHNOLOGY”** means a use, which includes the design, but not necessarily manufacture or distribution, of commercial products in the fields of computer software, electronics, telecommunications, precision engineering, robotics, biochemistry, health care, sport and recreation, and related industries and may include labs, production studios, and ancillary office space.

**“HIGH WATER MARK”** means the boundary between the land and the sea, whether created by natural or artificial means;

**“INTERPRETIVE CENTRE”** means the use of land, building or structures for the dissemination of information and knowledge, related to the marine, industrial and cultural heritage of Squamish Oceanfront Lands, and the natural habitat of the Cattermole Slough.

**“MARINE PARK”** means a park and related open space that conserves naturally occurring habitat and that is immediately contiguous to the ocean and accessible to the public for educational and related purposes, subject to other District bylaws governing public access to park land and public open space, and that may include an area of the ocean.

**“OCEANFRONT LANDS”** means the area of real property, including the surface of water, comprising the parcels of land in the District of Squamish, as shown on Appendix “A” and legally described as:

- Lot 1 District Lot 486 Group 1 New Westminister District Plan BCP16860 (PID 026-267-128)
- Lot 2 District Lot 486 Group 1 New Westminister District Plan BCP16860 (PID 026-267-136)
- Lot 1 District Lot 4271 Group 1 New Westminister District Plan BCP16861(PID 026-267-144)
- Lot 2 District Lot 4271 Group 1 New Westminister District Plan BCP16861(PID 026-267-161)
- Lot 3 District Lot 4271 Group 1 New Westminister District Plan BCP16861(PID 026-267-152)
- Lot G District Lots 486, 4271, 4618, 5717, 6042 and 7134 Group 1 New Westminister District Plan 14953 (PID 007-774-010)
- District Lot 5717, Except Portions in Plans 13452 and 14953 (PID 015-788-741)
- District Lot 6042, Except Part in Plan 13452 (PID 015-792-587)
- Block B District Lots 4618, 5717, 6042 and 7134 Group 1 New Westminister District Plan 13452 (PID 008-606-153)
- Lot D Block 1, District Lots 486 and 4271 Group 1 New Westminister District Plan 14521 (PID 007-779-674)
- Lot 1 District Lot 286 Group 1 New Westminister District Plan BCP16863 (PID 026-267-403)
- Lot 2 District Lot 286 Group 1 New Westminister District Plan BCP16863 (PID 026-267-420)
- Lot 3 District Lot 286 Group 1 New Westminister District Plan BCP16863 (PID 026-267-438).

**“PARK”** means an area of land, including an area of the ocean, that is used for the enjoyment and pleasure of the public, having facilities for rest, recreation, exercise,

amusement, ornament or protection of the natural environment, and that is accessible to the public subject to other District bylaws governing public access to park land, which area of land is protected as park land, including by dedication, reservation, reverter, a condition on title, bylaw, covenant, statutory right of way or other similar means.

**“PASSENGER FERRY DOCK”** means a structure which extends over the foreshore into the ocean and is fixed directly or indirectly to, or supported by, water or land for the purpose of providing access to and from a foot passenger ferry which transports the general public.

**“SAILING CENTRE”** means a use within a building by a club incorporated under the Society Act for the purpose of boating, sailing, yachting, rowing, kayaking or other similar marine-oriented recreation activities and in which the affairs of the organization are actually conducted and carried on by members thereof.

**“SECONDARY SUITE”** means a second, self-contained dwelling unit with private access, its own kitchen and bathroom, and located within a single-family dwelling unit, or within a townhouse dwelling unit as permitted in the CD-40 and CD-69 Zones, complying with the requirements of Section 4.23 of this Bylaw.

**“THEATRE AND AMPHITHEATRE”** means a building or outdoor structure or area used for presenting plays, dramatic performances, motion pictures, musical performances, lectures or similar things;

- iii) Section 1.3 Definitions is amended by deleting the definitions of Secondary Suite, Townhouse Dwelling, Restaurant, and Useable Open Space and substituting the following:

**“TOURIST ACCOMMODATION”** means a building containing one or more habitable rooms or dwelling units used primarily for temporary lodging by visitors;

**“USEABLE OPEN SPACE”** means a compact, level, unobstructed area or areas, providing maximized access to sunlight, having no dimension less than 6.10 metres (20 feet), no slope greater than 5 percent to ensure universal access, and being available for the safe and convenient use by the occupants or users of a building or lot for recreation or leisure activities, and excludes areas used for off street parking, off street loading, service driveways or a required front setback, and without limitation Useable Open Space may be accessible to the public in the case of a statutory right of way agreement and covenant in favour of the District or other similar means;

- iv) Section 4.23 (b) is deleted and replaced with the following:

- (b) be permitted in townhouse dwelling units within the CD-40 and CD-69 Zones;

- v) Section 4.23 (e) is deleted and replaced with the following:

- (e) be limited to one such use per townhouse dwelling unit within the CD-40 and CD-69 zone to a maximum of 90 square metres (968.8 square feet) or 40% of the gross floor area of the building, whichever is less;

- vi) The following is added:

## **SECTION 39MMM**

### **COMPREHENSIVE DEVELOPMENT ZONE NO. 69 (CD-69)**

The intent of this zone is to accommodate and regulate the development of commercial, employment, institutional, parks and open space, multiple-family residential and accessory uses in Blocks A, B, C, D, E, F, G, H, and I, as shown on Schedule B which is attached to and forms part of this bylaw.

The Oceanfront Lands are divided into Blocks A, B, C, D, E, F, G, H, and I, as shown on Schedule B which is attached to and forms part of this bylaw.

