SQUAMISH

HARDWIRED *for* ADVENTURE

District of Squamish Zoning Bylaw, No. 2200, 2011

Consolidated May 2026

Amending Bylaws:

Bylaw 3093, 2024 (Property Amendment)

Bylaw 3153, 2025 (Property Amendment)

Bylaw 3208, 2025 (Indoor Recreation)

Bylaw 3141, 2025 (Property Amendment)



TABLE OF CONTENTS

SECTION 1 | INTERPRETATION	**1**
SECTION 2 | APPLICATION, COMPLIANCE AND SEVERABILITY	**41**
SECTION 3 | ADMINISTRATION AND ENFORCEMENT	**42**
SECTION 4 | GENERAL REGULATIONS	**43**
SECTION 5 | ESTABLISHMENT OF ZONES	**80**
SECTION 6A | RESIDENTIAL 1 (R-1)	**86**
SECTION 6 | RESIDENTIAL 2 (R-2)	**90**
SECTION 7 | RESIDENTIAL 3 (R-3)	**93**
SECTION 8 | RESIDENTIAL 4 (R-4)	**96**
SECTION 9| RESIDENTIAL 5 (R-5)	**99**
SECTION 10 | MULTIPLE UNIT RESIDENTIAL 1 (RM-1)	**102**
SECTION 11 | MULTIPLE UNIT RESIDENTIAL 2 (RM-2)	**104**
SECTION 12 | MULTIPLE UNIT RESIDENTIAL 3 (RM-3)	**111**
SECTION 12A | MIXED MULTIPLE UNIT RESIDENTIAL 4 (RM-4)	**117**
SECTION 12C | MULTIPLE UNIT RESIDENTIAL 5 (RM-5)	**122**
SECTION 13 | RESIDENTIAL MOBILE HOME PARK (RMH-1)	**124**
SECTION 14 | RESIDENTIAL MODULAR HOME (RMH-2)	**126**
SECTION 15 | RURAL RESIDENTIAL 1 (RL-1)	**128**
SECTION 16 | RURAL RESIDENTIAL 2 (RL-2)	**130**
SECTION 16A | AGRICULTURE 1 (AGRI-1)	**132**
SECTION 16B | AGRICULTURE 3 (AGRI-3)	**138**
SECTION 16C | AGRICULTURE 4 (AGRI-4)	**141**
SECTION 17 | NEIGHBOURHOOD CIVIC (P-1)	**144**
SECTION 18 | ASSEMBLY DISTRICT (P-2)	**145**
SECTION 19 | PARK, RECREATIONAL, AND INSTITUTIONAL USE (P-3)	**147**
SECTION 19A | ECOLOGICAL RESERVE (P-4)	**149**
SECTION 19B | NEIGHBOURHOOD PARK AND SCHOOL (P-5)	**150**
SECTION 19C | GROUNDWATER PROTECTION (P-6)	**152**
SECTION 20 | UNIVERSITY CAMPUS – 1 (UC-1)	**153**
SECTION 21 | UNIVERSITY HOUSING – 1 (UH-1)	**155**
SECTION 22 | RESOURCE (RE)	**164**
SECTION 23 | LOCAL COMMERCIAL (C-1)	**166**
SECTION 25 | TOURIST COMMERCIAL (C-3)	**172**
SECTION 26 | DOWNTOWN COMMERCIAL (C-4)	**175**
SECTION 27 | RECREATION COMMERCIAL (C-5)	**182**
SECTION 28 | LIQUOR PRIMARY ESTABLISHMENT COMMERCIAL (C-6)	**184**
SECTION 29 | HIGHWAY COMMERCIAL (C-7)	**186**
SECTION 30 | CREMATORIUM COMMERCIAL (C-8)	**188**
SECTION 31 | SPECIALIZED HIGHWAY COMMERCIAL (C-9)	**189**
SECTION 32 | ARTISAN VILLAGE (C-10)	**192**
SECTION 32A| ADVENTURE HIGHWAY COMMERCIAL (C-11)	**196**
SECTION 32B| HIGHWAY 99 ECOTOURISM (C-12)	**198**
SECTION 32C| NEIGHBOURHOOD NODE COMMERCIAL (C-13)	**199**
SECTION 33 | LIGHT INDUSTRIAL (I-1)	**202**
SECTION 34 | RAIL MARSHALLING YARD (I-2)	**205**

SECTION 35 | GENERAL INDUSTRIAL (I-3) **206**
SECTION 36 | USED GOODS INDUSTRIAL (I-4) **209**
SECTION 37 | LOG SORT (I-5) **213**
SECTION 38 | RAIL TRANSPORTATION (I-6) **214**
SECTION 39 | ROCK PROCESSING (I-7) **215**
SECTION 39A | SPECIALIZED INDUSTRIAL BUSINESS (I-8) ***(BYLAW 2344, 2014)*** **216**
SECTION 39B | SPECIALIZED BUSINESS SERVICE CENTRE (I-9) ***(BYLAW 2344, 2014)*** **219**
SECTION 39C | LIGHT INDUSTRIAL SMALL LOT (I-10) **223**
SECTION 39F|BUSINESS PARK INDUSTRIAL (I-11) **226**
SECTION 39D | MIXED USE DISTRICT (MUD-1) **234**
SECTION 39E | CREATIVE MIXED USE DISTRICT (MUD-2) **240**
SECTION 39G | MARINE GENERAL (M-1) **247**
SECTION 39H | MARINE MIXED USE (M-2) **249**
SECTION 39I | MARINE RECREATION (M-3) **253**
SECTION 39J | MARINE LOG STORAGE (M-4) **255**
SECTION 39K | MARINE TRANSPORTATION FACILITIES (M-5) **256**
SECTION 40 | COMPREHENSIVE DEVELOPMENT ZONE (CD) **258**
SECTION 40A | COMPREHENSIVE DEVELOPMENT ZONE (CD-1) **259**
REPEALED (BYLAW 2824, 2021) **SECTION 40B | COMPREHENSIVE DEVELOPMENT ZONE (CD-2)** **259**
SECTION 40E | COMPREHENSIVE DEVELOPMENT ZONE 5 (CD-5) **263**
SECTION 40F | COMPREHENSIVE DEVELOPMENT ZONE 6 (CD-6) **271**
SECTION 40G | COMPREHENSIVE DEVELOPMENT ZONE 7 (CD-7) **275**
SECTION 40J | COMPREHENSIVE DEVELOPMENT ZONE 10 (CD-10) **277**
SECTION 40L | COMPREHENSIVE DEVELOPMENT ZONE 12 (CD-12) **279**
SECTION 40M | COMPREHENSIVE DEVELOPMENT ZONE 13 (CD-13) **285**
SECTION 40N | COMPREHENSIVE DEVELOPMENT ZONE 14 (CD-14) **287**
SECTION 40O | COMPREHENSIVE DEVELOPMENT ZONE 15 (CD-15) **288**
SECTION 40P | COMPREHENSIVE DEVELOPMENT ZONE 16 (CD-16) **289**
SECTION 40R | COMPREHENSIVE DEVELOPMENT ZONE 19 (CD-19) **292**
SECTION 40S | COMPREHENSIVE DEVELOPMENT ZONE 20 (CD-20) **297**
SECTION 40U | COMPREHENSIVE DEVELOPMENT ZONE 22 (CD-22) **300**
SECTION 40W | COMPREHENSIVE DEVELOPMENT ZONE 25 (CD-25) **303**
REPEALED BY BYLAW 2824, 2021 **303**
SECTION 40V | COMPREHENSIVE DEVELOPMENT ZONE 27 (CD-27) **304**
SECTION 40Z | COMPREHENSIVE DEVELOPMENT ZONE 29 (CD-29) **309**
SECTION 40FF | COMPREHENSIVE DEVELOPMENT ZONE 34 (CD-34) **311**
SECTION 40EE | COMPREHENSIVE DEVELOPMENT ZONE 35 (CD-35) **321**
SECTION 40DD | COMPREHENSIVE DEVELOPMENT ZONE 36 (CD-36) **327**
SECTION 40EEEE COMPREHENSIVE DEVELOPMENT ZONE 43 (CD-43) **333**
SECTION 40FFF | COMPREHENSIVE DEVELOPMENT ZONE 44 (CD-44) **335**
SECTION 40GG | COMPREHENSIVE DEVELOPMENT ZONE 37 (CD-37) **338**
SECTION 40HH | COMPREHENSIVE DEVELOPMENT ZONE 38 (CD-38) **341**
SECTION 40DD | COMPREHENSIVE DEVELOPMENT ZONE 42 (CD-42) **347**
SECTION 40II | COMPREHENSIVE DEVELOPMENT ZONE 48 (CD-48) **350**
SECTION 40JJ | COMPREHENSIVE DEVELOPMENT ZONE 40 (CD-40) **353**
SECTION 40SS | COMPREHENSIVE DEVELOPMENT ZONE 50 (CD-50) **358**

SECTION 40TT | COMPREHENSIVE DEVELOPMENT ZONE 51 (CD-51) 361
SECTION 40VV | COMPREHENSIVE DEVELOPMENT ZONE 52 (CD-52) 364
SECTION 40WW | COMPREHENSIVE DEVELOPMENT ZONE 53 (CD-53) 370
SECTION 40XX | COMPREHENSIVE DEVELOPMENT ZONE 54 (CD-54) 374
SECTION 40AAA | COMPREHENSIVE DEVELOPMENT ZONE 57 (CD-57) 380
SECTION 40BBB | COMPREHENSIVE DEVELOPMENT ZONE 58 (CD-58) 383
SECTION 40DDD | COMPREHENSIVE DEVELOPMENT ZONE 60 (CD-60) 387
SECTION 40EEE | COMPREHENSIVE DEVELOPMENT ZONE 61 (CD-61) 390
SECTION 40III| COMPREHENSIVE DEVELOPMENT ZONE 65 (CD-65) 393
SECTION 40JJJ | COMPREHENSIVE DEVELOPMENT ZONE 66 (CD-66) 396
SECTION 40LLL| COMPREHENSIVE DEVELOPMENT ZONE 68 (CD-68) 402
SECTION 40MMM COMPREHENSIVE DEVELOPMENT ZONE 69 (CD-69) 407
SECTION 40NNN | COMPREHENSIVE DEVELOPMENT ZONE 70 (CD-70) 434
SECTION 40OOO | COMPREHENSIVE DEVELOPMENT ZONE 71 (CD-71) 440
SECTION 40QQQ| COMPREHENSIVE DEVELOPMENT ZONE 73 (CD-73) 445
SECTION 40RRR| COMPREHENSIVE DEVELOPMENT ZONE 74 (CD-74) 450
SECTION 40TTT| COMPREHENSIVE DEVELOPMENT ZONE 76 (CD-76) 453
SECTION 39WWW COMPREHENSIVE DEVELOPMENT ZONE NO. 77 (CD-77) 455
SECTION 40VVV COMPREHENSIVE DEVELOPMENT ZONE 78 (CD-78) 465
SECTION 40WWW COMPREHENSIVE DEVELOPMENT ZONE 79 (CD-79) 467
SECTION 40UUU COMPREHENSIVE DEVELOPMENT ZONE 81 (CD-81) 471
SECTION 40ZZZZ COMPREHENSIVE DEVELOPMENT ZONE 82 (CD-82) 474
SECTION 40XXX | COMPREHENSIVE DEVELOPMENT ZONE 83 (CD-83) 488
SECTION 40YYY | COMPREHENSIVE DEVELOPMENT ZONE 86 (CD-86) 494
SECTION 40ZZZ COMPREHENSIVE DEVELOPMENT ZONE 87 (CD-87) 498
SECTION 40AAAA – COMPREHENSIVE DEVELOPMENT ZONE NO. 88 (CD-88) 505
SECTION 40BBBB – COMPREHENSIVE DEVELOPMENT ZONE NO. 89 (CD-89) 508
SECTION 40DDDD - COMPREHENSIVE DEVELOPMENT ZONE NO. 90 (CD-90) 511
SECTION 40EEEE | COMPREHENSIVE DEVELOPMENT ZONE 91 (CD-91) 515
SECTION 40JJJJ COMPREHENSIVE DEVELOPMENT ZONE NO. 96 (CD-96) 518
SECTION 40KKKK | COMPREHENSIVE DEVELOPMENT ZONE NO.97 (CD-97) 525
SECTION 40MMMM – COMPREHENSIVE DEVELOPMENT ZONE NO. 99 (CD-99) 528
SECTION 40OOOO | COMPREHENSIVE DEVELOPMENT ZONE NO.101 (CD-101) 534
SECTION 40PPPP | COMPREHENSIVE DEVELOPMENT ZONE NO.102 (CD-102) 538
SECTION 40QQQQ | COMPREHENSIVE DEVELOPMENT ZONE NO.103 (CD-103) 540
SECTION 40RRRR | COMPREHENSIVE DEVELOPMENT ZONE NO.104 (CD-104) 543
SECTION 40SSSS | COMPREHENSIVE DEVELOPMENT ZONE NO.105 (CD-105) 545
SECTION 40TTTT | COMPREHENSIVE DEVELOPMENT ZONE 106 (CD-106) 549
SECTION 40AAAAA | COMPREHENSIVE DEVELOPMENT ZONE NO. 113 (CD-113) 553
SECTION 40BBBBB COMPREHENSIVE DEVELOPMENT ZONE NO. 114 (CD-114) 555
SECTION 40CCCCC | COMPREHENSIVE DEVELOPMENT ZONE NO. 115 (CD-115) 558
SECTION 40FFFFF – COMPREHENSIVE DEVELOPMENT ZONE NO. 118 (CD-118) 561
SECTION 40GGGGG | COMPREHENSIVE DEVELOPMENT ZONE NO.119 (CD-119) 565
SECTION 41 | OFF-STREET PARKING 567
SECTION 42 | OFF-STREET LOADING 587

SECTION 1 | INTERPRETATION

1.1 TITLE

This Bylaw may be cited for all purposes as the District of Squamish Zoning Bylaw No. 2200, 2011.

1.2 INTERPRETATION

Uses listed in this bylaw under the heading “Permitted Uses” may be conducted in the zone in respect of which the uses are listed, and all other uses are prohibited in that zone;

Areas, widths and depths specified in this bylaw in a table entitled “Minimum Lot Size” are the minimum areas, widths and depths respectively of lots that may be created by subdivision in the zone in respect of which the areas, widths and depths are specified, whether under the Land Title Act or the Bare Land Strata Regulations;

Areas, widths and depths specified in this bylaw in a table entitled “Minimum Site Size” in respect of particular categories of use and buildings are the minimum areas, widths and depths of sites on which such uses and buildings are permitted in the zone in respect of which the areas, widths and depths are specified;

Lot coverages specified in this bylaw in percentage terms or in terms of area under the heading “Maximum Lot Coverage” are the maximum proportions or areas, respectively, of lots that may be covered by buildings and structures in the zone in respect of which the lot coverage is specified;

Floor area ratios specified in this bylaw under the heading “Maximum Floor Area Ratio” are the maximum amounts of floor area that may be constructed and used on a lot in the zone for which the floor area ratio is specified;

If this bylaw specifies a distance under the column heading “Front Setback”, “Rear Setback”, “Interior Side Setback” or “Exterior Side Setback” in a table entitled “Siting Requirements for Principal Buildings”, no portion of a principal building or structure may be constructed within the specified distance of the front, rear interior side or exterior side lot line, as the case may be;

If this bylaw specifies a distance for a particular category of building in a table entitled “Maximum Height”, no building or structure in that category may be constructed in the zone for which the distance is specified, such that its height exceeds the specified height; and

Words and phrases in italics, including hyperlinks, are included in this bylaw for the convenience of the reader and do not form a part of the bylaw.

1.3 DEFINITIONS

In this Bylaw:

ACCESS, ACCESSIBLE means an area and its facilities, or both, which is easy to approach, enter, exit, operate, participate in, pass to and from, and use safely and independently by persons with disabilities. *(Bylaw 3081, 2024)*

ACCESSIBLE DWELLING UNIT means a dwelling unit designed and constructed to facilitate accessible access and at minimum complies with the accessible dwelling unit standards specified under the British Columbia Building Code. *(Bylaw 3081, 2024)*

ACCESSORY BOARDING *repealed (Bylaw 2695, 2019)*

ACCESSORY BUILDING, STRUCTURE OR USE means any permanent or temporary building, structure or use customarily associated with and subordinate to the principal building, structure or use located on the same lot and includes greenhouses, sheds, shipping containers, detached garages and vehicle tents, but explicitly excludes an Accessory Dwelling Unit. *(Bylaw 2824, 2021)*

ACCESSORY DWELLING UNIT means a dwelling unit that is ancillary to- and detached from- the principal dwelling unit and is located either above an accessory building or at grade. Includes, but is not limited to, coach houses, carriage houses, and laneway houses. *(Bylaw 2582, 2018)*

ACCESSORY EXPANDED RETAIL SALES means a sales use accessory to an industrial use permitted in the zone which meets the following conditions *(Bylaw 2767, 2020):*

(a) A minimum of 50% of products for sale must be manufactured, repaired, warehoused or wholesaled on the same lot;

(b) Products manufactured, repaired, warehoused or wholesaled on the same lot must occupy a minimum of 50% of accessory expanded retail sales floor area;

(c) The accessory expanded retail sales use shall be limited to 30% of the total floor area of the built space within which the principal use is occurring; and

(d) The accessory expanded retail sales may include rental, display, or sales of goods.

ACCESSORY KITCHEN means an accessory room equipped with cooking facilities for canning, frying or cooking of special meals for the exclusive use of the principal dwelling unit. *(Bylaw 2568, 2017)*

ACCESSORY RESTAURANT means a use where the preparation, service and sale of food to the public for immediate consumption is accessory to an on-site industrial activity. An accessory restaurant must serve product manufactured on site, but may also include items on the menu that are not manufactured on-site as part of the onsite industrial activity. Accessory restaurant excludes drive-through restaurant *(Bylaw 2767, 2020).*

ACCESSORY RETAIL SALES means a sales use accessory to a principal use that:

(a) is accessory to a principal commercial, agricultural or industrial use permitted in the zone;
(b) for industrial zones: is manufactured, repaired, warehoused or wholesaled on the same lot. For clarity, if the use includes the sale of materials, fixtures, hardware equipment and/or other similar goods related to construction and home improvement, which are not manufactured on site, the presence of a publicly accessible showroom classifies the use as Building Supply Outlet, not accessory retail sales, regardless of the size of the publicly accessible showroom.
(c) is limited to 20% of the total floor area contained within the building where the accessory retail sales will occur; and 3
(d) can include rental, display, or sales of goods. *(Bylaw 2824, 2021)*

ACCESSORY SLEEPING UNITS means one or more self-contained rooms used for living and sleeping where such unit does not contain facilities for the preparation or cooking of food, and is accessory to a school or educational use.

ACCESSORY USE means a use which is:

(a) subordinate to a principal use on the same lot, and exists to aid/ contribute to/ carry out the function of that principal use;

(b) subordinate in area, extent and purpose to the principal use served; and

(c) customarily incidental to the principal use. *(Bylaw 2303, 2013)*

ACCOMMODATION UNIT means a self-contained room within a tourist accommodation building containing facilities for living and sleeping, intended to be occupied by transient guests, and is not a dwelling unit.

ADAPTABLE DWELLING UNIT means a dwelling unit designed and constructed to facilitate future modifications to provide accessibility and at minimum complies with the adaptable dwelling unit standards specified under the British Columbia Building Code. *(Bylaw 3081, 2024)*

ADULT VIDEO means an adult motion picture as defined in the Motion Picture Act.

ADULT VIDEO STORE means premises in which adult motion pictures are available for distribution, sale or rental.

AFFORDABLE HOUSING means non-market (and core needs) housing available at rental rates and purchase prices below market rates and prices, to those of low and moderate incomes, that is subject to a Housing Agreement between the District and a landowner, pursuant to the Local Government Act, that has some form of occupancy restrictions, and or the rent or price charged to the occupant for the unit, and as more clearly detailed in an affordable housing policy or bylaw approved by Council. *(Bylaw 2583, 2018)*

AGRICULTURE means a use of agricultural land for farming land, plants, mushrooms, truffles, animals, fish, aquaculture, or a farm operation as defined in the Farm Practices Protection (Right to Farm) Act, or a purpose designated as a farm use by regulation. Agriculture does not include a residential use or a soil or fill use. *(Bylaw 3054, 2024)*

AGRICULTURE, URBAN means the act of growing food on a lot. In addition to produce grown in a garden, this also includes community gardens, fruit and nut tree production, the keeping of hens and/or bees, and agricultural retail sales limited to 30 m2 in gross floor area and provided that at least 75% of goods for sale are produced on site. Urban agriculture is an accessory use on parcels that are zoned residential. *(Bylaw 2303, 2013)*

AGRITOURISM means a use under Section 12 of the Agricultural Land Reserve Use Regulation B.C. Reg. 30/2019. *(Bylaw 3054, 2024)*

AIRPORT includes airstrips, terminal buildings, hangars, restaurant and accessory offices.

ALCOHOLIC BEVERAGE MANUFACTURING means a use where alcohol is manufactured and includes breweries, distilleries and wineries operating in compliance with provincial liquor laws. Uses accessory to alcoholic beverage manufacturing include accessory retail sales of products that are manufactured on site as well as tasting areas to serve samples of alcohol manufactured on site and snacks. *(Bylaw 2767, 2020)*

ALTERNATIVE FUEL SERVICE STATION means any one of the following:

(a) electric Vehicle Charging Station;

(b) fast-fill compressed natural gas (CNG) vehicle refueling station;

(c) hydrogen vehicle refueling station; and/or

(d) liquefied petroleum gas (propane) vehicle refueling station. *(Bylaw 2303, 2013)*

ANIMAL ATTRACTANT means any substance or material, with or without an odour, which attracts or is likely to attract animals; and without limitation includes food or other edible products, whether intended for humans, animals, or birds, grease, oil, antifreeze, paint, petroleum products, and compost other than grass clippings, leaves or branches.

APPROVING OFFICER means the Approving Officer appointed by Council to regulate the subdivision of lands.

AQUACULTURE means the controlled cultivation, rearing, and harvesting of shellfish, and marine plants.

AQUATIC CROWN LAND means all Crown land situated below the natural boundary or below the highest, high water mark of any water body unless otherwise Crown Granted to another party. *(Bylaw 2771, 2020)*

ARTISAN means the use of a premises for the creation and production of arts and crafts for sale to the general public and includes but is not limited to the production of pottery, ceramics, sculpture, painting, drawing, weaving, candle production, tile art, creative writing, moving or still

photography none of which involves amplified sound or the use of toxic or hazardous materials. *(Bylaw 1728, 2002)*

ARTS AND CULTURE means a use which provides for the presentation and display of artistic and cultural endeavors, and includes art galleries, museums, and theatres.

ASSEMBLY means a use which provides for the assembly of persons for religious, charitable, philanthropic, cultural, recreational, or educational purposes.

ASSISTED LIVING FACILITY means use of a premises as an assisted living residence and operated by licensee under the *Community Care and Assisted Living Act*. Excludes Emergency Shelter. *(Bylaw 2315, 2013)*

AUTOMOBILE ORIENTED COMMERCIAL means a use providing for the retail sale of automobiles, trucks and recreational vehicles. *(Bylaw 2663, 2019)*

AUTOMOBILE REPAIR SHOP *repealed by Bylaw 2663, 2019*

AWNING means a rigid, semi-rigid or retractable framed structure that:

(a) projects from a building face;
(b) generally provides weather and shade protection; and
(c) is entirely supported by the building. *(Bylaw 2824, 2021)*

BALCONY means a platform providing useable outdoor space that:

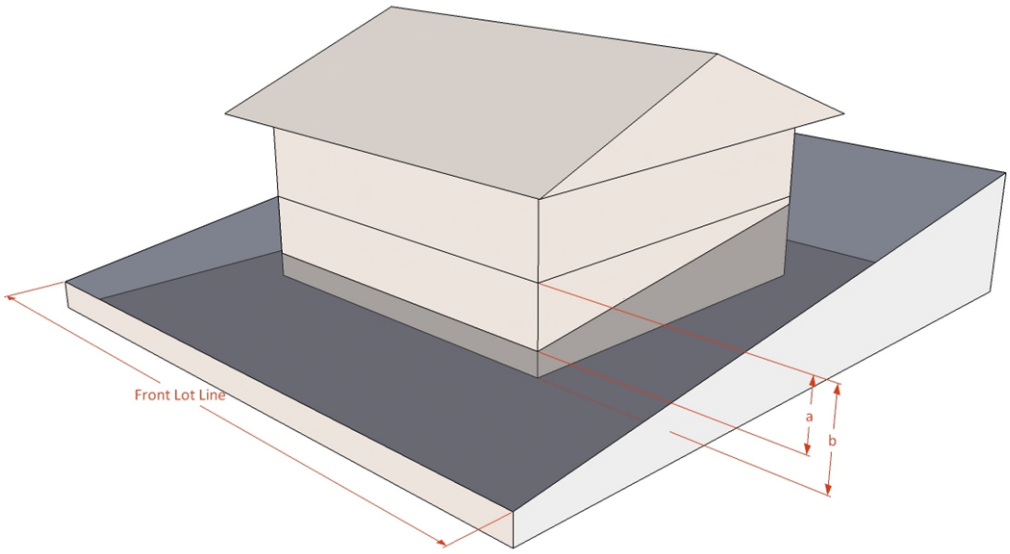
(a) projects from a building or is recessed into a building;
(b) is only accessed from within the building;
(c) may be covered by a roof or floor above; and
(d) is not enclosed, except for a required guard, a retractable system to provide weather protection, or where it is recessed between adjacent walls. *(Bylaw 2824, 2021)*

BALCONY, ENCLOSED means a platform that is enclosed on all sides to provide protection from weather or noise that:

(a) projects from a building or is recessed into a building;
(b) is only accessed from within the building; and
(c) is not conditioned by heat or air conditioning. *(Bylaw 2824, 2021)*

BASEMENT means that portion of a building located below the first storey, and includes a walk-out basement; a building shall have not more than one basement.

BASEMENT, WALK-OUT means a storey of a building located below the first storey and having at least one wall wholly above height datum.



Basement, where a < 1.5m and b > 1.5m

BAY WINDOW means a decorative projection from the wall of a building, not incorporating floor area, constructed in a way that does not require a foundation or the cantilevering of joist, glazed on all sides with a minimum 50% glazing.

BED AND BREAKFAST means the use of a dwelling unit for temporary accommodation of paying guests. A bed and breakfast is considered a short-term rental accommodation use for the purpose of this Bylaw. A bed and breakfast use is not considered a home occupation use for the purpose of this Bylaw.

BEES mean any insect of the species apis mellifera; *(Bylaw 2303, 2013)*

BEEHIVE means a structure which houses a colony of worker bees with a queen and drones; *(Bylaw 2303, 2013)*

BERTHAGE means the tying of a vessel or seaplane to a wharf, float or dock. *(Bylaw 2771, 2020)*

BICYCLE PARKING, CLASS A means a secure, long-term parking space for bicycles that is provided in a separate, dedicated room or enclosure, with accessible access to outside, and accessed with a separate lock and key programmed entry system, available only to authorized users. *(Bylaw 2824, 2021)*

BICYCLE PARKING, CLASS B means a space provided on an individual or combined outdoor rack, constructed of sturdy theft-resistant material and having secure theft-resistant anchoring to the floor or ground. *(Bylaw 2906, 2022)*

BICYCLE PARKING, COVERED means an open structure attached to or separate from a building, to provide overhead weather protection for Class B Bicycle parking. *(Bylaw 2906, 2022)*

BOAT RENTALS AND CHARTERS means a business use where watercraft are rented or operated for the purposes of providing marine tours or charters, and includes incidental parking and servicing of watercrafts for charter. *(Bylaw 2771, 2020)*

BOAT LIFT mean a mechanism for lifting boats from the water, or between water on different elevations. *(Bylaw 2771, 2020)*

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. *(Bylaw 2386, 2015)*

BOATSHED means a covered, floating structure either totally enclosed or open on the sides, used to provide shelter and protected moorage of a vessel, with or without storage of associated supplies and equipment. *(Bylaw 2771, 2020)*

BIOMASS means:

(a) wood or wood products;

(b) uncontaminated wood waste, such as mill ends, wood chips, shavings, sawdust, sander dust, clean construction waste and hog fuel;

(c) manufactured wood fuel;

(d) vegetative or agricultural products as specifically authorized by the district director.

But, unless otherwise authorized by the District, does not include substances that contain any of the following:

(a) glue, paint or preservative, or foreign substances harmful to humans, animals or plants when combusted;

(b) wood or wood products with chloride content greater than 0.05 percent dry basis;

(c) wood or wood products with moisture content greater than 60 percent dry basis;

(d) manure;

(e) recyclable post consumer waste;

(f) paper or paper products; or

(g) demolition waste or other municipal solid waste containing materials other than uncontaminated wood waste.

BOILER means any combustion equipment fuelled solely by natural gas, propane or biomass that produces hot water or steam, but does not include:

(a) waste heat boilers;

(b) sulphur plant reaction furnaces, steam reformer heaters and steam cracking heaters in the refined petroleum products industry as identified in the North American Industry Classification System (NAICS) code 324110; and

(c) process heaters.

BUILDING means any structure used or intended for supporting or sheltering any use, persons, animals, or property.

BUILDING FACE, FRONT means the extended line of the wall of a building (or of any projecting portion of the building, except steps, sills, cornices, eaves, fire escapes and unroofed porches) which faces the front lot line.

BUILDING FACE, REAR means the extended line of the wall of a building (or of any projecting portion of the building, except steps, sills, cornices, eaves, fire escapes and unroofed porches) which faces the rear lot line.

BUILDING FACE, SIDE means the extended line of the wall of a building (or of any projecting portion of the building, except steps, sills, cornices, eaves, fire escapes and unroofed porches) which faces a side lot line.

BUILDING INSPECTOR means the District Building Inspector appointed by Council.

BUILDING SUPPLY OUTLET means a building that is used for the supply and sale of building materials, fixtures, hardware, equipment and other similar goods related to construction and home improvement and may have an outdoor storage area and/or a showroom for display and sales of goods to the public. *(Bylaw 2824, 2021)*

BULK GAS AND FUEL LOADING AND STORAGE FACILITIES means stationary and mobile bulk loading and storage facilities for flammable liquids, gases and fuels. Excludes storage of flammable liquids, gases and fuels intended for onsite use or as an accessory use for a vehicle fueling station or forestry uses. *(Bylaw 2523, 2017)*

BUSINESS AND PROFESSIONAL OFFICE, MAJOR means the use of a building for the purpose of carrying out business or professional activities. *(Bylaw 2190, 2011)*

BUSINESS AND PROFESSIONAL OFFICE, MINOR means the use of a building for the purpose of conducting a business in an office environment, where such a business does not rely upon a continuous flow of customers visiting the premises and does not engage in any retail sales, and may include but not be limited to such businesses as architectural, data processing, drafting, engineering, legal, surveying or, real estate appraisal offices, and specifically excludes medical and dental offices, travel agencies, insurance offices and real estate offices.

BUSINESS SERVICE ESTABLISHMENT means the use of a building where business services are provided and goods accessory to the provision of such services may be sold, and includes locksmith, printing/copying services, computer repairs and services, office equipment and supplies, alarm and security services, mailing and shipping services and other similar services.

BYLAW ENFORCEMENT OFFICER means the Bylaw Enforcement Officer appointed by Council.

CAFÉ AND COFFEE SHOP means a place of business which supplies light meals, beverages and/or snacks. *(Bylaw 3215, 2025)*

CANNABIS PRODUCTION is an industrial use for the producing, growing, harvesting, drying, packaging, storing, shipping, disposing and any laboratory use of cannabis or any products containing or derived from cannabis that are regulated under the federal *Cannabis Act* or the *Access to Cannabis for Medical Purposes Regulation* as amended or replaced from time to time. *(Bylaw 2618, 2018)*

CANNABIS RETAIL means the use of a premise for the retail sale of cannabis and/or cannabis containing products for consumption off premise. *(Bylaw 2611, 2018)*

CARETAKER DWELLING means a residential dwelling that is permitted in a non-residential zone, which is accessory to a permitted principal use on a lot. *(Bylaw 2602, 2018)*

CARPORT means an open structure that is an accessory building or attached to the principal building for the use of parking of one or more motor vehicles.

CHART DATUM means the lowest normal tide (0.0m) used as the reference point for the measurement of tidal height and water depth; tidal height will be corrected using the closest secondary port the reference port in the Canadian Tide and Current Tables with further correction made for daylight savings as required. *(Bylaw 2771, 2020)*

CHILD CARE FACILITY means a use or facility providing for the care of children licensed according to the Child Care Licensing Regulation under the Community Care and Assisted Living Act.

CHILD CARE FACILITY, RESIDENTIAL means the use of a dwelling unit for the care of not more than 16 children, licensed according to the Child Care Licensing Regulation under the Community Care and Assisted Living Act.

CINEMA means a means a place where motion pictures are exhibited for public viewing. *(Bylaw 2303, 2013)*

CIVIC means a use for functions provided by a government body; includes federal, provincial and municipal offices and yards, schools and colleges, hospitals, community centres, swimming pools, libraries, museums, parks, playgrounds, day cares, cemeteries, police and fire stations and waterways.

COMMERCIAL is a category of use providing for an occupation, employment or enterprise that is carried on for gain or monetary profit by any person.

COMMERCIAL COMPOSTING means the controlled biological oxidation and decomposition of organic matter with or without the addition of amendment material such as wood waste that produces compost, conducted as a business or business activity.

COMMERCIAL PATIO *Repealed by Bylaw 2906, 2022*

COMMERCIAL RECREATION means a use providing for outdoor commercial recreation and adventure tourism facilities, accessory retail sales, and services customarily incidental to such uses. *(Bylaw 2728, 2020)*

COMMERCIAL RECREATION, ECOTOURISM means a use providing for outdoor commercial recreation activities at a purpose-built facility focused on fostering an understanding and appreciation of natural areas. The use offers organized or self-guided tours utilizing infrastructure including, but not limited to trails, boardwalks, walkways and bridges. *(Bylaw 2727, 2020)*

COMMERCIAL VEHICLE means a vehicle engaged in carrying or designed to carry goods, wares or merchandise and licensed as a commercial vehicle.

COMMUNITY ACTIVITY CENTRE means a building used by members of the community for social gatherings, educational activities, etc *(Bylaw 2583, 2018)*

COMMUNITY CARE FACILITY means use of a premises as a community care facility and operated by a licensee under the *Community Care and Assisted Living Act*. Excludes Emergency Shelter. *(Bylaw 2315,2013)*

COMMUNITY GARDEN means a public place for growing and maintaining edible and ornamental plants for personal and non-commercial use or for charitable donation, and operated or overseen by a non-profit society, community group or school. *(Bylaw 2303, 2013)*

COMMUNITY SEWER SYSTEM means a sewage collection and disposal system owned and operated by the District of Squamish.

COMMUNITY WATER ACCESS means any structure that provides public water access and recreation opportunities for the general public, including wharves, docks, piers, boardwalks and other marine access facilities. *(Bylaw 2771, 2020)*

COMMUNITY WATER SYSTEM means a system of waterworks owned and operated by the District of Squamish.

COMPREHENSIVE DEVELOPMENT PLAN means:

(a) a site plan or plans, including the legal description of the area to be developed, showing the location of all existing and proposed buildings, streets, lanes, highways, driveways, parking and loading areas, sidewalks, street lighting, utilities and utility easements, watercourses and other geographical features of the site;

(b) architectural plans, including information on exterior finishes for any proposed buildings or structures;

(c) landscaping plans, including plant specifications for all portions of the site not covered by buildings, structures and circulation spaces;

(d) the location, size, height, colour, lighting and orientation of all signs, if applicable;

(e) density, floor area ratio, lot coverage, size and height of buildings; and

(f) a statement of proposed uses.

CONFORMING BUILDING OR USE means a building or use which conforms with all the regulations of this Bylaw for the zone in which such building or use is located.

CONSTRUCTION means to erect, repair, alter, add, install, demolish, remove, excavate and shore.

CONVENIENCE STORE means a use which provides for the sale of goods to serve the day-to-day shopping needs of the general public including groceries, magazines, confections, and bakery goods.

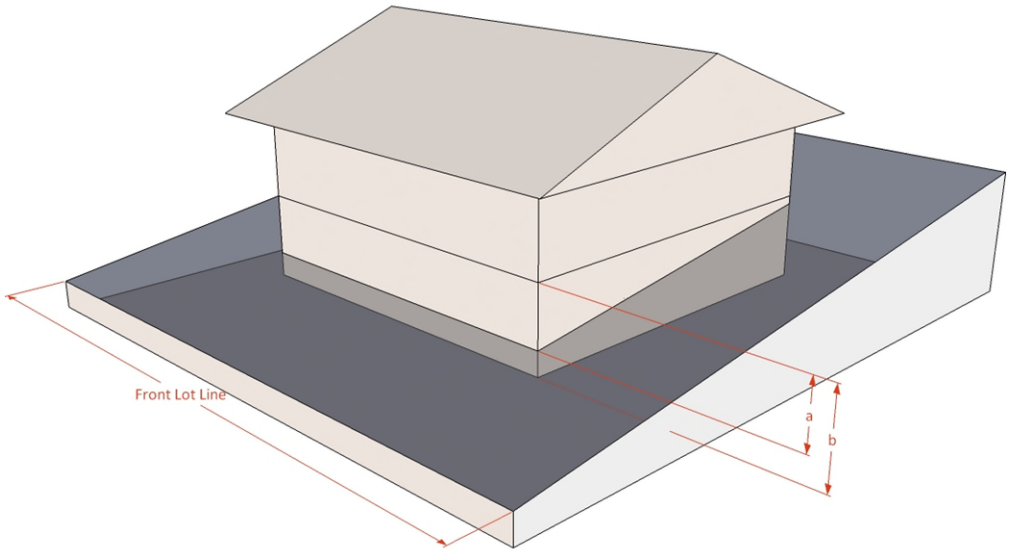
COOKING FACILITY OR FACILITIES means the main means of cooking a meal within a dwelling unit and includes gas or electric range or stoves, microwave ovens, countertop cooking units, hot plates, wall ovens, toaster ovens, electric frying pans, pressure cookers, crock pots or any other such cooking facility or any combination of such cooking facilities, and includes the arrangement of service lines which provide the energy source being used or intended to be used to service such facilities. *(Bylaw 2582, 2018)*

COOP means a covered enclosed structure to shelter hens; *(Bylaw 2303, 2013)*

COTTAGE CLUSTER means a group of detached dwelling units primarily oriented around a central outdoor common space such as a courtyard. *(Bylaw 2620, 2018)*

COUNCIL means the elected officials of the District of Squamish.

CRAWL SPACE means that portion of a building situated between the underside of the floor next above and the ground floor slab or ground surface where no slab exists, having a vertical clearance of no more than 1.5 metres (5 feet).



Crawl Space, where a < 1.5m and b<> 1.5m

DBH means diameter measured 1.4 metres above the highest immediately adjacent natural ground level. *(Bylaw 3081, 2024)*

DECK means a platform providing useable outdoor space that:

(a) projects from a building and is generally supported on posts;
(b) is accessed from within the building, and may also be accessed from grade;
(c) has a surface height, at any point, greater than 0.62 m above grade; and
(d) is not enclosed, except for a required guard or retractable weather protection. *(Bylaw 2824, 2021)*

DEVELOPMENT means the improvement of land with buildings or structures.

DISTRICT means the Corporation of the District of Squamish or the area within the boundaries of the District of Squamish as the context requires.

DOCK means a floating structure including ramps, floats, anchors and pilings which extend over the foreshore into the ocean, and may be fixed directly or indirectly to, or supported by, water or land and to which boats, barges, and seaplanes may be moored or tied, but does not include any buildings or structures placed or erected upon it. *(Bylaw 2771, 2020)*

DRIVE AISLE means the space for access and maneuvering of motor vehicles to enter or exit a parking space, includes a ramp in a parking garage. *(Bylaw 2824, 2021)*

DRIVE-THROUGH FACILITY means the use of land, buildings, or structures, or parts thereof, to provide products or services through an attendant, a window, or an automated machine to persons remaining in motorized vehicles that are in a lane designated for that purpose, excluding a drive-through restaurant, gasoline service station, electric vehicle charging station, and automobile-oriented commercial. *(Bylaw 2511, 2016)*

DRIVE-THROUGH RESTAURANT means a building providing for restaurant use with drive-through takeout facilities or consumption of food in vehicles parked on the lot.

DRY DOCK means a use on water or on dry land (inside or outside a building) in which space is rented or sold for the purpose of storing boats. *(Bylaw 2771, 2020)*

DWELLING, APARTMENT means a building used for residential purposes and consisting of 3 or more dwelling units.

DWELLING, FOURPLEX means any physical arrangement of four attached dwelling units intended to be occupied by separate households with separate exterior access to grade. *(Bylaw 2582, 2018)*

DWELLING, SINGLE UNIT means a detached building used for residential purposes and consisting of one dwelling unit, and includes a modular home.

DWELLING, TOWNHOUSE means a series or cluster of two or more individual dwelling units, attached either vertically or horizontally, having all or a portion of a wall common to adjacent dwellings, where individual access to each unit is from the finished grade of the lot. *(Bylaw 2582, 2018)*

DWELLING, TRIPLEX means any physical arrangement of three attached dwelling units, excluding secondary suites, intended to be occupied by separate households with separate exterior access to grade. *(Bylaw 2620, 2018)*

DWELLING, TWO UNIT means a building consisting of two dwelling units, excluding secondary suites, which are placed either vertically one above the other, or connected to one another horizontally by a common wall (all storeys) and a common foundation having a length of at least 20% of the depth of the building. *(Bylaw 2235, 2012)*

DWELLING UNIT means one or more habitable rooms constituting a self-contained unit with a separate entrance and a single electrical service, used or intended to be used for residential purposes by a single household and containing only one kitchen equipped with a sink and cooking facilities. *(Bylaw 2568, 2017)*

ECOLOGICAL RESERVE means land and water areas with high ecological value where conservation and enhancement of environmental values are the primary purpose. *(Bylaw 2614, 2018)*

ELECTRIC VEHICLE CHARGING INFRASTRUCTURE means a Level 2 Charge on an energized electrical panel connected by a raceway to an outlet. *(Bylaw 2610, 2018)*

ELECTRIC VEHICLE CHARGING STATION means public electric vehicle charging station located in commercial, comprehensive development, mixed-use, industrial, institutional and civic zones. Public charging stations can supply charging for a fee. *(Bylaw 2303, 2013)*

ELECTRICAL VEHICLE CHARGING RECEPTACLE *repealed by Bylaw 2824, 2021*

ENERGIZED OUTLET means a connected point in an electrical wiring installation at which current can be taken to supply electric vehicle charging infrastructure. *(Bylaw 2824, 2021)*

EMERGENCY SHELTER means a use staffed and supervised by a public authority or non-profit agency for the purpose of providing temporary sleeping accommodation for people in need of emergency shelter on a short-term basis (to a maximum of 30 days). Emergency Shelter use includes drop-in and meal services as well as accessory administration and office space for use by program staff. *(Bylaw 2315, 2011)*

ENTERTAINMENT means a commercial use that is contained within a building and provides recreational opportunities to the general public, and specifically includes arcades, bowling alleys, billiard and pool halls, cinemas, clubs, lodges and similar uses, but specifically excludes adult video stores, any stand alone facility licensed under the Liquor Control and Licensing Act as a liquor primary licensed premises, and slot machines and casinos, except for temporary charity

casinos with a maximum three (3) day event with a maximum twelve (12) days per year duration.

FARM ALCOHOL PRODUCTION FACILITY means a use under section 13 of the agricultural land reserve use regulation b.c. reg. 30/2019. *(Bylaw 3054, 2024)*

FARM CANNABIS PROCESSING FACILITY means a use under section 11(2) of the agricultural land reserve use regulation b.c. reg. 30/2019. *(Bylaw 3054, 2024)*

FARM PRODUCT PROCESSING FACILITY means a use under section 11(2) of the agricultural land reserve use regulation b.c. reg. 30/2019. *(Bylaw 3054, 2024)*

FARM PRODUCT RETAIL SALES means the retail sale to the public of tangible farm products grown or raised on a farm or association to which the owner of the farm belongs, from that farm or farms and may include the sale of non-farm products as permitted by the agricultural land reserve use regulation b.c. reg. 30/2019. *(Bylaw 3054, 2024)*

FARMERS' MARKET means an open air or fully or partly covered market, for the sale directly by producers or by their representatives who are involved in the small scale production of; fresh dried or frozen fruit and vegetables; dried or frozen meat and seafood; eggs; dairy products; plants; prepared foods'; ready-to-eat foods; artisan crafts; or wine, cider, beer or spirits. *(Bylaw 2518, 2017)*

FENCE means a structure intended for the purpose of total or partial physical and/or visual separation, screening or enclosure of a property or portion thereof and does not include retaining wall.

FITNESS CENTRE *repealed by Bylaw 3208,2025*

FLOAT means that portion of a dock structure that is generally used for mooring boats. *(Bylaw 2771, 2020)*

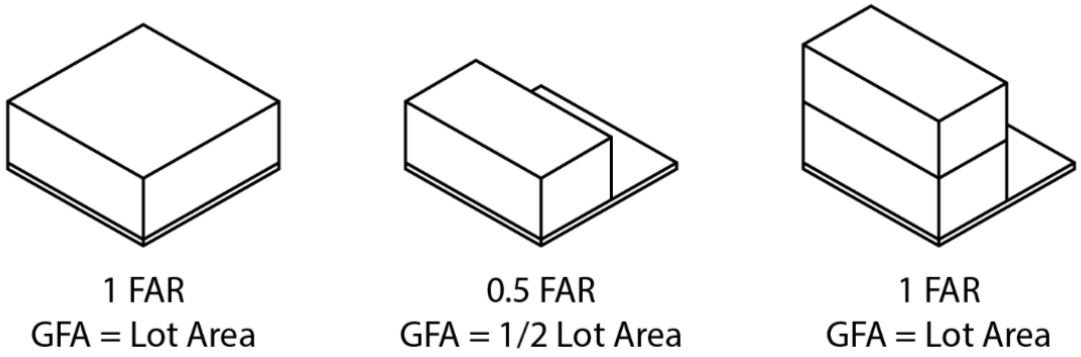
FLOATING HOME, SINGLE DETACHED means a structure incorporating a flotation system that is used as one self-contained dwelling unit but is not intended for navigational purposes and does not include a water craft designed or intended for navigation. *(Bylaw 2440, 2016)*

FLOAT HOME MOORAGE means a waterfront moorage facility for the moorage of one or more floating homes and the land and water premises on which such facility is located. *(Bylaw 2771, 2020)*

FLOODPLAIN SETBACK means Floodplain Setback as defined by District of Squamish Floodplain Management Bylaw No. 2676, 2019, as amended from time to time. *(Bylaw 2771, 2020)*

FLOOR AREA means the space on any storey of a building between exterior walls and required firewalls, including the space occupied by interior walls and partitions, but not including exits, vertical service spaces, and their enclosing assemblies. *(Bylaw 2303, 2013)*

FLOOR AREA RATIO means the figure obtained when the gross floor area of all buildings is divided by the area of the lot.



FOOD BANK means the use of a building or part thereof for the purpose of receiving, storing and distributing food items, and preparing, serving or distributing cooked or packaged meals prepared in a commercial kitchen for charity. Distribution may be similar to a grocery store. *(Bylaw 2495, 2016)*

FOOD PRIMARY ESTABLISHMENT means a use where the preparation, service and sale of food is the primary focus. A food-primary establishment must offer both appetizers and main courses and have a Food Primary License issued by the Province of British Columbia Liquor Control and Licensing Branch.

FOOD PRIMARY LICENSE means a liquor license issued by the Province of British Columbia Liquor Control and Licensing Branch for a business where the service of food, as opposed to liquor, is the primary focus.

FOOTPRINT means the total area of a structure on one level (footprint) to the exterior walls and a line joining all columns but not including overhangs. *(Bylaw 2235, 2012)*

FORESHORE means that land lying between the highest water mark and the lowest water mark that is alternatively covered by water and exposed with the normal rise and fall of the level of the body of water. *(Bylaw 2771, 2020)*

FORM OF TENURE means the legal basis on which a person occupies a housing unit. *(Bylaw 2666, 2019)*

FREQUENT BUS ROUTE has the same meaning as a transit-oriented area as defined in Section 455 of the Local Government Act, as amended from time to time and is determined by transit frequency and timing and is considered to be a prescribed bus route if it is served by at least one bus route that is scheduled to stop at least every 15 minutes, on average, between the hours of: *(Bylaw 3170, 2025)*

(a) 7:00am and 7:00pm, Monday to Friday, and;
(b) 10:00am and 6:00pm on Saturdays and Sundays.

FRONTAGE means the length of a lot boundary which immediately adjoins a public street.

GANGWAY means a structure extending into navigable water used to accommodate pedestrian traffic other than a pier or wharf. *(Bylaw 2771, 2020)*

GARAGE means a roofed accessory building or portion of a principal building with more than 60% of the perimeter being enclosed within walls, the principal use of which is for parking one or more motor vehicles. *(Bylaw 2303, 2013)*

GASOLINE SERVICE STATION *repealed by Bylaw 2421, 2021*

GATHERING FOR AN EVENT means a use as defined by the Agricultural Land Reserve Use Regulation B.C. Reg. 30/2019. *(Bylaw 3054, 2024)*

GRADE, FINISHED means the level of finished ground adjoining the exterior walls of a building except that localized depressions such as for vehicle or pedestrian entrances need not be considered in the determination of the level of finished ground.

GRADE, NATURAL means:

(a) with reference to a Building or Structure not requiring subdivision, the elevation of the ground surface in its existing state at each of the points used in calculating the Height Datum Points, prior to any disturbance, alteration, excavation or filling, as determined by a registered land surveyor;

(b) with reference to any development requiring subdivision, means the elevations shown on the grading plan submitted as a component of subdivision prior to any construction where such a plan has been approved by the District, but excludes Localized Depressions in all cases; and

(c) with reference to any development where the elevation of the ground surface in its existing state is below the required flood plain construction level as determined by a Professional Engineer, means 0.6 m (2 ft.) above the highest elevation of the crown of any Highway abutting the lot.

GROSS FLOOR AREA means the total area of space on all storeys of a building as calculated according to Section 4.25 of the General Regulations.

GROWING MEDIUM means the material that plants grow in. Gowing medium shall follow the standards identified in the Canadian Landscape Standards (CLS). *(Bylaw 3081, 2024)*

(a) **SOIL** is a type of native growing medium comprised of mineral particles, organic matter and living organism used as a top layer of earth to provide the structure and nutrients to support landscaping of turf, shrubs and trees.

(b) **ENGINEERED SOIL,** is a type of growing medium that can be compacted to support pavement installation while permitting tree root growth. It must be a mixture of gap-upgraded rock 75mm clear, soil and stabilizing compound that supports air and water pores for root growth. Soil volume is calculated at 30% of structural soil.

(c) **SOIL CELLS,** are underground structural units that provide support for paved surfaces and store soil for tree growth. Soils Cells shall be provided in paved common open spaces and public mid-blocks and plaza areas where trees are planted predominately within a paved surface environment**.**

HABITABLE AREA means any space or room, including a mobile home that can be used for dwelling purposes, business, or the storage or goods susceptible to damage by floodwater. *(Bylaw 2620, 2018)*

HABITABLE SPACE *(repealed by Bylaw 2620, 2018)*

HEIGHT with respect to a building or structure refers to the maximum vertical distance from the Height Datum to:

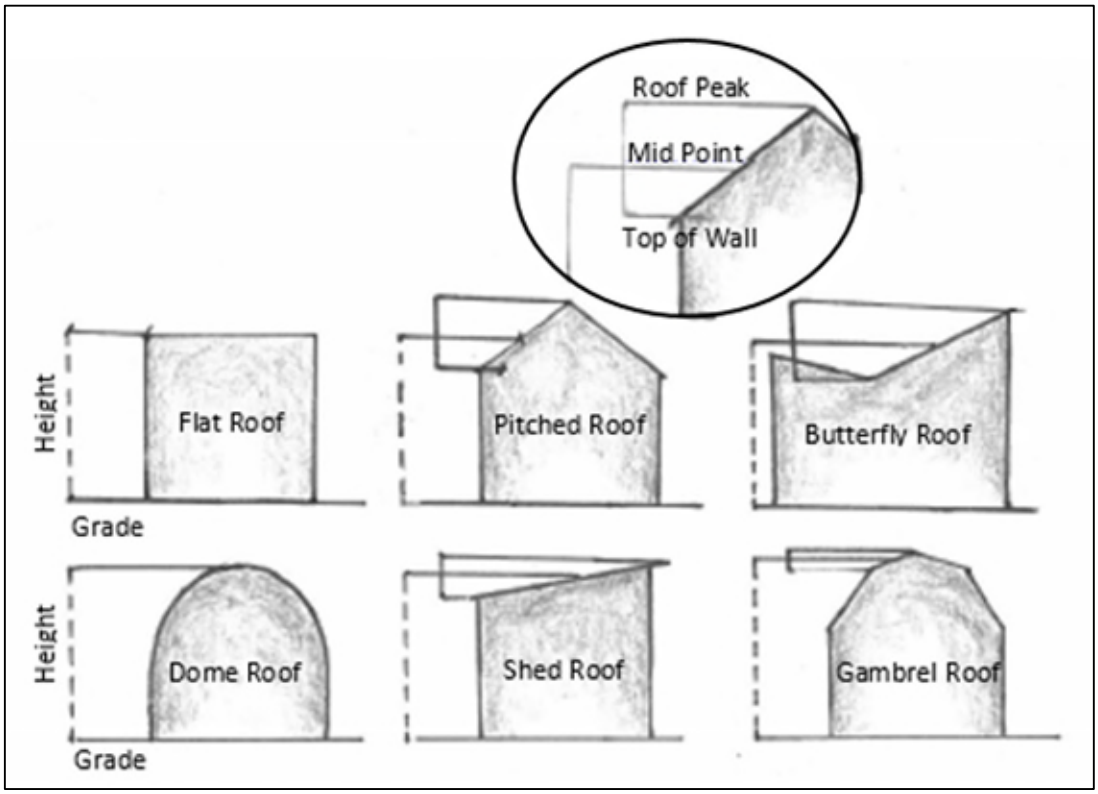
(a) the highest part of a building with flat, domed, A-framed, or Quonset roofs;

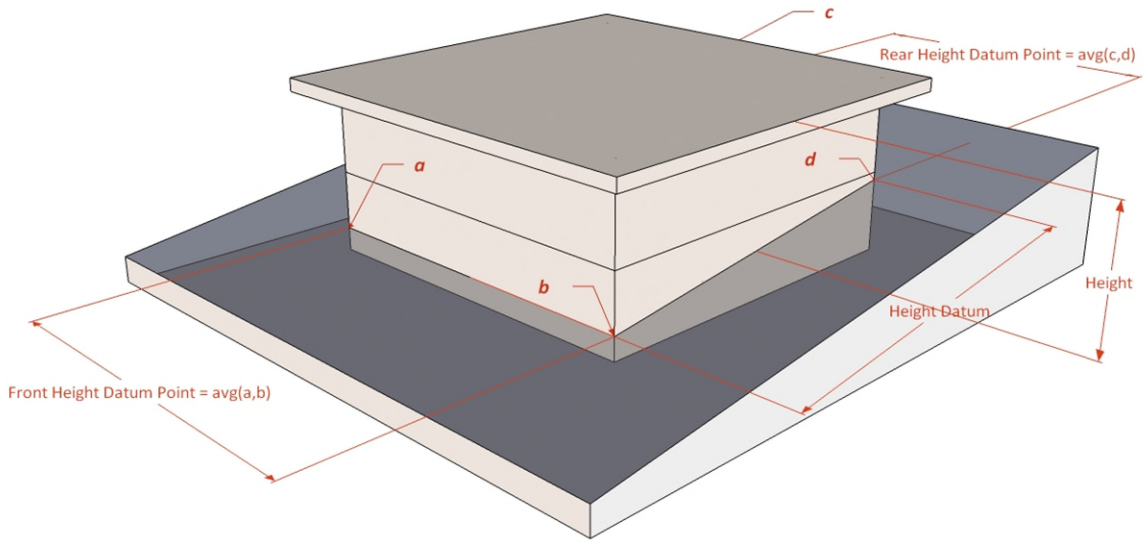
(b) the mid-point between the highest ridge of the building and the top of the lowest support wall for a building with a pitched roof;

(c) the mid-point between the ridge and the point immediately below the ridge where the pitch changes for a building with a gambrel roof;

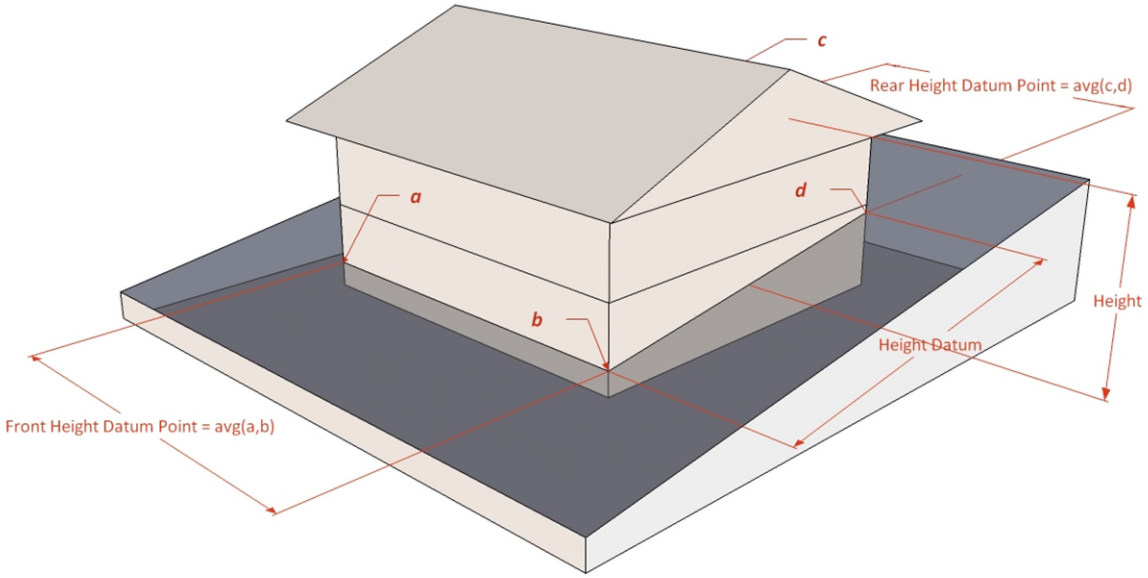
(d) the point midway between the highest ridge of the building and the lowest roof transition for a building with a butterfly roof;

(e) the highest point of all other structures. *(Bylaw 2512, 2016)*

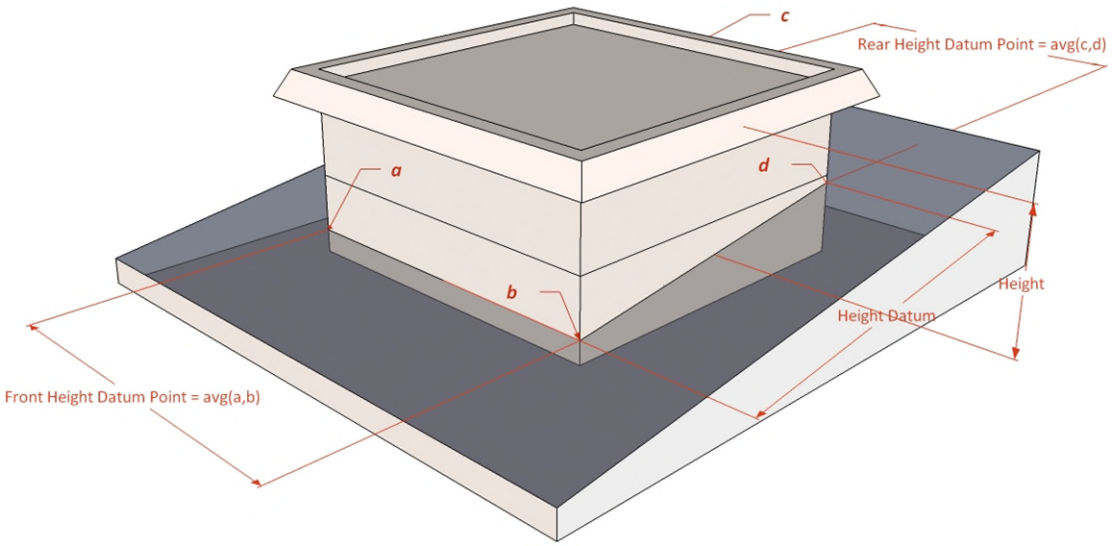




Example of Height, as measured to the highest point of the roof surface of a flat roof.



Example of Height, as measured to the mean level for a sloped roof.

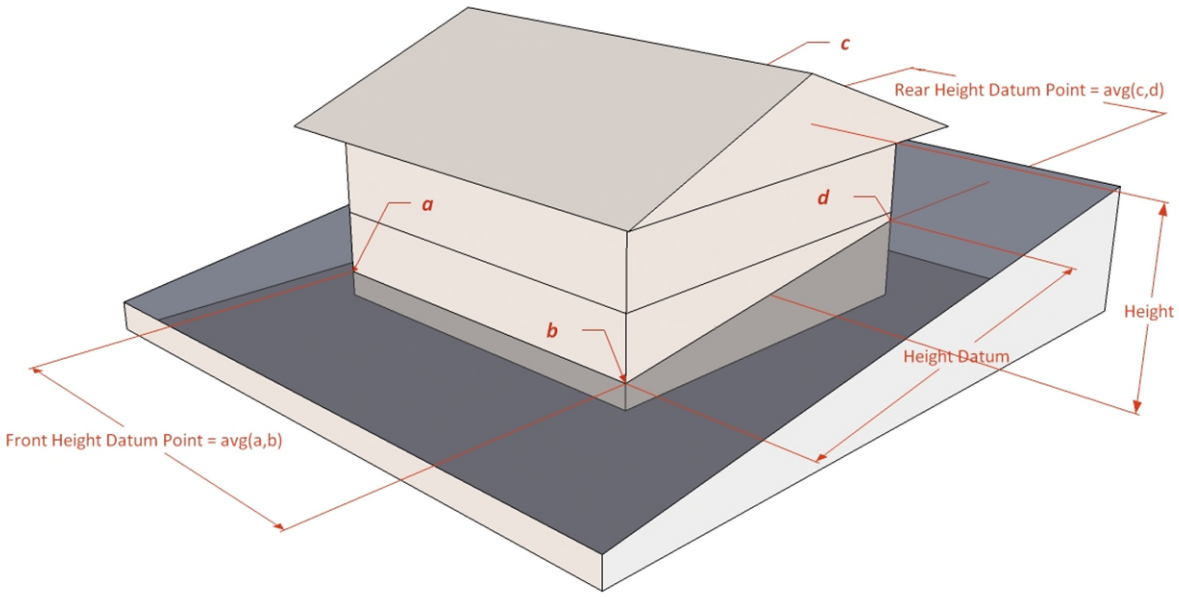


Example of Height, as measured to the deck line of a mansard roof.

HEIGHT DATUM with reference to a building or structure means the line established by longitudinally extending a line joining the Front and Rear Height Datum Points.

HEIGHT DATUM POINT, FRONT means the average elevation of the two points on a lot established where the front building face intersects with the side building face as measured from the lesser of natural or finished grade.

HEIGHT DATUM POINT, REAR means the average elevation of the two points on a lot established where the rear building face intersects with the side building faces as measured from the lesser of natural or finished grade.



Example of Height Datum and Height Datum Points (Front and Rear)

HEN means a domesticated female chicken that is at least four months old; *(Bylaw 2303, 2013)*

HIGHWAY means a public street, path, walkway, trail, lane, bridge, road, thoroughfare, or any other public way, but does not include a private right-of-way on private property.

HIGH IMPACT INDUSTRIAL means the following industrial activities which are considered to have unmitigated nuisance or hazardous characteristics that extend beyond the boundaries of the site, which for reasons of health, safety, environmental effects, or general welfare, are best segregated from other uses *(Bylaw 2767, 2020):*

(a) pulp mill; manufacture and processing of gravel and aggregate into asphalt; gas and petroleum tank farms; chemical or acid manufacturing; glue making; soap boiling;

(b) abattoirs or slaughter houses; knackeries; bone mills or bone manure depots; fat rendering establishments; fellmongeries, tanneries; manure works; places for storing, drying, or preserving bones, hides, hoofs or skins; tripe boiling establishments; works for boiling down meat, bones, blood, or offal; premises where poultry are plucked, hung, dressed or cleaned; gut spinning or scraping;

(c) fish processing establishments (not including retail shops) in which whole fish are cleaned and prepared; Shellfish and crustacean processing establishments (not including retail shops); fish curing establishments; fish canning and fish canning establishments;

(d) waste processing and transfer facility; incineration or reduction of garbage, offal, dead animals, or refuse.

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. *(Bylaw 2386, 2015)*

HIGH WATER MARK means the visible boundary between the land and the sea, whether created by natural or artificial means. *(Bylaw 2771, 2020)*

HOME OCCUPATION, RESIDENTIAL means any occupation carried on for financial gain or otherwise, in or from a Dwelling Unit or accessory building in a Residential zone, which use is separate and subordinate to the use of the dwelling unit for residential purpose, shall not alter the residential character of the area, and subject to the home occupation provisions of this Bylaw. Home Occupation, Residential includes but is not limited to:

(a) Home Occupation, Office;

(b) Child Care Facility, Residential;

(c) a home business that brings no more than one client at a time to the residence (i.e. massage therapy or hair styling); and

(d) dog daycare of three dogs or less*. (Bylaw 2433, 2016)*

HOME OCCUPATION, OFFICE means an office within a Dwelling Unit or Secondary Suite that is used to provide the following or similar type services: accounting and bookkeeping, research, business, marketing, design, computer, travel or financial consultant, janitorial service, contractor and tradesman, newspaper preparation, security service, recreation service, arts and crafts, but excludes the carrying out of anything that generates nuisance outside the residential unit or employs more than two work vehicles. *(Bylaw 2433, 2016) (Bylaw 2607, 2018)*

HORSE STABLE means facility for the boarding, riding, breeding, and renting of horses, but does not include an indoor riding arena. *(Bylaw 2235, 2012)*

HOSPITAL means an institution operated for the reception and treatment of persons suffering from illness or disability, and includes the provision of complex care within a Community Care Facility.

HOSTEL means a building in which sleeping units are provided and offered to the public for compensation and which is open to transient guests but does not incorporate dwelling units for guests, and may include a restaurant as an accessory use. *(Bylaw 2695, 2019)*

HOTEL means a building in which accommodation units are provided and offered to the public for compensation and which is open to transient guests but does not incorporate dwelling units, and may include accessory uses such as a restaurant, health club, liquor primary establishment, and retail store to a maximum of 33% of gross floor area *(Bylaw 2695, 2019)*

HOUSEHOLD PETS means an animal kept for companionship and amusement rather than for practical purposes and does not include horses, mules, donkeys, cattle, llamas, chickens, turkeys, geese, ducks, sheep, swine, ostriches, peacocks, un-caged pigeons or animals used for agricultural purposes.

INDOOR AMENITY SPACE means an indoor space, provided in a single location within a multiple-unit residential development, specifically designed for use by all of its residents for cultural, social or recreational purposes and does not include guest suites. *(Bylaw 2620, 2018)*

INDOOR FOOD PRODUCTION means an industrial use where plants are grown inside a building that is connected to District services, including sewer, water, and drainage. May include food processing. Plants may be grown for biomedical purposes, but does not include cannabis production. *(Bylaw 2303, 2013)*

INDOOR RECREATION means the use of an enclosed building for sports and physical recreation or artistic uses whether commercial or non-commercial, where users are predominantly participants; includes but is not limited to arenas, athletic fitness clubs, racquet courts, swimming pools and saunas, dance and yoga studios, indoor play equipment, and gymnasiums, production and/or instruction of performing arts, music, drama or acting, painting, drawings, pottery and sculpture or similar items; excludes rifle ranges, entertainment uses and, unless specifically permitted as an accessory use, amusement arcades. *(Bylaw 3208, 2025)*

INDOOR RIDING ARENA means an enclosed equestrian riding ring. Permitted uses in an indoor riding arena include:

- indoor horse riding;
- indoor horse stables; and
- storage for equestrian-related items.

INDUSTRIAL means a use providing for the processing, fabricating, assembly, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking, or salvaging of goods, materials, or things; includes without limitation the operation of truck and shipping terminals, docks, railway service spur, passenger depots, heliport and seaplane facilities, auction and liquidation sales, sawmill, pulp mill and log booming. Includes cannabis production and indoor food production. The use excludes bulk gas and fuel loading and storage facilities. *(Bylaw 2771, 2020)*

INDUSTRIAL FUEL INSTALLATION means a building or land used for the sale of motor fuel and lubricants for use only in industrial equipment and commercial vehicles.

INSTITUTIONAL means a use by a public authority for the intended benefit of the public.

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 and the Oceanfront Lands, and the natural habitat of the Cattermole Slough. *(Bylaw 2386, 2015)*

INTERPRETIVE SIGNAGE means a sign and/or structure providing general or tourism information to the public.

KENNEL means an establishment for the overnight boarding or breeding of four or more dogs or cats. *(Bylaw 2978, 2023)*

LANDSCAPING means changing, modifying or enhancing the visual external appearance of a site development including reshaping the earth, planting or preserving vegetation, adding walks, patios, fencing or other ornamental features, and includes the retention of existing trees and plants where appropriate. This does not include the alteration of a site for the purposes of determining height datum.

LAND BASED MARINA FACILITIES means the use of the upland adjacent to a marina for marina offices, retail and rental uses associated with a marina such as boat and/or bicycle rentals, laundering facilities, showers and restrooms, and waste and recycling facilities. *(Bylaw 2771, 2020)*

LANE means a public way which affords access to a lot, at the side or rear of the lot.

LEVEL 2 CHARGE means a Level 2 electric vehicle service level as defined by SAE International's J1772 standard. *(Bylaw 2610, 2018)*

LIGHT INDUSTRIAL means a use providing for the processing, fabricating, assembling, leasing, warehousing, transporting, distributing, wholesaling, testing, servicing, or repairing of goods or materials, where the primary activity of such a use is carried out within or exterior to a building, which may be serviced with a railway spur. Includes cannabis production, indoor food production and artisan uses. *(Bylaw 2824, 2021)*

LIGHTING, EXTERIOR means any light mounted on a lot to a building, structure, post, or exterior surface including covered areas open to the exterior such as open parkades. *(Bylaw 3081, 2024)*

LIQUOR PRIMARY ESTABLISHMENT means a use that holds a Liquor Primary License issued by the Province of British Columbia Liquor Control and Licensing Branch where the primary purpose is the service of liquor, as opposed to food, such as pubs, bars, lounges, and night clubs.

LIQUOR STORE means the use of premises for the sale of liquor, beer or wine for consumption off premises. This includes a government liquor store, government beer store or government wine store, or an agency established under the Liquor Distribution Act, including an agency store, an authorized vendor, a distributor, and a licensee. An accessory retail sale of alcoholic beverages that are manufactured on-site by an Alcoholic Beverage Manufacturer is not considered a liquor store. *(Bylaw 2303, 2013)*

LIVE-ABOARD means the use of a vessel that is designed or intended to be used for navigational purposes as a residential dwelling unit. *(Bylaw 2771, 2020)*

LIVE-WORK UNIT means a dwelling unit in which the dwelling unit may include one or more businesses and where the dwelling unit may at times be used exclusively for business, the

businesses permitted in the live-work unit are limited to those uses permitted in the zone in which the unit is located. *(Bylaw 2824, 2021)*

LOCALIZED DEPRESSION means an existing depression in Natural Grade not exceeding 3.0 metres in width, or the lesser of 3.0 metres or 20% of the wall length along any building wall that it intersects; or a depression below finished grade created for the purposes of providing vehicles or pedestrian entrance to a building subject to the following conditions:

(a) only one vehicle entrance and one pedestrian entrance are permitted as localized depressions on a single unit dwelling.

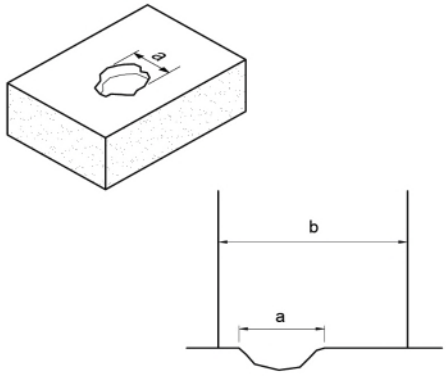
(b) on any side of the building in a single unit residential zone, the Localized Depression width shall not exceed the lesser of 50% of the corresponding building width or:

  (i) 6.0 metre width for vehicle access;

  (ii) 2.44 metres wide and 3.0 square metres in area for a pedestrian access;

  (iii) 7.3 metres wide for a combined vehicle and pedestrian access; and

(c) any combination of vehicle or pedestrian entrances and existing depressions remaining after finish grading shall not exceed 50% of the corresponding building width or length along any side of a building.



Example of a Localized Depression in natural Grade

a = 3m, b = 20%

LODGING AND ROOMING HOUSE *repealed (Bylaw 2695, 2019)*

LOG SORT OPERATIONS means activities and related improvements for centralized dry land log sorting, scaling, bundling and water/dewatering for booming, dumping or barging, storage and transport, and excludes log transfer sites. *(Bylaw 2771, 2020)*

LOG STORAGE means activities and related improvements such as dolphins or pilings for transient water-based log storage which consists of rafts of flat or bundled booms for transport to mills, but excludes float camps and ancillary structures such as fuel barges or platforms. *(Bylaw 2771, 2020)*

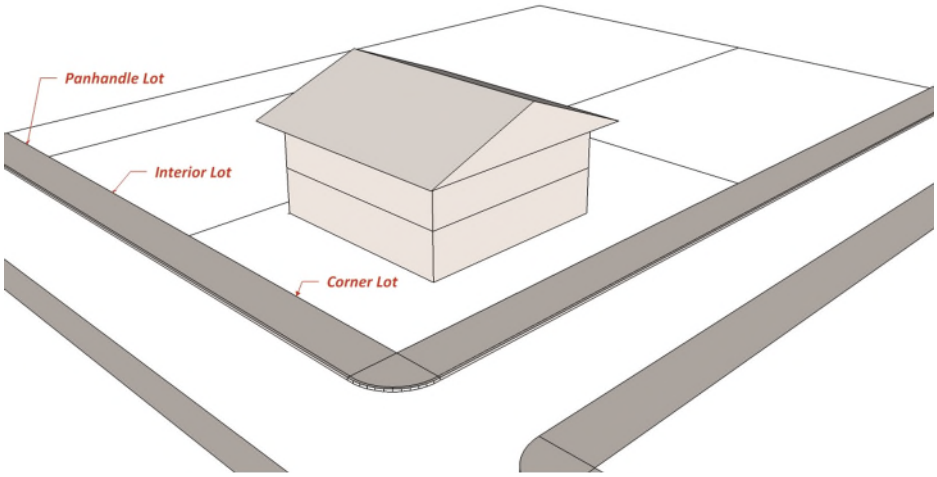
LOG TRANSFER SITE means a facility and related foreshore improvements for the transfer of logs from forest harvest areas to tide-water and excludes centralized log sort operations. *(Bylaw 2771, 2020)*

LOT means a block, parcel or other area in which land or water is held or subdivided. *(Bylaw 2771, 2020)*

LOT, CORNER means a lot at the intersection of two or more public streets.

LOT, INTERIOR means a lot other than a corner lot.

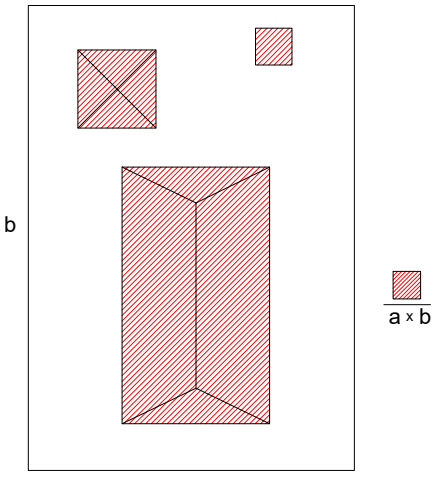
LOT, PANHANDLE means a lot which gains access to a public street through a strip of land narrower than the typical frontage dimensions required for the lot.



Example of Panhandle, Interior, and Corner Lots.

LOT AREA means the total horizontal area within the boundaries of a lot.

LOT COVERAGE means the greatest horizontal area covered by all buildings or structures on a lot, measured above finished grade, including any projecting portions thereof but excluding balconies, chimneys, sunshades, bay windows, canopies, cornices, eaves and gutters, fire escapes, sills, steps, open and uncovered terraces, decks or patios that are no more than 0.61 metres (2 feet) above finished grade, roof structures and similar projections, swimming pools, and provided that an exterior insulation and weather protection wall system has been approved by a Professional Engineer, exterior cladding or exterior solid wall systems up to a maximum exclusion of 0.165 metres (6.5 inches).



Example of Lot Coverage

LOT DEPTH means the mean distance between the front and rear lot lines.

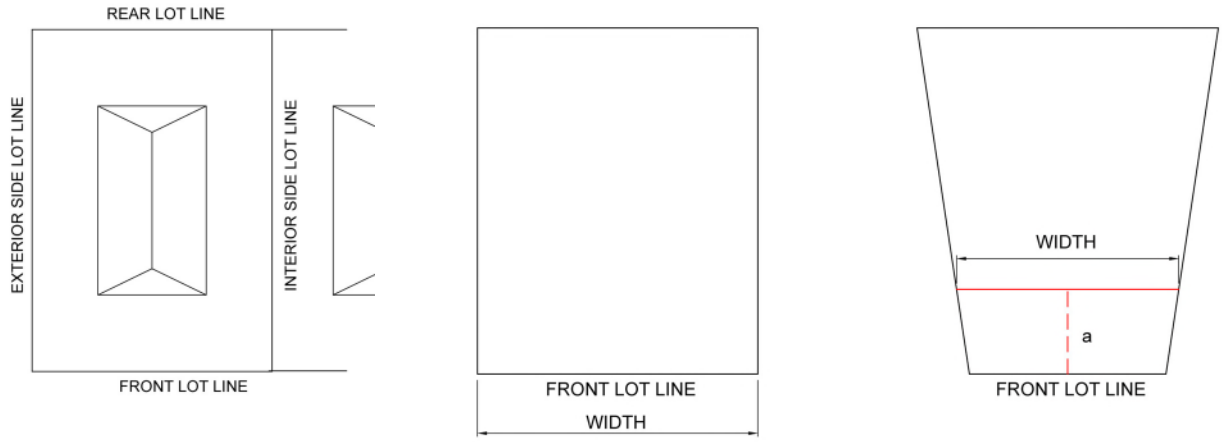
LOT LINE means the boundary line of a lot.

LOT LINE, EXTERIOR SIDE means the lot line or lines, other than the front and rear lot line, common to a lot and a public street, and in the case of a bare land strata lot common to the lot and the access route in the strata plan.

LOT LINE, FRONT means the lot line of a lot abutting a public roadway other than a lane. In the case of a corner lot, this shall be the narrower of the two frontages. In the case of a panhandle lot, the front lot line is the line formed by joining the two points of the access strip that do not front on a public street, and in the case of a bare land strata lot means the property line abutting the access route in the strata plan.

LOT LINE, INTERIOR SIDE means a lot line other than a front and rear lot line, common to a lot and another lot or a lane.

LOT LINE, REAR means the lot line or lines opposite to and most distant from the front lot line, or, where the rear portion of the lot is bounded by intersecting lot lines, the point of such intersection.



Example of Lot Lines (L) and Lot Width where the Front Lot Line measures at 90° to the Lot Depth (C) or Lot Width where the Front and Side Lot Lines do not meet at 90°, in which case a = 4.57 m

LOT WIDTH means the distance between side lot lines at the front setback line, measured at right angles to the lot depth, or in the case where the side lot line and front lot line do not meet at a 90 angle, measured at a 4.57 metre (15 feet) setback from the front lot line.

LOW CARBON BUILDING means a building that meets the Zero Carbon Step Code's Zero Carbon Performance of EL-4. *(Bylaw 3085, 2024)*

MANUFACTURING means to create, craft, make, process, or produce a finished product.

MARINA means a commercial use of a water area providing moorage for watercraft, either free of charge or for payment of a fee, and includes associated storage, servicing, marine retail sales and rentals, tackle and convenience food sales, and sewage pump-out facilities*. (Bylaw 2771, 2020)*

MARINE-ORIENTED LIGHT INDUSTRY means a use providing for the fabricating, assembling, manufacturing, leasing, wholesaling, testing, servicing, maintaining or repairing of marine-oriented goods or materials, including, but not limited to, water vessels or watercrafts such as boats, kayaks and canoes, where the primary activity of such a use is carried out within a marina setting either within, or exterior to, a building or structure.

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. *(Bylaw 2386, 2015)*

MARINE FUEL SALES means a marine service use in which fuel for boats is sold and includes both liquid and alternative fuel service for hybrid or electric vessel propulsion systems. *(Bylaw 2771, 2020)*

MARINE NAVIGATION means to actively travel in, on, through or immediately above water. *(Bylaw 2771, 2020)*

MARINE NAVIGATION AID means any sort of sign, marker or structure necessary to accommodate the needs of marine navigation, underwater conservancies and habitat protection areas. *(Bylaw 2771, 2020)*

MARINE ORIENTED COMMERCIAL means the use of land, buildings or structures providing for sale of marine-oriented goods and services. *(Bylaw 2771, 2020)*

MARINE ORIENTED TOURIST AND RECREATION USES means the use of land, buildings or structures for commercial recreation, entertainment, or educational and water-based activities. *(Bylaw 2771, 2020)*

MARINE RETAIL, RENTALS and REPAIRS means the sale, rental or repair of goods directly related to marine activities, and includes sale of seafood from a boat. *(Bylaw 2771, 2020)*

MARINE TRANSPORTATION SERVICES means the commercial use and berthage of watercraft for passenger ferry services, tug-boat services, boat charters and water taxis. *(Bylaw 2771, 2020)*

MASS TIMBER BUILDING means a building where the majority of structural members are made of wood with a minimum dimension of 96 mm. *(Bylaw 2824, 2021)*

MOBILE HOME means a factory built single unit dwelling capable of being moved from place to place on an integrated chassis.

MOBILE HOME PARK that means a lot on which is installed or intended to be installed, two or more mobile homes.

MOBILE HOME SPACE means an area of land located within a mobile home park occupied or intended to be occupied by one mobile home.

MODULAR HOME means a single unit dwelling assembled on site using factory built components.

MOORAGE FACILITY means a float on the surface of the water that is affixed to the sea bed, which may be connected to the shoreline or a pier structure by means of a gangway that is used as a landing or wharfing space for pleasure or commercial craft. *(Bylaw 2771, 2020)*

MOTEL means a building wherein accommodation units with or without private cooking facilities are provided, occupied or intended to be occupied primarily by transient motorists, with each accommodation unit being self-contained with its own bathroom and having its own parking space located on the lot, and may include a restaurant as an accessory use. *(Bylaw 2695, 2019)*

MOTOR VEHICLE REPAIR AND SERVICE SHOP means a building used or intended to be used for the repairs and servicing of motor vehicles, includes the retail sale of related parts and accessories but excludes a wrecking and salvaging yard. *(Bylaw 2663, 2019)*

MULTIPLE DWELLING RESIDENTIAL means a physical arrangement of three or more attached principal dwelling units. *(Bylaw 3036, 2024)*

MULTI-UNIT FLEX UNIT means a defined area for potential rental accommodation, which contains a kitchen area with cooking facilities, a bathroom, and living area, and has a separate lockable entrance door providing direct access to the exterior of the dwelling unit, that is located within a strata titled townhouse or apartment dwelling unit. *(Bylaw 2824, 2021)*

MULTIPLE-UNIT RESIDENTIAL means a residential use in a building divided into not less than 3 dwelling units.

NATURAL BOUNDARY means Natural Boundary as defined by District of Squamish Floodplain Management Bylaw No. 2676, 2019, as amended from time to time. *(Bylaw 2771, 2020)*

NEIGHBOURHOOD COMMERCIAL means a commercial use that is specifically intended to serve the day to day needs of residents of the neighbourhood. Neighbourhood Commercial includes; retail, business and professional offices, personal service establishments, child care facilities, restaurant, entertainment, drug store and book store. *(Bylaw 2720, 2020)*

NEIGHBOURHOOD ENERGY UTILITY (also called DISTRICT HEATING) means a system for distributing heat generated in a centralized location for residential and commercial heating requirements such as space heating and water heating. *(Bylaw 2303, 2013)*

NON-CONFORMING BUILDING OR USE means any building or use which does not conform with all applicable regulations of this Bylaw.

NURSERY means a use where plants are propagated and grown. They include retail nurseries which sell to the general public, wholesale nurseries which sell only to businesses, and private nurseries which supply the needs of institutions or private estates. Includes sale of plant-related retail items. *(Bylaw 2303, 2013)*

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:

(a) Lot 1 District Lot 486 Group 1 New Westminster District Plan BCP16860 (PID 026-267-128)

(b) Lot 2 District Lot 486 Group 1 New Westminster District Plan BCP16860 (PID 026-267-136)

(c) Lot 1 District Lot 4271 Group 1 New Westminster District Plan BCP16861(PID 026-267-144)

(d) Lot 2 District Lot 4271 Group 1 New Westminster District Plan BCP16861(PID 026-267-161)

(e) Lot 3 District Lot 4271 Group 1 New Westminster District Plan BCP16861(PID 026-267-152)

(f) Lot G District Lots 486, 4271, 4618, 5717, 6042 and 7134 Group 1 New Westminster District Plan 14953 (PID 007-774-010)

(g) District Lot 5717, Except Portions in Plans 13452 and 14953 (PID 015-788-741)

(h) District Lot 6042, Except Part in Plan 13452 (PID 015-792-587)

(i) Block B District Lots 4618, 5717, 6042 and 7134 Group 1 New Westminster District Plan 13452 (PID 008-606-153)

(j) Lot D Block 1, District Lots 486 and 4271 Group 1 New Westminster District Plan 14521 (PID 007-779-674)

(k) Lot 1 District Lot 286 Group 1 New Westminster District Plan BCP16863 (PID 026-267-403)

(l) Lot 2 District Lot 286 Group 1 New Westminster District Plan BCP16863 (PID 026-267-420)

(m) Lot 3 District Lot 286 Group 1 New Westminster District Plan BCP16863 (PID 026-267-438). *(Bylaw 2386, 2015)*

OFF-STREET LOADING means a use of a lot providing for the loading and unloading of vehicles accessory to uses located on that lot.

OFF-STREET PARKING means a use of a lot providing for the parking of vehicles accessory to uses located on that lot; and includes parking spaces, turning areas for access to parking spaces and access and egress driveways.

OUTDOOR APPLIANCES include but are not limited to heating and cooling equipment, heat pumps, emergency generators, pool or hot tub equipment etc. but exclude utility, fire and servicing equipment such as water or gas meters, telephone boxes, and hydrants. *(Bylaw 2824, 2021)*

OUTDOOR RECREATION STORAGE FACILITY means an enclosed facility used solely for the storage of equipment ordinarily associated with outdoor recreation. *(Bylaw 2433, 2016)*

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. *(Bylaw 2386, 2015)*

PARKING AREA means a covered or uncovered area of a lot used for the off-street parking of vehicles of persons occupying or visiting the lot.

PARKING AREA, CONCEALED means a parking area concealed by its location wholly within a principal building and, other than at driveway and stairwell entrances, that does not project above the height datum except as permitted in this bylaw.

PARKING SPACE means a space for the parking of one motor vehicle but does not include drive aisle space for access and maneuvering of motor vehicles. *(Bylaw 2824, 2021)*

PARKING SPACE, TANDEM means the placement of one parking space behind another parking space, such that only one parking space has unobstructed access to a driveway, drive aisle or road. *(Bylaw 2824, 2021)*

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. *(Bylaw 2386, 2015)*

PATIO means a platform providing useable outdoor space that: *(Bylaw 2824, 2021)*

(a) is not enclosed, other than retractable weather protection; and

(b) has a surface height, at any point, no greater than 0.62 m above finished grade

PATIO, OUTDOOR DINING means an outdoor seating area, open, covered or partially enclosed, directly attached or near an existing restaurant use for the purpose of take out or service seating or dining. Includes curbside, sidewalk and/or private land patios. *(Bylaw 2906, 2022)*

PERSONAL CARE SERVICE means those services that assist with the activities of daily living and specific nursing and rehabilitation tasks, which include assistance with personal hygiene, bathing, dressing, grooming, eating, moving around safely, and managing medication. *(Bylaw 2303, 2013)*

PERSONAL SERVICE ESTABLISHMENT means the use of a building where personal services are provided and goods accessory to the provision of such services may be sold, and includes barber shop, health and veterinary clinics, beauty salon, shoe repair shop, dry cleaning, laundromats, electrical appliance repair, upholstery, watch repair, photographer, tailor or dressmaker, tattoo

parlour, personal training where no more than 2 clients are seen at a time and other similar services. *(Bylaw 2824, 2021)*

PET DAYCARE means premises in which care is provided to household pets during the day and may include the provision of pet training services but does not include breeding or animal overnight boarding facilities. *(Bylaw 2303, 2013)*

PET GROOMING means grooming of domestic cats and dogs. Pet grooming use includes accessory pet daycare use. *(Bylaw 2303, 2013)*

PIER means a structure raised above the surface of the water and supported by pilings or similar support structures, that is used as a walkway or viewing platform, or to protect or form a harbor, but does not include any buildings or structures placed or erected upon it. (*Bylaw 2771, 2020)*

PILINGS AND DOLPHINS mean vertical poles, concrete bars, or other materials forming a structural support that extends above the water level as a mooring post and is unconnected to the shore. *(Bylaw 2771, 2020)*

PORCH means a platform that is located at an entrance to a building that:

(a) projects from the building or is recessed into the building;
(b) is covered by a roof or floor above to provide weather protection;
(c) may be supported on posts;
(d) is at grade or has stairs from grade; and
(e) is open, other than with a required guard, on at least one side. *(Bylaw 2824, 2021)*

PORTABLE FOOD VENDING means sale of food items for immediate consumption from a cart or trailer to the general public and subject to the regulations of District of Squamish Business License Bylaw. *(Bylaw 2433, 2016)*

PRINCIPAL RESIDENCE means the dwelling unit where an individual lives for a minimum of 183 days in a calendar year and conducts their daily affairs, including, without limitation, paying bills and receiving mail, and is the dwelling unit with the residential address used on documentation related to billing, identification, taxation and insurance purposes. For clarity, for the purpose of operating a short-term rental accommodation, a person cannot have more than one principal residence. For clarity, the entire dwelling unit cannot be used as a short-term rental accommodation for more than 182 days in a calendar year. *(Bylaw 3177, 2025)*

PRINCIPAL USE means the primary purpose for which land, buildings or structures are ordinarily used.

PRIVATE MOORAGE FACILITY means a moorage facility which is associated with a single lot of adjacent upland residential property. *(Bylaw 2771, 2020)*

PROCESS HEATER means any combustion equipment fuelled by natural gas, propane or Biomass for the purpose of transferring heat to material being processed other than by direct contact with the flue gas, but does not include:

(a) boilers;

(b) any process used to chemically transform ore or intermediate products into bulk metallic products; or

(c) unfired waste heat recovery systems used to recover sensible heat from the exhaust of any combustion equipment.

PROFESSIONAL ENGINEER means a person who is registered or duly licensed as such under the provisions of the Engineers and Geoscientists Act.

PROPERTY LINE means the same as Lot Line.

PUBLIC AUTHORITY USE means a public authority use such as RCMP or police, Canadian Coast Guard, or marine search and rescue squad. *(Bylaw 2771, 2020)*

PUBLIC BOAT LAUNCH means a public boat ramp facility to launch and retrieve vessels or watercraft from the water by means of a boat trailer or hand launching of small crafts. *(Bylaw 2771, 2020)*

PUBLIC PARKING means the principal use of a surface lot, building or structure for the parking or storage of vehicles for the public, and in the case of a building or structure, the parking may be concealed.

PUBLIC SERVICE means a use providing for the services provided by the District of Squamish, the Provincial Government or the Federal Government. Includes Affordable Housing use provided by a government agency or society, as defined by the Societies Act, SBC 2015 as amended from time to time *(Bylaw 3018, 2023).*

PUBLIC STREET means a highway that provides primary access to lots and excludes a lane.

RAIL MARSHALLING YARDS means the use of land for the moving, storage and shunting of railway vehicles.

RECREATIONAL VEHICLE means a vehicle which is or was originally designed as a recreational conveyance to travel or to be transported on a highway and constructed or equipped to be used as temporary living quarters by travelers and includes but is not limited to motor home, camper, travel trailer, tent trailer, but does not include a manufactured home.

RECREATIONAL VEHICLE PARK means a parcel of land used or intended to be used for the parking of recreational vehicles on a transitory basis, and includes all buildings or structures thereon. *(Bylaw 2235, 2012)*

RECYCLING DEPOT means a use that allows for the conversion of used products including, but not limited to: glass, tin, aluminum, steel, paper, cardboard, gyproc, or plastics into materials that will be used for the manufacturing of goods located at another location.

REFUSE means any discarded or abandoned food, substance, material, or object, whether from domestic, commercial, industrial, institutional or other use;

RENEWABLE ENERGY SOURCES means sources of energy which are naturally replenished on a human timescale. This includes sources such as sunlight, wind, tides, waves, biomass and geothermal heat *(Bylaw 2807, 2021).*

RESEARCH AND DEVELOPMENT means premises used for the purpose of conducting research and developing products or services, but does not include retail or wholesale of those products or services. *(Bylaw 2470, 2016)*

RESIDENTIAL RENTAL TENURE means a form of tenure know as tenancy, in which rent is paid by a tenant to a landlord in exchange for the right to occupy a dwelling unit for residential use, in accordance with provisions of the Residential Tenancy Act. *(Bylaw 2666, 2019)*

RESTAURANT means a use where the preparation, service and sale of food to the public for immediate consumption is the primary focus, occurring within the premises or delivered to other premises, and includes a Food Primary Establishment except where expressly prohibited, but excludes facilities for the consumption of food in motor vehicles parked on the site, or with drive-through takeout facilities.

