

District of Squamish
BYLAW NO. 2517, 2017

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 (Paco Road) No. 2517, 2017”.

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

(a) That the parcels of land in the District of Squamish, legally described as:

LOT 17 NORTH WEST 1/4 OF SECTION 1 TOWNSHIP 50 PLAN 16797

LOT 18 NORTH WEST 1/4 OF SECTION 1 TOWNSHIP 50 PLAN 16797

LOT 19 NORTH WEST 1/4 OF SECTION 1 TOWNSHIP 50 PLAN 16797

LOT 20 NORTH WEST 1/4 OF SECTION 1 TOWNSHIP 50 PLAN 16797

LOT 21 NORTH WEST 1/4 OF SECTION 1 TOWNSHIP 50 PLAN 16797

LOT 22 NORTH WEST 1/4 OF SECTION 1 TOWNSHIP 50 PLAN 16797

LOT 23 NORTH WEST 1/4 OF SECTION 1 TOWNSHIP 50 PLAN 16797

LOT 8 NORTH WEST 1/4 OF SECTION 1 TOWNSHIP 50 PLAN 16797

LOT 10 NORTH WEST 1/4 OF SECTION 1 TOWNSHIP 50 PLAN 16797

LOT 11 NORTH WEST 1/4 OF SECTION 1 TOWNSHIP 50 PLAN 16797

LOT 12 NORTH WEST 1/4 OF SECTION 1 TOWNSHIP 50 PLAN 16797

LOT B NORTH WEST 1/4 OF SECTION 1 TOWNSHIP 50 17132

LOT A NORTH WEST 1/4 OF SECTION 1 TOWNSHIP 50 PLAN 17132

LOT 15 NORTH WEST 1/4 OF SECTION 1 TOWNSHIP 50 PLAN 16797

LOT 16 NORTH WEST 1/4 OF SECTION 1 TOWNSHIP 50 PLAN 16797

LOT 6 BLOCK B NORTH WEST 1/4 OF SECTION 1 TOWNSHIP 50 PLAN 15290
LOT 5 BLOCK B NORTH WEST 1/4 OF SECTION 1 TOWNSHIP 50 PLAN 15290
LOT 4 BLOCK B NORTH WEST 1/4 OF SECTION 1 TOWNSHIP 50 PLAN 15290

And located at 2000, 2001, 2003, 2004, 2005, 2007, 2008, 2012, 2013, 2016, 2017, 2019, 2020, 2021, and 2024 Paco Road, and 2543, 2545, and 2547 Mamquam Road, Squamish, British Columbia, as shown shaded on the sketch attached as Schedule “A” to this bylaw, are rezoned from Multiple Unit Residential 2 (RM-2) to Light Industrial Small Lot (I-10).

- (b) By amending the zoning map, being Schedule “A” to the District of Squamish Zoning Bylaw No. 2200, 2011 to reflect the rezoning.
- (c) 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.
- (d) By adding the following after Section 39B:

SECTION 39C | LIGHT INDUSTRIAL SMALL LOT (I-10)

The intent of this zone is to accommodate a mixture of light and medium industrial uses on small lots.

39C.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) alcoholic beverage manufacturing;
- (b) business and professional office, minor, subject to Section 39C.12;
- (c) automobile repair shop or motor vehicle repair shop;
- (d) cabinet making, carpentry, woodworking and millworking;
- (e) heavy equipment sales;
- (f) industrial;
- (g) light industrial;
- (h) trade contractor facilities, including logging contractors; and

The following accessory uses and no others are permitted:

- (i) accessory uses;
- (j) accessory residential dwelling subject to Section 39C.11; and
- (k) accessory retail sales.

39C.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
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929 sq m	18.36 m	36 m
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39C.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
10.68 m	4.58 m

39C.4 MAXIMUM LOT COVERAGE

Lot Area 929 sq m or less	Lot Area greater than 929 sq m
90%	75%

39C.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Lot Area 929 sq m or less			
Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
0.0 m but must comply with Section 4.8 Visibility	0.0 m	0.0 m	0.0 m but must comply with Section 4.8 Visibility

Lot Area greater than 929 sq m			
Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
3.0 m but must comply with Section 4.8 Visibility	1.52 m	0.0 m	3.0 m but must comply with Section 4.8 Visibility

39C.6 FENCING

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

39C.7 OFF-STREET PARKING

Notwithstanding Section 41, the required number of off-street parking spaces for any non-accessory use permitted in Section 39C.1 shall be 1 space per 100 sq m of gross floor area.

All other non-industrial uses must comply with Section 41.

39C.8 OFF-STREET LOADING

Off-street loading spaces for buildings and uses shall be provided in accordance with Section 42 of this Bylaw.

39C.9 ACCESSORY BUILDINGS

- (a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.
- (b) Notwithstanding Section 4.4(b), there shall be no limit on the number of accessory buildings or structure permitted on a lot.

39C.10 SCREENING

Screening and landscaping shall be provided in accordance with Section 4.7 of this Bylaw.

39C.11 ACCESSORY RESIDENTIAL DWELLINGS

Despite Section 4.3(c) of this Bylaw, one attached accessory residential dwelling will be permitted for each principal use unit only on the property described as LOT 6 BLOCK B NORTH WEST 1/4 OF SECTION 1 TOWNSHIP 50 PLAN 15290
PID: 007-670-281

Despite Section 4.3(a) of this Bylaw, the maximum Gross Floor Area of an accessory residential dwelling shall not exceed the Gross Floor Area of the associated principal use unit.

39C.12 BUSINESS AND PROFESSIONAL OFFICE USE CONDITIONS

- (a) Business and Professional Office, Minor shall only be permitted on the property described as:
LOT 6 BLOCK B NORTH WEST 1/4 OF SECTION 1 TOWNSHIP 50 PLAN 15290
PID: 007-670-281
3. 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 provisions of the bylaw, are revised to be consistent with the amendments of this bylaw.

READ A FIRST AND SECOND TIME this 21st day of February, 2017.

Pursuant to the Community Chapter, **NOTICE WAS ADVERTISED ON** [DATE]th day of [MONTH], [YEAR].

PUBLIC HEARING HELD on this [DATE]th day of [MONTH], [YEAR].

READ A THIRD TIME [DATE]th day of [MONTH], [YEAR].

APPROVED by the [AUTHORITY], pursuant to [LEGISLATION] this [DATE]th day of [MONTH], [YEAR].

ADOPTED this [DATE]th day of [MONTH], [YEAR].

Patricia Heintzman, Mayor

Robin Arthurs, Corporate Officer

**Schedule "A" to
District of Squamish Zoning Bylaw No. 2200, 2011
Amendment Bylaw (Paco Road) No. 2517, 2017**



Rezone from Multiple Unit Residential 2 (RM-2) to Light Industrial Small Lot (I-10)