**39MMM.1**

**Overall Density**

Despite any other provision of this Bylaw, the maximum gross floor area of

- a) residential use on the Oceanfront Lands shall not exceed 133,000 square metres (1,431,000 square feet), provided that 40,000 square metres (430,556 square feet) of additional gross floor area for residential use is permitted if within Blocks B, C1, E1, E2, or any of them, and
- b) commercial use on the Oceanfront Lands shall not exceed 27,666 square metres (297,794 square feet), provided that in respect of the portions of Block B and Block D that are abutting a highway that is constructed for vehicular access to a width of not less than 26 metres:
  - i) 7,895 square metres (84,981 square feet) of additional gross floor area for commercial use may be developed within Block B, and
  - ii) 5,000 square metres (53,820 square feet) of additional gross floor area for commercial use may be developed within Block D.

**Tourist Accommodation Use**

Despite any other provision of this bylaw, a dwelling unit in the CD-69 Zone may be used for seasonal or temporary tourist accommodation of not more than four guests during periods when such dwelling units are not occupied for residential use.

**39MMM.2 Block A – Village Centre**

**39MMM.2.1 Permitted Uses**

The following uses and no others shall be permitted on a lot in Block A:

- a) accessory uses;
- b) apartment dwellings;
- c) arts and culture;
- d) artisan;
- e) assembly;
- f) business and professional office, major and minor;
- g) café and coffee shop;
- h) child care facility;
- i) civic;
- j) entertainment;
- k) home occupation office, subject to Section 4.18;
- l) hostel;
- m) hotel;
- n) liquor primary establishment;
- o) off-street parking and loading;
- p) park
- q) personal service establishments;
- r) post office;
- s) public parking, without limiting off-street parking and loading;
- t) indoor recreation facility;
- u) retail store;
- v) restaurant;
- w) theatres and amphitheatres, without limiting arts and culture;
- x) tourist accommodation;
- y) tourist bureau, without limiting business and professional office.

**39MMM.2.2 Conditions of Use**

- a) A hotel shall be permitted if the hotel is available for public use, accommodating nightly rentals for the travelling public at least a majority of each calendar year.
- b) Accessory residential or business and professional office uses shall be limited to any floor above the ground floor of a building.

- c) Apartment dwelling use shall be subject to Section 4.16 of this Bylaw.

### **39MMM.2.3 Density**

For the purpose of building construction:

- a) The overall density (*gross floor area ratio*) of Block A shall not exceed 1.0.
- b) Notwithstanding 39MMM.2.3 (a) above, the density (*gross floor area ratio*) on any given lot shall not exceed 2.5.
- c) The floor area of each residential dwelling unit shall not be less than 46.5 square metres (500 square feet).
- d) The Village Commons, as identified on Schedule B, shall have a minimum parcel area of 0.4 acres or 1,600 square metres.

### **39MMM.2.4 Height**

Building and structure heights shall comply with the following:

- a) Principal buildings:
  - i. The hotel building height shall not exceed 20.0 metres (66 feet) or six storeys, whichever is less.
  - ii. All other building heights in the Village Centre Area shall not exceed 10.0 metres (33 feet) or two storeys, whichever is less.
- b) Accessory buildings and structures: The building height shall not exceed 3.0 metres (10 feet).

### **39MMM.2.5 Lot Coverage**

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

### **39MMM.2.6 Useable Open Space**

- a) Useable Open Space not less than 10.0 square metres (108 square feet) per dwelling unit shall be provided for each lot.

### **39MMM.2.7 Siting Requirements**

Building and structure siting shall comply with the following:

- a) Front Lot Line Setback:
  - i. Principal buildings fronting a highway comprising not less than four travelling vehicle lanes shall be located not less than 4.0 metres (13 feet) from the front lot line.
  - ii. Principal buildings adjacent to a public walkway that is not part of a vehicular highway shall be located not less than 5.0 metres (16.4 feet) from the front lot line.
  - iii. Principal buildings fronting a park or public plaza or other open space shall be located not less than 0.6 metres (2 feet) from the front lot line;
- b) Side Lot Line Setback: Buildings and structures shall be located not less than 5.0 metres (16.4 feet) from the side lot line.
- c) Rear Lot Line Setback: Principal buildings shall be located not less than 5.0 metres (16.4 feet) from a rear lot line.
- d) If a building or structure fronts a public walkway that is within 20 metres of the high water mark, then it shall be located not less than 6.0 metres from the centre line of the public walkway.

- e) Notwithstanding Sections 39MMM.2.7 (a), (b) and (c), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres (2 feet) above finished grade.
- f) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this bylaw.

### **39MMM.3 Block B – Primary Employment**

#### **39MMM.3.1 Permitted Uses**

The following uses and no others shall be permitted on a lot in Block B:

- a. accessory uses;
- b. apartment dwelling;
- c. arts and culture;
- d. artisan;
- e. business and professional office, major and minor;
- f. café and coffee shop;
- g. child care facility;
- h. convenience store;
- i. entertainment;
- j. grocery store;
- k. home occupation office, subject to Section 4.18;
- l. high technology;
- m. light industrial, including high technology, furniture or fixtures and sports and recreation, but expressly prohibiting medical marihuana production and medical marihuana production, multiple users;
- n. liquor store;
- o. off-street parking and loading;
- p. personal service establishments;
- q. post office;
- r. public parking, without limiting off-street parking and loading;
- s. indoor recreation;
- t. research and development facilities;
- u. restaurant;
- v. retail store;
- w. theatres and amphitheatres, without limiting arts and culture;
- x. tourist bureau;
- y. interpretive centre;
- z. video production or rehearsal studios.