RETAIL SALES means a use where goods are offered to the general public for retail sale, and may be offered in a Retail Store but does not include a Liquor Store. *(Bylaw 2433, 2016)*

ROADWAY means the portion of a highway that is improved, designed, or ordinarily used for vehicular traffic.

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. *(Bylaw 2386, 2015)*

SCHOOL means a school, provincial school or francophone school as defined by the School Act and independent school as defined by the Independent School Act primarily offering kindergarten to Grade 12 classes*. (Bylaw 2611, 2018)*

SCREENING means a continuous fence, wall, compact evergreen hedge or combination thereof, supplemented with landscape planting.

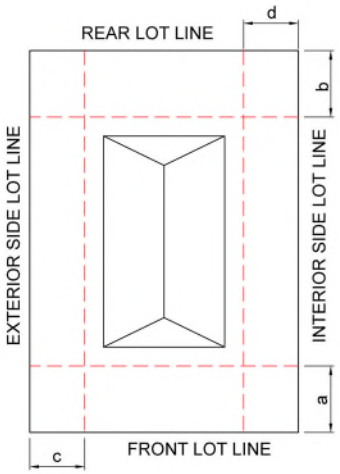
SEA DIKE means Sea Dike as defined by District of Squamish Floodplain Management Bylaw No. 2676, 2019, as amended from time to time. *(Bylaw 2771, 2020)*

SECONDARY SUITE means a second, self-contained dwelling unit with private access, its own kitchen and bathroom, and located within a principal dwelling unit. *(Bylaw 2607, 2018)*

SETBACK, FRONT means that portion of a Lot between the front lot line and a parallel front setback line which intersects the two side lot lines at such position that the shortest distance measured perpendicular to the setback line, from the setback line to the front lot line, is equal to the minimum distance required for the front setback of a principal building under this Bylaw. Where the front face of a principal building abuts the front setback line, it shall be measured at the building foundation.

SETBACK, REAR means that portion of a Lot between the rear lot line and a parallel rear setback line which intersects the two side lot lines at such position that the shortest distance measured perpendicular to the setback line, from the setback line to the rear lot line, is equal to the minimum distance required for the rear setback of a principal building under this Bylaw. Where the rear face of a principal building abuts the rear setback line, it shall be measured at the building foundation.

SETBACK, SIDE means that portion of a Lot between the exterior or interior side lot line and a parallel exterior or interior side setback line which intersects the front and rear lot lines at such position that the shortest distance measured perpendicular to the setback line, from the setback line to the exterior or interior side lot line, is equal to the minimum distance required for the exterior or interior side setback of a principal building under this Bylaw. Where the side face of a principal building abuts the exterior or interior side setback line, it shall be measured at the building foundation.



Example of Setbacks

a = Front Setback

b = Rear Setback

c = Exterior Side Setback

SHARED ROOFTOP AMENITY SPACE means a covered rooftop patio in a multi-tenant building, open on at least one side, specifically designed for shared use by all occupants and customers of the building for cultural, social or recreational purposes. Shared rooftop amenity spaces does not include space that can be leased. *(Bylaw 2744, 2020)*

SHORT-TERM RENTAL ACCOMMODATION means an accessory use of a dwelling unit, or any portion of it, for temporary commercial accommodation by transient paying guests for a period of less than 90 days and includes vacation rentals and bed and breakfasts but is not a home occupation and does not include tourist accommodation. *(Bylaw 3042, 2024)*

SHORT-TERM RENTAL ACCOMMODATION MARKETING means to advertise, market or offer for rent short-term rental accommodation, and includes placing or posting advertisements physically or online. *(Bylaw 2695, 2019)*

SHORT-TERM RENTAL ACCOMMODATION OPERATOR means a person who rents out, or offers for rent, their principal residence for short-term rental accommodation or otherwise carries on the business of providing short-term rental accommodation. *(Bylaw 2695, 2019)*

SHIPPING CONTAINER means a metal transport container with an assigned GVW weight. It is designed for and customarily associated with road, rail or ocean transport with a maximum dimension of eight feet by forty feet by eight feet high. *(Bylaw 2303, 2013)*

SLEEPING UNIT *repealed (Bylaw 2695, 2019)*

SMALL SCALE MANUFACTURING means small scale activities, home crafts or occupations provided that the activity does not:

(a) create a nuisance by reason of sound, sight, smoke or smell;

(b) involve storage exterior to a building of any materials used directly or indirectly in processing or resulting from the processing of any product of such craft or occupation, unless the materials are screened from view by landscaping, berming or a tight board fence. This excludes an industrial use, wrecking or salvaging yard and log sort operations. *(Bylaw 2190, 2011)*

SOCIAL ENTERPRISE means a revenue-generating business with social objectives where revenue is reinvested for that purpose in the business or in the community, rather than being profit-driven. *(Bylaw 2495, 2016)*

SOIL OR FILL USE means the removal of soil from, or the placement of fill on, agricultural land, and does not include a farm use or a residential use. *(Bylaw 3054, 2024)*

STACKED PARKING means a parking system that stacks required parking stalls vertically above one another on a car stacking lift or other system. *(Bylaw 2744, 2020)*

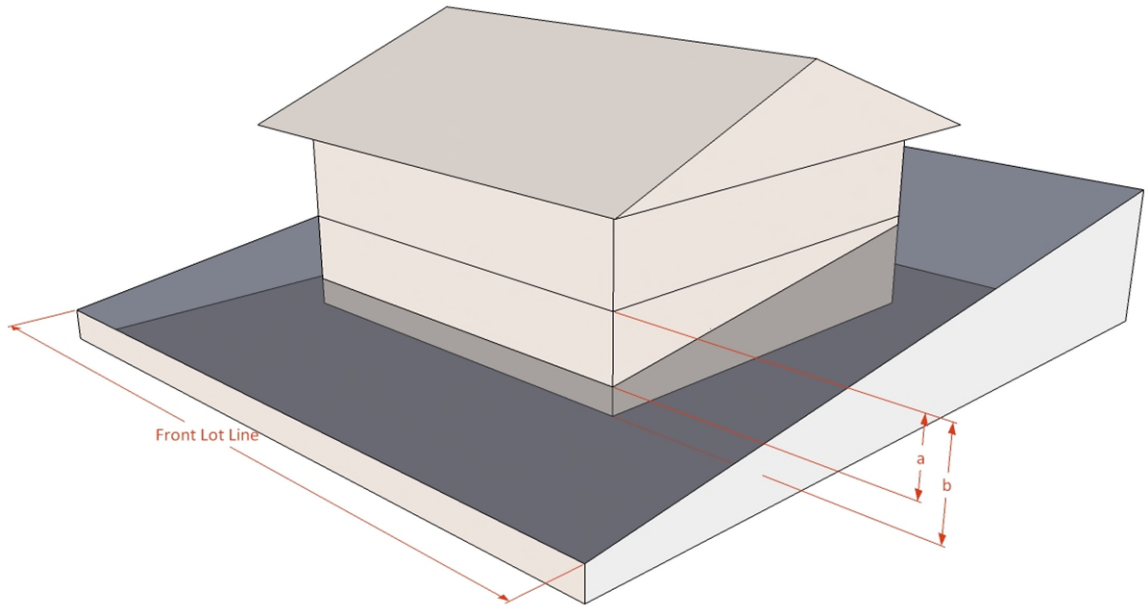
STORAGE FACILITY means a building or group of buildings used for storage of personal property in self-contained storage units. A storage facility may have an outdoor storage area component for storing vehicles, recreational vehicles, boats and other personal property items too large to fit into a storage unit or building. *(Bylaw 2511, 2016)*

STORAGE YARD means an area outside a building where contractors' or construction materials, public service and utility equipment, or other materials, vehicles, equipment or machinery are stored, sold or distributed; excludes an automobile wrecking yard, or a junk yard.

STOREY means that portion of a building situated between the top of any floor and the ceiling above it, excluding a basement.

STOREY, FIRST means the first storey of a dwelling that is above a basement or crawl space or in

which the floor is not more than 1.5 meters (4.9 feet) above the Front Height Datum Point.



First Storey, where a < 1.5m

STREET FURNITURE means amenities that are placed or developed on the sidewalk that are intended to enhance the pedestrian experience such as benches and landscape planters.

STRUCTURE means any construction fixed to, supported by, or sunk into land or water; including concrete pads for mobile or modular homes and swimming pools, but excluding fences and walls less than 1.22 metres (4 feet) in height, concrete and asphalt paving, underground septic fields, communication towers, ski lift towers and water slides.

STUDENT AND FACULTY HOUSING means housing specifically occupied by students attending and faculty working at the University, that is subject to a Housing Agreement between the District and a landowner, pursuant to the Local Government Act, to secure that the units are only occupied by students attending or faculty working at the University. *(Bylaw 3107, 2024)*

SUBDIVISION means the division of land into two or more lots whether by plan, apt descriptive words, or otherwise, and includes a subdivision pursuant to the Strata Property Act.

TASTING AREA means an area devoted to the sampling and sales of alcoholic beverages produced on or off the premises, and snacks. Tasting areas are accessory to alcoholic beverage manufacturing uses *(Bylaw 2767, 2020).*

TEMPORARY BUILDING means a building that is intended to be used for a period of time not exceeding one year from the date of issuance of a building permit, after which time it must be removed from site. It does not include construction site temporary buildings which must be removed prior to occupancy of the building where the construction has taken place. *(Bylaw 2303, 2013)*

TEMPORARY COMMERCIAL VENDING means the sale of goods, other than food items for immediate consumption, from a stationary vehicle or temporary stall, tent or stand that is not part of a permanent use on the lot, and is permitted to be sold in the zone in which the vehicle or stall is located. *(Bylaw 2433, 2016)*

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; *(Bylaw 2386, 2015)*

TOBACCONIST means the primary or accessory retail sale of tobacco, tobacco products, e-cigarettes, e-cigarette products, vapourizers, and vapourizer products. *(Bylaw 2567, 2017)*

TOURIST ACCOMMODATION means the use of a building containing one or more accommodation unit(s) used for temporary accommodation by transient guests and includes but is not limited to hostel, hotel and motel, but does not include short-term rental accommodation. *(Bylaw 2695, 2019)*

TOURIST BUREAU means a use in which tourism-related information is provided to the public, and includes without limitation use by outdoor recreation activity providers such as hiking, climbing, bike guides, local service organizations and clubs. *(Bylaw 2728, 2020)*

TRADE CONTRACTOR FACILITIES means a building or land used for the offices, storage, or shops of trade contractors. The area used for office of trade contractors must be less than 50% of the total floor area contained within the building where the trade contractor facilities will occur *(Bylaw 2767, 2020).*

TRANSITIONAL HOUSING means non-market, supported and independent housing provided by a public agency for individuals making the transition from homelessness to permanent independent living. Transitional Housing accommodates stays from 30 days to 24 months. Transitional housing may provide a range of training and support services and includes an Assisted Living Facility or Community Care Facility operated by a licensee under the *Community Care and Assisted Living Act*. *(Bylaw 3031, 2024)*

TREE SIZE is to be defined as follows: *(Bylaw 3177, 2025)*

(a) **SMALL** means a tree of a species that normally reaches a height at or above 3M but less than 7M or a maximum canopy spread of 6M upon maturity.

(b) **MEDIUM** means a tree of a species that normally reaches a height at or above 7M but less than 12M or a maximum canopy spread to 10M upon maturity.

(c) **LARGE** means a tree of a species that normally reaches a height at or above 12M or a maximum canopy spread greater than 10M upon maturity.

TRIP END FACILITY means a universally accessible separate room containing toilets, wash basins and showers on-site for use employees commuting to work by bike. *(Bylaw 2824, 2021)*

TRIP END FACILITY, RESIDENTIAL means a universally accessible separate room in an apartment building containing a wash basin for the purpose of washing bicycles. *(Bylaw 2824, 2021)*

UNIVERSAL DESIGN means the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability. *(Bylaw 3081, 2024)*

UNIVERSITY means academic, administrative, recreational, parking, research and development, and maintenance facilities customarily associated with a post- secondary institution, and which is authorized to grant degrees by the Degree Authorization Act [SBC 2002] Chapter 24 or the Sea to Sky University Act [SBC 2002] Chapter 54., and where a majority of students of the institution's programs are enrolled in degree granting / conferring programs. *(Bylaw 2808, 2021)*

UNIVERSITY VILLAGE CENTRE means those lands identified on Schedule B-2 of this Bylaw which provide for the assembly of educational, social, recreational and commercial uses as permitted under Section 20.1 intended to service the needs of students, faculty and the public.

UPLAND means a non-aquatic parcel of land that is bordering on a water body. *(Bylaw 2771, 2020)*

URBAN BEEKEEPING means the keeping, owning, or maintaining of beehives on a lot, occupied by a resident beekeeper. This does not include land zoned for agricultural use. *(Bylaw 2303, 2013)*

URBAN HEN means a domesticated female chicken that is at least 4 months old that is kept on a lot, occupied by a resident. This does not include land zoned for agricultural use. *(Bylaw 2303, 2013)*

USEABLE OPEN SPACE, COMMON means a compact, level, unobstructed area or areas, providing maximized access to sunlight, and being available for the safe and convenient use by the occupants or users of a building or lot for recreation or leisure activities. Common Useable Open Space may be located on roofs or structures or at finished grade, excluding areas used for off-street parking, off-street loading, service driveways or a required front setback. Without limitation, Common 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. *(Bylaw 2824, 2021)*

USEABLE OPEN SPACE, PRIVATE means a compact, level, unobstructed area or areas, providing maximized access to sunlight, and being available for the safe and convenient use by the residents of a dwelling unit. Private Useable Open Space may be located on roofs or structures or at finished grade, excluding areas used for off-street parking, off-street loading, service driveways or the required front setback. *(Bylaw 2412, 2016)*

VACATION RENTAL means the use of a dwelling unit for temporary accommodation of paying guests. A vacation rental is considered a short-term rental accommodation use for the purpose of this Bylaw. *(Bylaw 2695, 2019)*

VEHICLE FUELING STATION means a service station providing fuel for automobiles. Both liquid and alternative fuel service for hybrid or electric vehicles may be provided. *(Bylaw 2824, 2021)*

VESSEL means any boat, ship, or other watercraft designed, used or capable of being used solely or partly for navigation in, on, through or immediately above water, without regard to method or lack of propulsion, and includes a vessel that is under construction, being re-purposed or dismantled. *(Bylaw 2771, 2020)*

VETERINARY CLINIC means any building, structure or premises in which the business of treatment or diagnosis of animals is carried on.

WALKWAY OR DOCK *repealed by Bylaw 2771, 2020*

WAREHOUSE means a building used for the receiving and storage of goods such as the storage of goods by a distributor or supplier who markets goods for retail sale at other locations, but excludes retail sales from the site and storage facilities used for storage of personal property. *(Bylaw 2511, 2016)*

WATER-BASED LOG HANDLING means activities and related improvements for active log dumping, sorting, booming, storage and barging associated only with an immediate upland log sort. *(Bylaw 2771, 2020)*

WATER BOTTLING means processing of groundwater from aquifers, surface water from watercourses, or water from the District water supply system for commercial purpose of placing water in bottles to be sold. *(Bylaw 2824, 2021)*

WATERCOURSE means Watercourse as defined by District of Squamish Floodplain Management Bylaw No. 2676, 2019, as amended from time to time. *(Bylaw 2771, 2020)*

WHOLESALE means the sale of goods to retail operators or to other wholesale operators or to contractors or manufacturers for resale or for incorporation into other products.

WILDLIFE means a bear, cougar, coyote or wolf.

WILDLIFE ATTRACTANT means any substance or material, with or without an odour, which attracts or is likely to attract Wildlife; and without limitation includes food or other edible products, whether intended for humans, animals, or birds, grease, oil, antifreeze, paint, petroleum products, and compost other than grass clippings, leaves or branches;

WILDPROOF ENCLOSURE means a fully enclosed structure having four enclosed sides, a roof, doors and a locking device, designed to discourage and prevent access by wildlife, and for clarity, includes a garage, shed, or other structure that is inaccessible to wildlife and that is designed and constructed in accordance with the specifications set out in Schedule B of the District of Squamish Wildlife Attractant Bylaw No. 2781, 2020, as amended; *(Bylaw 2824, 2021)*

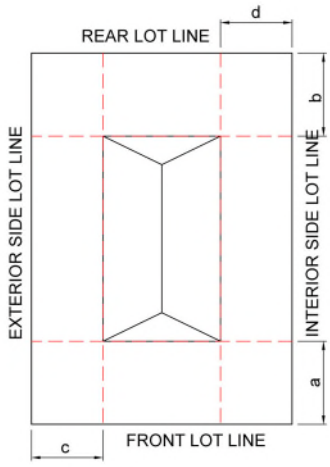
WRECKED VEHICLE means all or any part of a vehicle which is not validly registered and licensed in accordance with the Motor Vehicle Act, or is incapable of moving under its own power and all or any part of a boat which is inoperable, unseaworthy or in a dilapidated state.

WRECKING OR SALVAGING YARD means any building or land used for the wrecking, salvaging, dismantling or disassembly of vehicles, vehicle parts, vehicle frames or vehicle bodies or where vehicles not in operable condition, or used parts of motor vehicles are stored. Also means any building or land where a wrecked vehicle, junk, waste, used building materials, scrap metal, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled, dismantled or handled.

YARD, FRONT means that portion of a lot between the front lot line and a line extending along the front face of a principal building to the side lot lines.

YARD, REAR means that portion of a lot, between the rear lot line and a line extending along the rear face of a principal building to the side lot lines.

YARD, SIDE means that portion of a lot extending from the front yard to the rear yard, between the interior or exterior side lot line and a line extending along the side face of a principal building. *(Bylaw 2824, 2021)*



Example of Yards
a = front yard
b = rear yard
c = exterior side yard
d = interior side yard

SECTION 2 | APPLICATION, COMPLIANCE AND SEVERABILITY

2.1 APPLICATION

This Bylaw shall apply to all land, the surface of water, buildings, and structures within the boundaries of the District of Squamish subject to the provisions of other Provincial and Federal statutes, except those lands identified in Schedule E of this Bylaw.

Where a lot is divided by a zone boundary, the areas created by such division shall be deemed to be separate lot areas for the purpose of determining the requirements of this bylaw. *(Bylaw 2433, 2016)*

2.2 COMPLIANCE

Subject to the provisions of the Local Government Act respecting non-conforming uses, no building, structure or land, including the surface of water, shall be used or occupied, and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with this Bylaw.

2.3 SEVERABILITY

Any section, sub section, sentence, clause or phrase of this Bylaw which is for any reason held to be invalid by the decision of any Court of competent jurisdiction, may be severed from the balance of this Bylaw without affecting the validity of the remaining portions of this Bylaw.

SECTION 3 | ADMINISTRATION AND ENFORCEMENT

3.1 ADMINISTRATION

(a) The Administrator, Clerk, Deputy Clerk, Community Planner, Building Inspector, License Inspector, Bylaw Enforcement Officer, Approving Officer, Public Works Director and their designates and any other person appointed by the Council are hereby authorized to administer this Bylaw.

Persons appointed under Sub-Section (a) may enter any property subject to this Bylaw at all reasonable times for the purpose of ascertaining whether this Bylaw is being observed.

3.2 VIOLATION

(a) No person shall contravene or suffer or permit any act or thing to be done in contravention of this Bylaw.

No person shall prevent or obstruct any official appointed under Section 3.1 from the carrying out of their duties under this Bylaw.

3.3 PENALTY

(a) Every person who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention of this Bylaw, or who neglects to do or refrains from doing any act or thing thereby violating any of the provisions of this Bylaw, shall be liable to the penalties hereby imposed;

Any person who violates any of the provisions of this Bylaw shall upon summary conviction thereof be liable to a penalty of not more than Ten Thousand Dollars ($10,000.00);

Each day that violation of this Bylaw is caused to continue, constitutes a separate offense; and

Without limiting other remedies available to the District in the event of non-compliance, this bylaw may be enforced by means of a ticket issued under the *District of Squamish Municipal Ticket Information Bylaw No.1832, 2004* as amended or replaced from time to time. *(Bylaw 2235, 2012)*

3.4 UNIT OF MEASURE

(b) All units of measure contained within this Bylaw are metric (SI) Standards.

SECTION 4 | GENERAL REGULATIONS

4.1 PERMITTED USES

No land, the surface of water, buildings or structures in any zone shall be used by the owner, occupier or any other person for any use except as specifically permitted in the zone in which it is located.

4.2 USES PERMITTED IN ALL ZONES

The following uses shall be permitted in any zone:

(a) repairs to any building or structure, provided that all such repairs comply with regulations of the zone in which it is situated;

(b) temporary structures or buildings that are erected for the purposes of providing temporary office space during construction of a new building or structure, provided that the temporary structure or building is removed within thirty (30) days of the completion of the principal building or structure;

(c) temporary occupancy of structures or buildings that are either erected or existing for the purposes of providing temporary living accommodation during the construction of a new residential building, provided that:

(i) the owner of the lot is in receipt of a building permit to construct a new building;

(ii) the owner of the lot first enters into a covenant registered on title in a form acceptable to the District:

a. covenanting to demolish, remove or convert to a non-residential accessory building or structure the temporary or existing building or structure forthwith upon completion of the new building or structure, or at the request of the District, whichever event is earlier;

b. authorizing the District to cause the demolition if for any reason the owner neglects or refuses to do so within 30 days of being requested to do so and obliges the owner to reimburse the District for all costs incurred in so doing, and;

c. authorizing the District to withhold an Occupancy Permit for the new building or structure until such time as the first dwelling has been demolished, removed or converted;

(iii) the owner of the lot provides, in a form satisfactory to the District, security to meet the reasonably anticipated costs of demolition, removal, or conversion of the temporary or existing building or structure, if the District causes it to be demolished, removed or converted.

(d) water, sewer and drainage facilities;

(e) pipelines;

(f) electrical, power, cablevision, and telephone transmission lines;

(g) street lighting fixtures;

(h) street furniture;

(i) all public streets and lanes;

(j) government provided recycling bins;

(k) the temporary use of a building or part thereof as a voting place for government elections, referenda, plebiscites or census, provided that the time period of such use does not exceed sixty (60) days;

(l) the temporary use of a building or part thereof as campaign headquarters for political candidates;

(m) interpretive signage;

(n) parks and playgrounds;

(o) urban agriculture; and

(p) trails;

(q) Neighbourhood Energy Utility; *(Bylaw 2620, 2018)*

(r) Public Art *(Bylaw 2512, 2016);*

(s) Electric Vehicle Charging Station, except not permitted in any Residential zone *(Bylaw 2512, 2016);*

(t) Assisted Living Facility; *(Bylaw 2620, 2018)*

(u) Community Care Facility; *(Bylaw 2620, 2018)*

(v) Transitional Housing; *(Bylaw 2620, 2018)*

(w) Emergency Shelter. *(Bylaw 2620, 2018)*

(x) Public Service use, in addition to uses and densities permitted in any zone, is a use permitted in all zones subject to Section 4.48 except in Debris Flow Hazard Areas identified in Schedule D-1 or Controlled Densification Areas identified in Schedule D-2 of the District of Squamish Official Community Plan, as updated from time to time, unless conditions in Section 4.48 (b) are addressed for Conditional Densification areas *(Bylaw 3018, 2023)*

(y) Affordable Housing use, in addition to densities permitted in a zone, is a use permitted in all zones where residential use is permitted as a principal use, subject to Section 4.49 except in the Debris Flow Hazard Areas identified in Schedule D-1 or Controlled Densification Areas identified in Schedule D-2 of the District of Squamish Official Community Plan, as updated from time to time, unless conditions in Section 4.49 (b) are addressed for Conditional Densification areas. *(Bylaw 3018, 2023)*

4.2A USES NOT PERMITTED IN ANY ZONE *(Bylaw 2824, 2021)*

The following uses are not permitted in any zone:

(a) water bottling.

4.3 CARETAKER DWELLINGS

(a) A Caretaker Dwelling unit shall have a maximum gross floor area of 70m² ; *(Bylaw 2607, 2018)*

(b) Despite Section 4.3(a), for properties equal to or greater than 0.2 hectares, the maximum gross floor area of a caretaker dwelling unit shall be 90m^2 provided that 10% of the annual energy consumption of the building is generated form on-site renewable energy sources, confirmed in a Pre-Construction Compliance Report and As-Built Compliance Report by an energy advisor licensed by Natural Resources Canada; *(Bylaw 3085, 2024)*

(c) Notwithstanding Section 4.4(a), an accessory building may be used as an caretaker dwelling unit within the RE and I-3 zones; and

(d) Notwithstanding that a lot or a building may have been subdivided into individual strata units, a maximum of one caretaker dwelling shall be permitted on that lot. *(Bylaw 2824, 2021)*

(e) A Caretaker Dwelling unit shall not be stratified as a separate unit in accordance with the Strata Property Act. *(Bylaw 2824, 2021)*

4.4 ACCESSORY BUILDINGS, STRUCTURES AND USES *(Bylaw 2824, 2021)*

(a) An accessory building or structure shall not be used as a dwelling unit;

(b) One accessory building or structure is permitted per lot in all zones, except as otherwise provided for in this Bylaw. The gross floor area of the accessory building on a lot shall not exceed in total *(Bylaw 3103, 2024*):

(i) 60.0 m² for a commercial, mixed-use, resource, residential, or rural residential use;
(ii) 140.0m² for an agricultural, industrial or park use; or
(iii) except as otherwise provided for in this Bylaw;

(c) In addition to Section 4.4 (b), up to 5 buildings, each not exceeding 10m² in gross floor area and not taller than 3 metres in height, may be permitted on a lot provided that all the regulations in this section and in the appropriate zone can be satisfied.

(d) All accessory buildings and structures, including accessory buildings and structures permitted on a temporary basis, shall satisfy the following conditions:

(i) accessory buildings and structures shall not be located in a front yard;
(ii) accessory buildings and structures shall be located not less than 1.2 metres from any interior side or rear lot line; *(Bylaw 3103, 2024)*
(iii) notwithstanding Section 4.4(d)(ii) garages and carports in

residential zones where there is a rear lane shall be located at least 0.61 metres from a rear lot line;

(iv) on corner lots, accessory buildings and structures shall be placed so as to retain the same required exterior side yard setback as the principal building; and,

(v) accessory buildings or structures used as greenhouses shall be located not less than 1.0 metres from any interior side or rear lot line.

(vi) where agriculture is permitted as a principal use and the lot is outside of a primary or secondary floodway identified in Schedule L of District of Squamish Official Community Plan Bylaw No. 2500, 2017, accessory buildings used solely for agricultural purposes may be located in a front yard, not less than 1.0 metre from a front lot line. *(Bylaw 3177, 2025)*

(e) Notwithstanding Section 4.4(d), accessory buildings and structures for the purpose of providing a wildproof enclosure in all residential, multiple unit, mixed use, industrial, commercial, University Campus, University Housing and comprehensive development zones are exempt from siting requirements, provided the lot does not have access from a lane;

(f) A permanent accessory building or structure may be erected only after a principal building has been completed on the same lot, except where that accessory building or structure is intended to contain an accessory dwelling unit for the purposes of providing temporary living accommodation during the construction of the principal building, or as otherwise provided for in this Bylaw.

(g) No accessory building shall exceed a height of 4.58 metres.

(h) In the Rural 1 and Rural 2 zones all accessory buildings shall be located not less than 3.04 metres from a rear, interior side or exterior side lot line.

(i) Notwithstanding any Section of this Bylaw, where agriculture is permitted as a principal use, there will be no limit on the number or gross floor area of accessory buildings used solely for agricultural purposes. Lot coverage provisions continue to apply to this section.

(j) Notwithstanding any Section of this Bylaw, greenhouses shall be exempt from maximum number of buildings, area and gross floor area restrictions and will be permitted to exceed the maximum lot coverage provisions by an additional 20% of the total lot area.

(k) Notwithstanding Sections 4.4(b) & (d), accessory structures for the purpose of providing Covered Bicycle Parking are exempted from siting requirements and do not count towards the maximum number of accessory buildings or structures on a lot. *(Bylaw 2906, 2022)*

4.5 SECONDARY SUITE *(Bylaw 2824, 2021)*

A Secondary Suite Use shall:

(a) be permitted in a single-unit or two-unit dwelling; *(Bylaw 3036, 2024)*

(b) be limited to one such unit per dwelling unit; *(Bylaw 2607, 2018)*

(c) be located in a principal dwelling to a maximum of 90m² or 40% of the gross floor area of the building, whichever is less;

(d) does not require an off-street parking space; *(Bylaw 3035, 2024)*

(e) form a single real estate entity with the principal dwelling unit. No strata titling will be permitted;

(f) *repealed (Bylaw 3036, 2024)*

(g) not be permitted for use as a short-term rental.

4.6 FENCING

(a) Subject to the visual clearance provision of Section 4.8, any fence or landscape screen located in the Residential, Multiple Unit or Comprehensive zones shall not exceed a height of 1.83 m and where located between the front lot line and the front face of the building shall not exceed a height of 1.22 m. Within the Residential, Multiple Unit or Comprehensive zones fences shall be limited to stained or painted wood, brick, stone, or chain link;

(b) Subject to the visual clearance provision of Section 4.8, all industrial activity or storage not contained within a building or structure within Industrial, Resource or Comprehensive zones, shall be enclosed by a fence or landscape screen that is a minimum of 1.83 m in height but shall not exceed 3.0 m in height;

(c) Barbed wire and razor wire fencing shall not be permitted in any zone, except within the Rural, Institutional, Resource, and Industrial zones, in which case a maximum of 3 strings of barbed wire or razor wire shall only be located on a fence above a height of 1.83 metres; *(Bylaw 2235, 2012)*

(d) Electric security fencing:

(i) may be installed within a fenced portion of a property that has an existing non-electrified fence that is a minimum of 1.2m in height, forms a continuous enclosure around the electric security fencing, and is constructed in such a manner as to prevent unauthorized entry;

(ii) must display unobstructed warning signage on a yellow-coloured background that clearly indicates the risk of electric shock, installed at ten metre intervals around the electric security fencing;

(iii) may not involve the electrification of barbed or razor wire;

(iv) must only use controllers that meet the requirements of any applicable Canadian Standards Association standard;

(v) may not conduct current in excess of 10,000 volts; and

(vi) In the case of electric security fencing to prevent wildlife from accessing urban hens, beehives, fruit or other food sources:

(e) Urban hen coops and pens, as well as beehives, must be surrounded by electric security fencing at a minimum distance of 1m from hen coop, pen or beehive;

(f) For beehives, the non-electrified perimeter fence identified in 4.6 (d) (i) must be 1.8m in height;

(g) A minimum of six strands of 12.5 gauge high tensile galvanized wire is required, with the bottom wire no more than 5 cm from the ground and subsequent wires spaced at an interval of no greater than 25 cm apart, with alternating positive and negative strands, with the top wire at the height of no less than 110cm from the ground;

(h) Electric fence shall be programmed to a minimum conduction of 6000 volts to a maximum of 10,000 volts;

(i) Corner posts and gate areas must be braced to ensure posts will not bend or pull from the ground when the wire is pulled to the appropriate tension. Install guy wires or inside angle braces to alleviate any tightening/loosening problems; and

(j) Ground the system using three (3) 16mm ground rods, 2-3 m deep and spaced at least three (3) m apart, connected to the negative output terminal of the fence charger by ground clamps. Place the rods in moist soil when available which insures a good ground. *(Bylaw 2303, 2013)*

(k) If a fence is constructed on top of a retaining wall within 1.22 m of a front, exterior side, interior side lot line, or rear lot line, the combined height of the fence and wall shall not exceed 2.44 m; *(Bylaw 2824, 2021)*

4.7 SCREENING

(a) Where a lot is developed for a Commercial, Industrial, or Institutional use, and where such a lot shares a lot line(s) with a lot that is within a Residential zone, the owner of the non-residential lot shall provide a fence or landscape screening along such property line(s) of not less than and not more than 1.83 metres in height, except where the screening consists of plant material in which case there shall be no maximum height;

(b) Notwithstanding sub-section 4.7 (a), a fence or landscape screening will not be required along the shared lot line in cases where:

(i) a building is built on the lot line; or

(ii) a Residential use is developed on a lot that is zoned Commercial, Industrial, or Institutional at the time of adoption of this Bylaw.

(c) Where a lot is developed for a Commercial, Industrial, or Institutional use and where such a lot is separated by a lane from a lot that is within a Residential zone or occupied with a single-, two-, or multiple-unit dwelling, the owner of the residential lot shall provide a fence or landscape screening along the entire lot line abutting the lane of not less than 1.22 metres in height, and not more than 1.83 metres in height, except where the screening consists of plant material, in which case there shall be no maximum height. *(Bylaw 2512, 2016)*

(d) Notwithstanding sub-section 4.7 (c), a fence or landscape screening will not be required for the points of vehicular ingress and egress and for a distance of 3.05 metres on either side of the points of ingress and egress.

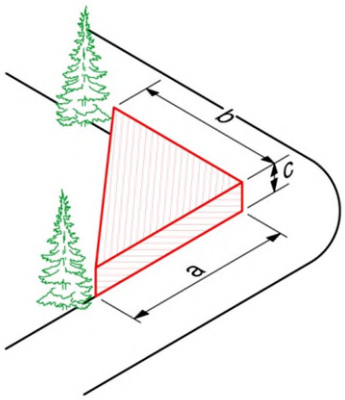
(e) Garbage containers exceeding 0.5 cubic metres in capacity shall be located so as not to be visible from any highway other than a lane, unless such a container is completely concealed from view by a fence with a gate or landscape screening.

(f) Landscaped screens where required by this Bylaw shall be maintained at all times by the owner of the lot on which they are required.

(g) Where a lot is developed for Commercial, Industrial, Institutional or Multiple Unit Residential use, and where such a lot shares a lot line with a lot that is within a Residential zone or that is developed with a residential use as a principal use, heating, cooling, and HVAC equipment shall be screened with a solid-walled structure that extends around all sides and to the highest point or above the top of the equipment to mitigate noise. *(Bylaw 2512, 2016)*

4.8 VISIBILITY

(a) On a corner lot in any zone, there shall be no obstruction to the line of vision above the height of 0.46 metres of the established grade of a highway within the sight triangle, being a triangular area formed by extending a 6.10 metre boundary along the lot lines from the point of the exterior corner intersection of the lot lines and a line connecting these two points. The sight triangle does not need to continue above the first storey of a building. *(Bylaw 2824, 2021)*



Example of Sight Triangle

a = 6.10 m

b = 6.10 m

(b) Where a driveway bisects a sidewalk, there shall be no obstruction to the line of vision above the height of 0.46 m.

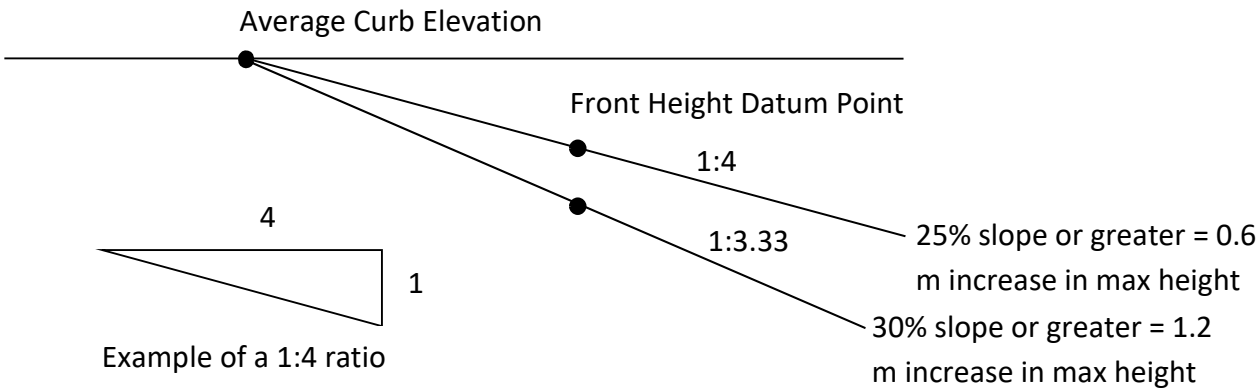
4.9 UNDERSIZED LOTS

Where a lot of land shown on a plan duly registered in the Land Title Office prior to the effective date of this Bylaw does not contain the minimum lot size required in the zone in which the lot is located, the lot may be used subject to all other requirements of the zone being met.

4.10 HEIGHT OF BUILDINGS AND STRUCTURES *(Bylaw 2824, 2021)*

(a) The following structures are exempt from the height requirements of this Bylaw: church spires; chimneys; flagpoles; masts; silos; satellite dishes; antennae; water tanks; spires; steeples; belfries; domes; cupolas; monuments; transmission towers; elevator penthouses; screened ventilation machinery; solid screening for heating, cooling, and ventilation equipment; railings on rooftop decks that are 1.22 metres or less in height; solar panels and structures required for a public service use.

(b) Where the front height datum point is below the average street curb elevation so that a line joining the two average elevations inclines at a slope of 25% or greater below the horizontal, then the allowable height of the principal building shall be increased by 0.6m for a slope of 25% to 29% or 1.2m for a slope of 30% or greater.



(c) Where all habitable areas of a principal building fully meet the current applicable Flood Construction Level requirement, and where the Flood Construction Level exceeds 1.5 m above the elevation of the height datum applicable to the building, the maximum permitted height of the principal building shall increase by 1.5 m, provided the building meets one of the following criteria: *(Bylaw 2807, 2021)*

(i) that the building 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 requirements, and provided that the owner of the property first enters into a covenant registered on the title of the property covenanting to build the building to the higher energy step;

(ii) 10% of the annual energy consumption of the building is generated from on-site renewable energy sources, confirmed in a Pre-Construction Compliance Report and As-Built Compliance Report by an energy advisor licensed by Natural Resources Canada.

(iii) *repealed by Bylaw 3085, 2024*

Buildings containing non-residential uses located within the Downtown FCL Exemption Area identified in Schedule H of the District of Squamish Floodplain Management Bylaw 2526, 2017 are not eligible for this height increase unless all the non-residential areas voluntarily meet the applicable FCL.

(d) For mass timber buildings, the maximum permitted height of the principal building shall be increased by 0.3 m per storey.

(e) For commercial, industrial, mixed use and residential buildings an additional 0.15 m in height is permitted if the roof contains at least 0.35 m of insulation.

(f) Despite any provision of this bylaw, where a zone permits the maximum height of a building or structure exceeds 26.5 metres or 8 storeys, the height of any building or structure may not exceed 26.5 metres or 8 storeys. *(Bylaw 3018, 2023)*

4.11 PROJECTIONS INTO REQUIRED SETBACK *(Bylaw 2824, 2021)*

The following features of the building are exempt from the siting requirements of this bylaw:

(a) sills, chimneys, fireplaces, bay windows, sunshades, or other similar features not incorporating floor area, provided that such projections do not exceed 0.61 metres into the front, rear and side setback area;

(b) eaves and awnings may extend to a maximum of 0.91 metres;

(c) balconies, not to exceed a projection of 0.76 metres into the front, rear, interior and exterior side setback areas.

(d) steps, landings, outside basement or cellar entrances, that are at- or below finished grade not to exceed a projection of 2.04 metres into the front, rear, interior and exterior side setback areas;

(e) steps and landings down from building entries and decks not to exceed a projection of 2.04 meters into the front, rear, interior and exterior side setback areas;

(f) patios no more than 0.62 metres above finished grade, except as otherwise provided for in this Bylaw;

(g) an open and uncovered front entry porch, stoop or stairs no more than 2 m above finished grade. This feature may include any required railings, not to exceed a projection of 3 m into the front setback area;

(h) ramps and associated overhangs and landscaping providing an accessible access for individuals with disabilities with a slope between 1:20 (5%) to 1:16 (6.25%) constructed in accordance with the British Columbia Building Code and the CSA B651:23 – Accessible Design for the Built Environment. *(Bylaw 3081, 2024)*

(i) an uncovered swimming pool, provided that such pool not be constructed in a front or exterior side yard and not nearer than 3.0 metres to any interior side or rear lot line.

(j) arbours and trellises, ornaments or similar architectural features;

(k) freestanding lighting poles, clothes line poles, warning devices, antennas, masts, utility poles, wires, flagpoles, signs and sign structures; children's play areas, and provided that the exterior insulation and weather protection wall system of the principal building has been approved by a Professional Engineer, exterior cladding or exterior solid wall systems up to a maximum thickness of 0.165 metres.

(l) Solar energy device attached to a principal or accessory building not to exceed the projection of 1.83m into the front, rear, and side yard setback areas.

(m) Covered Bicycle Parking structures attached to a building can project 1.8m into the front, rear, interior or exterior side setback areas. *(Bylaw 2906, 2022)*

4.12 UTILITY SITING

The following requirements relate to siting electrical, mechanical or similar infrastructure on a lot:

(a) Satellite dishes and similar equipment shall not be permitted in the front yard of any property occupied with a residential use with the exception of properties within the Rural zones. *(Bylaw 2303, 2013)*

4.13 KEEPING OF ANIMALS

No animals, other than household pets and guard dogs, may be kept in any zone, unless specifically permitted in that zone.

4.14 SIGNS

All signs shall comply with the District of Squamish Sign Bylaw.

4.15 AGRICULTURAL LAND COMMISSION ACT

Despite any other provisions of this Zoning Bylaw, all lands within the Agricultural Land Reserve (ALR) are subject to the Agricultural Land Commission Act (ALCA), its regulations, and any resolutions of the Agricultural Land Commission (ALC). The ALCA and its regulations generally prohibit or restrict non-farm use and subdivision of ALR lands, unless otherwise permitted or exempted by the ALC. *(Bylaw 3054, 2024)*

4.16 MIXED COMMERCIAL AND RESIDENTIAL USES

Where a lot is used for a combined Commercial and Residential use, unless otherwise specified herein, the residential use shall be permitted only in conformity with the following provisions:

(a) the residential units are contained in the same building as the commercial use, except where the commercial use is a vehicle fueling station or tourist accommodation, in which case the dwelling unit may be in a separate building from the Commercial use; *(Bylaw 2303, 2013)*

(b) the residential use has a separate direct at-grade entrance to the outside of the Building, which may only front onto a front or exterior side lot line but shall not exceed 0.25 times the width of the exterior front or exterior side face of the first story;

(c) *repealed by Bylaw 3103, 2024*

4.17 SUBDIVISION REQUIREMENTS

(a) the Approving Officer may exempt, where a lot of land fronts on a highway, a person proposing to subdivide land from any prescribed minimum frontage requirement under this Bylaw or from the limitation provided under Section 944(1) of the Local Government Act after duly considering the following:

(i) whether the proposed lot is capable of being further subdivided under existing regulations;

(ii) whether an attempt is being made to assemble land which conforms substantially with the Official Community Plan;

(iii) whether the lot with insufficient frontage is for municipal or public use; and

(iv) whether unusual soil conditions exist or may develop as a result of the proposed subdivision.

(b) the area within the access strip of a panhandle lot in a residential zone shall not be included in the calculation of the area of the lot.

(c) where two or more lots are to be re-subdivided after consolidation, and where the proposed subdivision will result in the same or in a lesser number of lots, the Approving Officer may approve the subdivision notwithstanding that the lots created are less in area or in frontage than the minimum prescribed herein, provided that none of the lots to be created by the subdivision is less

in area than the smallest of the existing lots of land being subdivided existing before consolidation.

4.18 HOME OCCUPATION

Home Occupations, where permitted in this Bylaw, shall hold a valid District Business License and satisfy all of the following conditions:

(a) Shall be carried out wholly within a principal Dwelling Unit with or without a Secondary Suite, or within an Accessory Building;

(b) Home Occupation, Office is permitted in any residential Dwelling Unit, Secondary Suite or Accessory Building in a residential zone;

(c) Home Occupation, Residential is permitted in any single-unit or two-unit residential Dwelling Unit;

(d) Notwithstanding 4.18 (c), a Child Care Facility, Residential may be permitted as a Home Occupation, Residential use in a multi-unit dwelling as permitted in this Bylaw and is a permitted use in a Secondary Suite provided that there will only be one such use per property;

(e) Only one (1) Home Occupation, Residential operation shall be permitted per residential dwelling, with or without a Secondary Suite;

(f) The area used for Home Occupation, Residential shall not exceed a maximum gross floor area of 37m², except in the case of a residential child care facility;

(g) Shall not involve Small Scale Manufacturing where lot size is less than 2.02 hectares.

(h) Shall not discharge or emit odorous, toxic, or noxious vapours or matter, heat, glare, radiation, electrical interference, or noise;

(i) Shall be carried on with no exterior indication of the home occupation as a result of outdoor storage, display, flood-lighting, or signs, except as permitted in the Sign Bylaw;

(j) Shall not use materials or processes that produce flammable or explosive vapours or gases under ordinary temperatures;

(k) Shall not involve the outdoor storage of materials used directly or indirectly for the processing or resulting from the processing of any product of such occupation;

(l) Shall not require more than 2 deliveries per day to be made by commercial vehicles or trailers;

(m) Shall be conducted by at least one resident of the dwelling unit to which it is accessory and not more than 1 non-resident person shall be employed in such use on the premises at any one time;

(n) Shall provide at least 1 off-street parking space for each full time employee or equivalent, in addition to the off-street parking requirements in respect of residential uses as outlined in this Bylaw;

(o) Shall be connected to the District's water and sewer systems, and if such systems are not available, the owner or occupier shall obtain approval from the Coast Garibaldi

Health Unit for sewage disposal, and prove to the Building Inspector that domestic water exists to satisfy acceptable quantity and quality standards. *(Bylaw 2433, 2016)*

4.19 KEEPING OF WRECKED VEHICLES

The keeping of wrecked vehicles is not permitted in any zone unless specifically provided for in that zone, or unless the keeping of wrecked vehicles is required for the operation of business as an accessory use and in such case the wrecked vehicles shall be completely enclosed within a building or within a wall or fenced area with no wrecked vehicles to be visible from a highway, and further provided that the total number of wrecked vehicles stored within the walled or fenced area shall not exceed five (5) at any time.

4.20 HIGHWAY 99 FRONTAGE

Notwithstanding the Siting Requirements contained within each zone, no building or structure, excluding signs, shall be located within 4.57 metres of the Highway 99 right of way.

4.21 RECREATIONAL VEHICLE LENGTH OF STAY PROVISION

No recreational vehicle shall be located in a campground (or recreational vehicle park) for more than thirty (30) consecutive days in any six month period, unless otherwise provided for in this Bylaw. *(Bylaw 2235, 2012)*

4.22 ADULT VIDEO RENTALS OR SALES

The rental of adult videos is permitted only as an accessory use to and located within a retail store, and the sale of adult videos is permitted only in premises in which a general retail sales use is occurring.

4.23 STORAGE

(a) No lot in a Residential zone shall be used for the outdoor storage of wrecked vehicles or as a wrecking yard; and

(b) A person must not store any refuse that is a Wildlife attractant in such a manner that it is accessible to wildlife, except as permitted by the District of Squamish Wildlife Attractant Bylaw No. 2053.

4.24 FLOOD CONSTRUCTION LEVEL

Floor area below the Flood Construction Level, as established by a professional engineer, shall be limited in residential premises to parking areas, entry foyers and non-habitable areas containing or intended to contain no fixed equipment or materials damageable by floodwater. *(Bylaw 2433, 2016)*

4.25 GROSS FLOOR AREA *(Bylaw 2824, 2021)*

(a) For Residential, Rural and Resource zones gross floor area shall be measured to the exterior surface of the exterior walls but exclude:

(i) Exterior Cladding and Exterior Solid Wall Systems at least 0.3 metres or wider provided the wall system meets an effective R value of 40 or higher as confirmed by a Certified Energy Advisor.

(ii) That portion of a dwelling that is dedicated for a vertical service shaft extending from the mechanical service area to roof for the purposes of solar hot water heating;

(iii) That portion of a building that is dedicated for a vertical service shaft for an elevator;

(iv) That portion of the dwelling used for mechanical space, not to exceed 4.65 Square meters, provided that at least one of the following mechanical equipment is located within the space: ENERGY STAR furnace with a minimum 95% AFUE (thermal efficiency), ENERGY STAR condensing Boiler with a minimum 90% AFUE (thermal efficiency), ENERGY STAR condensing domestic hot water storage tank with a minimum 94% thermal efficiency, ENERGY STAR instantaneous condensing domestic hot water system with a minimum energy factor of 0.90, ENERGY STAR heat recovery ventilator, CAN /CSA C448 compliant geothermal heat exchange components, or CAN/CSA compliant solar hot water system.;

(v) Garages to a maximum floor area exclusion of 55.7 m^2 per dwelling unit, provided the vehicle entrance into the garage is at least 3 m wide. For clarity, the garage exemption is not applicable for an attached secondary suite or an accessory dwelling unit.

(vi) That portion of a building dedicated to a common stairwell and excludes stairs within single occupancy unit;

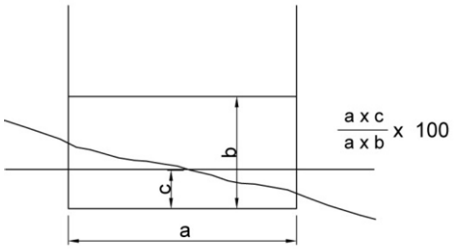
(vii) The portion of a building dedicated to required indoor amenity space;

(viii) Unenclosed balconies, decks, patios and porches*;*

(ix) Floor area with ceiling heights of less than 1.5 m; and

(x) The percentage of the floor area in the basement that is below the height datum as determined by the following calculation:

$$\frac{\textit{That portion of the basement floor area situated between the top of the basement floor and the height datum}}{\textit{That portion of the basement floor area situated between the top of the basement floor and the ceiling above it}} \textit{ X 100}$$



(Bylaw 2235, 2012)

(xi) The portion of exterior wall thickness beyond 150mm. *(Bylaw 2620, 2018)*

(xii) Floor area used for affordable housing. *(Bylaw 3018, 2023)*

(xiii) Areas required by Section 4.53(b) for solid waste storage, up to a maximum of 9.0m^2 *(Bylaw 3177, 2025)*

(b) For Multiple-Unit, Mixed Use, Commercial, Industrial and Comprehensive Development zones, gross floor area shall be measured to the exterior surface of the exterior wall and not include:

(i) Unenclosed balconies, decks, patios, and porches;

(ii) Common stairwells, common elevator shafts, common corridors, common recreation or service facilities, common garbage and recycling facilities, and Class A bicycle parking facilities;

(iii) Those portions of the building situated below the height datum that are used for parking, storage or mechanical spaces, but not habitable area; and

(iv) Concealed parking areas.

(v) Floor area used for affordable housing. *(Bylaw 3018, 2023)*

(c) Notwithstanding Section 4.25 (b), for buildings in Multiple-Unit zones, gross floor area shall exclude a maximum of 0.165 metres of thickness of the exterior cladding and exterior solid wall systems, provided that an exterior insulation or weather protection wall system has been approved by a Professional Engineer.

(d) For the zone C-1, gross floor area shall be measured to the exterior surface of the exterior wall and not include areas used for storage and warehouse, those portions of the building situated below the height datum and enclosed and secure employee Class A bicycle parking facilities.

4.26 RETAINING WALLS *(BYLAW 2824, 2021)*

Retaining walls shall meet the requirements of Section 8.1.d of Schedule B of the Subdivision and Development Control Bylaw No. 2649, 2018, as amended and/or replaced from time to time.

4.27 LANDSCAPING (BYLAW 2824, 2021)

(a) On a lot located within a Multiple Unit, Commercial, Industrial, Institutional, or Comprehensive zone, any part of such lot which is not used for buildings, exterior display areas, parking or loading facilities shall be fully landscaped and properly maintained in a permeable state;

(b) On a Lot located in a Residential zones a minimum of 30% of the total surface area of such lot shall be fully landscaped and properly maintained in a permeable state;

(c) For the purposes of Sections 4.27 (a) and(b), the following surfaces are not permeable:

(i) buildings and structures;

(ii) decks;

(iii) patios;

(iv) asphalt;

(v) concrete; and

(vi) grouted pavers.

(d) For all landscape screening, landscaped buffers or other landscaped areas for a Multiple Unit, Commercial, Industrial, Institutional, or Comprehensive zone, the following landscape requirements shall apply: *(Bylaw 3081, 2024)*

(i) Existing landscaped areas of healthy woody plants (trees and shrubs) shall be preserved and protected during construction unless demonstrated to the satisfaction of the Building Inspector that removal is required to accommodate a use, building or structure on the lot or if the plants pose a safety hazard. Existing landscaping or natural vegetation that is to be retained must be protected to the furthest extent of the drip line and the final grading of the site should not alter the natural grade within the root zone more than 20 cm, unless an arborist report indicates otherwise and is approved by the District.

(ii) New landscape plantings shall consist of native xeric or water conserving herbaceous and/or woody plant species proven to be enduring in the District of Squamish area and shall exclude invasive species.

(iii) Landscape plantings must be serviced by an In-Ground Irrigation System, Micro-Irrigation or Drip-Irrigation System as defined in the District of Squamish Outdoor Water Use Bylaw No. 2254, 2013.

(iv) Landscaping shall make special consideration of Bear Aware criteria for plant selection.

(v) All required landscape areas and installations including irrigation requirements shall meet or exceed the Canadian Landscape Standard (CLS).

(vi) Trees shall be planted in compliance with Table 4.27(d)

Table 4.27(d)

Tree Size[3]	Single Tree Minimum Soil Volume *(Bylaw 3177, 2025)*	Shared Minimum Soil Volume *(Bylaw 3177, 2025)*	Minimum Building Setback Radius[1,2]	Minimum Depth	Minimum Tree Planting Size (Deciduous/ Conifers)
Small	7 m^3	5 m^3	2m	0.6m	4 cal / 2m height
Medium	15 m^3	10 m^3	3m	0.9m	6 cal / 2m height
Large	25 m^3	20 m^3	4m	0.9m	8 cal / 2.5m height

FOOTNOTES:

[1] Minimum building setback radius means from centre of the tree trunk to building edge, including balconies or overhangs up to the second storey (9m) for a small canopy tree and up to the third storey (11m) of the building for medium and large canopy trees.

[2] Tree trunks must be setback a minimum of 1m from lot lines.

[3] Fastigiate trees are classified as a Medium size tree but require Large size tree soil volume.

(e) On a lot located in the R-1, R-2, R-3, R-4 or R-5 Zone the following trees must be planted or retained within the front setback *(Bylaw 3177, 2025)*:

(i) Parcels with a front lot line of less than 16 metres: A minimum of one medium canopy tree in compliance with Table 4.27(d).

(ii) Parcels with a front lot line exceeding 16 metres: A minimum of two medium canopy trees or one large canopy tree in compliance with in Table 4.27(d).

(iii) Despite Section 4.27 (f)(i) and (ii), where one or more healthy trees with a DBH greater than 20cms and minimum soil volume is retained on a lot, no trees are required to be planted in the front setback.

4.28 LIGHTING

(Bylaw 3081, 2024)

(a) All exterior lighting shall be designed, sited and shielded on a lot to ensure that no glare or direct rays of light shine upwards, sideways and/or onto any adjacent properties or roads beyond the boundaries of the lot.
(b) Exterior lighting shall not exceed the minimum illumination level (Lux) necessary for its intended use and shall not exceed a 3000K light colour temperature.
(c) Pedestrian focused lighting shall not exceed a mounting height distance of 5m from surface to light fixture.
(d) Surface parking lot lighting shall not exceed a mounting height distance of 7.5m from surface to light fixture.
(e) Exterior lighting within a 30m riparian area shall not exceed a 2200K or Amber light colour temperature.

4.29 USEABLE OPEN SPACE *(BYLAW 2824, 2021)*

(a) Useable open space provided at grade shall have no dimension less than 6.10 metres, no slope greater than 5 percent to ensure universal access.

(b) At least 30% of the lot area shall be provided as common useable open space in the case of apartment buildings and at least 40m2 of common useable open space shall be provided per dwelling unit in the case of a townhouse dwelling in the following zones:

(i) all Multiple Unit zones;
(ii) all Comprehensive Development zones;
(iii) University Campus -1;
(iv) University Housing – 1; and
(v) Local Commercial C-1 where the lot area is over 0.5 ha in size.

(c) For parcels where there are both apartment buildings and townhouse dwellings, the larger of 30% of the lot area or 40m2 per dwelling unit shall apply.

(d) For parcels zoned C-4, at least 15% of the lot area shall be provided as common useable open space.

(e) For parcels over 1.5ha in size zoned I-1, I-8, I-9, I-11 or C-9 located within the Squamish Business Park as depicted in Figure 4.29-1, at least 1.8m2 of common useable open space shall be provided for every 90m2 of gross floor area of buildings on the parcel.

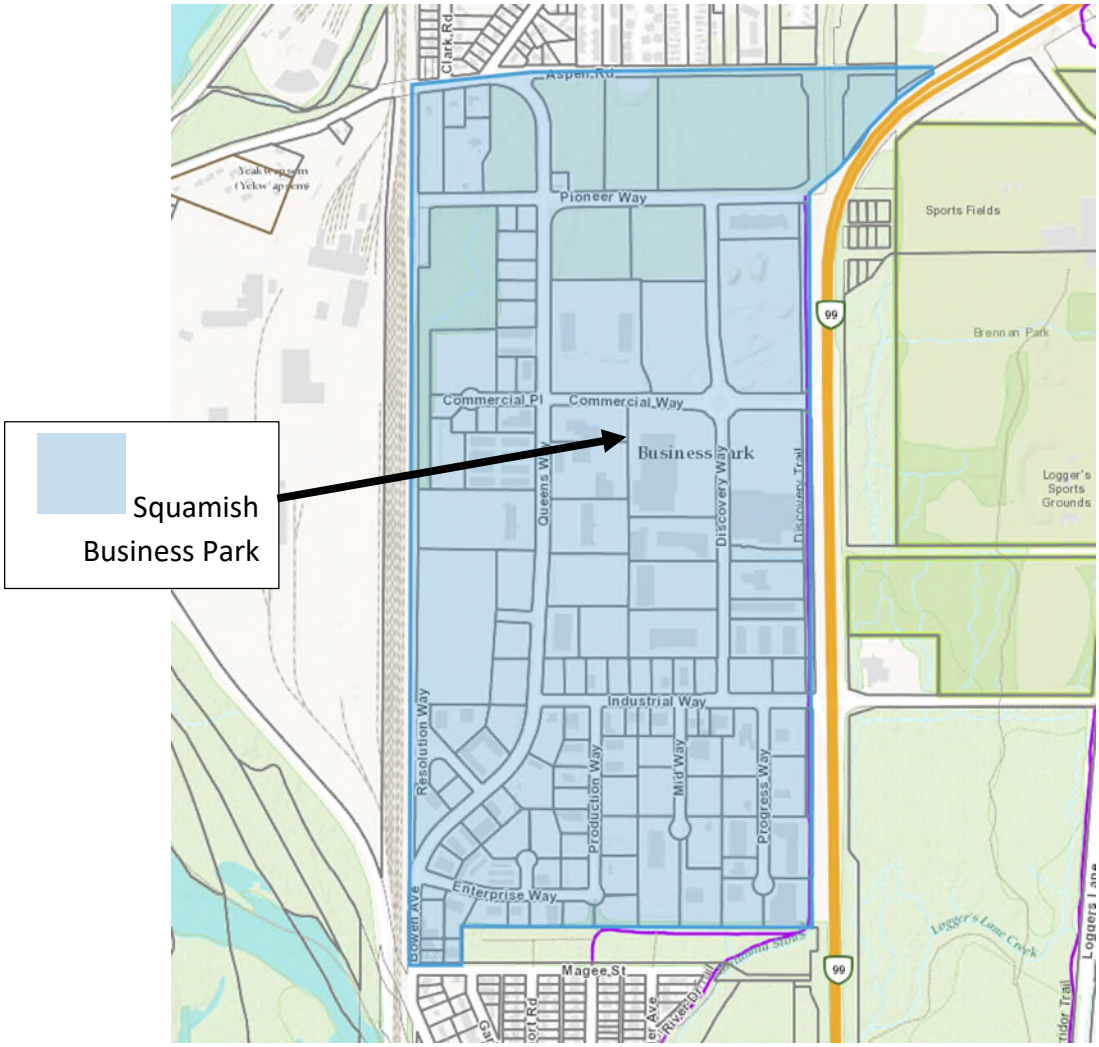


Figure 4.29-1. Squamish Business Park *(Bylaw 2620, 2018)*

4.30 RENEWABLE ENERGY

(a) In a Detached or Multiple Unit Residential and Commercial zone, solar energy devices shall be permitted provided that the solar energy device shall:

(i) be attached to a principal or accessory building;

(ii) not extend beyond the ridgeline of the roof; and

(iii) not extend beyond the outermost edge of the roof.

(b) In an industrial, Rural, Resource and institutional zone, solar energy devices shall be permitted provided that:

(i) the device is located on or within the either principal or accessory building in which case the device shall not extend beyond the outermost edge of the roof, or

(ii) as a standalone structure subject to the zoning requirements for the principal building on the parcel where the device is located;

(c) In an Industrial, Resource or P zones, Biomass fuelled boilers and Process Heaters shall be permitted, subject to the requirements for an accessory building or structure established by the particular zone.

(d) The production of the renewable energy as well as any device used to produce the energy must comply with all other Municipal, Provincial and Federal Bylaws, Statutes and Regulations including but not limited to a Building Permit and BC Building Code Regulations.

4.31 ELECTRICAL VEHICLE CHARGING STATIONS

(Bylaw 2303, 2013)

Electric Vehicle Charging (EVC) Stations conditions of use:

(a) Notwithstanding Section 41.6 (f), up to six (6) required off-street parking spaces may be designated for EVC station use, subject to registration of a restrictive covenant against the lot on which the shared parking arrangement is or will be located, prior to the commencement of that use;

(b) Designated parking stalls shall meet all parking design criteria in Section 41.11 of this bylaw;

(c) A minimum of 50% of the designated stalls for EVC charging may be reserved exclusively for this use 24 hrs per day; the remaining stalls shall also be made available for public use during the identified peak period for parking demand for different classes of use in Table 2, Section 41.6 of this bylaw;

(d) A minimum of 10% of designated EVC station stalls shall be designed as accessible parking stalls in accordance with Section 41.5 of this bylaw;

(e) Screening and landscaping in accordance with Sections 4.6 and 4.7 of this bylaw are required to shield electrical transformers, panels or other EVC station equipment; and

(f) EVC stations shall provide lighting for safety and convenience that is arranged and shielded so that no direct rays of light are oriented upwards or shine beyond the boundaries of the charging area.

4.32 CANNABIS PRODUCTION

(Bylaw 2618, 2018)

The following requirements apply to any Cannabis Production:

(a) A Cannabis Production Facility must be built to contain odor, noise, light and glare within the facility as to avoid adverse effects that impair the use, safety or livability of adjacent properties.

(b) Any structures or structural alterations must adhere to the BC Building Code and to the District of Squamish Building Bylaw requirements, and all enactments applicable to electrical and fire safety;

(c) Cannabis Production is only permitted in areas of Squamish that are serviced with municipal water, sewer, and sufficient fire-flows; and

(d) A Cannabis Production Facility is not permitted on a parcel within 150m of the nearest property line of a site containing a school;

(e) A Cannabis Production Facility is not permitted on a parcel within 60m from the property line of a parcel zoned for Residential use as the principal use.

(f) *Repealed by Bylaw 2767, 2020*

(g) A Cannabis Production Facility is not permitted within the Downtown, as illustrated as the parcels within the red line below:



Downtown

4.33 URBAN AGRICULTURE

(Bylaw 2303, 2013)

(a) The following regulations apply to community gardens

(i) Community garden use shall be authorized in accordance with all relevant District policies and bylaws.

(ii) Community gardens must be serviced by and connected to the municipal water system on the same lot as where the community garden is located.

(iii) Notwithstanding 4.4 (e), accessory buildings and structures for community garden use, including but not limited to storage for materials and tools, a composting facility or greenhouse, are permitted. The siting and size of accessory buildings and structures shall be in accordance with Section 4.4 of this bylaw.

(iv) Raised garden beds shall be set back a minimum of 1.52 metres from all lot lines.

(v) Community garden compost shall only be used for the purpose of composting on-site organics. The compost shall be located in a low foot traffic use location, to ensure limited potential conflict between wildlife and people. Composting and storage shall be in accordance with Section 4.5 of this bylaw.

(vi) Where a lot is developed for a community garden use and where such a lot abuts a residential use, a fence or landscape screening is required as per section 4.6 (Fencing) and 4.7 (Screening) of the Zoning Bylaw.

(b) The following regulations apply to coops for the keeping of hens. Coops must be:

(i) No more than 10 m^2 in floor area;

(ii) No more than 2 m high;

(iii) Situated in accordance with the accessory building setbacks identified in Section 4.4;

(iv) No closer than 3 m from any door or window of any dwelling;

(v) Situated in a rear yard only;

(vi) Located at grade level;

(vii) Constructed to prevent access by wildlife and other animals; and

(viii) Surrounded with electric fence, per Fencing Section 4.6.

(c) The following regulations apply to beekeeping. Beehives must be:

(i) Restricted to:

a) No more than 2 beehives on all lots under 929 square metres in size;

b) No more than 4 beehives on all lots over 929 square metres in size and under 1394 square metres in size;

c) No more than 6 beehives on all lots over 1394 square metres in size;

(ii) Situated in accordance with the accessory building setbacks identified in Section 4.4;

(iii) Situated so as to ensure the flight path of the bees is up over the neighbouring houses in order to minimize the volume of bees at ground level;

(iv) Positioned so that the beehive entrance faces away from the closest neighbouring property line;

(v) Located in the rear yard;

(vi) Surrounded with electric fence, per Fencing Section 4.6; and

(vii) Have clear, visible signage on the lot warning that bees are present.

4.34 TEMPORARY VENDING

(Bylaw 2824, 2021)

(A) PORTABLE FOOD VENDING - CONDITIONS OF USE

Portable Food Vending is permitted to operate:

(a) In any zone that permits a Retail Store, Retail Sales, Alcohol Beverage Manufacturing or Restaurant use; or on other lands for a Special Evens Bylaw No. 2748, 2020;

(b) Other than on a highway, sidewalk or boulevard providing pedestrian or motor vehicle access;

(c) On parkland or public property with District approval;

(B)TEMPORARY COMMERCIAL VENDING - CONDITIONS OF USE

Temporary Commercial Vending is permitted to operate:

(a) In any zone that permits a Retail Store or general Retail Sales use, or on parkland or public property with District approval;

(b) Other than on a highway, sidewalk or boulevard providing pedestrian or motor vehicle access;

(c) Subject to property owner approval;

(d) From a stationary vehicle, or temporary stall limited to maximum fixed size of 9.3 m^2;

(e) Provided the operation provides a minimum buffer of 100 m from an existing premises that offers for sale the same type of products.

4.35 OUTDOOR RECREATION STORAGE FACILITIES

Outdoor recreation storage facilities are permitted in all zones where a residential use is not a permitted principal use. *(Bylaw 2433, 2016)*

4.36 AGRICULTURAL BUILDINGS

Despite any provision of this Bylaw, where Agriculture is permitted as a principal use, there will be no limit on the number of buildings used for agricultural purposes.

4.37 CANNABIS RETAIL – CONDITIONS OF USE

(Bylaw 2447, 2016)

Cannabis Retail use is permitted in zones that permit 'retail store' as a principal use.

(a) In all zones Cannabis Retail is not permitted within 300 metres of the nearest property line of a site containing another Cannabis Retail location.

(b) In all zones Cannabis Retail is not permitted within 300 metres of the nearest property line of a site containing a school.

(c) Cannabis Retail is not permitted within 300 metres of the nearest property line of the site containing the Squamish Youth Resource Centre, the Squamish Skateboard Park, and Carson Place Park, located at 38648 Buckley Avenue or where relocated from time to time.

(d) Cannabis Retail is not permitted on parcels with Frontage on Cleveland Avenue.

(e) Cannabis Retail is not permitted within 300m of the nearest property line to the east, north and south of the site containing Brennan Park, located at 1009 Centennial Way. *(Bylaw 2611, 2018)*

4.38 ACCESSORY DWELLING UNITS

(Bylaw 2582, 2018)

(a) an accessory dwelling unit use shall be permitted in all zones which permit a single-unit or two-unit dwelling use *(Bylaw 3177, 2025)*;

(b) *repealed by Bylaw 3089, 2024*

(c) the gross floor area of an accessory dwelling unit shall not exceed 90m^2, except where located above a garage, the gross floor area of the entire structure shall not exceed 180m^2 and the habitable area shall not exceed 90m^2; *(Bylaw 3036, 2024)*

(d) despite any other gross floor area provision of this bylaw, the maximum gross floor area of an Accessory Dwelling Unit located within the Agricultural Land Reserve shall not exceed 90m^2; *(Bylaw 3036, 2024)*

(e) meet the minimum front and side setback requirements for the zone's principal building and not be located closer than 1.5 metres from a rear lot line, except where the rear lot line abuts a lane, the setback may be reduced to 0.61 metres; *(Bylaw 3036, 2024)*

(f) no accessory dwelling unit shall exceed a height of 8 metres or three storeys, whichever is less; *(Bylaw 3036, 2024)*

(g) does not require an additional off-street parking space; *(Bylaw 3035, 2024)*

(h) form a single real estate entity with the principal dwelling unit. No strata titling will be permitted;

(i) *repealed (Bylaw 3036, 2024)*

(j) *repealed (Bylaw 3036, 2024)*

(k) an accessory dwelling unit may be located above a detached accessory building, regardless of setbacks, if the detached accessory building was completed prior to March 15, 2016 in accordance with the required setbacks of the day and provided that the accessory dwelling unit does not further encroach into the setback area. It is the responsibility of the owner or applicant to provide sufficient evidence that the existing detached accessory building is legally non-conforming for siting; and,

(l) not be permitted for use as a short-term rental.

(m) despite 4.38(a), an accessory dwelling unit use shall be permitted on a lot that has an existing legally non-conforming single-unit or two-unit dwelling use *(Bylaw 3177, 2025).*

4.39 MULTI-UNIT FLEX UNIT

(Bylaw 2824, 2021)

A multi-unit flex unit shall:

(a) be limited to one such use per strata-titled unit;

(b) does not require an additional off-street parking space *(Bylaw 3035, 2024)*

(c) have a gross floor area of not less than 40m2 and not more than 90m2 or 40% of the gross floor area of the building, whichever is less; *(Bylaw 2607, 2018)*

(d) not be stratified as a separate unit in accordance with the Strata Property Act; and,

(e) not be permitted for use as a short-term rental;

(f) be permitted in a multiple-unit residential dwelling unit, townhouse dwelling or apartment dwelling; *(Bylaw 3036, 2024)*

(g) not be permitted in the same principal dwelling unit as a secondary suite. *(Bylaw 2607, 2018)*

(h) *repealed by Bylaw 3085, 2024*

4.40 ACCESSORY KITCHENS

(Bylaw 2568, 2017)

An Accessory Kitchen shall:

(a) Be permitted in all zones which permit a dwelling unit, provided the accessory kitchen can be permitted and certified under the BC Building Code;

(b) Be limited to one such use per dwelling unit;

(c) Be located on the same floor as, and adjacent to, the primary kitchen; and,

(d) Not be located away from the primary kitchen in conjunction with a separate bathroom, living area, and separate exterior access. An accessory kitchen in this location constitutes a Secondary Suite or Flex Unit, whether tenanted or un-tenanted.

4.41 TOBACCONIST – CONDITIONS OF USE

(Bylaw 2567, 2017)

A tobacconist use is permitted in zones that permit 'retail store' as a principal use.

(a) In all zones a tobacconist is not permitted within 300 metres of the nearest property line of a site containing a school.

(b) A tobacconist is not permitted within 300 metres of the nearest property line of the site containing the Squamish Youth Resource Centre, the Squamish Skateboard Park, and Carson Place Park, located at 38648 Buckley Avenue or where relocated from time to time.

(c) A tobacconist is not permitted within 300 metres of the nearest property line of the site containing Brenan Park Recreation Center, located at 1009 Centennial Way or where relocated from time to time.

(d) A tobacconist is not permitted on parcels with Frontage on Cleveland Avenue.

(e) A tobacconist established prior to May 1, 2017 is not subject to 4.41 (a), 4.41 (b) or 4.41(c).

4.42 ACTIVE TRANSPORTATION SETBACKS *(BYLAW 2576, 2017)*

(a) Parcels with frontage on Third Avenue south of Bailey Street and north of Westminster Street, as identified in the Active Transportation Map below, shall have a:

(i) minimum building setback of 2.5 m fronting Third Avenue despite any other lower minimum setback provision in this Bylaw.

(ii) minimum building setback of 1 m fronting a lane despite any other higher minimum setback provision in this Bylaw.

(b) Parcels with frontage on Pemberton Avenue west of the Rail Line and east of Third Avenue, as identified in the Active Transportation Map below, shall have a:

(iii) minimum building setback of 1.5 m fronting Pemberton Avenue despite any other lower minimum setback provision in this Bylaw.

(iv) minimum building setback of 2 m abutting a lane despite any other higher minimum setback provision in this Bylaw. -



Active Transportation Map

4.43 INDOOR AMENITY SPACE

Indoor amenity space in the amount of 2.0m2 per dwelling unit shall be provided for all apartment buildings containing more than twenty dwelling units. Indoor amenity space must be provided in a single location within an apartment building. *(Bylaw 2824, 2021)*

4.44 TRIP END FACILITIES

Development which includes industrial or commercial uses shall provide toilets, wash basins and showers on-site for use employees commuting to work by bike in accordance with the following:

Required # of Class A Bicycle Spaces for Industrial or Commercial Uses	Toilets	Wash Basins	Showers
0-1	0	0	0
2-29	1	1	1
Over 29	2	2	2

(Bylaw 2824, 2021)

4.45 ALCOHOLIC BEVERAGE MANUFACTURING

(a) The following regulation applies to alcoholic beverage manufacturing within the area depicted in Figure 4.45-1:

(i) The maximum floor area of the built space used for alcoholic beverage manufacturing that can be occupied by a combination of accessory retail sales and a tasting area is 20%.

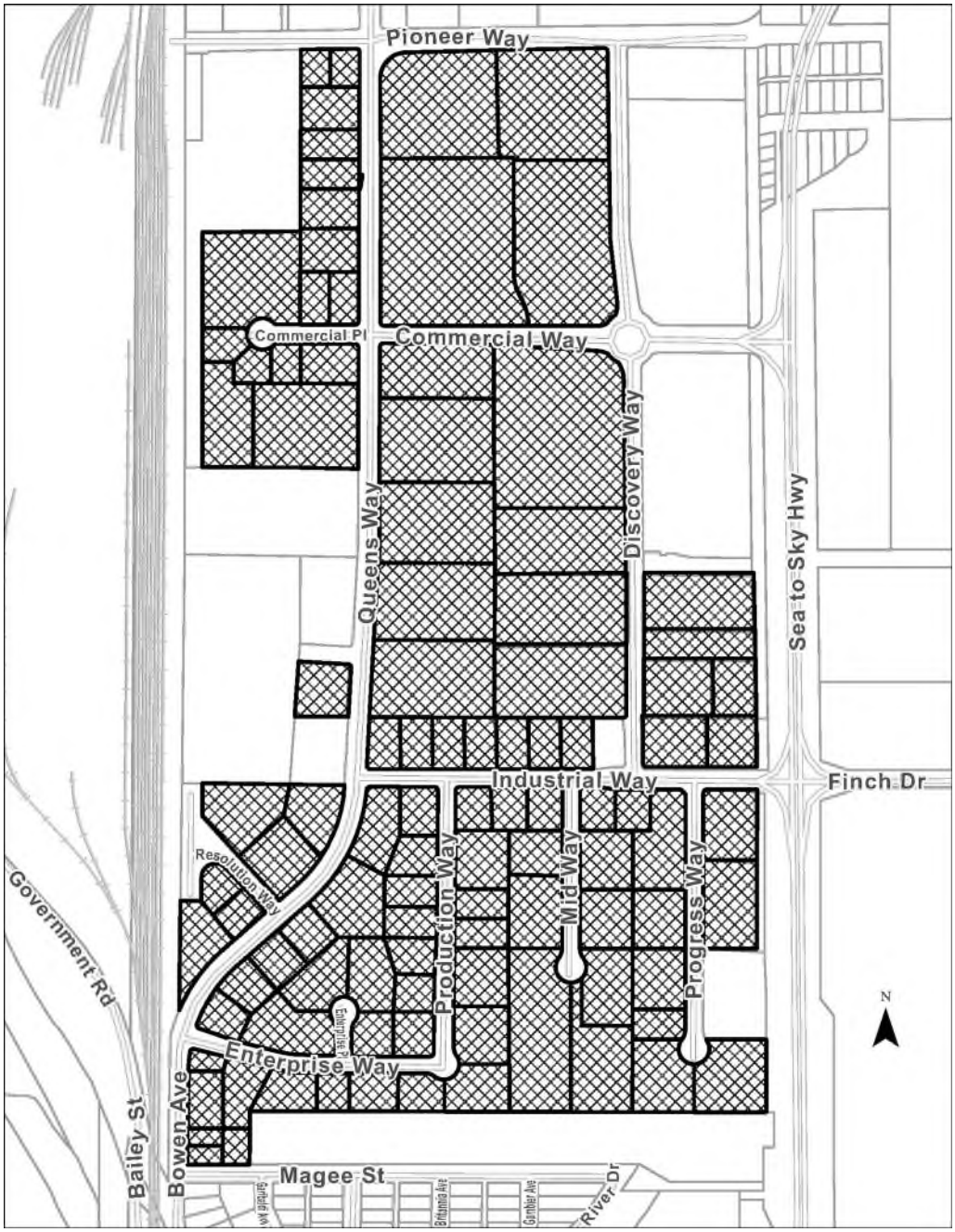


Figure 4.45 – Maximum 20% Tasting Area

4.46 SHORT-TERM RENTAL ACCOMMODATION

The following requirements apply to any Short-term Rental Accommodation *(Bylaw 2695, 2019):*

(a) Short-term Rental Accommodation is only permitted in a dwelling unit that is a principal residence.

(b) No person shall carry on business as a Short-term Rental Accommodation Operator unless the Short-term Rental Accommodation unit being provided is the Principal Residence of that person.

(c) No person shall do Short-term Rental Accommodation Marketing of a Short-term Rental Accommodation unit unless they hold a License as a Short-term Rental Accommodation Operator for that unit.

(d) Short-term Rental Accommodation is not permitted in a secondary suite, accessory dwelling unit, multi-unit flex unit, caretaker dwelling, accessory residential unit, accessory building, recreational vehicle, motor vehicle, tent, boat or any other structure or shelter that is not a dwelling unit.

(e) Short-term Rental Accommodation parking must be provided in accordance with the parking regulations of Section 41.

(f) Short-term Rental Accommodation must comply with all applicable occupancy limits as set out in the District of Squamish Building Bylaw No. 1822, 2004 and the District of Squamish Fire Service No. 2314, 2014 as amended from time to time.

(g) Subject to the provisions of section 4.46 of this bylaw, Short-term Rental Accommodation is permitted in all Comprehensive Development Zones (CD Zones) where residential dwelling uses are permitted.

4.47 LOW CARBON BUILDING DENSITY BONUS

Repealed by Bylaw 3085, 2024

4.48 PUBLIC SERVICE

Bylaw 3018, 2023

(a) Notwithstanding Section 4.2 (a) and Section 4.4, new buildings or structures, temporary buildings or structures and repairs to any buildings or structures for the purpose of Public Service use are exempt from siting, lot coverage, gross floor area and number of principal building requirements in any zone;

(b) Public service use is permitted on a property that is located within a Conditional Densification area identified in Schedule D-2 Flood Hazard Controlled Densification Areas of District of Squamish Official Community Plan Bylaw No. 2500, 2017, provided the following conditions can be met:

(i) The development is floodproofed in accordance with the Floodplain Bylaw, without exemptions, using the method deemed most appropriate by the developer's Qualified Professional.

(ii) A continuous perimeter of erosion and scour protection is provided to prevent loss or damage of floodproofing fill and/or foundations during the design flood event.

(iii) The increased development potential is confirmed to avoid adverse effects on the conveyance capacity of a Secondary Floodway identified in Schedule L. Adverse impacts are defined as increasing flood levels by more than 0.10 metres for any individual development and greater than 0.15 metres as the cumulative increase for all future developments as compared with flood modeling completed for the IFHMP.

(iv) Any lands left at existing grade or intended to provide flood relief must receive permanent designation that prohibits future development or obstruction within those lands.

(v) Unmitigated environmental impacts are avoided, and the development preserves a 30-metre buffer to the natural boundary of all natural watercourses.

(vi) Development does not create an unmitigated transfer of flood or erosion risk to neighbouring parcels due to re-directing floodwater from a river dike breach and/or changes in local hydrology or drainage patterns.

(vii) If the development is proposed adjacent to the Squamish or Mamquam River south dike, the dike frontage is upgraded at the applicant's expense and a statutory right-of-way for the 1:500 year return period dike shown in the Floodplain Bylaw is provided.

(viii) A Qualified Professional and Qualified Environmental Professional certify that the above conditions can be met.

(ix) An independent third-party peer review on any or all of the above criteria is completed at the District's sole discretion at the applicant's expense

4.49 AFFORDABLE HOUSING *(Bylaw 3018, 2023)*

(a) Is permitted in any zone where residential is a principal use.

(b) Affordable housing use is permitted in any zone where residential is a principal use and the property is located within a Conditional Densification area identified in Schedule D-2 Flood Hazard Controlled Densification Areas of District of Squamish Official Community Plan Bylaw No. 2500, 2017, provided the following conditions can be met:

(i) The development is floodproofed in accordance with the Floodplain Bylaw, without exemptions, using the method deemed most appropriate by the developer's Qualified Professional.

(ii) A continuous perimeter of erosion and scour protection is provided to prevent loss or damage of floodproofing fill and/or foundations during the design flood event.

(iii) The increased development potential is confirmed to avoid adverse effects on the conveyance capacity of a Secondary Floodway identified in Schedule L. Adverse impacts are defined as increasing flood levels by more than 0.10 metres for any individual development and greater than 0.15 metres as the cumulative increase for all future developments as compared with flood modeling completed for the IFHMP.

(iv) Any lands left at existing grade or intended to provide flood relief must receive permanent designation that prohibits future development or obstruction within those lands.

(v) Unmitigated environmental impacts are avoided, and the development preserves a 30-metre buffer to the natural boundary of all natural watercourses.

(vi) Development does not create an unmitigated transfer of flood or erosion risk to neighbouring parcels due to re-directing floodwater from a river dike breach and/or changes in local hydrology or drainage patterns.

(vii) If the development is proposed adjacent to the Squamish or Mamquam River south dike, the dike frontage is upgraded at the applicant's expense and a statutory right-of-way for the 1:500 year return period dike shown in the Floodplain Bylaw is provided.

(viii) A Qualified Professional and Qualified Environmental Professional certify that the above conditions can be met.

(ix) An independent third-party peer review on any or all of the above criteria is completed at the District's sole discretion at the applicant's expense

(c) Despite any provision of this bylaw, the maximum height of a principal building where all residential units are affordable housing units is 23 metres.

(d) The maximum lot coverage does not apply to principal buildings where all residential units are affordable housing units.

(e) Affordable Housing use does not require off-street parking spaces. *(Bylaw 3035, 2024)*

4.50 MARINE GENERAL *(Bylaw 2771, 2020)*

(a) The following uses are permitted in all marine (M) zones:

(i) Marine navigation

(ii) Marine navigation aids

(iii) Marine park

(iv) Public authority use

(b) Without limiting subsection 4.50 (a), marine navigation and navigation aids are also permitted within navigable marine waters in the P-4 Zone.

(c) Except in a permitted marina or moorage facility, the following uses are prohibited in all marine zones:

(i) the anchoring or moorage of a vessel for a continuous period exceeding 48 hours; or

(ii) the anchoring or moorage of a vessel for more than a total of 72 hours within any 30-day period, whether or not the vessel is anchored or moored in more than one location within any marine zone during the 30-day period.

(d) Without limiting any other prohibitions provided for in this bylaw, private moorage facilities are prohibited within all marine zones.

(e) A pier or gangway may be located on the natural boundary or abutting parcel line of adjacent upland but may not limit or impede pedestrian access along the foreshore.

(f) A moorage facility and associated gangway providing shared access serving two abutting water lots may be located on a shared parcel line.

(g) All on water buildings and structures shall be setback 7.5 metres from the toe of a sea dike as defined in the District of Squamish Floodplain Management Bylaw No. 2676, 2019, as amended from time to time.

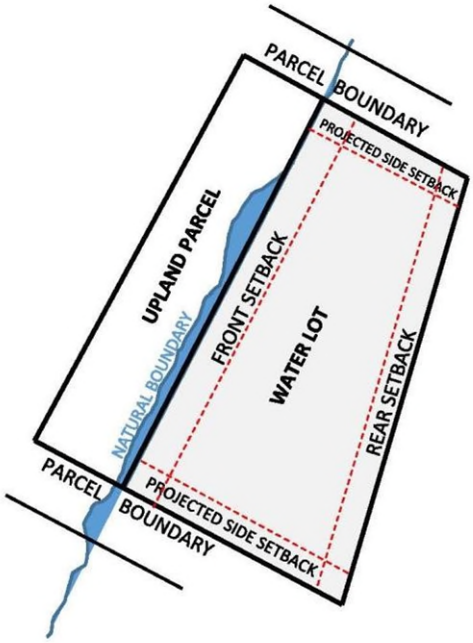
(h) All on-water storage and all structures extending seaward below the natural boundary within aquatic crown land must be approved by the Province of British Columbia and be fully contained within the boundaries of the water lot tenure area.

(i) All on-water buildings, marinas and facilities for commercial uses and floating homes must be serviced with a community water and sewer system.

(j) Notwithstanding the definitions of height or height datum in the Zoning Bylaw, the height of any floating building or structure on a water lot where permitted in this bylaw shall be measured from the surface of the water vertically up to the roof height, as calculated in the height section of this bylaw.

(k) The calculation of water lot coverage for marine zones is inclusive of all fixed and floating structures, including piers, moorage facilities, walkways, docks and floats.

(l) Except as otherwise provided for in this bylaw, relative to the upland and natural boundary, setbacks from property lines for a water lot shall be calculated as follows:



(m) The projected side property line for which setbacks are calculated for marine zones is the perpendicular extension from the general trend of the shoreline, commencing at the intersection of the side property line of an upland parcel and the natural boundary.

(n) Gangways providing public access from the upland to docks and floats shall be no less than 1.6 metres in width and no more than 1.8 metres in width *(Bylaw 3177, 2025).*

(o) Primary access walkways on docks and floats shall be a minimum of 3.0 metres in width; internal access walkways or individual access slips for boats shall be a minimum of 1.5 metres in width.

(p) Individual boatsheds or shelters are not permitted in a marina, except for use by a Public Authority, or as community recreational facility storage. Despite any other provision in this bylaw, boatsheds shall not exceed a height of 5.5 metres.

4.52 SMALL-SCALE MULTI-UNIT HOUSING

Despite any section in this bylaw, where a Comprehensive Development Zone or Rural Residential Zone permits a single unit dwelling, is serviced by Municipal Water and Sanitary services and is not located within the Agricultural Land Reserve, a two-unit dwelling is a permitted use. *(Bylaw 3036, 2024)*

4.53 STORAGE OF SOLID WASTE

(Bylaw 3081, 2024)

(a) all refuse and recycling bins must be stored within a building, enclosure, garage or other structure;

(b) for residential uses comprising four dwelling units or more (including both principal and accessory), the waste storage area shall have a *(Bylaw 3177, 2025):*

(i) minimum floor area of 9.0 m^2 ;

(ii) minimum floor dimensions of 2.5 m;

(iii) minimum 2.0 m wide access door;

(iv) minimum ceiling height of 2.4 m; and,

(v) clear access from the waste storage area to a waste pickup location.

4.54 MAXIMUM DWELLING SIZE

(Bylaw 3133, 2024)

Unless a maximum dwelling unit size is specified in the General Regulations or a Zone of this Bylaw, the gross floor area of a dwelling unit shall not exceed 400 m^2.

4.55 FREQUENT BUS ROUTE

(Bylaw 3170, 2025)

(a) For properties zoned R-1 or R-4 that are within 400 metres of a frequent bus route, once a bus route is served by at least one bus route that is scheduled to stop at least every 15 minutes, on average, between the hours of 7 am and 7 pm, Monday to Friday, and, 10 am and 6 pm on Saturdays and Sundays, the following regulations apply:

(i) Despite Sections 6A.5(b), 6A.5(c), 8.5(b) and 8.5(c), the total number of dwelling units and the total number of strata titled dwelling units shall not exceed six units per lot.

(ii) Despite Sections 6A.11 and 8.11, no off-street parking spaces are required for multiple dwelling residential use.

SECTION 5 | ESTABLISHMENT OF ZONES

5.1 ZONE DESIGNATION

For the purpose of this Bylaw, the District of Squamish is hereby classified and divided into the following zones:

Designation	Section	Zone	Intent
R-1	6A	Residential 1	The intent of this zone is to accommodate a variety of small-scale housing options.
R-2	6	Residential 2	The intent of this zone is to accommodate small-scale housing options for properties that are subject to conditional densification area policies.
R-3	7	Residential 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.
R-4	8	Residential 4	The intent of this zone is to accommodate a variety of small-scale housing options in residential areas adjacent to secondary floodways.
R-5	9	Residential 5	The intent of this zone is to accommodate a variety of small-scale housing options in the areas of Valleycliffe adjacent to watercourses.
RM-1	10	Multiple Unit Residential 1	The intent of this zone is to accommodate low density multi-unit development. *(Bylaw 2235, 2012)*
RM-2	11	Multiple Unit Residential 2	The intent of this zone is to accommodate medium density multi-unit development. *(Bylaw 2235, 2012)*
RM-3	12	Multiple Unit Residential 3	The intent of this zone is to accommodate apartment development.
RM-4	12A	Mixed Multiple Unit Residential	The intent of this zone is to provide for a mix of housing forms in a comprehensively planned neighbourhood. *(Bylaw 2614, 2018)*
RM-5	12C	Multiple Unit Residential 5	The intent of this zone is to accommodate low rise apartment development and neighbourhood commercial. *(Bylaw 2742, 2020)*
RMH-1	13	Residential Mobile Home Park	The intent of this zone is to accommodate mobile home park development.
RMH-2	14	Residential Modular Home	The intent of this zone is to accommodate single-unit dwelling and modular homes, on municipal water and sewer.
RL-1	15	Rural Residential 1	The intent of this zone is to accommodate rural residential development and accessory uses.

RL-2	16	Rural Residential 2	The intent of this zone is to accommodate rural residential development and accessory uses.
Designation	**Section**	**Zone**	**Intent**
AGRI-1	16A	Agricultural 1	The intent of this zone is to protect the agricultural integrity of land within the Agricultural Land Reserve and to permit agricultural activities consistent with the provisions of the *Agricultural Land Commission Act* and *Agricultural Land Reserve Use Regulation*.
AGRI-3	16B	Agricultural 3	The intent of this zone is to accommodate agricultural development, in areas subject to high flood hazard on rural lands. *(Bylaw 2721, 2020)*
AGRI-4	16C	Agricultural 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*.
P-1	17	Neighbourhood Civic	The intent of this zone is to accommodate public and civic uses at a scale designed to serve a residential neighbourhood.
P-2	18	Assembly District	The intent of this zone is to provide essential servicing to the District and accommodate government, administrative, recreational, cultural and other related services and facilities which serve the entire District.
P-3	19	Park, Recreational, and Institutional Use	The intent of this zone is to accommodate the use of public land to serve the educational, park and recreational needs of the District.
P-4	19A	Ecological Reserve	The intent of this zone is to protect and enhance land and water areas with high ecological value and to provide for limited public access and use. *(Bylaw 2620, 2018)*
P-5	19B	Neighbourhood Park and School	The intent of this zone is to accommodate the use of land to serve the educational, park and outdoor space needs of neighbourhoods. *(Bylaw 2620, 2018)*
P-6	19C	Groundwater Protection	The intent of this zone is for long term protection of the community water system. . *(Bylaw 2620, 2018)*
UC-1	20	University Campus	The intent of this zone is to accommodate educational, social, recreational, and commercial uses typically associated with an educational campus.

UH-1	21	University Housing 1	The intent of this zone is to accommodate a mix of residential housing types and associated neighbourhood uses on the non-Campus Lands.
RE	22	Resource	The intent of this zone is to accommodate the use and development of land for primary resource activities typically located in the rural portion of the municipality.
C-1	23	Local Commercial	The intent of this zone is to provide for convenience shopping serving an immediately surrounding neighbourhood(s).
C-2	24	Vehicle Fueling Station Commercial	The intent of this zone is to provide for a vehicle fueling and/or service stations, including alternative fuels, and distribution of related products.
C-3	25	Tourist Commercial	The intent of this zone is to provide for the development of a highway-oriented tourist accommodation use and general tourist uses.
C-4	26	Downtown Commercial	The intent of this zone is to accommodate a variety of shopping, services, entertainment, and tourist activities in the downtown area.
C-5	27	Recreation Commercial	The intent of this zone is to provide for the accommodation of outdoor commercial recreation and cultural uses and related uses.
C-6	28	Liquor Primary Establishment Commercial	The intent of this zone is to accommodate liquor primary establishments.
C-7	29	Highway Commercial	The intent of this zone is to provide for vehicular-oriented uses designed for or dependent upon direct automobile access, usually providing extensive parking facilities or requiring large areas for the storage and handling of materials, goods, and equipment.
C-8	30	Crematorium Commercial	The intent of this zone is to accommodate a crematorium as an accessory use to a funeral parlour.
C-9	31	Specialized Highway Commercial	The intent of this zone is to accommodate large format commercial operations such as big box outlets and compatible uses.
C-10	32	Artisan Village	The intent of this zone is to provide for a broad mix of uses, including living, working, selling and leisure activities.
C-11	32A	Adventure Highway Commercial	The intent of this zone is to accommodate highway-oriented adventure and recreation tourism uses along Highway 99. *(Bylaw 2728, 2020)*
C-12	32B	Highway 99 Ecotourism	The intent of this zone is to protect critical ecological values and services such as flood protection and stormwater management while

			allowing for compatible commercial recreation. *(Bylaw 2727, 2020)*
C-13	32C	Neighbourhood Node Commercial	The intent of this zone is to provide for neighbourhood commercial uses and market rental uses in neighbourhood nodes. *(Bylaw 2734, 2020)*
I-1	33	Light Industrial	The intent of this zone is to provide for light industrial uses.
I-2	34	Rail Marshaling Yard	The intent of this zone is to provide for land for the moving, storage and shunting of railway vehicles.
I-3	35	General Industrial	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.
I-4	36	Used Goods Industrial	The intent of this zone is to provide land for light industrial and the extraction, production, or sale of recycled materials and the salvage of motor vehicle parts.
I-5	37	Log Sort	The intent of this zone is to provide for and regulate land and tide water access for the sorting, transfer and transportation of logs *(Bylaw 2771, 2020)*
I-6	38	Rail Transportation	This zone is intended to provide land for the operation of the CNR main line.
I-7	39	Rock Processing	The intent of this zone is to provide land for rock removal, processing and fabricating operations.
I-8	39A	Specialized Industrial Business	The intent of this zone is to permit development of an industrial business park containing a mix of light industrial uses, high technology and research and development activity, including 'Rec-Tech', as well as ancillary limited office and services uses undertaken in enclosed buildings having a high standard of design.
I-9	39B	Specialized Business Service Centre	The intent of this zone is to provide for limited convenience services primarily serving the businesses and employees of the surrounding industrial business park, with a high standard of design and amenity.
I-10	39C	Light Industrial Small Lot	The intent of this zone is to accommodate a mixture of light and medium industrial uses on small lots.

I-11	39F	Business Park Industrial	The intent of this zone is to accommodate industrial uses within the Sea to Sky Business Park. *(Bylaw 2663, 2019)*
MUD-1	39D	Mixed Use District	The intent of this zone is to accommodate a mixture of light industrial (production, distribution, and repair), office, limited commercial and multi-unit residential development.
MUD-2	39E	Mixed Use District	The intent of this zone is to accommodate a creative mixed-use district comprised of artisan studios, office, service commercial and light industrial mixed with multi-unit residential development. *(Bylaw 2824, 2021)*
M1	39G	Marine General	The intent of this zone is to provide regulation for the use of the marine coastal area within the District of Squamish pertaining to general marine navigation, public access and recreation as well as aquaculture activities. *(Bylaw 2771, 2020)*
M2	39H	Marine Mixed Use	The intent of this zone is to provide for a variety of marine commercial uses and the orderly development of marina infrastructure, associated moorage and related and marine retail and recreation activities. *(Bylaw 2771, 2020)*
M3	39I	Marine Recreation	The intent of this zone is to provide public marine recreation areas and regulate activities, access and moorage for community use. *(Bylaw 2771, 2020)*
M4	39J	Marine Log Storage	The intent of this zone is to provide regulation for the use of the marine coastal area for water-based log handling adjacent to immediate upland log sort facilities, as well as water-based log storage. *(Bylaw 2771, 2020)*
M5	39K	Marine Transportation Infrastructure	The intent of this zone is to provide for and regulate major marine transportation infrastructure at the Darrell Bay Ferry Terminal. *(Bylaw 2771, 2020)*
CD	40	Comprehensive Development Zone	This zone is intended to accommodate and regulate the development of a use or a mixture of uses based on a comprehensive plan. Each zone differentiated by a numbered suffix shall be treated as a separate zone.

5.2 ZONING MAP

(a) The extent of each zone is shown on Schedule "A" Zoning Map, which is attached to and forms part of this Bylaw.

(b) Where there is no zone specified, the zone shall be zoned Resource. *(Bylaw 2303, 2013)*

5.3 ZONING BOUNDARIES

(a) When the zone boundary is designated as following a road allowance or watercourse, the centre line of such road allowance or watercourse shall be the zone boundary.

(b) Where a zone boundary does not follow a legally defined line or watercourse and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Zoning Map referred to in Section 5.2.

SECTION 6A | RESIDENTIAL 1 (R-1)

The intent of this zone is to accommodate a variety of small-scale housing options.

(Bylaw 3036, 2024)

6A.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 uses;
(e) accessory dwelling unit, subject to Section 4.38;
(f) child care facility, residential, subject to Section 4.18;
(g) home occupation, subject to Section 4.18;
(h) multi-unit flex unit, subject to Section 4.39;
(i) secondary suite, subject to Section 4.5;
(j) short-term rental accommodation, subject to Section 4.46
(k) café and coffee shop, subject to Section 6A.14; and
(l) convenience store, subject to Section 6A.14.

6A.2 MINIMUM LOT SIZE

(a)

Min Lot Area	Min Lot Width	Min Lot Depth
690 sq. m	18.36 m	27.4 m

(b) Despite Section 6A.2 (a), the minimum lot area for the parcel legally described as LOT 327 BLOCK R DISTRICT LOT 512 PLAN 18509 PID: 007-148-283 is 2 ha. *(Bylaw 3103, 2024)*

6A.3 MAXIMUM HEIGHT

(a)

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

6A.4 MAXIMUM LOT COVERAGE

(a) The lot coverage for a single unit or two unit dwelling shall not exceed 33% of the lot area.

(b) 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.

(c) The lot coverage for a multiple dwelling residential use shall not exceed 50% of the lot area.

6A.5 DENSITY

(a) Maximum Floor Area Ratio Permit 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	0.3	0.5
Two-Unit Dwelling	0.4	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. *(Bylaw 3089, 2024)*

(c) Despite Section 6.5 (b) the total number of dwelling units on a lot shall not exceed 5 units.

(d) Each individual dwelling unit in a multiple dwelling residential unit shall not exceed 220m^2 in gross floor area.

6A.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

(a)

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

(b) *repealed by Bylaw 3103, 2024*

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62m	7.62m	1.2m	7.62m

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

6A.7 COMMON USEABLE OPEN SPACE

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

6A.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 6A.8(a) may be provided as common useable open space.

6A.9 LANDSCAPING

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

6A.10 FENCING

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

6A.11 OFF-STREET PARKING

(a) Off-street parking spaces for buildings and uses must comply with Section 41 of this bylaw;

(b) Despite 6A.11(a), there is no minimum vehicle parking requirement for a café, coffee shop or convenience store use *(Bylaw 3215, 2025).*

6A.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.

6A.13 ACCESSORY BUILDINGS

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

6A.14 CAFÉ, COFFEE SHOP AND CONVENIENCE STORE

(a) The maximum gross floor area for all accessory commercial uses, including café, coffee shop or convenience store use on a lot is limited to 100.0 m^2.

(b) Café, coffee shop or convenience store uses are only permitted on properties which contain at least one principal building being used for residential purposes;

(c) Café, coffee shop or convenience store uses shall only be permitted on parcels with frontage on The Boulevard east of Skyline Drive/Friedel Crescent and west of Perth Drive, as identified in Figure 6A.14(a).

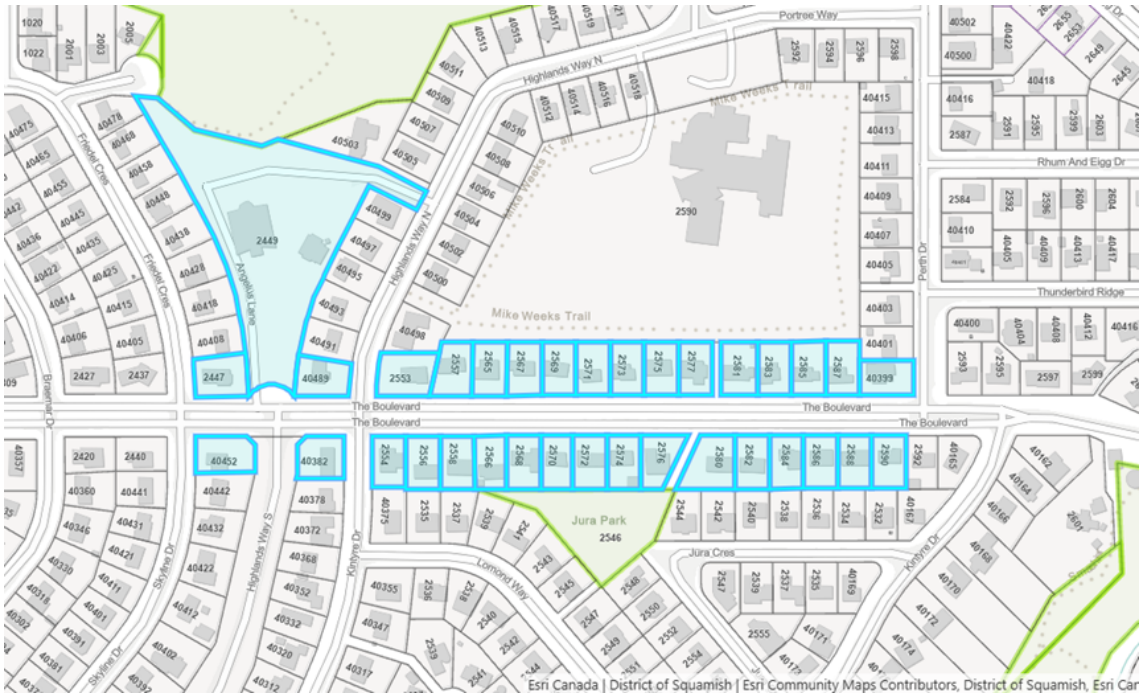


Figure 6A.14(a) Café, coffee shop or convenience store use parcels.

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. *(Bylaw 3104, 2024)*

6.1 PERMITTED USES

The following principal 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) short-term rental accommodation, subject to Section 4.46.

6.2 MINIMUM LOT SIZE

(a)

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

(b) Despite 6.2(a) for properties over 0.8 ha the minimum lot size is 4 ha.

(c) Despite 6.2(b) 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 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 must not exceed 33% of the area of the lot

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
7.62 m	7.62 m	2.13 m	4.57 m

(b) Despite the setback requirements in the above table, the minimum setback for a kennel use is 150.0 m from any lot line that is adjacent to a lot zoned for residential *(Bylaw 3177, 2025).*

6.7 LANDSCAPING

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

6.8 FENCING

Fencing must comply 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.

6.11 ACCESSORY BUILDINGS

All accessory buildings must 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.

SECTION 7 | RESIDENTIAL 3 (R-3)

(Bylaw 3104, 2024)

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 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 Section 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	Min Lot Width	Min Lot Depth
690 sq. m	18.4 m	27.4 m

(b) Despite 7.2(a) for properties over 0.8 ha the minimum lot size is 4 ha.

7.3 MAXIMUM HEIGHT

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
7.62 m	7.62 m	2.13 m	4.57 m

(b) Despite the setback requirements in the above table, the minimum setback for a kennel use is 150.0 m from any lot line that is adjacent to a lot zoned for residential use *(Bylaw 3177, 2025).*

7.7 LANDSCAPING

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

7.8 FENCING

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

7.9 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 useable 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 must 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.

SECTION 8 | RESIDENTIAL 4 (R-4)

(Bylaw 3104, 2024)

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 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;

(f) home occupation, subject to Section 4.18;

(g) multi-unit flex unit, subject to Section 4.39;

(h) secondary suite, subject to Section 4.5; and

(i) short-term rental accommodation, subject to Section 4.46.

8.2 MINIMUM LOT SIZE

Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth
690 sq m	18.4 m	27.4 m

8.3 MAXIMUM HEIGHT

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

8.4 MAXIMUM LOT COVERAGE

(a) The lot coverage for a single-unit or two-unit dwelling shall not exceed 33% of the lot area.

(b) 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.

(c) 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-4 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 usable 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 shall be provided in accordance 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.

SECTION 9| RESIDENTIAL 5 (R-5)

(Bylaw 3104, 2024)

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 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;

(f) home occupation, subject to Section 4.18;

(g) multi-unit flex unit, subject to Section 4.39;

(h) secondary suite, subject to Section 4.5; and

(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 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 Unit 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) he 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 sqm 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-5 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 useable 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 the requirements of 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.

SECTION 10 | MULTIPLE UNIT RESIDENTIAL 1 (RM-1)

(Revised: Bylaw 2235, 2012)

The intent of this zone is to accommodate low density multi-unit development.

10.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) two-unit dwellings; *(Bylaw 2512, 2016)*

(b) townhouse dwelling;

(c) community care facility;

(d) assisted living facility;

(e) child care facility;

(f) child care facility, residential and; *(Bylaw 2434, 2016)*

(g) home occupation, office subject to Section 4.18;

(h) short-term rental accommodation, subject to provisions of Section 4.46 *(Bylaw 2695, 2019);*

The following accessory uses and no others are permitted:

(i) accessory uses.

10.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
1600 sq. m	32 m	50 m

10.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
10.68 m	4.58 m

10.4 MAXIMUM LOT COVERAGE

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

10.5 MAXIMUM FLOOR AREA RATIO

The maximum floor area ratio is 0.6. *(Bylaw 3085, 2024)*

10.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	9.15 m	4.57 m	7.62 m

10.7 MINIMUM PRIVATE USEABLE OPEN SPACE

(Bylaw 2412, 2016)

For townhouse development, a patio, deck, or balcony shall be provided for the use of the residents of the dwelling unit and shall have an area of at least 10% of the gross floor area of the dwelling unit.

10.8 FENCING

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

10.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

10.10 ACCESSORY BUILDINGS

Accessory buildings shall comply with Section 4.4 of this Bylaw, except for clause 4.4 (f).

10.11 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.

SECTION 11 | MULTIPLE UNIT RESIDENTIAL 2 (RM-2)

(Revised: Bylaw 2235, 2012)

The intent of this zone is to accommodate medium density multi-unit development.

11.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) two-unit dwelling, subject to Section 11.13 *(Bylaw 2666, 2019)*

(b) townhouse dwelling, subject to Section 11.13; *(Bylaw 2666, 2019)*

(c) apartment dwelling, subject to 11.12; *(Bylaw 2666, 2019)*

(d) child-care facility;

(j) child-care facility, residential and *(Bylaw 2434, 2016)*

(e) home occupation, office subject to Section 4.18;

(f) short-term rental accommodation, subject to provisions of Section 4.46 *(Bylaw 2695, 2019);*

The following accessory uses and no others are permitted:

(g) accessory uses.

11.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
2400 sq. m	40 m	60 m

11.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
10.68 m	4.58 m

11.4 MAXIMUM LOT COVERAGE

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

11.5 MAXIMUM FLOOR AREA RATIO

(a) The maximum floor area ratio is 0.8 *(Bylaw 3085, 2024)*

(b) despite section 11.5 (a) the maximum floor area ratio, on the parcels legally described as LOT 5 BLOCK L NORTH EAST 1/4 OF SECTION 3 TOWNSHIP 50 PLAN 9053 PID: 009-792-244 & LOT 6 BLOCK L NORTH EAST 1/4 OF SECTION 3 TOWNSHIP 50 PLAN 9053 PID: 009-792-252 is 0.3.

(c) despite section 11.5(a) and (b), the maximum floor area ratio for the properties legally

described as LOT 5 BLOCK L NORTH EAST 1/4 OF SECTION 3 TOWNSHIP 50 PLAN 9053 PID: 009-792-244 & LOT 6 BLOCK L NORTH EAST 1/4 OF SECTION 3 TOWNSHIP 50 PLAN 9053 PID: 009-792-252, may be increased to 1.0, provided the following conditions are met *(Bylaw 2980, 2023*):

(i) 15% of all residential floor area is secured as affordable rental housing in perpetuity through a Housing Agreement under Section 483 of the Local Government Act.

(ii) 10% of the residential floor area is secured as market rental housing in perpetuity through a Housing Agreement under Section 483 of the Local Government Act.

(d) Despite sections 11.3 and 11.5 (a) the maximum floor area ratio may be increased to a maximum of 0.95, the minimum rear setback may be reduced to 4.57 metres and the maximum height of a principal building may be increased by 1 metre provided the following conditions are met *(Bylaw 3107, 2024):*

(i) all residential units permitted up to the maximum bonus density of 0.95 are secured as market rental housing and a minimum of 0.15 additional floor area above the maximum bonused density is provided and secured as affordable rental in perpetuity through a Housing Agreement under Section 483 of the Local Government Act. Units provided as affordable rental housing must meet the minimum unit size stipulated in the BC Housing Design Guidelines for the respective unit type; or

(ii) a minimum of 0.15 additional floor area above the maximum bonused density is provided and secured as affordable rental housing in perpetuity, through a Housing Agreement under Section 483 of the Local Government Act and sold to a not-for-profit housing provider at 20% below market rate. Units provided as affordable rental housing must meet the minimum unit size stipulated in the BC Housing Design Guidelines for the respective unit type.

(iii) Section 11.5 (c) is not applicable for properties located in a Controlled Densification Area identified in Schedule D-2 Flood Hazard Controlled Densification Areas of District of Squamish Official Community Plan Bylaw No. 2500, 2017.

11.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	9.15 m	4.57 m	7.62 m

(a) Notwithstanding Section 11.6(a), no principal building shall be located within 3.35 metres of a front lot line for Lot A, Blocks 18 and 19, D.L. 515 and 833, Plan LMP19480.

11.7 MINIMUM PRIVATE USEABLE OPEN SPACE *(Bylaw 2412, 2016)*

For townhouse development, an equivalent of at least 10% of the gross floor area of the dwelling unit shall be provided in the form of a patio, unenclosed deck, or unenclosed balcony for the use of the residents of the dwelling unit.

11.8 FENCING

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

11.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

11.10 ACCESSORY BUILDINGS

Accessory buildings shall comply with Section 4.4 of this Bylaw, except for clause 4.4 (f).

11.11 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.

11.12 APARTMENT DWELLINGS

Apartment dwellings shall only be permitted in accordance with the following:

(a) 13 apartment dwelling units are permitted on Lot 13, Except Lot A (See 21788L) and Except Lot B (Reference Plan 7063) District Lot 4261 Plan 6451.

(b) 40 apartment dwelling units are permitted on Lot 1 Block Q District Lot 4261 Plan 11984.

(c) The average size of the residential rental tenure units in 11.12(a) and 11.12(b) shall not be less than 76.18 m^2.

11.13 RESIDENTIAL RENTAL TENURE

(a) Two-unit and townhouse dwelling use on Lot 2, Except Part in Amended Lot A (Explanatory Plan 2793) District Lot 4261 Plan 6451; PID: 010-893-857, identified in Figure 11.13(a); is restricted to residential rental tenure for a minimum of 9 of any two-unit or townhouse dwelling units unless there are less than 9 townhouse or apartment dwelling units, in which case all units are restricted to residential rental tenure.



Figure 11.13(a)

(b) Two-unit, townhouse and apartment dwelling use on Lot 13, Except Lot A (See 21788L) and Except Lot B (Reference Plan 7063) District Lot 4261 Plan 6451; PID: 010-900-951; is restricted to residential rental tenure for a minimum of 13 of any two-unit, townhouse or apartment dwelling units unless there are less than 13 two-unit, townhouse or apartment dwelling, in which case all units are restricted to residential rental tenure.

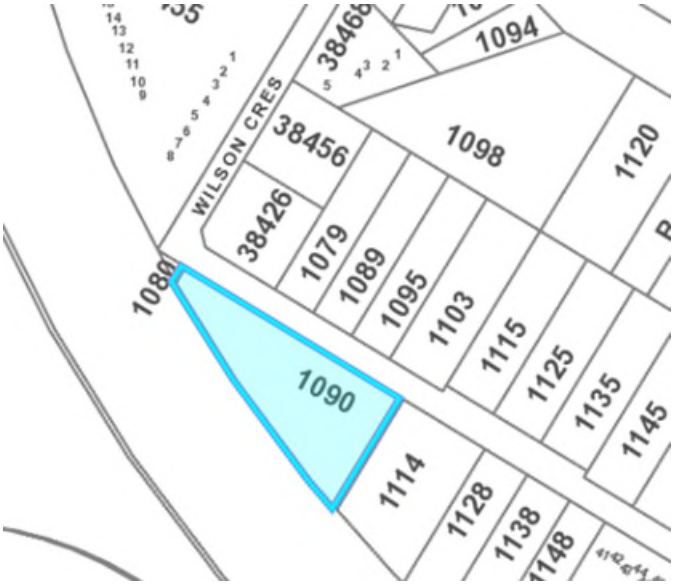


Figure 11.13(b)

(c) Two-unit, townhouse and apartment dwelling use on Lot 1 Block Q District Lot 4261 Plan 11984; PID: 008-976-503; is restricted to residential rental tenure for a minimum of 40 of any two-unit, townhouse or apartment dwelling units unless there are less than 40 two-unit, townhouse or apartment dwelling units, in which case all units are restricted to residential rental tenure.



Figure 11.13(c)

(d) Two-unit and townhouse dwelling use on Lot A Block B Section 11 Township 50 Plan 12130; PID: 008-952-493, identified in Figure 11.13(d); is restricted to residential rental tenure for a minimum of 6 of any two-unit or townhouse dwelling units unless there are less than 6 townhouse or apartment dwelling units, in which case all units are restricted to residential rental tenure.

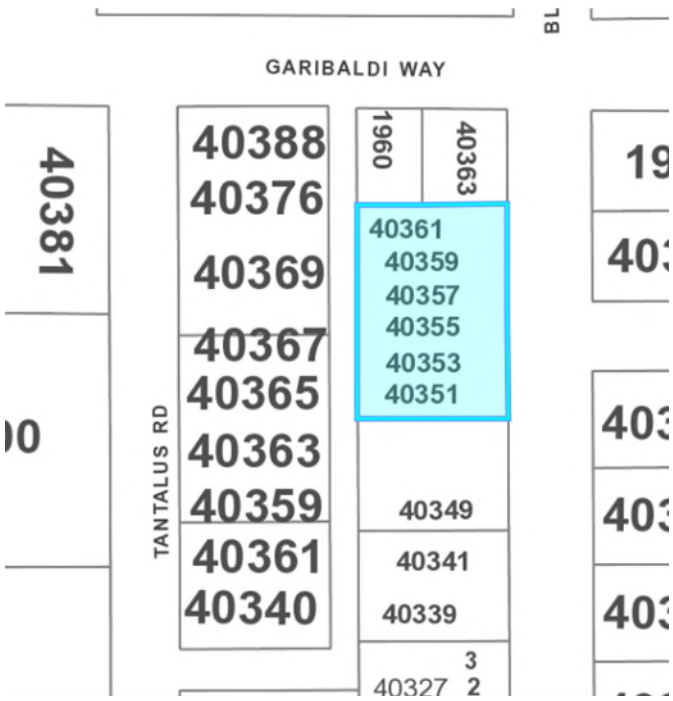


Figure 11.13(d)

(e) Two-unit and townhouse dwelling use on Lot C Block 4 District Lot 833 Plan 14293; PID: 007-872-518, identified in Figure 11.13(e); is restricted to residential rental tenure for a minimum of 8 of any two-unit or townhouse dwelling units

unless there are less than 8 townhouse or apartment dwelling units, in which case all units are restricted to residential rental tenure.



Figure 11.13(e)

(f) Two-unit and townhouse dwelling use on Lot D Block 4 District Lot 833 Plan 14293; PID: 007-872-526, identified in Figure 11.13(f); is restricted to residential rental tenure for a minimum of 6 of any two-unit or townhouse dwelling units unless there are less than 6 townhouse or apartment dwelling units, in which case all units are restricted to residential rental tenure.



Figure 11.13(f)

(g) Two-unit and townhouse dwelling use on Lot E Block 4 District Lot 833 Plan 14293; PID: 007-872-542, identified in Figure 11.13(g); is restricted to residential rental tenure for a minimum of 8 of any two-unit or townhouse dwelling units unless there are less than 8 townhouse or apartment dwelling units, in which case all units are restricted to residential rental tenure.



Figure 11.13(g)

(h) The average size of the residential rental tenure units in 11.13(a), 11.13(b), 11.13(c), 11.13(d), 11.13(e), 11.13(f) and 11.13(g) shall not be less than 76.18 m².

SECTION 12 | MULTIPLE UNIT RESIDENTIAL 3 (RM-3)

(Revised: Bylaw 2235, 2012)

The intent of this zone is to accommodate apartment development.

12.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) apartment dwelling, subject to Section 12.12; *(Bylaw 2666, 2019)*

(b) child-care facility;

(c) child-care facility, residential and; *(Bylaw 2434, 2016)*

(d) home occupation, office subject to Section 4.18;

(e) short-term rental accommodation, subject to provisions of Section 4.46 *(Bylaw 2695, 2019);*

(f) neighbourhood commercial, subject to Section 12.13 *(Bylaw 3001, 2023)*

The following accessory uses and no others are permitted:

(g) accessory uses.

12.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
3000 sq m	46 m	60 m

12.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
15 m	4.58 m

12.4 MAXIMUM LOT COVERAGE

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

12.5 MAXIMUM FLOOR AREA RATIO

(a) The maximum floor area ratio is 1.0 *(Bylaw 3085, 2024)*

(b) Despite 12.5(a) the maximum floor area ratio for the property legally described as STRATA LOT 1 to STRATA LOT 96 DISTRICT LOT 833 STRATA PLAN VR. 2549 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 and commonly known as the Westway Apartments, identified in Figure 12-1 may be increased to 1.5, provided the following conditions are met: *(Bylaw 3001, 2023)*

(i) 10% of all residential floor area is secured as affordable rental housing in perpetuity through a Housing Agreement under Section 483 of the Local Government Act.

(ii) 10% of all residential floor area is secured as market rental housing in perpetuity through a Housing Agreement under Section 483 of the Local Government Act.

(c) Despite sections 12.3 and 12.5 (a) the maximum floor area ratio may be increased to a maximum of 1.15 and the maximum height of a principal building may be increased to 18 metres or 5 storeys, whichever is less, provided either of the following conditions are met: *(Bylaw 3107, 2024)*

(i) All residential units permitted up to the maximum bonus density of 1.15 are secured as market rental housing and a minimum of 0.15 additional floor area above the maximum bonused density is provided and secured as affordable rental in perpetuity through a Housing Agreement under Section 483 of the Local Government Act. Units provided as affordable rental housing must meet the minimum unit size stipulated in the BC Housing Design Guidelines for the respective unit type; or

(ii) a minimum of 0.15 additional floor area above the maximum bonused density is provided and secured as affordable rental housing in perpetuity, through a Housing Agreement under Section 483 of the Local Government Act and sold to a not-for-profit housing provider at 20% below market rate. Units provided as affordable rental housing must meet the minimum unit size stipulated in the BC Housing Design Guidelines for the respective unit type.

(iii) Section 12.5 (c) is not applicable for properties located in a Controlled Densification Area identified in Schedule D-2 Flood Hazard Controlled Densification Areas of District of Squamish Official Community Plan Bylaw No. 2500, 2017.

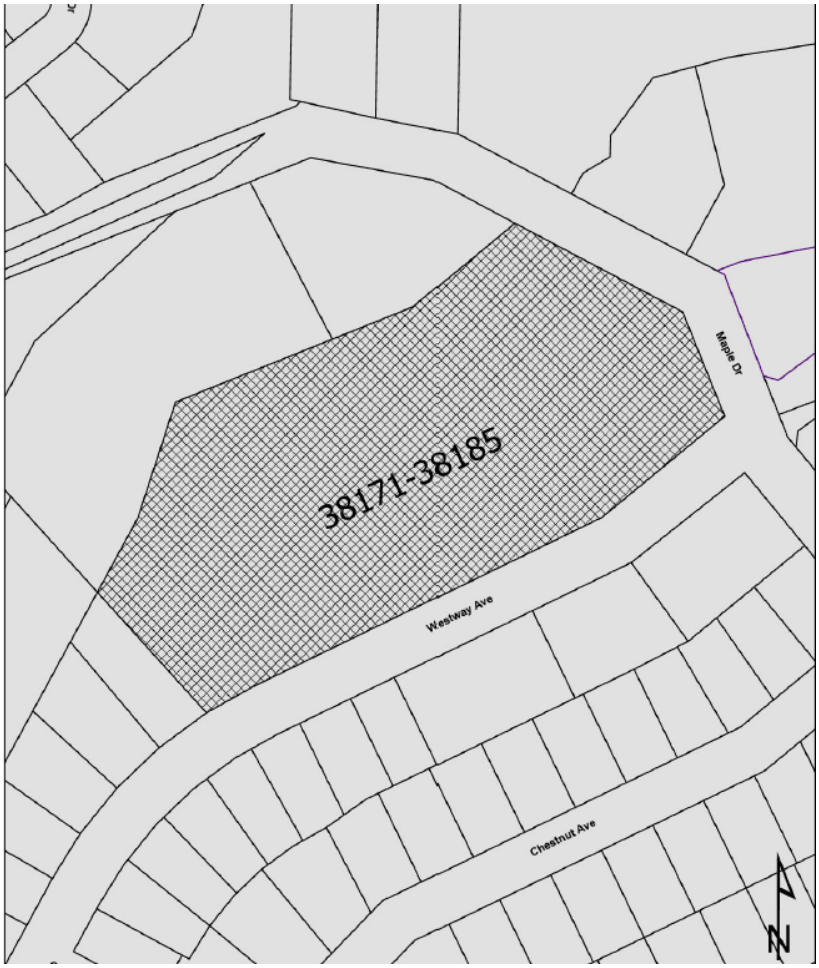


Figure 12-1 Property commonly known as the Westway Apartments

12.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	9.15 m	4.57 m	7.62 m

12.7 MINIMUM PRIVATE USEABLE OPEN SPACE *(BYLAW 2412, 2016)*

(a) For apartment development, an equivalent of at least 10% of the gross floor area of the dwelling unit shall be provided in the form of a patio, unenclosed deck, or unenclosed balcony for the use of the residents of the dwelling unit.

12.8 FENCING

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

12.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

12.10 ACCESSORY BUILDINGS

Accessory buildings shall comply with Section 4.4 of this Bylaw, except for clause 4.4 (f).

12.11 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.

12.12 RESIDENTIAL RENTAL TENURE

(a) Apartment dwelling use on Block 1 District Lot 4261 Plan 6451; PID: 002-986-485; is restricted to residential rental tenure for a minimum of 77 of any apartment dwelling units unless there are less than 77 townhouse or apartment dwelling units, in which case all units are restricted to residential rental tenure.



Figure 12.12(a)

(b) Apartment dwelling use on Lot 17 Block F Section 11 Township 50 Plan 11930; PID:004-684-389, identified in Figure 12.12(b); is restricted to residential rental tenure for a minimum of 32 of any apartment dwelling units unless there are less than 32 townhouse or apartment dwelling units, in which case all units are restricted to residential rental tenure.

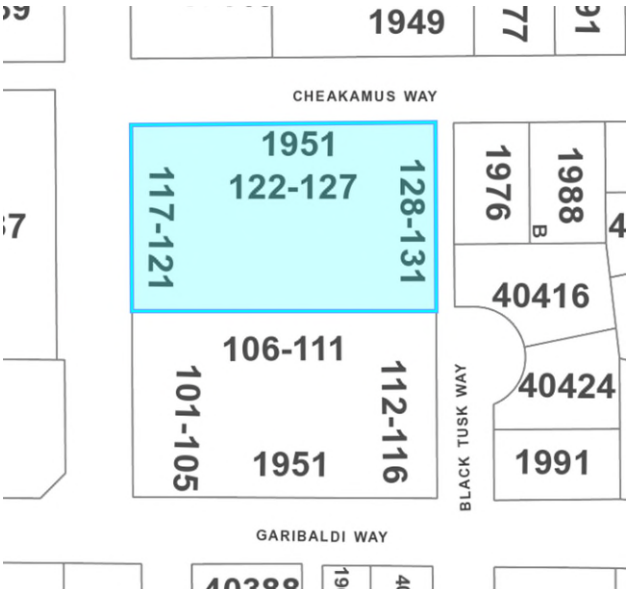


Figure 12.12(b);

(c) Apartment dwelling use on Lot 18 Block F Section 11 Township 50 Plan 11930; PID: 004-684-379, identified in Figure 12.12(c); is restricted to residential rental tenure for a minimum of 32 of any apartment dwelling units unless there are less than 32 townhouse or apartment dwelling units, in which case all units are restricted to residential rental tenure.

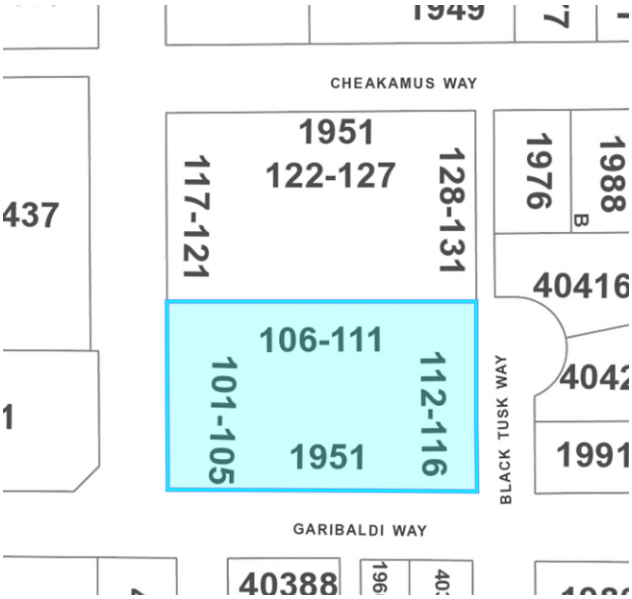


Figure 12.12(c);

(d) The average size of the residential rental tenure units in 12.12(a), 12.12(b) and 12.12(c) shall not be less than 76.18 m².

12.13 NEIGHBOURHOOD COMMERCIAL CONDITIONS OF USE

Neighbourhood Commercial is a permitted use on the property legally described as STRATA LOT 1 to STRATA LOT 96 DISTRICT LOT 833 STRATA PLAN VR. 2549 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 and commonly known as the Westway Apartments, identified in Figure 12-1.

SECTION 12A | MIXED MULTIPLE UNIT RESIDENTIAL 4 (RM-4)

The intent of this zone is to provide for a mix of housing forms in a comprehensively planned neighbourhood. *(Bylaw 2614, 2018)*

12.1A DEFINITIONS

COTTAGE DWELLING UNIT means a single detached residential dwelling unit that does not exceed a maximum gross floor area of 140 m2, and does not exceed a maximum height of 6.0 meters for a pitched roof or height of 4.5 meters for a flat roof, and does not contain any habitable space above the first storey.

12A.2 PERMITTED USES

The following principal uses and no others are permitted:

(a) cottage dwelling units, provided such units do not to exceed a maximum of 20% of total site units overall;
(b) fourplex dwelling;
(c) multi-unit flex unit, subject to 4.39;
(d) townhouse dwelling;
(e) two unit dwelling;
(f) within the portion of Parcel A as outlined on Schedule B, cottage dwelling units only are permitted;
(g) short-term rental accommodation, subject to provisions of Section 4.46 *(Bylaw 2695, 2019);*

The following accessory uses and no others are permitted:

(a) accessory uses;
(b) childcare facility, residential;
(c) home occupation, office, subject to 4.18;
(d) home occupation, residential, subject to 4.18

12A.3 DEVELOPMENT REGULATIONS

The development regulations listed in the following table apply to the lots indicated on Schedule "A" as parcels A, B, C and D:

RM-4 Zone - Development Regulations		
Maximum units	Total permitted dwelling units in RM-4 zone as shown on Schedule "A"	310 units

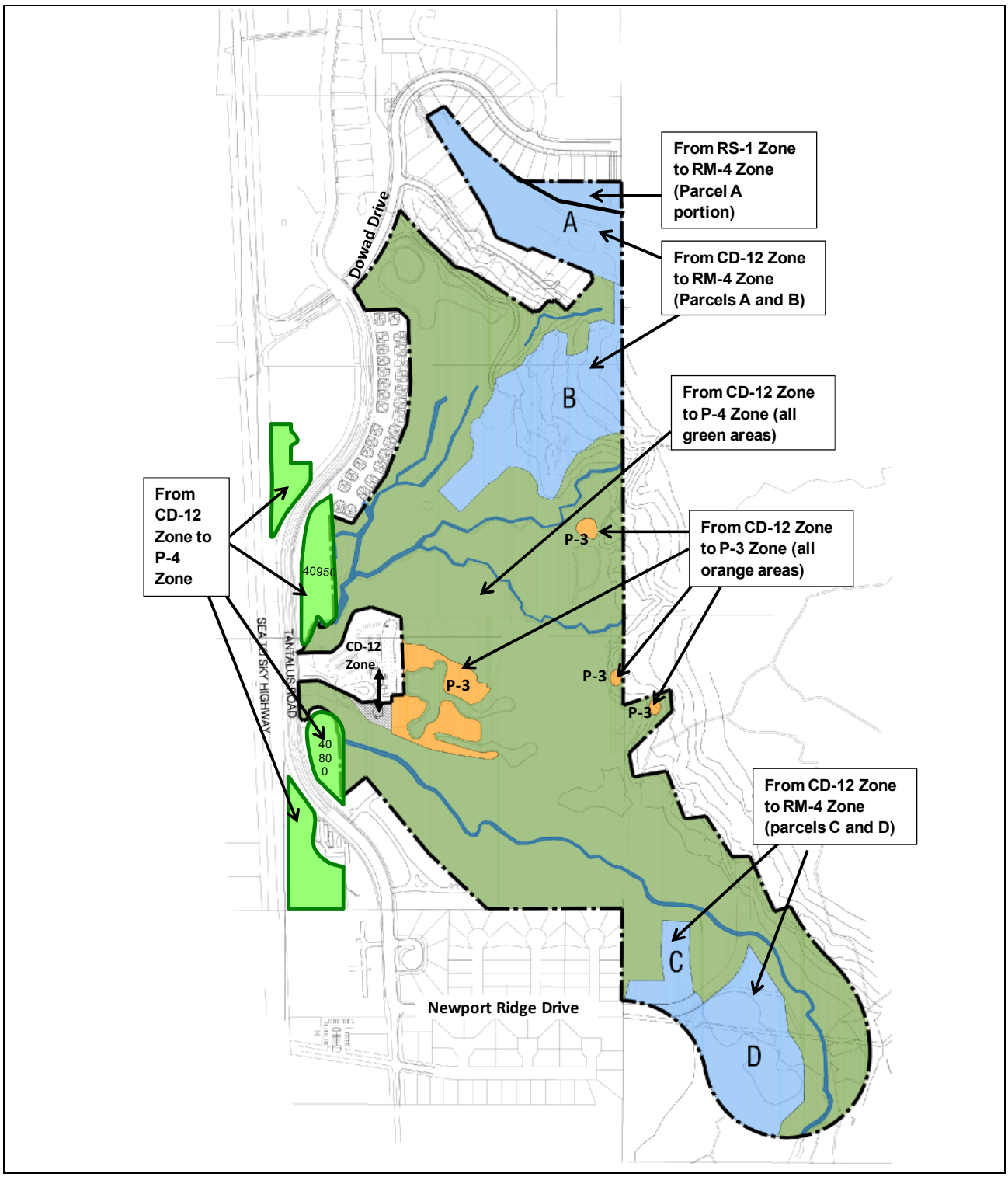
RM-4 Zone - Development Regulations		
Density	Maximum floor area ratio (FAR)	0.60 FAR except 0.45 FAR in Parcel A – Cottage Sub Zone
Maximum building height	Principal buildings	10.68m except: (a) 9.0m adjacent to any residential (RS) zoned parcels; and (b) 6.0m for any cottage dwelling unit with a pitched roof or 4.5 metres for any cottage dwelling unit with a flat roof.
	Accessory buildings	4.5m or as permitted by Development Permit
Cottage unit limitations	No habitable space is permitted above the first storey in cottage dwelling units.	
Maximum lot coverage	40%, except 30% in Parcel A – Cottage Sub Zone	
Principal building setbacks	6.0m from any exterior lot line of the strata parcel *(Bylaw 3103, 2024)*	
Minimum Open Space Requirements	In the RM-4 zone: (a) Private useable open space shall be provided with an area of at least 10% of the gross floor area of the dwelling unit; and (b) Common useable open space shall be provided of at least 4 square metres per dwelling unit, and may be located on P-3 zoned lands within the overall development site.	
Off-Street Parking and Loading	Off-street parking and loading spaces shall be provided in accordance with Section 41 and Section 42 of this Bylaw respectively, except that: (a) Cottage units shall provide 1.75 spaces/unit; (b) Townhouse units shall provide 2 spaces per unit, except affordable housing units which shall be provided in accordance with bylaw standards;	

RM-4 Zone - Development Regulations	
	(c) Up to 25% of total required parking may be provided as surface parking and may serve one or more dwelling units; and (d) Up to 15% of total required parking may be small car spaces.
Accessory Buildings	Notwithstanding Section 4.4 of this Bylaw, the number, size and siting of accessory buildings shall be as permitted by Development Permit.
Subdivision Requirements	Lots created through subdivision in this zone shall conform to the following minimum standards: (a) Minimum Lot Area: 1,500 square metres

SCHEDULE "A" to

District of Squamish Zoning Bylaw No. 2200, 2011,

AMENDMENT BYLAW (GARIBALDI SPRINGS) NO. 2614, 2018



SCHEDULE "B" to

District of Squamish Zoning Bylaw No. 2200, 2011,

AMENDMENT BYLAW (GARIBALDI SPRINGS) NO. 2614, 2018



SECTION 12C | MULTIPLE UNIT RESIDENTIAL 5 (RM-5)

The intent of this zone is to accommodate low rise apartment development and neighbourhood commercial. *(Bylaw 2742, 2020)*

12C.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) apartment dwelling, subject to Section 12C.7(b); and,

(b) neighbourhood commercial, subject to 12C.8.;

The following accessory uses and no others are permitted:

(c) accessory uses.

12C.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
1 ha.	100 m	100 m

12C.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
8 m	4.58 m

12C.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 25% of the area of the lot.

12C.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

(c) For apartment dwellings and neighbourhood commercial:

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

12C.6 BUILDING PER LOT

No more than one principal building shall be located on a lot.

12C.7 MAXIMUM FLOOR AREA RATIO

(a) The maximum floor area ratio is 0.2. *(Bylaw 3085, 2024)*

(b) The maximum density for apartment dwellings is 12 units per hectare.

12C.8 NEIGHBOURHOOD COMMERCIAL CONDITIONS OF USE

A neighbourhood commercial use cannot occur on the same parcel as an apartment dwelling use.

12C.9 MINIMUM PRIVATE USEABLE OPEN SPACE

(a) For apartment development, an equivalent of at least 10% of the gross floor area of the dwelling unit shall be provided in the form of a patio, unenclosed deck, or unenclosed balcony for the use of the residents of the dwelling unit.

12C.10 FENCING

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

12C.11 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

12C.12 OFF-STREET LOADING

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

12C.13 ACCESSORY BUILDINGS

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

SECTION 13 | RESIDENTIAL MOBILE HOME PARK (RMH-1)

The intent of this zone is to accommodate mobile home park development.

13.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) mobile home park;

(b) child care facility; and

(c) home occupation, residential, subject to Section 4.18.

(d) short-term rental accommodation, subject to provisions of Section 4.46 *(Bylaw 2695, 2019);*

The following accessory uses and no others are permitted:

(e) accessory mobile home park office;

(f) caretaker unit use subject to Section 4.3; and

(g) accessory uses.

13.2 MINIMUM LOT AREA

No lot shall be created by subdivision that is smaller than 2 hectares.

13.3 MINIMUM AREA FOR MOBILE HOME SPACE

The minimum area for a mobile home space shall be 325 square metres.

13.4 MAXIMUM DENSITY

(a) The maximum density for a mobile home park shall be 20 units/hectare

(b) Notwithstanding 13.4 (a), the maximum density may be increased to 22 units/hectare in the event that an area devoted to common recreational facilities or common useable open space amounting to a total of not less than 10 percent of the mobile home park lot area is provided. *(Bylaw 2412, 2016)*

(c) Despite 13.4(a) and (b), the maximum density for the parcel legally described as PARCEL A BLOCK M NORTH EAST 1/4 SECTION 3 TOWNSHIP 50 NEW WESTMINSTER DISTRICT PLAN 9053, PID: 029-226-490 shall be 22 units/hectare. *(Bylaw 3176, 2025)*

13.5 MAXIMUM HEIGHT

Principal Building	Accessory Building
7.62 m	4.58 m

13.6 MAXIMUM LOT COVERAGE

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

13.7 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

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

(a) Despite the rear setback in the table in 13.7, the rear setback for PARCEL A BLOCK M NORTH EAST 1/4 SECTION 3 TOWNSHIP 50 NEW WESTMINSTER DISTRICT PLAN 9053, PID: 029-226-490 shall be 5.00 m. *(Bylaw 3176, 2025)*

13.8 FENCING

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

13.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

13.10 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.

13.11 ACCESSORY BUILDINGS

Accessory buildings must comply with Section 4.4 of this bylaw.

SECTION 14 | RESIDENTIAL MODULAR HOME (RMH-2)

The intent of this zone is to accommodate single-unit dwelling and modular homes, on municipal water and sewer.

14.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) single-unit dwelling, excluding a mobile home;

(b) modular home;

(c) child care facility, residential; and

(d) home occupation, residential subject to Section 4.18.

(e) short-term rental accommodation, subject to provisions of Section 4.46 *(Bylaw 2695, 2019);*

The following accessory uses and no others are permitted:

(f) accessory uses.

14.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
557.6 sq m	18.36 m	27.4 m

14.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
9 m	4.58 m

14.4 MAXIMUM LOT COVERAGE

The lot coverage for a single-unit or modular dwelling shall not exceed 33% of the area of the lot

14.5 MAXIMUM FLOOR SPACE RATIO

(a) The Maximum Floor Area Ratio for any use that does not contain a Secondary Suite or Accessory Dwelling Unit is 0.3

(b) Despite s. 14.5(a), if the Dwelling Unit includes a Secondary Suite or Accessory dwelling Unit, the Maximum Floor Area Ratio is 0.5.

14.6 BUILDING PER LOT

Except as otherwise permitted through Section 4.2, no more than one principal building shall be located on a lot.

14.7 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
6.09 m	3.05 m	1.5 m	3.05 m

14.8 FENCING

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

14.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

14.10 ACCESSORY BUILDINGS

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

14.11 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.

SECTION 15 | RURAL RESIDENTIAL 1 (RL-1)

The intent of this zone is to accommodate rural residential development and accessory uses.

15.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) agriculture;

(b) single-unit dwelling, excluding a mobile home;

(c) two-unit dwelling;

(d) child care facility, residential;

(e) home occupation, residential subject to Section 4.18;

(f) horse stable; and *(Bylaw 2235, 2012)*

(g) kennel, subject to Section 15.5(b).

(h) pet daycare *(Bylaw 2303, 2013)*

(i) short-term rental accommodation, subject to provisions of Section 4.46 *(Bylaw 2695, 2019);*

The following accessory uses and no others are permitted:

(j) accessory uses, including accessory retail, subject to Section 15.10. *(Bylaw 2235, 2012)*

15.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
0.8 ha	45.36 m	150 m

15.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
10.68 m	4.58 m

15.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 25% of the area of the lot.

15.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	9.15 m	7.62 m	7.62 m

(a) Notwithstanding the interior side setback requirements in the above table, for lots that are less than 0.8 ha the interior side setback shall be 1.5 metres;

(b) Despite the setback requirements in the above table, the minimum setback for a kennel use is 150.0 m from any lot line that is adjacent to a lot zoned for residential use *(Bylaw 3177, 2025).*

15.6 BUILDING PER LOT

No more than one principal building shall be located on a lot. *(Bylaw 2303, 2013)*

15.7 FENCING

Fencing shall be provided in accordance with Section 4.6 of this bylaw.
Notwithstanding Section 4.6 (c), barbed wire fencing to a maximum height of 3.05 metres, shall be permitted.

15.8 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

15.9 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of this bylaw. *(Bylaw 2824, 2021)*

15.10 ACCESSORY RETAIL

Accessory retail shall be limited to the selling of agricultural produce and products grown on the lot or another lot operated as part of the same operation not to exceed an area of 92.9 sq. m.

15.11 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.

15.12 MAXIMUM GROSS FLOOR AREA *(Bylaw 2824, 2021)*

Principal Dwelling
500 m^2

SECTION 16 | RURAL RESIDENTIAL 2 (RL-2)

The intent of this zone is to accommodate rural residential development and accessory uses.

16.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) agriculture;

(b) single-unit dwelling, excluding a mobile home;

(c) two-unit dwelling;

(d) child care facility, residential;

(e) home occupation, residential subject to Section 4.18 and Section 16.12;

(f) horse stable; and *(Bylaw 2235, 2012)*

(g) kennel, subject to Section 16.5 (b).

(h) pet daycare *(Bylaw 2303, 2013)*

(i) short-term rental accommodation, subject to provisions of Section 4.46 *(Bylaw 2695, 2019);*

The following accessory uses and no others are permitted:

(j) accessory residential unit, subject to Section 16.10;

(k) accessory small-scale manufacturing, subject to Section 16.11;

(l) accessory uses; and

(m) accessory retail, subject to Section 16.12.

16.2 MINIMUM LOT AREA

Min Lot Area
4.0 ha

16.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
10.68 m	4.58 m

16.4 MAXIMUM GROSS FLOOR AREA *(BYLAW 2824, 2021)*

Principal Dwelling
500 m²

16.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	9.15 m	15.2 m	7.62 m

(a) Notwithstanding the interior side setback requirements in the above table, for lots that are less than 0.8 ha (2 acres) the interior side setback shall be 1.5 metres;

(b) Despite the setback requirements in the above table, the minimum setback for a kennel use is 150.0 m from any lot line that is adjacent to a lot zoned for residential use *(Bylaw 3177, 2025).*

16.6 BUILDINGS PER LOT

No more than one principal building shall be located on a lot.

16.7 FENCING

(a) Fencing shall be provided in accordance with Section 4.6 of this bylaw.

(b) Notwithstanding Section 4.6 (c), barbed wire fencing to a maximum height of 3.05 metres, shall be permitted.

16.8 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

16.9 ACCESSORY BUILDINGS *(BYLAW 2824, 2021)*

(a) All accessory buildings shall comply with the requirements of Section 4.4 of this bylaw;

(b) For lots 2.0235 ha or larger, no accessory building shall be located within 7.62 metres of the front property line.

16.10 ACCESSORY RESIDENTIAL UNIT

Repealed bylaw 2824, 2021

16.11 SMALL-SCALE MANUFACTURING

(a) Small-scale manufacturing is only permitted on lots 2.035 hectares or larger.

(b) Home occupation, residential, where it includes manufacturing, shall only be permitted on lots 2.035 hectares or larger.

16.12 ACCESSORY RETAIL

Accessory retail shall be limited to the selling of agricultural produce and products grown on the lot or another lot operated as part of the same operation not to exceed an area of 92.9 sq. m.

SECTION 16A | AGRICULTURE 1 (AGRI-1)

(Bylaw 3054, 2024)

The intent of this zone is to protect the agricultural integrity of land within the Agricultural Land Reserve and to permit agricultural activities consistent with the provisions of the *Agricultural Land Commission Act* and *Agricultural Land Reserve Use Regulation*.

16A.1 PERMITTED USES

The use of land, buildings and structures is subject to the *Agricultural Land Commission Act* and the *Agricultural Land Reserve Use Regulation*, and restricted to the following principal uses:

(a) agriculture;

(b) aquaculture;

(c) single unit dwelling;

The following accessory uses and no others are permitted:

(d) uses accessory to agriculture, including but not limited to:

(i) agritourism, subject to Section 16A.11;

(ii) farm alcohol production facility, subject to Section 16A.12;

(iii) farm cannabis processing facility, subject to Section 16A.13;

(iv) farm product processing facility, subject to Section 16A.14;

(v) farm product retail sales, subject to Section 16A.15;

(vi) gathering for an event, subject to Section 16A.16;

(vii) horse stable;

(viii) indoor riding arena;

(e) uses accessory to residential:

(i) home occupation, residential, subject to Section 4.18; and,

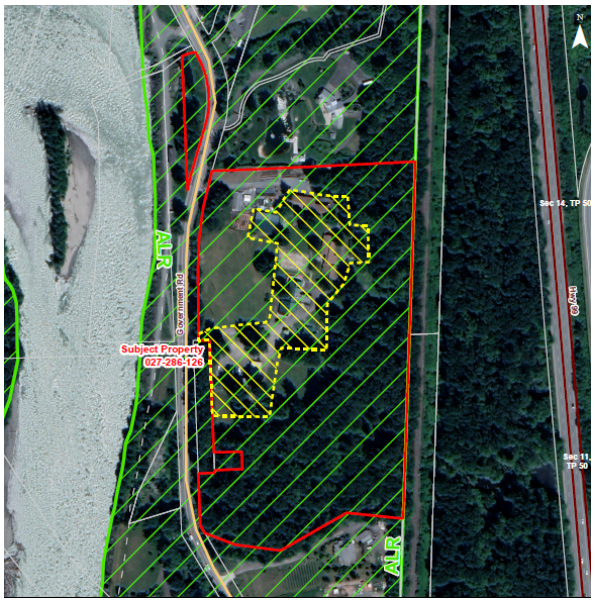
(ii) kennel;

(f) site specific uses, in accordance with Table 16A.1:

Location	Site Specific Permitted Uses and Conditions
Lot B Sections 11 and 14 Township 50 New Westminster District Plan BCP33428 PID: 027-286-126 Civic: 41015 Government Road	The following non-farm uses are restricted to the portion of the lot cross-hatched in Figure 16A.1: overnight seasonal camps; retreats for teachers and administrators; meetings accessory to the camp's activities; outdoor

	education program; and, industrial kitchen for catering camps; all in accordance with Agricultural Land Commission approval. (Per ALC File 63442 Resolution #408/2023)

Figure 16A. 1



Permitted Non-Farm Uses location map for 41015 Government Road

16A.2 MINIMUM LOT AREA

The minimum lot area is 40.0 ha.

16A.3 MAXIMUM HEIGHT

Agriculture	Single unit dwelling
15.0 M	10.0 M

16A.4 MAXIMUM LOT COVERAGE

(a) Maximum lot coverage is 35% of the area of the lot for all agricultural use buildings and structures.

(b) Despite Sections 4.4(j) and 16A.4(a), the maximum lot coverage for greenhouses is 75% of the area of the lot.

(c) Despite Section 16A.4(a), the total combined maximum lot coverage for all of the following uses is 10% of the area of the lot:

(i) farm alcohol production facility;

(ii) farm cannabis processing facility;

(iii) farm product processing facility; and,

(iv) farm product retail sales;

(d) Maximum lot coverage is 25% of the area of the lot or 2000.0 m^2, whichever is less, for all residential and accessory residential use buildings, structures, and improvements, including but not limited to a single unit dwelling, accessory dwelling unit, garages, driveways, and sheds.

16A.5 MAXIMUM GROSS FLOOR AREA

(a) Maximum gross floor area for a single unit dwelling is 410.0 m^2.

(b) Despite Section 16A.5(a), if a single unit dwelling contains a secondary suite, the maximum gross floor area is 500.0 m^2.

(c) Total maximum gross floor area for all accessory residential use buildings and structures on a lot is 90.0 m^2.

16A.6 SETBACKS

(a) Minimum setbacks for buildings and structures are as follows:

Exterior lot line setback (abutting a road)	Interior lot line setback (abutting a lot)
6.0 m	6.0 m

(b) Maximum setback for any residential or accessory residential use building or structure from an exterior lot line to the rear face of the building or structure is 50.0 m.

(c) Despite the setback requirements in 16A.6(a), the minimum setback for a kennel use is 150.0 m from any lot line that is adjacent to a lot zoned for residential use *(Bylaw 3177, 2025)*

(d) Riparian protection setbacks from watercourses for agricultural buildings and structures are as follows:

Type of Watercourse	Type of Agricultural Building or Structure			
	Category 1	Category 2	Category 3	Category 4
	Confined Livestock Area with more than 10 animal units; Feeding locations within a Seasonal Feeding Area; On-ground or mobile bins used for seasonal feeding;	Permanent storage structure for Agricultural By-products; Chemical, compost and wood residue Storage; Confined Livestock Area with fewer than 10 animal units; Incinerator;	Brooder House or Hatchery; Fur Farming Shed; Livestock Barn; Livestock Shelter; Milking Facility; Stable;	Alcohol Production Facility; Boiler Room; Cold Frame Structure; Crop Storage Structure; Detention Pond;

	Temporary Field Storage greater than 2 weeks; Outdoor agricultural composting piles; Medical Marijuana Production Facilities.	Mushroom Barn; On-Farm Soil-less Medium Production and Storage; Silo; Petroleum Storage; Temporary field storage with less than 2 weeks storage time, on-ground, under-pen storage.	Auction – temporary animal holding – no feeding.	Direct Farm Marketing Buildings; Granary; Greenhouse; Impermeable Surfaces; Machine Storage Buildings; On-Farm Processing; On-Farm Product Preparation; Retention Pond.
Stream	30.0 m	15.0 m	15.0 m	15.0 m
Ditch	30.0 m	15.0 m	5.0 m	5.0 m
Editorial Note: For definitions of the agricultural uses listed in this table, refer to the Ministry of Agriculture and Food's *Guide for Bylaw Development in Farming Areas*.				

16A.7 BUILDINGS PER LOT

(a) No more than one single unit dwelling is permitted per lot.
(b) No more than one secondary suite is permitted per lot.
(c) No more than one accessory dwelling unit is permitted per lot.

16A.8 FENCING

(a) Fencing shall be provided in accordance with Section 4.6 of this Bylaw.
(b) Despite Section 4.6(c), barbed wire fencing to a maximum height of 3.0 m shall be permitted.

16A.9 OFF-STREET PARKING

Off-street parking shall be provided in accordance with Section 41 of this Bylaw.

16A.10 ACCESSORY RESIDENTIAL USE BUILDINGS AND STRUCTURES

All accessory residential use buildings and structures shall comply with the requirements of Section 4.4 of this Bylaw.

16A.11 AGRITOURISM CONDITIONS OF USE

(a) An agritourism use shall only be permitted if conducted:
    (i) on a lot within the Agricultural Land Reserve;
    (ii) in accordance with the *Agricultural Land Reserve Use Regulation*; and,
    (iii) on a lot classified as a farm under the *Assessment Act*.

(b) An agritourism use must not include any permanent facilities, such as, but not limited to commercial kitchen facilities or asphalt parking areas.

(c) An agritourism use must not include overnight accommodations.

(d) Parking for an agritourism use must not be permanent and must not interfere with the productivity of the agricultural land.

16A.12 FARM ALCOHOL PRODUCTION FACILITY CONDITIONS OF USE

(a) A farm alcohol production facility use shall only be permitted if conducted:
    (i) on a lot within the Agricultural Land Reserve;
    (ii) in accordance with the *Agricultural Land Reserve Use Regulation*;
    (iii) on a lot classified as a farm under the *Assessment Act*; and,
    (iv) where licensed by the Province of British Columbia.

(b) Farm alcohol production facility and ancillary use floor area shall not exceed the following maximums:

Use	Maximum Area
1) Farm alcohol production facility	1,000.0 m^2
2) Indoor or outdoor areas for alcohol product sampling or retail sales	125.0 m^2
3) Indoor food and beverage service lounge	125.0 m^2
4) Outdoor food and beverage service lounge	125.0 m^2
5) Food preparation and storage areas supporting service lounges	An additional area equal to 20% of the area provided under 3) and 4).
6) Areas under a special event area or picnic area endorsement issued under the *Liquor Control and Licensing Act*	Permitted outdoors or within areas constructed for activities in 2), 3) and 4). Dedicated permanent facilities are not permitted.

(c) Where located on the same lot, the cumulative size of all farm product retail sales area and alcohol product retail sales area shall not exceed 300.0 m^2.

(d) Despite 16A.12(c), if 100% of the farm products, including alcohol products, are produced on a lot where the retail sales are occurring, there is no gross floor area limit for retail sales areas.

(e) Special event areas and picnic areas shall not include installation of permanent facilities or hard surfaces, such as asphalt, concrete, or gravel.

16A.13 FARM CANNABIS PROCESSING FACILITY CONDITIONS OF USE

(a) A farm cannabis processing facility use shall only be permitted if conducted:
    (i) on a lot within the Agricultural Land Reserve;
    (ii) in accordance with the *Agricultural Land Reserve Use Regulation*, any other applicable laws, and only with all required federal and provincial government licences, permits, and approvals; and,
    (iii) on a lot classified as a farm under the *Assessment Act* and undertaking cannabis production as an agriculture use.
(b) Maximum gross floor area for a farm cannabis processing facility is 2,000.0 m^2 or 5% of the lot area, whichever is less.
(c) Minimum setback for a farm cannabis processing facility from all parcel lines is 100.0 m.

16A.14 FARM PRODUCT PROCESSING FACILITY CONDITIONS OF USE

(a) A farm product processing facility use shall only be permitted if conducted:
    (i) on a lot within the Agricultural Land Reserve;
    (ii) in accordance with the *Agricultural Land Reserve Use Regulation*; and,
    (iii) on a lot classified as a farm under the *Assessment Act*.

16A.15 FARM PRODUCT RETAIL SALES CONDITIONS OF USE

(a) A farm product retail sales use shall only be permitted if conducted:
    (i) in accordance with the *Agricultural Land Reserve Use Regulation*; and,
    (ii) on a lot classified as a farm under the *Assessment Act.*
(b) Maximum gross floor area for a farm product retail sales area is 300.0 m^2, including both indoor and outdoor sales and display areas.
(c) At least 50% of the total retail sales area must be used for the sale of farm products produced either on that agricultural land or by an association to which the owner of the agricultural land belongs.
(d) Despite 16A.15(b), if 100% of the farm products are produced on a lot where the retail sales are occurring, there is no gross floor area limit for retail sales and display areas.

16A.16 GATHERING FOR AN EVENT CONDITIONS OF USE

(a) Gathering for an event use shall only be permitted if conducted:
    (i) on a lot within the Agricultural Land Reserve;
    (ii) in accordance with the *Agricultural Land Reserve Use Regulation*; and,
    (iii) on a lot classified as a farm under the *Assessment Act.*
(b) Gathering for an event use must not include any permanent facilities, such as, but not limited to, commercial kitchen facilities or asphalt parking areas. Parking for a gathering for an event use must not be permanent and must not interfere with the productivity of the agricultural land.

SECTION 16B | AGRICULTURE 3 (AGRI-3)

The intent of this zone is to accommodate agricultural development, in areas subject to high flood hazard on rural lands. *(Bylaw 2721, 2020)*

16B.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) agriculture;

(b) single-unit dwelling, excluding a mobile home, subject to 16B.5;

(c) home occupation, residential subject to Section 4.18;

(d) horse stable;

(e) indoor riding arena;

(f) kennel, subject to Section 16B.5(b); and

(g) pet daycare *(Bylaw 2303, 2013)*

The following accessory uses and no others are permitted:

(h) accessory dwelling unit, subject to Section 16B.9

(i) accessory uses, including accessory retail, subject to Section 16B.10.

16B.2 MINIMUM LOT AREA

Min Lot Area
40 ha

16B.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
12.2 m	15 m

16B.4 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

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

(a) Notwithstanding the interior side setback requirements in the above table, for lots that are less than 0.8 ha the interior side setback shall be 1.5 metres;

(b) Minimum setback for kennel use is 150.0 metres from any lot line that is adjacent to a lot zoned for residential use. *(Bylaw 3103, 2024)*

16B.5 SINGLE-UNIT DWELLING CONDITIONS OF USE

(a) No more than one single-unit dwelling shall be located on a lot.

(b) A single unit dwelling shall only be permitted on a lot that is 40 ha or larger in area.
(c) The gross floor area of a single unit dwelling shall not exceed 500 $m^{2.}$
(d) Despite Section 16B.5(b), one single unit dwelling is permitted on the parcels legally described as:
    i. Parcel Identifier: 027-762-599
    LOT 1 SECTION 22 TOWNSHIP 50 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP1446
    ii. 1050 Depot Road, Squamish, BC
    Parcel Identifier: 007-317-247
    Legal: LOT 1 NORTH WEST ¼ OF SECTION 15 TOWNSHIP 50 PLAN 17047
    1000 Laramee Road, Squamish, BC
    iii. Parcel Identifier: 007-317-263
    Legal: LOT 2 NORTH WEST ¼ OF SECTION 15 TOWNSHIP 50 PLAN 17047
    1050 Laramee Road, Squamish, BC

    Provided that the exception set out in in this Section 16B.5(d) applies only to the three parcels as listed above and not any parcels that may be created if any of such parcels are subdivided.

16B.6 FENCING

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

Notwithstanding Section 4.6 (c), barbed wire fencing to a maximum height of 3.05 metres, shall be permitted.

16B.7 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

16B.8 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 (a), 4.4(b)(ii), 4.4(h) and 4.4 (i) of this bylaw;

16B.9 ACCESSORY DWELLING UNIT CONDITIONS OF USE

(a) All accessory buildings shall comply with the requirements of Section 4.38 of this bylaw.

(b) Despite Sections 4.38(c), 4.38(d) and 16B.9(a), the maximum gross floor area of an accessory dwelling unit in the AGRI-3 zone shall be 140 m2, except where located above a garage, the gross floor area of the entire structure shall not exceed 280 m^2 and the maximum habitable area shall not exceed 140 m^2.

(c) Despite Section 4.38(f) and 16B.9(a), an accessory dwelling unit in the AGRI-3 zone shall not exceed 12.2m.

16A.10 ACCESSORY RETAIL

(a) Accessory retail shall be limited to the selling of agricultural produce and products grown on the lot or another lot operated as part of the same agricultural use and is not to exceed an area of 92.9 square meters.

(b) Despite Section 16B.10(a), the accessory retail sale of feed not produced on site is permitted in the AGRI-3 zone.

SECTION 16C | AGRICULTURE 4 (AGRI-4)

(Bylaw 3104, 2024)

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

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

SECTION 17 | NEIGHBOURHOOD CIVIC (P-1)

The intent of this zone is to accommodate public and civic uses at a scale designed to serve a residential neighbourhood.

17.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) assembly;

(b) assisted living residence;

(c) child care facility;

(d) community care facility;

(e) café and coffee shop *(Bylaw 3215, 2025)* and;

(f) convenience store *(Bylaw 3215, 2025)*

The following accessory uses and no others are permitted:

(g) accessory dwelling unit subject to Section 4.3; and

(h) accessory uses.

17.2 MAXIMUM HEIGHT

Principal Building	Accessory Building
10.67 m	4.58 m

17.3 MAXIMUM LOT COVERAGE

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

17.4 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	9.15 m	3.05 m	7.62 m

17.5 FENCING

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

17.6 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

17.7 ACCESSORY BUILDINGS

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

SECTION 18 | ASSEMBLY DISTRICT (P-2)

The intent of this zone is to provide essential servicing to the District and accommodate government, administrative, recreational, cultural and other related services and facilities which serve the entire District.

18.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) ambulance station;

(b) assembly;

(c) cemeteries;

(d) child care facility;

(e) community activity centre;

(f) fire halls;

(g) group camp;

(h) health centres and clinics;

(i) hospitals;

(j) kennel;

(k) library and museum;

(l) municipal, provincial and federal government offices;

(m) police station;

(n) post office;

(o) public service;

(p) schools;

(q) works yard and;

(r) community college and universities.

(s) neighbourhood commercial *(Bylaw 3018, 2023)*

The following accessory uses and no others are permitted:

(t) caretaker dwelling subject to Section 4.3; and

(u) accessory uses.

18.2 MAXIMUM HEIGHT

Principal Building	Accessory Building
10.68 m	4.58 m

18.3 MAXIMUM LOT COVERAGE

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

18.4 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	9.15 m	3.05 m	7.62 m

18.5 FENCING

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

18.6 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

18.7 ACCESSORY BUILDINGS

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

SECTION 19 | PARK, RECREATIONAL, AND INSTITUTIONAL USE (P-3)

The intent of this zone is to accommodate the use of public land to serve the educational, park and recreational needs of the District.

19.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) assembly;

(b) campground;

(c) child care facility;

(d) community college and universities;

(e) golf courses; and

(f) parks and playgrounds.

(g) community and event storage. *(Bylaw 2303, 2013)*

(h) recreational facilities. *(Bylaw 2433, 2016)*

(i) agriculture, only permitted on Parcel G shown in Schedule A as attached by *Bylaw 2306, 2013*

The following accessory uses and no others are permitted:

(j) accessory recreational facilities;

(k) caretaker dwelling subject to Section 4.3; and

(l) accessory uses.

19.2 MAXIMUM HEIGHT

Principal Building	Accessory Building
10.68 m	4.58 m

19.3 MAXIMUM LOT COVERAGE

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

19.4 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	9.15 m	3.05 m	7.62 m

19.5 FENCING

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

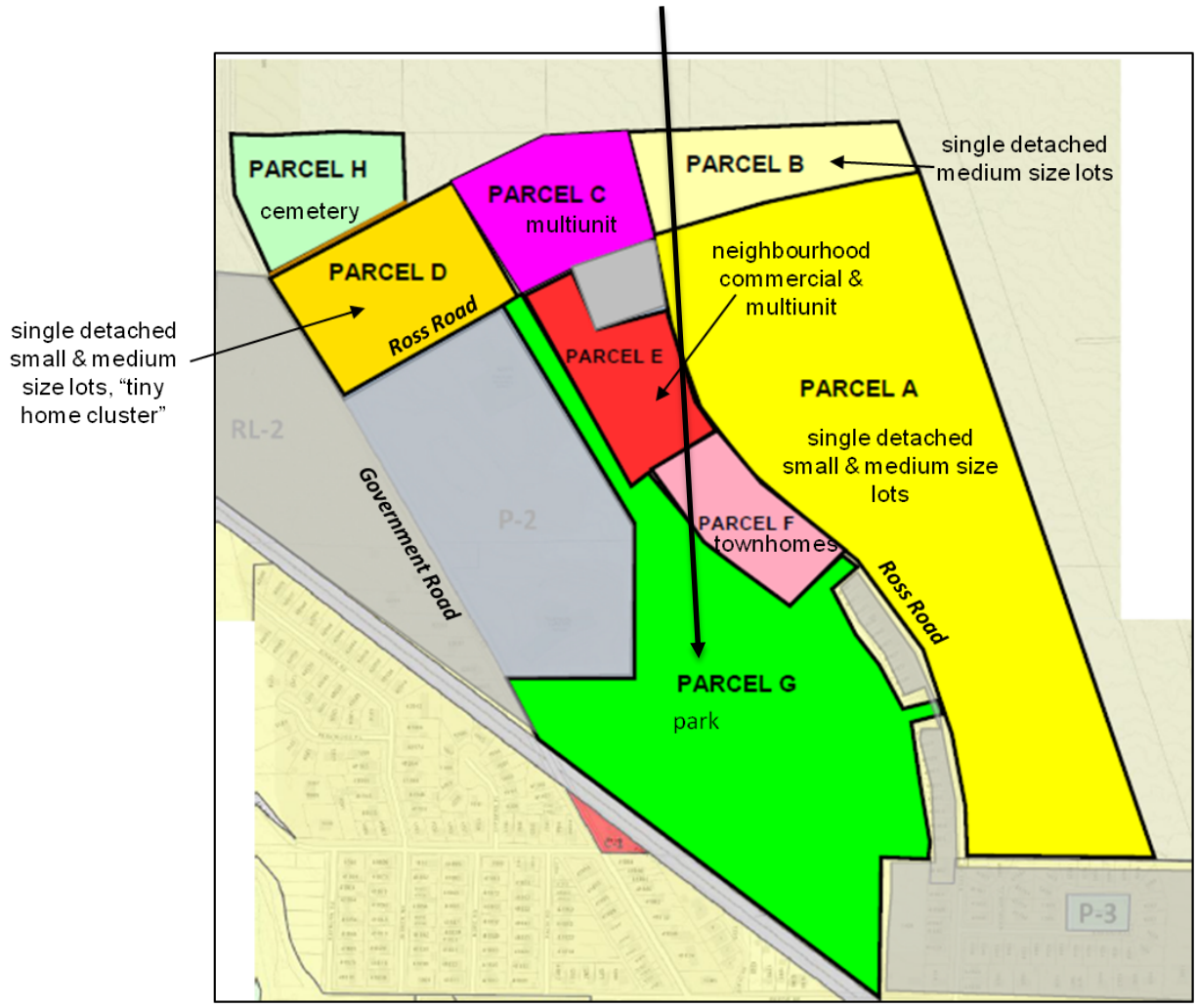
19.6 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

19.7 ACCESSORY BUILDINGS

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

Schedule "A" to "District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Cheekeye Fan CD-82) No. 2306, 2013" showing Parcel G where agriculture use is permitted under the P-3 zone.



SECTION 19A | ECOLOGICAL RESERVE (P-4)

The intent of this zone is to protect and enhance land and water areas with high ecological value and to provide for limited public access and use.

(Bylaw 2620, 2018)

19A.1 PERMITTED USES

The following principal uses and no others are permitted in the P-4 zone:

(a) habitat protection, management and enhancement

(b) marine park *(Bylaw 2771, 2020)*

The following accessory uses and no others are permitted:

(a) trails

(b) educational and interpretive signage and displays

SECTION 19B | NEIGHBOURHOOD PARK AND SCHOOL (P-5)

The intent of this zone is to accommodate the use of land to serve the educational, park and outdoor space needs of neighbourhoods.

(Bylaw 2620, 2018)

19B.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) parks and playgrounds;

(b) school;

(c) agriculture.

The following accessory uses and no others are permitted:

(a) accessory uses.

19B.2 MAXIMUM HEIGHT

Principal Building	Accessory Building
10.68 m	4.58 m

19B.3 MAXIMUM LOT COVERAGE

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

19B.4 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	9.15 m	3.05 m	7.62 m

19B.5 FENCING

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

19B.6 OFF STREET PARKING

Off street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

19B.7 ACCESSORY BUILDINGS

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

SECTION 19C | GROUNDWATER PROTECTION (P-6)

The intent of this zone is to long term protection of the community water system.

(Bylaw 2620, 2018)

19C.1 PERMITTED USES

The following principal uses and no others are permitted in the P-6 zone:

(a) drinking water supply related facilities;

(b) parks;

(c) forestry, excluding log sort operations.

The following accessory uses and no others are permitted:

(a) trails

(b) educational and interpretive signage and displays

SECTION 20 | UNIVERSITY CAMPUS – 1 (UC-1)

The intent of this zone is to accommodate educational, social, recreational, and commercial uses typically associated with an educational campus. *(Bylaw 2720, 2020)*

20.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) university;

(b) student & faculty housing;

(c) neighbourhood commercial;

(d) liquor primary establishment;

(e) business and professional office, major;

(f) child care facility *(Bylaw 3002, 2023)*;

(g) school *(Bylaw 3002, 2023)*;

(h) short-term rental accommodation, subject to provisions of Section 4.46 and 20.7; and *(Bylaw 3002, 2023)*

(i) tourist accommodation subject to Section 20.7. *(Bylaw 3002, 2023)*

The following accessory uses and no others are permitted:

(j) accessory buildings; and

(k) accessory uses.

20.2 MAXIMUM FLOOR SPACE RATIO

(a) repealed by Bylaw 3107, 2024

20.3 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

(a) Front Lot Line Setback: No principal building shall be located within 7.62 metres of a front lot line, except within the University Village Centre, as shown on Figure 20.6 of this Bylaw, where no front lot line setback is required for principal buildings;

(b) Rear Lot Line Setback: No principal building shall be located within 7.62 metres of a rear lot line;

(c) Side Lot Line Setback: No principal building shall be located within 7.62 metres of a side lot line, except within the University Village Centre, as shown on Figure 20.6 of this Bylaw, where no side lot line setback is required for principal buildings;

(d) Exterior Side Lot Line Setback: No principal building shall be located within 7.62 metres of an exterior side lot line, except within the University Village Centre, as shown on Figure 20.6 of this Bylaw, where no exterior side lot line setback is required for principal buildings.

20.4 MAXIMUM HEIGHT

(a) No principal building containing a University Use, Liquor primary establishment, or a Neighbourhood Commercial Use shall exceed a height of 19.81 metres; and

(b) No principal building containing a Student & Faculty Housing Use shall exceed a height of 38.1 metres.

20.5 OFF-STREET PARKING AND LOADING

Off-Street Parking and Loading spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

20.6 NEIGHBOURHOOD COMMERCIAL

For the land within the polygon identified on Figure 20.6, southwest of Village Dr (Helfand Way), prior to any other permitted uses occurring there must be a minimum gross floor area of 696 m2 developed for Neighbourhood Commercial or liquor primary establishment. *(2720, 2020)*



Figure 20.6 – University Village Centre shown in red.

20.7 SHORT-TERM RENTAL ACCOMMODATION & TOURIST ACCOMMODATION – CONDITION OF USE

Short-term rental accommodation and tourist accommodation use in this zone is only permitted between May 2nd and August 31st of each year.

SECTION 21 | UNIVERSITY HOUSING – 1 (UH-1)

The intent of this zone is to accommodate a mix of residential housing types and associated neighbourhood uses on the non-Campus Lands in accordance with the portion of the Official Community Plan entitled "University Sub Area Plan". *(Bylaw 2720, 2020)*

21.1 PERMITTED USES

Special Application: For purposes of this zone, the land that is the subject of the provisions of this zone has been divided into 3 Areas as identified on the attached Figure 21.1.

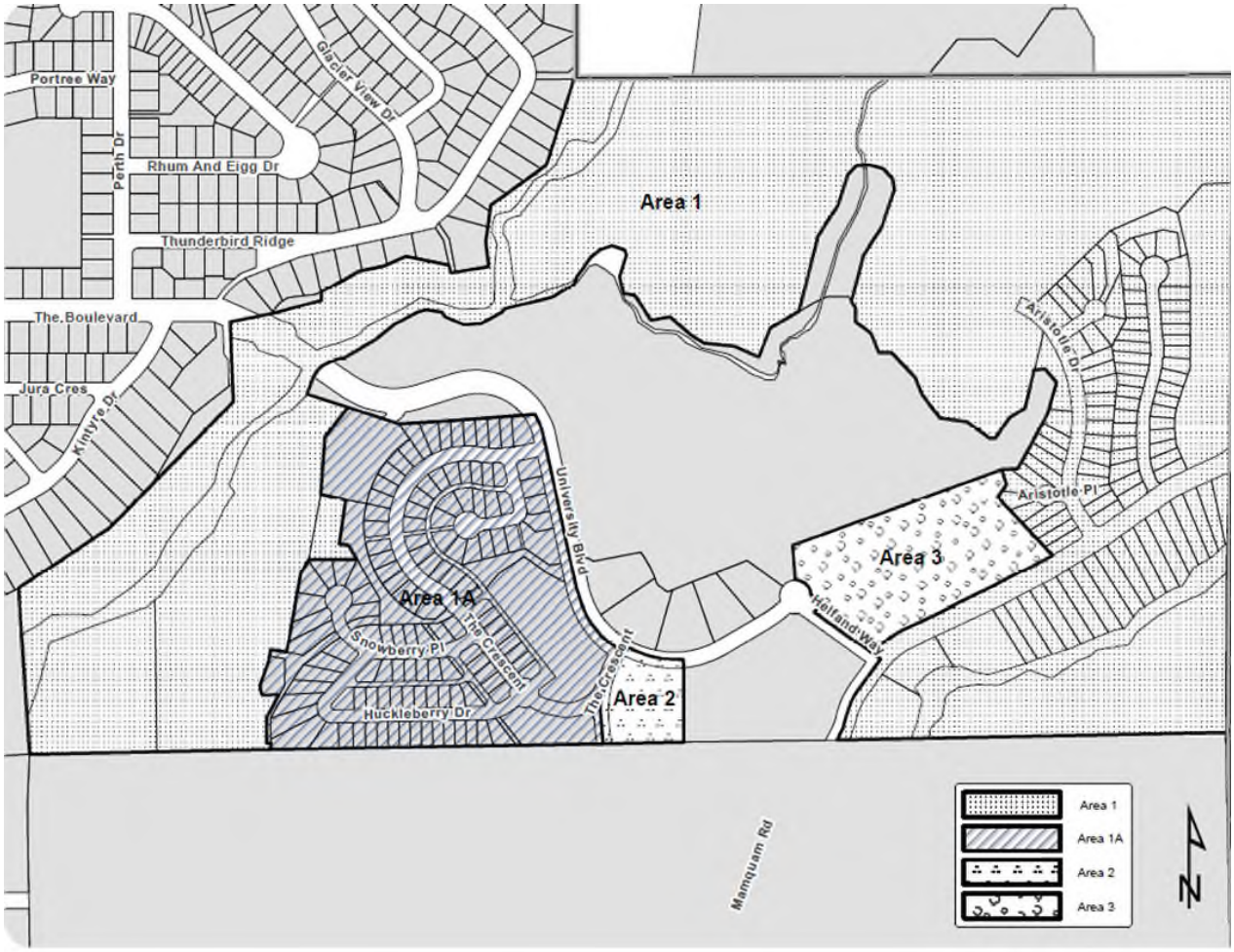


Figure 21.1 – UH-1 Zoning Areas

Area 1/1A

The following principal uses and no others are permitted:

(a) single-unit dwelling, subject to 21.11;

(b) two-unit dwelling, subject to 21.11;

(c) townhouse dwelling;

(d) apartment dwelling;

(e) child care facility;

(f) home occupation, residential and multiple unit subject to Section 4.18;

(g) parks;

(h) schools; and

(i) neighbourhood commercial.

(j) short-term rental accommodation, subject to provisions of Section 4.46 *(Bylaw 2695, 2019);*

The following accessory uses and no others are permitted:

(k) assembly; and

(l) accessory uses.

Area 2

The following principal uses and no others are permitted:

(a) townhouse dwelling;

(b) apartment dwelling;

(c) triplex dwelling, subject to 21.13;

(d) fourplex dwelling, subject to 21.13

(e) home occupation, residential and multiple unit subject to Section 4.18

(f) parks;

(g) schools;

(h) assembly;

(i) assembly;

(j) child care facility; and

(k) neighbourhood commercial

(l) short-term rental accommodation, subject to provisions of Section 4.46 *(Bylaw 2695, 2019);*

The following accessory uses and no others are permitted:

(m)accessory uses.

Area 3

The following principal uses and no others are permitted:

(a) townhouse dwelling, subject to 21.2(k);

(b) apartment dwelling;

(c) triplex dwelling, subject to 21.13;

(d) fourplex dwelling, subject to 21.13;

(e) home occupation, residential and multiple unit subject to Section 4.18;

(f) parks

(g) schools

(h) university;

(i) student and faculty housing;

(j) assembly;

(k) alcohol beverage manufacturing;

(l) child care facility; and

(m) neighbourhood commercial and liquor primary establishment.

(n) short-term rental accommodation, subject to provisions of Section 4.46 *(Bylaw 2695, 2019);*

The following accessory uses and no others are permitted:

(o) accessory uses.

21.2 MAXIMUM DENSITY

(a) The total number of principal dwelling units within the UH-1 zone shall not exceed 960;

(b) The total number of principal dwelling units within Area 1/1A as shown in Figure 21.1 of this zone shall not exceed 453;

(c) The total number of principal dwelling units on the parcel identified in Figure 21.2(a), PID: 027-314-685, known as Parcel A, shall not exceed 25;



Figure 21.2(a) PID: 027-314-685, Parcel A

(d) The total number of principal dwelling units on the parcel identified in Figure 21.2 (b), PID: 026-923-513, known as Lot 12, shall not exceed 1.



Figure 21.2(b) PID: 026-923-513, Lot 12

(e) The maximum density for Townhouse Dwellings in Area 1/1A & 2 as shown on Figure 21.1 shall be 17 units per 0.40 hectares;

(f) The maximum density for Apartment Dwellings in Area 1/1A & 2 as shown on Figure 21.1 shall be 35 units per 0.40 hectares;

(g) The total number of principal dwelling units within Area 2 as shown on Figure 21.1 of this zone shall not exceed 83;

(h) The total number of principal dwelling units with Area 3 as shown on Figure 21.1 shall not exceed 424, subject to 21.3;

(i) The maximum number of Apartment Dwellings in Area 3 as shown on Figure 21.1 shall not exceed 340;

(j) The maximum number of Townhouse Dwellings in Area 3 as shown on Figure 21.1 shall not exceed 30, subject to Section 21.4;

(k) The maximum number of Triplex Dwellings and Fourplex Dwellings in Area 3 as shown on Figure 21.1 shall not exceed 54, subject to Section 21.4.

21.3 RESIDENTIAL RENTAL TENURE

(a) A minimum of 30% of the permitted dwelling units in Area 3 shall be restricted for residential rental tenure. *(Bylaw 3083, 2024)*

(b) A minimum of 30% of the permitted dwelling units of the parcel legally described as LOT 126 DISTRICT LOT 512 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP73434 PID: 030-860-091 shall be restricted for residential rental tenure. *(Bylaw 2981, 2023)*

21.4 TOWNHOUSE, TRIPLEX, FOURPLEX CONDITIONS OF USE

1 Townhouse, Triplex or Fourplex Dwelling is permitted for every 5 Apartment Dwellings constructed in Area 3.

21.5 MINIMUM LOT AREA

The minimum lot size shall be as follows:

(a) For Single-unit Dwellings: 371.6 sq. m

(b) For Two-unit Dwellings: 557.4 sq. m

(c) For Townhouse Dwellings: 4047 sq. m

(d) For Apartment Dwellings: 4047 sq. m

21.6 MINIMUM LOT DIMENSIONS

No lot shall be created by subdivision that has:

(a) For Single-unit Dwellings a lot width less than 13.7 metres and a lot depth less than 27.4 metres;

(b) For Two-unit dwellings a lot width less than 20 metres and a lot depth less than 27.4 metres.

21.7 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

(a) For Single-unit Dwellings and Two-unit Dwellings in Area 1

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

(b) For Single-unit Dwellings and Two-unit Dwellings in Area 1A with rear lane access

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
4.0 m	5.0 m	1.2 m	2.4 m

Notwithstanding 21.7(b) above, the front lot line setback may be reduced to a minimum of 2.5 meters by an unenclosed and uninhabitable area such as a porch or veranda, provided that the said porch or veranda is covered and is an integral part of the building.

(c) For Single-unit Dwellings and Two-unit Dwellings in Area 1A without rear lane access

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
6.0 m	5.0 m	1.8 m	3.0 m

Notwithstanding 21.7(c) above, the front lot line setback may be reduced to a minimum of 4.5 meters by an unenclosed and uninhabitable area such as a porch or veranda, provided that the said porch or veranda is covered and is an integral part of the building.

(d) For Townhouse and Apartment buildings

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

(e) For Neighbourhood Commercial and Apartment Dwellings within the University Village Center identified in Figure 21.11

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
0	0	0	0

(f) For all other principle buildings in Area 1, 1A or 2

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62	7.62	7.62	7.62

21.8 MAXIMUM HEIGHT

(a) For Single-unit and Two-unit Dwellings, no principal building shall exceed a height of 9m.

(b) For Townhouse Dwellings, no principal building shall exceed a height of 10.68m.

(c) For Triplex and Fourplex Dwellings, no principal building shall exceed a height of 10.68m.

(d) For Apartment Dwellings, no principal building shall exceed a height of 38.1m.

(e) In Area 3, no principal building within 40 m of a lot line shared by a lot along Aristotle Dr or Aristotle Pl shall exceed a height of 10.68 m.

21.9 MAXIMUM LOT COVERAGE

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

(b) Despite 21.9(a) the lot coverage for single-unit and two-unit dwellings in Area 1 shall not exceed 52% of the lot area.

(c) Despite 21.9(a) the lot coverage for all uses in Area 1A shall not exceed 52% of the lot.

21.10 OFF- STREET PARKING AND LOADING

Off-Street Parking and Loading spaces shall be provided in accordance with Section 41 of this Bylaw.

21.11 NEIGHBOURHOD COMMERCIAL

For the land within the polygon identified in Figure 21.11, northeast of Village Dr (Helfand Way), prior to any other permitted uses occurring these must be a minimum gross floor area of 2090m^2 developed for neighbourhood commercial or liquor primary establishment.



Figure 21.11 University Village Centre highlighted in red.

21.12 SINGLE UIT AND TWO UNIT DWELLINGS

Within the UH-1 zone, single-unit and two-unit dwellings are only permitted in the areas identified on Figure 21.12:



Figure 21.12. Area where single-unit and two-unit dwellings are permitted

21.13 TRIPLEX AND FOURPLEX DWELLING UNITS

Within the UH-1 zone, the physical arrangements of attached dwelling units within any triplex dwellings and fourplex dwellings must include at least one dwelling unit placed vertically above another.

SECTION 22 | RESOURCE (RE)

The intent of this zone is to accommodate the use and development of land for primary resource activities typically located in the rural portion of the municipality.

22.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) agriculture;

(b) airport;

(c) aquaculture;

(d) child care facility, residential;

(e) log transfer site; *(Bylaw 2771, 2020)*

(f) gravel, rock, and earth removal;

(g) interpretive centre;

(h) kennel;

(i) *repealed by Bylaw 2824, 2021*

(j) telecommunication tower.

(k) horse stable; *(Bylaw 2235, 2012)*

(l) Municipal Solid Waste and Resource Management Facility *(Bylaw 2433, 2016)*

The following accessory uses and no others are permitted:

(m) caretaker dwelling, subject to Section 4.3; and

(n) accessory uses, including accessory retail, subject to Section 22.6.

22.2 MINIMUM LOT AREA

Min Lot Area
8 ha

22.3 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

A single-unit dwelling shall meet the following siting requirements:

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	9.15 m	2.13 m	7.62 m

(a) For lots created prior to the date of adoption of District of Squamish Zoning Bylaw No. 1342, 1995, the exterior side setback shall be 4.57 metres .

(b) All uses, buildings or structures, except for a caretaker dwelling and an caretaker dwelling shall be located at least 152.40 metres from a lot line of an adjacent lot that is zoned for residential uses. *(Bylaw 2824, 2021)*

22.4 FENCING

(a) Fencing shall be provided in accordance with Section 4.6 of this Bylaw;

(b) Notwithstanding Section 4.6(c) of this Bylaw, barbed wire fencing to a maximum height of 3 metres shall be permitted.

22.5 MAXIMUM NUMBER OF BUILDINGS *(BYLAW 2824, 2021)*

Except as otherwise permitted through Section 4.2, no more than one principal building shall be located on a lot.

22.6 ACCESSORY RETAIL

Accessory retail shall be limited to the selling of agricultural produce and products grown on the lot or another lot operated as part of the same operation not to exceed an area of 92.9 square metres.

SECTION 23 | LOCAL COMMERCIAL (C-1)

The intent of this zone is to provide for convenience shopping serving an immediately surrounding neighbourhood(s).

23.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) assembly *(Bylaw 3214, 2025)*

(b) apartment dwelling, subject to Section 4.16 and 23.13 *(Bylaw 2666, 2019)*

(c) arts and culture;

(d) business and professional office, major;

(e) entertainment, subject to Section 4.22;

(f) child care facility;

(g) artisan *(Bylaw 2977, 2023)*

(h) personal service establishments;

(i) restaurant;

(j) retail store; and

(k) post office;

(l) indoor recreation; *(Bylaw 3208, 2025)*

(m) home occupation, office; and

(n) liquor primary establishment. *(Bylaw 2303, 2013)*

(o) short-term rental accommodation, subject to provisions of Section 4.46 *(Bylaw 2695, 2019);*

(p) tourist accommodation *(Bylaw 2695, 2019)*

The following accessory uses and no others are permitted:

(q) accessory residential subject to Section 4.3;

(r) accessory uses; and

(s) accessory retail sales. *(Bylaw 2303, 2013)*

23.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
690 sq m	18.36 m	27.4 m

23.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
15.0 m or four storeys, whichever is less *(Bylaw 3214, 2025)*	4.58 m

23.4 MAXIMUM LOT COVERAGE

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

23.5 MAXIMUM FLOOR AREA RATIO

The maximum floor area ratio is 0.75. *(Bylaw 3085, 2024)*

23.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	7.62 m	1.52 m	4.57 m

23.7 BUILDING PER LOT

Repealed by Bylaw 2824, 2021

23.8 FENCING

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

23.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

23.10 OFF-STREET LOADING

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

23.11 ACCESSORY BUILDINGS

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

23.12 SCREENING

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

23.13 RESIDENTIAL RENTAL TENURE

(a) Apartment dwelling use on Lot 2 Section 14 Township 50 New Westminster District Plan EPP64879; PID: 029-969-883; is restricted to residential rental tenure for a minimum of 9 of any apartment dwelling units unless there are less than 9 apartment dwellings units, in which case all units are restricted to residential rental tenure. *(Bylaw 2666, 2019)*



Figure 23.13(a)

(b) Apartment dwelling use on Lot 7 Blocks A and B Section 11 Township 50 Plan 14270; PID: 007-892-608, identified in Figure 23.13(b); is restricted to residential rental tenure for a minimum of 6 of any apartment dwelling units unless there are less than 6 apartment dwellings units, in which case all units are restricted to residential rental tenure.

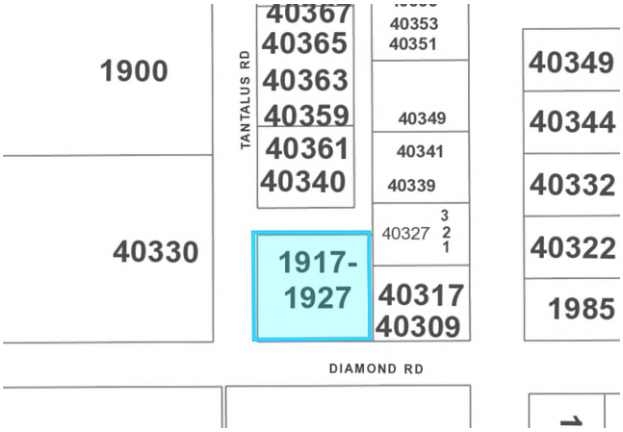


Figure 23.13 (b)

(c) Apartment dwelling use on Lot 42 Blocks 18 and 19 District Lots 515 and 833 Plan 16882 Except Part in Plan LMP19480 and Part Subdivided by Plan BCP39306; PID: 005-285-861, identified in Figure Figure 23.13(c); is restricted to residential rental tenure for a minimum of 8 of any apartment dwelling units unless there are less than 8 apartment dwellings units, in which case all units are restricted to residential rental tenure.



Figure 23.13(c)

(d) The average size of the residential rental tenure units in 23.13 (a), 23.13 (b) and 23.13 (c) shall not be less than 76.18 m².