#### **39MMM.3.2 Conditions of Use**

- a) Apartment dwelling use is subject to Section 4.16 of this Bylaw.
- b) Light industrial uses shall only be permitted fronting the Waterfront Employment Area (Block C) as identified on Schedule B.
- c) An Entertainment use shall only be permitted fronting the Mamquam Waterfront Residential (Block D) and the Village Centre (Block A) as identified on Schedule B.
- d) Retail store and commercial service uses permitted in 39MMM.3.1 shall only be located at the ground level at the south end of Block B adjacent to the Oceanfront Park or an adjacent public parking facility and fronting a highway, with any accessory business and professional office uses located above the permitted retail store or commercial service uses.
- e) The permitted grocery store shall have a floor area not exceeding 465 square meters (5,000 square feet).

#### **39MMM.3.3 Density**

For the purpose of building construction:

- a) The overall density (gross floor area ratio) of Block B as identified in Schedule B shall not exceed 1.0;

- b) Notwithstanding 39MMM.2.3 (a) above, the density (gross floor area ratio) on any lot shall not exceed 1.5;
- c) The total allowable area for residential use shall be limited to a maximum of 25% of the overall density for Block B; and
- d) The floor area of any individual residential dwelling unit shall not be less than 46.5 square metres (500 square feet).

#### **39MMM.3.4 Height**

Building and structure heights shall comply with the following:

- a) Principal buildings: building heights shall not exceed 15.0 metres (49 feet) or three (3) storeys, whichever is less.
- b) Accessory buildings and structures: building and structure heights shall not exceed 3.0 metres (10 feet).

#### **39MMM.3.5 Lot Coverage**

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

#### **39MMM.3.6 Useable Open Space**

- a) Useable Open Space not less than 10.0 square metres (108 square feet) per upper-level dwelling unit shall be provided.

#### **39MMM.3.7 Siting Requirements**

Building and Structure siting shall comply with the following:

- a) Front Lot Line Setback:
  - i. Principal buildings fronting a highway comprising not less than four travelling vehicle lanes shall be located not less than 4.0 metres (13 feet) from the front lot line.
  - ii. Principal buildings adjacent to a public walkway that is not part of a vehicular highway shall be located not less than 5.0 metres (16.4 feet) from the front lot line.
- b) Side Lot Line Setback: Buildings and structures shall be located not less than 5.0 metres (16.4 feet) from the side lot line;
- c) Rear Lot Line Setback: Principle buildings shall be located not less than 5.0 metres (16.4 feet) from a rear lot line;
- d) If a building or structure fronts a public walkway that is within 20 metres of the high water mark, then it shall be located not less than 6.0 metres from the centre line of the public walkway.
- e) Notwithstanding sections 39MMM.3.7 (a), (b) and (c), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres (2 feet) above finished grade;
- f) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this bylaw.

### **39MMM.4 Block C – Waterfront Employment (Marine Centre)**

#### **39MMM.4.1 Permitted Uses**

The following uses and no others shall be permitted on a lot in Block C:

- a. accessory;
- b. accessory residential dwelling, subject to Section 4.21;
- c. boat building and storage;
- d. boat launch;
- e. business and professional office, minor;
- f. fabrication shops;
- g. general repair and services;

- h. Interpretive centre;
- i. marine-oriented tourist and recreation uses;
- j. marine service and repair;
- k. marine transportation infrastructure, including passenger ferry services;
- l. marine park
- m. marine retail and rental;
- n. marine-oriented office and training facilities;
- o. marine-oriented light industrial;
- p. off-street parking and loading;
- q. public parking, without limiting off-street parking and loading;
- r. warehouse and storage facilities.

In addition to the uses permitted under 39MMM.4.1, the following multi-family residential uses are permitted within Block C1– Marine Centre Flex Zone, as identified on Schedule B:

- s. apartment dwellings;
- t. home occupation office;
- u. lodging and rooming house;
- v. townhouse dwellings;
- w. secondary suite.

#### **39MMM.4.2 Conditions of Use**

- a) Accessory residential dwelling use is permitted for caretakers or seasonal staff and shall be located above the ground floor.
- b) Residential use shall be a minimum of 300 metres (984 feet) from Squamish Terminals, as measured from the residential property line to the closest building face on Squamish Terminals property, buffered from associated noise and light.
- c) Section 4.16 of this Bylaw applies to every residential use in Block C1.
- d) Marine retail and rental uses shall be located only at grade facing a highway.
- e) Civic Uses shall only be permitted fronting the Oceanfront Park (Block C) as identified on Schedule B.
- f) Business and Professional Office minor uses are permitted provided they are accessory to marine-oriented light industrial uses.

#### **39MMM.4.3 Density**

For the purpose of building construction:

- a) The overall density (*gross floor area ratio*) of Block C and C1 shall not exceed 1.75.
- b) Despite Section 3.9MMM.4.3(a), the density (gross floor area) of an apartment building, lodging and rooming house or townhouse dwelling shall not exceed 1.5 in Block C1.

#### **39MMM.4.4 Height**

Building and structure heights shall comply with the following:

- a) Block C as shown in Schedule B Principal building: building heights shall not exceed 10.0 metres (33 feet) or two storeys, whichever is less.
- b) Block C1 – Flex Zone as shown in Schedule B Principal building: where multi-family residential is permitted under 39MMM.4.1, building heights shall not exceed 13.0 metres (44 feet) or four (4) storeys, whichever is less.
- c) Accessory buildings and structures: The building height shall not exceed 3.0 metres (10 feet).



### **39MMM.4.5 Lot Coverage**

- a) The lot coverage for Blocks C and C1 shall not exceed 70% of the area of the lot.

### **39MMM.4.6 Useable Open Space**

- (a) Useable Open Space not less than 20.0 square metres (215 square feet) per ground-oriented dwelling unit and 10.0 square metres (108 square feet) per upper-level dwelling unit shall be provided.