23.14 EMPLOYMENT SPACE

At least 20% of the total gross floor area of a development on a property shall be used for any principal uses permitted in the C-1 zone excluding apartment dwelling and public parking.
(Bylaw 3214, 2025)

(Bylaw 2303, 2013)

The intent of this zone is to provide for vehicle fueling and/or service stations, including alternative fuels, and distribution of related products. *(Bylaw 2303, 2013)*

24.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) vehicle fueling station *(Bylaw 2303, 2013)*

The following accessory uses and no others are permitted:

(b) accessory convenience store, subject to Section 24.12;
(c) caretaker dwelling unit, subject to Section 4.3; and
(d) accessory uses.

24.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width
929 sq m	30.5 sq m

24.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
10.68 m	4.58 m

24.4 MAXIMUM LOT COVERAGE

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

24.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
9 m	6 m	4.57 m	4.57 m

24.6 FENCING

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

24.7 BUILDING PER LOT

Repealed by Bylaw 2824, 2021

24.8 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41of this Bylaw.

24.9 OFF-STREET LOADING

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

24.10 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw

Notwithstanding Section 4.4(b), a maximum of two accessory buildings or structures shall be permitted.

24.11 SCREENING

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

24.12 ACCESSORY CONVENIENCE STORE

An accessory convenience store shall not exceed 111.5 square metres of gross floor area.

SECTION 25 | TOURIST COMMERCIAL (C-3)

The intent of this zone is to provide for the development of a highway-oriented tourist accommodation use and general tourist uses.

25.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) bus terminal;

(b) campground;

(c) drive-through restaurant, subject to Section 25.14 *(Bylaw 2511, 2016)*

(d) recreational vehicle park;

(e) restaurant;

(f) tourist bureau

(g) arts and culture; and

(h) interpretive area. *(Bylaw 2303, 2013)*

(i) recreational facility, subject to Section 25.11; *(Bylaw 2433, 2016)*

(j) building supply outlet subject to Section 25.12; *(Bylaw 2433, 2016)*

(k) personal service establishment subject to Section 25.12; *(Bylaw 2433, 2016)*

(l) retail sales subject to Section 25.13. *(Bylaw 2433, 2016)*

(m) tourist accommodation *(Bylaw 2695, 2019)*

The following accessory uses and no others are permitted:

(n) caretaker dwelling, subject to Section 4.3;

(o) accessory uses; and

(p) accessory retail sales. *(Bylaw 2303, 2013)*

25.2 MINIMUM LOT AREA AND SIZE

(a) For tourism accommodation uses, no lot shall be created by subdivision that is smaller than:

  (i) 892 square metres with community water and community sewer;

  (ii) 2,020 square metres with community water only;

  (iii) 2,020 square metres with no community water and community sewer.

(b) No lot shall be created by subdivision that has a lot width that is less than 30.5 metres

25.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
10.68 m	4.58 m

25.4 MAXIMUM LOT COVERAGE

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

25.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	9.14 m	3.05 m	7.62 m

25.6 FENCING

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

25.7 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

25.8 OFF-STREET LOADING

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

25.9 ACCESSORY BUILDINGS

(a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw;

(b) Notwithstanding Section 4.4(b), a maximum of two accessory buildings or structures shall be permitted per lot.

25.10 SCREENING

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

25.11 RECREATION FACILITY USE

Recreation facility use shall only be permitted on property legally described as Lot 2, District Lot 4261, Plan 17660 and accreted land, Group 1, New Westminster District. *(Bylaw 2433, 2016)*

25.12 BUILDING SUPPLY AND PERSONAL SERVICE USE

Building supply outlet and personal service establishment uses shall only be permitted on property legally described as S.W. ¼, Sec. 11, TP. 50, Plan 9178. *(Bylaw 2433, 2016)*

25.13 RETAIL SALES

Retail sales use shall only be permitted on property legally described as Rem. 6, Sec. 11, TP 50, Plan 9178*. (Bylaw 2433, 2016)*

25.14 DRIVE-THROUGH RESTAURANT USE

One drive-through restaurant shall be permitted on each of:

(a) Lot F Block B District Lot 486 Plan LMP16865;

(b) Strata Lot 1 Section 11 Township 50 Strata Plan LMS470; and

(c) Lot A Block U District Lot 4261 Plan 21934.

SECTION 26 | DOWNTOWN COMMERCIAL (C-4)

The intent of this zone is to accommodate a variety of shopping, services, entertainment, and tourist activities in the downtown area.

26.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) apartment dwelling, subject to conditions in Section 4.16 and 26.17 *(Bylaw 2666, 2019)*

(b) arts and culture;

(c) business and professional office, major;

(d) child care facility;

(e) drive through restaurant subject to Section 26.11;

(f) entertainment subject to Section 4.22;

(g) *repealed by Bylaw 3208, 2025;*

(h) *repealed by Bylaw 2824, 2021*;

(i) public parking;

(j) personal service establishments;

(k) post office;

(l) restaurant;

(m) retail store;

(n) school;

(o) assembly;

(p) home occupation, office;

(q) liquor primary establishment; and

(r) alcoholic beverage manufacturing. *(Bylaw 2303, 2013)*

(s) pet grooming subject to Section 26.12 *(Bylaw 2434, 2016)*

(t) drive-through facility, subject to Section 26.13 *(Bylaw 2511, 2016)*

(u) short-term rental accommodation, subject to provisions of Section 4.46 *(Bylaw 2695, 2019);*

(v) tourist accommodation *(Bylaw 2695, 2019)*

The following accessory uses and no others are permitted:

(w) accessory uses; and

(x) caretaker dwelling subject to Section 4.3.

26.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
279 sq m	7.62 m	27.4 m

26.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
20 m	4.58 m

26.4 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

(a) Interior Side Lot Line: Where a lot abuts another lot developed with or zoned for Residential use, a 1.52 m minimum interior side setback shall apply to the principal building to all storeys that are adjacent to a residential use storey on the abutting lot. *(Bylaw 3177, 2025)*

(b) Rear Lot Line Setback:

(i) Where a lot abuts another lot developed with or zoned Residential, Civic, or Assembly use, no principal building shall be located within 1.52 metres of the property line that is shared by the lot and the lot adjacent developed with or zoned for Residential, Civic, or Assembly use;

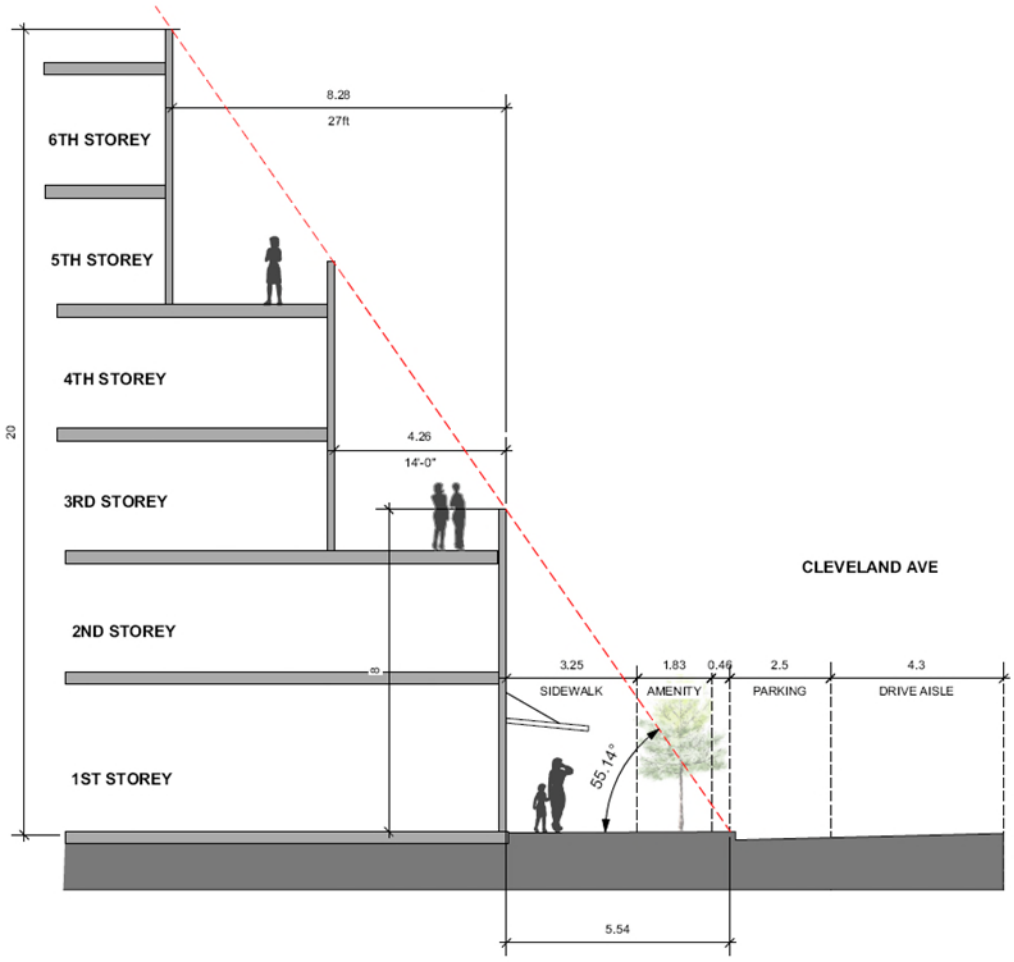
(ii) Where a lot abuts a lane, no principal building shall be located within 3.5 metres of the rear lot line.

(c) Upper Storeys Setback on Cleveland Avenue:

For parcels with frontage on Cleveland Avenue south of Buckley Avenue and north of Main Street, no portion of a building shall project above or beyond a plane formed by an angle of 55 degrees measured from the horizontal and having its vertex located 5.54 m from the Cleveland Avenue lot line, at finished grade. *(Bylaw 2578, 2017)*

(d) Upper Storeys Setback on Bailey Street:

For parcels with frontage on both Cleveland Avenue and Bailey Street, no portion of a building shall project above or beyond a plane formed by an angle of 55 degrees measured from the horizontal and having its vertex located 5.54 m from the Bailey Street lot line, at finished grade*. (Bylaw 2607, 2018)*



Example of Upper Storeys Setback.

26.5 MAXIMUM FLOOR AREA RATIO

(a) Despite section 26.16, for parcels with frontage on Cleveland Avenue south of Buckley Avenue and north of Main Street, the maximum Floor Area Ratio (FAR) permitted shall depend on the percentage amount of employment space, as detailed in Table 26.5. *(Bylaw 3085, 2024)*

Table 26.5 Maximum Floor Area Ratio

Lot Size	Employment Space	Maximum Floor Area Ratio
<560m^2	25%	2.00
	30%	2.25
	100%	3.00
Between 560m^2 and 1860m^2	25%	1.75
	30%	2.00
	100%	2.75
>1860m^2	25%	1.50
	30%	1.75
	100%	2.50

(b) A Maximum Floor Area Ratio of 0.5 applies to the lands described as LOT 8 BLOCK R DISTRICT LOT 4261 PLAN 18750 PID: 007-081-871 identified in Figure 26.5(a);

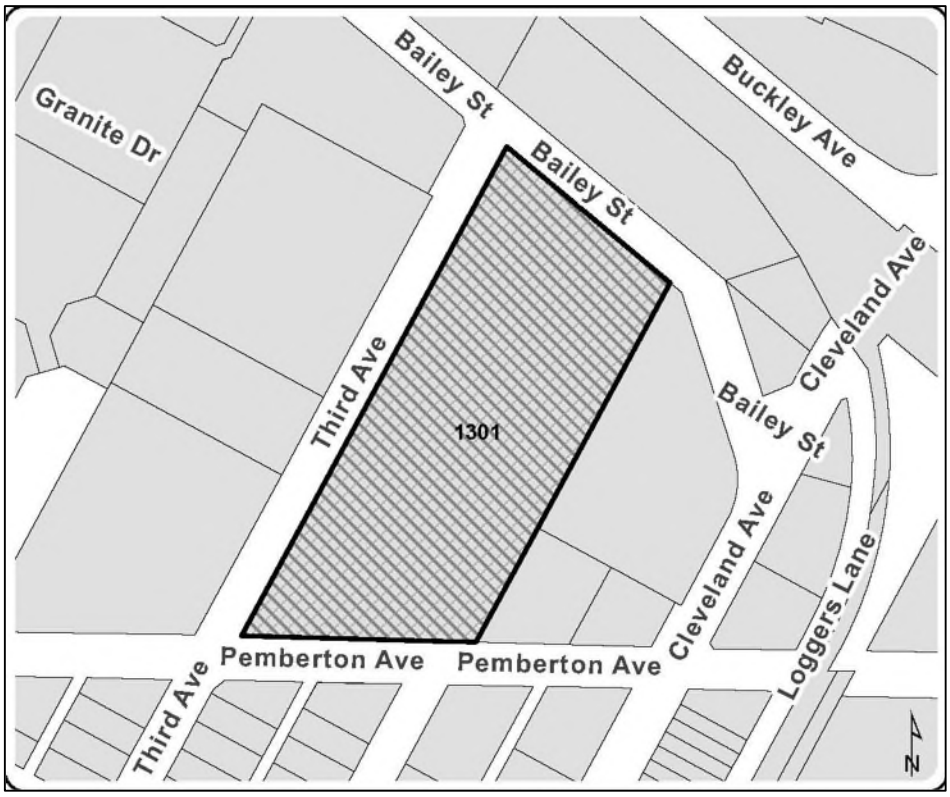


Figure 26.5(a)

(c) A Maximum Floor Area Ratio of 0.5 applies to the lands described as LOT 2 BLOCK A DISTRICT LOTS 2034 AND 4261 PLAN LMP29109 PID: 023-491-108 identified in Figure 26.5(b);

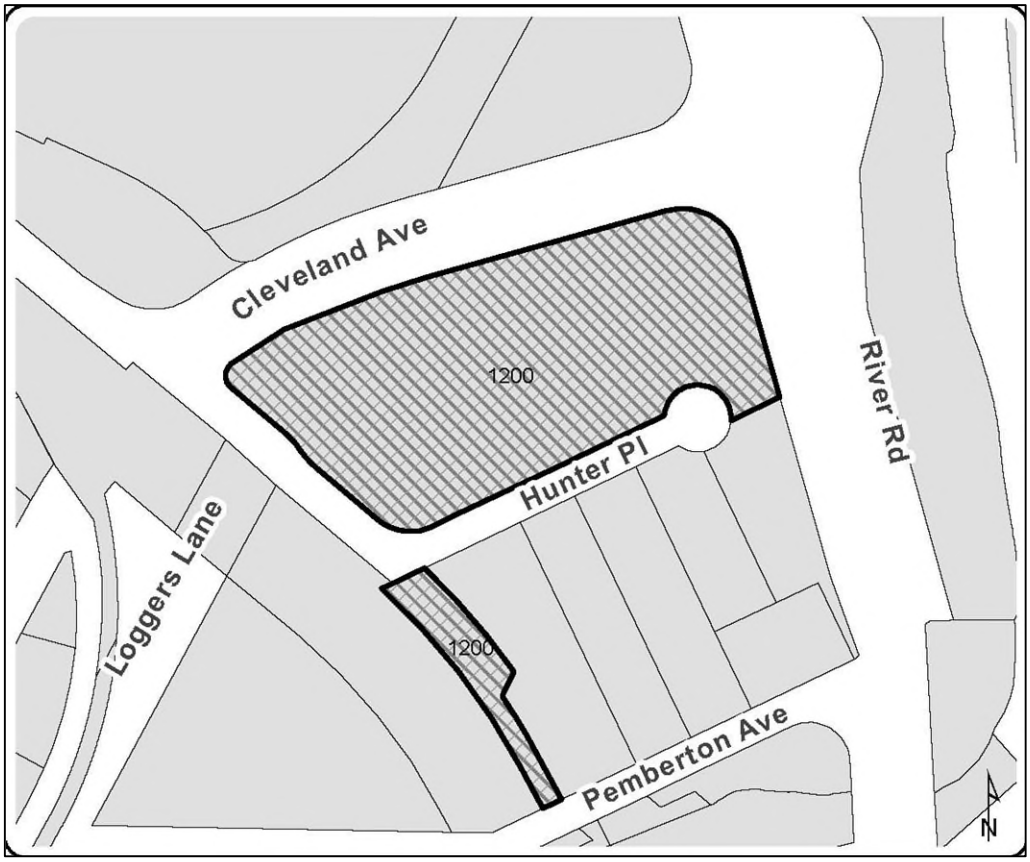


Figure 26.5(b)

26.6 MAXIMUM FRONTAGE

For parcels with frontage on Cleveland Avenue south of Buckley Avenue and north of Main Street, the maximum width for each individual commercial unit located at finished grade, along Cleveland Avenue only, shall be 16 m. *(Bylaw 2578, 2017)*

26.7 BUILDING PER LOT

Repealed by Bylaw 2824, 2021

26.8 FENCING

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

26.9 OFF-STREET PARKING

(a) Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw;

(b) Notwithstanding Section 41, parking for a 617.81 square meters. office use on Lot 3 (Reference Plan 2656) of Lot A, District Lot 4261, Group 1, New Westminster District will be a minimum of twenty-eight (28) spaces.

26.10 OFF-STREET LOADING

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

26.11 ACCESSORY BUILDINGS

(a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw;

(b) Notwithstanding Section 4.4(b), a maximum of two buildings or structures shall be permitted.

26.12 SCREENING

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

26.13 DRIVE-THROUGH RESTAURANT USE

A drive-through restaurant use shall only be permitted:

(a) Lot 2 Block A District Lots 2034 and 4261 Group 1 New Westminster District Plan LMP29109.

26.14 PET GROOMING USE

(a) where pet grooming use is located in a mixed use building there must be soundproofing between the commercial and residential uses.

26.15 DRIVE-THROUGH FACILITY USE

One drive-though facility shall be permitted on:

(a) Lot 2 Block A District Lots 2034 and 4261 Group 1 New Westminster District Plan LMP29109.

26.16 EMPLOYMENT SPACE

At least 20% of the building's gross floor area shall be used for any principal uses permitted in the C-4 zone excluding apartment dwelling and public parking. *(Bylaw 2577, 2017)*

26.17 RESIDENTIAL RENTAL TENURE

(a) Apartment dwelling use on LOT 14 BLOCK 1 DISTRICT LOT 486 PLAN 4703; PID: 011-381-931, LOT 15 BLOCK 1 DISTRICT LOT 486 PLAN 4703; PID: 011-381-949, LOT 16 BLOCK 1 DISTRICT LOT 486 PLAN 4703; PID: 011-760-800, LOT 17 BLOCK 1 DISTRICT LOT 486 PLAN 4703; PID: 011-760-818 and LOT 18 BLOCK 1 DISTRICT LOT 486 PLAN 4703; PID: 011-760-826 identified in Figure 26.17(a); is restricted to residential rental tenure for a minimum of 16 of any apartment dwelling units unless there are less than 16 apartment dwellings units, in which case all units are restricted to residential rental tenure.



Figure 26.17(a)

(b) The average size of the residential rental tenure units in 26.17(a) shall not be less than 76.18 m².

SECTION 27 | RECREATION COMMERCIAL (C-5)

The intent of this zone is to provide for the accommodation of outdoor commercial recreation and cultural uses and related uses which serve the District.

27.1 PERMITTED USES *(BYLAW 2824, 2021)*

The following principal uses and no others are permitted:

(a) amusement park;

(b) art and culture;

(c) commercial recreation;

(d) entertainment;

(e) driving ranges;

(f) golf courses

(g) repealed by Bylaw 2771, 2020

(h) theatres and amphitheatres.

The following accessory uses and no others are permitted:

(i) accessory uses;

(j) caretaker dwelling, subject to Section 4.3; and

(k) accessory retail sales use.

27.2 MAXIMUM HEIGHT

Principal Building	Accessory Building
10.68 m	4.58 m

27.3 MAXIMUM LOT COVERAGE

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

27.4 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

(a) No principal building shall be located within 15.2 metres of any property line;

(b) Notwithstanding Section 27.4 (a), no building shall be located within 30.8 metres of a property line where the property line abuts or is separated by a lane from another lot used or zoned for any residential use;

27.5 BUILDING PER LOT

Repealed by Bylaw 2824, 2021

27.6 FENCING

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

27.7 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

27.8 OFF-STREET LOADING

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

27.9 MARINA USE

Repealed by Bylaw 2771, 2020

27.10 ACCESSORY BUILDINGS

(a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.

(b) Notwithstanding Section 4.4(b), a maximum of two buildings or structures shall be permitted.

27.11 SCREENING

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

SECTION 28 | LIQUOR PRIMARY ESTABLISHMENT COMMERCIAL (C-6)

The intent of this zone is to accommodate liquor primary establishments.

28.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) liquor primary establishment;

(b) assembly; *(Bylaw 3214, 2025)*

(c) entertainment; and *(Bylaw 3214, 2025)*

(d) restaurant. *(Bylaw 3214, 2025)*

The following accessory uses and no others are permitted:

(e) accessory beer and wine store, subject to Section 28.12;

(f) accessory uses.

28.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
929 sq m	20 m	36 m

28.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
10.68 m	4.58 m

(a) Notwithstanding the maximum height in the above table, no principal building shall exceed the height of 12.8 metres on the lot legally described as: Lot 7, North ½ of the South West 1/4, and of the South East 1/4 of Section 11 Township 50 Plan 9178.

28.4 MAXIMUM LOT COVERAGE

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

28.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	9.11 m	3.05 m	7.62 m

28.6 BUILDING PER LOT

Repealed by Bylaw 2824, 2021

28.7 FENCING

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

28.8 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

28.9 OFF-STREET LOADING

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

28.10 ACCESSORY BUILDINGS

(a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.

(b) Notwithstanding Section 4.4(b), a maximum of two buildings or structures shall be permitted.

28.11 SCREENING

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

28.12 ACCESSORY BEER AND WINE STORE

An accessory beer and wine store shall not exceed a gross floor area of 46.5 square metres.

SECTION 29 | HIGHWAY COMMERCIAL (C-7)

The intent of this zone is to provide for vehicular-oriented uses designed for or dependent upon direct automobile access, usually providing extensive parking facilities or requiring large areas for the storage and handling of materials, goods, and equipment.

29.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) automobile oriented commercial;

(b) building supply outlets; and

(c) nurseries.

The following accessory uses and no others are permitted:

(d) caretaker dwelling subject to Section 4.3; and

(e) accessory uses.

29.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
929 sq m	25 m	36 m

29.3 MAXIMUM HEIGHT PRINCIPAL BUILDINGS

Principal Building	Accessory Building
10.68 m	4.58 m

29.4 MAXIMUM LOT COVERAGE

All buildings and structures shall not cover more than 50% of the area of the lot.

29.5 BUILDING PER LOT

Repealed by Bylaw 2824, 2021

29.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	9.14 m	3.05 m	6.10 m

29.7 FENCING

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

29.8 OFF-STREET PARKING

Off-street parking spaces for building and uses shall be provided in accordance with Section 41 of this Bylaw.

29.9 OFF-STREET LOADING

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

29.10 ACCESSORY BUILDINGS

(a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.

(b) Notwithstanding Section 4.4(b), a maximum of two buildings or structures shall be permitted.

29.11 SCREENING

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

SECTION 30 | CREMATORIUM COMMERCIAL (C-8)

The intent of this zone is to accommodate a crematorium as an accessory use to a funeral parlour.

30.1 PERMITTED USES

The following uses and no other shall be permitted:

(a) funeral parlour;

(b) crematorium.

30.2 CONDITIONS OF USE

(a) A crematorium shall be permitted only if it is accessory to a funeral parlour;

(b) The crematorium shall be subject to all the siting and size requirements that apply to the zone in which the principal use is located.

SECTION 31 | SPECIALIZED HIGHWAY COMMERCIAL (C-9)

The intent of this zone is to accommodate large format commercial operations such as big box outlets and compatible uses.

31.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) indoor recreational use, subject to Section 31.2 (e);

(b) restaurant;

(c) retail store; subject to Section 31.2;

(d) tourist bureau; and

(e) tourist accommodation *(Bylaw 2695, 2019)*

The following accessory uses and no others are permitted:

(f) accessory uses.

31.2 CONDITIONS OF USE

(a) Despite Section 31.1, retail store use does not includes a grocery store use *(Bylaw 3105, 2024).*

(i) Despite Section 31.2(a), grocery store is a permitted accessory use on the lot described as Lot C Section 3 Township 50 District Lots 1305 and 5032 Plan BCP21904 PID: 026-563-568 and located at 39210 Discovery Way, as shown in Figure 31a.



Figure 31a. Area in blue indicates permitted location of accessory grocery store use.

(b) A retail store use shall not have a gross floor area of less than 2788 square metres and individual commercial retail units shall not have a Gross Floor Area less than 929 square meters

(c) repealed by Bylaw 3105, 2024

(d) repealed by Bylaw 3105, 2024

(e) A hotel, indoor recreation use, motel, or restaurant shall not occupy a gross floor area of less than 464.7 square meters

31.3 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
2 ha	60 m	120 m

31.4 MAXIMUM HEIGHT

Principal Building	Accessory Building
10.68 m	4.58 m

31.5 MAXIMUM LOT COVERAGE

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

31.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
6.10 m	6.10 m	3.05 m	6.10 m

31.7 FENCING

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

31.8 OFF- STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

31.9 OFF-STREET LOADING

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

31.10 ACCESSORY BUILDINGS

(a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.

(b) Notwithstanding Section 4.4(b) a maximum of two buildings or structures shall be permitted.

31.11 SCREENING

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

SECTION 32 | ARTISAN VILLAGE (C-10)

The intent of this zone is to provide for a broad mix of uses, including living, working, selling and leisure activities.

32.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) restaurant;

(b) artisan;

(c) home occupation, office, subject to Section 4.18;

(d) retail store;

(e) business and professional office, major;

(f) apartment dwelling subject to Sections 4.16 and 32.13;

(g) arts and culture;

(h) live-work unit; *(Bylaw 2421, 2015)*

(i) child care facility; *(Bylaw 2421, 2015)* and

(j) personal service establishment; *(Bylaw 2824, 2021)*

(k) public parking; and,

(l) short-term rental accommodation, subject to provisions of Section 4.46 *(Bylaw 2695, 2019);*

The following accessory uses and no others are permitted:

(m) accessory uses; and

(n) accessory retail sales.

32.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
929 sq m	18.3 m	36 m

32.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
14.6 m	4.58 m

(a) Notwithstanding the height in Section 32.3, for Lots 2, 3, and 4, Block L, North East ¼ of Section 3, Township 50, Plan 9053, the maximum height for a principal building is 11.9 metres *(Bylaw 2421, 2015)*

32.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 75% of the area of the lot.

32.5 FLOOR AREA RATIO

The floor area ratio is 1.4 *(Bylaw 2235, 2012)*

(a) Notwithstanding the floor area ratio in Section 32.5, for Lots 2, 3, and 4, Block L, North East ¼ of Section 3, Township 50, Plan 9053, the maximum floor area ratio is 0.9. *(Bylaw 2421, 2015)*

32.6 BUILDINGS PER LOT

Repealed by Bylaw 2824, 2021

32.7 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
6.10 m	4.55 m	3.05 m	6.10 m

(a) Notwithstanding Section the setback requirements in the above table, the setback requirements of principal buildings located within Blocks, 17, 18, 21, 22, 23, 37, 38, 39 and 40, District Lot 486 are:

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
1.52 m	1.52 m	0 m	4.57 m

32.8 FENCING

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

32.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

32.10 OFF-STREET LOADING

Off-street loading spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

32.11 ACCESSORY BUILDINGS

(a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.

(b) Notwithstanding Section 4.4(b), a maximum of two buildings or structures shall be permitted.

32.12 SCREENING

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

32.13 APARTMENT USE

The maximum density of apartment uses shall not exceed 62 units per 0.40 hectares.

32.14 OTHER REGULATION

(a) On Strata Lot 9 District Lot 486 Group 1 New Westminster District Strata Plan BCS2725 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, personal service establishment shall be a permitted use. *(Bylaw 2391, 2015)*

SECTION 32A| ADVENTURE HIGHWAY COMMERCIAL (C-11)

The intent of this zone is to accommodate highway-oriented adventure and recreation tourism uses along Highway 99. *(Bylaw 2728, 2020)*

32A.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) arts & culture;

(b) assembly;

(c) alcohol beverage manufacturing;

(d) business and professional office, minor and major use;

(e) commercial recreation;

(f) entertainment;

(g) indoor recreation;

(h) tourist bureau;

The following accessory uses and not others are permitted:

(i) accessory uses;

(j) accessory restaurant, subject to Section 32A.10;

(k) caretaker dwelling, subject to Section 4.3; and;

(l) accessory retail sales.

32A.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
2 ha.	60 m	120 m

32A.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
15 m	4.58 m

32A.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 75% of the area of the lot.

32A.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
6 m	6 m	3 m	6 m

32A.6 FENCING

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

32A.7 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

32A.8 OFF-STREET LOADING

Off-street loading spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

32A.9 ACCESSORY BUILDINGS

(a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.

(b) Despite Section 4.4(b), a maximum of two accessory buildings or structures shall be permitted.

32A.10 RESTAURANT CONDITIONS OF USE

(d) An accessory Restaurant use shall be provided as accessory to the Alcoholic Beverage Manufacturing use, permitted that the accessory Restaurant use be limited to a maximum 30% of the Alcoholic Beverage Manufacturing use’s gross floor area.

SECTION 32B| HIGHWAY 99 ECOTOURISM (C-12)

The intent of this zone is to protect critical ecological values and services such as flood protection and stormwater management while allowing for compatible commercial recreation. *(Bylaw 2727, 2020)*

32B.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) commercial recreation, ecotourism, subject to 32-B.3

32B.2 MINIMUM LOT SIZE

Min Lot Area
10 ha.

32B.3 CONDITIONS OF USE

No principal or accessory buildings are permitted on a lot.

SECTION 32C| NEIGHBOURHOOD NODE COMMERCIAL (C-13)

The intent of this zone is to provide for neighbourhood commercial uses and market rental uses in neighbourhood nodes. *(Bylaw 2734, 2020)*

32C.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) apartment dwelling, subject to Sections 4.16 and 32C.13;

(b) retail store, subject to 32C.12;

(c) post office, subject to 32C.12;

(d) indoor recreation, subject to 32C.12; and,

(e) neighbourhood commercial, subject to 32C.12.

The following accessory uses and not others are permitted:

(f) accessory uses;

(g) home occupation, office; and,

(h) accessory retails sales.

32C.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
690 sq.m	18.36 m	27.4 m

32C.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
10.68 m	4.55 m
a) Where the ground floor ceiling height is a minimum of 4m, the maximum allowable height of a principal building is 14.68m.	

32C.4 MAXIMUM LOT COVERAGE

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

32C.5 MAXIMUM FLOOR SPACE RATIO

The gross floor area for all buildings on a lot shall not exceed a Floor Area Ratio of 0.8.

32C.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	7.62 m	1.52 m	4.57 m

32C.7 FENCING

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

32C.8 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

32C.9 OFF-STREET LOADING

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

32C.10 ACCESSORY BUILDINGS

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

32C.11 SCREENING

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

32C.12 COMMERCIAL USE – CONDITIONS OF USE

Each commercial unit must have a minimum depth of 18.5m.

32C.13 RESIDENTIAL RENTAL TENURE

(a) Apartment dwelling use is restricted to residential rental tenure.

(b) Apartment dwelling use is only permitted where a minimum of 25% of the gross floor area of a parcel is used for permitted commercial uses.

SECTION 33 | LIGHT INDUSTRIAL (I-1)

The intent of this zone is to provide for light industrial uses.

33.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) automobile oriented commercial;

(b) building supply outlets;

(c) *repealed by Bylaw 2663, 2019*

(d) *repealed by Bylaw 2663, 2019*

(e) indoor recreation; *(Bylaw 3208, 2025)*

(f) pet grooming; *(Bylaw 2303, 2013)*

(g) heavy equipment sales;

(h) industrial fuel installation;

(i) light industrial;

(j) motor vehicle repair and service shops;

(k) nurseries;

(l) restaurant subject to Section 33.12;

(m) trade contractor facilities, including logging contractors; and

(n) alcoholic beverage manufacturing. *(Bylaw 2303, 2013)*

(o) storage facility, subject to Section 33.14 *(Bylaw 2511, 2016)*

The following accessory uses and no others are permitted:

(p) accessory uses;

(q) caretaker dwelling subject to Section 4.3; and

(r) accessory retail sales.

33.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
929 sq m	18.36 m	36 m

33.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
15 m	4.58 m

(BYLAW 2824, 2021)

33.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 75% of the area of the lot.

33.5 BUILDINGS PER LOT

Except as otherwise permitted through Section 4.2, no more than two (2) principal buildings shall be located on the lot.

33.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
6.10 m	4.55 m	3.05 m	6.10 m

(a) Notwithstanding the setback requirement in the above table, the setback requirements of principal buildings located within Blocks 17, 18, 21, 22, 23, 37, 38, 39 and 40, District Lot 486 are:

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
1.52 m	1.52 m	0 m	4.57 m

(b) *Repealed by Bylaw 2824, 2021*

33.7 FENCING

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

33.8 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

33.9 OFF-STREET LOADING

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

33.10 ACCESSORY BUILDINGS

(a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.

(b) Notwithstanding Section 4.4(b), a maximum of two buildings or structures shall be permitted.

33.11 SCREENING

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

33.12 RESTAURANT USE

(a) A restaurant use shall be limited to a maximum of 50 seats *(Bylaw 2663, 2019)*

33.13 BUSINESS OFFICE USE CONDITIONS

Repealed by Bylaw 2663, 2019

33.14 STORAGE FACILITY USE CONDITIONS

A Storage Facility shall only be permitted on the properties described as:

(a) Repealed by Bylaw 2663, 2019

(b) Repealed by Bylaw 2663, 2019

(c) Repealed by Bylaw 2663, 2019

(d) Repealed by Bylaw 2663, 2019

(e) Lot 13 Block 39 District Lot 486 Plan 3960 (DOWNTOWN SQUAMISH)
PID: 011-993-600

SECTION 34 | RAIL MARSHALLING YARD (I-2)

The intent of this zone is to provide for land for the moving, storage and shunting of railway vehicles.

34.1 PERMITTED USES

The following uses and no others shall be permitted:

(a) *(Repealed by Bylaw 2303, 2013)*

(b) accessory uses;

(c) rail marshalling yard;

(d) rail maintenance buildings;

(e) railway station; and

(f) uses permitted within the I-3 zone, subject to Section 34.6. *(Bylaw 2663, 2019)*

34.2 MAXIMUM HEIGHT

Principal Building	Accessory Building
10.68 m	4.58 m

34.3 MINIMUM SETBACKS FOR BUILDINGS

No building shall be located within 7.62 metres of a property line.

34.4 OFF-STREET PARKING

Off-street parking spaces shall be provided in accordance with Section 41.

34.5 OFF-STREET LOADING

Off-street loading spaces shall be provided in accordance with Section 42.

34.6 CONDITIONS OF USE

Despite the industrial uses permitted in the I-3 zone, Cannabis Production is not a permitted use within the I-2 zone. *(Bylaw 2663, 2019)*

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, subject to 35.12 *(Bylaw 2767, 2020)*

(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 2235, 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
19.30 m	4.58 m

35.5 MAXIMUM LOT COVERAGE

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

35.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	7.62 m	3.05 m	6.10 m

(Bylaw 2824, 2021)

(a) Notwithstanding the setback requirements in the above table, no building, structure, storage or activity area shall be located within 30.50 metres of any lot zoned or used for any residential use.

35.7 FENCING

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

35.8 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

35.9 OFF-STREET LOADING

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

35.10 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 limitations on the number of accessory buildings permitted;

(c) Notwithstanding Section 4.4(f) no accessory building shall exceed a height of 9.14 metres.

35.11 SCREENING

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

35.12 BUSINESS PARK LAND INTENSIVE INDUSTRIAL

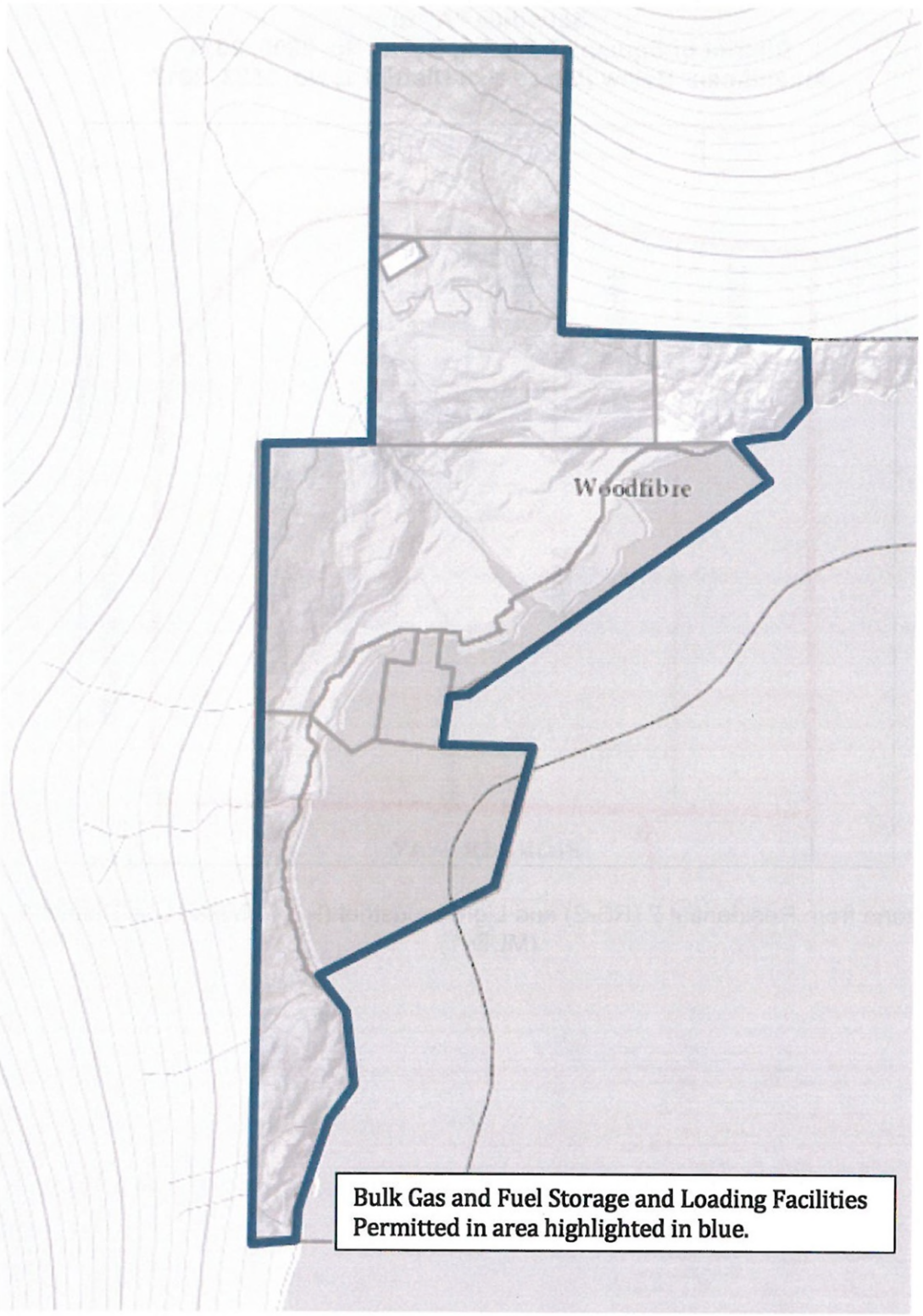
(a) High impact industrial uses are not permitted on the Business Park Land Intensive Industrial Area depicted in Figure 35-1.

(b) Within the Business Park Land Intensive Industrial Area depicted in Figure 35-1, a minimum of 30% of the lot area may only be used for accessory storage and accessory shipping facilities. Structures built in this areas may only be used for accessory storage and accessory shipping and must be open on two sides at finished grade.



Figure 35-1: Business Park Land Intensive Industrial Area

Schedule A


Woodfibre
Bulk Gas and Fuel Storage and Loading Facilities
Permitted in area highlighted in blue.

SECTION 36 | USED GOODS INDUSTRIAL (I-4)

The intent of this zone is to provide land for light industrial and the extraction, production, or sale of recycled materials and the salvage of motor vehicle parts.

36.1 PERMITTED USES *(BYLAW 2663, 2019)*

The following principal uses and no others are permitted:

(a) alcoholic beverage manufacturing;

(b) automobile oriented commercial;

(c) building supply outlet;

(d) restaurant to Section 36.13; *(Bylaw 2824, 2021)*

(e) commercial composting subject to Section 36.12;

(f) indoor recreation *(Bylaw 3208, 2025),* subject to Section 36.14;

(g) heavy equipment sales;

(h) industrial fuel installation;

(i) light industrial;

(j) motor vehicle repair and service shops;

(k) nurseries;

(l) pet grooming;

(m) recycling depot;

(n) trade contractor facilities, including logging contractors; and,

(o) wrecking or salvaging yard;

The following accessory uses and no others are permitted:

(p) accessory restaurant, subject to 36.15; *(Bylaw 2767, 2020)*

(q) caretaker dwelling subject to Section 4.3;

(r) accessory uses;

(s) accessory retail sales *(Bylaw 2663, 2019)*

36.2 CONDITIONS OF USE

Nothing shall be done that is or shall become an annoyance or nuisance to the surrounding sites by reason of unsightliness, the emission of odours, liquid effluents, dust, fumes, smoke, vibrations, noise, or glare; nor shall anything be done that creates or causes a health, fire, or explosion hazard, electrical interference, or undue traffic congestion.

36.3 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth

929 sq m	18.3 m	27.4 m

36.4 MAXIMUM HEIGHT

Principal Building	Accessory Building
15 m	4.58 m

(BYLAW 2824, 2021)

36.5 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 75% of the area of the lot.

36.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	4.57 m	3.05 m	6.10 m

(a) Notwithstanding the rear setback in the above table, where a rear lane is abuts the lot, the minimum rear lot line setback shall be 1.52 metres.

(b) No storage or industrial activity shall be located within 30.5 metres of any lot zoned for or developed with a residential use.

36.7 FENCING

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

36.8 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

36.9 OFF-STREET LOADING

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

36.10 ACCESSORY BUILDINGS

(a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw;

(b) Notwithstanding Section 4.4(b), a maximum of two buildings or structures shall be permitted, except for a recycling depot, in which case there should be no limitations on the number of accessory buildings permitted. *(Bylaw 2303, 2013)*

36.11 SCREENING

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

36.12 COMMERCIAL COMPOSTING

Commercial Composting shall only be permitted on the property described as: Lot A, District Lot 5032 and South East ¼ of Section 3, Township 50, New Westminster District, Plan LMP53244.

36.13 CONDITIONS OF USE – RESTAURANT *(BYLAW 2824, 2021)*

(a) a restaurant will be limited to a maximum of 30 seats;

(b) within this zone, a restaurant shall only be permitted on the property described as:

i. Lot 45 Except Part in Plan 22586 District Lot 759 Plan 19541

PID: 007-003-587

36.14 CONDITIONS OF USE – INDOOR RECREATION

An indoor recreation center *(Bylaw 3208, 2025)* shall only be permitted on the property described as:

i. Strata Lots 21 – 24 on Lot 32 District Lot 759 Group 1 New Westminster District Plan 18954 Except Phases One and Two Strata Plan EPS3397

36.15 ACCESSORY RESTAURANT

(a) Accessory restaurant shall be permitted as accessory to an industrial activity only on the property described as:

i. STRATA LOT 9, PLAN EPS3397, DISTRICT LOT 759, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 030-362-741

On the identified property the total floor area used for accessory expanded retail sales, accessory retail sales, tasting area (despite 4.45 (a)(i)), and accessory restaurant, combined with the area of commercial patio space used for accessory restaurant, shall be limited to 30% of the total floor area of the built space within which the associated industrial use is occurring. *(Bylaw 2767, 2020*)

SECTION 37 | LOG SORT (I-5)

The intent of this zone is to provide for land for the sorting of logs.

37.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) log sort operations;

(b) uses permitted within the RE zone; and

(c) uses permitted within the I-3 zone, subject to Section 37.6.

The following accessory uses and no others are permitted:

(d) accessory uses

37.2 MAXIMUM HEIGHT

Principal Building	Accessory Building
10.7 m	4.58 m

37.3 MINIMUM SETBACKS FOR BUILDINGS

No building shall be located within 7.62 metres of a property line.

37.4 OFF-STREET PARKING

Off-street parking spaces shall be provided in accordance with Section 41.

37.5 OFF-STREET LOADING

Off-street loading spaces shall be provided in accordance with Section 42.

37.6 SCREENING

Screening and landscaping shall be provided in accordance with Section 4.7 of this Bylaw. *(Bylaw 2771, 2020).*

37.7 SPECIAL INDUSTRIAL USES

Section 37.1(e) shall only apply to the following lots:

(a) Lot D, Plan 14521, D.L. 486, Block 39

(b) Block 1, D.L. 486, Plan 884

SECTION 38 | RAIL TRANSPORTATION (I-6)

This zone is intended to provide land for the operation of the CNR main line as it passes through Squamish.

38.1 PERMITTED USES

The following uses and no others shall be permitted:

(a) accessory uses;

(b) public service use; and

(c) railway freight and passenger operations.

SECTION 39 | ROCK PROCESSING (I-7)

The intent of this zone is to provide land for rock removal, processing and fabricating operations.

39.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) processing and fabricating of rock material; and

(b) rock removal;

The following accessory uses and no others are permitted:

(c) accessory uses; and

(d) caretaker dwelling subject to section 4.3.

39.2 MAXIMUM HEIGHT

Principal Building	Accessory Building
10.68 m	4.58 m

39.3 MINIMUM SETBACK FOR BUILDINGS

No building shall be located within 7.62 metres of a property line, except in the case where the adjacent property is zoned for a residential use, in which case no building shall be located within 50 metres of the shared property line.

39.4 OFF-STREET PARKING

Off-street parking spaces shall be provided in accordance with Section 41.

SECTION 39A | SPECIALIZED INDUSTRIAL BUSINESS (I-8)

(Bylaw 2344, 2014)

The intent of this zone is to permit development of an industrial business park containing a mix of light industrial uses, high technology and research and development activity, including 'Rec-Tech', as well as ancillary limited office and services uses undertaken in enclosed buildings having a high standard of design.

39A.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) alcoholic beverage manufacturing;

(b) automobile oriented commercial;

(c) building supply outlets;

(d) business and professional office, minor, subject to Section 39A.13;

(e) repealed by Bylaw 3208, 2025);

(f) pet grooming;

(g) heavy equipment sales;

(h) industrial fuel installation;

(i) indoor recreation;

(j) light industrial;

(k) motor vehicle repair and service shop; *(Bylaw 2663, 2019)*

(l) nurseries;

(m) repealed by Bylaw 2767, 2020

(n) trade contractor facilities, including logging contractors.

(o) high technology; *(Bylaw 3177, 2025)*

(p) research and development. *(Bylaw 3177, 2025)*

The following accessory uses and no others are permitted:

(q) accessory uses;

(r) caretaker dwelling subject to Section 4.3;

(s) accessory retail sales, subject to Section 39A.13.

(t) accessory restaurant, subject to 39A.12; and

(u) accessory expanded retail sales, subject to 39A.12.

39A.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
929 sq m	18.36 m	36 m

39A.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
10.68 m	4.58 m

39A.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 75% of the area of the lot.

39A.5 BUILDINGS PER LOT

Except as otherwise permitted through Section 4.2, no more than four (4) principal buildings shall be located on the lot.

39A.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
6.10 m	4.55 m	3.05 m	6.10 m

39A.7 FENCING

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

39A.8 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

39A.9 OFF-STREET LOADING

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

39A.10 ACCESSORY BUILDINGS

(a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.

(b) Notwithstanding Section 4.4(b), a maximum of two accessory buildings or structures shall be permitted.

39A.11 SCREENING

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

39A.12 EXPANDED COMMERCIAL ACTIVTIES *(BYLAW 2767, 2020)*

(a) Accessory restaurant shall be limited to 30% of the total floor area of the built space within which the associated industrial use is occurring.

(b) Accessory expanded retail sales shall be permitted as accessory to an industrial activity.

(c) The maximum total floor area used for accessory expanded retail sales, accessory retail sales, tasting area (despite 4.45(a)(i)), and accessory restaurant, combined with the area of commercial patio space used for accessory restaurant, shall be 30% of the total floor area of the built space within which the principal use is occurring. *(Bylaw 2767, 2020)*

39A.13 BUSINESS AND PROFESSIONAL OFFICE, MINOR

(a) Business and Professional Office, Minor is limited to 20% of the gross floor area of a ground floor unit. In addition, Business and Professional Office, Minor is permitted on an upper level mezzanine or second floor.

(b) Accessory retail sales are not permitted in association with Business and Professional Office, Minor uses.

39A. 14 *repealed by Bylaw 2767, 2020*

SECTION 39B | SPECIALIZED BUSINESS SERVICE CENTRE (I-9)

(Bylaw 2344, 2014)

The intent of this zone is to provide for limited convenience services primarily serving the businesses and employees of the surrounding industrial business park, with a high standard of design and amenity.

39B.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) alcoholic beverage manufacturing;

(b) automobile oriented commercial;

(c) building supply outlets;

(d) business and professional office, minor, subject to 39B.11(a);

(e) business service establishment;

(f) drive-through restaurant, subject to Section 39B.11;

(g) financial institution, subject to Section 39B.11;

(h) *repealed by Bylaw 3208, 2025*;

(i) pet grooming;

(j) heavy equipment sales;

(k) industrial fuel installation;

(l) indoor recreation;

(m) light industrial;

(n) motor vehicle repair and service shops;

(o) nurseries;

(p) personal service establishment, subject to 39B.11(h) *(Bylaw 2752, 2020)*

(q) postal outlet, subject to Section 39B.11;

(r) restaurant subject to Section 39B.11(b);

(s) retail store, subject to Section 39B.11; and

(t) trade contractor facilities, including logging contractors.

The following accessory uses and no others are permitted:

(u) accessory uses;

(v) caretaker dwelling subject to Section 4.3;

(w) accessory retail sales, subject to Section 39B.11;

(x) accessory restaurant, subject to 39B.12;

(y) accessory expanded retail sales, subject to 39B.12

39B.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
929 sq m	18.36 m	36 m

39B.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
10.68 m	4.58 m

39B.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 75% of the area of the lot.

39B.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
6.10 m	4.55 m	3.05 m	6.10 m

39B.6 FENCING

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

39B.7 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

39B.8 OFF-STREET LOADING

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

39B.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), a maximum of two buildings or structures shall be permitted.

39B.10 SCREENING

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

39B.11 CONDITIONS OF USE

(a) Business and Professional Office, Minor

(i) Business and Professional Office, Minor is restricted to a total gross floor area of 1,394 square metres

(ii) Repealed by Bylaw 2752, 2020

(iii) Accessory retail sales are not permitted in association with Business and Professional Office, Minor uses.

(b) Restaurant:

(i) Drive-through restaurant shall be limited to two (2) fast-food/fast coffee outlets.

(ii) Restaurant use is only permitted in the area shown in Figure 39B.11

(c) Within this zone, there shall be no more than one (1) Financial Institution.

(d) The maximum gross floor area of any single Restaurant tenant is 464 square metres.

(e) The maximum gross floor area of any Retail Store is 1,394 square metres (15,000 square feet) and an individual retail tenancy minimum shall be no less than 102 square metres (1098 square feet), except that an individual retail tenancy minimum may be less than 102 square metres if the shortage of floor area of the retail tenancy is taken by the adjacent tenancy *(Bylaw 2752, 2020).*

(f) Retail Store excludes full service grocery store, pharmacy and liquor store, and cannabis retail. *(Bylaw 2752, 2020)*

(g) The total maximum gross floor area of all Retail, Restaurant, Postal Outlet and Financial Institution uses is 4181 square metres *(Bylaw 2752, 2020).*

(h) Personal Service Establishment uses shall be limited to three (3) businesses in total in the I-9 zone. The maximum individual Personal Service Establishment tenancy size shall be 158.4 square metres and the total maximum gross floor area for all Personal Service Establishment uses is 418 square metres. *(Bylaw 2752, 2020)*



Figure 39B.11 – Restaurant use only permitted in the highlighted area of I-9.

39B.12 EXPANDED COMMERCIAL ACTIVITIES

(a) Accessory restaurant shall be limited to 30% of the total floor area of the built space within which the associated industrial use is occurring.

(b) Accessory expanded retail sales shall be permitted as accessory to an industrial activity.

(c) The maximum total floor area used for accessory expanded retail sales, accessory retail sales, tasting area (despite 4.45(a)(i)), and accessory restaurant, combined with the area of commercial patio space used for accessory restaurant, shall be 30% of the total floor area of the built space within which the principal use is occurring. *(Bylaw 2767, 2020)*

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. *(Bylaw 2517, 2016)*

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) motor vehicle repair and service shop *(Bylaw 2663, 2019);*

(d) *repealed by Bylaw 2824, 2021*;

(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) caretaker 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
929 sq m	18.36 m	36 m

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 CARETAKER DWELLINGS

Despite Section 4.3(c) of this Bylaw, one attached caretaker dwelling will be permitted for each principal use unit only on the property described as the property located at 2543 Mamquam Road, as shown on Figure 39C.1. *(Bylaw 3047, 2024)*

Despite Section 4.3(a) of this Bylaw, the maximum Gross Floor Area of an caretaker 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:

The property located at 2543 Mamquam Road, as shown in Figure 39 C.1. *(Bylaw 3047, 2024)*

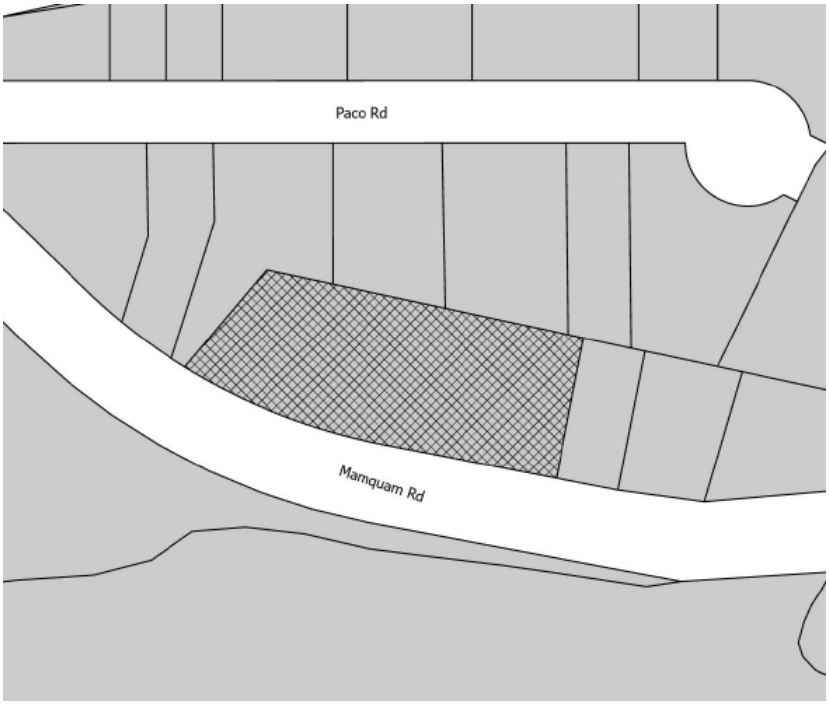


Figure 39.C – 1: 2543 Mamquam Road Location Map

SECTION 39F|BUSINESS PARK INDUSTRIAL (I-11)

The intent of this zone is to accommodate industrial uses within the Sea to Sky Business Park. *(Bylaw 2663, 2019)*

39F.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) alcoholic beverage manufacturing;

(b) automobile oriented commercial, subject to Section 39F.12;

(c) building supply outlets, subject to Section 39F.12;

(d) business and professional office, minor use subject to Section 39F.13;

(e) drive-through, subject to Section 39F.14

(f) indoor recreation *(Bylaw 3208, 2025),* subject to Section 39F.15;

(g) heavy equipment sales;

(h) industrial fuel installation;

(i) light industrial;

(j) motor vehicle repair and service shop;

(k) nurseries;

(l) pet grooming;

(m) restaurant, subject to Section 39F.16;

(n) storage facility, subject to Section 39F.17;

(o) trade contractor facilities, including logging contractors;

(p) kennel, subject to Section 39F.20 *(Bylaw 2978, 2023)*;

(q) pet daycare, subject to Section 39F.20 *(Bylaw 2978, 2023)*.

The following accessory uses and no others are permitted:

(r) accessory uses, subject to Section 39F.19;

(s) caretaker dwelling subject to Section 4.3; and

(t) accessory retail sales;

(u) accessory restaurant, subject to 39F.18;

(v) accessory expanded retails sales, subject to 39F.18

39F.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
929 sq m	18.36 m	36 m

39F.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
15 m	4.58 m

39F.4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 75% of the area of the lot.

39F.5 BUILDINGS PER LOT

Except as otherwise permitted through Section 4.4, no more than two (2) principal buildings shall be located on the lot.

39F.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
6.10 m	4.55 m	3.05 m	6.10 m

(a) Any property having frontage on Aspen Road shall maintain a setback of 20 m from the property line along Aspen Road; natural vegetation will be retained in the setback. *(Bylaw 2824, 2021)*

39F.7 FENCING

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

39F.8 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

39F.9 OFF-STREET LOADING

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

39F.10 ACCESSORY BUILDINGS

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

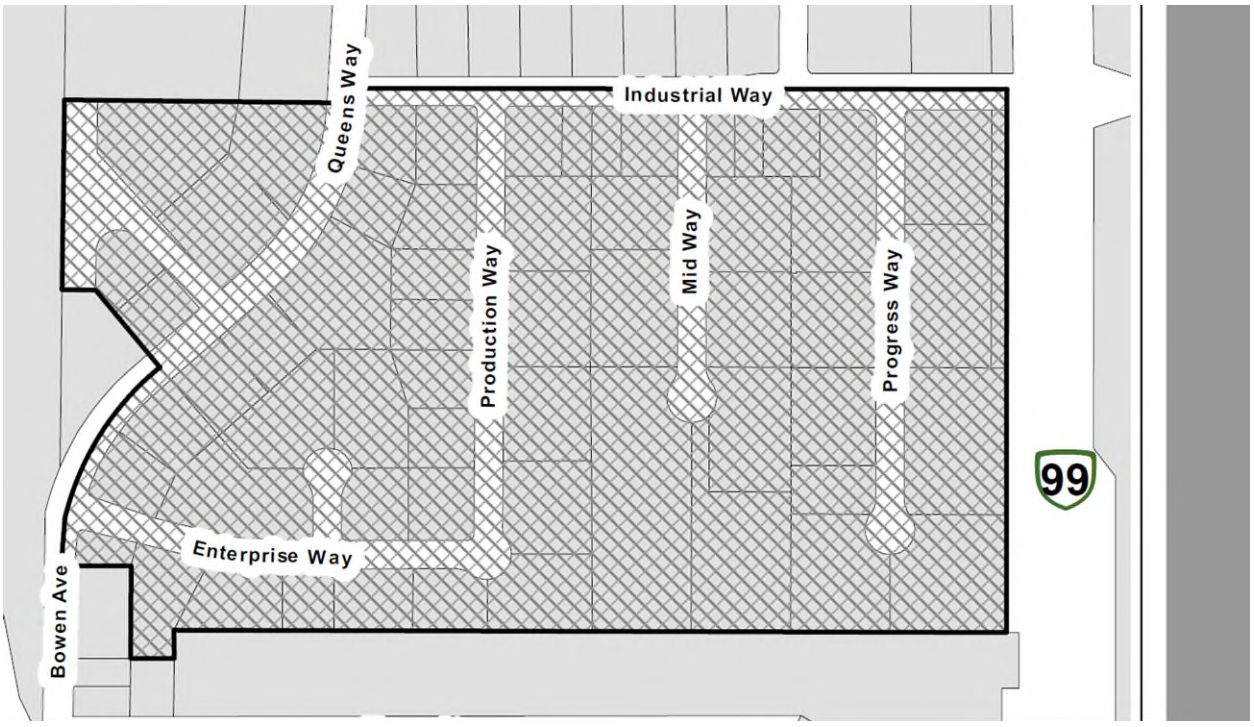
Notwithstanding Section 4.4(b), a maximum of two accessory buildings or structures shall be permitted per lot.

39F.11 SCREENING

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

39F.12 AUTOMOBILE ORIENTED COMMERCIAL/ BUILDING SUPPLY OUTLET – CONDITIONS OF USE

(a) Automobile oriented commercial and building supply outlets are not a permitted use in the southern section of the Sea to Sky Business Park, as illustrated as the parcels with hatching on the map below:



Southern area of the Sea to Sky Business Park

(b) Despite 39F.12(a), a building supply outlet shall only permitted in the southern area of the Sea to Sky Business park on the properties described as:

i. Lot 53 District Lot 759 Plan 19541

PID: 007-003-960

ii. Strata Lot 3 District Lot 759 Group 1 New Westminster District Strata Plan LMS2331 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 023-366-044

iii. Strata Lot 6 District Lots 759 and 5032 Strata Plan LM1337 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.

PID: 018-707-351 *(Bylaw 2824, 2021)*

39F.13 BUSINESS OFFICE USE CONDITIONS

(a) Accessory retail sales are not permitted in association with Business and Professional Office, Minor uses.

(b) A Business and Professional Office, Minor Use shall only be permitted on the property described as: Strata Lot 1, District Lot 759, Group 1, New Westminster District, Strata Plan LMS 2331 PID: 023-366-028 and limited to 60% of the gross floor area of the building.

(c) Business and Professional Office, Minor shall only be permitted above the first storey in buildings on the properties described as:

i. Strata Lots 14 through 26 District Lots 1305 and 5032 Group 1 New Westminster District Strata Plan BCS2779

PID: 027-402-461 (Strata Lot 14)
PID: 027-402-479 (Strata Lot 15)
PID: 027-402-487 (Strata Lot 16)
PID: 027-402-495 (Strata Lot 17)
PID: 027-402-509 (Strata Lot 18)
PID: 027-402-517 (Strata Lot 19)
PID: 027-402-525 (Strata Lot 20)
PID: 027-402-533 (Strata Lot 21)
PID: 027-402-541 (Strata Lot 22)
PID: 027-402-550 (Strata Lot 23)
PID: 027-402-568 (Strata Lot 24)
PID: 027-402-576 (Strata Lot 25)
PID: 027-402-584 (Strata Lot 26)

ii. Strata Lots 6 through 9 Section 3 Township 50 New Westminster District Strata Plan EPS343

39F.14 DRIVE-THROUGH CONDITIONS OF USE

(a) Within this zone, a drive-through restaurant shall only be permitted on the property described as:

i. Parcel 120 District Lot 1305 Group 1 New Westminster District Plan LMP25880

PID: 023-251-280

39F.15 INDOOR RECREATION CONDITIONS OF USE

Indoor Recreation *(Bylaw 3208, 2025)* use shall only be permitted on the properties described as:

i. Unit 127 of the property described as:

Lot 117 Except Firstly: Phase One Strata Plan BCS1122 District Lots 1305 And 5032 Group 1 New Westminster District Plan LMP565
PID: 017-354-064

ii. Strata Lot 3 District Lots 1305 And 5032 GROUP 1 New Westminster District Strata Plan BCS1122 PID: 026-164-914

iii. Lot 6 Section 3 Township 50 New Westminster District Plan BCP32892
PID: 027-250-482

iv. Lot 47 Except: Part In Plan 22586 District Lot 759 Plan 19541
PID: 007-003-633

v. Strata Lot 6 Section 3 Township 50 New Westminster District Strata Plan EPS343
PID: 028-582-322

vi. Building 2 on Lot 1 District Lots 759, 1305 And 5032 New Westminster District Plan LMP27054
PID: 023-360-631

vii. Lot 53 District Lot 759 Plan 19541
PID: 007-003-960

viii. Lot 59 District Lot 759 Plan 19541
PID: 007-004-109

xiv. All properties within the Expanded Commercial Activities Area identified in Figure 39F-1.

39F.16 RESTAURANT CONDITIONS OF USE

(a) Restaurant to a maximum of 50 seats shall only permitted on the properties legally described as:

i. Unit 106 on Lot D District Lots 759 And 5032 Section 3 Township 50 Group 1 New Westminster District Plan BCP21904
PID: 026-563-576

ii. Lot 80 District Lot 759 Plan 19541
PID: 007-004-613

iii. Lot 6 Section 3 Township 50 New Westminster District Plan BCP32892
PID: 027-250-482

iv. Lot 47 Except: Part In Plan 22586 District Lot 759 Plan 19541
PID: 007-003-633

39F.17 STORAGE FACILITY USE CONDITIONS

(a) A Storage Facility shall only be permitted on the properties described as:

i. Lot 17 Section 3 Township 50 New Westminster District Plan BCP32892 PID: 027-250-598

ii. Lot 53 District Lot 759 Plan 19541 PID: 007-003-960

iii. Lot A District Lot 759 Block 1 New Westminster District Plan BCP789 PID: 025-466-127

iv. Lot 60 District Lot 759 Plan 19541 PID: 007-004-117

39F.18 EXPANDED COMMERCIAL ACTIVITES *(BYLAW 2767, 2020)*

(a) Accessory restaurant shall only be permitted within the Expanded Commercial Activities Area identified in Figure 39F-1, and on properties locations identified in 39F.18(d).

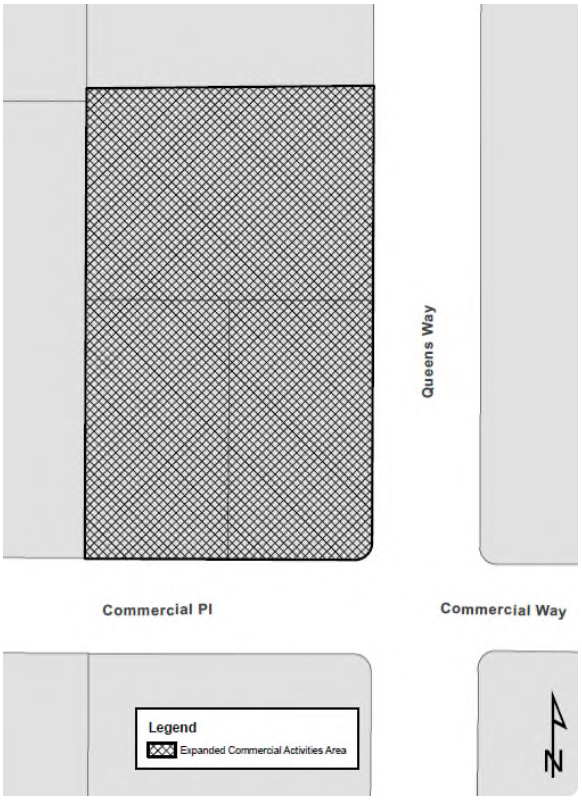


Figure 39F-1: I-11 Expanded Commercial Activities Area

(b) Accessory expanded retail sales shall be permitted only within the Expanded Commercial Activities Area identified in Figure 39F-1, as accessory to an industrial activity.

(c) Within the Expanded Commercial Activities Area identified in Figure 39F-1, and on properties locations identified in 39F.18(d), the maximum total floor area used for accessory expanded retail sales, accessory retail sales, tasting area (despite 4.45 (a)(i)),

and accessory restaurant, combined with the area of commercial patio space used for accessory restaurant, shall be 30% of the total floor area of the built space within which the principal use is occurring.

(d) Accessory restaurant shall be permitted as accessory to an industrial activity on the property described as:

i. LOT 1 DISTRICT LOT 759 PLAN LMS1817 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PID: 019-161-611

On the identified property the total floor area used for accessory expanded retail sales, accessory retail sales, tasting area (despite 4.45 (a)(i)), and accessory restaurant, combined with the area of commercial patio space used for accessory restaurant, must not exceed 40% of the total floor area of the built space within which the principal use is occurring.

(e) Despite 4.45 (a)(i), the maximum total floor area used for accessory retail sales and tasting area is 25% of the total floor area of the built space within which the principal use is occurring on the property described as Unit 8, LOT 110 BLOCK 12 DISTRICT LOTS 760, AND 5032 PLAN 22384, PID: 014-663-368

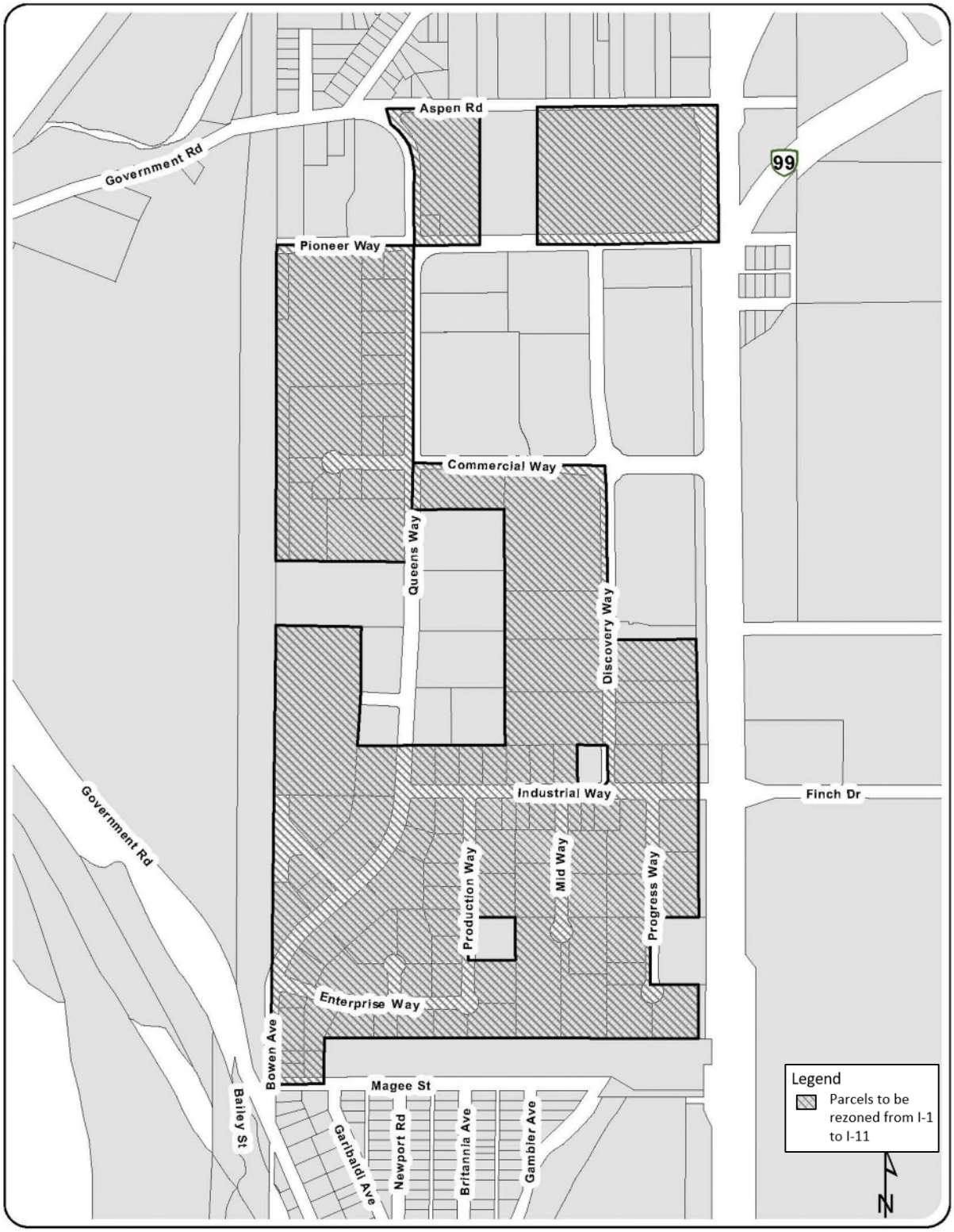
39F.19 ACCESSORY OFFICE

(a) Offices accessory to a permitted use and shall only be permitted provided they do not have a separate direct at-grade entrance to the outside of the building.

39F.20 KENNEL AND PET DAYCARE USE CONDITIONS OF USE

Kennel and pet daycare use are only permitted on the property legally described as STRATA LOT 2 DISTRICT LOTS 1305 AND 5032 STRATA PLANLMS1332 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 PID: 018-704-620 *(Bylaw 2978, 2023)*.

Schedule "A"


Aspen Rd
Government Rd
99
Pioneer Way
Commercial Way
Queens Way
Discovery Way
Industrial Way
Finch Dr
Government Rd
Production Way
Mid Way
Progress Way
Enterprise Way
Bowen Ave
Bailey St
Magee St
Garibaldi Ave
Newport Rd
Britannia Ave
Gambier Ave
Legend
Parcels to be rezoned from I-1 to I-11
N

SECTION 39D | MIXED USE DISTRICT (MUD-1)

(Bylaw 2523, 2017)

The intent of this zone is to accommodate a mixture of light industrial (production, distribution and repair), office, limited commercial and multi-unit residential development.

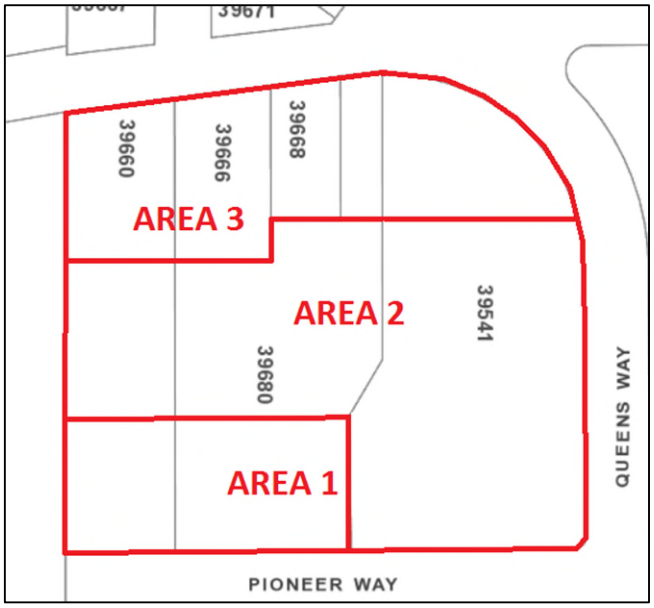
39D.1 PERMITTED USES

(Bylaw 2824, 2021)

The following principal and accessory uses and no others are permitted subject to Section 39D.6 *(Bylaw 3177, 2025):*

Use Category	Area 1	Area 2	Area 3
alcoholic beverage manufacturing	Y	Y	Y
apartment dwelling subject to 39D.6	N	L3 B	L3 B
business service establishment	L2	L2	L2
building supply outlet	Y	Y	N
neighbourhood commercial	N	N	Y
artisan	Y	Y	Y
business and professional office, major	N	N	L2
business and professional office, minor	L2	L2	L2
high technology	Y	Y	N
indoor food production	Y	Y	Y
indoor recreation	L2	Y	Y
small scale manufacturing	Y	Y	N
light industrial subject to 39D.12	Y	Y	N
live-work unit subject to 39D.6	L2 B, L3	L2 B, L3 B	L2 B, L3 B
personal service establishment	N	L2	L2
research and development	Y	Y	Y
wholesale	Y	Y	N

short-term rental accommodation, subject to provisions of Section 4.46 *(Bylaw 2695, 2019);*	Y	Y	Y
accessory uses	Y	Y	Y
accessory retail sales	Y	Y	N
Y=Permitted; N=Not permitted; L2=Permitted on second storey only; L3=Permitted on third storey or above; B=Density bonus available. Commercial L2 uses include mezzanine floor.			



39D.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
929 sq. m	18.36 m	30 m

39D.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
16.0 m	4.58 m
Bonus Height	

Where the ground floor ceiling height exceeds 4.0 m, the maximum height of principal building will not exceed 17.0 m.

39D.4 MAXIMUM LOT COVERAGE

Lot coverage shall not exceed 75% of the area of the lot.

39D.5(A) MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
4.0 m	4.0 m Where a lot abuts another lot developed with mixed use building(s) at property line, the setback shall be 0.0 m of the property line that is shared by the lot and the adjacent lot.	3.0 m 15.0 m from a rail right of way for habitable buildings. Where a lot abuts another lot developed with mixed use building(s) at property line, the setback shall be 0.0 m of the property line that is shared by the lot and the adjacent lot.	4.0 m 15.0 m from a rail right of way for habitable buildings.

39D.5(B) BUFFER SETBACKS

(i) On property legally described as Lot 37, Section 3, Group 1, Plan VAP18954 Except in Plan LMP37432 & Part in Plan BCP32369 (PID 007-249-322) there will be an interior side setback of 20 m where the adjacent land is used for single detached residential purposes; natural vegetation buffer will be retained in the setback.

(ii) Section 39D.5(b)(i) does not apply if an easement is registered on the titles of two properties sharing a common property line establishing a lesser or greater buffer setback between the two properties.

39D.6 RESIDENTIAL DENSITY

AREA 1:

One attached Live-work unit will be permitted per one Commercial use unit in Area 1. Unless permitted in Density Bonus subsection, the maximum Gross Floor Area of Live-work unit use in Area 1 shall not exceed 50% of Commercial Gross Floor Area. Live-work unit use in Area 1 is permitted on the third storey and above. The use is permitted on the second storey subject to Density Bonus subsection.

Density Bonus

1.25 attached Live-work unit will be permitted per one Commercial use unit in Area 1, the maximum Gross Floor Area for Live-work use in Area 1 shall not exceed 75% of the Commercial Gross Floor Area and the use shall be permitted on 60% of the second storey provided that a Housing Agreement under Section 483 of the Local Government Act is registered on the land securing a minimum of 30% of all Live-work units as purpose-built rental units indefinitely and that 40% of the second storey is built and dedicated for Commercial use subject to Section 39D.1.

AREA 2:

Unless permitted in Density Bonus subsection, the maximum Gross Floor Area for Apartment or Live-work unit use in Area 2 shall not exceed 75% of Commercial Gross Floor Area. Live-work unit or Apartment use in Area 2 is permitted on the third storey and above, additional density is permitted subject to Density Bonus subsection.

Density Bonus

The maximum Gross Floor Area for Live-work or Apartment use in Area 2 shall not exceed 150% of the Commercial Gross Floor Area and the uses shall be permitted on 60% of the second storey provided that a Housing Agreement under Section 483 of the Local Government Act is registered on the land securing a minimum of 30% of all Live-work and Apartment units as purpose-built rental units indefinitely and that 40% of the second storey is built and dedicated for Commercial use subject to Section 39D.1.

AREA 3:

Unless permitted in Density Bonus subsection, the maximum Gross Floor Area for Live-work unit or Apartment use in Area 3 shall not exceed 75% of the Gross Floor Area used for Commercial use. Live-work unit or Apartment use in Area 3 is permitted on the third storey and above.

Density Bonus

The maximum Gross Floor Area for Live-work or Apartment use in Area 3 shall not exceed 175% of the Commercial Gross Floor Area and the uses shall be permitted on 60% of the second storey provided that a Housing Agreement under Section 483 of the Local Government Act is registered on the land securing a minimum of 30% of all Live-work and Apartment units as purpose-built rental units indefinitely and that 40% of the second storey is built and dedicated for Commercial use subject to Section 39D.1.

39D.7 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw, except for no fencing or fill will be permitted within 15 m of a rail right of way.

39D.8 OFF-STREET PARKING, STORAGE AND DISPLAY

All uses must comply with Section 41. All storage, display or parking areas shall be hard-surfaced.

All display areas and signage, and associated lighting, shall incorporate screening from residential use either by structure or landscaping. All lighting related to non-residential uses shall be directed away from residential uses.

39D.9 OFF-STREET LOADING

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

39D.10 ACCESSORY BUILDINGS

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

39D.11 SCREENING

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

39D.12 LIGHT INDUSTRIAL USE CONDITIONS

Despite any provision of this Bylaw, Light Industrial use in MUD-1 does not include medical, recreational or commercial cannabis production facilities.

39D.13 USEABLE OPEN SPACE

Despite any provision of this Bylaw, where a dwelling unit is proposed on a MUD-1 zoned property, the Common Open Space requirements shall be reduced to a minimum of 15% of the lot area provided that the space is developed to encourage outdoor active or passive recreational and social uses and shall include at least three such elements as decks, exercise equipment or improvements, outdoor seating, play structures, decorative paved areas and walkways which do not serve as entrance walkways.

The amount of Common Open Space can be transferred between parcels within MUD-1 zone.

39D.14 NOISE MITIGATION

The following measures apply to all residential use features located within 40 metres of the centreline of a railroad track:

(a) All ventilation ducts will contain a hood cover and acoustic lining;

(b) All windows shall be rated a minimum of 38 according to the Sound Transfer Classification.

Residential or live-work use shall only be permitted if a noise advisory covenant is registered on the title of the property/unit advising of the rail yard and industrial noise presence in this area and requiring that the owner of the property/unit present each occupant of the unit with the said covenant.

39D.15 VISITOR PARKING

Despite any provision of this Bylaw visitor parking requirements for residential uses shall be reduced to 0 provided visitor parking is shared with commercial use parking and provided an equivalent amount of commercial spaces are clearly marked as “commercial or visitor parking”.

SECTION 39E | CREATIVE MIXED USE DISTRICT (MUD-2)

(Bylaw 2518, 2017)

The intent of this zone is to accommodate a creative mixed-use district comprised of artisan studios, office, service commercial and light industrial mixed with multi-unit residential. *(Bylaw 2824, 2021)*

39E.1 PERMITTED USES

The Downtown South area is characterized by unique and creative building forms and a finely integrated mix of offices, service commercial, artisan/workshops, residences and light industrial uses. The zone allows for numerous uses to allow for flexible, unique and creative multi-use developments. Any new residential use must be in conjunction with a permitted industrial or commercial land use. The following principal and accessory uses and no others are permitted subject to Section 39E.6:

Use Category
alcoholic beverage manufacturing
apartment dwelling subject to 39E.6 and 39E.12
artisan
arts and culture
assembly
assisted living facility
business and professional office, major
business and professional office, minor
business service establishment
cinema
civic
community care facility
community garden
commercial recreation
electrical vehicle charging station
farmers' market
repealed by Bylaw 3208, 2025
high technology

home occupation, residential
home occupation, office
indoor recreation
institutional
interpretive centre
light Industrial subject to 39E.12 and 39E.13
live-work unit subject to 39E.6 and 39E.12
marina oriented light industrial 39E.12 and 39E.15
neighbourhood commercial subject to 39E.14
nursery
pet daycare
pet grooming
research and development
school
small scale manufacturing 39E.12
tourist accommodation
short-term rental accommodation, subject to provisions of Section 4.46 *(Bylaw 2695, 2019);*
Accessory Uses
accessory uses
accessory retail sales

39E.2 MAXIMUM LOT SIZE

Max Lot Area	Max Lot Width	Max Lot Depth
1120 sq. m	31 m	37 m

39E.3 MAXIMUM HEIGHT

There are two bonus height maximums permitted, one for high ground floor ceiling heights and another for dedicated usable open space for pedestrian circulation and social uses.

Principal Building	Accessory Building
10.68 m	4.58 m
Bonus Height	
a) Where 75% of the ground floor ceiling height exceeds 5.0 m, the maximum height of principal building will not exceed 15.6 m. The 75% can include a 5.0 m ceiling height that is separated by allowable mezzanine space. *(Bylaw 2864, 2021)* b) Where 20% of the lot area, in excess of requirements contained in Section 39E.16, is dedicated to common usable open space through active pedestrian circulation and social uses, which include at least two such elements as an accessible and lit courtyard with seating and public art, and is accessible to the public via registration of a statutory right of way in favour of the District, the maximum height of a principal building will not exceed 12.6m. c) The following structures are exempted from height maximums to accommodate rooftop patios: stairway or an elevator penthouse that provides access and egress to the roof and landscaping or perimeter railing required to accommodate a roof top patio.	

39E.4 MAXIMUM LOT COVERAGE

(Bylaw 2864, 2021)

(a) Lot coverage shall not exceed 65% of the area of the lot;

(b) Despite any section of this bylaw, where accessible open space is provided above an enclosed parking area, this area shall not be counted towards lot coverage.

39E.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

If a lot line fronts onto:

a) Second Avenue
0 m building setback *to encourage narrow shared streetscapes*.
b) Third Avenue

2.5 m building setback *to accommodate active transportation improvements and enhance street-building interface.*
c) Cleveland Avenue
0 m building setback. *Cleveland Avenue is a 25 m road right of way providing enough space to support active transportation and enhance street-building interface.*
d) Main Street
0 m building setback. *Main Street is a 25 m road right of way providing enough space to support active transportation and enhance street-building interface*.
e) Vancouver Avenue
2.5 m building setback *to enhance street-building interface*.
f) Westminster St
2.5 m building setback *to accommodate active transportation improvements and enhance street-building interface.*
g) Laneway
1.52 m building *setback to ensure laneway sightlines are maintained and laneway activation is enhanced where space is not used for drive aisles or parking stalls as per section 39E.8*
h) Mid-block Corridor
Lot lines between properties shown on the sketch attached as "Schedule B" will have an interior side setback of 2.5 m *to accommodate a neighbourhood corridor.*

Where a lot line adjoins another lot line:

(d) A 0 m building setback will apply to all other interior setbacks not listed above *to encourage continuous streetscape frontage unless additional corridors can be designed to promote site and area circulation.*

Projections into required setbacks:

(e) Should the required lot line building setbacks be equal to or greater than 2.5 m, then an open and uncovered terrace, deck or patio higher than 5m above finish grade can project up to 1.5 m into this setback despite any other provision in this bylaw.

39E.6 RESIDENTIAL DENSITY

Unless permitted in Density Bonus subsection 39E.6 (a) or (b), the maximum Gross Floor Area for live-work and apartment use shall not exceed 50% of the total Gross Floor Area. Additional residential density is permitted subject to Density Bonus subsection 39E.6 (a) and (b), no

combination can exceed the maximum gross floor area for live-work and apartment use beyond 70% of the gross floor area.

Density Bonus

a) The maximum percentage of Gross Floor Area for live-work or apartment use shall not exceed 70% of the total Gross Floor Area provided that a Housing Agreement under Section 483 of the Local Government Act is registered on the land securing a minimum of 20% of all Live-work and/or Apartment units as purpose-built rental units for up to 60 years or the life of the building, whichever one is longer.

Or

b) The maximum percentage of Gross Floor Area for live work or apartment use shall not exceed 60% of the total Gross Floor Area provided that 20% of the lot area, in excess of requirements contained in Section 39E.16, is dedicated to common usable open space through active pedestrian circulation and social uses, which include at least two such elements as an accessible and lit courtyard with seating and public art, and is accessible to the public via registration of a statutory right of way in favour of the District, the maximum height of a principal building will not exceed 12.6m.

39E.7 FENCING

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

39E.8 OFF-STREET PARKING, STORAGE AND DISPLAY

Where 75% of the ground floor gross floor area ceiling height exceeds 5.0m for the purpose of Industrial use, all industrial use parking shall be calculated as 1.5 stalls per 100 m/sq. *(Bylaw 2864, 2021)*

(a) All residential parking must be accessed by the lane. No residential parking can block building loading bay entrances.

(b) No off-street parallel parking shall be allowed abutting the lane.

(c) All uses must comply with Section 41 despite 39E.8 (a),(b) & (c).

39E.9 OFF-STREET LOADING

Despite 42.3 (b) and 42.4, if one or more loading space(s) is/are required through other uses, then no office building loading space is required. *(Bylaw 2864, 2021)*

(a) Where 75% of the ground floor gross floor area ceiling height exceeds 5.0 m for the purpose of Industrial use as per Section 39E.3 (a), then one off street loading bay space can be replaced with one on street loading space and must be clearly marked with signage and differentiated surface treatment.

(b) All other off street loading spaces for buildings and uses shall be provided in accordance with Section 42 of this Bylaw despite 39E.9 (a) and (b).

39E.10 ACCESSORY BUILDINGS

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

39E.11 SCREENING

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

39E.12 ODOUR, LIGHTING AND NOISE MITIGATION

The following measures apply to all residential use features:

a) All ventilation ducts will contain a hood cover and acoustic lining.

b) All windows shall be rated a minimum of 34-36 according to the sound transfer classification.

c) Residential or live-work use shall only be permitted if a noise advisory covenant is registered on title of the property/unit advising of the industrial noise presence in the area and requiring that the owner of the property/unit present each occupant of the unit with the said covenant.

The following measures apply to all industrial, repair and manufacturing uses:

d) Odors resulting from the use must be confined to the unit in which the use occurs as to avoid adverse effects to persons in neighbouring properties in the vicinity.

e) The use should not discharge or emit odorous toxic or noxious vapours or matter, heat glare radiation electrical interference or excessive noise.

f) The use should not use materials or processes that produce flammable or explosive vapours or gases under ordinary temperatures.

39E.13 LIGHT INDUSTRIAL USE CONDITIONS

Despite any provision of this Bylaw, Light Industrial use in MUD-2 Zone does not include medical, recreational or commercial cannabis production facilities.

39E.14 NEIGHBOURHOOD COMMERCIAL

Despite any provision of this Bylaw, Neighbourhood Commercial use in MUD-2 is limited to:

a) A restaurant use shall be limited to a maximum of 50 seats

39E.15 MARINE-ORIENTED LIGHT INDUSTRIAL

Despite any provision of this Bylaw, Marine-oriented Light Industrial will be limited to only non-motorized water vessels or watercrafts.

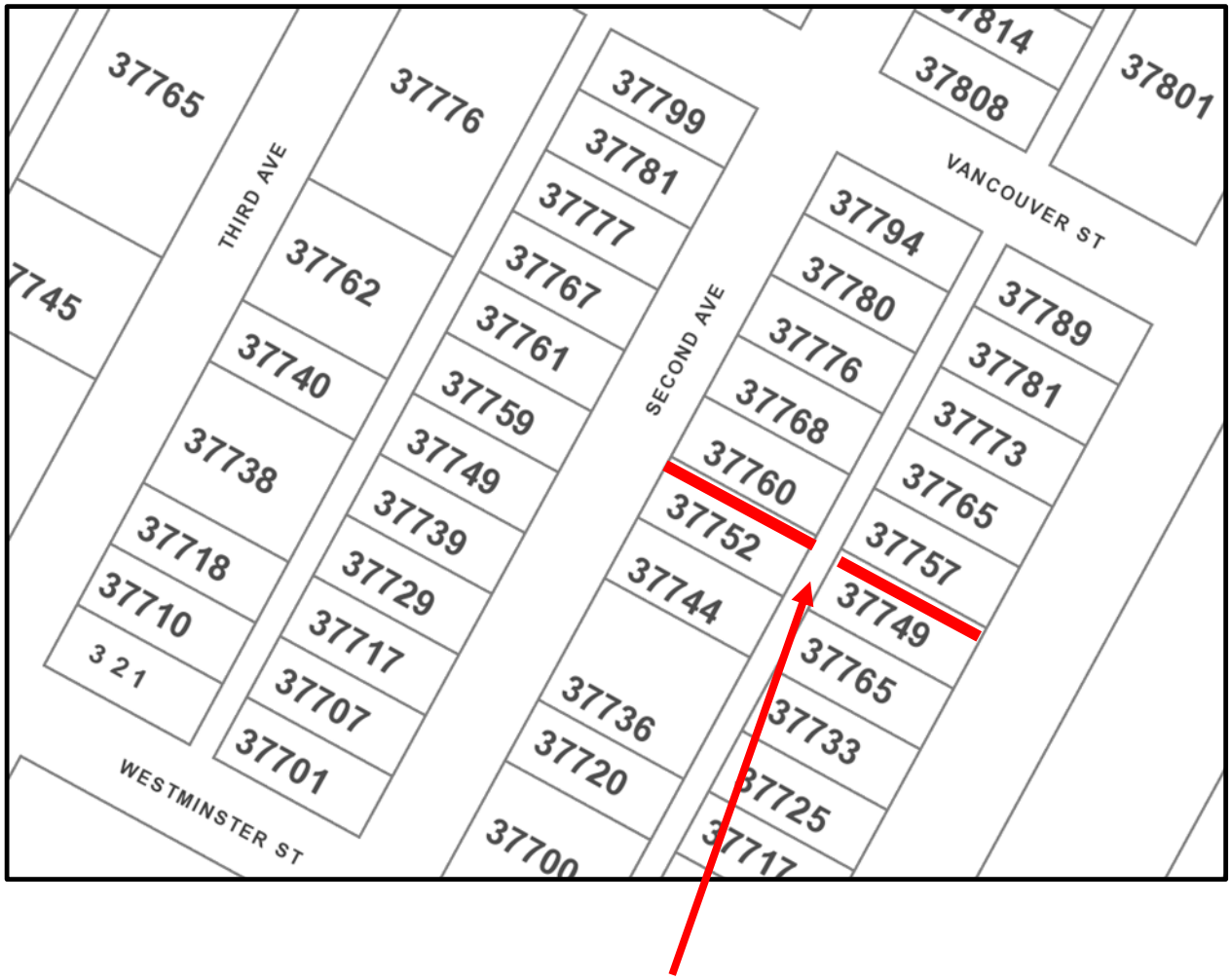
39E.16 USEABLE OPEN SPACE

Despite any provision of this Bylaw, where a dwelling unit is proposed on a MUD-2 zoned property, the Common Useable Open Space requirements shall be reduced to a minimum of 10 square metres of common usable open space per dwelling unit provided that the space is developed to encourage outdoor active or passive recreational and social uses and shall include at least two of such elements as roof top patios, play or active structures, outdoor seating areas or decorative paved areas and walkways which do not serve as entrance walkways.

Schedule "B" to

District of Squamish Zoning Bylaw No. 2200, 2011

Amendment Bylaw (Creative Mixed Use District 2) No. 2518, 2017



To identify the location of Section 39E.5 (h) Mid-block Corridor

SECTION 39G | MARINE GENERAL (M-1)

The intent of this zone is to provide regulation for the use of the marine coastal area within the District of Squamish pertaining to general marine navigation, public access and recreation as well as aquaculture activities. *(Bylaw 2771, 2020)*

39G.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) Aquaculture, subject to Section 39G.2

(b) Marine navigation

(c) Community Water Access, subject to use Section 39G.2

(d) Marine oriented tourist and recreation use, subject to 39G.2

(e) Public boat launch, subject to use Section 39G.2

The following accessory uses and no others are permitted:

(f) Accessory uses

(g) Accessory structure

(h) Assembly, outdoor

39G.2 CONDITIONS OF USE

(a) Aquaculture activities and structures shall be permitted subject to licensing under the Fisheries Act and tenure for aquatic crown land approved by the Province of British Columbia where required.

(b) Public Boat Launch shall provide parking on the immediately upland parcel in accordance with the parking requirements in this bylaw.

(c) Without limiting generality of any section or part of the zoning bylaw, including Section 4 General Regulations, a dock for Community Water Access shall:

  (i) Be limited to a maximum of one (1) per lot;

  (ii) Be situated such that there is no less than 1.5 metres of minimum water depth below the dock or float (under the maximum design load) at the lowest water level or tide;

  (iii) Not include any building or structure other than posts, rails, gangway and supports as may be necessary for safety and access;

  (iv) Not exceed an area of 50m2; and

  (v) Otherwise comply with all laws that apply to the installation and use of a dock on aquatic crown land as contemplated by the general permissions of the Province of B.C.

(d) Marine oriented tourist and recreation use is permitted adjacent to an upland parcel zoned for commercial use.

(e) Notwithstanding 39G.2 (c), structures for marine oriented tourist and recreation use are permitted on a dock or float providing Community Water Access to a maximum of one (1) per lot and an area of 10m^2 or less.

(f) Within the M1 Zone, breakwaters and groynes, and other similar structures that impede the natural flow or movement of water or beach material, are not permitted uses or structures.

SECTION 39H | MARINE MIXED USE (M-2)

The intent of this zone is to provide for a variety of marine commercial uses and the orderly development of marina infrastructure, associated moorage and related and marine retail and recreation activities. *(Bylaw 2771, 2020)*

39H.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) Assembly

(b) Public boat launch

(c) Boat lift

(d) Boatshed, subject to Section 4.50 (Marine General)

(e) Boat rentals and charters

(f) Community and institutional use, civic

(g) Outdoor recreation storage facility

(h) Piers, docks, wharves and floats

(i) Marine oriented tourist and recreation uses

(j) Marina, subject to Section 39H.6

(k) Marine transportation services

(l) Restaurant, subject to Section 39H.6

(m) Interpretive centre

The following accessory uses and no others are permitted:

(n) Accessory uses

(o) Assembly

(p) Floating breakwaters, accessory to marina use

(q) Live-Aboard, accessory to marina use and subject to Section 39H.6

(r) Marine fuel sales, accessory to marina and subject to Section 39H.6

(s) Marine retail, rentals and repairs, accessory to marina use and subject to Section 39H.6

(t) Portable food vending

(u) Temporary commercial vending

39H.2 MAXIMUM HEIGHT

Principal Building	Accessory Building
Building on fixed pier: 6.0 metres Building (floating): 6.0 metres from surface of water Number of storeys shall not exceed 1.	4.58 metres from surface of water

39H.3 MAXIMUM DENSITY

Principal Building	1 per water lot
Pier or wharf	1 per water lot
Restaurant Gross Floor Area	150 m^2
Retail sales associated with marina use	30 m^2

39H.3 MAXIMUM WATER LOT COVERAGE

Total water lot coverage (all structures)	50%
Marine fuel sales, accessory to marina	No more than 3% of marina berths available for moorage
Maximum coverage of buildings	5%
Maximum coverage of boatsheds (subject to subsection 45.1 p)	10%

39H.4 MINIMUM SETBACKS FOR BUILDINGS AND STRUCTURES

The minimum setback for any portion of a building or structure on the water to any property line projection are as follows:

Front Setback	Rear Setback	Projected Side Setback
7.5 m	3.0 m	3.0 m 5.0 m if adjacent to a dedicated street end providing public water access or a park

39H.5 OFF-STREET PARKING

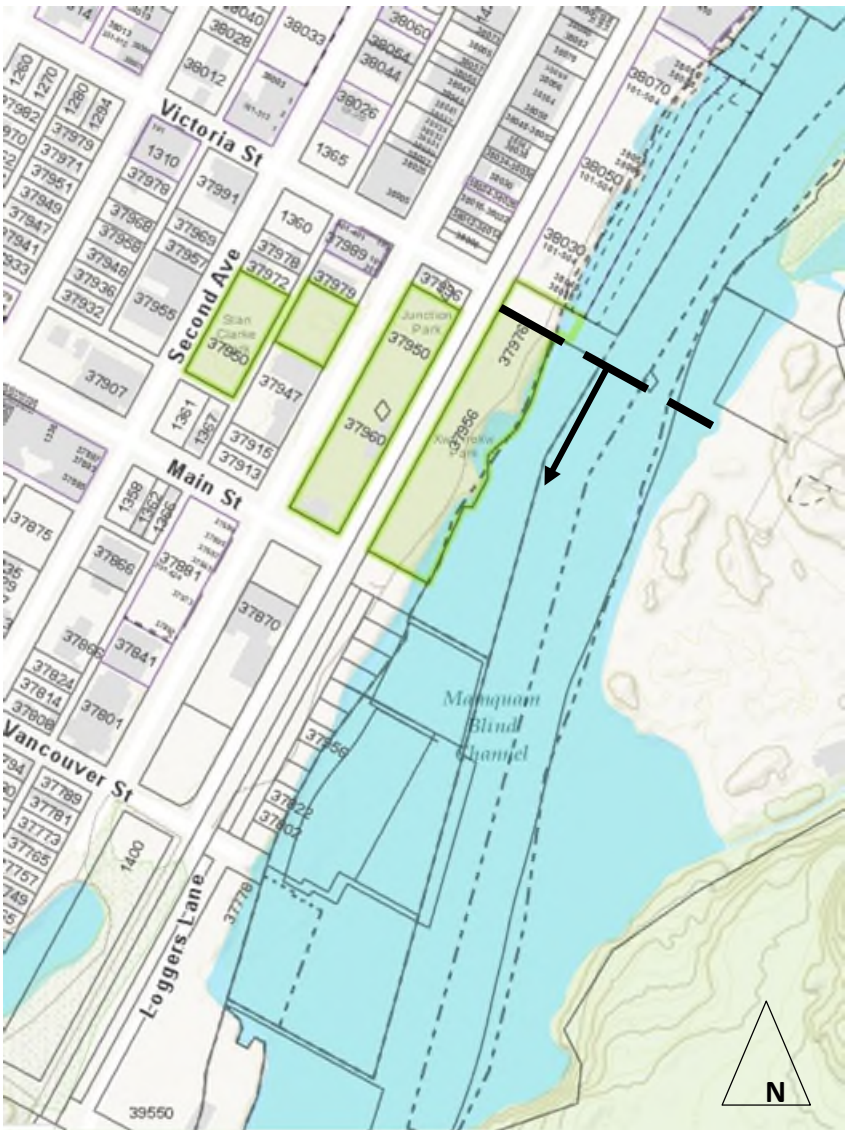
Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

39H.6 CONDITIONS OF USE

(a) Marinas are permitted on the condition that both temporary and long-term moorage are available to members of the boating public, including provision of a minimum of 1 boat slip for short-term/visitor use (stays of 72 hours or less) per 20 slips of long-term moorage.

(b) Live-Aboards are permitted accessory to a marina to a maximum of 10 Live-Aboards, subject to provision of a pump-out connection for land based sewage disposal within 150 metres of any Live-Aboard.

(c) Marine fuel sales are permitted accessory to a marina use only if situated south of the Victoria Street end right-of-way as shown below:



(d) Marinas must be serviced with shore power.

(e) On-water uses accessed by the public shall be connected to the upland by pier, or accessible gangway to accommodate pedestrian access, recycling and garbage as well as commercial loading activities.

(f) The storage of boats for boat rentals and charters shall not be located at areas required for vehicle parking under this bylaw.

(g) Temporary commercial vending is subject to Section 4.34 of this bylaw.

SECTION 39I | MARINE RECREATION (M-3)

The intent of this zone is to provide public marine recreation areas and regulate activities, access and moorage for community use. *(Bylaw 2771, 2020)*

39I.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) Assembly

(b) Public boat launch

(c) Boatshed, subject to Section 4.50 (Marine General)

(d) Community Water Access, subject to Section 39I.5

(e) Marine oriented tourist and recreation uses

(f) Marine park

(g) Marine transportation services

(h) Moorage facility, subject to Section 39I.5

(i) Interpretive centre

The following accessory uses and no others are permitted:

(j) Accessory uses

(k) Portable food vending

(l) Temporary commercial vending

39I.2 MAXIMUM WATER LOT COVERAGE

Maximum water lot coverage (total)	40%
Maximum coverage of boatsheds	10%

39I.3 MINIMUM SETBACKS FOR BUILDINGS AND STRUCTURES

The minimum setback for any portion of a building or structure on the water to any property line projection are as follows:

Front Setback	Rear Setback	Projected Side Setback
7.5 m	3.0 m	3.0 m 5.0 m if adjacent to a dedicated street end providing public water access or a park

39I.4 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

39I.5 CONDITIONS OF USE

(a) Without limiting subsection 45.1 (m) of this bylaw, on LOT A DISTRICT LOTS 7056 AND 486 PLAN EPP67657, PID: 030-095-344, gangways providing public access from the upland to docks and floats shall be no less than 1.5 metres in width.

SECTION 39J | MARINE LOG STORAGE (M-4)

The intent of this zone is to provide regulation for the use of the marine coastal area for water-based log storage as well as water-based log handling adjacent to immediate upland log sort operations or log transfer sites. *(Bylaw 2771, 2020)*

39J.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) Log storage, subject to Section 39J.2

(b) Water based log handling, subject to Section 39J.2

39J.2 CONDITIONS OF USE

(a) Log storage activities and structures shall be permitted subject to requirements of the Fisheries Act and tenure for aquatic crown land approved by the Province of British Columbia.

(b) Water-based log-handling is only permitted where adjacent to and operated in conjunction with an immediate upland log sort or log transfer site.

39J.3 SETBACKS

(a) Log storage shall be located and setback form the high water mark and in sufficient water depths so as to preclude any tidal grounding on the foreshore.

(b) Setbacks for in-water structures for log transfer and log storage shall be determined at Development Permit.

(c) Log storage shall be setback at least 5 metres from a water lot boundary that immediately abuts a water lot or parcel zoned P-4 or M-2.

SECTION 39K | MARINE TRANSPORTATION FACILITIES (M-5)

The intent of this zone is to provide for and regulate major marine transportation infrastructure at the Darrell Bay Ferry Terminal. *(Bylaw 2771, 2020)*

39K.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) Docks, floats and piers

(b) Ferry terminal

(c) Marine transportation services

(d) Pilings and dolphins

(e) Public Boat Launch

The following accessory uses and no others are permitted:

(f) Floating breakwaters

(g) Minor vessel repair

(h) Office

(i) Surface parking for ferry terminal and marine transportation services

39K.2 MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES

For buildings and structures above the natural boundary:

Principal Building	Accessory Building
10 meters and 2 storeys, except for boat hoists and ramp mechanisms for ferry terminal	4.58 metres

39K.3 MAXIMUM DENSITY

Pier or wharf	1 per each immediately abutting upland parcel

39K.4 MAXIMUM WATER LOT COVERAGE

Maximum water lot coverage	40%

39K.5 MINIMUM SETBACKS FOR BUILDINGS AND STRUCTURES

Below the natural boundary, buildings and structures within the water lot shall be setback as follows:

Front Setback	Rear Setback	Projected Side Setback
7.5 m	3.0 m	15 m

Above the natural boundary, buildings and structures shall be setback a minimum of 15 metres from the high water mark on the foreshore and 6.10 metres from the side property line.

39K.6 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

39K.7 CONDITIONS OF USE

Office and surface parking accessory uses must be situated above the natural boundary.

SECTION 40 | COMPREHENSIVE DEVELOPMENT ZONE (CD)

This zone is intended to accommodate and regulate the development of a use or a mixture of uses based on a comprehensive plan. Each zone differentiated by a numbered suffix shall be treated as a separate zone.

40.1 PERMITTED USES

The permitted uses shall be limited to those as noted in the respective Comprehensive Development Zone Bylaw differentiated by a numbered suffix.

40.2 PLAN TO BE PART OF BYLAW

All buildings, structures and uses shall comply with the size, shape, height and siting as designated on the approved comprehensive development plan, which shall be included in and form part of this Bylaw.

SECTION 40A | COMPREHENSIVE DEVELOPMENT ZONE (CD-1)

Repealed (Bylaw 2824, 2021)

SECTION 40B | COMPREHENSIVE DEVELOPMENT ZONE (CD-2)

40B.1 PERMITTED USES

In Comprehensive Development Zone No. 2, the use of land and buildings is restricted to:

(a) Buildings accessory to the uses permitted in (b) to (f);

(b) Commercial;

(c) Child care facility *(Bylaw 2824, 2021);*

(d) Parking;

(e) Park/public open space, and

(f) Townhouse and apartment dwellings, subject to 40B.4 *(Bylaw 2666, 2019)*

40B.2 DEVELOPMENT

Every Application for development within the Comprehensive Development Zone No. 2 shall generally comply to the densities as outlined in Option 4 of the Land Use Development Concept for Lot R, which is attached hereto and forms part of this bylaw. The maximum development for this site is 660 dwelling units and 929 square metres of commercial use.

Non-market rental dwelling units, secured with a housing agreement, will be permitted to exceed the maximum allowable density. *(Bylaw 2570, 2017)*

40B.3 HEIGHT OF BUILDINGS

Buildings shall not exceed a height of 6 storeys.

40B.4 RESIDENTIAL RENTAL TENURE

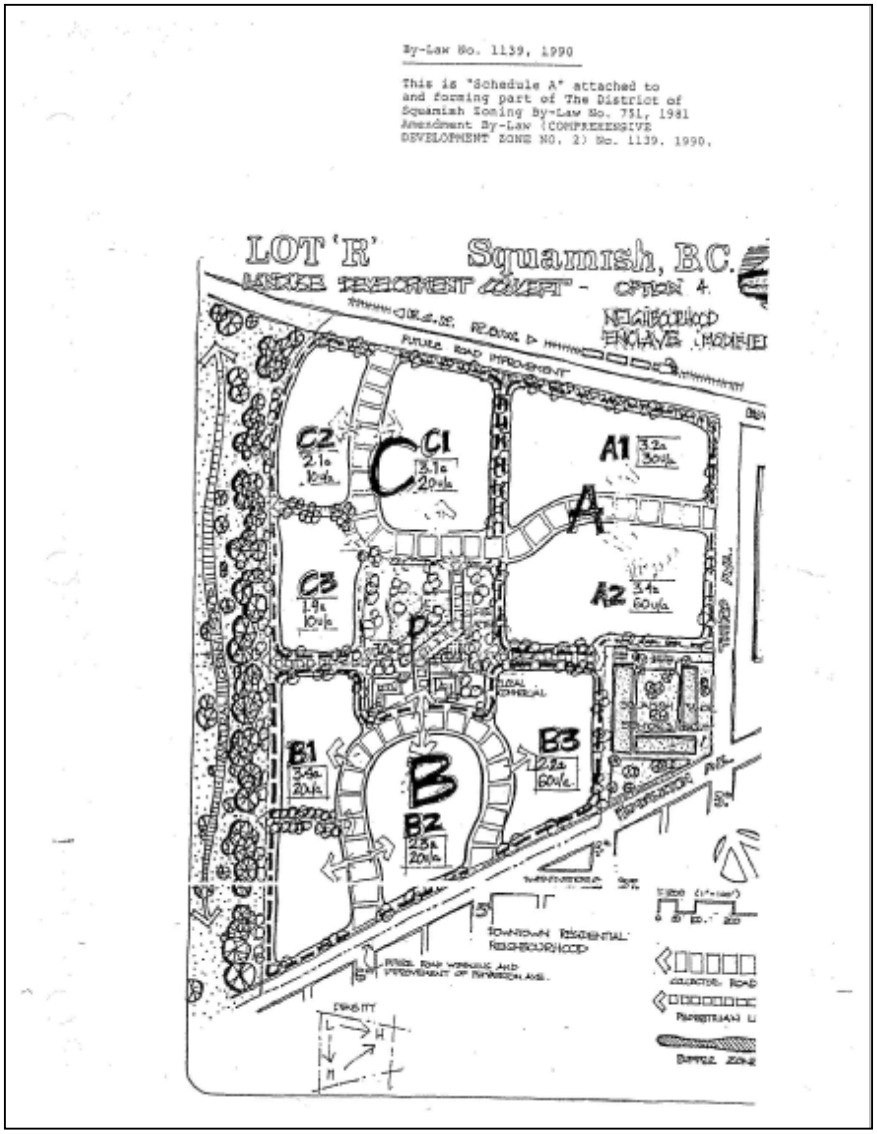
(a) Townhouse and apartment dwelling use on Lot B Block R District Lot 4261 Plan VAP23209; PID: 017-175-372, identified in Figure 40B.4(a); is restricted to residential rental tenure for a minimum of 40 of any townhouse or apartment dwelling units unless there are less than 40 townhouse or apartment dwelling units, in which case all units are restricted to residential rental tenure.



Figure 40B.4(a)

(b) The average size of the residential rental tenure units in 40B.4 shall not be less than 76.18 m².

Schedule "A" to
District of Squamish Zoning Bylaw 2200, 2011
Comprehensive Development Zone No. 2



SECTION 40E | COMPREHENSIVE DEVELOPMENT ZONE 5 (CD-5)

1. THAT those parcels of land in the District of Squamish, legally described as:

   (a) Lot 1, Block P, District Lot 486, Plan 8376;

   (b) Lot A, Block P, District Lot 486, Plan 10163;

   (c) Lot 4, except part in Plan 10163, Block P, District Lot 486, Plan 8376;

   (d) Lot 5, Block P, District Lot 486, Plan 8376;

   (e) Block B of District Lot 6736, Group 1, N.W.D.; and

   (f) Block A of District Lot 6305, Group 1, N.W.D.

as crosshatched on the sketch attached as Schedule "A" to this Bylaw, be rezoned from Comprehensive Development Zone No. 1 to Comprehensive Development Zone No. 5.

2. Land and all buildings and structures shall be used in accordance with the uses noted on drawings attached hereto as Schedule "B" to this Bylaw and labelled "P-1 Preliminary Site Plan", date Rev 8 September, 1994.

3. All buildings, structures and uses shall comply with the size, shape and siting as designated on Schedule "B" to this Bylaw.

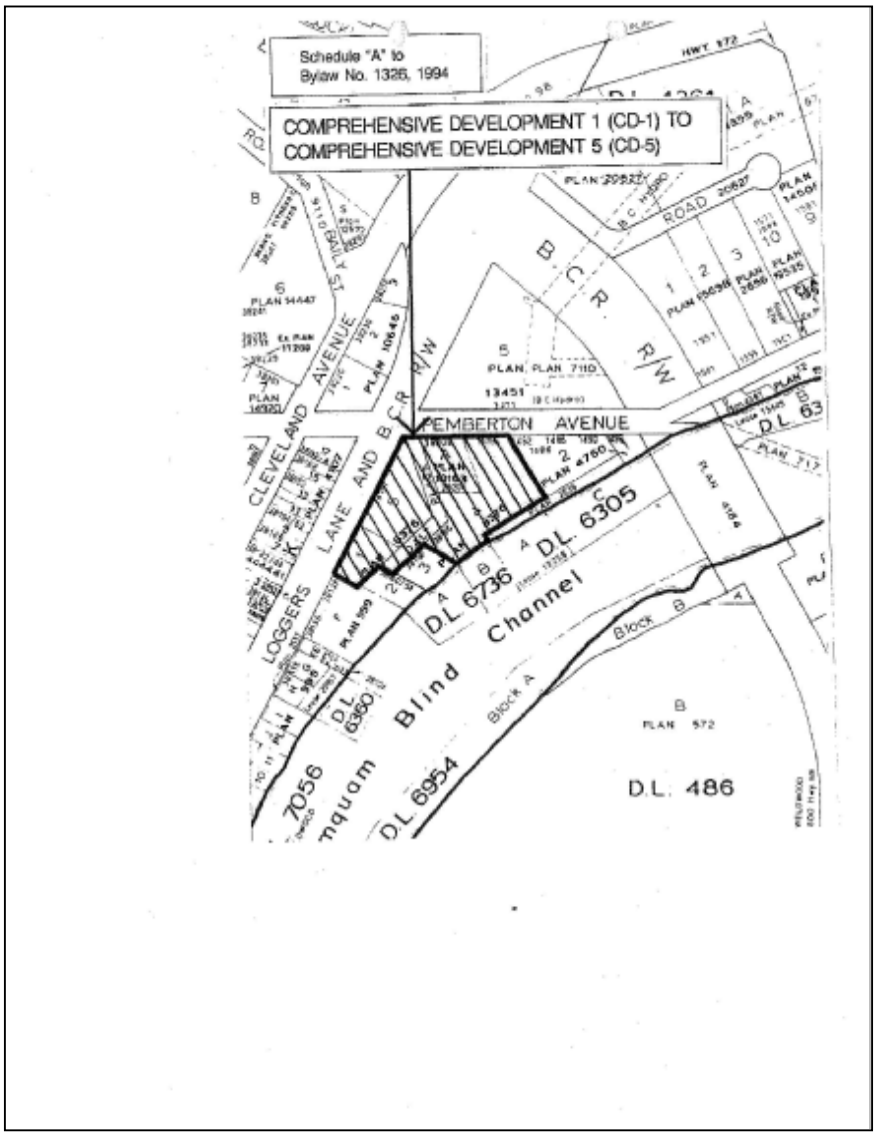
4. All buildings and structures shall comply with the building heights as designated on Schedule "C" to this Bylaw labelled "P-5, P-7 and P-9 Proposed Elevations", dated April 28, 1994.

5. The maximum number of dwelling units permitted shall be 90.

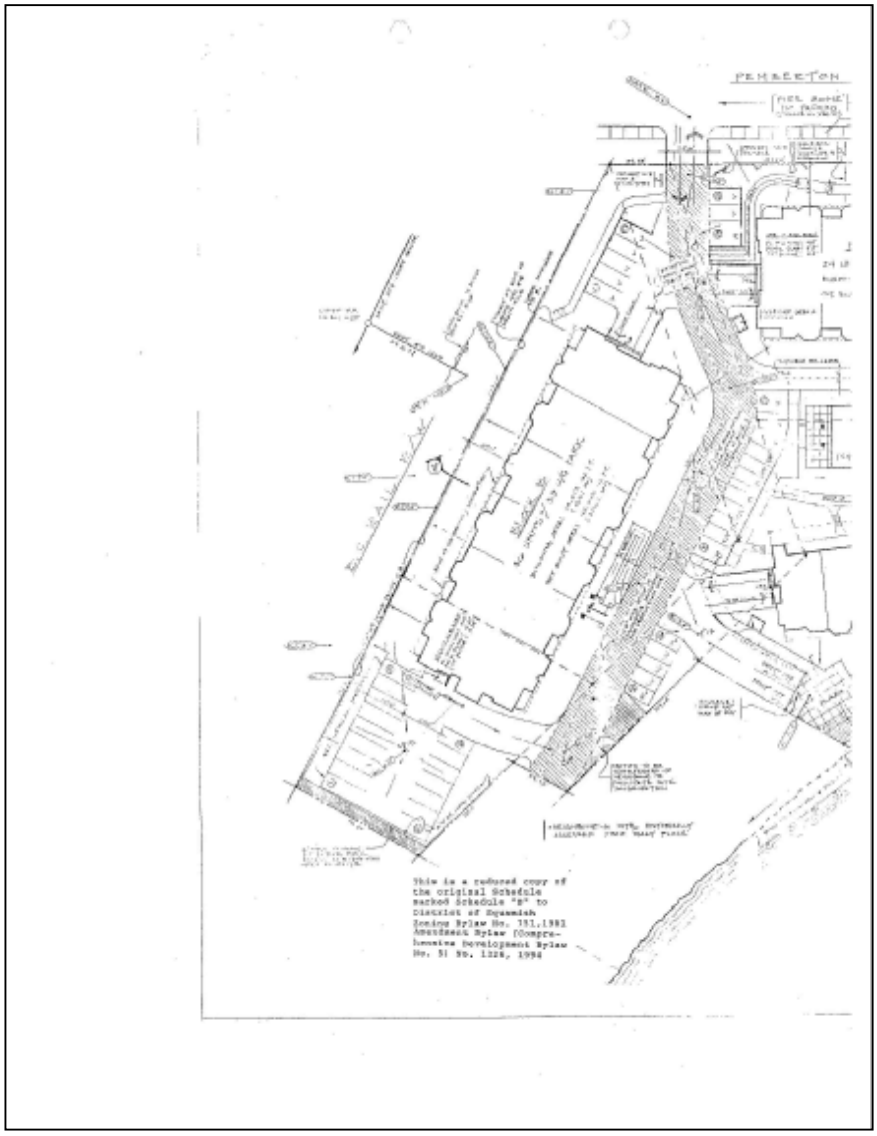
6. Notwithstanding Section 3.1.0(a) of Zoning Bylaw No. 751, 1981, the required number of parking spaces shall be 166.

7. Notwithstanding clauses 4 and 5, the size, shape and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.

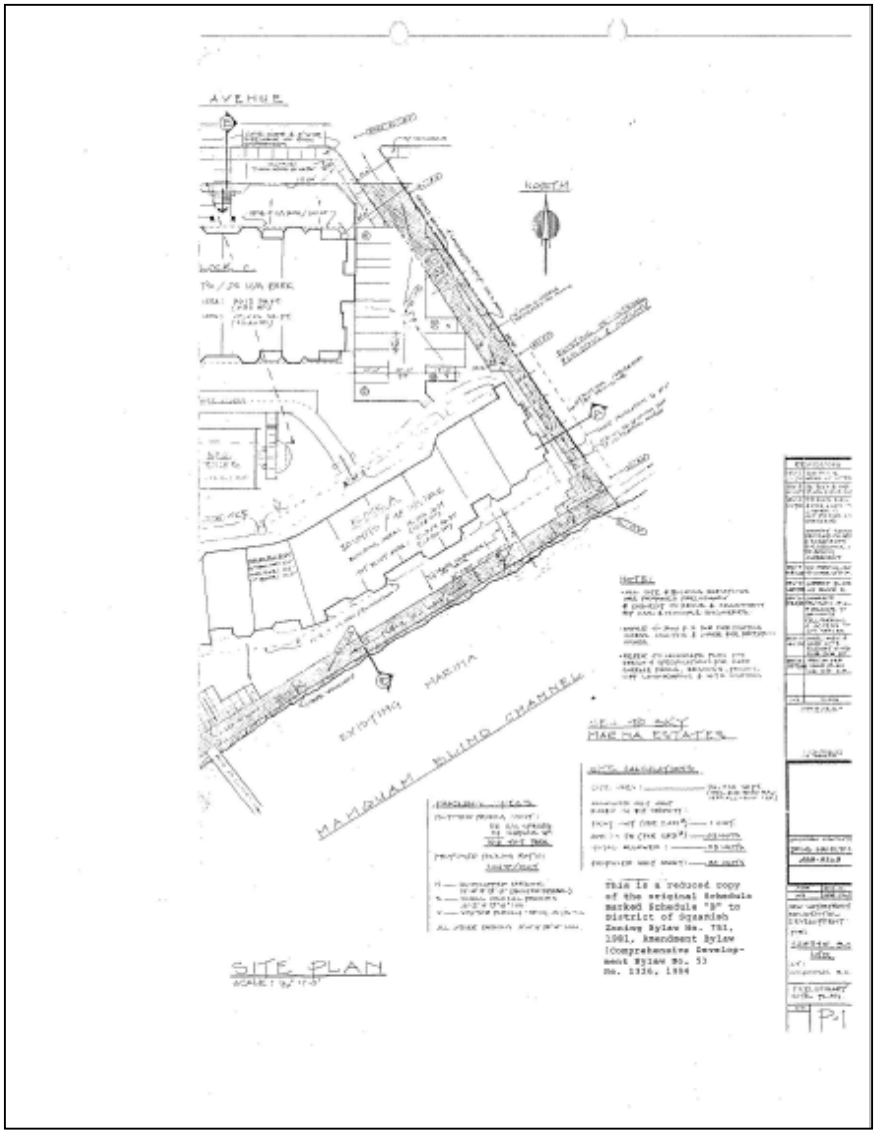
Schedule "A"
Comprehensive Development Zone No. 5



Schedule "B" to
District of Squamish Zoning Bylaw 2200, 2011
Comprehensive Development Zone No. 5

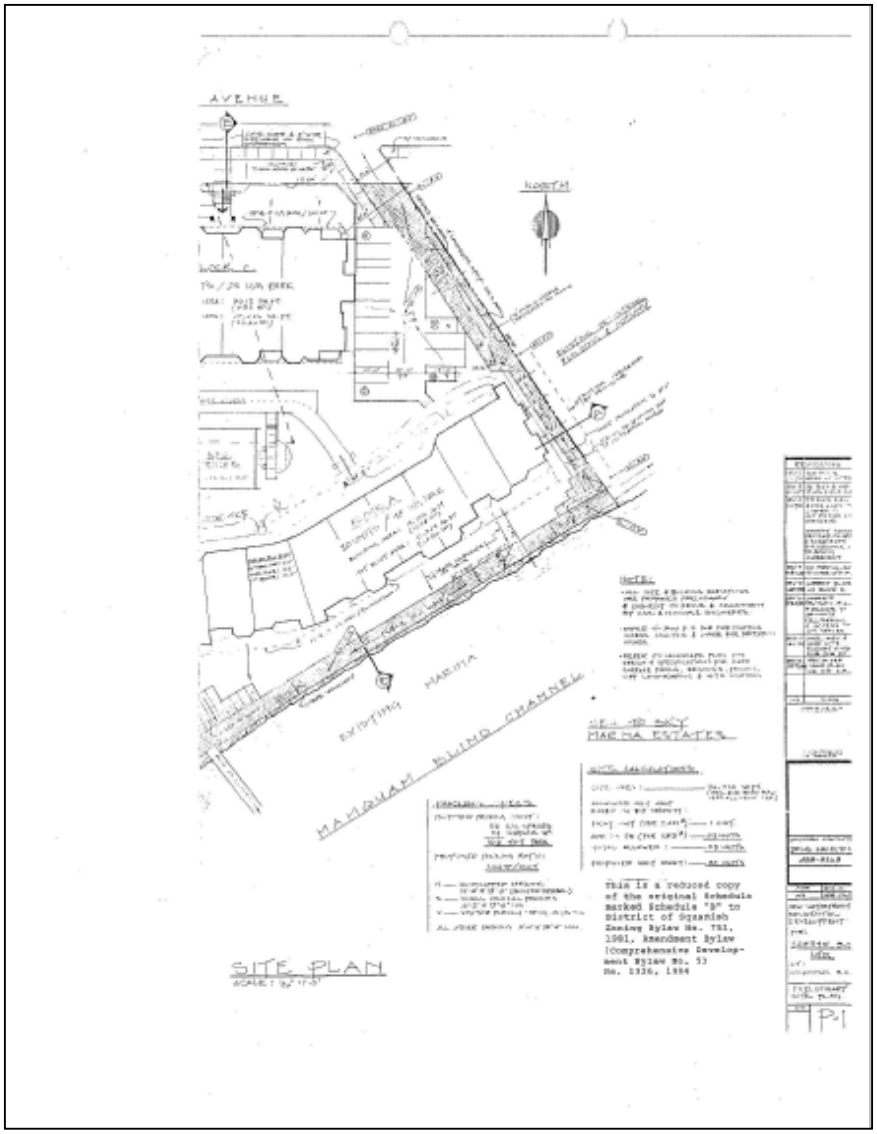


Schedule "B" to
District of Squamish Zoning Bylaw 2200, 2011
Comprehensive Development Zone No. 5



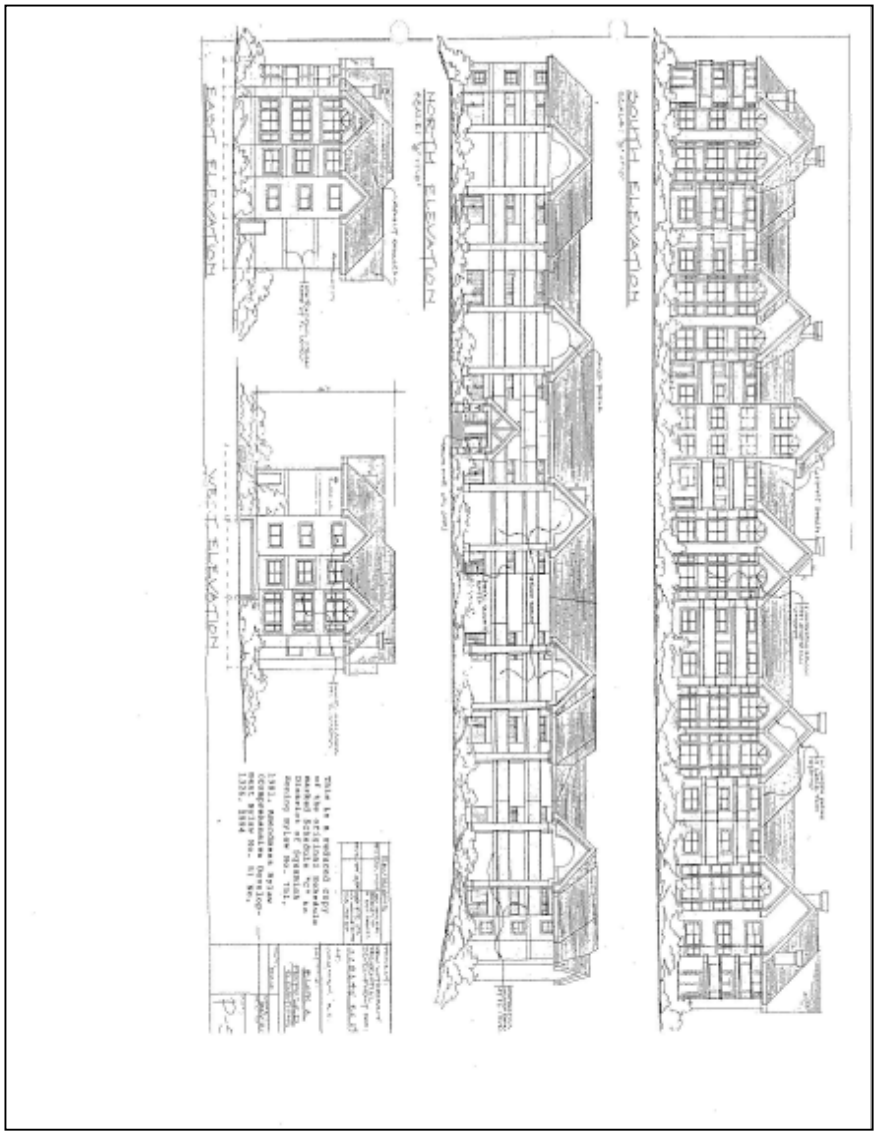
Schedule "C" to
District of Squamish Zoning Bylaw 2200, 2011
Comprehensive Development Zone No. 5

Drawing P-5



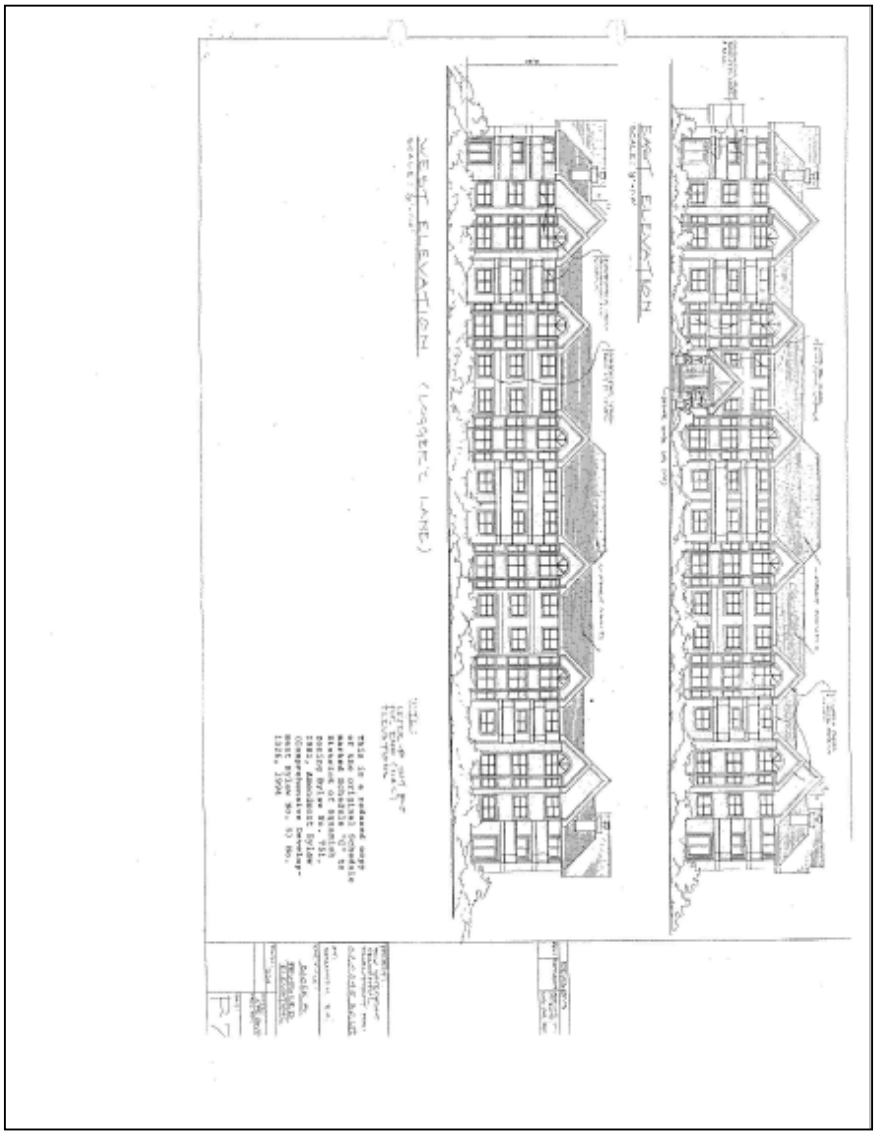
Schedule "C" to
District of Squamish Zoning Bylaw 2200, 2011
Comprehensive Development Zone No. 5

Drawing P-7

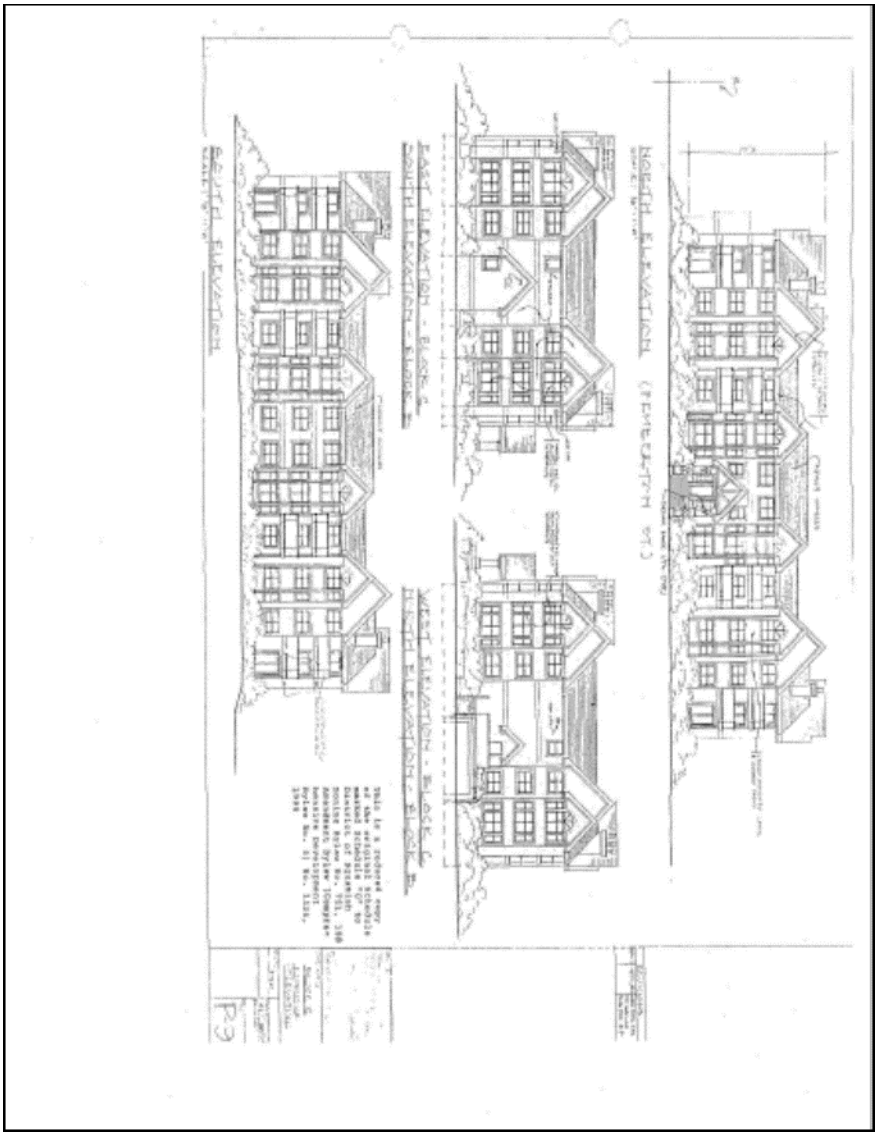


Schedule "C" to
District of Squamish Zoning Bylaw 2200, 2011
Comprehensive Development Zone No. 5

Drawing P-7



Schedule "C" to
District of Squamish Zoning Bylaw 2200, 2011
Comprehensive Development Zone No. 5
Drawing P-9



SECTION 40F | COMPREHENSIVE DEVELOPMENT ZONE 6 (CD-6)

40F.1 PERMITTED LAND USES

Land and all buildings and structures shall be used in accordance with the following uses:

(a) arts and crafts studios and workshops;

(b) buildings accessory to the uses permitted in (a) to (n) excluding (i), (k) and (l);

(c) manufacturing, including:

(i) the manufacturing, drying, or finishing of the following textile products or other of a like character or kind: apparel and clothing, canvas products, carpets, mats, rugs, cotton and jute bags, curtains and draperies, fabrics, thread, yard, twine, and rope (excluding the production of the synthetic fibres), and felt;

(ii) the manufacturing or finishing of the following wood, metal, and paper products: articles from prepared paper, household utensils, cutlery, hand and edge tools, ornamental and art products;

(iii) the manufacturing or finishing of the following furniture and fixtures or other products of like character and kind: household and office furniture, brooms, brushes, mops, mattresses and bed springs, partitions, shelving, lockers, office and store fixtures, window blinds and shades, heating, air conditioning and sheet metal components, window and door slashes and doors;

(iv) the manufacturing, assembly, or finishing of the following transportation equipment: bicycles, boats not greater than 12 metres in length, trailers, excluding truck trailers;

(v) the manufacturing of articles from prepared glass and ceramic materials;

(d) offices, storage buildings, work shops and yards for the following trade contractors: cement, excavating, masonry, and building;

(e) park and public open space;

(f) restaurant;

(g) retail sales of products produced on site;

(h) service uses, including:

(i) laboratories;

(ii) trade schools;

(iii) architectural, data processing, drafting, engineering, and surveying offices;

(i) storage accessory to the uses permitted in (a) to (n) excluding (i), (k) and (l).

(j) storage and sales yard, excluding storage and sale yards for wrecked motor vehicles, and including:

(i) boat showrooms and display yards;

(ii) building supply and lumber yards.

(k) three (3) accessory residential apartments units each with a maximum floor area of 83.6 square metres;

(l) two (2) accessory residential units, one with a maximum floor area of 185.8 square metres and the other with a maximum floor area of 111.48 square metres;

(m) warehousing, including:

(i) packing and crating;

(ii) furniture and general wholesale storage and warehousing;

(iii) auction and liquidation sales.

(n) welding shops; and

(o) woodworking and millworking shops.

40F.2 PLAN TO BE PART OF BYLAW

All buildings, structures and uses shall comply with the size, shape and siting as designated on the attached "Site Plan", which forms part of this bylaw.

40F.3 ACCESSORY DWELLINGS

The maximum number of accessory dwelling units permitted shall be five (5).

40F.4 OFF-STREET PARKING

The required number of parking spaces shall be twenty (20) and located on site. Section 41 of this bylaw shall apply.

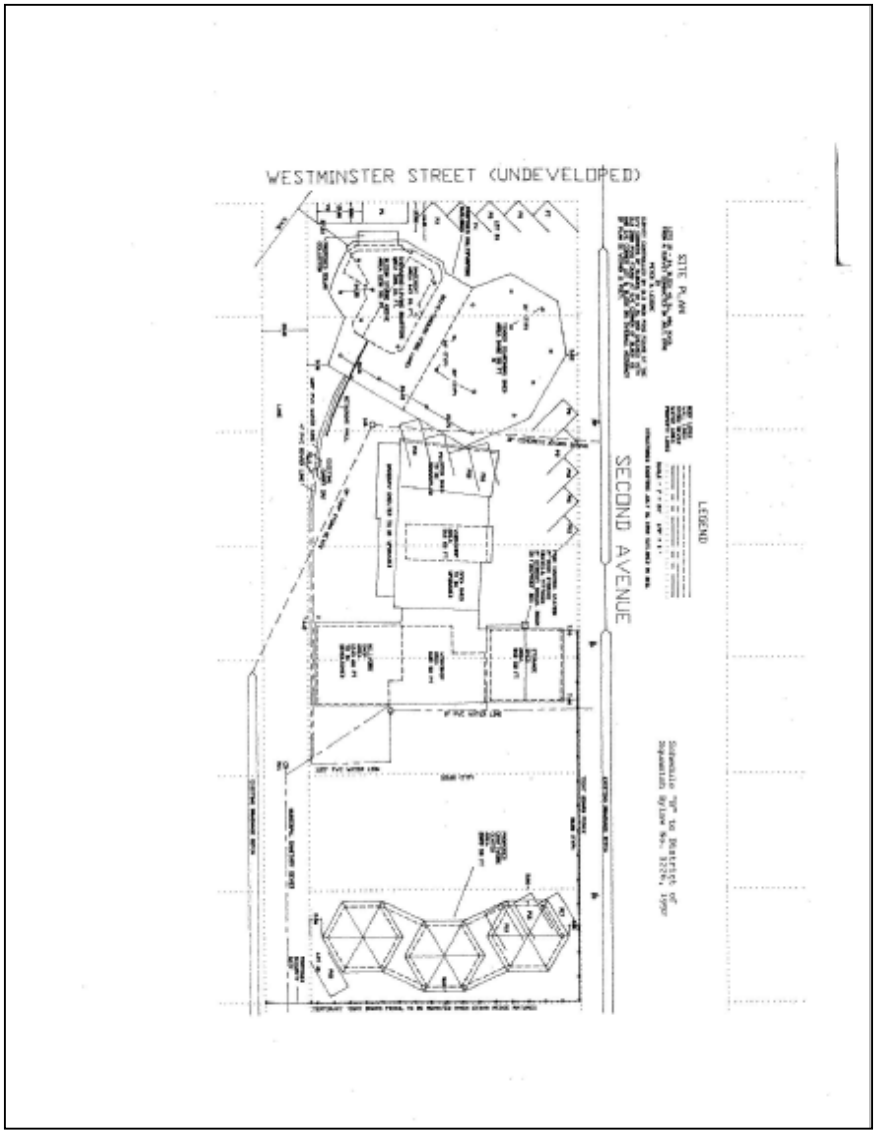
40F.5 SITING REQUIREMENTS

Notwithstanding Section 40F.2, the height, shape and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.

40F.6 MAXIMUM HEIGHT

No building or structure shall exceed three (3) stories or 10.67 metres in height, whichever is less.

Schedule "B" Site Plan to
Comprehensive Development Zone No. 6



SECTION 40G | COMPREHENSIVE DEVELOPMENT ZONE 7 (CD-7)

40G.1 PERMITTED LAND USES:

In the Comprehensive Development Zone No. 7 the use of land and buildings is restricted to:

(a) Accessory convenience store with a maximum sales floor area of 115 square metres;
(b) Accessory off-street parking use; and
(c) Vehicle fueling station *(Bylaw 2824, 2021*).

40G.2 MAXIMUM HEIGHT

Buildings and structures are not to exceed a height of 5.2 metres.

40G.3 PLAN TO BE PART OF BYLAW

All buildings, structures and uses shall comply with the size, shape and siting as designated on the "Ground Plan", dated 92/11/12, which forms part of this bylaw.

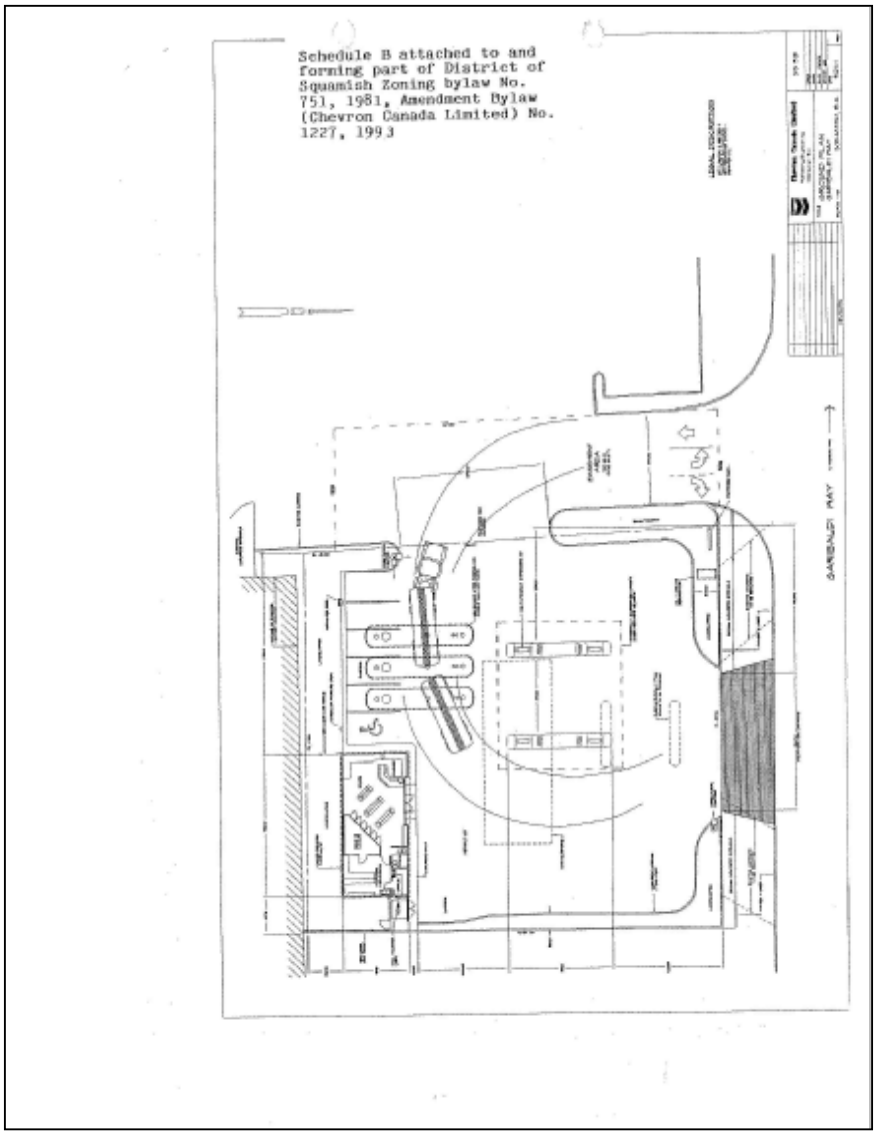
40G.4 OFF-STREET PARKING

The required number of off-street parking spaces shall be 5.

40G.5 SITING REQUIREMENTS

Notwithstanding Sections 40G.2 and 40G.3, the height, shape and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.

Ground Plan referred to in section 40G.3 of Comprehensive Development Zone No. 7



SECTION 40J | COMPREHENSIVE DEVELOPMENT ZONE 10 (CD-10)

40J.1 PERMITTED LAND USES:

In the Comprehensive Development Zone No. 10 the use of land and buildings is restricted to:

(a) Accessory brewery;
(b) Accessory off-street parking use;
(c) Accessory uses;
(d) Banquet rooms;
(e) Liquor primary establishment with outdoor patio;
(f) Restaurant;
(g) Retail store; and
(h) Twenty (20) unit hotel.

40J.2 MAXIMUM HEIGHT

Buildings and structures are not to exceed a height of 17 metres, and habitable area is not to exceed 10.67 metres above the height datum.

40J.3 PLAN TO BE PART OF BYLAW

All buildings, structures and uses shall comply with the size, shape and siting as designated on the drawing labeled "Howe Sound Brewing Company Limited: A-1", dated June 3rd, 1993, which forms part of this bylaw.

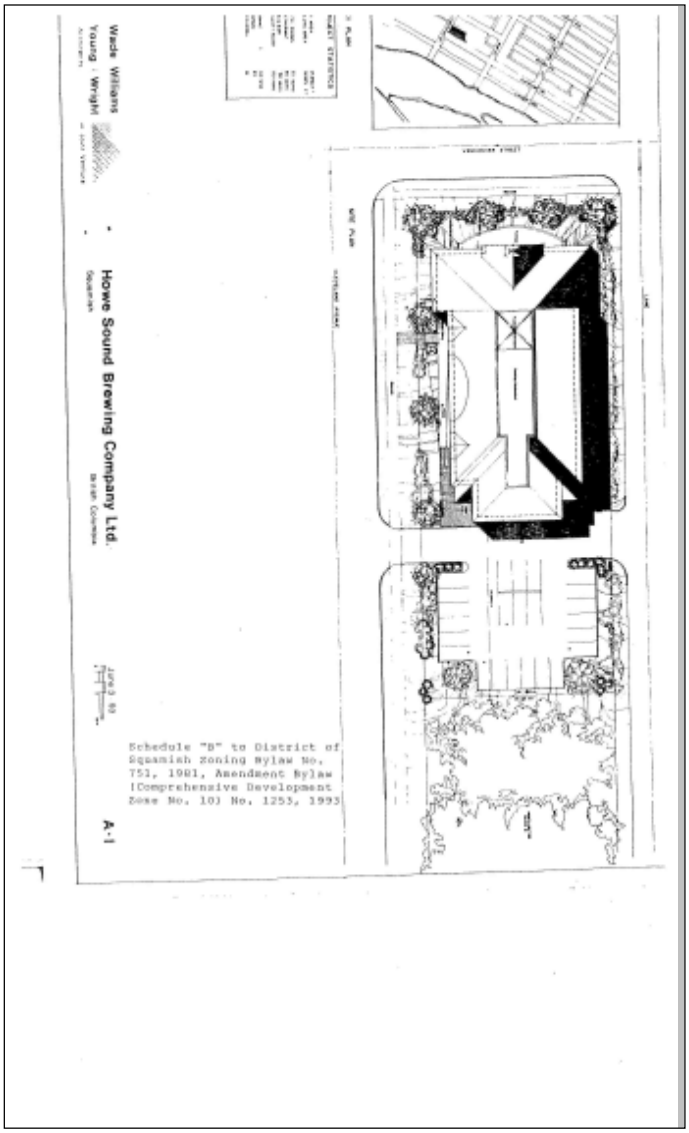
40J.4 OFF-STREET PARKING

The required number of off-street parking spaces shall be 41.

40J.5 SITING REQUIREMENTS

Notwithstanding Section 40J.2 and 40J.3, the height, shape and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.

Drawing A-1 Schedule “B”



SECTION 40L | COMPREHENSIVE DEVELOPMENT ZONE 12 (CD-12)

40L.1 PERMITTED USES AND DENSITIES:

In the Comprehensive Development Zone No. 12, the following uses and densities are permitted and other uses are prohibited, except as otherwise noted in this bylaw:

(1) **Area A: Intent**: This area of the plan is intended to encompass the majority of the golf course and related uses with the exception of the golf clubhouse and pro-shop.

Within that portion of the subject lands, identified as Area A on the plan entitled Garibaldi Springs Golf and Country Club Ltd. - Proposed Zoning Plan Sub Areas (S9921-ZP1) which is incorporated into and forms part of this bylaw as Schedule "A", the following uses and densities and no others shall be permitted:

(a) golf course, including maintenance area, driving range and practice fairway;

(b) uses customarily associated with the aforementioned use; and

(c) park.

The minimum area of the golf course is 44.4 hectares.

(2) **Area B: Intent**: This area contains the resort centre consisting of tourist accommodation uses incorporating a variety of tourist, golf, sports and entertainment uses.

Within that portion of the subject lands, identified as Area B on the plan entitled Garibaldi Spring Golf and Country Club Ltd. - Proposed Zoning Plan Sub Areas (S9921-ZP1) which is incorporated into and forms part of this bylaw as Schedule "A", the following uses and densities and no others shall be permitted:

(a) Resort uses, including the following:

(i) hotels;
(ii) motels; motor hotels;
(iii) restaurant, coffee shops, liquor primary establishments;
(iv) golf clubhouse, restaurant, liquor primary establishments, pro-shop, driving range, golf school and meeting rooms;
(v) swimming pool;
(vi) exercise rooms, health centre and gymnasium;
(vii) daycare;
(viii) indoor and outdoor racquet sports facilities;
(ix) games and recreation facilities, including bowling, billiards and other similar uses;
(x) offices, administration and service uses ancillary to the above;
(xi) uses customarily associated with the aforementioned uses; and

(xii) accessory buildings and structures.

The densities are as follows:

(a) the minimum area of the resort centre is 1.3 hectares; and

(b) buildings: a maximum of 12,550 square metres.

(3) **Area C: Intent:** This area is a low-rise residential (townhouse cluster).

Within that portion of the subject lands, identified as Area C on the plan entitled Garibaldi Spring Golf and Country Club Ltd. - Proposed Zoning Plan Sub Areas (S9921-ZP1) which is incorporated into and forms part of this bylaw as Schedule "A", the following uses and densities and no others shall be permitted:

(a) multiple-unit residential; and *(Bylaw 2303, 2013)*

(b) accessory buildings and structures.

The densities are as follows:

(a) multiple-unit residential; a maximum of 60 dwellings within 1.78 hectares *(Bylaw 1720, 2002) (Bylaw 2303, 2013)*

(4) **Area D: Intent:** This area is a low-rise attached residential (townhouse) cluster.

Within that portion of the subject lands, identified as Area D on the plan entitled Garibaldi Spring Golf and Country Club Ltd. - Proposed Zoning Plan Sub Areas (S9921-ZP1) which is incorporated into and forms part of this bylaw as Schedule "A", the following uses and densities and no others shall be permitted.

(a) multiple unit residential; and

(b) accessory buildings and structures.

The densities are as follows:

(a) multiple unit residential: a maximum of 46 dwellings within 1.52 hectares *(Bylaw 1720, 2002)*

(5) **Area E: Intent**: This area is intended for commercial and retail uses.

Within that portion of the subject lands, identified as Area E on the plan entitled Garibaldi Spring Golf and Country Club Ltd. - Proposed Zoning Plan Sub Areas (S9921-ZP1) which is incorporated into and forms part of this bylaw as Schedule "A", the following uses and densities and no others shall be permitted:

(a) retail store;

(b) coffee shops;

(c) restaurant;

(d) accessory buildings and structures;

(e) personal services;

(f) business and professional offices;

(g) artisan use; and

(h) apartment dwelling subject to section 4.16. *(Bylaw 1889)*

(6) **Area F: Intent:** This area is intended to provide a modest local and neighbourhood convenience commercial centre emphasizing service uses.

Within that portion of the subject lands, identified as Area F on the plan entitled Garibaldi Spring Golf and Country Club Ltd. - Proposed Zoning Plan Sub Areas (S9921-ZP1) which is incorporated into and forms part of this bylaw as Schedule "A", the following uses and densities and no others shall be permitted:

(a) cafes and coffee shops;

(b) business and professional offices;

(c) retail store;

(d) recreational places and places of amusement;

(e) accessory buildings and structures; and

(f) apartment dwelling subject to section 4.16 *(Bylaw 1841, 2005)*

The densities are as follows:

(a) commercial uses: a maximum of 37.16 square metres of building within 0.4 hectares.

(7) **Area G: Intent:** This area is designated for fish habitat compensation channels and features with areas for parking for the adjacent mini-golf and commercial areas where possible, all within the Hydro right-of-way.

Within that portion of the subject lands, identified as Area G on the plan entitled Garibaldi Spring Golf and Country Club Ltd. - Proposed Zoning Plan Sub Areas (S9921-ZP1) which is incorporated into and forms part of this bylaw as Schedule "A", any or all of the following uses and densities hereinafter prescribed:

(a) parking; and

(b) park.

The densities are as follows:

(a) parking and recreational uses: a maximum of 900 parking spaces within 5.4 hectares.

40L.2 MINIMUM LOT SIZE AND FRONTAGE

A lot shall have an area not less than the minimum lot area and a frontage not less than the minimum frontage prescribed as follows:

(a) for a recreational or commercial use -

area:	0.2025 ha
frontage:	18.3 m

(b) for a multiple-unit residential use - *(Bylaw 2303, 2013)*

area:	0.8094 ha
frontage:	18.3 m

40L.3 SETBACKS AND HEIGHTS:

Setbacks from all property boundaries and maximum building heights shall be provided in accordance with the minimum setbacks and maximum heights prescribed as follows:

(a) For a recreational or commercial building or accessory building in Area A.

<u>Setbacks:</u>

Front	7.62 m
Rear	7.62 m
Side	1.83 m
Exterior side	3.65 m

<u>Height:</u>

Principal building	10.67 m
Accessory building	6.10 m

(b) For a commercial building situated in Area E:

<u>Setbacks:</u>

Front	6.10 m
Rear	7.62 m
Side	1.83 m
Exterior side	3.65 m

<u>Height:</u>

Principal building	13.72 m
Accessory building	6.10 m

(c) For a commercial building situated in Area F:

<u>Setbacks:</u>

Front	4.57 m

Rear	7.62 m
Side	1.83 m
Exterior side	3.65 m

Height:

Principal building	10.67 m
Accessory building	6.10 m

(d) For a residential building situated in Areas C and D:

Setbacks:

Front	6.10 m
Rear	4.57 m
Side	1.83 m
Exterior side	3.65 m

Height:

Principal building	10.67 m
Accessory building	6.10 m

40L.4 OFF-STREET PARKING AND LOADING:

(a) **Residential**: Off-street parking shall be provided in a ratio of two parking spaces per dwelling unit on the lot on which the residential use is situated.

(b) **Visitor Parking for Residential:** Off-street parking will be provided in a ratio of 0.25 spaces per dwelling unit for Visitor Parking which shall be clearly marked "Visitor Parking Only" within the parking space and be located on the lot on which the residential use is situated.

(c) **Commercial, including all other non-commercial uses**: Off-street parking and loading shall be in conformance with Sections 41 and 42 of this Bylaw.

(d) **All residential and non-residential parking and loading spaces** shall be surfaced with a permanent hard surface of asphalt, concrete, interlocking stones, or similar pavement so as to provide a surface that is durable and dust-free for the purpose intended. The dimensions of all parking and loading spaces shall be in conformance with Sections 41 and 42 of this bylaw.

40L.5 PROJECTIONS INTO REQUIRED SETBACK:

(Bylaw 1720, 2002)

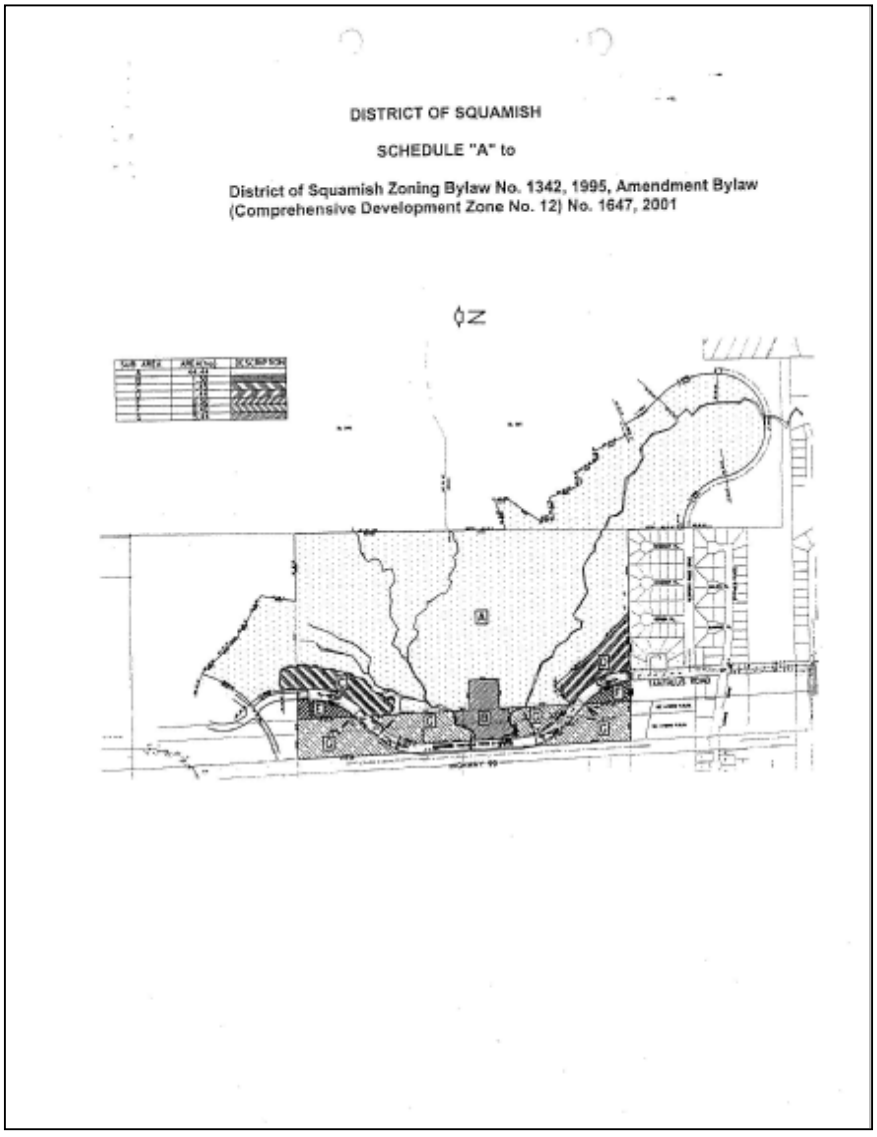
The following features are exempt from the siting requirements of this bylaw:

(a) balconies, provided that such projections do not extend more than 3 feet beyond the siting requirements for a front yard;

(b) arbours, trellises, ornaments or similar architectural features; and

(c) retaining walls to a maximum height of 6 feet in any one section.

SCHEDULE "A" to
(Comprehensive Development Zone No. 12)



SECTION 40M | COMPREHENSIVE DEVELOPMENT ZONE 13 (CD-13)

40M.1 PERMITTED USES

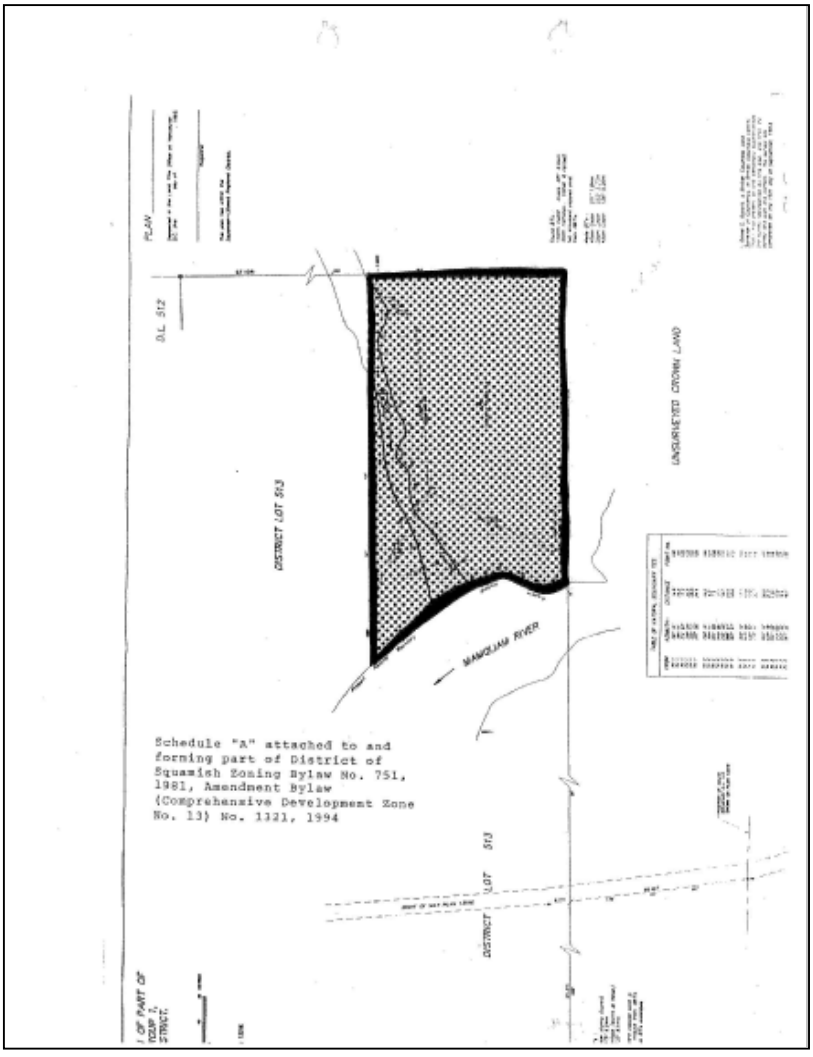
In the Comprehensive Development Zone No. 13, the use of land and buildings is restricted to:

(a) accessory uses; and
(b) commercial run of the river hydroelectric power generation facility. *(Bylaw 1739, 2003)*

40M.2 SITING REQUIREMENTS

Buildings and structures related to the powerhouse facility are exempted from the watercourse setbacks and minimum elevation requirements described in section 4.20 (Watercourse Setbacks) of this bylaw. *(Bylaw 1739, 2003)*

Schedule "A" to
Comprehensive Development Zone No. 13

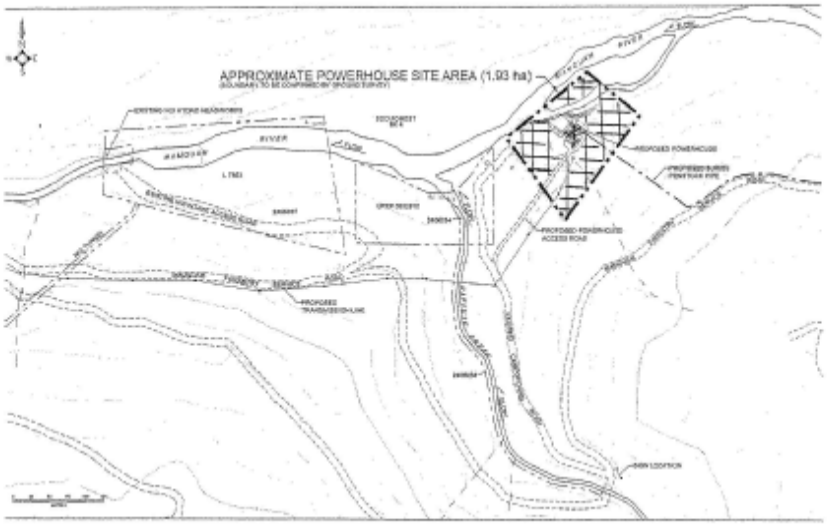


This page to reference Schedule “A” of bylaw 1739, 2003

DISTRICT OF SQUAMISH

SCHEDULE "A" to

District of Squamish Zoning Bylaw No. 1342, 1995, Amendment Bylaw (Canadian Hydro Developers Inc.) No. 1739, 2003



SECTION 40N | COMPREHENSIVE DEVELOPMENT ZONE 14 (CD-14)

40N.1 PERMITTED USES

In the Comprehensive Development Zone No. 14, the use of land and buildings is restricted to:

(a) accessory uses;
(b) light industrial *(Bylaw 2824, 2021)*;
(c) trade contractor facilities; and
(d) accessory residential use

40N.2 HEIGHT OF BUILDING

No building shall exceed a height of 10.67 metres or 3 storeys, whichever is less.

40N.3 LOT COVERAGE

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

40N.4 SITING REQUIREMENTS

All buildings shall be sited in accordance with the Survey Plan prepared by Hobbs, Winter and McDonald dated February 17, 1992 which forms part of this bylaw.

40N.5 OFF-STREET PARKING REQUIREMENTS

Off-street parking shall be provided in accordance with Section 41 of this bylaw.

SECTION 40O | COMPREHENSIVE DEVELOPMENT ZONE 15 (CD-15)

40O.1 PERMITTED USES

In the Comprehensive Development Zone No. 15, the use of land and buildings is restricted to:

(a) Senior's Centre; and
(b) Uses permitted in the I-1 zone.

40O.2 SITE REQUIREMENTS

All buildings, structures, and uses shall comply with the height, lot coverage, siting, fencing, off-street parking, off-street loading, accessory buildings, and screening and landscaping requirements of the I-1 Zone.

(a) Notwithstanding Section 40O.2, the height, shape, and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.

(Revised: Bylaw 1428, 1996)

SECTION 40P | COMPREHENSIVE DEVELOPMENT ZONE 16 (CD-16)

40P.1 PERMITTED USES

In the Comprehensive Development Zone No. 16 the use of land and buildings is restricted to:

(a) 115 room hotel;
(b) restaurant;
(c) banquet and meeting rooms;
(d) accessory uses; and
(e) accessory off-street parking use.

40P.2 MAXIMUM HEIGHT

Buildings and structures are not to exceed a height of 18.3 metres.

40P.3 SITE REQUIREMENTS

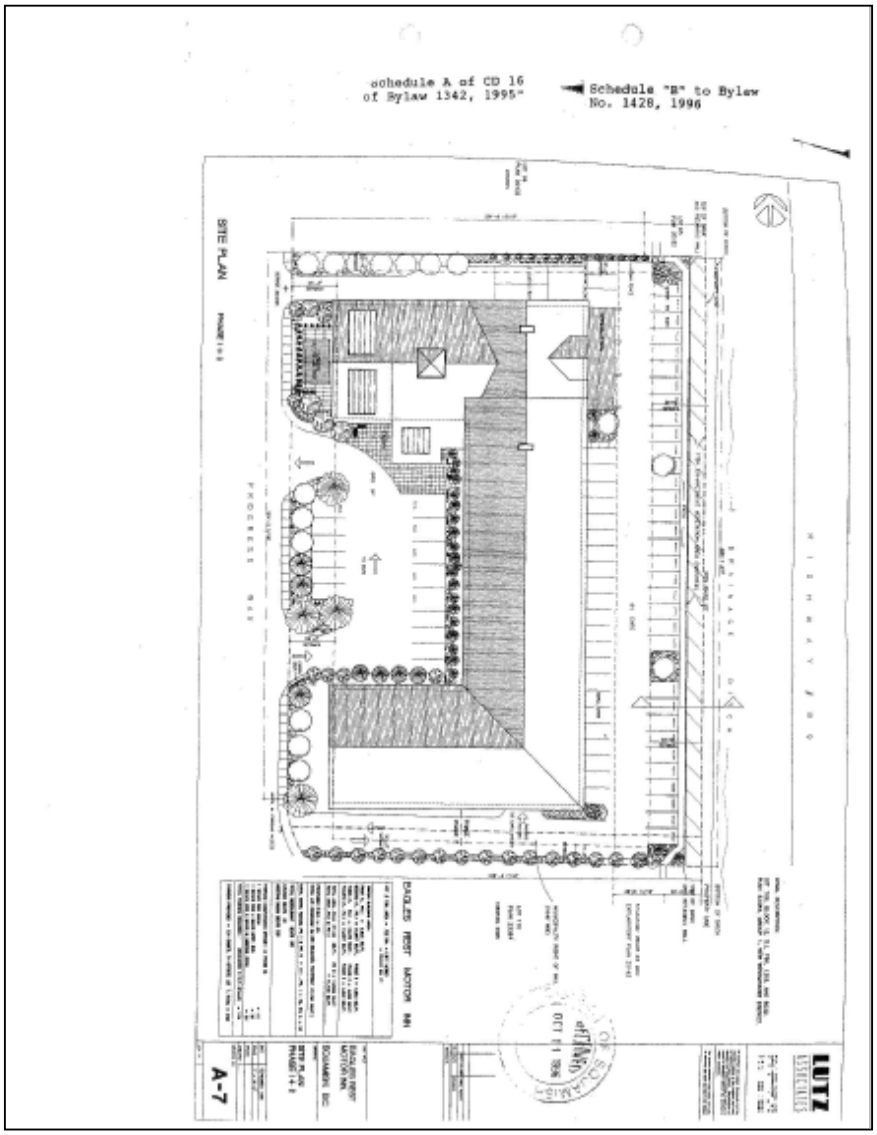
All buildings, structures and uses shall comply with the size, shape and siting as designated on Schedules “B” of CD-16 and “C” of CD-16 to this bylaw labeled “Eagles Rest Motor Inn: Site Plan Phase I and II, A-7" dated September, 1996 and “Eagle Rest Motor Inn: Lot 7 Valet Parking, A-14" dated September 26, 1996.

(a) Notwithstanding Section 40P.2 and 40P.3 the height, shape and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.

40P.4 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with section 41 of this bylaw to a maximum number of off-street parking spaces of 210.

Schedule “B” to
Comprehensive Development Zone No. 16



Schedule "C" to
Comprehensive Development Zone No. 16



SECTION 40R | COMPREHENSIVE DEVELOPMENT ZONE 19 (CD-19)

(Bylaw 1637, 2000)

The intent of this zone is to provide a comprehensive body of regulations for the phased development of a mixed use highway commercial site abutting residential areas to the east and commercial areas to the north. Development phasing is specified because certain aspects of the development, including the Cinema and Royal Canadian Legion facilities are considered by the Council to mitigate other land use impacts of the development on the community.

40R.1 PERMITTED USES

In the Comprehensive Development Zone No. 19, the following uses and no others are permitted in the buildings and building storeys indicated by reference to the site plan incorporated in and forming part of this section 40R, and no other buildings may be constructed in the zone:

	Building/Storey	**Uses**	**Phase**
40R.1.1	Canadian Tire	Retail store, Motor Vehicle Repair and Service Shop	Phase 1
40R.1.2	Building #1 A (Main Floor) (Second Floor)	Retail Stores, Restaurant *(Bylaw 1689, 2001)* Bank, Medical Clinic *(Bylaw 1817, 2004)* Offices, Indoor Recreation *(Bylaw 3208, 2025)* Beauty Salon *(Bylaw 1814)* Medical Clinic *(Bylaw 1817, 2004)*	Phase 1
40R.1.3	Building #1 B *(Bylaw 1689, 2002)*	Restaurant	Phase 1

40R.1.4	Legion (Main Floor) Legion (Second Floor)	Retail stores, Restaurant, Offices, Fraternal Club Hall *(Bylaw 1858, 2005)* Fraternal Club Hall	Phase 1 Phase 1
40R.1.5	Building #2	Cinema, Indoor Recreation, Restaurant, Retail stores *(Bylaw 2219, 2012)*	Phase 1
40R.1.6	Building #3 (Main Floor) (Second Floor)	Retail stores, Restaurant Office Space, *(Bylaw 2047, 2008)* Indoor Recreation *(Bylaw 3208, 2025))*	Phase 2

40R.2 CONDITIONS

Buildings referred to in sections 40R.1.5 may not be occupied unless the building referred to in section 40R.1.4 has been constructed and is ready for occupancy as certified by written approval of occupancy issued by the building inspector, and services have been installed such that a building permit for the building referred to in section 40R.1.3 is issuable.

40R.3 HIGHWAY IMPROVEMENT WORKS

No building or structure may be occupied in the CD 19 zone unless highway improvement works, being a left turn lane for eastbound traffic turning north onto Glenalder Place from Mamquam Road; a right turn lane for westbound traffic turning north onto Glenalder Place from Mamquam Road; and left and right turn lanes for southbound traffic turning east and west onto Mamquam Road from Glenalder Place have been constructed in accordance with applicable standards of the District of Squamish.

40R.4 MAXIMUM FLOOR AREA (SECOND FLOOR)

The floor area of second floor office space must not exceed 1,858 square metres. *(Bylaw 2047, 2008)*

40R.5 MAXIMUM FLOOR AREA (BUILDING #2)

(a) Phase 1: The floor area of retail store, cinema and restaurant uses combined most not exceed 7,720 square metres. *(Bylaw 2047, 2008)*

(b) Phase 2: The floor area of retail store and restaurant uses combined must not exceed 7,420 square metres, which shall include the future expansion of Building #3. *(Bylaw 2047, 2008)*

40R.6 MAXIMUM FLOOR AREA (LEGION)

The floor area of fraternal club use must not exceed 745 square metres.

40R.7 APARTMENT DWELLINGS

(Repealed by Bylaw 2047, 2008)

40R.8 MAXIMUM HEIGHT

Buildings and structures must not exceed the following heights in storeys or meters, whichever is less:

	Building	**Height (Storey)**	**(Metres)**
1.	Canadian Tire	1 and mezzanine	8.5
2.	Building #1 A	2	16.5 *(Bylaw 1689, 2002)*
3.	Building #1B B	1	10
4.	Legion	2	10
5.	Building #2	1	15.5
6.	Building #3	3	15.5

40R.9 SITING REQUIREMENTS

Buildings and structures must be sited in accordance with the Site Plan incorporated in and forming part of this section 40R as Schedule "B". *(REPLACED WITH NEW SCHEDULE B DATED NOV. 21, 2001)*

40R.10 OFF-STREET PARKING AND LOADING

At least 720 off-street vehicle parking spaces, of which 28 must be provided in accordance with section 41.6, and 6 loading spaces, must be provided in accordance with sections 41.9 and 42.5. Such spaces must be provided in accordance with the following phasing of development:

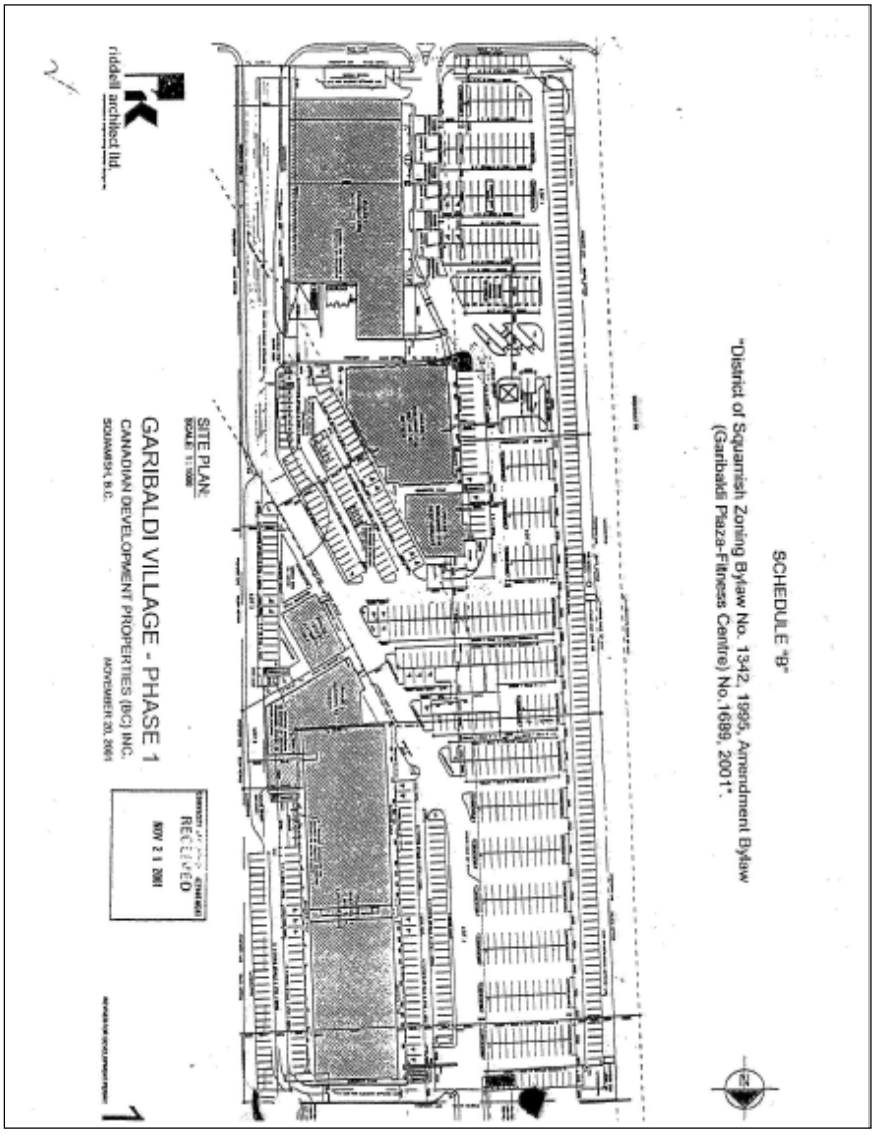
	Building	**Parking Spaces**	**Loading Spaces**
1.	Canadian Tire	130	3
2.	Building #1A and 1B *(Bylaw 1689, 2002)*	150	1
3.	Legion	15	--
4.	Building #2	125	1
5.	Building #3	300	1

40R.11 SCREENING

A Landscaped buffer with a width of at least 4.4 metres, must be provided and maintained adjacent to Highway 99 to mask and separate parking uses from the highway.

Schedule "B" to
Bylaw 1689, 2001

b



SECTION 40S | COMPREHENSIVE DEVELOPMENT ZONE 20 (CD-20)

(Bylaw 1568, 2000)

40S.1 PERMITTED USES

In the Comprehensive Development Zone No. 20 the following uses and no others shall be permitted:

(a) townhouse dwelling with a maximum of twenty-eight (28) units;
(b) two-unit dwelling with a maximum of seven (7) buildings (14 units total);
(c) accessory boarding;
(d) accessory uses; and
(e) home occupation office subject to Section 4.18.

40S.2 MAXIMUM HEIGHT

Buildings and structures are not to exceed a height of 12.19 metres.

40S.3 OFF-STREET PARKING

The minimum off-street parking spaces for buildings and uses shall be provided as follows:

(a) two (2) tandem stalls per dwelling;

(b) forty (40) visitor parking stalls on-site;

(c) three (3) handicapped stalls on-site;

(d) dimensions and design as per Section 41;

40S.4 SITING REQUIREMENTS

All buildings, structures and uses shall comply with the size, shape and siting as designated on Drawing numbered A1: Site Plan/Statistics by Ramsay Worden Architects which is incorporated into and forms part of this bylaw.

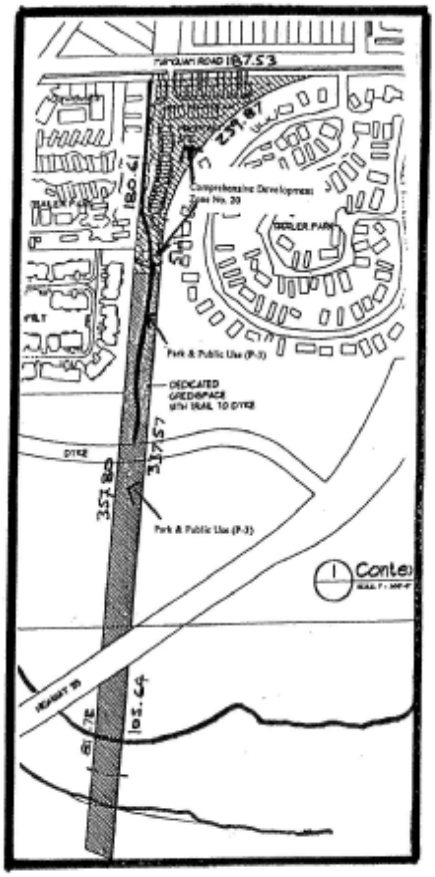
(a) Notwithstanding Section 40S.2 and 40S.4, the height, shape and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.

Schedule "A" to
Comprehensive Development Zone No. 20

DISTRICT OF SQUAMISH

SCHEDULE "A" to

District of Squamish Zoning Bylaw No. 1342, 1995, Amendment Bylaw
(Oakview Holdings Ltd.) No. 1568, 1999

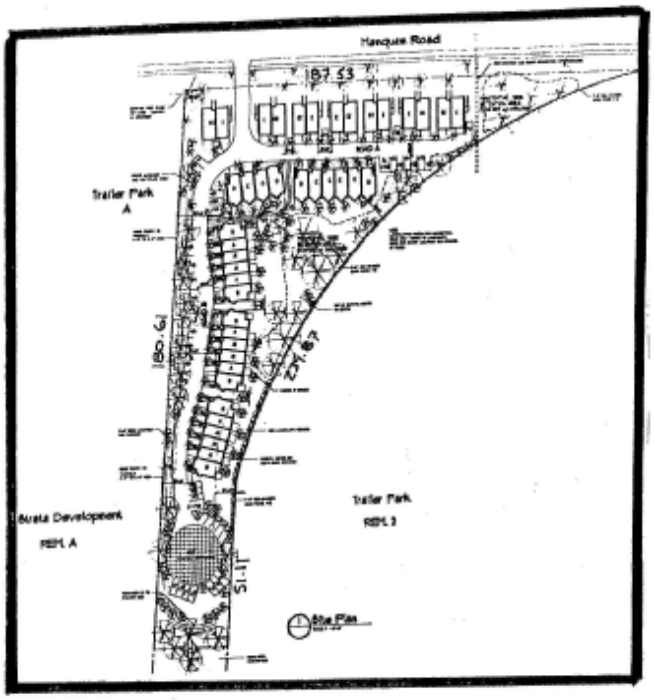


Schedule "B" to
Comprehensive Development Zone No. 20

DISTRICT OF SQUAMISH

SCHEDULE "B" to

District of Squamish Zoning Bylaw No. 1342, 1995, Amendment Bylaw
(Oakview Holdings Ltd.) No. 1568, 1999



SECTION 40U | COMPREHENSIVE DEVELOPMENT ZONE 22 (CD-22)

(Bylaw 1627, 2001)

40U.1 PERMITTED USES

In the Comprehensive Development Zone No. 22 the use of land and buildings is restricted to:

(a) caretaker dwelling subject to Section 4.3;
(b) accessory uses;
(c) campground;
(d) recreational vehicle park; and
(e) restaurant.

40U.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 10.68 metres or three storeys, whichever is less.

40U.3 LOT COVERAGE

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

40U.4 BUILDING PER PARCEL

There may be more than one principal building per lot.

40U.5 SITING REQUIREMENTS OF PRINCIPAL BUILDINGS

(a) Front Lot Line Setback: No principal building shall be located within 7.62 metres of a front lot line;

(b) Interior Site Lot Line Setback: No principal building shall be located within 3.05 metres of the side lot line;

(c) Exterior Side Lot Line Setback: No principal building shall be located within 7.62 metres of an exterior side lot line;

(d) Rear lot Line Setback: No principal building shall be located within 9.14 metres of a rear lot line.

40U.6 FENCING

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

40U.7 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

40U.8 OFF-STREET LOADING

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

40U.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), a maximum of four buildings or structures shall be permitted.

40U.10 SCREENING AND LANDSCAPING

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

40U.11 NOTWITHSTANDING

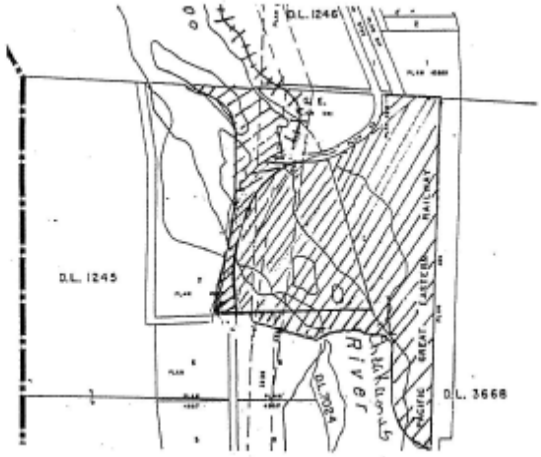
Notwithstanding Sections 40U.2, 40U.3 and 40U.5 the height, shape and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.

Location Map to Comprehensive Development Zone No. 22

DISTRICT OF SQUAMISH

SCHEDULE "A" to

District of Squamish Zoning Bylaw No. 1342, 1995, Amendment Bylaw
(Comprehensive Development Zone No. 22) No. 1627, 2000



SECTION 40W | COMPREHENSIVE DEVELOPMENT ZONE 25 (CD-25)

Repealed by Bylaw 2824, 2021

SECTION 40V | COMPREHENSIVE DEVELOPMENT ZONE 27 (CD-27)

The intent of the zone is to allow mixed-use development consisting of pedestrian oriented commercial uses on the first storey of a building with three storeys of residential apartments above.

40V.1 PERMITTED USES

In the Comprehensive Development Zone No. 27 the following uses and no others shall be permitted:

(a) accessory uses;
(b) arts and culture;
(c) apartment dwelling;
(d) business and professional office;
(e) *repealed by Bylaw 2824, 2021* ;
(f) child care facility;
(g) indoor recreation *(Bylaw 3208, 2025)*;
(h) home occupation office;
(i) parking and loading;
(j) personal service establishment;
(k) post office;
(l) restaurant; and
(m) retail store.

40V.2 CONDITIONS OF USE

(a) Commercial Use

(i) No commercial use is permitted on any storey above the first, except home occupation office;

(ii) A single commercial use shall not occupy a gross floor area exceeding 464.5 square metres.

(b) Residential Use

(i) No residential apartment use shall be permitted on the first storey of a building, except accessory common uses or facilities.

40V.3 RESIDENTIAL DENSITY

The maximum gross density of apartment use shall not exceed 69 units per hectare.

40V.4 HEIGHT OF BUILDINGS

(a) No principal building shall exceed a height of 15.24 metres or four storeys whichever is less;

(b) Notwithstanding any other provision of this bylaw, roof-top amenity features, including elevator service features are exempted from the maximum height calculation in Section 40V.4(a).

40V.5 LOT COVERAGE

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

40V.6 SITING REQUIREMENTS FOR PRINCIPAL BUILDINGS

(a) Buildings and structures shall be sited in accordance with the site plan Schedule "B";

(b) Front Lot Line Setback: No principal building shall be located within 4.57 metres of a front lot line;

(c) Side Lot Line Setback: No principal building shall be located within 4.57 metres of a side lot line or 0.91 metres of an exterior side lot line;

(d) Rear Lot Line Setback: No principal building shall be located within 9.15 metres of a rear lot line.