### **39MMM.4.7 Siting Requirements**

Building and structure siting shall comply with the following:

- a) Front Lot Line Setback:
  - i. Principal buildings fronting a highway comprising not less than four travelling vehicle lanes shall be located not less than 4.0 metres (13 feet) from the front lot line.
  - ii. Principal buildings adjacent to a public walkway that is not part of a vehicular highway shall be located not less than 5.0 metres (16.4 feet) from the front lot line.
- b) Side Lot Line Setback: Buildings and structure shall be located not less than 5.0 metres (16.4 feet) from the side lot line;
- c) Rear Lot Line Setback: Principal buildings shall be located not less than 5.0 metres (16.4 feet) from a rear lot line;
- d) Principal residential buildings shall be located not less than 5.0 metres (16.4 feet) from all front, rear and exterior side property lines
- e) If a building or structure fronts a public walkway that is within 20 metres of the high water mark, then it shall be located not less than 6.0 metres from the centre line of the public walkway.
- f) Notwithstanding Sections 39MMM.4.7 (a), (b) and (c), a minimum setback of 20.0 metres (66 feet) from high water mark shall be provided along the Cattermole Slough as shown in Schedule B.
- g) Notwithstanding Sections 39MMM.4.7 (a), (b) and (c), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres (2 feet) above finished grade;
- h) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this bylaw.

## **39MMM.5 Block D – Mamquam Waterfront Residential**

### **39MMM.5.1 Permitted Uses**

The following uses and no others shall be permitted on a lot in Block D:

- a) Multi-family residential development including:
  - i. accessory uses;
  - ii. apartment dwellings;
  - iii. home occupation office;
  - iv. secondary suite;
  - v. townhouse dwellings.
- b) Mixed-use development including:
  - i. accessory uses;
  - ii. apartment dwelling;
  - iii. artisan;
  - iv. arts and culture;
  - v. business and professional office, major and minor;
  - vi. café and coffee shop;
  - vii. child care facility
  - viii. civic;

- ix. duty free distribution centre, without limiting retail store;
- x. entertainment;
- xi. fitness centre;
- xii. home occupation office;
- xiii. live-work unit;
- xiv. marine related tourist and recreation uses;
- xv. marine park;
- xvi. off-street parking and loading;
- xvii. park;
- xviii. personal service establishment;
- xix. post office;
- xx. public parking, without limiting off-street parking and loading;
- xxi. restaurant;
- xxii. retail store.

### **39MMM.5.2 Conditions of Use**

- a) At least 20% of all single-storey apartment dwelling units, which employ interior corridors or direct at-grade exterior access to the dwelling unit, shall be constructed as adaptable dwelling units.
- b) Apartment dwelling use is subject to Section 4.16 of this Bylaw.
- c) An entertainment use shall only be permitted fronting the Primary Employment Area (Block B) as identified on Schedule B.

### **39MMM.5.3 Density**

For the purpose of building construction:

- a) The overall density (gross floor area ratio) of Block D shall not exceed 2.0;
- b) Notwithstanding 39MMM.5.3 (a), the density (gross floor area ratio) on any lot shall not exceed 3.5.
- c) The floor area of each residential dwelling unit, shall not be less than 46.5 square metres (500 square feet).
- d) The total floor area of any building containing an apartment dwelling or a townhouse dwelling, shall be subject to the following exemptions:
  - i. 1.86 square metres (20.0 square feet) per one bedroom adaptable housing unit provided; and
  - ii. 2.80 square metres (30.14 square feet) per two-plus bedroom adaptable housing unit provided.

### **39MMM.5.4 Height**

Building heights shall comply with the following:

- a) Principal buildings:
  - i. building heights shall not exceed 20.0 metres (66 feet) or six (6) storeys, whichever is less;
  - ii. Notwithstanding 39MMM.5.4(a)(i), building heights can be increased to 40.0 metres (132 feet) or twelve (12) storeys, whichever is less, if the owner or occupier of the land or building submits to the District a report prepared by a Professional Engineer who is approved by the District certifying that the increased height can be accommodated with available District works and services, including fire protection, and
    - 1. the building shall only be located on any lot within Block D that abuts a highway and immediately fronts the Primary Employment Area (Block B), as identified on Schedule B; and
    - 2. if the building incorporates a podium element, the height of the podium shall not be less than 10.0 metres (33 feet) or

three (3) storeys, but may increase in height by terracing upwards by floor levels to the maximum permitted height.

- b) Accessory buildings and structures: Building and structure height shall not exceed 3.0 metres (10 feet).

#### **39MMM.5.5 Lot Coverage**

- a) The lot coverage shall not exceed 45% of the area of the lot.

#### **39MMM.5.6 Useable Open Space**

- a) Useable Open Space not less than 20.0 square metres (215 square feet) per ground-oriented dwelling unit and 10.0 square metres (108 square feet) per upper-level dwelling unit shall be provided.

#### **39MMM.5.7 Siting Requirements**

Building and structure siting shall comply with the following:

- a) Principal mixed-use buildings:
  - i. Buildings fronting a highway comprising not less than four travelling vehicle lanes shall be located not less than 4 metres (13 feet) from the front lot line.
  - ii. Building adjacent to a public walkway that is not part of a vehicular highway shall be located not less than 5.0 metres (16.4 feet) from the front lot line.
- b) Principal residential buildings:
  - i. shall be located not less than 5.0 metres (16.4 feet) from all front, rear and exterior side property lines.
- c) If a building or structure fronts a public walkway that is within 20 metres of the high water mark, then it shall be located not less than 6.0 metres from the centre line of the public walkway.
- d) Notwithstanding Sections 39MMM.5.7 (a), (b) and (c), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres (2 feet) above finished grade;
- e) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this bylaw.

#### **39MMM.6 Blocks E, E1 and E2 – Education and Institutions**

##### **39MMM.6.1 Permitted Uses**

The following uses and no others shall be permitted on a lot in Block E, E1 or E2:

- a. accessory uses;
- b. artisan;
- c. arts and culture;
- d. assembly;
- e. business and professional office, major and minor;
- f. café and coffee shop;
- g. child care facility;
- h. education and training institution, including technical school, community college or university;
- i. entertainment;
- j. neighbourhood commercial;
- k. neighbourhood pub;
- l. off-street parking and loading;
- m. park;
- n. student and faculty housing;
- o. social service centre.

In addition to the uses permitted under 39MMM.6.1, the following residential uses are permitted within **Sub-Blocks E1 and E2– Cattermole Flex Zones**, as identified on Schedule B:

- p. apartment dwellings;
- q. home occupation office;
- r. lodging and rooming house;
- s. townhouse dwellings;
- t. secondary suite.

### **39MMM.6.2 Conditions of Use**

- a) Apartment dwelling shall be provided in accordance with Section 4.16 of this Bylaw.
- b) Neighbourhood commercial uses permitted in 39MMM.6.1 shall be located at ground level if facing a park, useable open space or highway.
- c) Commercial, recreational, entertainment and arts and culture uses permitted in 39MMM.6.1 shall be considered accessory to the permitted education and institutional uses.

### **39MMM.6.3 Density**

For the purpose of building construction:

- a) the overall density (gross floor area ratio) of Block E shall not exceed 2.5;
- b) the overall density (gross floor area ratio) of Block E2, shall not exceed 2.5;
- c) the overall density (gross floor area ratio) of Block E1 shall not exceed 2.0;
- d) the floor area of each residential dwelling unit shall not be less than 46.5 square metres (500 square feet);
- e) despite Section 6.3 (a) through (d), the density (gross floor area) of an apartment dwelling, a lodging and rooming house or a townhouse dwelling shall not exceed 1.5 in Blocks E1 and E2.

### **39MMM.6.4 Height**

Building heights shall comply with the following:

- a) **Block E, Sub-Block E2:**
  - i. Principal building: building heights shall not exceed 20.0 metres (66 feet) or six (6) storeys, whichever is less.
  - ii. Accessory buildings and structures: building and structure heights shall not exceed 3.0 metres (10 feet).
- b) **Block E1:**
  - i. Principal building: building heights shall not exceed 16.0 metres (53 feet) or four (4) storeys, whichever is less.
    - 1. Notwithstanding 39.MMM.6.4 (b)(i), where a residential use is permitted under 39MMM.6.1 within Block E1 as identified on Schedule B, building heights shall not exceed 13.0 metres (44.4 feet) or four (4) storeys, whichever is less.
  - ii. Accessory buildings and structures: building and structure heights shall not exceed 3.0 metres (10 feet).

### **39MMM.6.5 Lot Coverage**

- a) The lot coverage for Blocks E, E1, and E2 shall not exceed 60% of the area of the lot.

### **39MMM.6.6 Useable Open Space**

- a) Useable Open Space not less than 20.0 square metres (215 square feet) per ground-oriented dwelling unit and 10.0 square metres (108 square feet) per upper-level dwelling unit shall be provided.

### **39MMM.6.7 Siting Requirements**

Building and structure siting shall comply with the following:

- a) Principal Buildings, for all uses except residential:
  - i. Buildings fronting a highway comprising not less than four travelling vehicle lanes shall be located not less than 4 metres (13 feet) from the front lot line,
  - ii. Buildings fronting another highway shall be located not less than 4.0 metres (13 feet) from the front lot line,.
  - iii. Buildings adjacent to a public walkway that is not part of a vehicular highway shall be located not less than 5.0 metres (16.4 feet) from the front lot line.
- b) Principal Residential Buildings:
  - i. Buildings shall be located not less than 5.0 metres (16.4 feet) from all front, rear and exterior side property lines.
- c) Notwithstanding Sections 39MMM.6.7 (a) and (b), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres (2 feet) above finished grade.
- d) Notwithstanding Sections 39MMM.6.7 (a), (b) and (c), a minimum setback of 20.0 metres (66 feet) from high water mark shall be provided along the Cattermole Slough.
- e) If a building or structure fronts a public walkway that is within 20 metres of the high water mark, then it shall be located not less than 6.0 metres from the centre line of the public walkway.
- f) All dimensions and measurements shall be determined in accordance with Section 1 and Section 4.17 of this bylaw.

### **39MMM.7 Block F – Cattermole Waterfront Residential**

#### **39MMM.7.1 Permitted Uses**

The following uses and no others shall be permitted on a lot in Block F:

- a) Multi-family development:
  - i. accessory uses;
  - ii. apartment dwelling;
  - iii. home occupation office;
  - iv. lodging and rooming house;
  - v. townhouse dwellings;
  - vi. secondary suite;
  - vii. two-family dwellings.
- b) In addition to the uses permitted in 39MMM7.1, the following accessory local commercial service shall be permitted:
  - i. business and professional office, minor;
  - ii. café and coffee shop;
  - iii. child care facility;
  - iv. child care facility, residential;
  - v. convenience store;
  - vi. fitness centre;
  - vii. live work unit;
  - viii. off-street parking and loading;
  - ix. personal service establishment;
  - x. public parking, without limiting off-street parking and loading.

### **39MMM.7.2 Conditions of Use**

- a) At least 20% of all single-storey apartment dwelling units, which employ interior corridors or direct at-grade exterior access to the dwelling unit, shall be constructed as adaptable dwelling units.
- b) A residential child care facility shall be subject to Section 4.18 of this Bylaw.
- c) Commercial uses shall only be permitted at ground level.
- d) An apartment dwelling use shall be provided in accordance with Section 4.16 of this Bylaw.