40V.7 OFF-STREET PARKING

(a) At least ninety-six (96) off street parking spaces shall be provided for exclusive use by residential dwelling units, of which five shall be provided as shown on Schedule "B" and in accordance with Section 41.6 of this bylaw;

(b) At least one hundred three (103) off street parking spaces shall be located on the property as shown on Schedule "B" and provided for commercial uses and residential dwellings, at least four (4) of which shall be provided in accordance with Section 41.6;

(c) Off street parking shall be designed and constructed in accordance with Section 41.4 and 41.9 and Schedule "B".

40V.8 OFF-STREET LOADING

(a) At least two (2) off-street loading spaces shall be provided in accordance with Section 42;

(b) Off street parking shall be designed and constructed in accordance with Section 42.5 and Schedule “B”.

40V.9 ACCESSORY BUILDINGS

(a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw;

(b) Notwithstanding Section 4.4 (c) and 4.4(d)(v) of this bylaw, not more than three carports may be permitted, and shall be sited in accordance with Schedule “B”.

40V.10 LANDSCAPING AND SCREENING

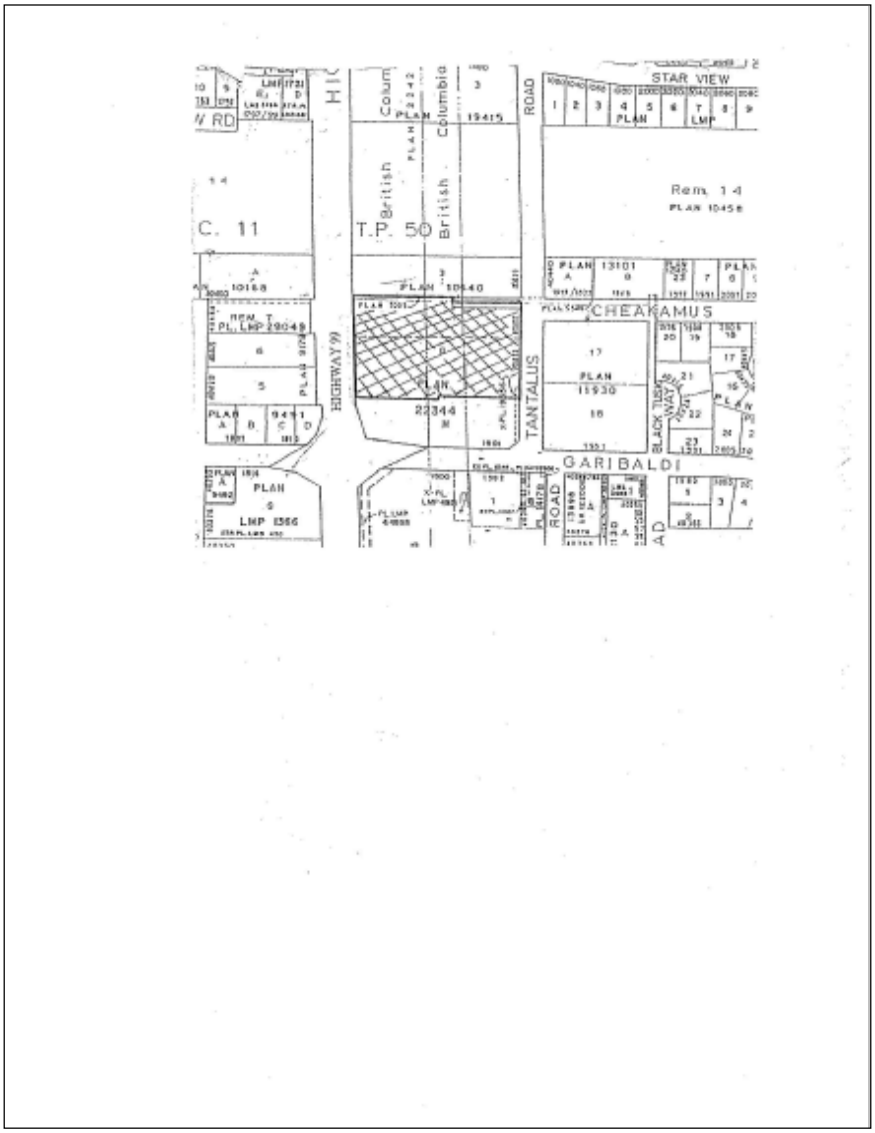
(a) Landscaping and screening shall be provided in accordance with Section 4.7 of this bylaw;

(b) A landscape buffer of no less than 3 metres shall be provided adjacent to Highway 99 as shown on Schedule “B”;

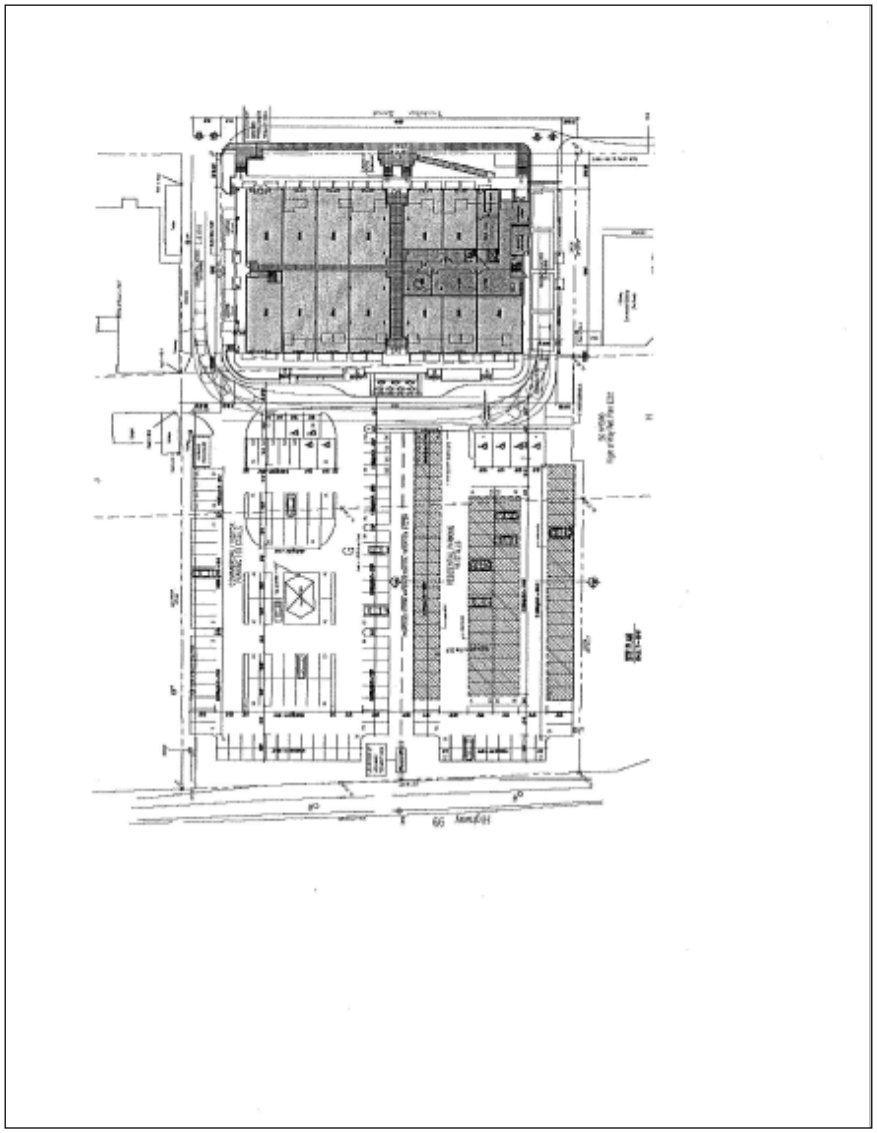
(c) A landscape buffer of at least 5.63 metres shall be provided between the parking areas as shown on Schedule “B” as “proposed stormwater detention/retention system”;

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

Location Map – Comprehensive Development Zone No. 27



Schedule B to Comprehensive Development No. 27



SECTION 40Z | COMPREHENSIVE DEVELOPMENT ZONE 29 (CD-29)

The intent of this zone is to accommodate the Squamish Adventure Centre with uses that are compatible with and complimentary to promoting a superior visitor experience in Squamish.

40Z.1 PERMITTED USES

In the Comprehensive Development Zone No. 29 the use of land and buildings is restricted to:

(a) accessory uses;
(b) accessory retail sales use;
(c) tourist information center;
(d) municipal, provincial and community service offices;
(e) bus station;
(f) restaurant *(Bylaw 2824, 2021)*;
(g) public meeting facility;
(h) cinema *(Bylaw 2303, 2013)*

40Z.2 CONDITIONS OF USE

(a) The total gross floor area of all buildings on a parcel shall not exceed a Floor Area Ratio of 0.5.

(b) All permitted uses and storage areas shall be completely enclosed within a building.

(c) An accessory retail sales use shall be limited to not more than 30% of the gross floor area of the building in which the products are produced or stored on the site.

40Z.3 MINIMUM LOT AREA

No lot shall be created by subdivision that is less than 0.4 ha.

40Z.4 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 13.7 meters.

40Z.5 LOT COVERAGE

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

40Z.6 SITING REQUIREMENTS OF PRINCIPAL BUILDINGS

(a) Front Lot Line Setback: No principal building shall be located within 7.5 meters of a front lot line;

(b) Interior Side Lot Line Setback: No principal building shall be located within 4.5 meters of a side lot line;

(c) Exterior Side Lot Line Setback: No principal building shall be located within 4.5 meters of a side lot line;

(d) Rear Lot Line Setback: No principal building shall be located within 7.5 meters of a rear lot line;

40Z.7 FENCING

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

40Z.8 OFF-STREET PARKING

A total of 32 visitor parking stalls, 6 staff parking stalls, and 4 bus stalls shall be provided. Parking stall and aisle dimensions shall be consistent with the requirements of Section 41 – Off Street Parking, of the Zoning Bylaw

40Z.9 OFF-STREET LOADING

One commercial loading bay and one bus loading bay shall be provided on site.

40Z.10 ACCESSORY BUILDINGS

(a) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.

(b)

(c) Notwithstanding Section 4.4(b) a maximum of two principal buildings or structures shall be permitted.

40Z.11 SCREENING AND LANDSCAPING

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

SECTION 40FF | COMPREHENSIVE DEVELOPMENT ZONE 34 (CD-34)

This intent of the zone is to accommodate and regulate apartment and ground oriented townhouse residential development with public amenity space.

The Lands consist of Blocks “A”, “B”, “C” and “D” as shown on Schedule “B” which is attached to and forms part of this bylaw.

40FF.1 PERMITTED USES

(a) Block “A”

In Block A of Comprehensive Development Zone No. 34 (CD-34) the following uses only, or a combination of such uses, provided that such combined uses are part of a comprehensive design shall be permitted:

(i) Townhouse dwellings;

(ii) Home occupation office subject to Section 4.18;

(iii) Assembly use limited to 929 square metres of floor area; and

(iv) Accessory uses.

Block “B”

In Block B of Comprehensive Development Zone No. 34 (CD-34) the following uses only, or a combination of such uses, provided that such combined uses are part of a comprehensive design shall be permitted:

(v) Apartment dwellings;

(vi) Home occupation office subject to Section 4; and

(vii) Accessory uses.

Block “C”

In Block C of Comprehensive Development Zone No. 34 (CD-34) the following uses only, or a combination of such uses, provided that such combined uses are part of a comprehensive design shall be permitted:

(viii) Public parks and playgrounds; and

(ix) Accessory uses.

Block “D”

In Block D of Comprehensive Development Zone No. 34 (CD-34) the following uses only, or a combination of such uses, provided that such combined uses are part of a comprehensive design shall be permitted:

(x) Townhouse dwellings;

(xi) Home occupation office subject to Section 4; and

(xii) Accessory uses.

40FF.2 DENSITY

(a) Blocks "A" and "B"

(xiii) The maximum unit density based on the combined area of Blocks "A" and "B" shall not exceed 116.0 units per hectare.

Block "C"

(xiv) The maximum combined floor area of all buildings and structures on Block "C" shall not exceed 100 square metres.

Block "D"

(xv) The maximum site density is 61 dwelling units.

(xvi) The maximum site floor area ratio (FAR) is 1.0.

40FF.3 HEIGHT OF BUILDINGS

(a) Block "A"

(xvii) No principal building shall exceed a height of 10.7 m.

(xviii) No accessory building and structures shall exceed 3.0 m except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 m.

Block "B"

(xix) No principal building shall exceed a height of 24 m.

(xx) No accessory building and structures shall exceed 3.0 m except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 m.

Block "C"

(xxi) No accessory building shall exceed a height of 3.0 m.

Block "D"

(xxii) No principal building shall exceed a height of 12.8 m.

(xxiii) No accessory building shall exceed a height of 5.0 m.

40FF.4 LOT COVERAGE

Block "A" and Block "B"

The combined maximum lot coverage of buildings and structures shall not exceed 98%.

Block "C"

The maximum lot coverage shall not exceed 5%.

Block "D"

The combined maximum lot coverage of buildings and structures shall not exceed 90%

40FF.5 USEABLE OPEN SPACE

Blocks "A" and "B"

(i) Common Useable Open Space shall be provided at not less than 100 square metres as a part of a comprehensive design *(Bylaw 2412, 2016*) and;

(ii) A minimum of 10% of the gross floor area of the dwelling unit shall be provided in the form of a patio, deck or balcony for the use of the residents of the dwelling unit.

Block "C"

Not applicable.

Block "D"

(iii) Despite any other section of this bylaw, Common Useable Open Space shall be provided as a part of a comprehensive design at not less than a total or 282 m^2 or 4.6 m^2 per unit, whichever is greater; and

(iv) A minimum of 10% of the gross floor area of the dwelling unit shall be provided in the form of a patio, deck or balcony for the use of the residents of the dwelling unit.

40FF.6 FENCING

Blocks "A", "B", "C" and "D"

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

40FF.7 OFF-STREET PARKING

Blocks "A", "B" and "D"

Off-street parking shall be provided in accordance with Section 41 "Off-Street Parking" of this Bylaw.

Block C

Not applicable.

40FF.8 SITING REQUIREMENTS

Blocks "A" and "B"

All buildings, structures and uses shall comply with the size, shape and siting designated on Drawing numbered DP-3A which is incorporated into and forms part of this bylaw as Schedule "C".

Block C

Not applicable to this Zone.

Block "D"

All buildings and structures shall comply with the size, shape and siting designated on Drawing A1.1a which is incorporated into and forms part of this bylaw as Schedule "D".

40FF.9 SCREENING AND LANDSCAPING

Blocks "A", "B", "C" and "D"

All developed portions of the lot not covered by buildings or paved areas shall be screened and landscaped in accordance with Section 4.7 of this Bylaw.

40FF.10 MINIMUM LOT DIMENSIONS

Blocks "A", "B", "C" and "D"

Lots created through subdivision in this zone shall conform to the following minimum standards:

(v) Minimum Lot Area: 1000 square meters;

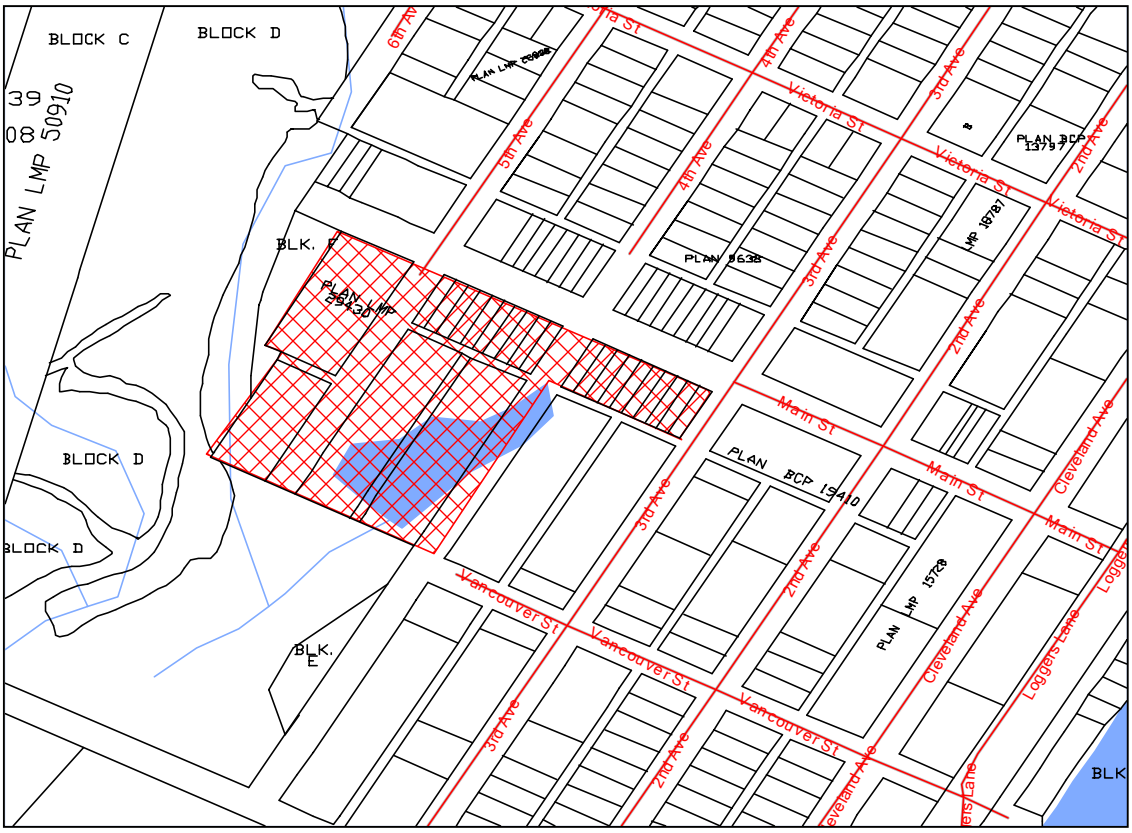
(vi) Minimum Lot Width: 30 metres

(vii) Minimum Lot Depth: 30 metres

All dimensions shall be determined in accordance with Section 4.17 of this Bylaw.

SCHEDULE "A" to

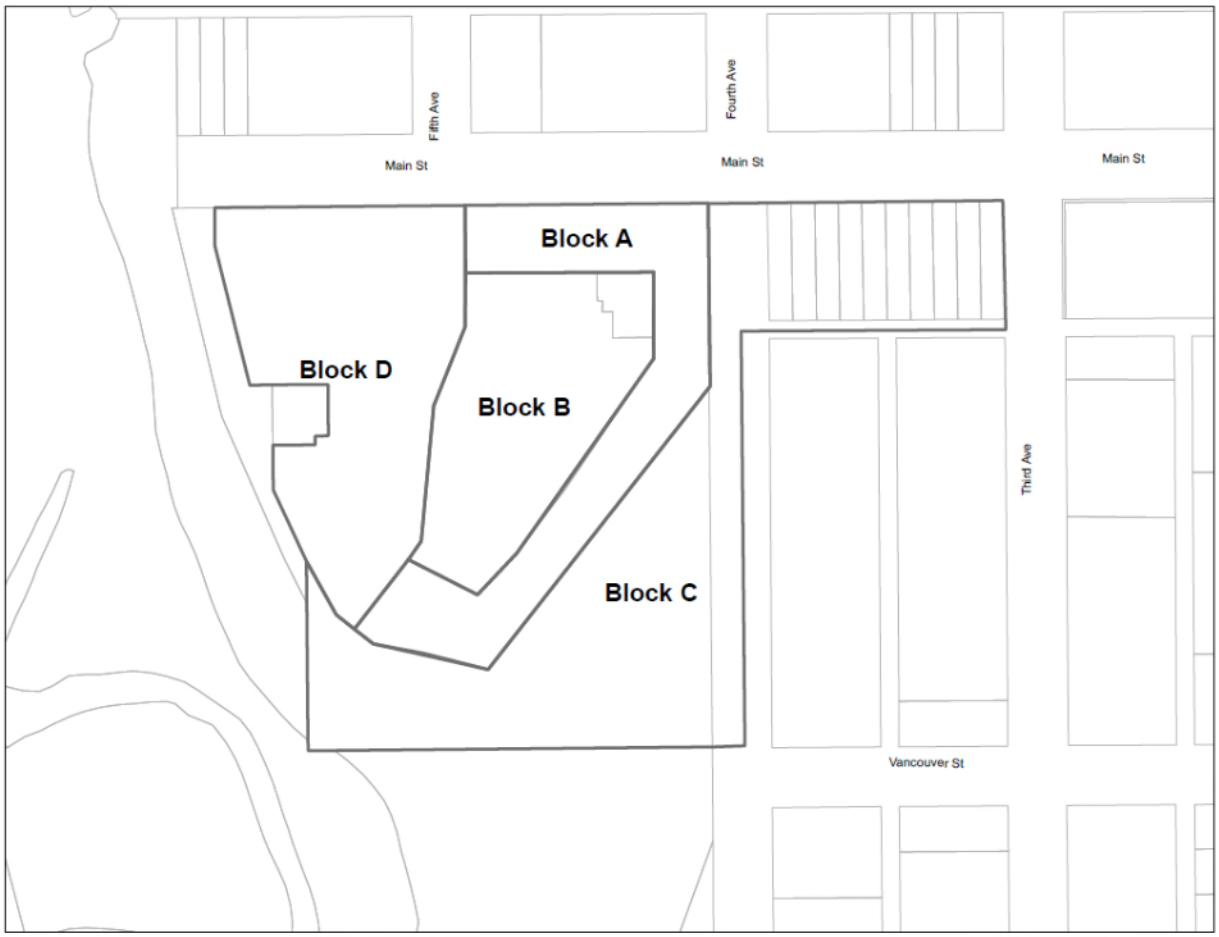
Bylaw 1898 (CD 34)



Schedule "B"

District of Squamish Zoning Bylaw No. 2200, 2011,

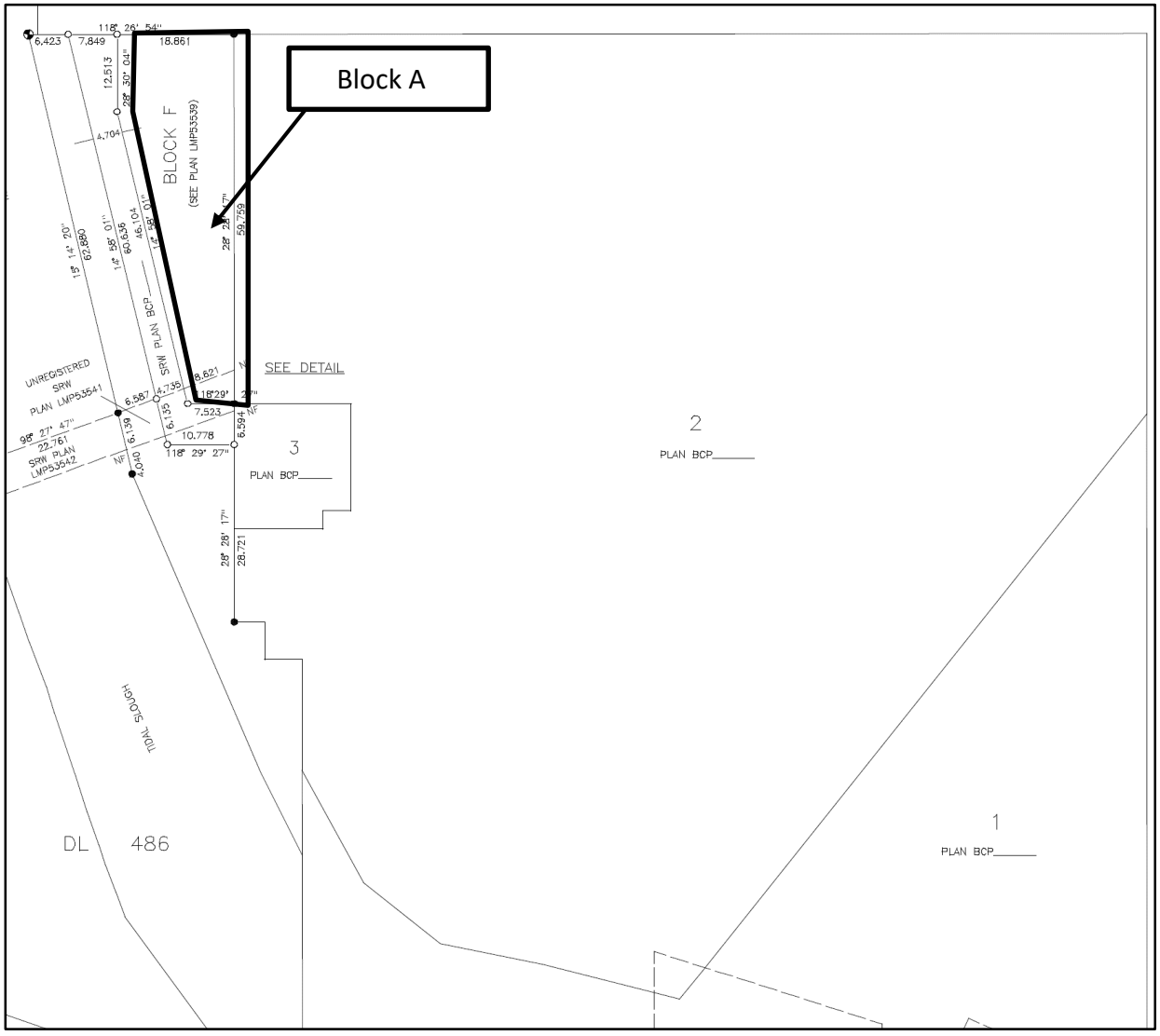
Amendment Bylaw (Comprehensive Development Zone No. 34 - 1188 Main Street) No. 2394, 2015



Schedule "B-1"

District of Squamish Zoning Bylaw No. 1342,1995

Amendment Bylaw (Comprehensive Development Zone No. 34) No. 1988, 2007



Schedule "C"

District of Squamish Zoning Bylaw No. 1342, 1995,

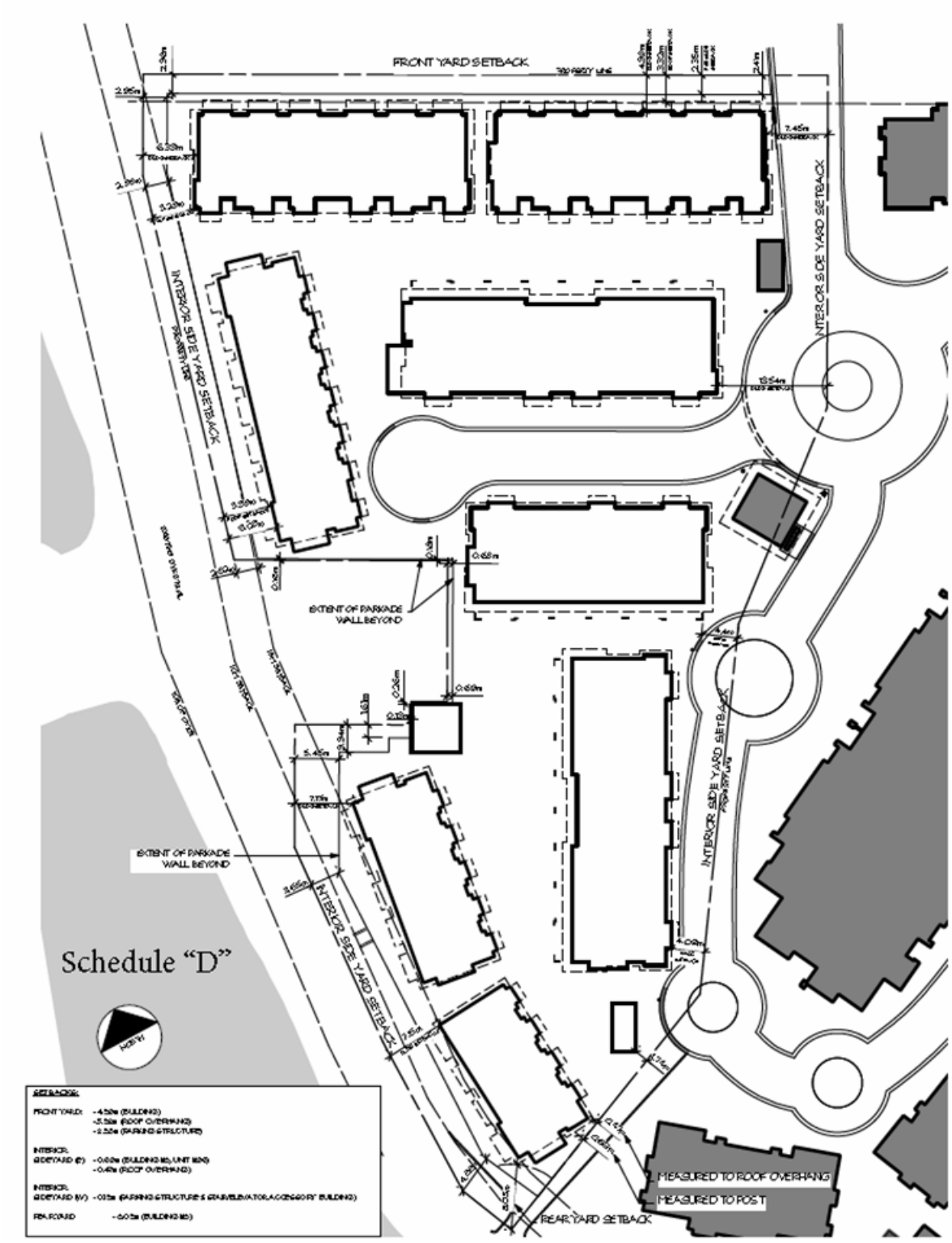
Amendment Bylaw (Comprehensive Development Zone No. 34) No. 1988, 2007



Schedule "D"

District of Squamish Zoning Bylaw No. 2200, 2011,

Amendment Bylaw (Comprehensive Development Zone No. 34 - 1188 Main Street) No. 2394, 2015



Schedule "E" to

District of Squamish Zoning Bylaw No. 2200, 2011,

Amendment Bylaw (Comprehensive Development Zone No. 34 - 1188 Main Street) No. 2394, 2015



Rezone from Residential 2 (RS-2) to Comprehensive Development Zone No. 34 (CD-34)

SECTION 40EE | COMPREHENSIVE DEVELOPMENT ZONE 35 (CD-35)

40EE.1 PERMITTED USES

In the Comprehensive Development Zone No. 35 the following uses only, or a combination of such uses, provided that such combined uses are part of a comprehensive design shall be permitted:

Block A:

(a) single unit dwelling, excluding a modular or mobile home, subject to Section 40EE.11(a);
(b) home occupation office subject to Section 4.18 and Section 40EE.11(b);
(c) accessory uses;
(d) daycare facility but only located on Strata Lot 1, Sections 2 and 11, Township 50, New Westminster District, Strata Plan BCS 2028 *(Bylaw 1989, 2007);*
(e) café and business office but only located on Strata Lot 43, Sections 2 and 11, Township 50, New Westminster District, Strata Plan BCS 2028 *(Bylaw 1989, 2007);*
(f) apartment units but only located on Strata Lot 43, Sections 2 and 11, Township 50, New Westminster District, Strata Plan BCS 2028 *(Bylaw 2205, 2011).*

Block B:

(a) single unit dwelling, excluding a modular or mobile home;
(b) apartment dwellings;
(c) townhouse dwellings;
(d) home occupation office subject to Section 4.18; and
(e) accessory uses.

40EE.2 DENSITY

Block A:

The maximum density (floor area) for single-unit dwellings shall not exceed 162.57 square metres except in the case of strata lot 1 where the maximum density (floor area) cannot exceed 404.12 square metres and in the case of strata lot 43 where the maximum density (floor area) cannot exceed 181.2 square metres. *(Bylaw 1989, 2007)*

Block B:

For the purpose of building construction:

(a) the unit density shall not exceed 20 dwelling units; and
(b) the floor area of any individual dwelling unit shall not be less than 55.8 square metres *(Bylaw 1989, 2007)*

40EE.3 BUILDING HEIGHT

Block A:

(a) Principal building: The building height shall not exceed three storeys or 10.68 m whichever is less;

(b) Accessory buildings and structures: The building height shall not exceed 3.0 m except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 m.

Block B:

(a) Principal building: The building height shall not exceed 10.68 m

(b) Accessory buildings and structures: The building height shall not exceed 3.0 m except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 m.

40EE.4 LOT COVERAGE

Block A:

The maximum lot coverage shall not exceed 50%.

Block B:

The maximum lot coverage shall not exceed 50%.

40EE.5 USEABLE OPEN SPACE

Block A:

(a) Common useable open space shall be provided at not less than 40 square metres as a part of a comprehensive design; *(Bylaw 2412, 2016)*

Block B:

(a) Common useable open space shall be provided at not less than 40 square metres as a part of a comprehensive design *(Bylaw 2412, 2016)* and;

(b) additional private useable open space in the form of a patio, deck or balcony shall be provided at not less than 10 percent of the gross floor area of each dwelling unit *(Bylaw 2412, 2016)*.

40EE.6 FENCING

Blocks A and B:

Fencing shall be provided in accordance with Section 4.6.

40EE.7 OFF-STREET PARKING

Blocks A and B:

Off-street parking shall be provided in accordance with Section 41 of this Bylaw.

40EE.8 SITING REQUIREMENTS FOR PRINCIPAL BUILDINGS

Block A:

(a) Front Lot Line Setback: A Principal Building shall be located not less than 6.0 metres from the front lot line.

(b) Side Lot Line Setback: A Principal Building shall be located not less than 1.5 metres from any side lot line, however, the setback may be reduced to 0.8m provided:

(i) that the opposite sideyard setback on the same lot is increased to 2.15 metres;
(ii) that the corresponding sideyard setback on the adjacent lot common with the reduced sideyard setback is also increased to 2.15 metres; and
(iii) in no case shall the combined sideyard setbacks on any lot be less than 2.95 metres;
(iv) notwithstanding the above, one sideyard setback may be reduced to zero for a garage or carport only and further provided that the adjacent lot common with the reduced sideyard setback also constructs a garage or carport with a zero setback.

(c) Rear Lot Line Setback: A Principal Building shall be located not less than 3.0 metres from the rear lot line.

All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this Bylaw.

Block B:

(a) Front Lot Line Setback: A Principal Building shall be located not less than 6.0 metres from the front lot line.

(b) Side Lot Line Setback: A Principal Building shall be located not less than 1.5m from the side lot line.

(c) Rear Lot Line Setback: A Principal building shall be located not less than 9.15 metres from a rear lot line.

All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this Bylaw.

40EE.9 SCREENING AND LANDSCAPING

Blocks A and B:

All developed portions of the lot not covered by buildings or paved areas shall be screened and landscaped in accordance with Section 4.7 of this Bylaw.

40EE.10 MINIMUM LOT DIMENSIONS

Blocks A and B:

Lots created through subdivision in this zone, including bareland strata lots shall conform to the following minimum standards:

(a) Minimum Lot Area: 275 square metres

(b) Minimum lot width: 9.0 metres

(c) Minimum lot depth: 30 metres

(d) Notwithstanding subsection (c) above, the minimum lot depth may be reduced to 25 metres for lots greater than 12 metres in width.

All dimensions and measurements shall be determined in accordance with Section 4.17 of this Bylaw.

40EE.11 CONDITIONS OF USE

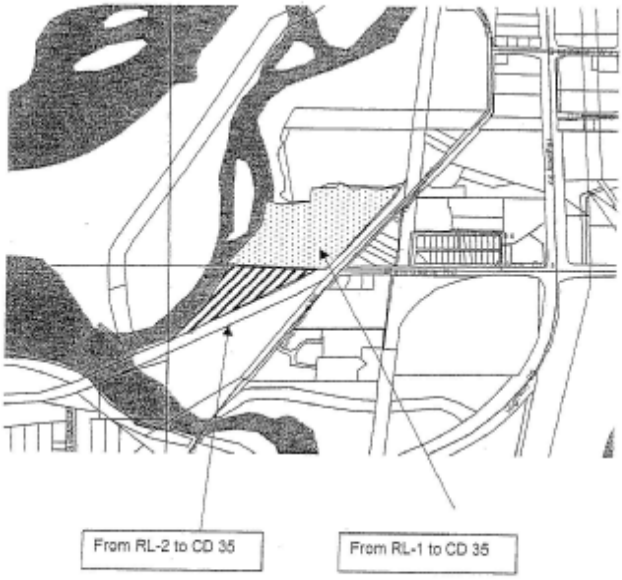
(a) Single unit dwelling is not a permitted use on Strata Lot 1, Sections 2 and 11, Township 50, New Westminster District, Strata Plan BCS 2028;

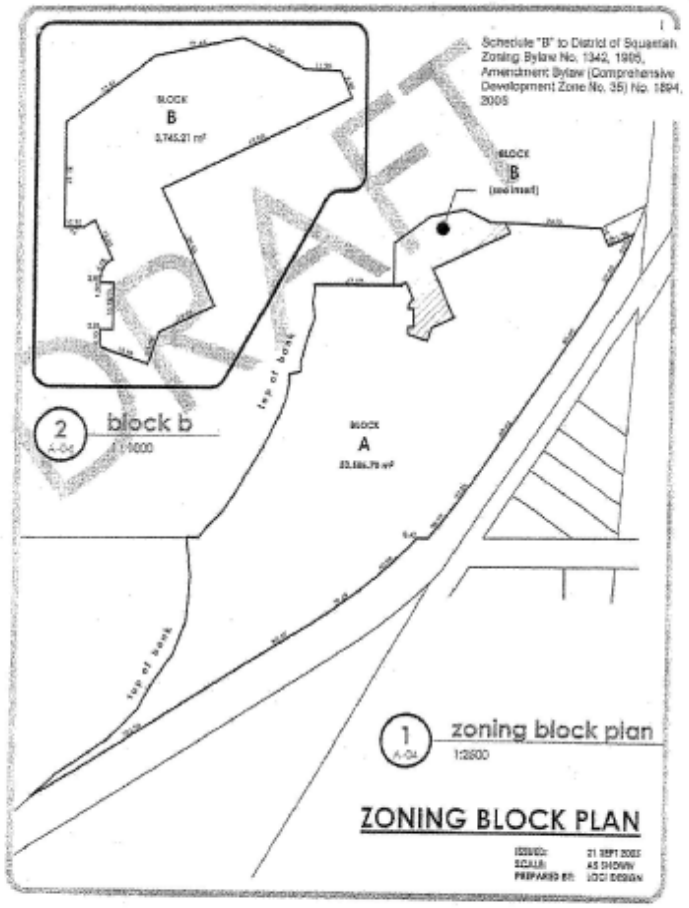
(b) Home occupation office is not a permitted use on Strata Lot 1, Sections 2 and 11, Township 50, New Westminster District, Strata Plan BCS 2028.

DISTRICT OF SQUAMISH

SCHEDULE "A" to

District of Squamish Zoning Bylaw No. 1342, 1995, Amendment Bylaw (Comprehensive Development Zone No. 35) No. 1894, 2005




Schedule "B" to District of Squamish Zoning Bylaw No. 1342, 1995, Amendment Bylaw (Comprehensive Development Zone No. 35) No. 1894, 2005
BLOCK B
3,745.21 m²
BLOCK B
(see inset)
BLOCK A
top of bank
top of bank
2 block b
A-04
1:1000
1 zoning block plan
A-04
1:2500
ZONING BLOCK PLAN
ISSUED: 21 SEPT 2005
SCALE: AS SHOWN
PREPARED BY: LOCI DESIGN
DRAFT

SECTION 40DD | COMPREHENSIVE DEVELOPMENT ZONE 36 (CD-36)

The intent of the zone is intended to accommodate and regulate medium density, ground oriented townhouse development.

40DD.1 PERMITTED USES

In the Comprehensive Development Zone No. 36 the following uses only, or a combination of such uses, provided that such combined uses are part of a comprehensive design shall be permitted:

(a) Townhouse dwellings;

(b) Accessory Uses; and

(c) Home occupation office subject to Section 4.18.

40DD. 2 DENSITY

The maximum density for townhouse dwelling shall not exceed 51 dwelling units/hectare

40DD.3 HEIGHT OF BUILDING

(a) No principal building shall exceed a height of 10.68 m, or three storeys, whichever is less;

(b) No accessory buildings and structures shall exceed 3.0 m except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 m.

40DD.4 LOT COVERAGE

The maximum lot coverage shall not exceed 50% of the area of the lot.

40DD.5 USEABLE OPEN SPACE

(a) For townhouse development, common useable open space shall be provided at not less than 100 square metres as a part of a comprehensive design; and

(b) A minimum of 10% of the gross floor area of the dwelling unit shall be provided in the form of a patio, deck or balcony for the use of the residents of the dwelling unit.

40DD.6 FENCING

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

40DD.7 OFF-STREET PARKING

Off-street parking shall be provided in accordance with Section 41 “Off-Street Parking” of this bylaw.

40DD.8 SITING REQUIREMENTS

All buildings, structures and uses shall comply with the size, shape and siting as designated on Schedules B-1, B-2, and B-3.

40DD.9 SCREENING AND LANDSCAPING

All developed portions of the lot not covered by buildings or paved areas shall be screened and landscaped in accordance with Section 4.7 of this bylaw.

40DD.10 MINIMUM LOT DIMENSIONS

Lots created through subdivision in this zone shall conform to the following minimum standards:

(a) Minimum Lot Area: 1000 square metres

(b) Minimum Lot Width: 30 metres

(c) Minimum Lot Depth: 30 metres

All dimensions shall be determined in accordance with Sections 4.17 of this bylaw.

SCHEDULE "A" to

(Comprehensive Development Zone No. 36)
(Bylaw No. 1885, 2005)

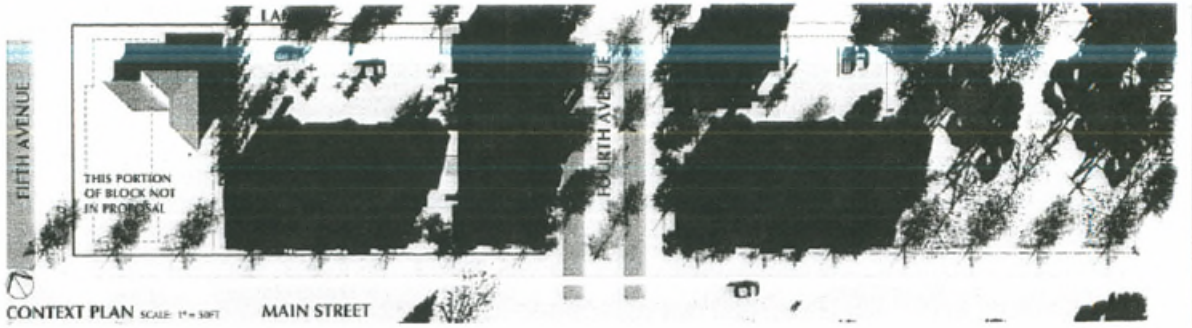


LEGAL DESCRIPTION:

BLOCK 1:
LOTS 6, 7, 8, 9, 10
BLK 15 DL 486 PLAN 3960
GRP 1 NWD

BLOCK 2:
LOTS 1, 2, 3, 4, 5, 6, 7
BLK 16 DL 486 PLAN 3960
GRP 1 NWD

BLOCK 4:
PROPOSED PARKLAND DEDICATION



CONTEXT PLAN SCALE: 1" = 50FT

PROJECT DATA

SITE AREA - BLOCK 1		16,900 SF	16,900 SF
BLOCK 2		23,660 SF	23,660 SF
BLOCK 4 (dedicated as Parkland)			33,800 SF
SITE AREA (BLOCKS 1 + 2)		40,560 SF	
GROSS SITE AREA			74,360 SF

DATA SUMMARY	SITE COVER		GROSS BLDG AREA		DECKS/ PATIOS/ TERRACES		PKG REQ'D		PKG PRV'D
CLUSTER 1 (2-UNIT)									
1-As	709.2	709.2	1429	1429	161	161	2/un	2.00	
1-C	727.8	727.8	1424	1424	335	335	2.25/un	2.25	
		1437.0		2853		496		4.25	
CLUSTER 2 (6-UNIT)									
3-A (2bdrm/loft	689.8	2069.4	1409	4227	161	483	2/un	6.00	
1-B (3bdrm/den)	835.3	835.3	1603	1603	256	256	2.25/un	2.25	
2-C (3bdrm/den)	727.8	1455.6	1424	2848	335	670	2.25/un	4.50	
		4360.3		8678		1409		12.75	
CLUSTER 3 (6-UNIT)									
3-A (2bdrm/loft	689.8	2069.4	1409	4227	161	483	2/un	6.00	
1-B (3bdrm/den)	835.3	835.3	1603	1603	256	256	2.25/un	2.25	
2-C (3bdrm/den)	727.8	1453.6	1424	2848	335	670	2.25/un	4.50	
		4360.3		8678		1409		12.75	
CLUSTER 4 (5-UNIT)									
2-A (2bdrm/loft	689.8	1379.6	1409	2818	161	322	2/un	4.00	
1-B (3bdrm/den)	835.3	835.3	1603	1603	270	270	2.25/un	2.25	
2-C (3bdrm/den)	727.8	1455.6	1424	2848	335	670	2.25/un	4.50	
		3607.5		7269		1262		10.75	
TOTALS 19 UNITS		13,765.1 SF		27,478 SF		4,576 SF		40.5	41.0 CARS

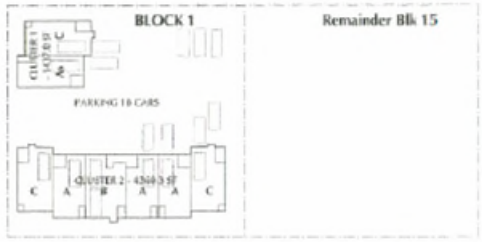
SITE COVERAGE - Provided 13,765.1 / 40,560 = .339 or 34%
- With Park - Blk 4 13,765.1 / 74,360 = .185 or 19%

DENSITY
SITE AREA 74,360/43,560 = 1.70 Ac
DENSITY PROVIDED 19/1.70 = 11.2 units /acre

AMENITY AREA
Required - 433.9 x 19 = 8,206.1 SF &
16% of GFA as decks,terraces,patios = .1 x 27478 = 2748 SF

Private - decks, terraces, patios	4576 SF	which is > 2748
Semi-private - play space	1070	
Public - dedicated park (Block 4)	33,800	
Total amenity area provided	39,446 SF	which is > 8,206.1





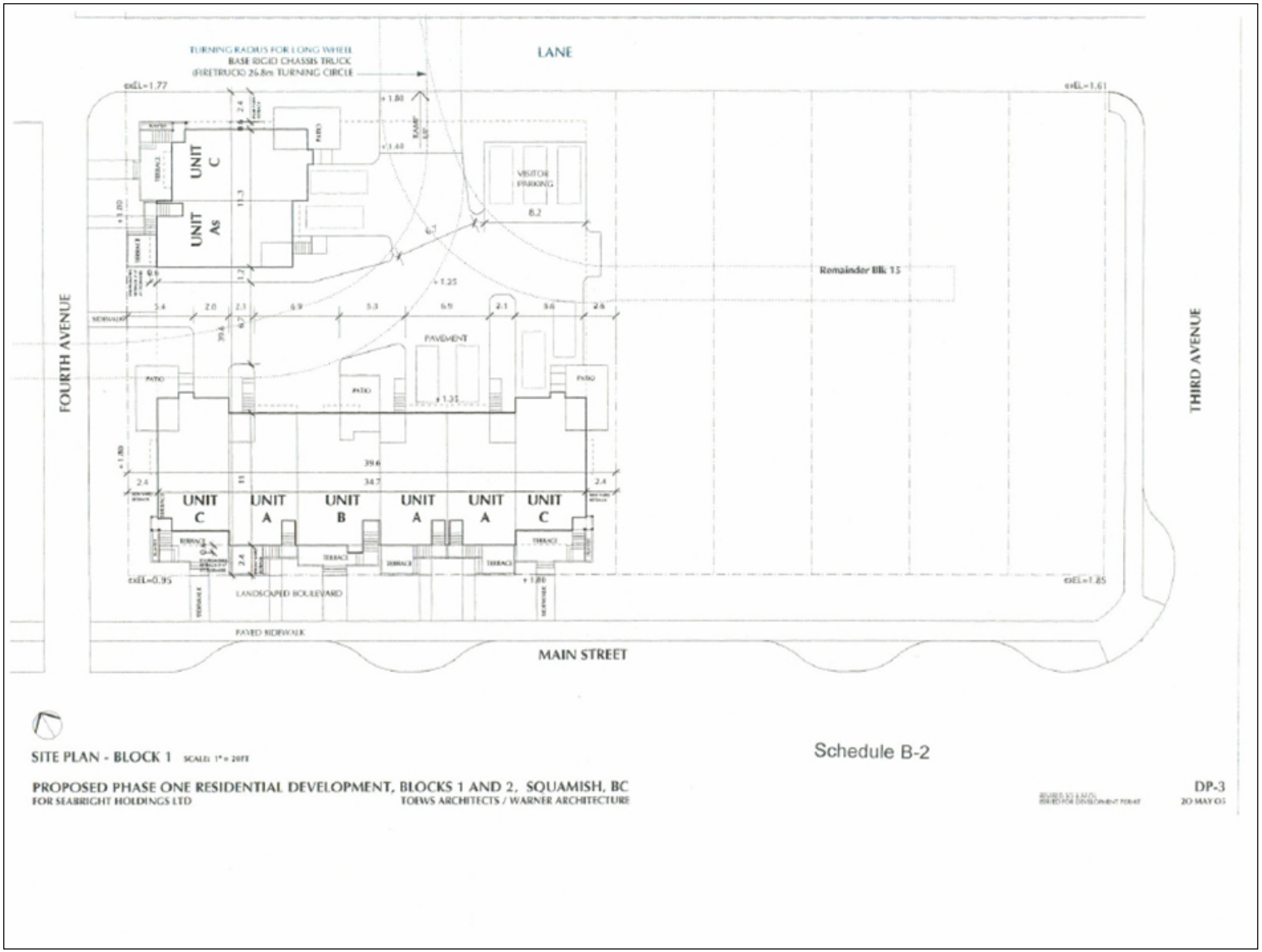


SITE LOCATION PLAN NTS

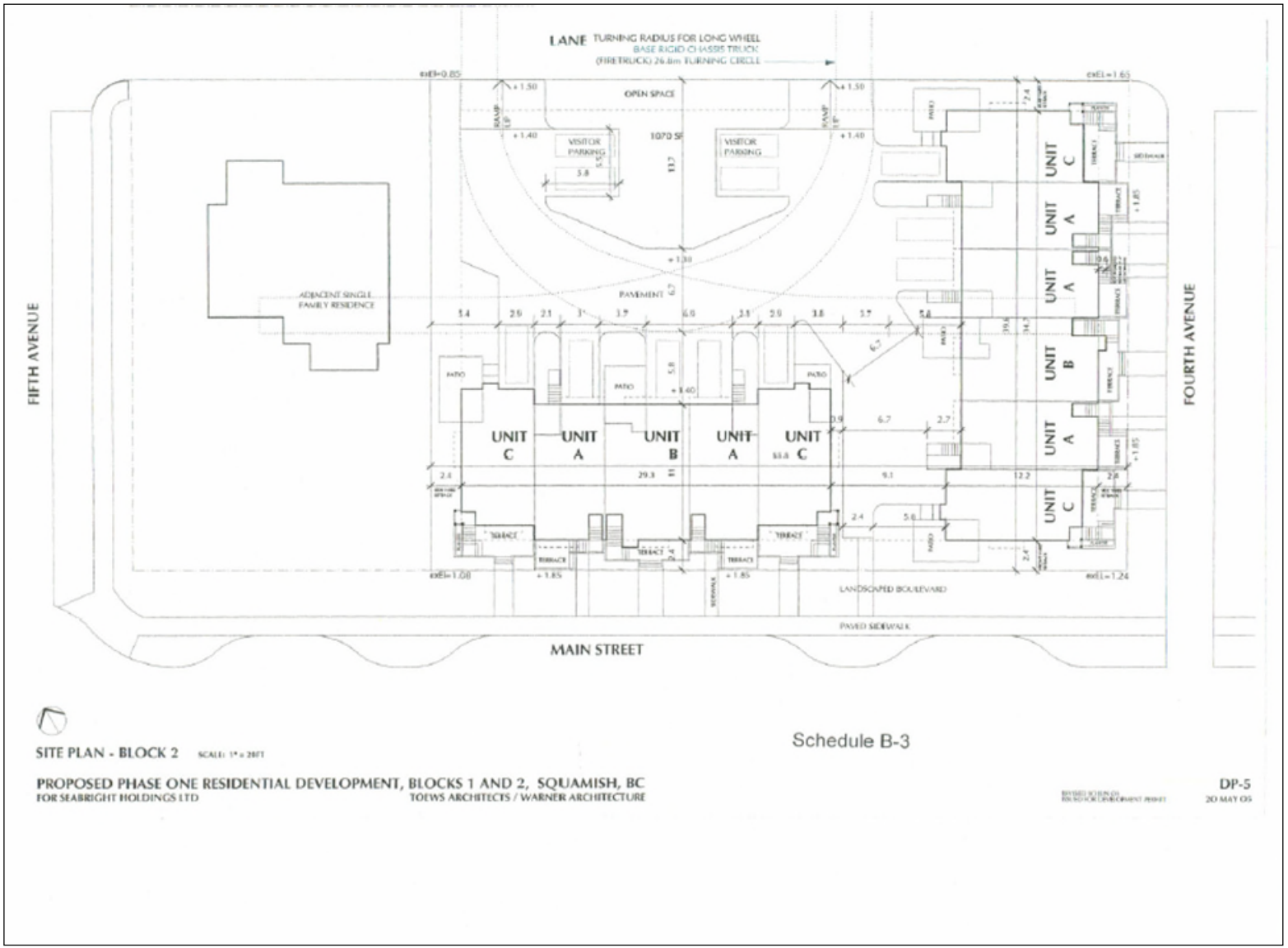
PROPOSED PHASE ONE RESIDENTIAL DEVELOPMENT BLOCKS 1 AND 2, SQUAMISH, BC
FOR SEABRIGHT HOLDINGS LTD
TOEWS ARCHITECTS / WARNER ARCHITECTURE

DP-1
20 MAY 05

Schedule B-1


TURNING RADIUS FOR LONG WHEEL BASE RIGID CHASSIS TRUCK (FIRETRUCK) 26.8m TURNING CIRCLE
LANE
FOURTH AVENUE
THIRD AVENUE
MAIN STREET
UNIT C
UNIT As
VISITOR PARKING
Remainder Blk 15
PAVEMENT
UNIT C
UNIT A
UNIT B
UNIT A
UNIT A
UNIT C
LANDSCAPED BOULEVARD
PAVED SIDEWALK
SITE PLAN - BLOCK 1
PROPOSED PHASE ONE RESIDENTIAL DEVELOPMENT, BLOCKS 1 AND 2, SQUAMISH, BC
FOR SEABRIGHT HOLDINGS LTD
TOEWS ARCHITECTS / WARNER ARCHITECTURE
DP-3

Schedule B-2


LANE TURNING RADIUS FOR LONG WHEEL BASE RIGID CHASSIS TRUCK (FIRETRUCK) 26.8m TURNING CIRCLE
OPEN SPACE
1070 SF
VISITOR PARKING
VISITOR PARKING
ADJACENT SINGLE FAMILY RESIDENCE
PAVEMENT
FIFTH AVENUE
FOURTH AVENUE
UNIT C
UNIT A
UNIT B
UNIT A
UNIT C
UNIT C
UNIT A
UNIT B
UNIT A
UNIT C
PATIO
TERRACE
LANDSCAPED BOULEVARD
PAVED SIDEWALK
MAIN STREET
SITE PLAN - BLOCK 2
PROPOSED PHASE ONE RESIDENTIAL DEVELOPMENT, BLOCKS 1 AND 2, SQUAMISH, BC
FOR SEABRIGHT HOLDINGS LTD
TOEWS ARCHITECTS / WARNER ARCHITECTURE
DP-5
20 MAY 05

Schedule B-3

SECTION 40EEEE COMPREHENSIVE DEVELOPMENT ZONE 43 (CD-43)

(Bylaw 2435, 2016)

The intent of this zone is to provide for a mix of residential artisan and commercial uses.

40EEEE.1 PERMITTED USES

The following and no other uses shall be permitted:

(a) Artisan Uses;

(b) Arts and Culture;

(c) Apartment Dwelling subject to Section 40EEEE.14;

(d) Business and Professional Offices;

(e) Personal Service Establishment;

(f) Restaurant;

(g) Home Occupation;

(h) Accessory Retail Sales;

(i) Off-Street Parking;

(j) Off-Street Loading; and

(k) Retail, subject to Section 40EEEE.14(d)

40EEEE.2 MINIMUM LOT AREA

The minimum lot area in the CD-43 zone is 929 m^2.

40EEEE.3 MINIMUM LOT DIMENSIONS

No lot shall be created by subdivision that has:

(a) A lot width less than 18.3 metres;

(b) A lot depth less than 36 metres

40EEEE.4 LOT COVERAGE

Lot coverage shall not exceed 75% of the area of the lot.

40EEEE.5 FLOOR AREA RATIO (FAR)

The maximum Floor Area Ratio shall not exceed 1.5 times the area of the lot.

40EEEE.6 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 14.6 metres, or three storeys, whichever is less.

40EEEE.7 BUILDINGS PER PARCEL

No more than two (2) principal buildings shall be located on a lot.

40EEEE.8 SITING REQUIREMENTS FOR PRINCIPAL BUILDINGS

(a) Front Lot Line Setback: No principal building shall be located within 1.52 meters of a front lot line;

(b) Interior Side Lot Line Setback: No principal building shall be located within 0 meters of a side lot line;

(c) Exterior Side Lot Line Setback: No principal building shall be located within 4.57 meters of an exterior side lot line;

(d) Rear Lot Line Setback: No principal building shall be located within 1.52 metres of a rear lot line.

40EEEE.9 FENCING

Fencing shall be provided in accordance with this Bylaw.

40EEEE.10 OFF-STREET PARKING

Off-street parking for buildings and uses shall be provided in accordance with this Bylaw.

40EEEE.11 OFF-STREET LOADING

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

40EEEE.12 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of this Bylaw.

40EEEE.13 SCREENING AND LANDSCAPING

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

40EEEE.14 CONDITIONS FOR USE

(a) Artisan or commercial uses are to be located on the first floor of a building;

(b) All artisan or commercial spaces must have the potential to be physically connected to a residential dwelling;

(c) No residential uses are to be located on the first floor of a building.

(d) Retail use is limited to a maximum 381 m^2 of gross floor area *(Bylaw 2765, 2020)*

SECTION 40FFF | COMPREHENSIVE DEVELOPMENT ZONE 44 (CD-44)

The intent of this zone is to accommodate a single-unit dwelling or two-unit dwelling connected to municipal water and sewer. *(Bylaw 2481, 2016)*

40FFF.1 PERMITTED USES

The following principal uses and no others are permitted:

(a) bed and breakfast;

(b) child care facility, residential

(c) home occupation, office subject to Section 4.18

(d) home occupation, residential subject to Section 4.18;

(e) single-unit dwelling;

(f) *repealed by Bylaw 2824, 2021*

(g) two-unit dwelling.

The following accessory uses and no others are permitted:

(h) accessory boarding; and

(i) accessory uses.

40FFF.2 LOT AREA

The minimum area for the CD-44 zone lot is 674 square metres (7,260 square feet).

40FFF.3 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 9.0 metres.

40FFF.4 DENSITY

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

(b) The Floor Area Ratio shall not exceed 0.5.

40FFF.5 BUILDINGS PER PARCEL

No more than one principal building shall be located on the lot.

40FFF.6 SITING REQUIREMENTS FOR PRINCIPAL BUILDINGS

(a) No portion of a principal building shall be located within a Riparian Buffer Area established at Development Permit;

(b) Front Lot Line Setback: No principal building shall be located within 6.09 metres (20feet) of a front lot line;

(c) Interior Side Lot Line Setback: No principal building shall be located within 1.5metres (5 feet) on an interior side lot line;

(d) Exterior Side Lot Line Setback: No principal building shall be located within 7.62 metres (25 feet) of an exterior side lot line;

(e) Rear Lot Line Setback: No principal building shall be located within 6.09 metres (20 feet) of a rear lot line;

(f) The maximum floor area of the second storey of the principal building shall not exceed 80% of the footprint of the first storey including any attached garage. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from either the front or side walls at the first storey level, or a combination of both. Where there is a third storey, the third storey footprint must not exceed 80% of the second storey footprint.

40FFF.7 FENCING

(a) Fencing shall be provided in accordance with Section 4.6 of this Bylaw;

(b) Notwithstanding 40FFF.7 (a), permanent riparian fencing shall be installed along the riparian setback line as determined in accordance with a Development Permit prior to future lot development.

40FFF.8 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

40FFF.9 ACCESSORY BUILDINGS

(a) No portion of an accessory building shall be located within a Riparian Buffer Area established at Development Permit;

(b) All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.

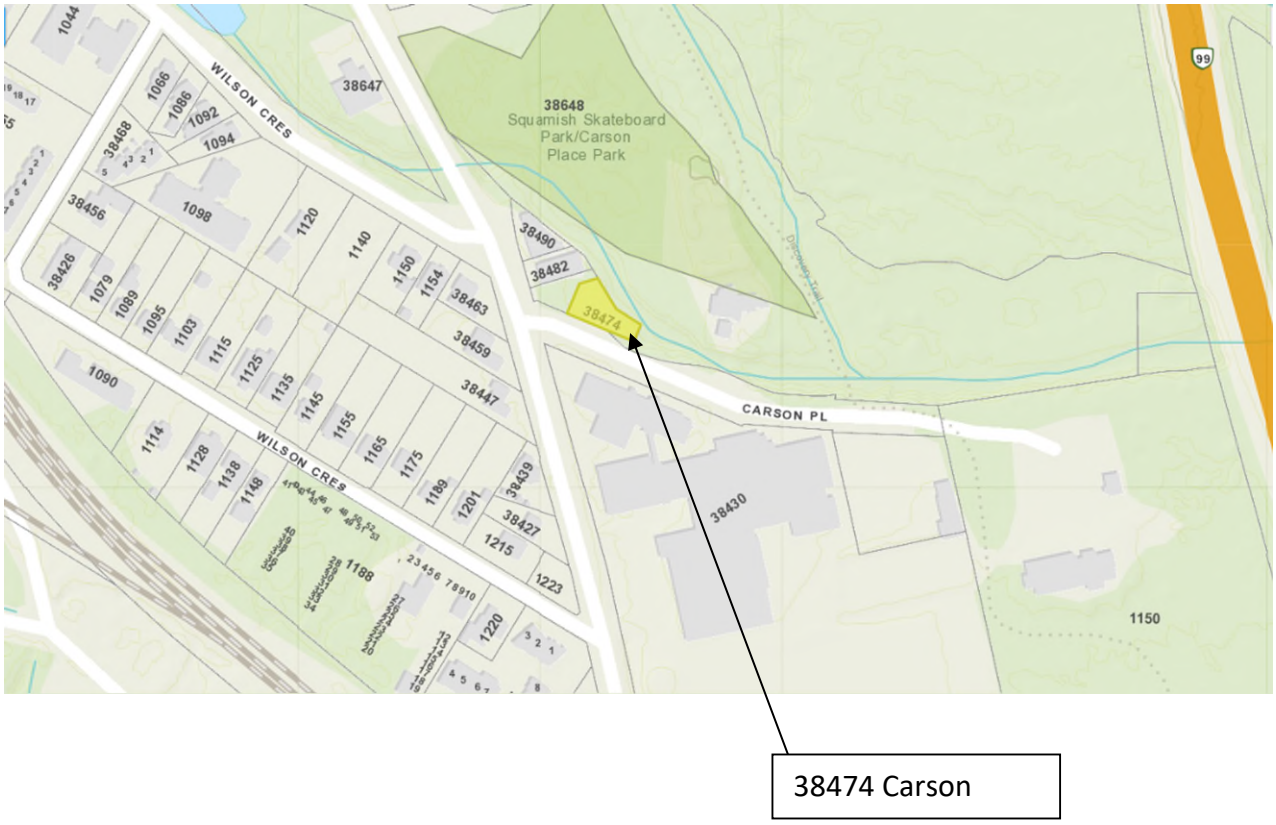
40FFF.10 MINIMUM SERVICING STANDARD

No lot shall be created nor building permitted on a lot that is not serviced with a community water system and a community sewer system.

DISTRICT OF SQUAMISH

SCHEDULE "A" to

District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Comprehensive Development Zone No. 44 – 38474 Carson Place) No. 2481, 2016



SECTION 40GG | COMPREHENSIVE DEVELOPMENT ZONE 37 (CD-37)

(Bylaw 2527, 2017)

The intent of this zone is to accommodate a mixed-use multi-unit residential development with commercial and office uses.

40GG.1 PERMITTED USES

The following principal uses and no others shall be permitted:

(a) apartment dwelling;
(b) artisan;
(c) arts and culture;
(d) assembly;
(e) business and professional office, major and minor;
(f) business service establishment;
(g) child care facility;
(h) neighbourhood commercial;
(i) educational services
(j) entertainment;
(k) farmers market;
(l) financial institution;
(m) *repealed by Bylaw 3208, 2025*;
(n) high technology
(o) home occupation, office;
(p) indoor recreation;
(q) institutional;
(r) liquor primary establishment;
(s) liquor store;
(t) personal service establishment;
(u) pet grooming;
(v) research and development;
(w) restaurant;
(x) retail store;
(y) recreation equipment rental;
(z) tourist bureau; and,

The following accessory uses and no others are permitted:

(a) accessory uses.

40GG.2 MAXIMUM HEIGHT

a) The height of principal building A as referred to in Schedule A to this bylaw shall not exceed a height of 27m.
b) The height of principal building B as referred to in Schedule A to this bylaw shall not

exceed a height of 20m.

c) The following structures are exempt from height maximums to accommodate rooftop patios: stairway or elevator penthouses that provide access to the roof, and landscaping or perimeter railings required for rooftop patios.

40GG.3 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 83% of the lot area.

40GG.4 MAXIMUM DENSITY

a) The total maximum Floor Area Ratio for all permitted uses is 2.20.
b) The maximum Floor Area Ratio for all residential uses is 1.64.

40GG.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Cleveland Avenue	Main Street	Loggers Lane	Vancouver Street
0m	0m	2.5m	0m

40GG.6 OFF-STREET PARKING

a) Off-street parking shall be provided in accordance with Section 41 of this Bylaw.
b) Despite Section 41 of this Bylaw, no tandem parking spaces shall be permitted.

40GG.7 OFF-STREET LOADING

Off-street loading shall be provided in accordance with Section 42 of this Bylaw.

40GG.8 SCREENING

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

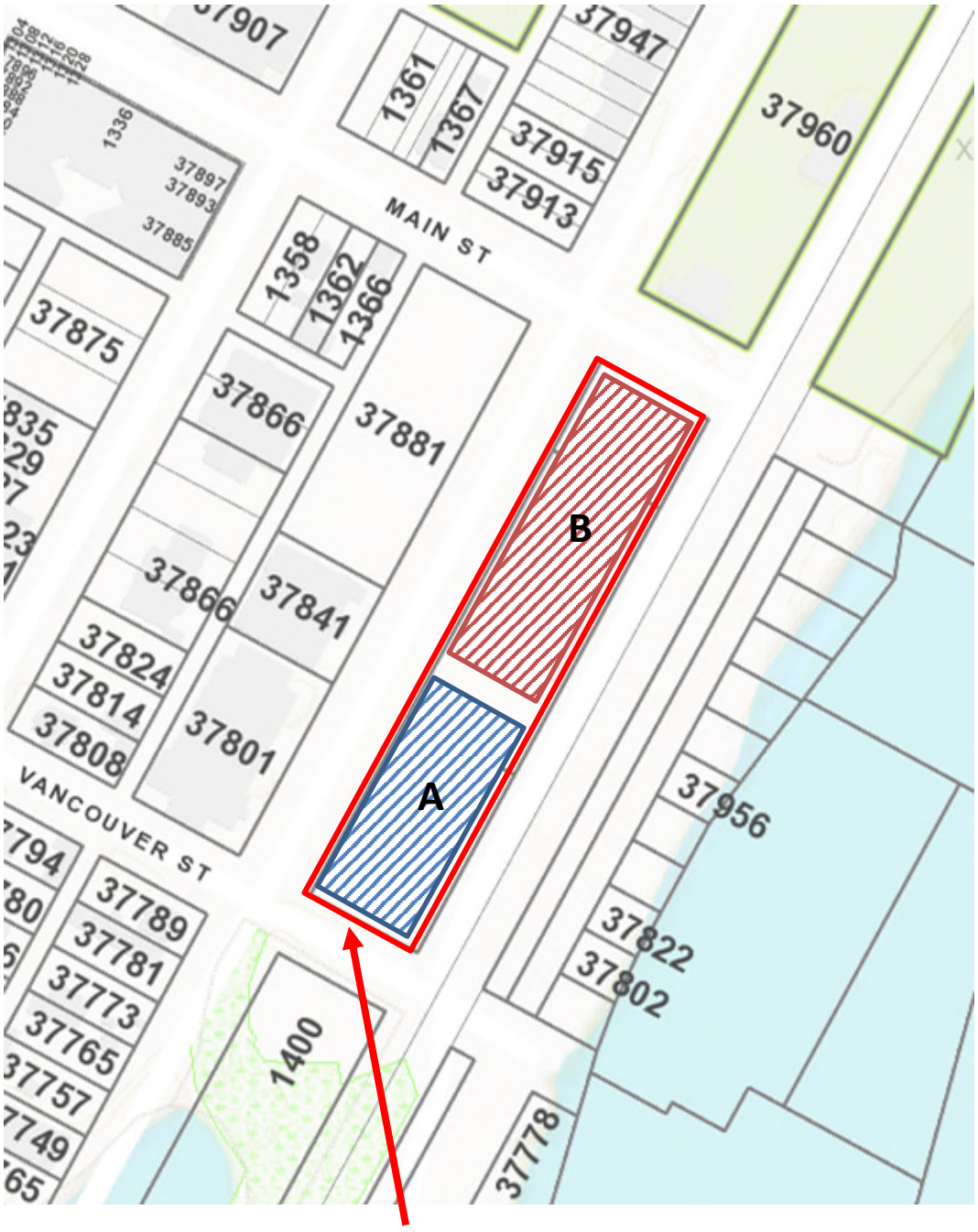
40GG.9 FENCING

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

40GG.10 EMPLOYMENT SPACE

At least 20% of the building's gross floor area shall be used for any principal uses permitted in the CD-37 zone excluding apartment dwelling and off-street parking.

Schedule "A" to
District of Squamish Zoning Bylaw No. 2200, 2011,
Amendment Bylaw (Plaza at Junction Park) No. 2527, 2017



Rezone from existing CD-37 to new CD-37

SECTION 40HH | COMPREHENSIVE DEVELOPMENT ZONE 38 (CD-38)

Bylaw 1873, 2005 Adopted Feb 5/08. Amended by Bylaw 2706, 2019.

The intent of this zone is to allow for single-residential housing on small lots with a minimum lot size of 366 square metres.

40HH.1 PERMITTED USES

In the Comprehensive Development Zone No. 38 the use of land and buildings is restricted to:

(a) single unit dwelling, excluding a mobile home;

(b) child care facility, subject to 40HH.13

(c) child care facility, residential

(d) home occupation office, subject to Section 4.18

(e) home occupation, residential subject to Section 4.18

(f) Accessory buildings;

40HH.2 BUILDING PER LOT

No more than one principal building shall be located on a lot.

40HH.3 MINIMUM LOT AREA

(a) The minimum lot area in the CD-38 zone is 366 square metres.

(b) Additional Density if Lots allocated for Affordable Housing

Notwithstanding sections 40HH.3(a) and 40HH.4(a), the minimum lot area shall decrease to 325 square metres if a housing agreement under section 905 of the Local Government Act and covenant under section 219 of the Land Title Act are entered into with the District to provide 20 affordable single unit dwellings on the lots within the CD-38 zone in accordance with the affordable housing terms set out in Schedule B to this Bylaw, and such agreement and covenant is filed as a legal notation against title to all of the lots within the CD-38 zone and registered against title to all such lots, in priority to all financial liens, charges and encumbrances (including, without limitation, all leases, options to purchase and rights of first refusal).

40HH.4 SUBDIVISION

(a) Lots within the CD-38 Zone shall conform to the following minimum standards:

	Lot Size	**Lot Width**	**Lot Depth**
Interior Lot	366 sq m	12 m	26 m
Corner Lot	375 sq m	15.5 m	22 m

(b) Notwithstanding section 40HH.4(a), the 20 affordable housing lots contemplated by section 40HH.3(b) shall conform to the following minimum standards:

Affordable Housing Lots – 325m^2

	Lot Size	**Lot Width**	**Lot Depth**
Interior Lot Only	325 sq m	12 m	26 m

40HH.5 HEIGHT OF BUILDINGS

(a) No principal building shall exceed a height of 9.0 meters;

(b) Accessory buildings and structures shall not exceed 4.6m.

40HH.6 MINIMUM BUILDING WIDTH

The minimum building width is 8.36m.

40HH.7 DENSITY

(a) The maximum unit density shall not exceed 20.4 dwelling units per hectare;

(b) The floor area ratio shall not exceed 0.50.

(c) Garages shall not be included in the calculation of the floor area ratio to a maximum of 35 square metres.

(d) The maximum floor area of a second storey of the principal building shall not exceed 80% of the floor area of the first storey including attached garage. The reduced floor area of the second storey can be accomplished by an offset at the second storey level from either the front or side walls at the first storey level or a combination of both; and

(e) The maximum principal building size, inclusive of a garage or carport, shall be 297.28 square metres.

(f) Lot Coverage shall be a maximum of 50%.

40HH.8 SITING REQUIREMENTS OF PRINCIPAL BUILDINGS

(a) Front Lot Line Setback: No principal building shall be located within 6.0 meters of a front lot line;

(b) Interior Side Lot Line Setback: No principal building shall be located within 1.82 meters of an interior side lot line.

(c) Exterior Side Lot Line Setback: No principal building shall be located within 2.4 meters of a side lot line;

(d) Rear Lot Line Setback: No principal building shall be located within 6.0 meters of a rear lot line;

(e) The front lot line setback of the principal building may be reduced to a minimum of 4.0 m provided that the front lot line setback of a garage or carport shall be a minimum of 6.0 m.

40HH.9 FENCING

(a) Fencing shall be in accordance with Section 4.6 of this Bylaw.

(b) Despite Section 4.6(a), on Lot 4 Section 2 Township 50 New Westminster District Plan EPP55206, when so used as a child care facility, fencing shall not exceed a height of 2.44m and where located between the front lot line and the face of the building shall not exceed a height of 1.22m.

40HH.10 OFF-STREET PARKING

(a) A minimum of two off-street parking spaces shall be provided per lot, one of which may be in the driveway;

(b) The width of the driveway on the lot shall not exceed 6.0m;

(c) A double garage that accommodates two vehicles parked side by side, can be a maximum width of 5.5 m measured between the interior faces of the side walls of the garage.

(d) A double garage or carport to accommodate two vehicles parked side by side shall not be permitted on any lot less than 13.4 m wide;

(e) Aside from the provisions made in this bylaw, parking shall comply with Section 41 Off Street Parking of Bylaw No. 1342, 1995.

40HH.11 ACCESSORY BUILDINGS

(a) All accessory buildings shall comply with the requirements of Section 4.4 of Bylaw No. 1342, 1995.

40HH.12 SCREENING AND LANDSCAPING

(a) All portions of the lot not covered by buildings, structures and non-porous or paved surfaces shall be landscaped. This landscaping shall be maintained;

(b) All areas in the front yard not covered by non-porous or paved surfaces shall be landscaped.

40HH. 13 CHILD CARE FACILITY

(a) A child care facility is permitted on land legally described as LOT 4 SECTION 2 TOWNSHIP 50 NEW WESTMINSTER DISTRICT PLAN EPP55206 and located at 39319 Falcon Crescent, Squamish, British Columbia, as shown outlined on the sketch attached as Schedule "B". *(Bylaw 2706, 2019)*

(b) The child care facility shall:

i. Be subject to the provincial child care licensing regulations and comply with floor area requirements for indoor and outdoor play;

ii. Be completely enclosed within the building with the exception of outdoor play areas and play equipment;

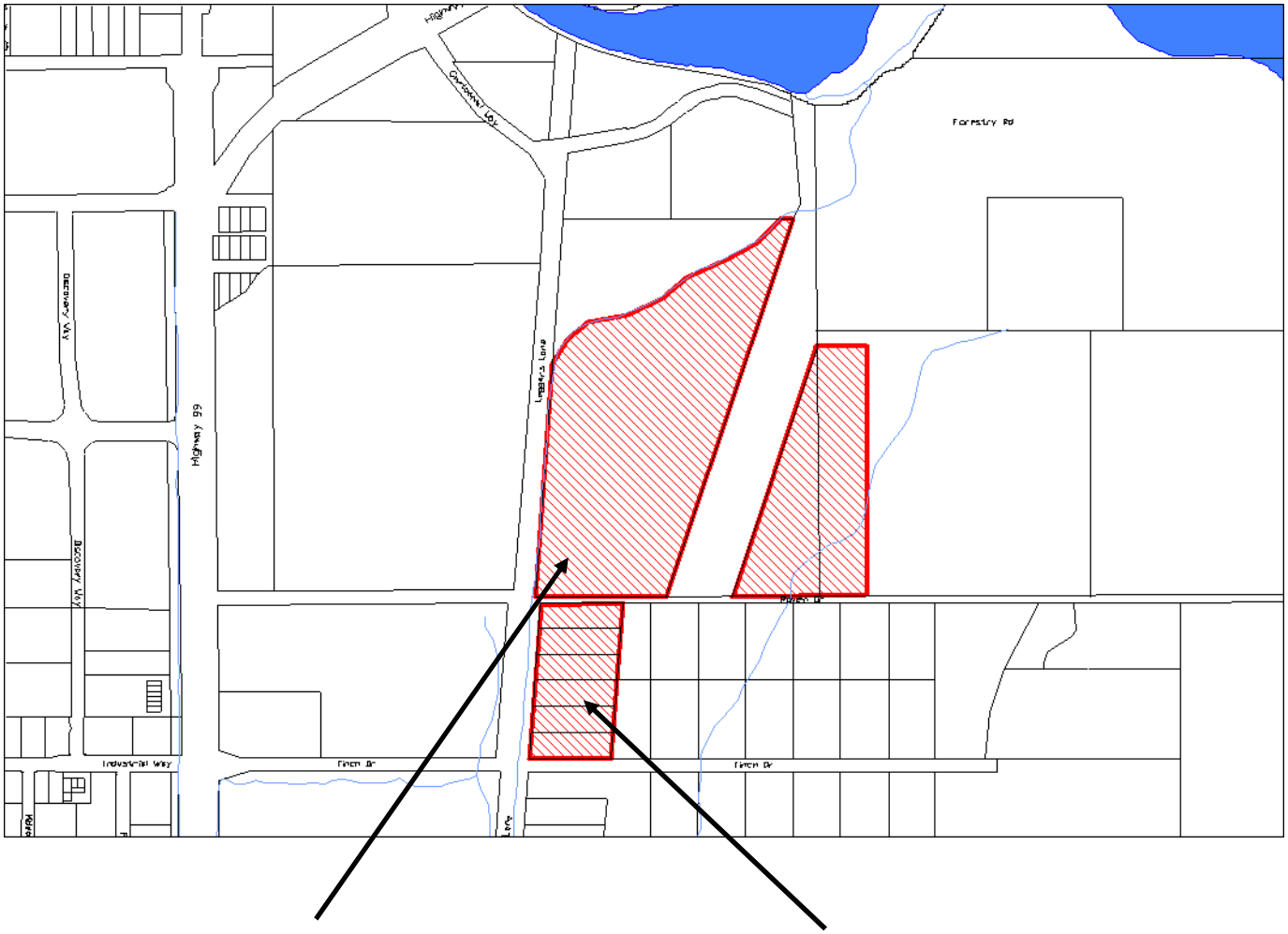
iii. repealed by Bylaw 3012, 2023

iv. In no way indicate from the exterior that the premises are being so used, except for one sign of not greater than 0.2 meter (2.1 square foot) in area and in accordance with all home occupation sign provisions in the Sign Bylaw;

v. Provide a minimum of two (2) off street parking spaces for this use as designated and marked for drop off and pick up on the lot; and

vi. Provide secure bicycle parking spaces and stroller storage area on-site, enclosed with garage or fenced area.

SCHEDULE "A" to
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw (Loggers Lane Small Lot Residential) No. 1873, 2005

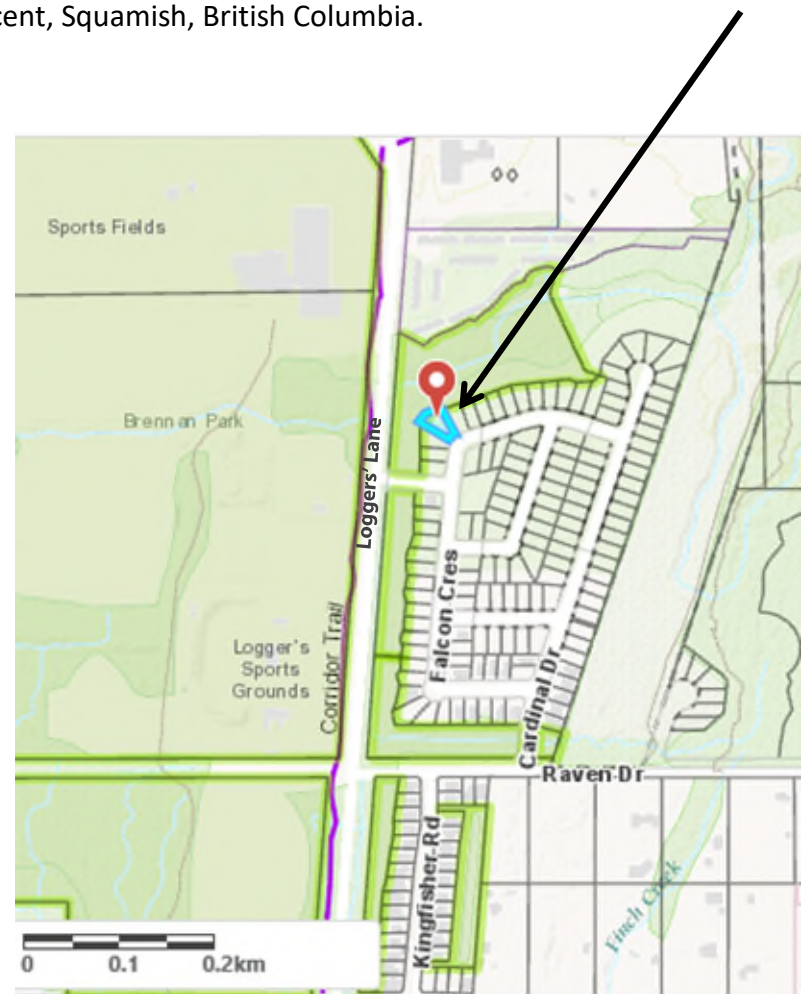


Rezone from Resource (RE) and Rural Residential 1 (RL-1) to Comprehensive Development 38 (CD-38)

Schedule "B" to

District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Comprehensive Development Zone No. 38 - 39319 Falcon Crescent Child Care Facility) No. 2706, 2019

LOT 4 SECTION 2 TOWNSHIP 50 NEW WESTMINSTER DISTRICT PLAN EPP55206 and located at 39319 Falcon Crescent, Squamish, British Columbia.



SECTION 40DD | COMPREHENSIVE DEVELOPMENT ZONE 42 (CD-42)

(Bylaw 1941, 2007)

40DD.1 PERMITTED USES

(a) 33 residential dwelling units

(b) accessory uses;

40DD.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 14.5 metres.

40DD.3 LOT COVERAGE

The lot coverage shall not exceed 60% of the total lot area.

40DD.4 LOT AREA

The area of the CD-42 zone lot must be at least 0.119 hectares.

40DD.5 BUILDINGS PER PARCEL

There may be only one principal building per lot.

40DD.6 SITING REQUIREMENTS OF PRINCIPAL BUILDING

(a) Front Lot Line Setback: The front lot line setback is 0;

(b) The Side Lot Line Setback: The Side Lot line set back is 1.45 m.

(c) Rear Lot Line Setback: No principal building shall be located within 6.7m of a rear lot line;

40DD.6.1 PROJECTIONS INTO SETBACKS

(a) Canopies and roof overhangs are permitted to project into the setbacks.

(b) Access stairwells are permitted to project into the setbacks.

40DD.7 FENCING

Fencing shall be provided in accordance with Section 4.6 of District of Squamish Zoning Bylaw No. 1342, 1995.

40DD.8 OFF-STREET PARKING

One off-street parking stall per residential unit is required.

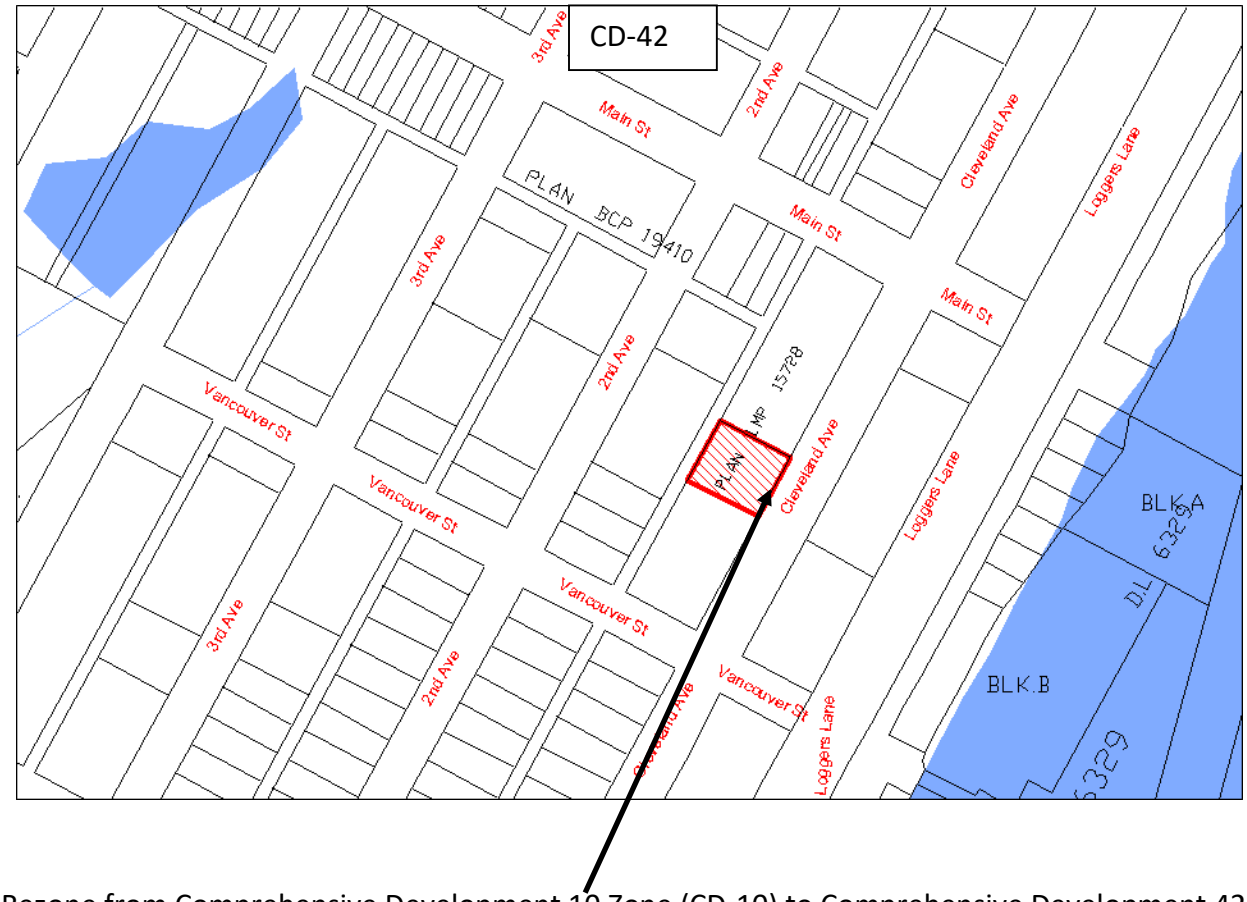
40DD.9 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 1342, 1995.

40DD.10 SCREENING AND LANDSCAPING

Screening and Landscaping shall be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 1342, 1995;

Schedule "A" to
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw 1941, 2006



Rezone from Comprehensive Development 10 Zone (CD-10) to Comprehensive Development 42 Zone (CD-42)

SECTION 40II | COMPREHENSIVE DEVELOPMENT ZONE 48 (CD-48)

40II.1 PERMITTED USES

(a) Seniors Assisted Living Units;
(b) Seniors Dwelling Units;
(c) commercial kitchen and dining room to a maximum of 896 square metres;
(d) Personal Care Service;
(e) Personal Service Establishment to a maximum of 55.74 square metres;
(f) Arts and Culture;
(g) Accessory uses.

40II.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 16 metres.

40II.3 LOT COVERAGE

The lot coverage shall not exceed 37% of the total lot area.

40II.4 DENSITY

The maximum number of units is 75.

40II.5 LOT AREA

The area of the CD-48 zone lot must be at least 4,047 square metres.

40II.6 BUILDINGS PER PARCEL

There may be only one principal building per lot.

40II.7 SITING REQUIREMENTS OF PRINCIPAL BUILDING

(a) Front Lot Line Setback: The front lot line setback is 6.7 m;

(b) Side Lot Line Setback: The side lot line setback is 3.58 m;

(c) Rear Lot Line Setback: No principal building shall be located within 7.62 m of a rear lot line.

40II.8 FENCING

Fencing shall be provided in accordance with Section 4.6 of District of Squamish Zoning Bylaw No. 1342, 1995.

40II.9 OFF-STREET PARKING

34 off-street parking stalls for residential and visitor use are required.

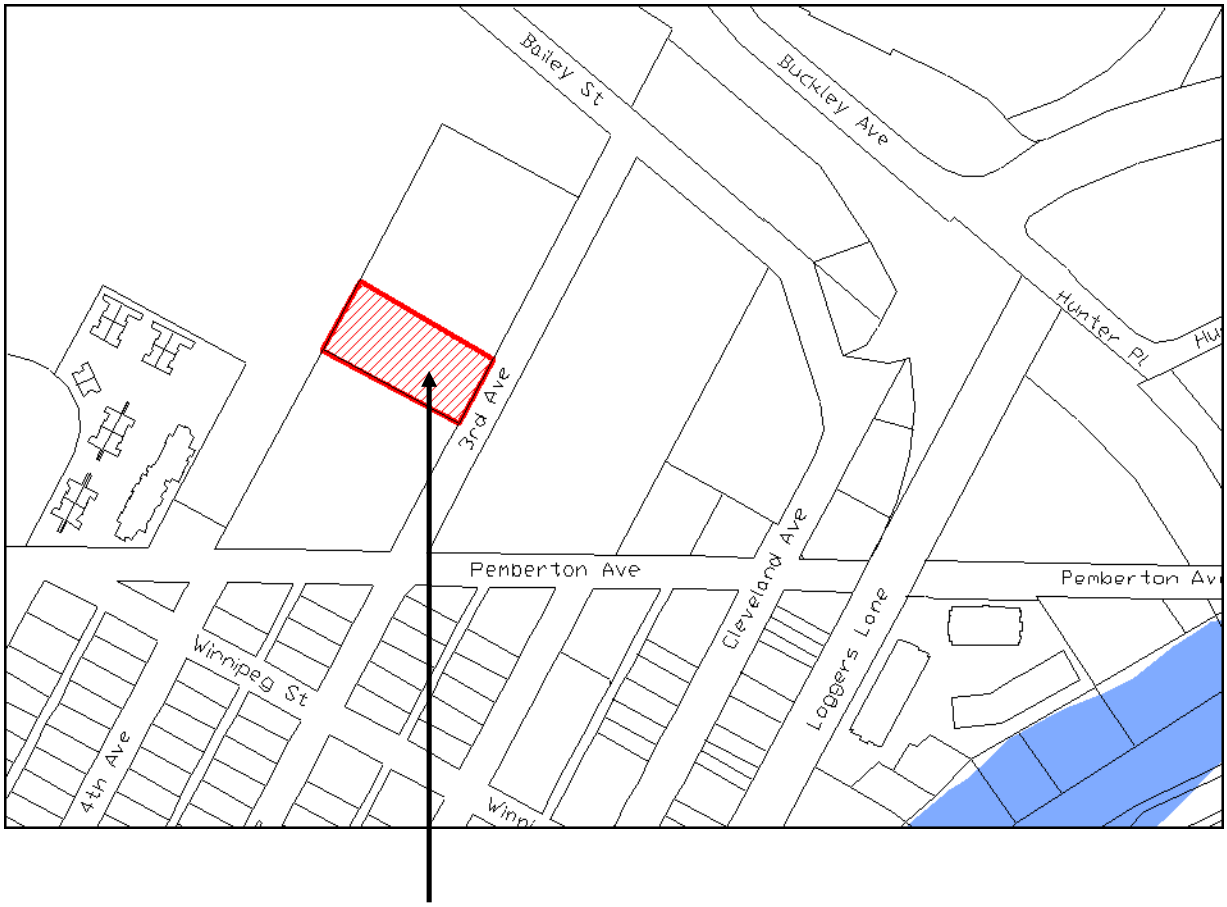
40II.10 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 1342, 1995.

40II.11 SCREENING AND LANDSCAPING

(a) Screening and Landscaping shall be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 1342, 1995.

Schedule "A" to
Bylaw 1968, 2006 (CD 48)



Rezone from Comprehensive Development 2 Zone (CD-2) to Comprehensive Development 48 Zone (CD-48)

SECTION 40JJ | COMPREHENSIVE DEVELOPMENT ZONE 40 (CD-40)

(Bylaw 2957, 2023)

The intent of this zone is to provide for multi-unit residential, commercial, marine and park uses as part of an overall comprehensive development plan as described in the Official Community Plan, "Waterfront Landing Sub Area Plan".

40JJ.1 APPLICATION

The Waterfront Landing lands are divided into Lots 1 – 19 as shown on Schedule "B" which is attached to and forms part of this bylaw. Unless otherwise specified in this bylaw, Definitions Section 1.3, General Regulations Section 4.0, Parking Section 41.0 and Loading Section 42.0 of Zoning Bylaw No. 2200, 2011 apply to this zone.