### **39MMM.7.3 Density**

For the purpose of building construction:

- a) The overall density (gross floor area ratio) of Block F shall not exceed 1.5
- b) The floor area of each residential dwelling unit shall not be less than 46.5 square metres (500 square feet).
- c) The total floor area of any building containing an apartment dwelling or a townhouse dwelling, shall be subject to the following exemptions:
  - i. 1.86 square metres (20.0 square feet) per one bedroom adaptable housing unit provided; and
  - ii. 2.80 square metres (30.14 square feet) per two-plus bedroom adaptable housing unit provided.

### **39MMM.7.4 Height**

Building heights shall comply with the following:

- a) Principal building: building heights shall not exceed 13.0 metres (44 feet) or four (4) storeys, whichever is less.
- b) Accessory buildings and structures: Building and structure heights shall not exceed 3.0 metres (10 feet).

### **39MMM.7.5 Lot Coverage**

- a) The lot coverage shall not exceed 40% of the area of the lot.

### **39MMM.7.6 Useable Open Space**

- (a) Useable Open Space not less than 20.0 square metres (215 square feet) per ground-oriented dwelling unit and 10 square metres (108 square feet) per upper-level dwelling unit shall be provided.

### **39MMM.7.7 Siting Requirements**

Building and structure siting shall comply with the following:

- a) Front Lot Line Setback:
  - i. Buildings fronting a highway shall be located not less than 4 metres (13 feet) from the front lot line.
  - ii. Buildings adjacent to a public walkway that is not part of a vehicular highway shall be located not less than 5.0 metres (16.4 feet) from the front lot line.
- b) Principal residential buildings shall be located not less than 5.0 metres (16.4 feet) from all front, rear and exterior side property lines.
- c) Despite sections 39MMM.7.7 (a) and (B), a minimum setback of 20.0 metres (66 feet) from high water mark shall be provided along the Cattermole Slough.
- d) If a building or structure fronts a public walkway that is within 20 metres of the high water mark, then it shall be located not less than 6.0 metres from the centre line of the public walkway.

- e) Notwithstanding sections 39MMM.7.7 (a) and (b), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres (2 feet) above finished grade;
- f) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this bylaw.

### **39MMM.8 Block G – Cattermole Interior Residential**

#### **39MMM.8.1 Permitted Uses**

The following uses and no others shall be permitted on a lot in Block G:

- a. accessory uses;
- b. apartment dwelling;
- c. child care facility;
- d. child care facility, residential;
- e. home occupation office;
- f. live work unit;
- g. lodging and rooming house;
- h. neighbourhood commercial;
- i. off-street parking and loading;
- j. park;
- k. public parking, without limiting off-street parking and loading;
- l. townhouse dwellings;
- m. secondary suite.

#### **39MMM.8.2 Conditions of Use**

- a) At least 20% of all single-storey apartment dwelling units, which employ interior corridors or direct at-grade exterior access to the dwelling unit, shall be constructed as adaptable dwelling units.
- b) A residential child care facility shall be subject to Section 4.18 of this Bylaw.
- c) An apartment dwelling use shall be provided in accordance with Section 4.16 of this Bylaw.

#### **39MMM.8.3 Density**

For the purpose of building construction:

- a) The overall density (gross floor area ratio) of Block G shall not exceed 2.5.
- b) The floor area of each residential dwelling unit, shall not be less than 46.5 square metres (500 square feet).
- c) The total floor area of any building containing an apartment dwelling or a townhouse dwelling, shall be subject to the following exemptions:
  - i. 1.86 square metres (20.0 square feet) per one bedroom adaptable housing unit provided; and
  - ii. 2.80 square metres (30.14 square feet) per two-plus bedroom adaptable housing unit provided.

#### **39MMM.8.4 Height**

Building heights shall comply with the following:

- a) Principal buildings:
  - i. Building heights shall not exceed 13.0 metres (44 feet) or four (4) storeys, whichever is less.
  - ii. Notwithstanding 39MMM.8.4 (a)(i), building heights of an apartment dwelling use shall not exceed 20.0 metres (66 feet) or six (6) storeys, whichever is less.

- b) Accessory buildings and structures: The building height shall not exceed 3.0 metres (10 feet).

### **39MMM.8.5 Lot Coverage**

- a) The lot coverage shall not exceed 50% of the area of the lot.

### **39MMM.8.6 Useable Open Space**

- a) Useable Open Space not less than 20.0 square metres (215 square feet) per ground-oriented dwelling unit and 10.0 square metres (108 square feet) per upper-level dwelling unit shall be provided.

### **39MMM.8.7 Siting Requirements**

Building and structure siting shall comply with the following:

- a) Front Lot Line Setback:
  - i. buildings fronting a highway shall be located not less than 4 metres (13 feet) from the front lot line.
  - ii. buildings adjacent to a public walkway that is not part of a vehicular highway shall be located not less than 5.0 metres (16.4 feet) from the front lot line.
- b) Principal residential buildings shall be located not less than 5.0 metres (16.4 feet) to all front, rear, and exterior side lot lines.
- c) Notwithstanding sections 39MMM.8.7 (a), (b) and (c), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres (2 feet) above finished grade;
- d) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this bylaw.

### **39MMM.9 Block H – Mixed Use Marine**

Water lots comprising the oceanfront foreshore waters within the Mamquam Blind Channel, as well as Cattermole Slough fronting the Marine Centre south of the future Cattermole Bridge, are designated as a 'Mixed-Use Marine Zone'.

#### **39MMM.9.1 Permitted Uses**

The following uses and no others shall be permitted on a water lot, other lot or foreshore in Block H:

- a) accessory uses;
- b) boat launch or ramp;
- c) boatshed;
- d) café or coffee shop;
- e) cruise ship terminal and ancillary uses and services;
- f) civic;
- g) docks and floats;
- h) dry dock or boat lift;
- i) marina, including fuel sales, marine retail and boat rentals;
- j) marine park;
- k) marine navigation aids, including signs, markers and structures necessary to accommodate the needs of marine navigation, underwater conservancies and habitat protection areas;
- l) marine transportation, including passenger ferry dock, boat charters and water taxis;
- m) oceanfront walkway;
- n) off-street parking and loading
- o) public parking;
- p) piers;
- q) pilings and dolphins;
- r) restaurant;
- s) recreational and tourist facilities;
- t) tourist bureau.



### **39MMM.9.2 Conditions of Use**

- a) Cruise ship terminal shall be permitted on a commercial pier at the southwest end of the Oceanfront peninsula accessible via the Oceanfront Park as shown in Schedule B.
- b) Docks or structures below the high water mark shall not impede pedestrian passage along the foreshore.
- c) Docks are permitted on the condition that moorage is available to members of the boating public. For certainty, the permitted dock use in this block does not include docks providing exclusive moorage space only to members of a private yacht club or similar organization.
- d) Marine service commercial and restaurant uses shall be connected to the oceanfront walkway by a ramp or pier to accommodate pedestrian access, garbage and commercial loading activities.
- e) Boatsheds shall only be permitted within a marina or as permitted for use by a public authority (police marine squad, search and rescue) operation.
- f) Drydock (or boat lift) shall only be permitted in association with and adjacent to the Waterfront Employment Area (Blocks C, C1).

### **39MMM.9.3 Density**

For the purpose of building construction:

- a) The density (gross floor area ratio) for any given parcel shall not exceed 0.5

### **39MMM.9.4 Height**

- a) Principal building: building heights shall not exceed 10.0 metres (33 feet) or two storeys, whichever is less.
- b) Accessory buildings and structures: The building height shall not exceed 3.0 metres (10 feet).

### **39MMM.10 Block H1 – Cattermole Natural Marine**

Water lots comprising the oceanfront foreshore waters within Cattermole Slough north of the future Cattermole Bridge are designated as a 'Natural Marine Zone'.

#### **39MMM.10.1 Permitted Uses**

The following uses and no others shall be permitted on a water lot, other lot or the foreshore in Block H1:

- a) marine park;
- b) civic;
- c) nature observation deck;
- d) non-motorized boat access;
- e) oceanfront walkway;
- f) park;
- g) public boat ramp (for hand-launching).

#### **39MMM.10.2 Siting Requirements**

- a) Lighting and fencing are subject to Sections 4.6 and 4.28.

### **39MMM.11 Block I – Parks, Public Spaces and Community Facilities**

#### **39MMM11.1 Permitted Uses**

The following uses and no others shall be permitted in Block I:

- a) Accessory;
- b) Accessory concession, café and coffee shop;
- c) Assembly (public);
- d) boat launch;

- e) civic;
- f) community sailing centre;
- g) marine park;
- h) nature observation deck;
- i) park;
- j) playground;
- k) theatre.

**39MMM.11.2 Conditions of Use**

- a) Surface or structured public parking shall be provided adjacent to the Oceanfront Park.
- b) The Sailing Centre, including Wind Sport Beach, shall be situated at the southeast portion of the peninsula.
- c) Uses shall conform to Schedule B of the Sub Area Plan

**39MMM.11.3 Density**

For the purpose of building or structure construction, the density (gross floor area ratio) for any lot on which the building or structure is located shall not exceed 1.75.

**39MMM.11.4 Height**

- a) Principal building: building heights shall not exceed 10.0 metres (33 feet) or two (2) storeys, whichever is less;
- b) Accessory buildings and structures: building and structure heights shall not exceed 10.0 metres (33 feet).

**39MMM.11.5 Siting Requirements**

- a) Lighting and fencing are subject to sections 4.6 and 4.28 of this Bylaw.

**39MMM.12 Off-Street Parking**

- a) Off-street parking and loading for Blocks A, B, C, D, E, E1, E2, F, G, H, and I shall be provided in accordance with Sections 40 and 41 of this Bylaw.
- b) A concealed parking area shall be provided for all principal residential uses, or where residential uses are combined with mixed use development.
- c) Surface parking shall be permitted in Blocks B, C, E, E1, E2 and I subject to the landscaping and screening requirements of Section 4.7 and 4.27 of this Bylaw.
- d) Shared parking facilities shall be permitted where it can be demonstrated according to Section 40.6 (e) of this Bylaw that peak parking demand for different classes of land use occurs at different times of the day or week, based on a parking study completed by a Professional Engineer to the satisfaction of the District at Development Permit.

**39MMM.13 Bicycle Parking**

Blocks A, B, C, D, E, F, G, H, I:

- a) Off-street bicycle parking for buildings and uses shall be provided in accordance with the following table:

USE	Minimum Bicycle Parking Requirements
Residential Apartment and/or Townhouse Dwelling	2 'Class A' spaces per dwelling unit Minimum of 6 'Class B' spaces for any development with ten or more dwelling units
All other non-residential uses	1 'Class A' space per 500 m <sup>2</sup> GFA

	Minimum of 6 'Class B' spaces for any development with a gross floor area of 1,000m <sup>2</sup> (10,764 ft <sup>2</sup> ) or greater
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- b) Class B bicycle spaces shall be provided in a convenient, well-lit location that provides visual surveillance by occupants of the building the racks are intended to serve.
- c) Class B bicycle racks shall support the bicycle frame above the centre of gravity and shall enable the bicycle frame and front wheel to be locked to the rack with a U-style lock.
- d) The owner or occupier of the lot in commercial zones for which Class B bicycle spaces are required, rather than provide the required spaces on site or off site, may contribute to the District a sum of \$100 per required space.
- vii. The area rezoned from Light Industrial (I-1) and Industrial General (I-3) to Comprehensive Development Zone No. 69 is shown in Appendix "A".
- viii. The zoning Blocks referred to in Sections 39MMM.2 through 39MMM.11 are shown in Appendix "B".
- ix. The zoning map, being Schedule "A" to the District of Squamish Zoning Bylaw No. 2200, 2011, as amended, is further amended to reflect the rezoning.