40JJ.2 PERMITTED USES

The following principal and accessory uses and no others are permitted on lots indicated on Schedule "B" and subject to Section 40JJ.3:

DESIGNATION	**HIGHER DENSITY RESIDENTIAL**	**MIXED DENSITY RESIDENTIAL**	**MIXED USE COMMERCIAL**
Applicable lots	Lots 9, 10, 12, 14, 15	Lots 1, 2, 3	Lots 4, 5, 7, 8, 11, 17
Permitted Principal Uses			
1. Apartment Dwelling	X		X
2. Artisan			X
3. Arts and culture			X
4. Assembly			X
5. Assisted Living Facility	X		X
6. Bed and Breakfast		X	
7. Business and professional office, major and minor			X
8. Business service establishment			X
9. Childcare facility			X

10. Convenience store			X
11. *repealed by Bylaw 3208, 2025*			X
12. Liquor primary use			X
13. Personal service establishment			X
14. Restaurant			X
15. Retail			X
16. Townhouse dwelling	X	X	X
Permitted Accessory Uses			
1. Childcare facility, residential		X	
2. Home occupation, office	X	X	X
3. Home occupation, residential		X	
5. Multi-Unit Flex Unit	X	X	X

40JJ.3 CONDITIONS OF USE

(a) At least 20% of the residential gross floor area shall be dwelling units containing at least three bedrooms;
(b) At least 20% of all dedicated affordable residential dwelling units shall be accessible units.
(c) Except where accessible units are provided, at least 10% of all apartment dwelling units within each area shall be constructed as adaptable dwelling units.

40JJ.4 DENSITY AND LOT COVERAGE

(a) Lot Density and Lot Coverage shall comply with the following table:

LOT	MAXIMUM FAR	MAXIMUM LOT COVERAGE
Lot 1, 2,3,7	1.0	50%
Lot 10,	1.2	30%
Lot 8,15	1.6	60%
Lot 9,12	2.2	75%
Lot 11	2.6	60%
Lot 17	2.6	75%
Lot 14	3.0	75%
Lot 4, 5	3.0	60%

40JJ.5 HEIGHT

(a) The maximum height of Mixed Density Residential and Mixed Use Commercial permitted in Lot 1, 2, 3 and 7 is 12.5m.
(b) The maximum height of Higher Density Residential and Mixed Use Commercial for Lots, 4,5,8,9,10,11,12,14,15,17 is 25m.
(c) Despite 40JJ.5 (b) Lot 7, 8, 15, 17 will have a maximum height of 15m or 4 storeys, which ever is less, for a depth in compliance with Schedule C comprehensive development plan.
(d) Despite Section 1.3 of this Bylaw, the flood construction level of 5.2m will be used for the purposes of height calculation instead of natural or finish grade.
(e) Height shall not be more than 18 m measured between the floor of the first storey and the uppermost floor level, excluding any floor level within a rooftop enclosure that is not considered as a storey in calculating building height.

40JJ.6 SETBACKS

(a) Setbacks shall comply with the following table:

	Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
MIXED DENSITY RESIDENTIAL (Lot 1,2,3)	5.8m	3.6m	2.5m	2.5m
MIXED USE COMMERCIAL (Lot 4,5,7)	3.0m	3.0m	2.5m	2.5m
MIXED USE COMERCIAL and HIGH DENISTY RESIDENTIAL (Lot 8,9,10,11,12,14,15,17)	Shall comply to Schedule C comprehensive development plan.			

(b) In addition to 40JJ.6 (a) all lots to comply with a minimum 15m building setback from top of bank.

40JJ.7 USABLE OPEN SPACE

(a) For townhouse development, an equivalent of at least 10% of gross floor area of the dwelling unit shall be provided in the form of a patio, unenclosed deck, or unenclosed balcony for the use of residents of the dwelling unit.
(b) Despite section 4.29 (b), at least 20% of the lot area shall be provided as common usable open space for lot 8,9,12,and 15.

40JJ.8 OFF-STREET PARKING AND LOADING

Off-street parking and loading spaces shall be provided in accordance with Section 41 and

Section 42 of this Bylaw respectively, except that:

(a) A minimum of 131 on-street parking spaces shall be provided within the CD-40 zone.
(b) A minimum of 18 public off-street public parking spaces shall be provided within the CD-40 Zone.
(c) For Lots 1 to 5 and Lot 7:
    i. All townhouse units require 2 spaces per unit;
    ii. Required visitor parking for townhouse and apartment units is 0.19 spaces/unit, including required accessible parking stalls;
(d) For Lots 8 to 12 and Lot 14, 15 and 17, off-street parking shall be calculated using the following table:

Use	Minimum Parking Ratio
Apartment Dwelling Unit	1.0 space per studio or 1-bedroom unit 1.5 spaces per 2-bedroom unit 1.75 spaces per 3-bedroom unit 1.0 space per Rental Apartment unit
Townhouse Dwelling Unit	2.0 spaces per 2 or 3-bedroom unit
Residential Visitor Parking	0.1 spaces per dwelling unit which shall be clearly marked "Visitor Parking Only"
Marine	Marine use parking requirements in accordance with the M2 zone shall be provided in Lot 8.
Commercial: Restaurant Use	2.5 spaces per 100 square meters gross floor area
Commercial: Retail Office	2.0 spaces per 100 square meters of gross floor area

40JJ.9 SHARED VEHICLE PARKING

Where shared vehicle parking is proposed to fulfil part of the parking requirements for Lots 1 to 5, the following conditions apply:

(a) A maximum of one shared vehicle and shared vehicle parking space is allowed for each 50 dwelling units;
(b) Residential parking may be reduced at a ratio of 5 parking spaces for each shared vehicle and shared vehicle parking space provided; and
(c) The owner of the development must register a Section 219 covenant against title to the development ensuring that a professional car-sharing organization must manage the car sharing vehicles and other terms as required by the District.

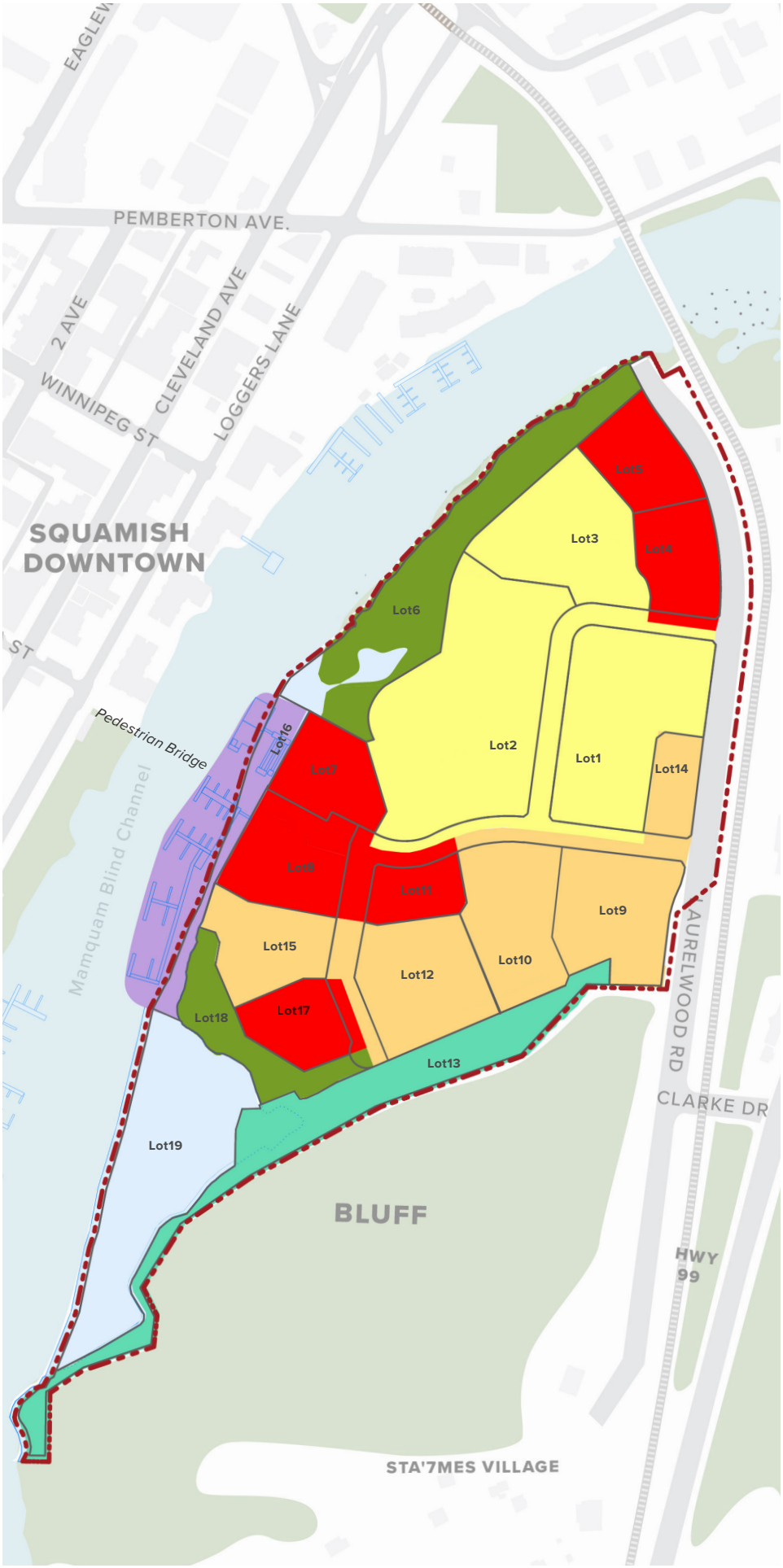
40JJ.10 COMPREHENSIVE DEVELOPMENT PLAN

The general site layout, lot numbers, setbacks and land uses shall generally conform with the Comprehensive Development Plan attached as Schedule “B” and “C” to this Bylaw.

SCHEDULES "B" & “C” to

District of Squamish Zoning Bylaw No. 2200, 2011,

Amendment Bylaw (Waterfront Landing) No. 2957, 2023



Schedule B

CD-40 Zoning Area Designation Plan

Legend

- Waterfront Landing
- Lot Boundary
- Higher Density Residential
- Mixed Density Residential
- Mixed Use Commercial
- Environmental Offestting and Protection
- Public Park
- Marine Use
- Water Area

N

0 20 40 80 160 m

Schedule C

Comprehensive Development Plan



Legend

- Waterfront Landing
- Environmental Offestting and Protection
- Public Park
- Water Area
- 1.5m Setback
- 3.0m Setback
- 5.5m Setback
- 13m Riparian Setback From Top of Bank
- 15m Dike Setback
- Lot Boundary
- Maximum 4 Storeys

N

0 20 40 80 160 m

SECTION 40SS | COMPREHENSIVE DEVELOPMENT ZONE 50 (CD-50)

(Bylaw 1982, 2006)

The intent of this zone is to accommodate rural development, specifically either rural residential development and ancillary uses, or a therapeutic treatment centre that fits within a rural context.

40SS.1 PERMITTED USES

The following uses and no others shall be permitted:

(a) uses permitted in the RL-2 zone;

(b) therapeutic treatment centre.

40SS.2 MINIMUM LOT AREA

No lot shall be created by subdivision that is smaller than 4.0 hectares.

40SS.3 HEIGHT OF PRINCIPAL AND ACCESSORY BUILDINGS

No building shall exceed a height of 10.68 metres (35 feet), or three storeys, whichever is less.

40SS.4 SITING REQUIREMENTS FOR PRINCIPAL BUILDINGS

(a) No buildings or structures shall be constructed on Area B as shown in Schedule B;

(b) Front Lot Line Setback: No principal building shall be located within 7.62 metres of a front lot line;

(c) Interior Side Lot Line Setback: No principal building shall be located within 15.2 metres of an interior side lot line, except in the case of a lot less than 0.8 ha in which case the side yard setback shall be 1.5 metres;

(d) Exterior Side Lot Line Setback: No principal building shall be located within 7.62 metres of an exterior side lot line;

(e) Rear Lot Line Setback: No principal building shall be located within 9.15 metres of a rear lot line.

40SS.5 DENSITY

Lot coverage must not exceed 20% of the area of the lot.

40SS.6 FENCING

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

40SS.7 SCREENING AND LANDSCAPING

(a) Screening and landscaping shall be provided in accordance with Section 4.7.

(b) Notwithstanding 4.7 (a) and 4.7 (c) screening must include plant material of a height no less than 2.5 metres.

(c) All developed portions of a lot that are not covered by buildings or used for parking and loading uses shall be landscaped or in a natural landscape condition.

40SS.8 OFF-STREET PARKING AND LOADING

(a) Off-street parking and loading spaces for uses shall be provided in accordance with Section 41.

(b) Parking and loading shall be provided only on Area A as shown in Schedule B.

40SS.9 ACCESSORY BUILDINGS

(a) Accessory buildings shall comply with the requirements of Section 4.4.

(b) Accessory buildings shall be located not less than 3.04 metres from a rear, interior side or exterior side lot line.

40SS.10 MAXIMUM NUMBER OF PRINCIPAL BUILDINGS

(a) For RL-2 uses a maximum of one (1) principal building shall be permitted on a parcel.

(b) For therapeutic treatment centre use a maximum of three (3) principal buildings shall be permitted on a parcel. If there are three (3) principal buildings on a parcel, at least one of the buildings shall not exceed a gross floor area of 92.9 square metres.

40SS.11 CONDITION OF SMALL SCALE MANUFACTURING USE

Small-scale manufacturing is only permitted on parcels 2.035 hectares or larger.

SECTION 40TT | COMPREHENSIVE DEVELOPMENT ZONE 51 (CD-51)

(Bylaw 1982, 2008)

40TT.1 PERMITTED USES

(a) 65 apartment style residential dwelling units
(b) accessory uses;

40TT.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 15.85 metres.

40TT.3 LOT COVERAGE

The lot coverage shall not exceed 37% of the total lot area.

40TT.4 LOT AREA

The minimum lot area of parcels in the CD-51 zone is 0.42 hectares.

40TT.5 BUILDINGS PER PARCEL

There may be only one principal building per lot.

40TT.6 SITING REQUIREMENTS OF PRINCIPAL BUILDING

(a) Front (North) Lot Line Setback: The front lot line setback is 6.10 metres;

(b) Side (East) Lot Line Setback: The east side Lot line setback is 4.57 metres;

(c) West Side Lot Line Setback: The west side Lot line setback is 3.0 metres;

(d) Rear (South) Lot Line Setback: The south rear line setback is 3.0 metres.

40TT.7 PROJECTIONS INTO SETBACKS

Canopies, decks, and roof overhangs, are permitted to project into the setback areas, subject to Section 4.11.

40TT.8 FENCING

Fencing shall be provided in accordance with Section 4.6 of District of Squamish Zoning Bylaw No. 1342, 1995.

40TT.9 OFF-STREET PARKING

106 parking stalls (1.63 stalls/unit) are required (including visitor and accessible stalls).

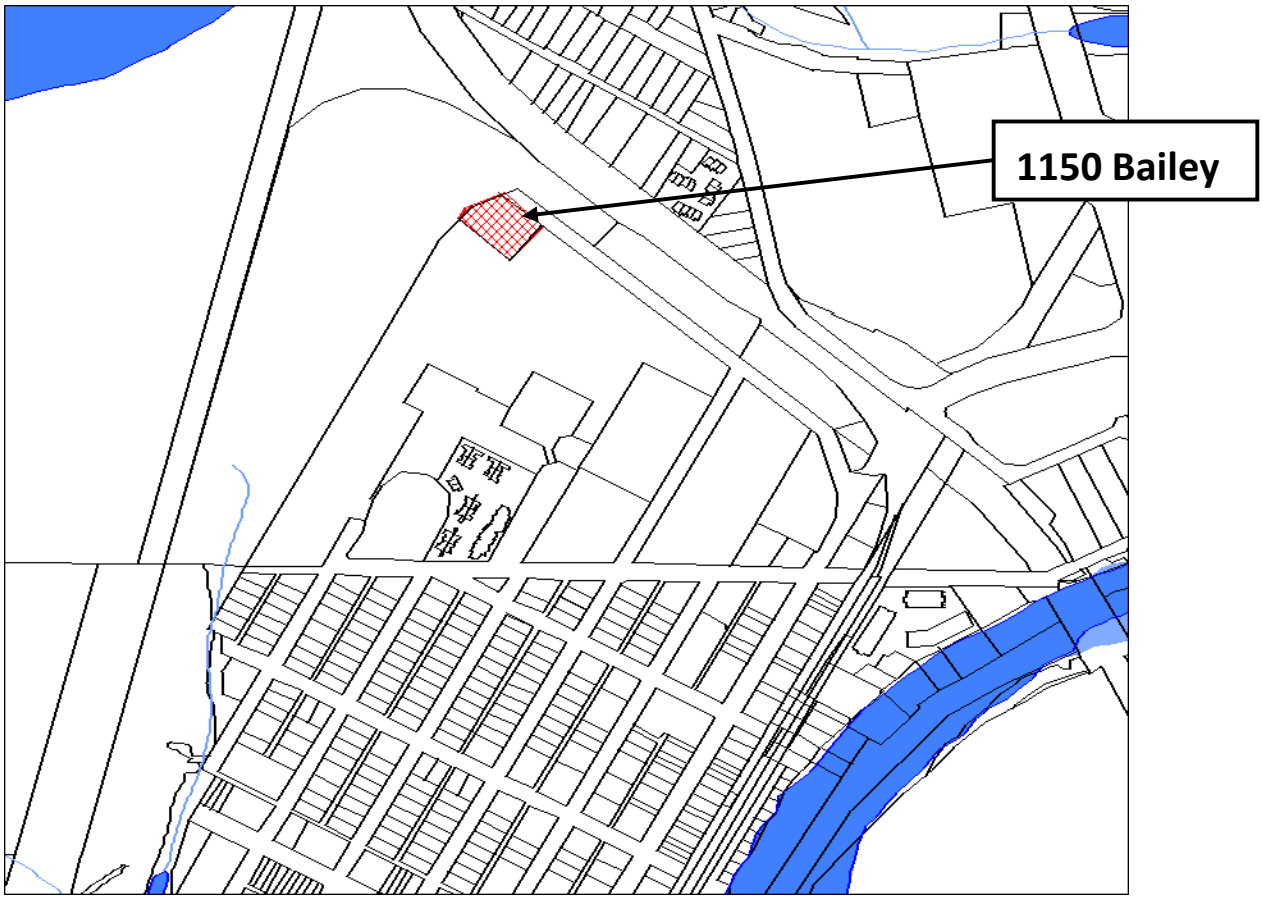
40TT.10 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 1342, 1995.

40TT.11 SCREENING AND LANDSCAPING

Screening and Landscaping shall be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 1342, 1995;

Schedule "A"
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw (Comprehensive Development No. 51 – 1150 Bailey Street)
No. 1984, 2007



Rezone from General Industrial Zone (I-3) to the
Comprehensive Development Fifty One Zone (CD-51)

SECTION 40VV | COMPREHENSIVE DEVELOPMENT ZONE 52 (CD-52)

(Bylaw 1990, 2008)

The intent of this zone is to allow for an equestrian centre and rural residential development as well as to provide opportunities for land dedication towards publicly accessible open space networks and trails.

40VV.1 PERMITTED USES

The following uses and no other shall be permitted:

(a) accessory uses;
(b) bed and breakfast;
(c) home occupation subject to Section 4.18;
(d) equestrian centre;
(e) secondary suite; and
(f) single unit dwelling, excluding a manufactured home.

40VV.2 CONDITIONS OF USE

In the Equestrian Centre, staff accommodation shall be limited to 6 accessory units in either detached or attached form. Single room units shall be a maximum of 70 square metres and double room units shall be a maximum of 93 square metres.

40VV.3 GROSS FLOOR AREA

(a) Equestrian Centre: The total gross floor area of all buildings and permitted uses associated with the equestrian centre shall not exceed 10,000 square metres;

(b) Rural Residential in the CD-52 zone:

  (i) The maximum number of rural residential lots is 82;

  (ii) The maximum permitted gross floor area of a single unit dwelling / principal building shall be as follows:

    a) For lots between 0.2 and 0.26 hectares in size: 372 square metres;

    b) For lots between 0.26 and 0.4 hectares in size: 418 square metres;

    c) For lots between 0.4 and 0.6 hectares in size: 465 square metres;

(iii) For lots 0.6 hectares and larger: 511 square metres;

the maximum footprint of the second storey of a principal building must not exceed 75% of the footprint of the first storey, including attached garage. Where there is a third storey, the third storey footprint must not exceed 60% of the second storey footprint;

(iv) there is a maximum of one secondary suite permitted per lot.

40VV.4 LOT AREA AND SITE DIMENSIONS

(a) Equestrian Centre: The minimum lot area in the CD-52 zone for equestrian centre is 22,226 square metres. Environmental easements, trails and preservation areas can be contained within the minimum lot area.

(b) Rural Residential: In the CD-52 zone the lot areas and dimensions shall conform to the following minimum standards Environmental easements, trails and preservation areas can be contained within these minimum lot dimensions and areas.

	Min. Lot Area	**Min. Lot Width**	**Min. Lot Depth**
Interior Lot	2023.5 sq. m	30.48 m	40 m
Corner Lot	2250 sq. m	40 m	40 m

40VV.5 HEIGHT

(a) Equestrian Centre: Principal building: The maximum building height for the equestrian centre in the CD-52 zone is 15.0 metres;

(b) Equestrian Centre: Accessory buildings and structures: The maximum height for equestrian centre accessory buildings in the CD-52 Zone is 9.0 metres;

(c) Residential: Principal Building: The maximum building height for residential uses in the CD-52 Zone is 10.68 metres;

(d) Residential: Accessory buildings and structures: The maximum height for residential accessory buildings and structures in the CD-52 Zone is 4.6 metres unless they include a secondary suite on the second floor or is a stand-alone two-storey secondary suite, then the accessory building height cannot exceed 6.7metres;

(e) Notwithstanding Section 4.26 (b) and (c) a bed and breakfast use and secondary suite are permitted in an accessory building to the maximum size specified in the CD-52 zone.

40VV.6 LOT COVERAGE

(a) Equestrian Centre: In the CD-52 Zone the lot coverage shall not exceed 33%

(b) Residential in the CD-52 Zone;

(i) each residential lot shall have a maximum disturbance area based on lot size as follows:

a. Lots between 0.2 and 0.26 hectares: 850 square metres;

b. Lots between 0.26 and 0.4 hectares: 900 square metres;

c. Lots between 0.4 and 0.6 hectares: 929 square metres;

d. Lots 0.6 hectares and larger: 950 square metres.

(ii) In addition to the maximum disturbance area, allowance will be given for a 6 metres wide driveway or approach from the property line;

(iii) Siting of all permitted uses and active use outdoor space shall be within this disturbance area. No site alteration or disturbance outside of this area is permitted except by owners' association assigned to maintain the common public amenities as required. Walking, biking and bridal trails may be created in situ while preserving as much of the existing forest floor vegetation and canopy. Alterations and minor disturbance for ongoing maintenance as required is permitted;

(iv) The footprint of all buildings must be completely contained within the disturbance area. All remaining undisturbed and undeveloped areas shall be sensitively landscaped and wherever possible, remain in its natural state or be re-vegetated to its original or natural state.

40VV.7 SITING REQUIREMENTS

Equestrian Centre: In the CD-52 Zone siting requirements for equestrian centre buildings and structures are set out as follows:

(a) Front Lot Line Setback: Buildings shall be located not less than 15.2 metres from the front lot line;

(b) Side Lot Line Setback: Buildings shall be located not less than 15.2 metres from the side lot line;

(c) Rear Lot Line Setback: A principal building shall be located not less than 15.2 metres from a rear lot line;

(d) Notwithstanding sections 40VV.7 (a), (b), (c), siting requirements do not apply to parking or outdoor facilities;

(e) Notwithstanding sections 40VV.7 (a), (b), (c), no building shall be located within 30.8 metres from the disturbance area boundary for a rural residential building site or lot.

Rural Residential: In the CD-52 Zone siting requirements for rural residential buildings and structures are set out as follows:

(f) Front Lot Line Setback: No principal building shall be located within 7.62 metres of a front lot line;

(g) Interior Side Lot Line Setback: No principal building shall be located within 7.62 metres of an interior side lot line;

(h) Exterior Side Lot Line Setback: No principal building shall be located within 7.62 metres of a side lot line;

(i) Rear Lot Line Setback: No principal building shall be located within 10.0 metres of a rear lot line.

40VV.8 FENCING

(a) Equestrian Centre: Fencing shall be provided in accordance with Section 4.6 of this Bylaw. Notwithstanding Section 4.6, barbed wire or electric security fencing is permitted in the CD-52 zone.

(b) Residential: fencing is permitted within the Disturbance Area in accordance with Section 4.6 of this Bylaw. Notwithstanding Section 4.6, within the Residential area, barbed wire, electric or chain link fencing is not permitted along the perimeter or property line.

40VV.9 OFF-STREET PARKING

(a) Equestrian Centre: In the CD-52 Zone off-street parking spaces shall be provided in accordance with Section 41 of this Bylaw;

(b) Rural Residential: In the CD-52 Zone a minimum of two off-street parking spaces shall be provided per lot, one of which may be in the driveway;

(c) The width of the driveway on a rural residential or equestrian lot shall not exceed 6.0 metres;

(d) Aside from the provisions made in this bylaw, parking shall comply with Section 41 of this Bylaw.

40VV.10 ACCESSORY BUILDINGS

(a) Equestrian Centre: Notwithstanding Section 4.4, there is no maximum size for buildings accessory to the Equestrian Centre.

(b) Rural Residential: Notwithstanding Section 4.22 (a):

(i) a maximum of two accessory buildings per lot is permitted and the maximum gross floor area for any one accessory buildings is 93 square metres;

(ii) a secondary suite may be contained in a stand-alone one or two storey accessory building, provided the height restrictions can be satisfied;

(iii) the maximum permitted gross floor area of an accessory building containing a secondary suite and parking/storage is 186 square metres, and the secondary suite must be contained on the second floor of this accessory building;

(iv) the maximum permitted gross floor area of all accessory buildings is 186 square metres;

(v) All accessory buildings shall comply with the remaining requirements of Section 4.4.

40VV.11 SCREENING AND LANDSCAPING

(a) All portions of the lot not covered by buildings, structures and non-porous or paved surfaces shall be landscaped;

(b) All areas in the front yard not covered by non-porous or paved surfaces shall be landscaped;

(c) Landscaping may be comprised of low-maintenance naturalized landscapes.

40VV.12 OTHER

(a) Stabling of horses and keeping of livestock within the Residential area is not permitted.

40VV.13 SUBDIVISION

(a) Where the lots are to be subdivided in lieu of one strata title, lots within the Rural Residential area of the CD-52 Zone shall conform to the following minimum standards:

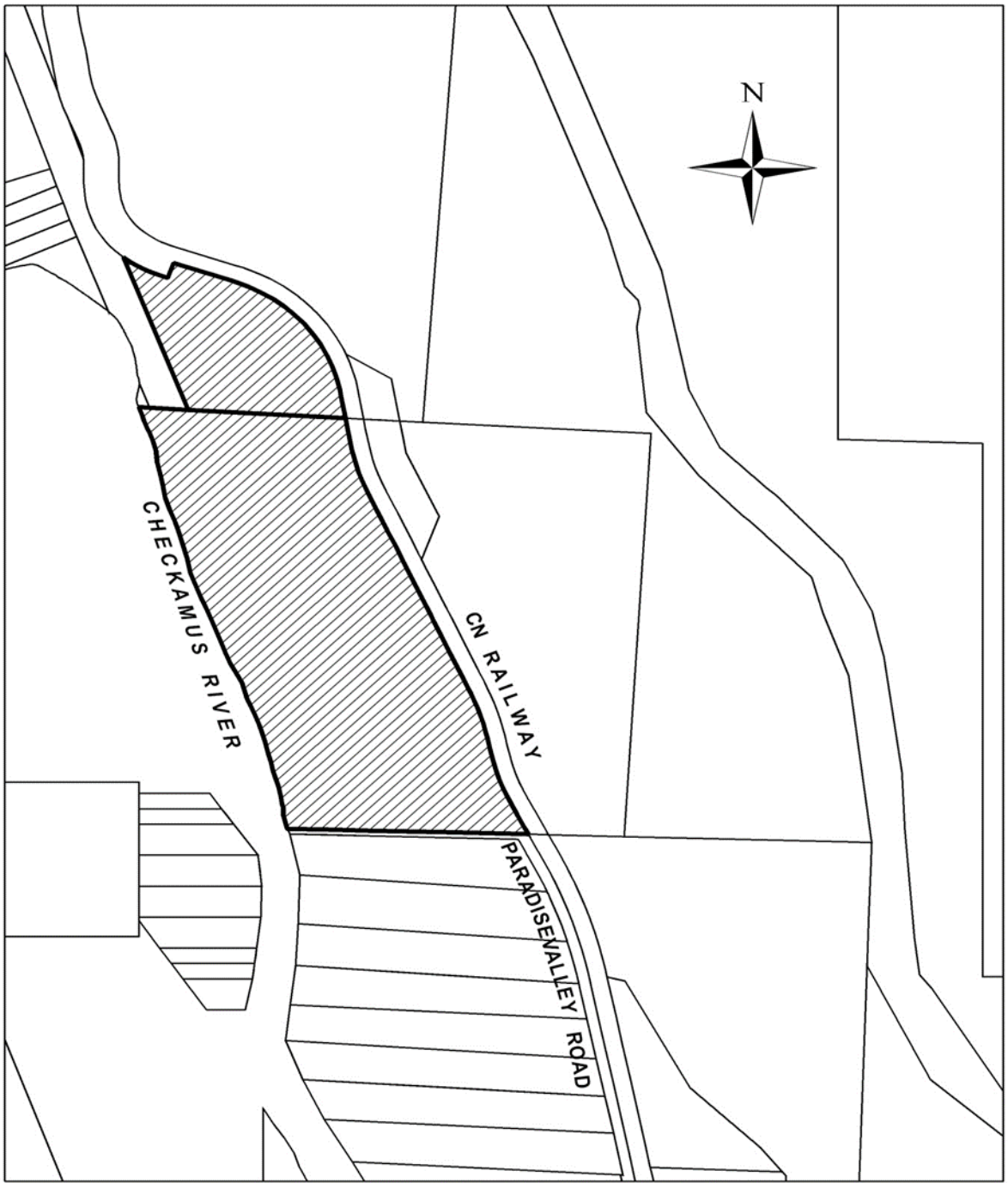
	Lot Size	**Minimum Lot Width**	**Minimum Lot Depth**
Interior Lot	2023.5 sq. m	30.48 m	40 m
Corner Lot	2250 sq. m	40 m	40 m

That those parcels of land in the District of Squamish, legally described as

- District Lot 1250
- District Lot 1519

as shown shaded in black on the sketch attached as Schedule "A" to this bylaw, is rezoned from Rural Residential 1 (RL1) Zone to Comprehensive Development Zone No. 52 (CD-52).

SCHEDULE "A" to
Bylaw 1990, 2008



SECTION 40WW | COMPREHENSIVE DEVELOPMENT ZONE 53 (CD-53)

(Bylaw 1961, 2007)

The intent of the zone is to permit the development and operation of a specifically located concrete plant in addition to the resource uses permitted on the lands.

40WW.1 PERMITTED USES

The following uses and no others shall be permitted:

(a) caretaker dwelling subject to Section 4.3;

(b) accessory uses;

(c) agriculture;

(d) airport;

(e) aquaculture;

(f) forestry, excluding log sort operations;

(g) gravel, rock, and earth removal;

(h) interpretive centre;

(i) kennel operations;

(j) single-unit dwelling, including a modular or mobile home;

(k) telecommunication tower; and

(l) concrete plant, but limited to the 0.53 hectares as shown cross-hatched on Schedule B to this bylaw.

40WW.2 MINIMUM LOT AREA

No lot shall be created by subdivision that is less than 8 hectares.

40WW.3 SITING REQUIREMENTS

(a) A single unit dwelling shall meet the siting requirements contained in the RS-1 zone.

(b) All uses, buildings or structures, except for a single unit dwelling and an caretaker dwelling shall be located at least 152.40 metres from a lot line of an adjacent parcel that is zoned for residential uses.

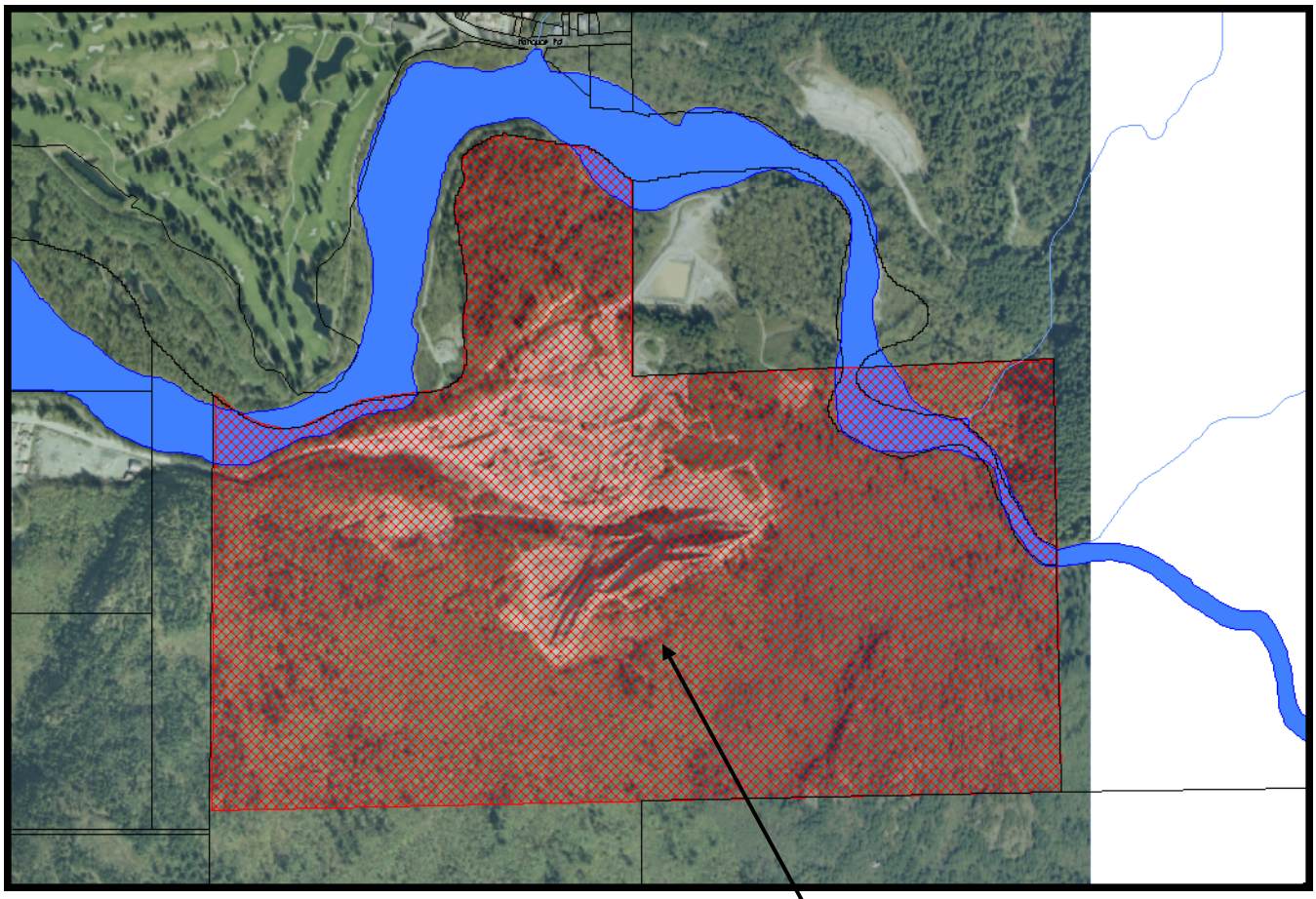
40WW.4 FENCING

Notwithstanding Section 4.6(3) of this Bylaw, barbed wire fencing to a maximum height of 3 metres shall be permitted.

40WW.5 NUMBER OF DWELLING UNITS

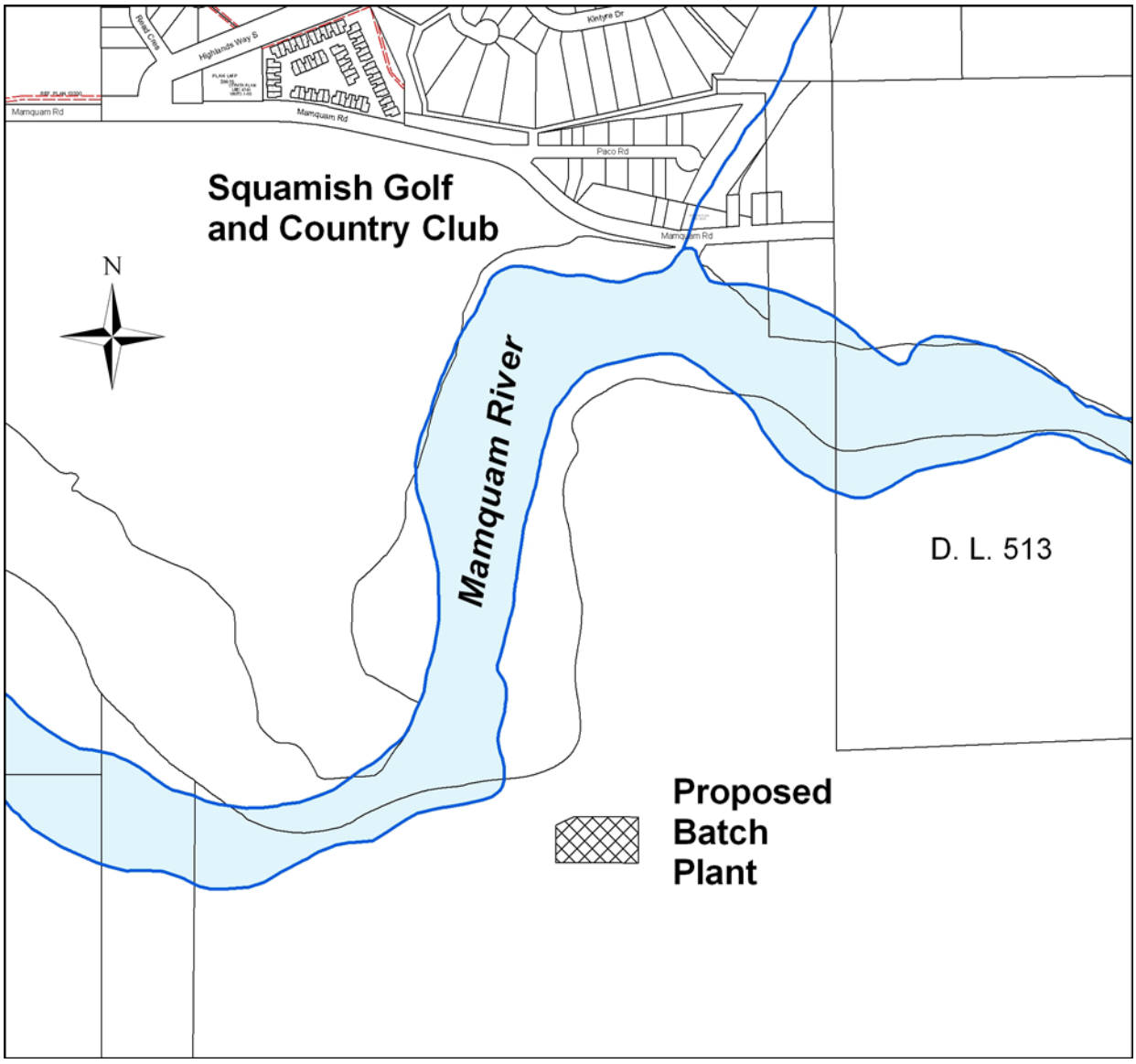
Not more than 1 dwelling unit shall be permitted on a lot.

Schedule "A"
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw No.1961, 2007



Rezone from Residential (RS1) and Resource (RE) to
Comprehensive Development Zone No. 53 (CD-53)

Schedule "B" to
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw No. 1961, 2007



0.53 hectare portion of subject lands which permit a concrete batch plant

SECTION 40XX | COMPREHENSIVE DEVELOPMENT ZONE 54 (CD-54)

(Bylaw 1996, 2007)

40XX.1 PERMITTED USES

(a) Accessory uses;

(b) Apartment Dwelling;

(c) Home Occupation Office;

(d) Public Plaza;

(e) Public promenade;

(f) Outdoor market;

(g) Marine oriented commercial;

(h) Restaurant;

(i) Retail store;

(j) Recreation equipment rental;

(k) *Repealed by Bylaw 2824, 2021*

(l) Off-street parking and loading.

40XX.2 CONDITIONS OF USE

The portion of the first floor identified as “Commercial” on schedule “B” shall be used only for a commercial, non-residential, use.

40XX.3 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 17.4 metres.

40XX.4 DENSITY

(a) The lot coverage shall not exceed 50.0% of the total lot area.

(b) The maximum site Floor Area Ratio (FAR) is 1.9.

40XX.5 SITING REQUIREMENTS

(a) The layout of the site and the siting of any buildings shall be generally in accordance with Schedule "B" attached to and forming part of this bylaw.

(b) Front Lot Line Setback (Winnipeg Street Extension): No front lot line setback is required.

(c) Side Lot Line Setback (Mamquam Blind Channel): No front lot line setback is required.

(d) Side Lot Line Setback (Rail line): No principal building shall be located within 3.0 metres.

(e) Rear Lot Line Setback (north lot line): No Rear lot line setback is required.

40XX.6 FENCING

Fencing shall be provided in accordance with Section 4.6 of District of Squamish Zoning Bylaw No. 1342, 1995.

40XX.7 ON-SITE PARKING

Parking shall be provided in accordance with Section 41 of District of Squamish Zoning Bylaw No. 1342, 1995.

40XX.8 ON-SITE LOADING

Loading must comply with Section 42 of District of Squamish Zoning Bylaw No. 1342, 1995.

40XX.9A ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 1342, 1995.

40XX.10 SCREENING AND LANDSCAPING

Unless approved by development permit, screening and landscaping must be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 1342, 1995.

40XX.11 COMPREHENSIVE DEVELOPMENT PLAN

All buildings, structures and uses shall generally comply with the size, shape, siting and height as designated on the approved comprehensive development plan attached as Schedules “B”, and “C” attached to and forming part of this bylaw.

40XX.12 DEVELOPMENT PERMIT

Notwithstanding sections 40GG.4, 40GG.6 and 40GG.12, the size, shape and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.

(a) District of Squamish Zoning Bylaw No. 1342, 1995 is further amended by amending the zoning map, being Schedule "A" to the District of Squamish Zoning Bylaw No. 1342, 1995 to reflect the rezoning.

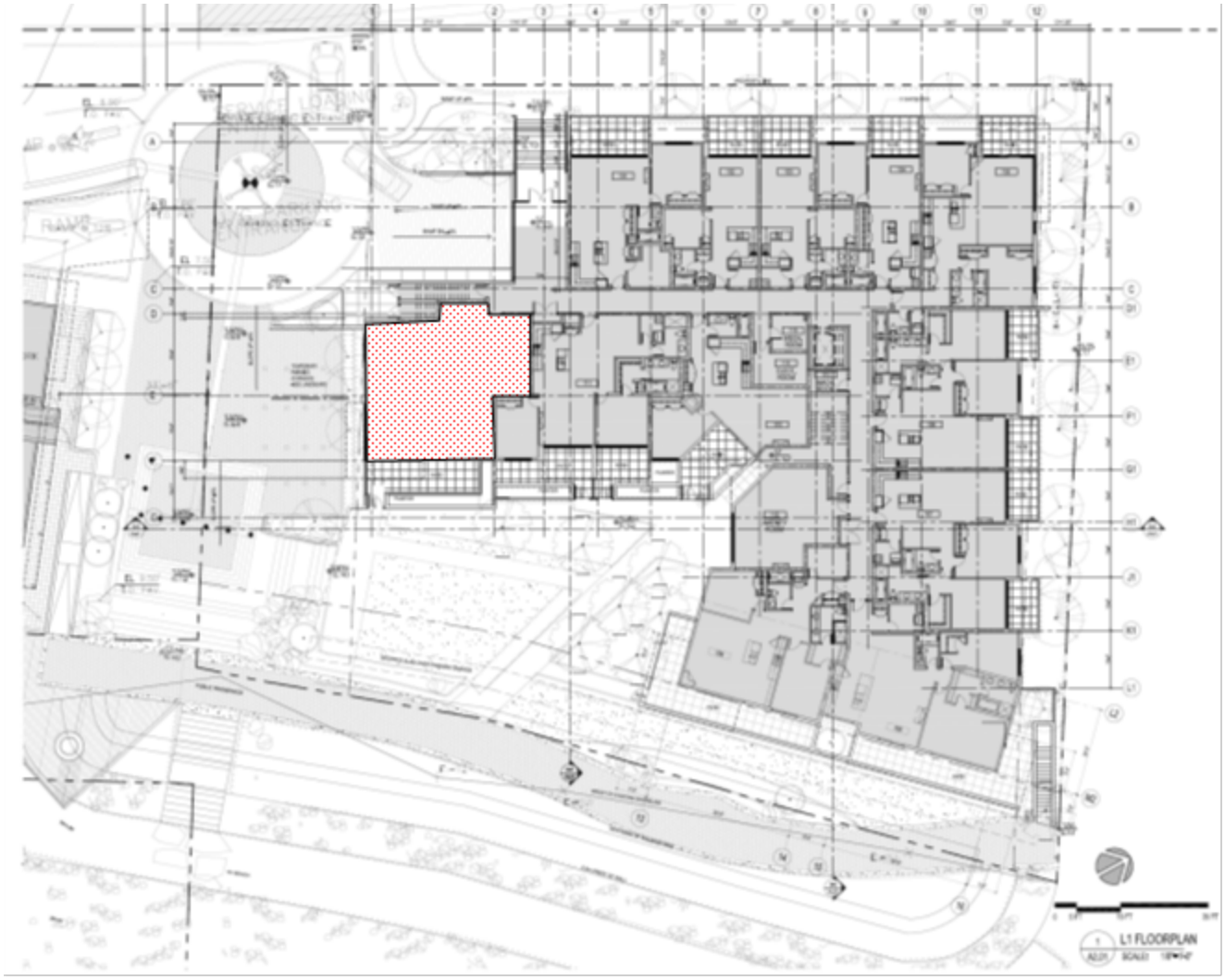
(b) District of Squamish Zoning Bylaw No. 1342, 1995 is further amended by inserting as a new Schedule "B", and “C” attached hereto to Section 40XX.

Schedule "A" to
Bylaw 1996, 2007

Rezone from Light Industrial (I-3) to Comprehensive Development No. 54 (CD-54) zone**.**



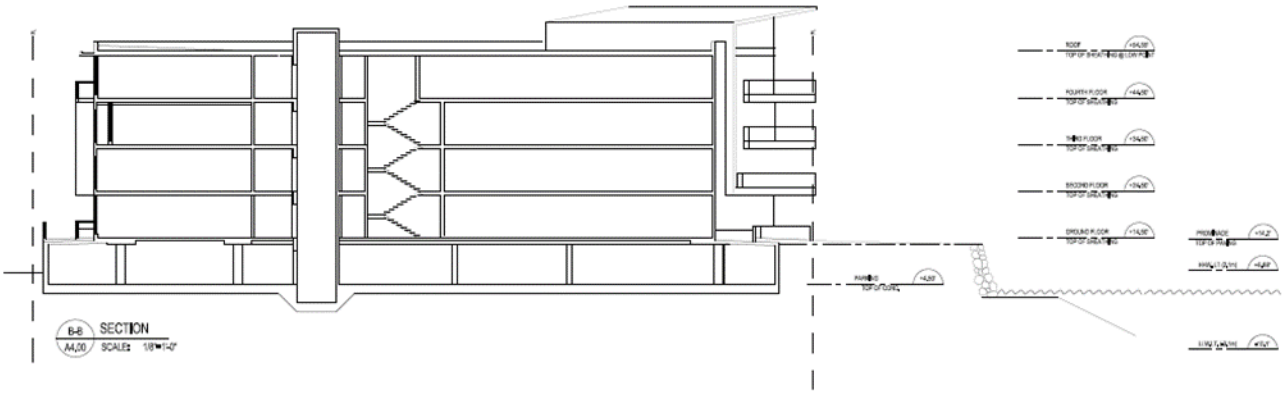
Schedule "B" to
Bylaw 1996, 2007

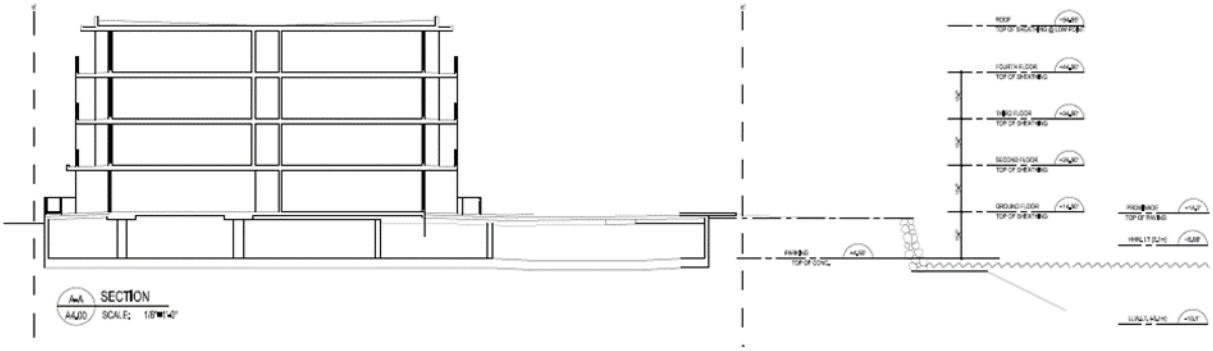


Commercial Use Only

From Drawing A 201 dated 08.04.07

Schedule "C" to
Bylaw 1996, 2007





From Drawing A 400 dated 08.04.07

SECTION 40AAA | COMPREHENSIVE DEVELOPMENT ZONE 57 (CD-57)

(Bylaw 2019, 2008)

40AAA.1 PERMITTED USES

(a) 4 apartment style residential dwelling units; and

(b) accessory uses;

40AAA.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 9.0 metres.

40AAA.3 LOT COVERAGE

The lot coverage shall not exceed 55% of the total lot area.

40AAA.4 LOT AREA

The minimum permitted lot area is 550 square metres.

40AAA.5 BUILDINGS PER PARCEL

There may be only one principal building per lot.

40AAA.6 SITING REQUIREMENTS OF PRINCIPAL BUILDING

(a) Front (West) Lot Line Setback: The front lot line setback is 6.0 metres;

(b) Side (South) Lot Line Setback: The south side Lot line setback is 0.30 metres;

(c) Rear (East) Lot Line Setback: The rear setback is 1.6 metres.

40AAA.7 PROJECTIONS INTO SETBACKS

Canopies, decks, and roof overhangs, are permitted to project into the setback areas, subject to Section 4.11.

40AAA.8 FENCING

Fencing shall be provided in accordance with Section 4.6 of District of Squamish Zoning Bylaw No. 1342, 1995.

40AAA.9 OFF-STREET PARKING

9 parking stalls are required (including visitor and accessible stalls).

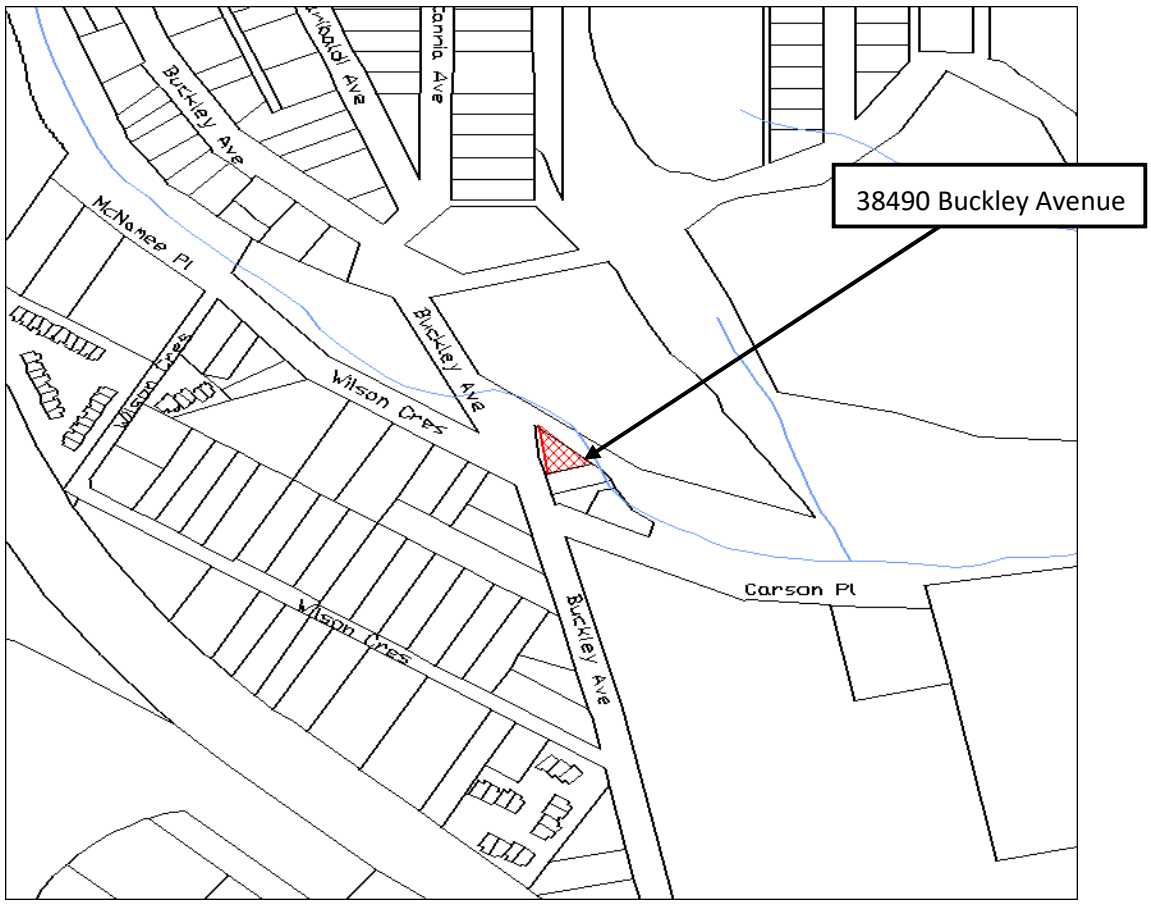
40AAA.10 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 1342, 1995.

40AAA.11 SCREENING AND LANDSCAPING

Screening and Landscaping shall be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 1342, 1995.

Schedule "A"
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw
(Comprehensive Development No. 57 – 38490 Buckley Avenue) No. 2019, 2008



Rezone from Local Commercial (C-1) to the Comprehensive Development Fifty-Seven Zone (CD-57)

SECTION 40BBB | COMPREHENSIVE DEVELOPMENT ZONE 58 (CD-58)

(Bylaw 2065, 2008)

The intent of this zone is to accommodate educational and habitat conservation uses and the promotion of environmental stewardship activities within the rural portion of the municipality.

The lands consist of Blocks "A", "B" and "C" as shown on Schedule "B" which is attached to and forms part of this bylaw *(amended as per bylaw 2065 April 20, 2010*).

40BBB.1 PERMITTED USES

(a) <u>Blocks "A" and "C"</u>

(i) Agriculture;

(ii) Fish Hatchery;

(iii) Educational and Research activities.

(b) <u>Block "B"</u>

(i) School;

(ii) Agriculture;

(iii) Assembly;

(iv) Educational and Research activities;

(v) Accessory Sleeping Unit;

(vi) Accessory Use;

(vii) Caretaker dwelling subject to Section 4.3, including subsection (b).

40BBB.2 CONDITIONS OF USE

(a) **<u>Blocks "A" and "C"</u>**

(i) Accessory uses shall only be permitted when associated with and educational activity or program.

(b) <u>Block "B"</u>

(i) Assembly uses are intended to be educational in nature, providing participants with instruction, information or skills. All non-education assembly activities shall be accessory to the educational programs and activities not directly associated with formal school-based programs.

(ii) Accessory Sleeping Units may only be utilized in association with an educational program or group assembly activity.

(iii) A Caretaker dwelling is permitted in to provide accommodation for ongoing maintenance and security of the property.

40BBB.3 MINIMUM LOT AREA

No lot shall be created by subdivision that is less than 160 hectares.

40BBB.4 LOT COVERAGE

The lot coverage shall not exceed 50.0% of the total area of Block "B".

40BBB.5 HEIGHT OF BUILDINGS

(a) No principal building located in Block "B" shall exceed a height of 10.6 metres or three storeys, whichever is less.

(b) No accessory building located in Blocks "A", "B" or "C" shall exceed a height of 4 metres or one storey, whichever is less.

40BBB.6 SITING REQUIREMENTS

(a) Front Lot Line Setback: No principle or accessory building shall be located within 7.62 metres of a front lot line;

(b) Interior Side Lot Line Setback: No principle or accessory building shall be located within 7.62 metres of a side lot line;

(c) Exterior Side Lot Line Setback: No principle or accessory building shall be located within 7.62 metres of an exterior side lot line;

(d) Rear Lot Line Setback: No principle or accessory building shall be located within 7.62 metres of a rear lot line.

40BBB.7 FENCING

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

40BBB.8 ON-SITE PARKING

Parking shall be provided in accordance with Section 41 of this Bylaw.

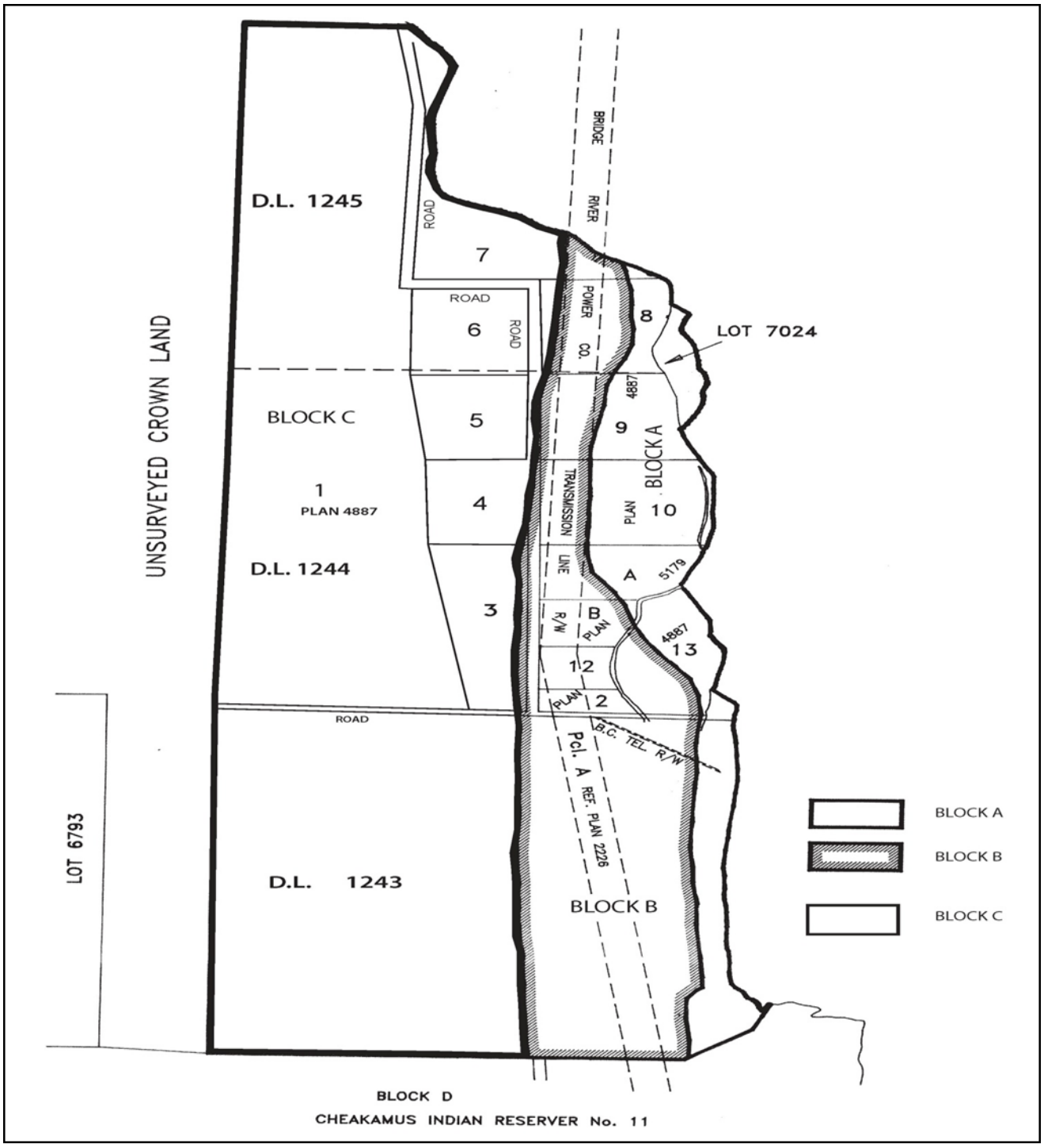
40BBB.9 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of this unless otherwise identified by this zone (CD-58).

40BBB.10 SCREENING AND LANDSCAPING

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

Schedule "B" to
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw 2065, 2008



SECTION 40DDD | COMPREHENSIVE DEVELOPMENT ZONE 60 (CD-60)

(Bylaw 2083, 2008)

40DDD.1 PERMITTED USES

(a) Eighty-four (84) one and two-bedroom apartment dwelling units;

(b) Accessory uses.

40DDD.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 14.0m (46 ft) m.

40DDD.3 DENSITY

(a) Maximum site density is 95 units per hectare;

(b) The lot coverage shall not exceed 27% of the total lot area.

40DDD.4 LOT AREA

The minimum lot area of parcels in the CD-60 zone is 0.87 hectares.

40DDD.5 BUILDINGS PER PARCEL

There may be a maximum of five apartment buildings on 0.87 hectares.

40DDD.6 SITING REQUIREMENTS OF PRINCIPAL BUILDING

(a) Front (North) Lot Line Setback: The front lot line setback is 7.62 metres;

(b) Side Lot Line Setback: The east side Lot line setback is 4.57 Metres;

(c) Rear (South) Lot Line Setback: The south rear line setback is 9.15 metres.

40DDD.7 USEABLE OPEN SPACE

A minimum of 28% of the parcel shall be provided as private useable open space.

40DDD.8 PROJECTIONS INTO SETBACKS

Canopies, decks, and roof overhangs, are permitted to project into the setback areas, subject to Section 4.11.

40DDD.9 FENCING

Fencing shall be provided in accordance with Section 4.6 of District of Squamish Zoning Bylaw No. 1342, 1995.

40DDD.10 OFF-STREET PARKING

113 parking stalls (1.35 stalls/unit) are required (including visitor and accessible stalls).

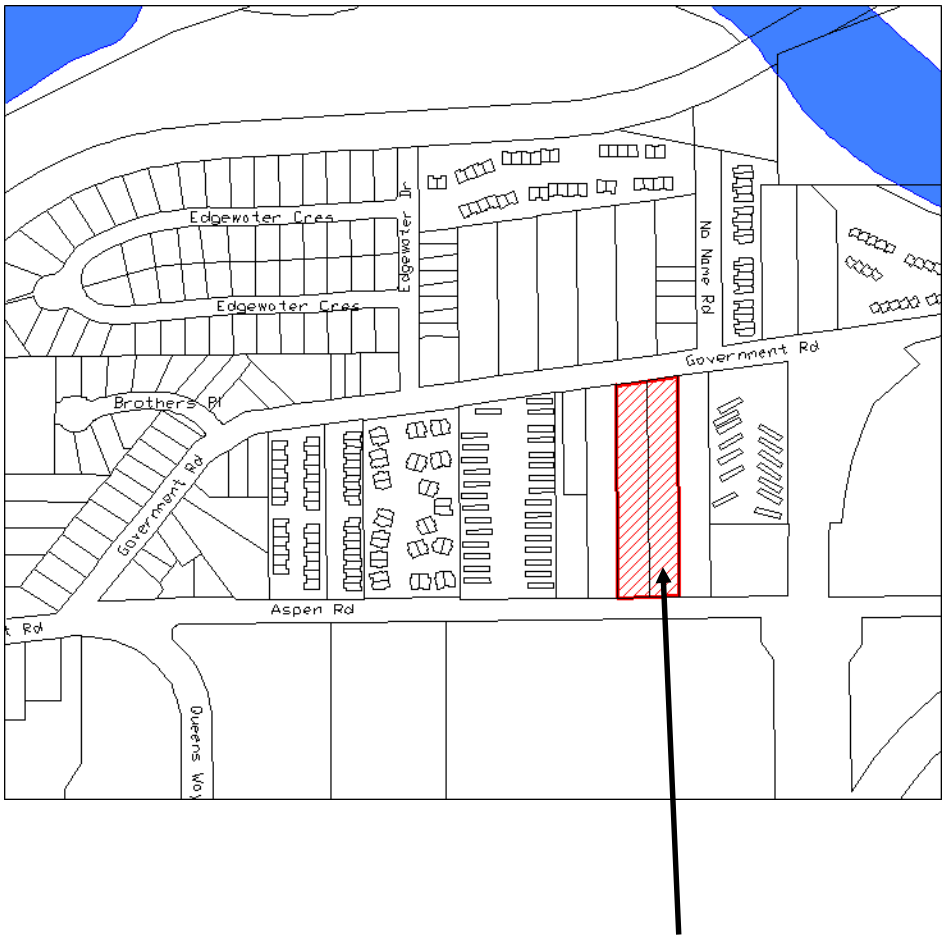
40DDD.11 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 1342, 1995.

40DDD.12 SCREENING AND LANDSCAPING

Screening and Landscaping shall be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 1342, 1995.

Schedule "A" to
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw
(Comprehensive Development No. 60 –Riverstones) No. 2083, 2008



Rezone from Residential 2 (RS-2) to
Comprehensive Development Zone 60 (CD-60)

SECTION 40EEE | COMPREHENSIVE DEVELOPMENT ZONE 61 (CD-61)

(Bylaw 2084, 2009)

40EEE.1 PERMITTED USES

The following uses and no other shall be permitted:

(a) accessory uses;

(b) business office use;

(c) accessory retail sales;

(d) restaurant;

(e) artisan;

(f) home occupation subject to Section 4.18;

(g) retail store;

(h) storage yard;

(i) trade contractor facilities;

(j) apartment dwelling;

(k) arts and culture; and

(l) off-street parking and loading.

40EEE.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 39.6 metres.

40EEE.3 LOT COVERAGE

The lot coverage shall not exceed 50% of the total lot area.

40EEE.4 LOT AREA

The minimum lot area of parcels in the CD-61 zone is 0.10 hectares.

40EEE.5 FLOOR AREA RATIO (FAR)

The maximum floor area ratio in the CD-61 zone is 1.5.

40EEE.6 BUILDINGS PER PARCEL

There may be only one principal building per lot.

40EEE.7 SITING REQUIREMENTS OF PRINCIPAL BUILDING

(a) Front Lot Line Setback: The front lot line setback is 1.21 metres;

(b) Interior Side Lot Line Setback: The east side lot line setback is 0 metres;

(c) Exterior Side Lot Line Setback: The required exterior side lot line setback is 6.1 metres;

(d) Rear Lot Line Setback: The rear lot line setback is 1.82 metres.

40EEE.8 PROJECTIONS INTO SETBACKS

Canopies, unenclosed deck areas, and roof overhangs, are permitted to project .91 metres into the front and rear setback areas. Respecting the ability for zero setback on interior lot lines, all other projections are permitted in accordance with Section 4.11.

40EEE.9 FENCING

Fencing must be provided in accordance with Section 4.6 of District of Squamish Zoning Bylaw No. 1342, 1995. Notwithstanding Section 4.6, chain link fencing and barbed wire are not permitted as fencing materials.

40EEE.10 OFF-STREET PARKING AND LOADING

Parking shall be provided in accordance with Section 41 and 42 of District of Squamish Zoning Bylaw No. 1342, 1995.

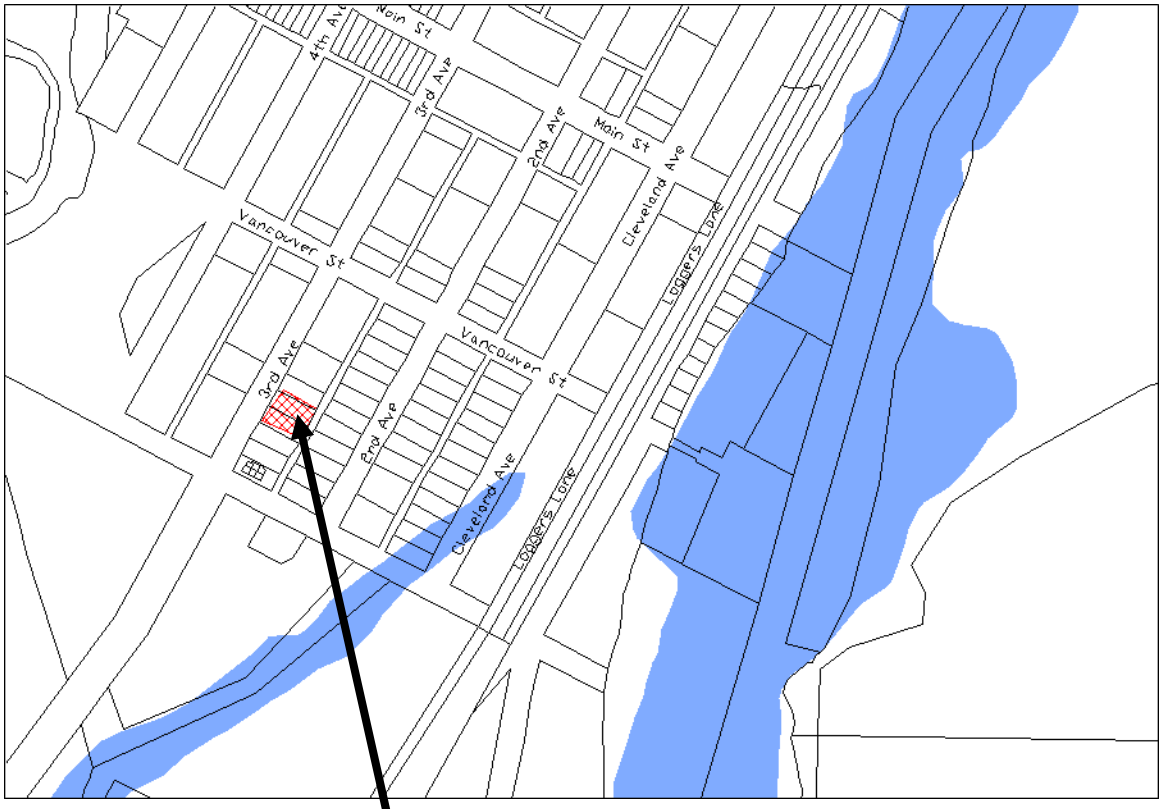
40EEE.11 ACCESSORY BUILDINGS

Accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 1342, 1995. Notwithstanding that in the CD-61 zone accessory building may be sited with zero side and rear setbacks.

40EEE.12 SCREENING AND LANDSCAPING

Screening and Landscaping shall be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 1342, 1995.

Schedule "A"
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw
(Comprehensive Development No. 61 – 37738 Third Avenue) No. 2084, 2009



Rezone from Light Industrial (I-1) and General Industrial Zone (I-3) to Comprehensive Development Sixty-One Zone (CD-61).

SECTION 40III| COMPREHENSIVE DEVELOPMENT ZONE 65 (CD-65)

(Bylaw 2145, 2010)

The intent of this zone is to allow for single unit dwellings on small bare land strata lots with a minimum lot size of 300 square metres.

40III.1 PERMITTED USES

In the Comprehensive Development Zone No. 65 the following uses shall be permitted:

(a) Single unit dwelling;

(b) Home Occupation Office; and

(c) Accessory use.

40III.2 DENSITY

(a) The maximum density for single unit dwellings on lots of 350 square metres or less shall not exceed a Floor Area Ratio (FAR) of 0.60 or 168 square metres, whichever is less.

(b) For lots of 350 square metres or more the maximum density for single unit dwellings shall not exceed a Floor Area Ratio (FAR) of .50.

40III.3 HEIGHT OF BUILDING

(a) No principal building shall exceed a height of three storeys or 10.68 m as measured from natural grade, whichever is less;

(b) No accessory buildings and structures shall exceed 3.0 m, except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 m.

40III.4 LOT COVERAGE

The maximum lot coverage shall not exceed 50% of the area of the lot.

40III.5 FENCING

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

40III.6 OFF-STREET PARKING

Off-Street parking shall be provided in accordance with Section 41 of this Bylaw.

40III.7 SITING REQUIREMENTS FOR PRINCIPAL BUILDINGS

(a) Front Lot Line Setback: A Principal Building shall be located not less than 5.0 metres from the front lot line;

(b) Side Lot Line Setback: A Principal Building shall be located not less than 1.75 metres from any side lot line, however, the setback may be reduced to 1.0 metres provided:

(i) that the opposite side yard setback on the same lot is increased to 2.50 metres;

(ii) that the corresponding side yard setback on the adjacent lot common with the reduced side yard setback is also increased to 2.50 metres; and

(iii) in no case shall the combined side yard setbacks on any lot be less than 3.5 metres.

(c) Rear Lot Line Setback: A Principal Building shall be located not less than 3.0 metres from the rear lot line.

(d) Notwithstanding Section 40III.7 (a), the minimum required front setback for attached garages in this zone shall be 6.0 metres.

(e) Notwithstanding Section 40III.7(a) regarding projections into required setbacks, projections to a maximum of two (2) feet shall be permitted for eaves and gutters.

40III.8 SCREENING AND LANDSCAPING

All developed portions of the lot not covered by buildings or paved areas shall be screened and landscaped in accordance with Section 4.7 of this Bylaw.

40III.9 MINIMUM LOT

Lots created through subdivision in this zone shall conform to the following minimum standards:

(a) Minimum lot area: 300 square metres;

(b) Minimum lot width: 10 metres;

(c) Minimum lot depth: 30 metres;

(d) Notwithstanding subsection (c) above, the minimum lot depth may be reduced to 25 metres for lots greater than 12 metres in width.

All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this Bylaw.

SECTION 40JJJ | COMPREHENSIVE DEVELOPMENT ZONE 66 (CD-66)

(Bylaw 2149, 2010)

40JJJ.1 PERMITTED USES

The following uses and no other shall be permitted:

(a) accessory uses;

(b) artisan use;

(c) arts and culture;

(d) educational services;

(e) off street parking and loading; and

(f) apartment units.

40JJJ.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 11.6 metres.

40JJJ.3 LOT COVERAGE

The lot coverage shall not exceed 92% of the total lot area.

40JJJ.4 LOT AREA

The area of the CD zone lot must be at least 557 square metres.

40JJJ.5 DENSITY

(a) The lot coverage shall not exceed 92% of the total lot area.

(b) The maximum site Floor Area Ratio (FAR) is 1.7.

(c) The maximum Floor Area available for residential use is 30%.

40JJJ.6 SITING REQUIREMENTS

(a) Front Lot Line Setback: No principal building shall be located within 1.54 metres of the front lot line;

(b) Interior Side Lot Line Setback: No principal building shall be located within 0 metres, of the side lot line; and

(c) Rear/ Lane Lot Line Setback: No principal building shall be located within 1.48 metres of the rear lot line, with a maximum 0.5 metre balcony projection.

40JJJ.7 FENCING

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

40JJJ.8 OFF-STREET PARKING

(a) Residential Parking: The residential parking requirement is one stall per residential unit.

(b) Other uses: The parking requirement for other uses is one stall per tenant or use, whichever is greater.

Parking stall design and location must comply with Section 41 of this Bylaw.

40JJJ.9 ACCESSORY BUILDINGS

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

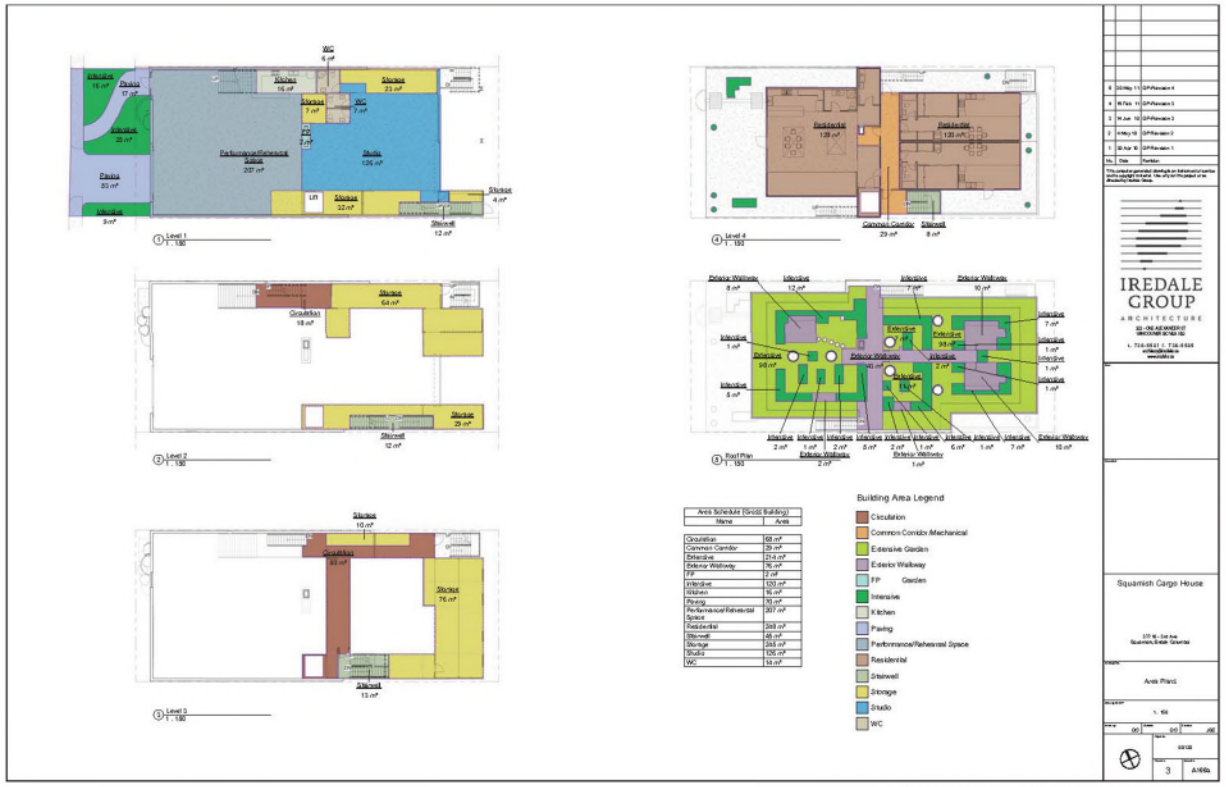
40JJJ.10 SCREENING AND LANDSCAPING

Unless approved by development permit, screening and landscaping must be provided in accordance with Section 4.7 of this Bylaw.

40JJJ.11 COMPREHENSIVE DEVELOPMENT PLAN

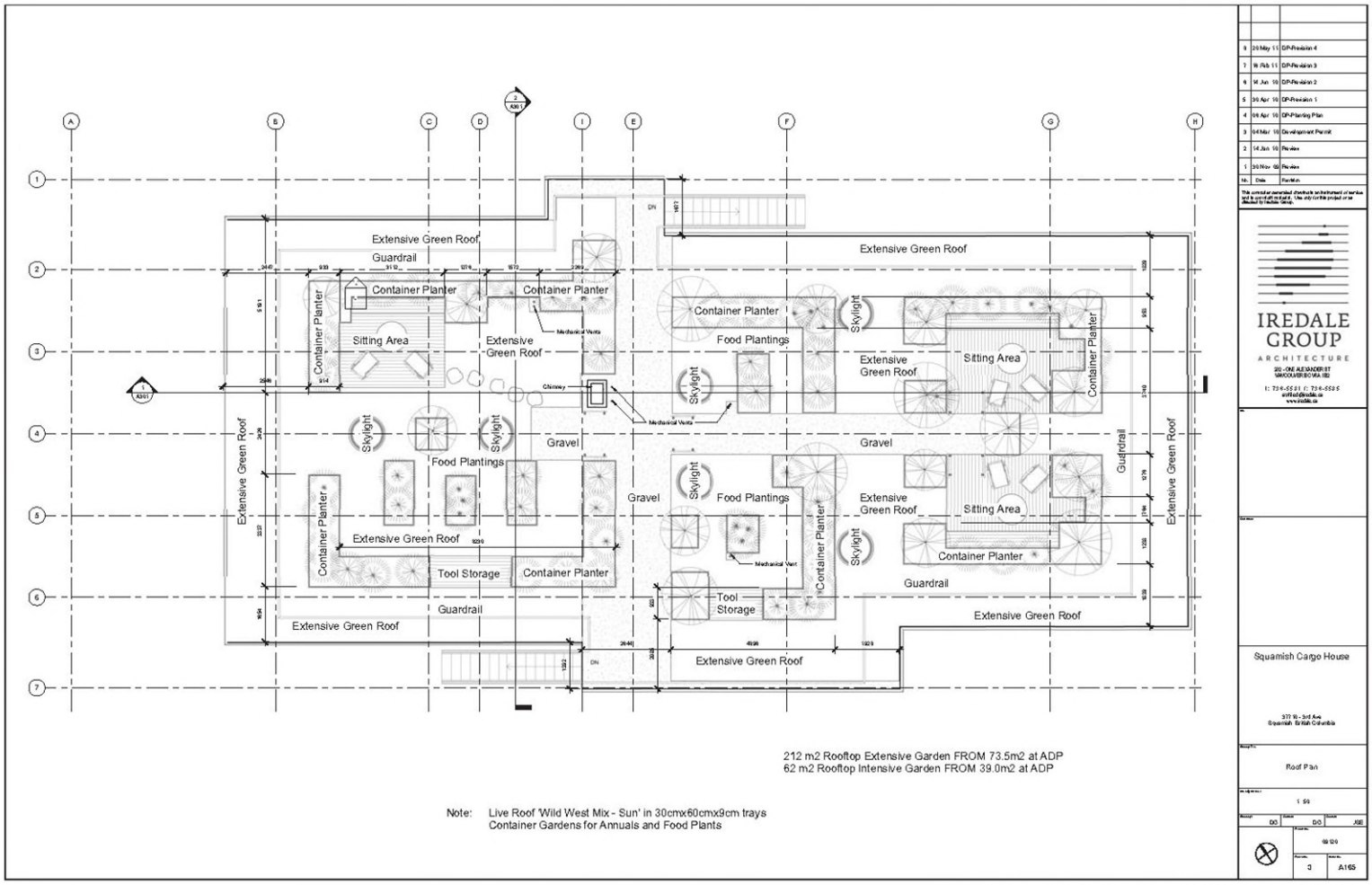
All buildings, structures and uses shall comply with the size, shape, siting and height as designated on the approved Comprehensive Development plans attached as Schedules “B”, “C”, “D”, and “E” to this Bylaw and labeled “A100a”, “A105”, “A202” and “A203” respectively.

Schedule B



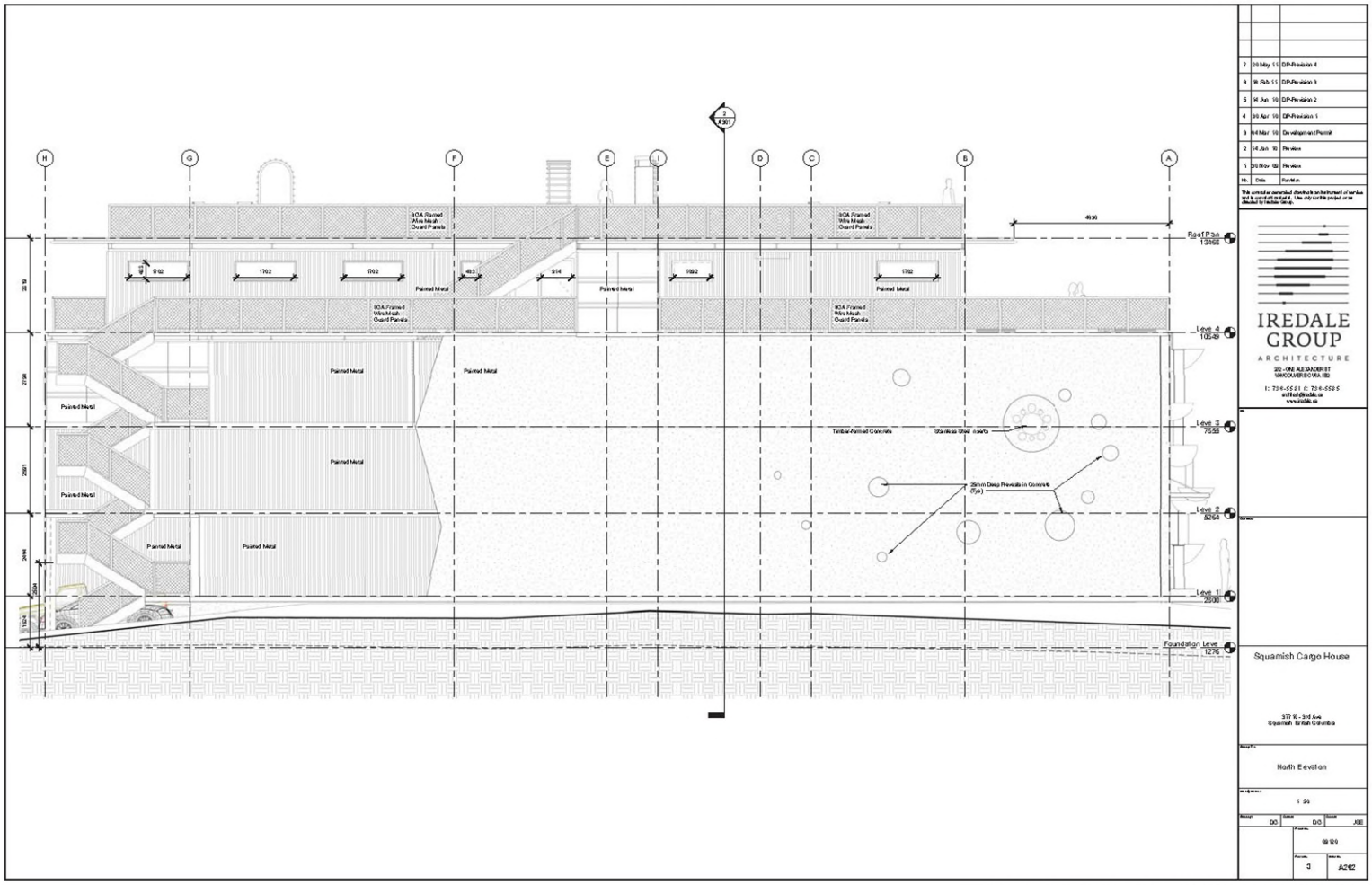
F:\PROJECTS\Year 2009\09120 Squamish Live-Work Building-pw-arch\DWG\09120-3A1.rvt

Schedule C



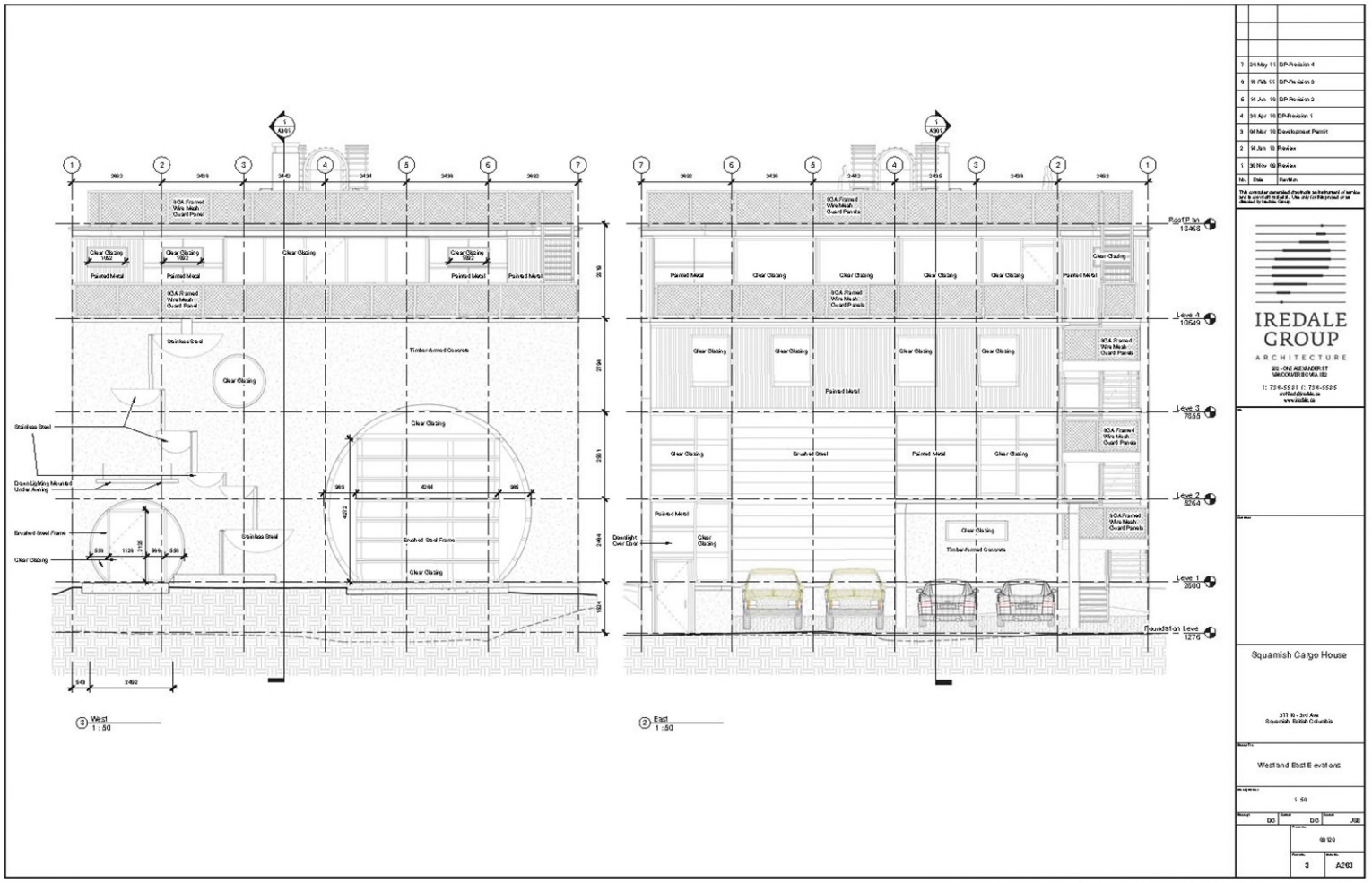
F:\PROJECTS\Year 2009\09120 Squamish Live-Work Building-jpe-arch\DWGS\09120-3A1.rvt

Schedule D



F:\PROJECTS\Year 2009\09120 Squamish Live-Work Building-jse-arch\DWGS\09120-3A1.rvt

Schedule E



F:\PROJECTS\Year 2009\09120 Squamish Live-Work Building-jpe-arch\DWGS\09120-3A1.rvt

SECTION 40LLL| COMPREHENSIVE DEVELOPMENT ZONE 68 (CD-68)

(Bylaw 2341, 2014)

The intent of this zone is to accommodate a five storey building and will consist of a community hall, church, government funded office space, and a multi-unit social housing project.

40LLL. 1 PERMITTED USES

The following uses and no others shall be permitted:

(a) Assisted living facility;

(b) Artisan;

(c) Assembly;

(d) Community care facility;

(e) Community activity centre;

(f) Child care facility;

(g) Non-profit offices;

(h) Health centres and clinics;

(i) Library;

(j) Non-profit housing;

(k) Playground;

(l) School; and

(m) Social enterprise.

Accessory uses

(n) Accessory recreational facilities;

(o) Caretaker dwelling; and

(p) Accessory uses.

40LLL.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 17.8 m or 5 storeys, whichever is less.

40LLL.3 MINIMUM LOT AREA

The minimum lot area shall be 0.279 hectares.

40LLL.4 LOT COVERAGE

The lot coverage shall not exceed 63% of the total lot area.

40LLL.5 FLOOR AREA RATIO (FAR)

The maximum floor area ratio is 1.25.

40LLL.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
3.05 m	2.44 m	1.52 m	1.52 m

40LLL.7 FENCING, LANDSCAPING AND SCREENING

Screening and landscaping must be in accordance with Section 4.7 of the District of Squamish Zoning Bylaw No. 2200, 2011.

40LLL.8 OFF-STREET PARKING AND LOADING

A minimum of 32 parking stalls (including 2 accessible stalls), and one loading bay shall be provided. Parking is not in accordance with Section 41 of District of Squamish Zoning Bylaw No. 2200, 2011.