READ A FIRST TIME this 28th day of April, 2015.

READ A SECOND TIME this \_\_\_ day of \_\_\_\_\_ 2015.

PURSUANT TO THE *LOCAL GOVERNMENT ACT*, NOTICE WAS ADVERTISED ON \_\_\_\_\_ and \_\_\_\_\_, 2015.

PUBLIC HEARING was held on the \_\_\_ day of \_\_\_\_\_, 2015.

READ A THIRD TIME this \_\_\_ day of \_\_\_\_\_, 2015.

APPROVED BY THE MINISTER OF TRANSPORTATION the \_\_\_ day of \_\_\_\_\_, 2015

ADOPTED THIS \_\_\_ day of \_\_\_\_\_, 2015.

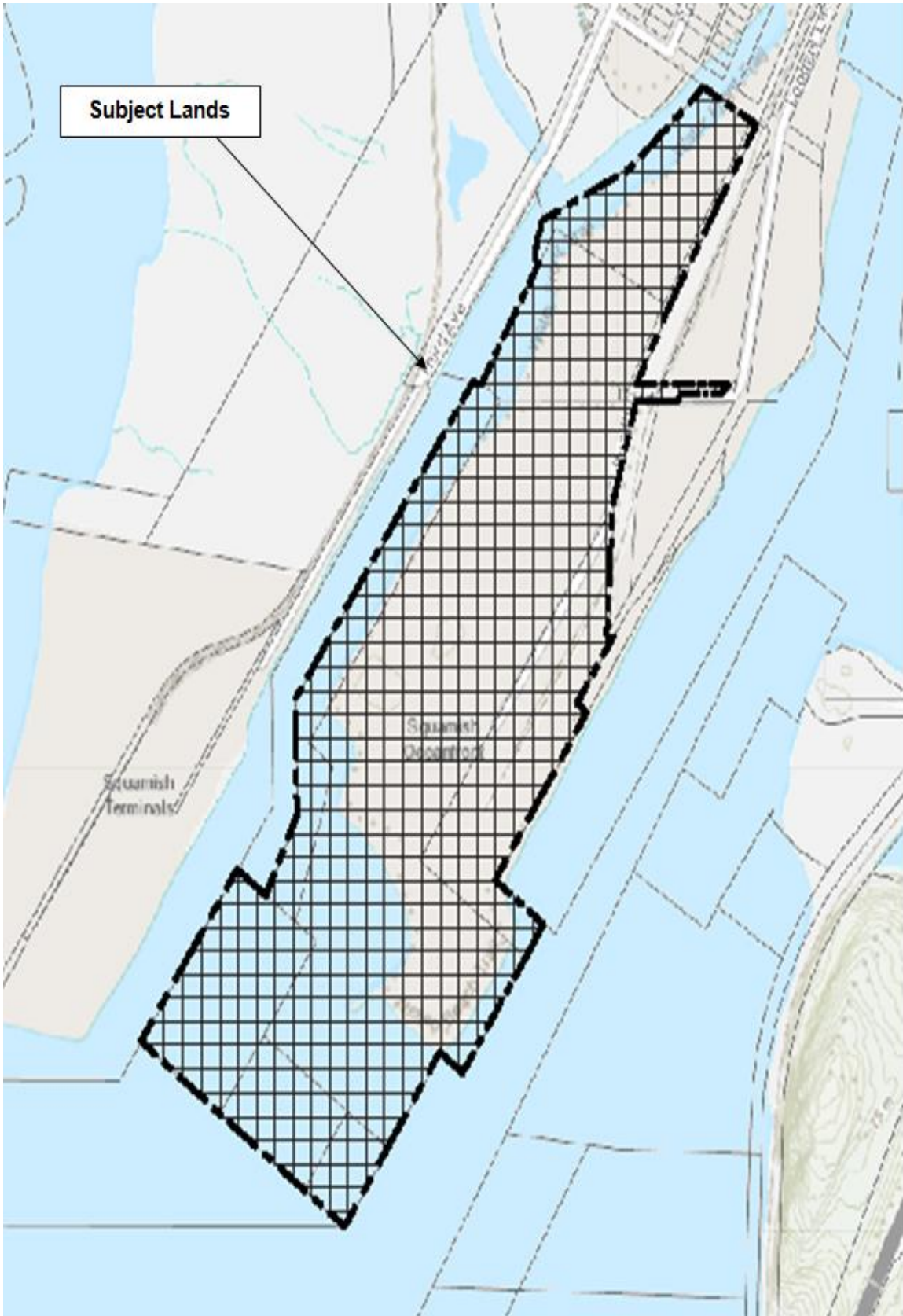
\_\_\_\_\_  
Patricia Heintzman, Mayor

\_\_\_\_\_  
Robin Arthurs,  
General Manager of Corporate Services

DISTRICT OF SQUAMISH

APPENDIX "A"

District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw  
(Comprehensive Development Bylaw No. 69 – Squamish Oceanfront) No. 2386, 2015)



# DISTRICT OF SQUAMISH

## APPENDIX "B"

### District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Comprehensive Development Zone No. 69 - Squamish Oceanfront) No. 2386, 2015