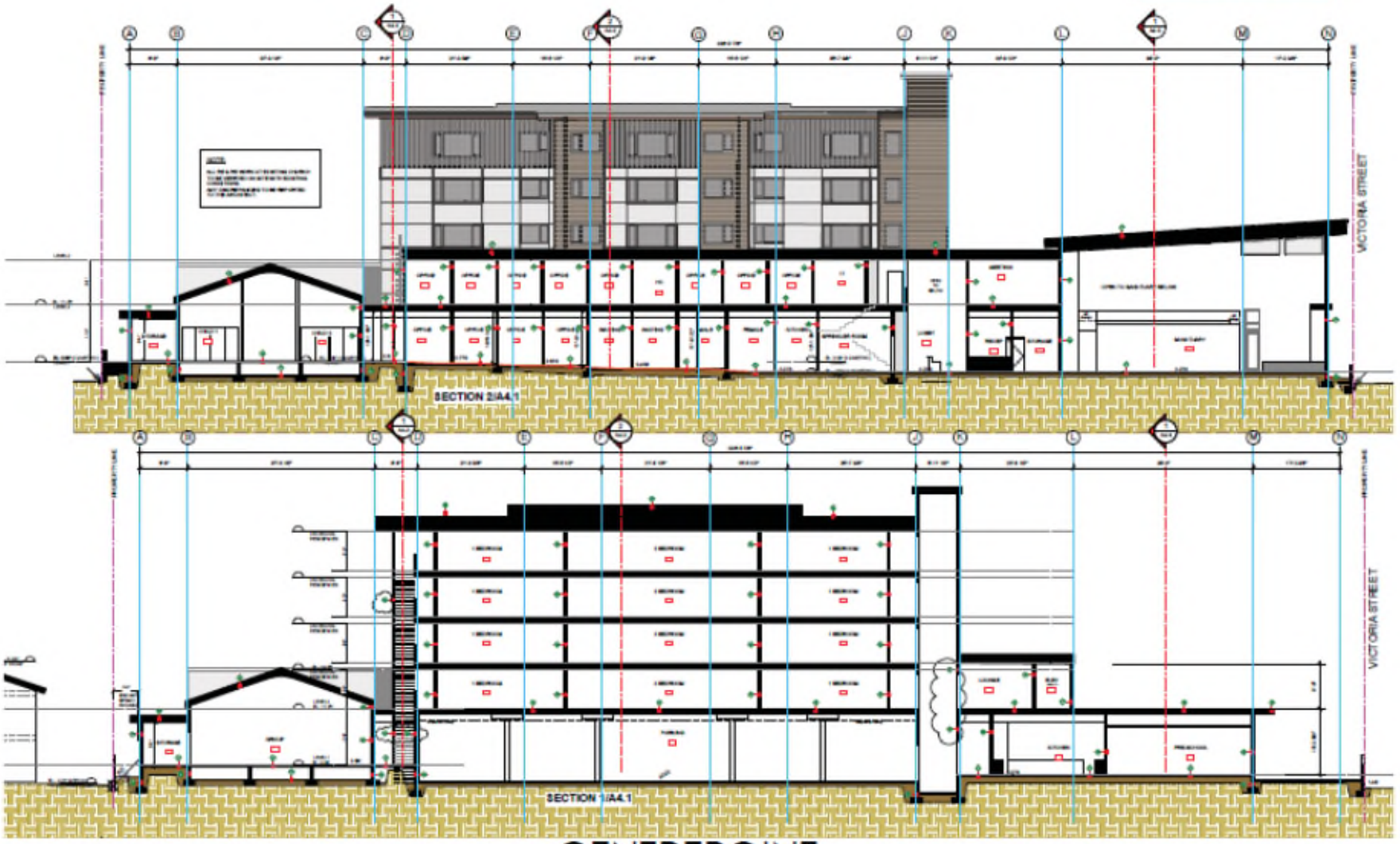
40LLL.9 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 2200, 2011.

40LLL.10 COMPREHENSIVE DEVELOPMENT PLAN

All buildings, structures, and uses shall generally comply with the size, shape, siting, and height as designated on the approved Comprehensive Development plans attached as Schedules ‘A’, ‘B’ and ‘C’, to this CD-68 Bylaw.

Schedule A, CD-68



CENTREPOINT

FOURTH AVENUE & VICTORIA STREET, SQUAMISH, B.C.

A PROJECT BY SEA TO SKY COMMUNITY SERVICES
AND SQUAMISH UNITED CHURCH

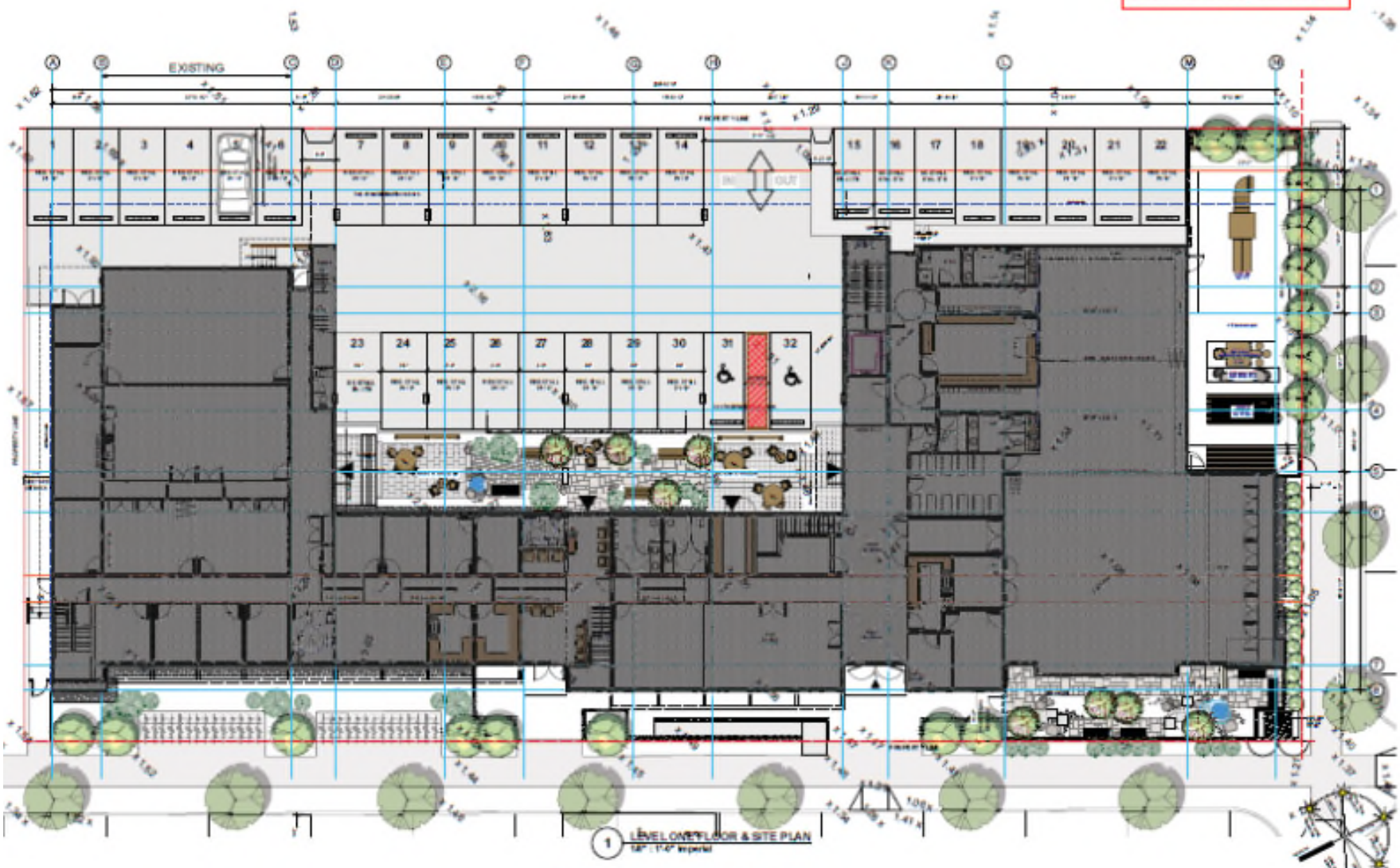
Sea to Sky Community Services

DMTT

15-12

A-4.1

Schedule B, CD-68



CENTREPOINT

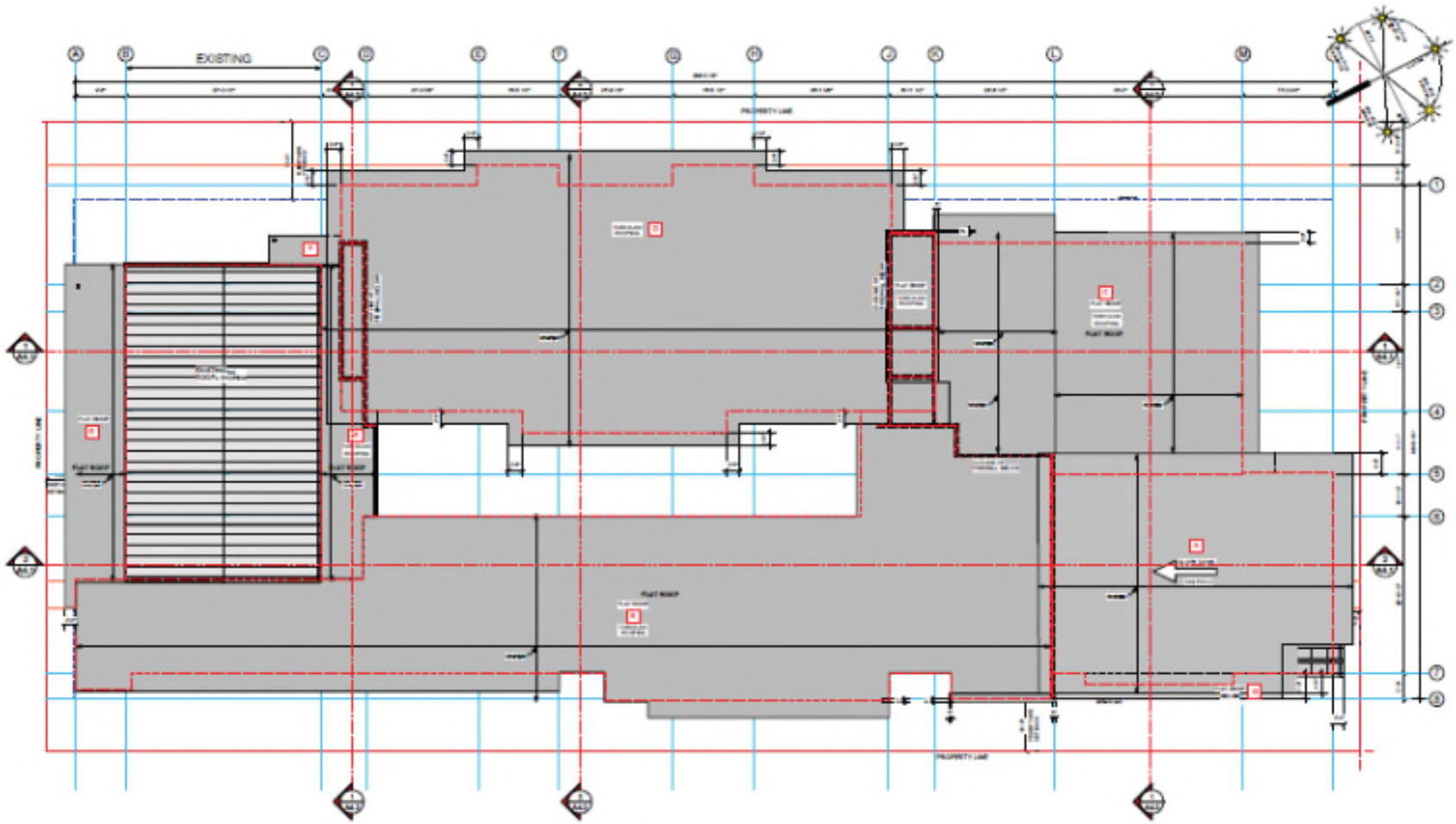
FOURTH AVENUE & VICTORIA STREET, SQUAMISH, B.C.

A PROJECT BY SEA TO SKY COMMUNITY SERVICES
AND SQUAMISH UNITED CHURCH

Sea to Sky Community Services

		BM/TT	
		1509	A-1.2

Schedule C, CD-68



1 ROOF PLAN

CENTREPOINT

FOURTH AVENUE & VICTORIA STREET, SQUAMISH, B.C.

A PROJECT BY SEA TO SKY COMMUNITY SERVICES
AND SQUAMISH UNITED CHURCH

Sea to Sky Community Services

A-2.6

SECTION 40MMM COMPREHENSIVE DEVELOPMENT ZONE 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.

(Bylaw 2797, 2020)

40MMM.1 OVERALL DENSITY

(a) Despite any other provision of this Bylaw, the maximum gross floor area of residential use on the Oceanfront Lands shall not exceed 133,000 square metres; and

(b) Despite s. 40MMM.1(a), additional gross floor area for residential use is permitted as follows *(Bylaw 3045, 2024):*

  (i) an additional 8,000m^2 of residential gross floor area is permitted within Block B.

  (ii) an additional 32,000m^2 of residential gross floor area is permitted within Blocks C1, E1, and/or E2.

  (iii) An additional 16,952m^2 of residential gross floor area is permitted within Block C if its use is restricted to residential rental tenure.

(c) Commercial use on the Oceanfront Lands shall not exceed 27,666 square metres, provided that in respect of the portions of Block B and Block D that are abutting a highway:

  (i) 7,895 square metres of additional gross floor area for commercial use may be developed within Block B; and

  (ii) 5,000 square metres of additional gross floor area for commercial use may be developed within Block D.

(d) Despite any other provision of this bylaw, for the purposes of 40MMM.1(c) commercial use is limited to ground floor retail and ground floor service-oriented uses, including restaurant, but explicitly excluding artisan, arts and culture, light industrial, and office uses.

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.

40MMM.2 BLOCK A – VILLAGE CENTRE

40MMM.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.

40MMM.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 is subject to Section 4.16 of this Bylaw.

40MMM.2.3 DENSITY

For the purpose of building construction:

(a) The overall density (gross floor area ratio) of Block A shall not exceed 1.2.

(b) Notwithstanding 40MMM.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.

(d) The Village Commons, as identified on Schedule B, shall have a minimum parcel area of 1,600 square metres.

40MMM.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 or six storeys, whichever is less.

(ii) Despite 40MMM.2.4(a)(i), if the hotel building is constructed using mass timber and the ground floor ceiling height exceeds 4.8 metres, the maximum height of the hotel building will not exceed 27.0 metres or six storeys, whichever is less.

(iii) All other building heights in the Village Centre Area shall not exceed 10.0 metres or two storeys, whichever is less.

Table 40MMMM.2.4-1: Height for all Buildings and Structures in Block A		
Block A		
Principal Buildings	Hotel Use	Accessory Buildings and Structures
The maximum permitted height for principal buildings is 10.0 metres or two (2) storeys, whichever is less	The hotel building height shall not exceed 20.0 metres or six storeys, whichever is less.	3.0 metres
Height Bonus (Hotel Use)		

The maximum permitted height for the hotel building is 27.0 metres or six (6) storeys, whichever is less, provided that the following citeria are met: 1. The principal use is the hotel building; 2. The principal building is constructed using mass timber construction; and, 3. The ground floor clear ceiling height exceeds 4.8 metres.

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

40MMM.2.5 LOT COVERAGE

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

40MMM.2.6 USEABLE OPEN SPACE

Useable Open Space not less than 10.0 square metres per dwelling unit shall be provided for each lot.

40MMM.2.7 SITING REQUIREMENTS

Building and structure siting shall comply with the following:

(a) Principal residential buildings:

(i) Shall be located not less than 1.0 metres from all front, rear, and side lot lines.

(b) If a building or structure fronts a public walkway that is within 20.0 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.

(c) Despite Section 40MMM.2.7(a), siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres above finished grade.

(d) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this bylaw.

40MMM.3 BLOCK B – PRIMARY EMPLOYMENT

40MMM.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) education and training institution, including technical school, community college or university

(j) entertainment;

(k) grocery store;

(l) home occupation office, subject to Section 4.18;

(m) high technology;

(n) light industrial, including high technology, furniture or fixtures and sports and recreation, but expressly prohibiting cannabis production and cannabis production, multiple users;

(o) liquor store;

(p) off-street parking and loading;

(q) personal service establishments;

(r) post office;

(s) public parking, without limiting off-street parking and loading;

(t) indoor recreation;

(u) research and development facilities;

(v) restaurant;

(w) retail store;

(x) theatres and amphitheatres, without limiting arts and culture;

(y) tourist bureau;

(z) interpretive centre;

(aa) video production or rehearsal studios.

40MMM.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 metres.

40MMM.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 2.2;

(b) The total allowable area for residential use shall be limited to a maximum of 25% of the overall density for Block B; and

(c) The total allowable area for residential use shall be limited to a maximum of 8,000 square metres for Block B.

40MMM.3.4 HEIGHT

Table 40MMMM.3.4-1: Height for all Buildings and Structures in Block B	
Block B	
Principal Buildings	Accessory Buildings and Structures
The maximum permitted height for principal buildings is 15.0 metres or four (4) storeys, whichever is less	3.0 metres
Height Bonus (Principal Buildings)	
The maximum permitted height for principal building is 18.0 metres or four (4)) storeys, whichever is less, provided that the following criteria are met: 1. The principal building is constructed using mass timber construction; and, 2. The ground floor clear ceiling height exceeds 4.8 metres.	

40MMM.3.5 LOT COVERAGE

(a) The lot coverage shall not exceed 70% of the area of the lot;

(b) Despite 40MMM.3.5(a), the lot coverage for the parcels identified as B2 and B3 on Figure 40MMM.3.5-1 shall not exceed 85%.

Figure 40MMM.3.5-1: Configuration of Lot B



40MMM.3.6 USEABLE OPEN SPACE

Useable Open Space not less than 10.0 square metres per upper-level dwelling unit shall be provided.

40MMM.3.7 SITING REQUIREMENTS

Table 40MMMM.3.7-2: Minimum Setbacks for all Buildings and Structures

	Front Setback	Rear Setback	Side Setback
If from Main Road	2.4 metres at grade; 1.5 metres for second storey and above.	1.0 metre for commercial/mixed use. 5.0 metres for residential use.	1.0 metre for commercial/missed use. 5.0 metres for residential use.
If from Secondary Road	1.5 metres	1.0 metre for commercial/mixed use. 5.0 metres for residential use.	1.0 metre for commercial/mixed use. 5.0 metres for residential use.

(a) If a building or structure fronts a public walkway that is within 20.0 metres of the high water mark, the building or structure shall be located not less than 6.0 metres from the centre line of the public walkway.

(b) Despite Table 40MMM.3.7-2, siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres above finished grade.

(c) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this bylaw.

40MMM.4 BLOCK C AND C-1 – MARINE EMPLOYMENT & RENTAL RESIDENTIAL

(Bylaw 3045, 2024)

40MMM.4.1 PERMITTED USES

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

(a) alcoholic beverage manufacturing;

(b) cinema;

(c) commercial recreation;

(d) community activity centre;

(e) high technology;

(f) light industrial;

(g) motor vehicle repair and service shop;

(h) residential rental tenure, subject to section 40MMM.4.2;

(i) research and development;

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

(j) accessory uses;

In addition to the uses permitted under 40MMM.4.1, the following multi-family residential uses are permitted within Block C-1– Marine Centre Flex Zone, as identified on Schedule B:

(k) apartment dwellings;

(l) home occupation office;

(m) multi-unit flex unit;

(n) townhouse dwelling.

40MMM.4.2 RESIDENTIAL RENTAL TENURE CONDITIONS OF USE

(a) Residential Rental Tenure use is only permitted under the following conditions:

(i) On the second storey and above, where the ground floor ceiling height is 4.5m, including mezzanine.

(ii) To a maximum of 16,952 m^2.

(iii) Up to a maximum of 70% of a building's gross floor area.

(b) A minimum of 20% of all residential rental tenure units must be adaptable units, as defined by the BC Building Code, as amended from time to time.

(c) Residential Rental Tenure units must be constructed to the following acoustical requirements, demonstrated at development permit, in the form of a report and recommendation prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise level expressed in decibels set opposite such portions of the dwelling units.

For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathroom, hallways	40

40MMM.4.3 DENSITY

(a) The overall maximum floor area ratio of Block C and C-1 is 2.0.

(b) Despite Section 40MMM.4.4(a), the maximum floor area ratio for residential use in Block C-1 is 1.75.

(c) Despite Section 40MMM.4.4(a), the maximum floor area ratio for Block C is 1.75

(d) Despite Section 40MMM.4.4(c), and the maximum floor area ratio of residential rental tenure use for Block C is 1.12 to a maximum of 207 residential rental tenure units.

40MMM.4.4 HEIGHT

Table 40MMMM.4.4-1: Height for all Buildings and Structures in Block C and Block C-1	
Block C and C-1	
Principal Buildings	Accessory Buildings
The maximum permitted height for principal buildings is 15.0 metres or four (4) storeys, whichever is less.	3.0 metres
Height Bonus (Principal Buildings)	

The maximum permitted height for principal buildings is 18.0 metres or four (4) storeys, whichever is less, provided that the following criteria are met: 1. The principal building is constructed using mass timber construction; and, 2. The ground floor clear ceiling height exceeds 4.8 metres.

40MMM.4.5 LOT COVERAGE

The overall lot coverage for Blocks C and C-1 shall not exceed 70%.

40MMM.4.6 USEABLE OPEN SPACE

Useable open space not less than 20.0 m^2 per ground-oriented dwelling unit and 10.0 m^2 per upper-level dwelling unit shall be provided.

40MMM.4.7 SITING REQUIREMENTS

Table 40MMM.4.7-2: Minimum Setbacks for all Buildings and Structures:

	Front Setback	Rear Setback	Side Setback
Block C (commercial uses at grade)	0.65 metres	5.0 metres	5.0 metres
Block C-1 (mixed-use)	0.65 metres	5.0 metres	5.0 metres
Block C-1 (principal use: residential)	5.0 metres	5.0 metres	5.0 metres

(a) For the purpose of s. 40MMM.4.7, the front setback refers to the distance between the front face of a building and the lot line shared with a public road.

(b) For the purpose of s.40MMM.4.7, the rear setback refers to the distance between the front face of a building and the lot line shared with the Cattermole Slough.

(c) If a building or structure fronts a public walkway that is within 20.0 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) Despite Table 40MMM.4.7-2, a minimum setback of 20.0 metres from high water mark shall be provided along the Cattermole Slough as shown in Schedule B.

(e) Despite Table 40MMM.4.7-2, siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres above finished grade;

(f) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this bylaw.

40MMM.5 BLOCK D – MAMQUAM WATERFRONT RESIDENTIAL

40MMM.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.

40MMM.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.

40MMM.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 40MMM.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.

(d) The total floor area of any building containing an apartment dwelling or a townhouse dwelling, shall be subject to the following exemptions:

(e) 1.86 square metres per one bedroom adaptable housing unit provided; and

(f) 2.80 square metres per two-plus bedroom adaptable housing unit provided.

40MMM.5.4 HEIGHT

Building heights shall comply with the following:

(a) Principal buildings:

(i) building heights shall not exceed 20.0 metres or six (6) storeys, whichever is less;

(ii) Notwithstanding 40MMM.5.4(a)(i), building heights can be increased to 40.0 metres 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

i. 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

ii. if the building incorporates a podium element, the height of the podium shall not be less than 10.0 metres 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.

40MMM.5.5 LOT COVERAGE

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

40MMM.5.6 USEABLE OPEN SPACE

Useable Open Space not less than 20.0 square metres per ground-oriented dwelling unit and 10.0 square metres per upper-level dwelling unit shall be provided.

40MMM.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 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 from the front lot line.

(b) Principal residential buildings:

(i) shall be located not less than 5.0 metres 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 40MMM.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 above finished grade;

(e) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this bylaw.

40MMM.6 BLOCKS E, E1 AND E2 – EDUCATION AND INSTITUTIONS

40MMM.6.1 PERMITTED USES

The following uses and no others shall be permitted or 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 40MMM.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.

40MMM.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 40MMM.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 40MMM.6.1 shall be considered accessory to the permitted education and institutional uses.

40MMM.6.3 DENSITY

For the purpose of building construction:

(a) the overall density (gross floor area ratio) of Block E shall not exceed 2.8;

(b) the overall density (gross floor area ratio) of Block E2, shall not exceed 2.8;

40MMM.6.4 HEIGHT

Building heights shall comply with the following:

(a) Block E, Sub-Block E-2:

Table 40MMMM.6.6-1: Height for all Buildings and Structures in Block E, Sub-Block E-2:	
Block E, Sub-Block E-2	
Principal Buildings	Accessory Buildings and Structures
20.0 metres or 6 storeys, whichever is less	3.0 metres
Height Bonus – Residential Use at Grade	
The maximum permitted height for principal building is 28.0 metres or six (6) storeys, whichever is less, provided that the following criteria are met: 1. The uses developed at grade are any of the uses listed in s. 40MMM.6.1(n), and/or (p) – (t); and 2. Where the principal building is constructed using mass timber construction.	
Height Bonus – Residential Use at Grade	
The maximum permitted height for principal building is 28.0 metres or six (6) storeys, whichever is less, provided that the following criteria are met: 1. The uses developed at grade are any of the uses listed in s. 40MMM.6.1(a) – (k) and/or (o); 2. The principal building is constructed using mass timber construction; and, 3. The ground floor clear ceiling height exceeds 4.8 metres.	

(b) Block E-1:

Table 40MMMM.6.6-2: Height for all Buildings and Structures in Block E-1:		
Block E-1		
Principal Buildings (no residential uses)	Principal Buildings (residential use permitted)	Accessory Buildings and Structures
The maximum permitted height for principal buildings is 16.0 metres or four (4) storeys, whichever is less	Where a residential use is permitted under s.40MMM.6.1 within Block E1 as identified on Schedule B, building heights shall not exceed 13.0 metres or four (4) storeys, whichever is less	3.0 metres
Height Bonus (Principal Buildings) – No residential use		
The maximum permitted height for principal building is 20.2 metres or four (4) storeys, whichever is less, provided that the following criteria are met: 1. No residential uses are included. 2. The principal building is constructed using mass timber construction; and, The ground floor clear ceiling height exceeds 4.8 metres.		
Height Bonus (Principal Buildings) – Residential Use Included		
The maximum permitted height for principal building is 17.2 metres or four (4) storeys, whichever is less, provided that the following criteria are met: 1. A permitted residential use is included; and, 2. The principal building is constructed using mass timber construction.		

40MMM.6.5 LOT COVERAGE

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

40MMM.6.6 USEABLE OPEN SPACE

Useable Open Space not less than 20.0 square metres per ground-oriented dwelling unit and 10.0 square metres per upper-level dwelling unit shall be provided.

40MMM.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 from the front lot line,

(ii) Buildings fronting another highway shall be located not less than 4.0 metres 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 from the front lot line.

(b) Principal Residential Buildings:

(i) Buildings shall be located not less than 5.0 metres from all front, rear and exterior side property lines.

(c) Notwithstanding Sections 40MMM.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 above finished grade.

(d) Notwithstanding Sections 40MMM.6.7 (a), (b) and (c), a minimum setback of 20.0 metres 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.

40MMM.7 BLOCK F – CATTERMOLE WATERFRONT RESIDENTIAL

40MMM.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 40MMM7.1, 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.

40MMM.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.

40MMM.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.

(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 per one bedroom adaptable housing unit provided; and

(ii) 2.80 square metres per two-plus bedroom adaptable housing unit provided.

40MMM.7.4 HEIGHT

Table 40MMMM.7.4-1: Height for all Buildings and Structures in Block F	
Block F	
Principal Buildings	Accessory Buildings and Structures
The maximum permitted height for principal buildings is 13.0 metres or four (4) storeys, whichever is less	3.0 metres

Height Bonus (Principal Buildings)
The maximum permitted height for principal building is 17.2 metres or four (4) storeys, whichever is less, provided that the following criteria are met: 3. The principal building is constructed using mass timber construction; and, 4. Where a use listed under 40MMM.7.1(b)(i)-(vii), and/or (ix) is included, the ground floor clear ceiling height exceeds 4.8 metres.

40MMM.7.5 LOT COVERAGE

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

40MMM.7.6 USEABLE OPEN SPACE

Useable Open Space not less than 20.0 square metres per ground-oriented dwelling unit and 10 square metres per upper-level dwelling unit shall be provided.

40MMM.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 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 from the front lot line.

(b) Principal residential buildings shall be located not less than 5.0 metres from all front, rear and exterior side property lines.

(c) Despite sections 40MMM.7.7 (a) and (B), a minimum setback of 20.0 metres 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 40MMM.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 above finished grade;

(f) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this bylaw.

40MMM.8 BLOCK G – CATTERMOLE INTERIOR RESIDENTIAL

40MMM.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.

40MMM.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.

40MMM.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.

(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 per one bedroom adaptable housing unit provided; and

(ii) 2.80 square metres per two-plus bedroom adaptable housing unit provided.

40MMM.8.4 HEIGHT

Building heights shall comply with the following:

(a) Principal buildings:

(i) Building heights shall not exceed 13.0 metres or four (4) storeys, whichever is less.

(ii) Notwithstanding 40MM.8.4 (a)(i), building heights of an apartment dwelling use shall not exceed 20.0 metres or six (6) storeys, whichever is less.

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

40MMM.8.5 LOT COVERAGE

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

(b) Despite any section of this bylaw, within Block G, if a parkade is constructed at grade the portion of that parkade that provides publicly accessible and landscaped open space above is not considered lot coverage.

40MMM.8.6 USEABLE OPEN SPACE

Useable Open Space not less than 20.0 square metres per ground-oriented dwelling unit and 10.0 square metres per upper-level dwelling unit shall be provided.

40MMM.8.7 SITING REQUIREMENTS

Table 40MMM.8.7-1: Minimum Setbacks for all Buildings and Structures

Principal Building by Use	Front Setback	Rear Setback	Side Setback
Mixed Use (Commercial at grade)	2.0 metres at grade; 1.0 metre second storey and above.	2.0 metres at grade; 1.0 metre second storey and above.	2.0 metres at grade; 1.0 metre second storey and above.
Residential	5.0 metres	5.0 metres	5.0 metres

(a) Despite table 40MMM.8.7-1, siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6 metres above finished grade.

(b) All dimensions and measurements shall be determined in accordance with Sections 1 and 4.17 of this bylaw.

40MMM.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’.

40MMM.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.

40MMM.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).

40MMM.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

40MMM.9.4 HEIGHT

(a) Principal building: building heights shall not exceed 10.0 metres or two storeys, whichever is less.

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

40MMM.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'.

40MMM.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).

40MMM.10.2 SITING REQUIREMENTS

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

40MMM.11 BLOCK I – PARKS, PUBLIC SPACES AND COMMUNITY FACILITIES

40MMM11.1 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) child care facility; *(Bylaw 3045, 2024)*

(f) civic;

(g) community sailing centre;

(h) marine park;

(i) nature observation deck;

(j) park;

(k) playground;

(l) theatre.

40MMM.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

40MMM.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.

40MMM.11.4 HEIGHT

(a) Principal building: building heights shall not exceed 10.0 metres or two (2) storeys, whichever is less;

(b) Accessory buildings and structures: building and structure heights shall not exceed 10.0 metres.

40MMM.11.5 SITING REQUIREMENTS

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

40MMM.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 41 and 42 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 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.

(e) Despite the provisions of s. 40MMM.12(a), the total number of off-street parking stalls calculated through the provisions of s. 40MMM.12-1 *(Bylaw 3045, 2024):*:

TableMMM.12.1 – Overall Parking Reductions by Block	
Block	Reduction of Parking Stalls
A	37
B	68
C-1	10
E	5
E-2	5

(f) Despite any section of this bylaw, the parking ratio for Block C is as follows

Use	Stalls Required
Apartment, 1 bedroom	1.0 stall/unit
Apartment, 2 bedroom	1.25 stalls/unit
Apartment, 3 bedroom	1.5 stalls/unit
All other uses	1.25 stalls/100m^2

(g) Despite any provision of this Bylaw, visitor parking requirements for residential uses in Block C shall be reduced to 0.1 spaces/unit provided visitor parking is shared with

commercial use parking and provided an equivalent amount of commercial spaces are clearly marked as “commercial or visitor parking”.

40MMM.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^2 GFA Minimum of 6 ‘Class B’ spaces for any development with a gross floor area of 1,000 square metres or greater

(a) 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.

(b) 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.

(c) 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.

(d) Despite any provision of this Bylaw, a minimum 66 Class B bicycle parking spaces shall be provided for Block C. *(Bylaw 3045, 2024)*

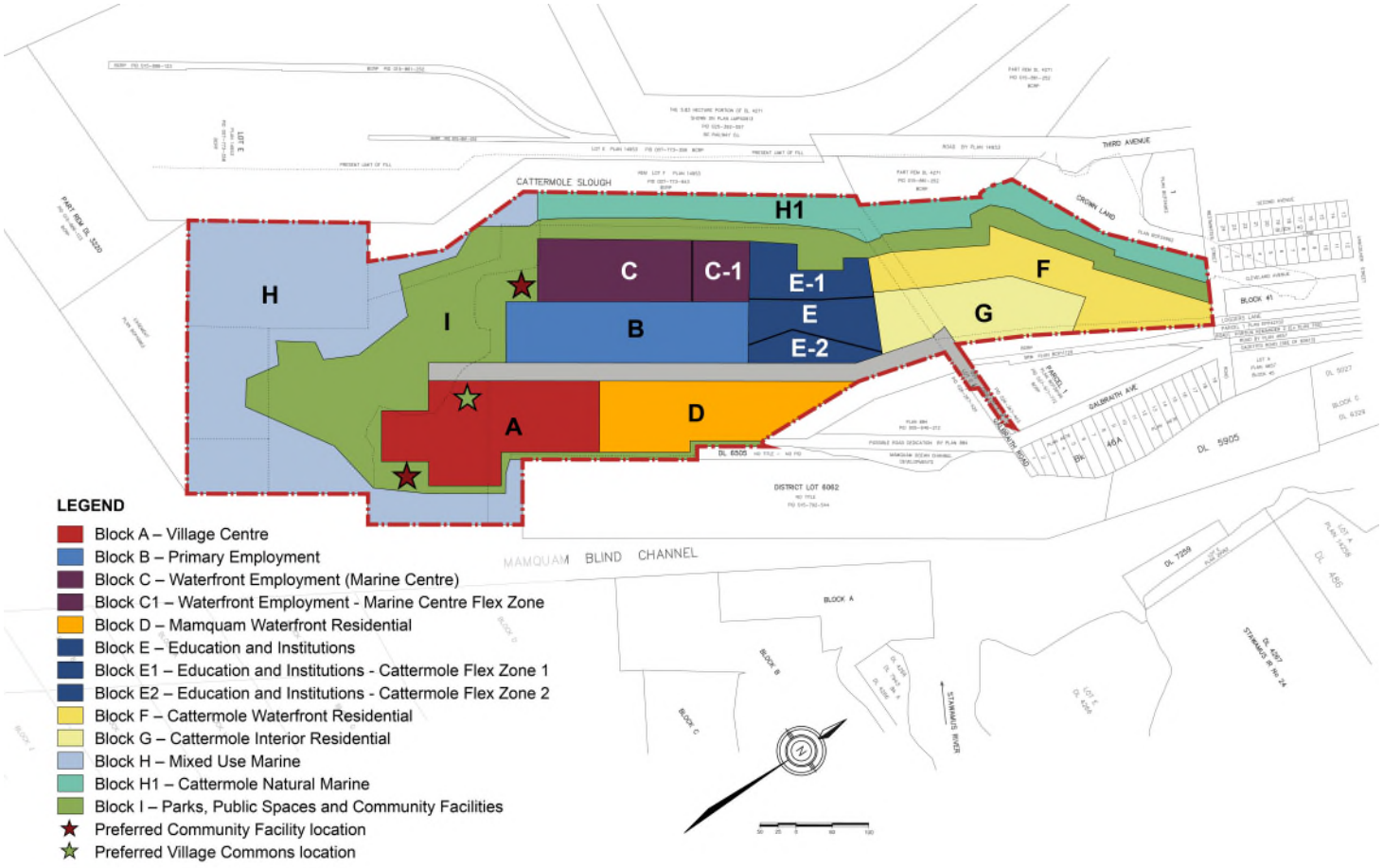
(e) Despite any provision of this Bylaw, a minimum of 87 Class A bicycle parking spaces for employment uses shall be provided for Block C above any requirement for Class A bicycle parking spaces for residential use. *(Bylaw 3045, 2024)*

The zoning Blocks referred to in Sections 40MMM.2 through 40MMM.11 are shown in Appendix “B”.

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



SECTION 40NNN | COMPREHENSIVE DEVELOPMENT ZONE 70 (CD-70)

(Bylaw 2187, 2011)

The intent of this zone is to accommodate and regulate the development of a gondola base terminal facility and accessory tourism commercial and recreation uses serviced by independent water and sewer systems as part of a comprehensive development plan on the lands shown on Schedule "B" which is attached to and forms part of this bylaw.

40NNN.1 PERMITTED USES

The following uses and no others shall be permitted:

(a) gondola terminal building.

The following accessory uses and no others shall be permitted:

(b) caretaker dwelling;

(c) accessory retail sales;

(d) administrative office;

(e) assembly;

(f) guest services, including tourist bureau;

(g) interpretive area;

(h) maintenance building and ancillary structures;

(i) parking and loading;

(j) public washrooms;

(k) restaurant;

(l) snack bar/concession; and

(m) ticket sales.

40NNN.2 CONDITIONS OF USE

(a) All food and beverage uses, including restaurant and snack bar or concession as well as retail sales shall be located within a ticketed area accessible to paid guests.

(b) Notwithstanding Sections 4.4(a) and 4.3(a) of this bylaw, a caretaker dwelling unit is permitted for caretaker accommodation for ongoing maintenance and security of the property, provided that:

(i) The caretaker dwelling unit is located on second floor of any building constructed on the lot; and

(ii) The caretaker dwelling unit shall not exceed a maximum gross floor area of 90 square metres.

40NNN.3 DENSITY

(a) No more than 930 square metres of gross floor area shall be permitted.

(b) Subject to 40NNN.3(a), the gross floor area of accessory services shall be limited to not more than 416 square metres.

40NNN.4 HEIGHT OF BUILDINGS

(a) The principal gondola terminal building shall not exceed a maximum height of 15.24 metres.

(b) Notwithstanding Section 4.4 of this bylaw, accessory buildings shall not exceed a height of 9 metres or two stories, whichever is less.

404NNN.5 LOT COVERAGE

The lot coverage must not exceed 10 percent of the lot area.

40NNN.6 SITING REQUIREMENTS

(a) The layout of the site and siting of buildings and structures shall generally conform to the site plan shown as 'Schedule B' attached to and forming part of this bylaw.

(b) Notwithstanding Section 4.21 of this bylaw, no above grade building or structure, excluding signs, shall be located within 60 metres of the Highway 99 right of way.

(c) Notwithstanding Section 40NNN.6 (b), a parking structure shall be setback not less than 4.57 metres from the Highway 99 right of way.

40NNN.7 STORAGE AND SCREENING

(a) All maintenance equipment shall be completely enclosed within a building.

(b) Any storage not contained within a building on the lot shall be enclosed by a fence or landscape screening not less than 1.83 metres high, and subject to the visual clearance provision of Section 4.8 of this bylaw.

(c) A person must not store any refuse that is an animal attractant in such a manner that it is accessible to wildlife, except as permitted by the District of Squamish Wildlife Attractant Bylaw No. 2053.

40NNN.8 FENCING

Notwithstanding Section 4.6(d) of this bylaw, security fencing may be used for maintenance buildings and areas as required for safety or security.

40NNN.9 PARKING

(a) A minimum of 250 off-street parking stalls for cars shall be accommodated on a surface parking lot, to a maximum of 357 stalls.

(b) A minimum of 9 accessible parking stalls shall be provided in accordance with Section 41.6 of this bylaw. For every 30 spaces provided over and above 250 stalls, one additional designated parking space shall be provided.

(c) Each designated parking space provided under 40NNN.9(b) shall:

(i) Provide a minimum of 2.5 metres in width;

(ii) Provide an adjacent access aisle at least 1.5 metres in width;

(iii) Provide at least 2.75 metres height clearance as measured from the surface of the parking area at the designated parking space and along the access aisle;

(iv) Be marked with both a vertical sign of at least 300 mm wide x 450 mm high centre mounted 1.5 m to 2.5 m above the surface of the parking area, and a sign painted on the surface of the parking area, each sign shall be the sign 237 approved by the Transportation Association of Canada or be approved by the District;

(v) Have a surface that is level, stable, firm, and slip-resistant with diagonal markings within the access aisle;

(vi) Provide a safe, level and convenient path of access and egress to the entrance of building, structure or use that it is intended to serve or to a curb cut which provides access and egress to a sidewalk.

(d) A minimum of five off-street bus parking stalls shall be accommodated on a surface parking lot.

(e) Parking and loading to be designed and constructed in accordance with the Design Criteria under Sections 41 and 42 of this bylaw.

(f) The required parking area shall be landscaped as follows:

(i) Be screened by a continuous landscape strip not less than 2 m wide, densely planted with shrubs and trees at least 0.9 metres in height at the time of planting and located a maximum distance of 10 metres on centre to form a year round dense screen that is broken only for access driveways and walkways.

(ii) A minimum of 1 tree per 8 parking stalls shall be located in landscaped islands at the end of each row of parking stalls, with a minimum width of 2 metres between the end parking stall and the adjacent drive aisle. Shrubs and groundcovers shall be planted around the base of all trees.

(iii) All planting material (trees, shrubs and groundcovers) shall meet the following criteria:

a) Use native species that are hardy, drought- and salt-tolerant, and resistant to the stresses of compacted soils and weather exposure;

b) Avoid monocultures which can be susceptible to disease;

c) Incorporate a variety of deciduous and coniferous trees and shrubs for year-round interest, texture, shape and seasonal colour;

d) Deciduous trees shall be a minimum of 8cm calliper with a 1.8 metre clear stem at time of planting;

e) Tree stems must be protected on all sides with a minimum of 1 metre of clearance to the front face of an adjacent barrier curb or other protection from vehicle overhangs.

(g) Required parking areas shall provide lighting that is arranged and shielded so that no direct rays of light are oriented upwards or shine beyond the boundaries of the lot.

40NNN.10 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of this bylaw unless otherwise identified by this zone (CD-70).

40NNN.11 SCREENING AND LANDSCAPING

Any part of the lot which is not used for buildings, exterior display areas, parking or loading facilities shall be fully landscaped and properly maintained in a permeable state in accordance with the following:

(a) For the purposes of 40NNN.11, the following surfaces are not permeable:

(i) buildings and structures;

(ii) asphalt;

(iii) concrete;

(iv) grouted pavers; and

(v) water surfaces of structures designed to retain water, including swimming pools, reflecting pools, and ornamental ponds, are permeable.

(b) For all landscape screening, landscaped buffers or other landscaped areas required by this bylaw, the following landscape requirements shall apply:

(i) Existing landscaped areas of healthy woody plants (trees and shrubs) shall be preserved and protected during construction unless demonstrated to the satisfaction of the Building Inspector that removal is required to accommodate a use, building or structure on the lot or if the plants pose a safety hazard. Existing landscaping or natural vegetation that is to be retained must be protected to the furthest extent of the drip line and the final grading of the site should not alter the natural grade within the root zone more than 20 cm, unless an arborist report indicates otherwise and is approved by the District.

(ii) At installation, planted deciduous trees shall be minimum 6 cm calliper and planted coniferous trees shall have a minimum height of 2.0m.

(iii) New landscape plantings shall consist of native xeric or water-conserving herbaceous and/or woody plant species proven to be enduring in the District of Squamish area and shall exclude invasive species.

(iv) Appropriate means of irrigation, with an emphasis on high-efficiency water reducing systems, shall be provided by the owner of the lot with particular attention paid to adequate watering during the establishment period to ensure survival of the newly planted areas.

(v) Landscaping shall make special consideration of Bear Aware criteria for plant selection.

40NNN.12 DEVELOPMENT PERMIT

Notwithstanding sections 40NNN.3, 40NNN.4, and 40NNN.6, the size, shape and siting requirements for all buildings and structures may be amended in accordance with a Development Permit."

Schedule "B" to

District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw 2187, 2011



Figure 3-1

SECTION 40OOO | COMPREHENSIVE DEVELOPMENT ZONE 71 (CD-71)

(Bylaw 2190, 2011)

40000.1 PERMITTED USES

The following uses and no other shall be permitted:

(a) caretaker dwelling subject to section 4.3;

(b) accessory uses;

(c) artisan use;

(d) business and professional office, major;

(e) personal service establishment;

(f) retail store;

(g) restaurant *(Bylaw 2509, 2016);*

(h) small-scale manufacturing;

(i) off street parking and loading;

(j) urban agriculture.

(k) alcoholic beverage manufacturing; *(Bylaw 2509, 2016)* and

(l) liquor primary establishment *(Bylaw 2509, 2016)*

40OOO.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 9.45 metres (31 feet).

40OOO.3 LOT AREA

The area of the CD zone lot must be at least 4,598 square metres.

40OOO.4 DENSITY

(a) The lot coverage shall not exceed 25% of the total lot area.

(b) The maximum site Floor Area Ratio (FAR) is 0.22.

40OOO.5 SITING REQUIREMENTS

(a) West (Glenalder Way): A building can be located within 0 metres of the west lot line;

(b) South (Mamquam Road): No principal building shall be located within 6 metres of the south lot line;

(c) East (Diamond Head Road): A principal building can be located within 0 metres of the east lot line;

(d) North: No principal building shall be located within 6 metres of the north lot line.

40000.6 FENCING

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

40OOO.7 OFF-STREET PARKING

(a) The parking requirement is 29 stalls plus 1 accessible stall.

(b) Parking stall design and location must comply with Section 41 of this Bylaw.

40OOO.8 ACCESSORY BUILDINGS

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

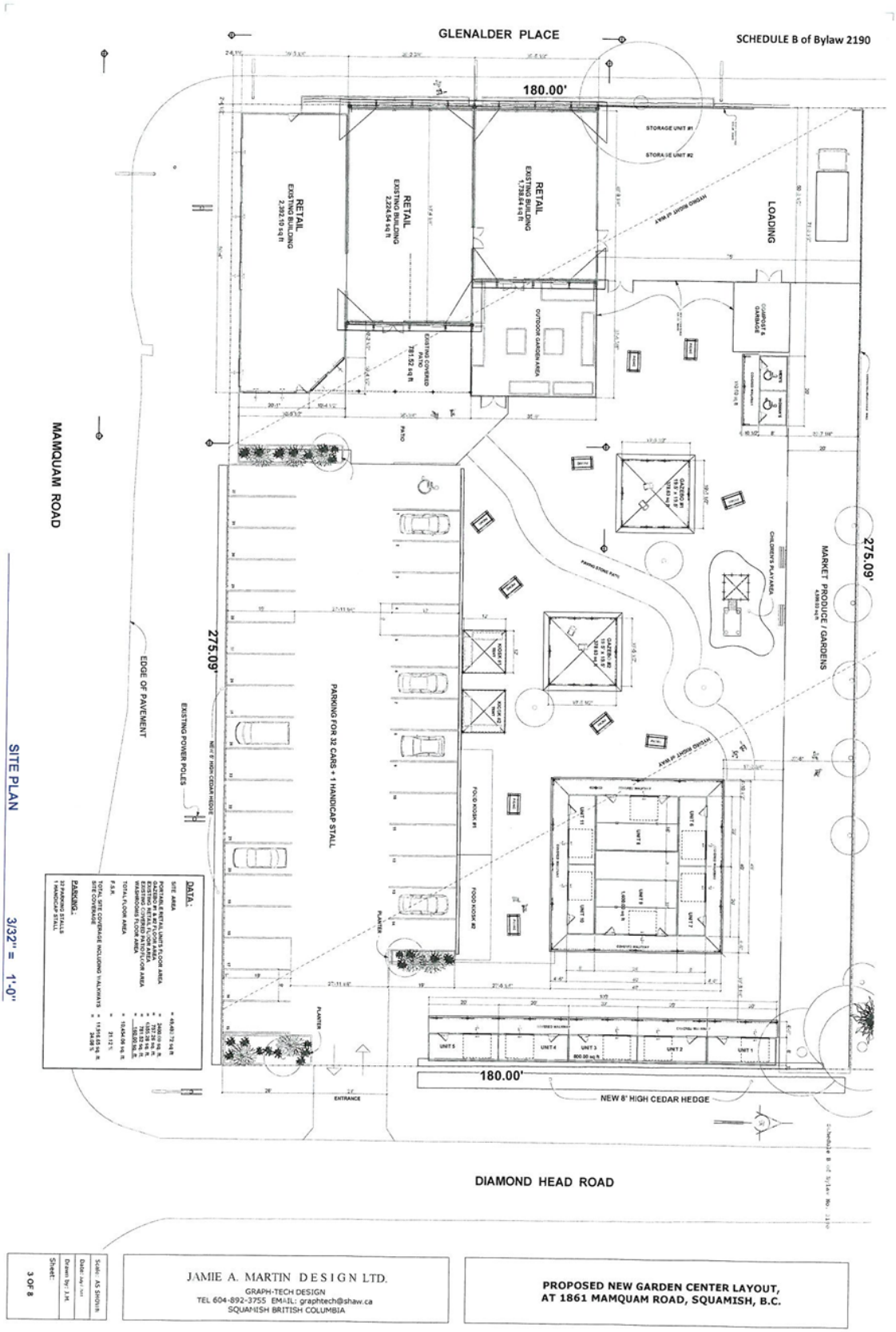
40OOO.9 SCREENING AND LANDSCAPING

Unless approved by development permit, screening and landscaping must be provided in accordance with Section 4.7 of this Bylaw.

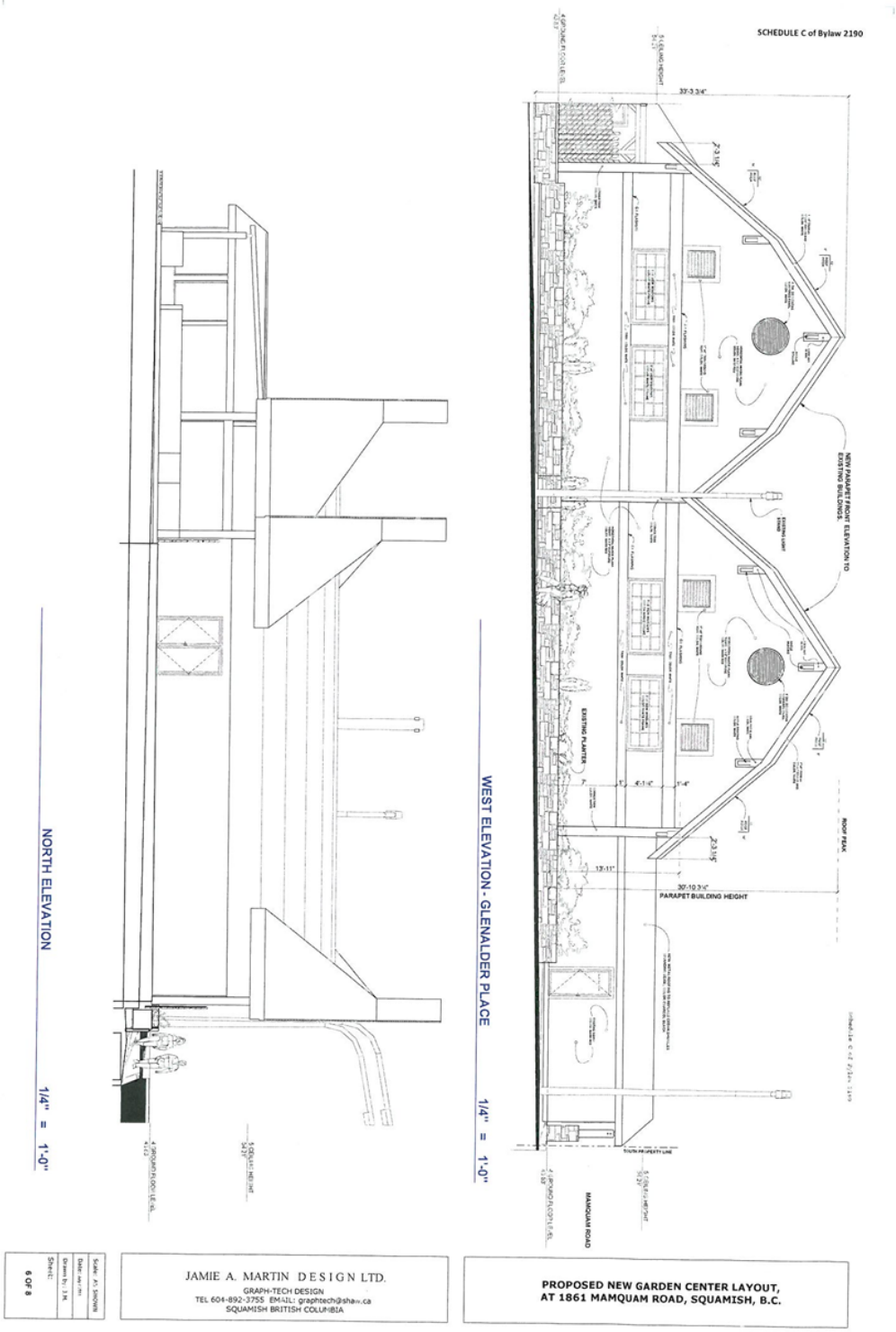
40OOO.10 COMPREHENSIVE DEVELOPMENT PLAN

All buildings, structures and uses shall generally comply with the size, shape, siting and height as designated on the approved Comprehensive Development plans attached as Schedules “B”, “C”, and “D”,” to this Bylaw and labeled “3 of 8”, “6 of 8”, and “7 of 8” respectively. (*Bylaw 2433*, *2016*)

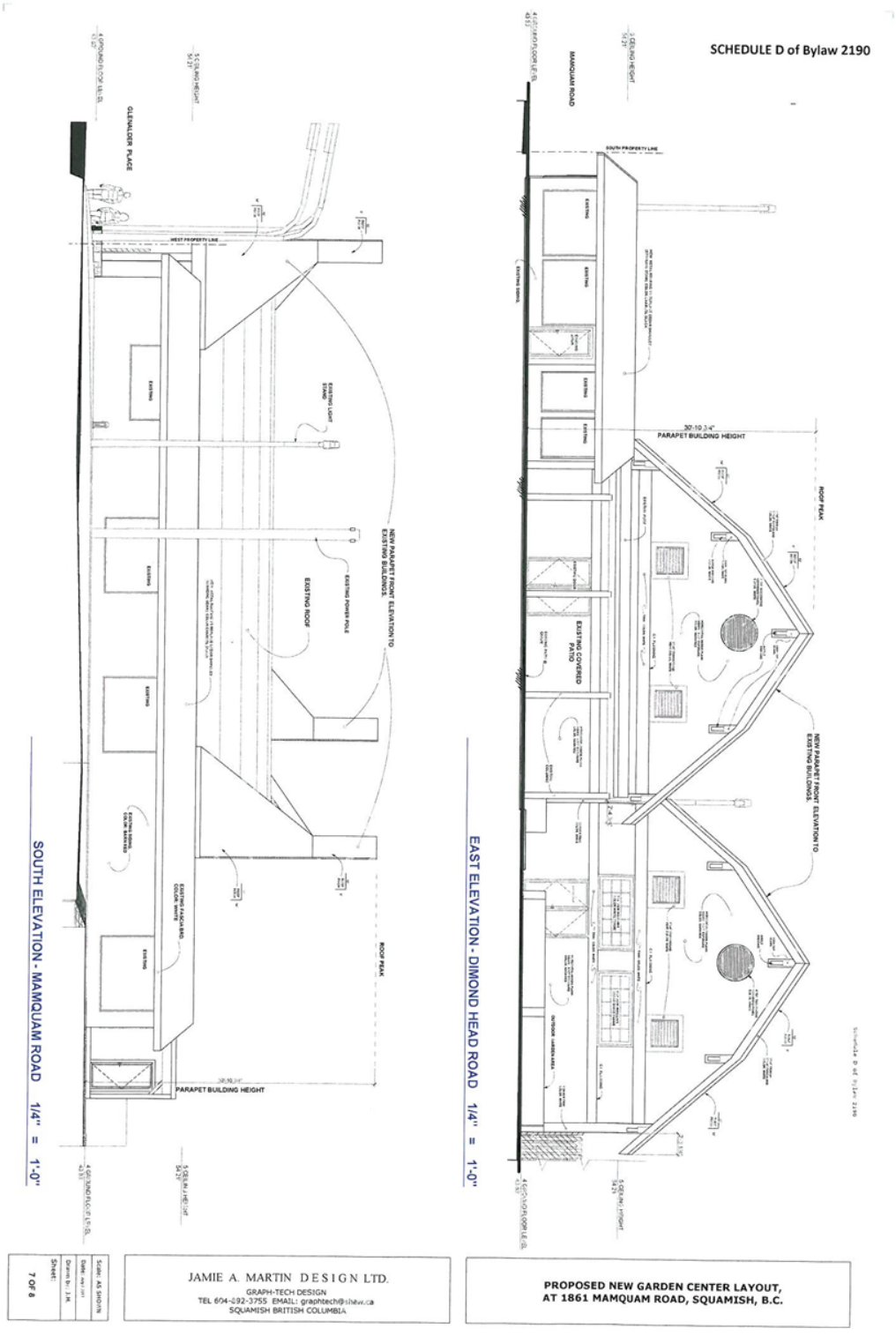
Schedule B


GLENALDER PLACE
SCHEDULE B of Bylaw 2190
180.00'
RETAIL
EXISTING BUILDING
2,392.10 sq ft
RETAIL
EXISTING BUILDING
2,224.54 sq ft
RETAIL
EXISTING BUILDING
1,738.64 sq ft
STORAGE UNIT #1
STORAGE UNIT #2
LOADING
HYDRO RIGHT of WAY
EXISTING COVERED PATIO
787.32 sq ft
OUTDOOR GARDEN AREA
COMPOST & GARBAGE
PATIO
MAMQUAM ROAD
EDGE OF PAVEMENT
EXISTING POWER POLES
275.09'
PARKING FOR 32 CARS + 1 HANDICAP STALL
MARKET PRODUCE / GARDENS
CHILDREN'S PLAYAREA
FOOD KIOSK #1
FOOD KIOSK #2
PLANTER
UNIT 11
UNIT 8
UNIT 6
UNIT 9
UNIT 10
UNIT 7
UNIT 5
UNIT 4
UNIT 3
UNIT 2
UNIT 1
ENTRANCE
NEW 8' HIGH CEDAR HEDGE
DIAMOND HEAD ROAD
DATA:
SITE AREA
PARKING:
32 PARKING STALLS
1 HANDICAP STALL
SITE PLAN
3/32" = 1'-0"
JAMIE A. MARTIN DESIGN LTD.
GRAPH-TECH DESIGN
TEL 604-892-3755 EMAIL: graphtech@shaw.ca
SQUAMISH BRITISH COLUMBIA
PROPOSED NEW GARDEN CENTER LAYOUT,
AT 1861 MAMQUAM ROAD, SQUAMISH, B.C.
Scale: AS SHOWN
Date:
Drawn by: J.M.
Sheet:
3 OF 8

Schedule C


SCHEDULE C of Bylaw 2190
NORTH ELEVATION
1/4" = 1'-0"
WEST ELEVATION - GLENALDER PLACE
1/4" = 1'-0"
NEW PARAPET FRONT ELEVATION TO EXISTING BUILDINGS.
EXISTING PLANTER
ROOF PEAK
PARAPET BUILDING HEIGHT
MAMQUAM ROAD
JAMIE A. MARTIN DESIGN LTD.
GRAPH-TECH DESIGN
TEL 604-892-3755 EMAIL: graphtech@sha.ca
SQUAMISH BRITISH COLUMBIA
PROPOSED NEW GARDEN CENTER LAYOUT,
AT 1861 MAMQUAM ROAD, SQUAMISH, B.C.
Scale: AS SHOWN
Date: oct./11
Drawn by: J.M.
Sheet:
6 OF 8

Schedule D


SCHEDULE D of Bylaw 2190
SOUTH ELEVATION - MAMQUAM ROAD 1/4" = 1'-0"
EAST ELEVATION - DIMOND HEAD ROAD 1/4" = 1'-0"
GLENALDER PLACE
MAMQUAM ROAD
WEST PROPERTY LINE
SOUTH PROPERTY LINE
EXISTING ROOF
EXISTING COVERED PATIO
NEW PARAPET FRONT ELEVATION TO EXISTING BUILDINGS
PARAPET BUILDING HEIGHT
ROOF PEAK
JAMIE A. MARTIN DESIGN LTD.
GRAPH-TECH DESIGN
TEL 604-892-3755 EMAIL: graphtech@shaw.ca
SQUAMISH BRITISH COLUMBIA
PROPOSED NEW GARDEN CENTER LAYOUT,
AT 1861 MAMQUAM ROAD, SQUAMISH, B.C.
Scale: AS SHOWN
Date:
Drawn By: J.M.
Sheet:
7 OF 8

SECTION 40QQQ| COMPREHENSIVE DEVELOPMENT ZONE 73 (CD-73)

(Bylaw 2189, 2011)

40QQQ. 1 PERMITTED USES

The following uses and no other shall be permitted:

(a) assembly;

(b) campground;

(c) parks and playgrounds;

(d) one (1) residential caretaker dwelling with a maximum gross floor area of 275 square metres; and

(e) restaurant, with a maximum gross floor area of 185.8 square metres.

The following accessory uses and no others are permitted:

(f) accessory recreational facilities; and

(g) accessory uses.

40QQQ.2 MINIMUM LOT AREA

The minimum lot area shall be 1.7 hectares.

40QQQ.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
9 m.	4.58 m.

40QQQ.4 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
10 m	10 m	5 m	10 m

40QQQ.5 LENGTH OF STAY

Provision for length of recreational vehicle stay is as follows:

Number of Stalls	Maximum duration of stay
20	90 days (3 months)
20	180 days (6 months)
remainder	30 days (1 month)

40QQQ.6 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 2200, 2011.

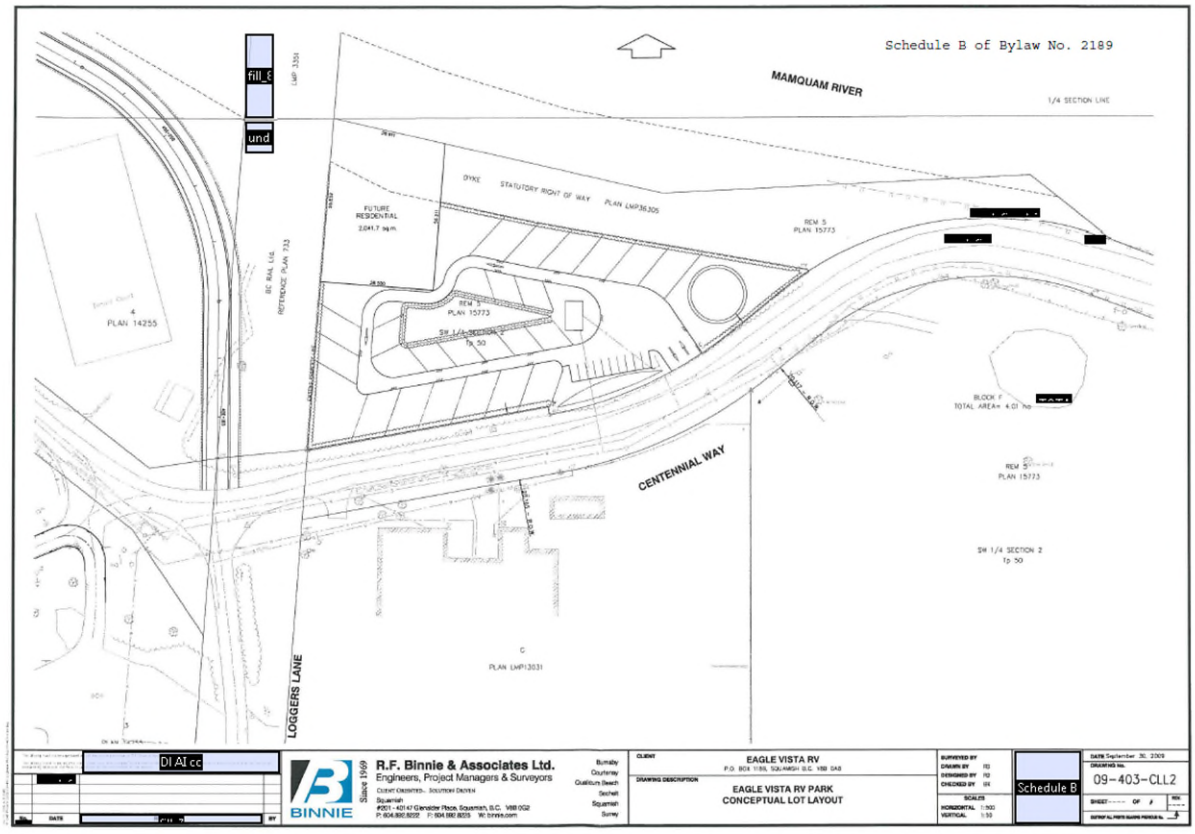
40QQQ.7 SCREENING

Unless approved by development permit, screening and landscaping must be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 2200, 2011.

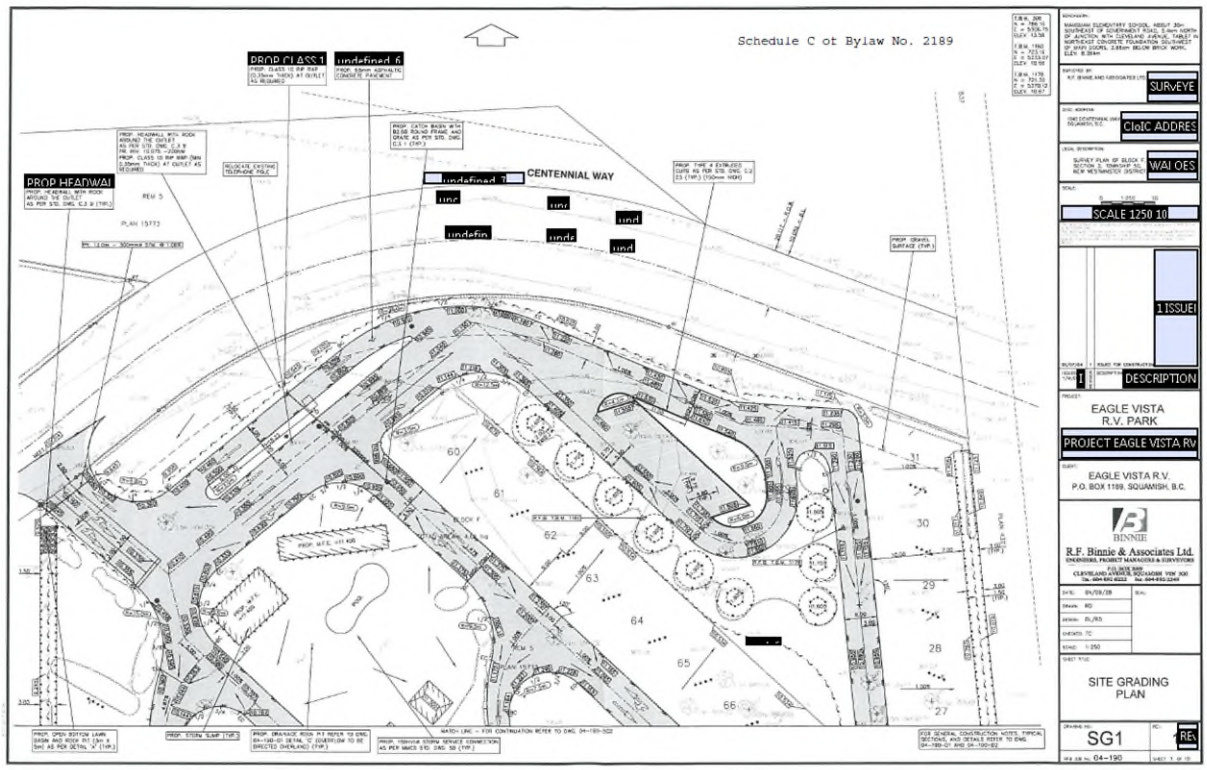
40QQQ.8 COMPREHENSIVE DEVELOPMENT PLAN

All buildings, structures and uses shall comply with the size, shape, siting and height as designated on the approved Comprehensive Development plans attached as Schedules “B”, “C”, and “D”, to this Bylaw and labeled “09-403-CLL2”, “SG1”, and “SG2” respectively.

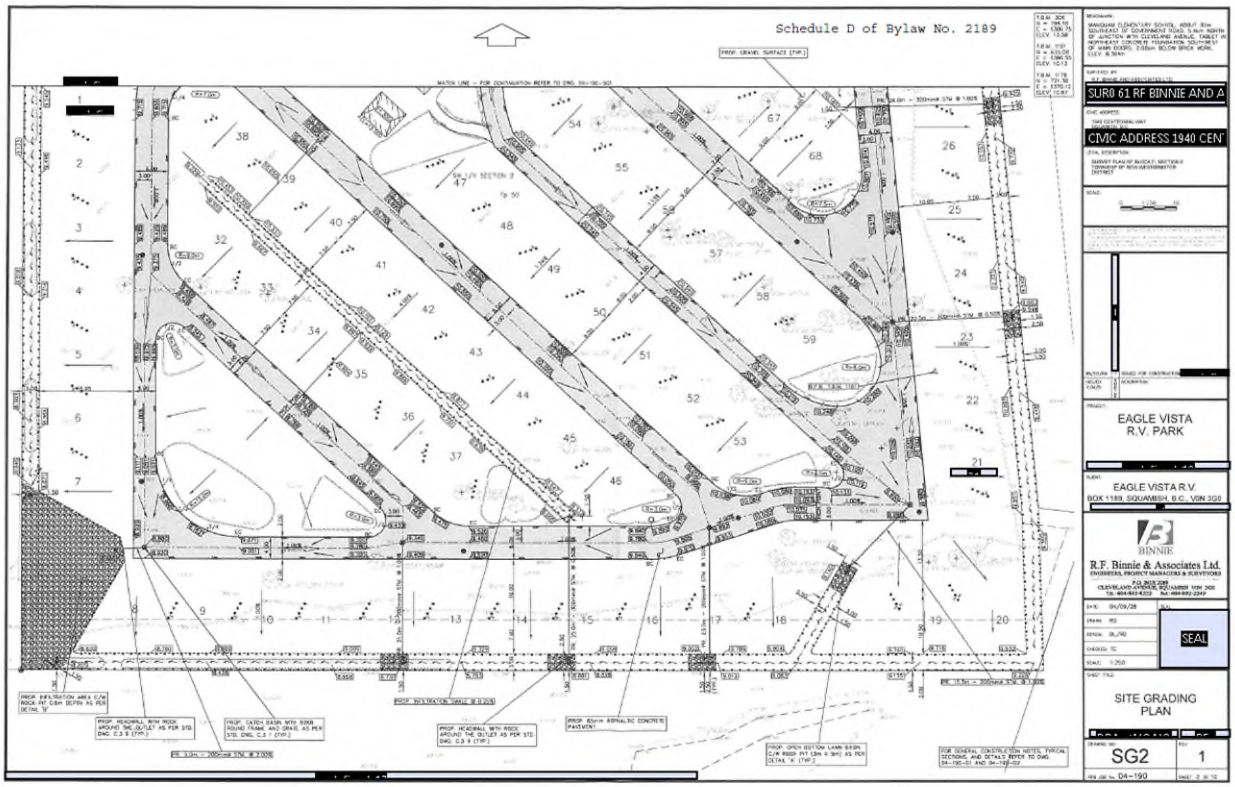
Schedule B



Schedule C


Schedule C of Bylaw No. 2189
PROP CLASS 1
undefined 6
PROP HEADWAL
undefined 7
CENTENNIAL WAY
SURVEYE
ClolC ADDRES
WAI OES
SCALE 1:250 10
1 ISSUE
DESCRIPTION
EAGLE VISTA
R.V. PARK
PROJECT EAGLE VISTA Rv
EAGLE VISTA R.V.
P.O. BOX 1189, SQUAMISH, B.C.
R.F. Binnie & Associates Ltd.
SITE GRADING
PLAN
SG1
04-190

Schedule D


Schedule D of Bylaw No. 2189
SUR0 61 RF BINNIE AND A
CIVIC ADDRESS 1940 CEN
EAGLE VISTA
R.V. PARK
EAGLE VISTA R.V.
BOX 1189, SQUAMISH, B.C., V0N 3G0
R.F. Binnie & Associates Ltd.
SEAL
SITE GRADING
PLAN
SG2
1

SECTION 40RRR| COMPREHENSIVE DEVELOPMENT ZONE 74 (CD-74)

(Bylaw 2225, 2012)

40RRR. 1 PERMITTED USES

The following uses and no other shall be permitted:

(a) bank;

(b) drive through restaurant;

(c) retail store;

(d) drive-through facility *(Bylaw 2511, 2016)*

The following accessory uses and no others are permitted:

(e) accessory uses

40RRR.2 HEIGHT OF PRINCIPAL BUILDINGS

No principal building shall exceed a height of 10.68 metres.

40RRR.3 LOT AREA

The area of the CD zone lot must be at least 4,929 square metres.

40RRR.4 DENSITY

(a) The lot coverage shall not exceed 15% of the total lot area;

(b) The maximum site Floor Area Ratio (FAR) is 0.20.

40RRR.5 SITING REQUIREMENTS

Provision for length of recreational vehicle stay is as follows:

(a) West (Government Road): A building can be located within 6 m of the west lot line;

(b) South (Garibaldi Way): No principal building shall be located within 2.5 metres of the south lot line;

(c) East (Highway 99) east lot line: A principal building can be located within 7.6 metres of the east lot line;

(d) North (interior) lot line: No principal building shall be located within 3.7 metres of the north lot line

40RRR.6 FENCING

Fencing shall be provided in accordance Section 4.6 of District of Squamish Zoning Bylaw No. 2200, 2011.

40RRR.7 OFF-STREET PARKING

(a) The parking requirement is 45 stalls plus 3 accessible stalls.

(b) Parking stall design and location must comply with Section 41 of District of Squamish Zoning Bylaw No. 2200, 2011.

40RRR.8 LOADING

One (1) loading bay is required.

40RRR.9 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 2200, 2011.

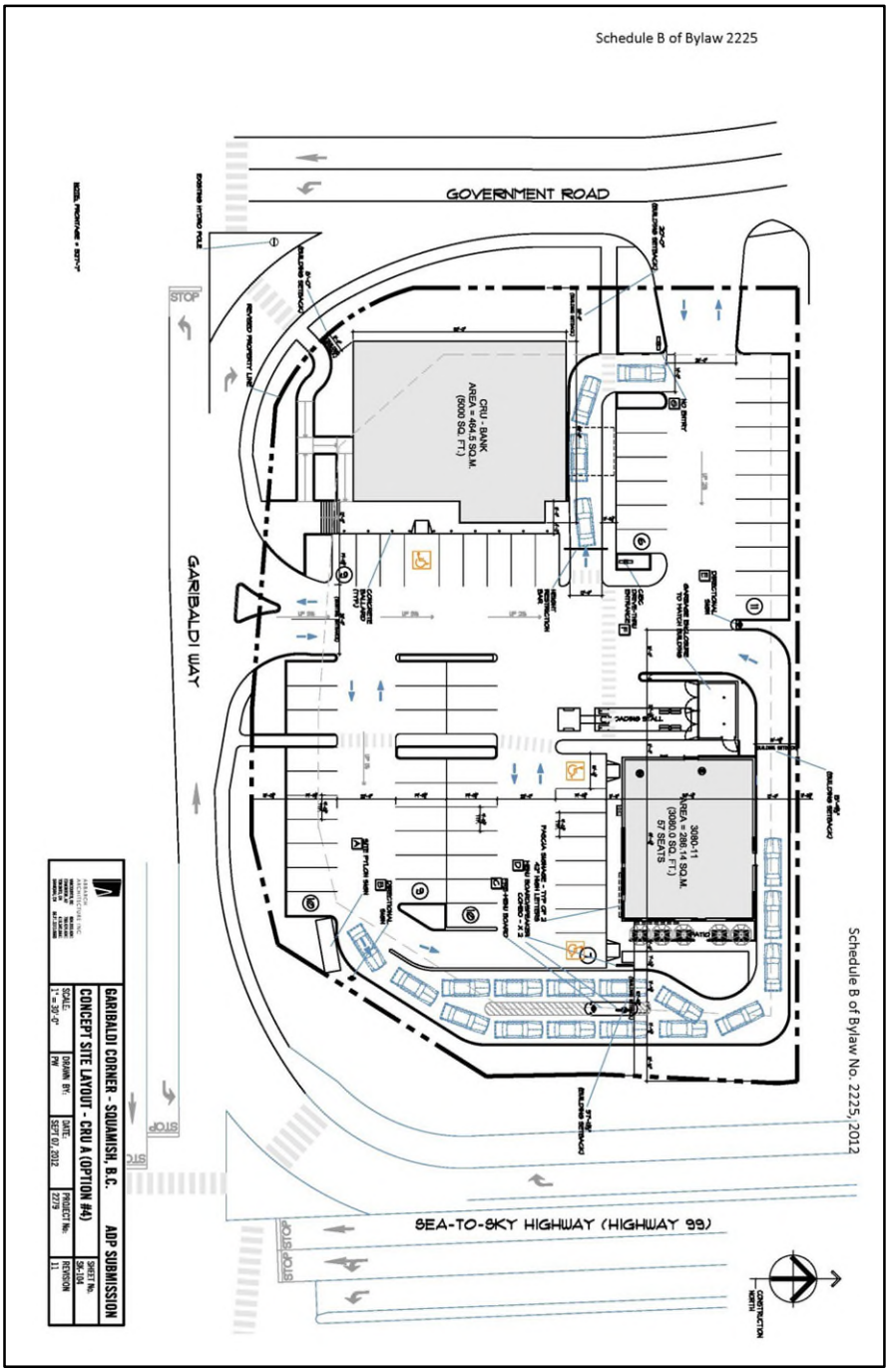
40RRR.10 SCREENING

Unless approved by development permit, screening and landscaping must be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 2200, 2011.

40RRR.11 COMPREHENSIVE DEVELOPMENT PLAN

All buildings, structures and uses shall comply with the size, shape, siting and height as designated on the approved Comprehensive Development plans attached as Schedules “B”, to this Bylaw and labeled “Concept Site Layout”.

Schedule "B" to
District of Squamish Zoning Bylaw No. 2200, 2011
Amendment Bylaw 2225, 2012



SECTION 40TTT| COMPREHENSIVE DEVELOPMENT ZONE 76 (CD-76)

(Bylaw 2239, 2012)

40TTT.1 PERMITTED USES

The following uses and no other shall be permitted:

(a) assembly;

(b) sport equipment rental and sales to a maximum of 140 square metres;

(c) sport facilities and structures;

(d) sport and recreation equipment and storage;

(e) restaurant to a maximum of 140 square meters;

The following accessory uses and no others are permitted:

(f) caretaker dwelling subject to section 4.3;

(g) accessory uses.

40TTT.2 HEIGHT OF BUILDINGS

(a) No principal building shall exceed a height of 10.67 metres.

(b) No principal structure shall exceed a height of 18.0 meters.

40TTT.3 LOT AREA

The area of the CD-76 zone lot must be at least 7.8 hectares.

40TTT.4 DENSITY

(a) The lot coverage shall not exceed 15% of the total lot area.

(b) The maximum site Floor Area Ratio (FAR) is 0.25.

40TTT.5 SITING REQUIREMENTS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	9.15 m	4.57 m	7.62 m

40TTT.6 FENCING

Fencing can be a maximum of 2.43 metres.

40TTT.7 OFF-STREET PARKING

(a) The parking requirement is 20 stalls.

(b) Parking stall design and location must comply with Section 41 of District of Squamish Zoning Bylaw No. 2200, 2011.

40TTT.8 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 2200, 2011.

40TTT.9 SCREENING

Unless approved by development permit, screening and landscaping must be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 2200, 2011.

SECTION 39WWW COMPREHENSIVE DEVELOPMENT ZONE NO. 77 (CD-77)

(Bylaw 2546, 2017)

The intent of this zone is to accommodate and regulate a comprehensive mixed-use development on the upper reaches of the Mamquam Blind Channel. The Scott Crescent Development consists of multiple-unit residential in the form of stacked townhouses and apartments, and neighbourhood commercial and recreational uses.

The Lands consist of Blocks A, B and C as shown on Schedule B which is attached to and forms part of this bylaw. This bylaw regulates the uses, densities and building heights permitted within each Block.

39WWW.1 BLOCK A AND B – MULTI-UNIT RESIDENTIAL AND MIXED-USE DEVELOPMENT

39WWW.1.1 PERMITTED USES

Lands and buildings shall be used for the following uses only, or for a combination of such uses, provided that such combined uses are part of a comprehensive design for each Block, as follows:

Block A – Multi-Unit Residential

(a) accessory uses
(b) apartment dwelling;
(c) child care facility, residential
(d) home occupation, residential;
(e) home occupation, office subject to Section 4.18;
(f) indoor amenity space;
(g) off-street parking and loading;
(h) multi-unit flex-unit; and
(i) townhouse dwelling.

Block B – Mixed-Use Development

(a) accessory uses;
(b) alcoholic beverage manufacturing subject to Section 39WWW1.3(c);
(c) apartment dwelling
(d) assembly;

(e) artisan;

(f) arts and culture;

(g) business and professional office major and minor, subject to Section 39WWW1.3(c);

(h) commercial recreation, subject to Section 39WWW1.3(c);

(i) child care facility, residential

(j) indoor recreation *(Bylaw 3208, 2025)*; subject to Section 39WWW1.3(c);

(k) home occupation, residential;

(l) home occupation, office subject to Section 4.18;

(m) indoor amenity space;

(n) interpretive area;

(o) live-work units; subject to 39WWW1.2;

(p) neighbourhood commercial, subject to Section 39WWW1.3(c);

(q) off-street parking and loading;

(r) retail store, subject to Section 39WWW1.3(c);

(s) multi-unit flex-unit; and

(t) townhouse dwelling.

39WWW.1.2 CONDITIONS OF USE

Live-work units shall only be permitted in ground-oriented townhouse uses in Blocks A and B.

39WWW.1.3 DENSITY

Block A

(a) For the purpose of building construction, the maximum Floor Area Ratio shall not exceed 1.18.

Block B

(b) For the purpose of building construction, the maximum Floor Area Ratio shall not exceed 1.18.

(c) The Gross Floor Area of Commercial uses will be a minimum of 929 square metres and a maximum of 2000 square metres.

Blocks A and B

(d) The maximum number of residential units for both Blocks A and B is 435.

(e) The minimum number of multi-unit flex units for both Blocks A and B is 4.

39WWW.1.4 HEIGHT

Block A

(a) Principal building height for building F shall not exceed a geodetic elevation of 26 metres or five storeys, whichever is less.

(b) Principal building height for building E shall not exceed a geodetic elevation of 26 metres or five storeys over one storey of parking, whichever is less.

Block B

(c) Principal building height for all A, B and C buildings shall not exceed a geodetic elevation of 29 metres or six storeys, whichever is less.

Block A and B

(d) Despite 39WWW.1.5 (a-c) the buildings within the restricted height area shown as cross-hatched on Schedule B, shall not exceed a geodetic elevation of 16 metres or three-storeys, whichever is less.

(e) All accessory buildings and structures shall comply with Section 4.4 of this bylaw.

(f) Despite any other provision of this bylaw, roof-top structures for access to roof decks, required public service, fire access or for access and egress to a roof top patio are exempted from the maximum height calculation in Section 39WWW1.4.

39WWW.1.5 LOT COVERAGE

The lot coverage shall not exceed 40%.

39WWW.1.6 USEABLE OPEN SPACE

(a) A minimum of 30% of the lot area shall be provided as common usable open space as part of a comprehensive design.

(b) For townhouse development, an equivalent of at least 10% of the gross floor area of the dwelling unit shall be provided in the form of a patio, unenclosed deck, or unenclosed balcony for the use of residents of the dwelling unit.

39WWW.1.7 SITING REQUIREMENTS

Buildings and structures shall be sited in accordance with the site plan attached as Schedule ‘B’

(a) Siting requirements do not apply to underground parking structures or a basement provided that these are not greater than 0.6m (2 feet) above finished grade.

(b) All dimensions and measurements shall be determined in accordance with Sections 1 Interpretation and 4.17 Subdivision Requirements.

Block A

(c) North Lot Line Setback: Buildings shall be located not less than 6.0 metres from the north lot line;

(d) South Lot Line Setback: Buildings shall be located not less than 6.0 metres from the south lot line. Despite, where a building is immediately adjacent to a road / round-about, the underground building parkade shall be located not less than 0 metres from the south lot line and the residential building above not less than 2.0 meters from the south lot line;

(e) West Lot Line Setback: Buildings shall be located not less than 3.0 metres from the west lot line;

(f) East Lot Line Setback: A principal building shall be located not less than 7.5 metres from an east lot line.

Block B

(g) North Lot Line Setback: Buildings shall be located not less than 4.5 metres from the north lot line, except commercial uses shall be permitted to abut the north lot line

(h) Northwest Lot Line Setback: Buildings shall be located not less than 3.0 metres from the northwest lot line;

(i) South Lot Line Setback: Buildings shall be located not less than 7.5 metres from the south lot line;

(j) West Lot Line Setback: Buildings shall be located not less than 4.5 metres from the west lot line;

(k) East Lot Line Setback: A principal building shall be located not less than 7.5 metres from an east lot line.

39WWW.2 BLOCK C – WATERFRONT PARK

39WWW.2.1 PERMITTED USES

Lands shall be used for the following uses only, or for a combination of such uses, provided that such combined uses are part of a comprehensive design for Block C as follows:

Block C

(a) accessory uses;

(b) non-motorised boat launch;

(c) park and public use;

(d) interpretive area;

(e) public art.

39WWW.3 FENCING

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

39WWW.4 SCREENING AND LANDSCAPE

All developed portions of Blocks A and B not covered by buildings or paved areas shall be screened and landscaped in accordance with Sections 4.7 (Screening) and 4.27 (Landscaping) of this Bylaw.

39WWW.5 OFF-STREET PARKING

Blocks A and B:

(a) Off-street Parking shall be provided in accordance with Section 41 of this bylaw, except as noted below in the following table:

Use	Minimum Parking Ratio
Apartment Dwelling Unit	1.0 space per studio or 1-bedroom unit 1.2 spaces per 2-bedroom unit 1.6 spaces per 3-bedroom unit (or more)
Townhouse Dwelling Unit	1.6 spaces per 2 or 3-bedroom unit 1 space per secondary suite
Residential Visitor Parking	0.1 spaces per dwelling unit which shall be clearly marked “Visitor Parking Only”
Commercial: Restaurant Use	2.5 spaces per 100 square metres gross floor area
Commercial: Retail and Office	2 spaces per 100 square metres gross floor area

(b) Despite 41.11 (c)(i), the minimum parking stall width dimension is permitted to be 2.6 metres.

39WWW.6 BICYCLE PARKING

Bicycle parking for buildings and uses shall be provided in accordance with Section 41.9 of this bylaw.

39WWW.7 COMPREHENSIVE DEVELOPMENT PLAN

All buildings, structures and uses shall generally comply with the size, shape, siting and height as designated on the approved development plan attached as Schedule ‘B’.

Despite sections 39WWW.1.3, 39WWW.1.4, and 39WWW.1.7, the size, shape and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.

DISTRICT OF SQUAMISH SCHEDULE "A" to

District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw

(Scott Cres) No. 2546, 2017".

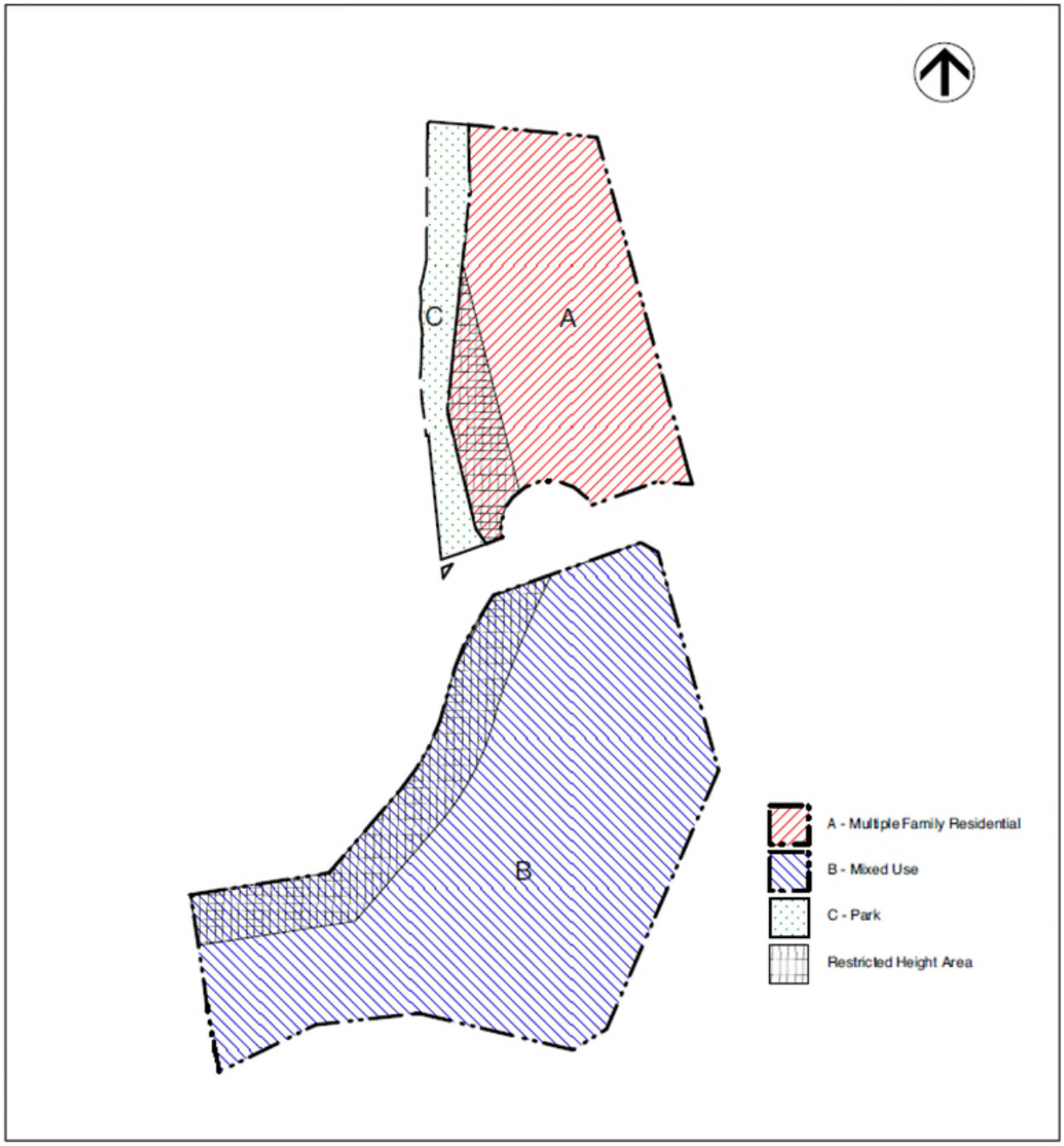


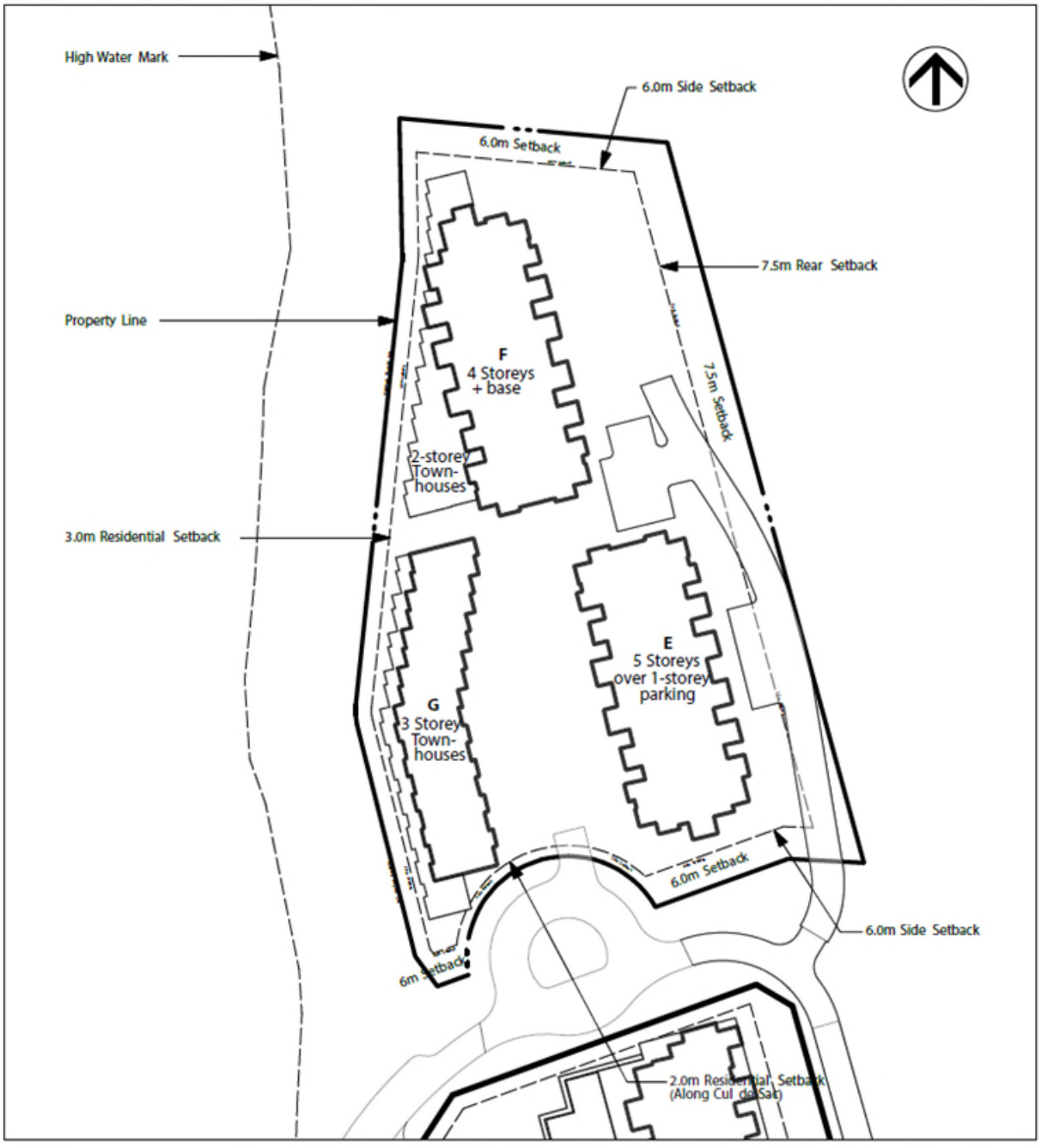
DISTRICT OF SQUAMISH

SCHEDULE "B" to

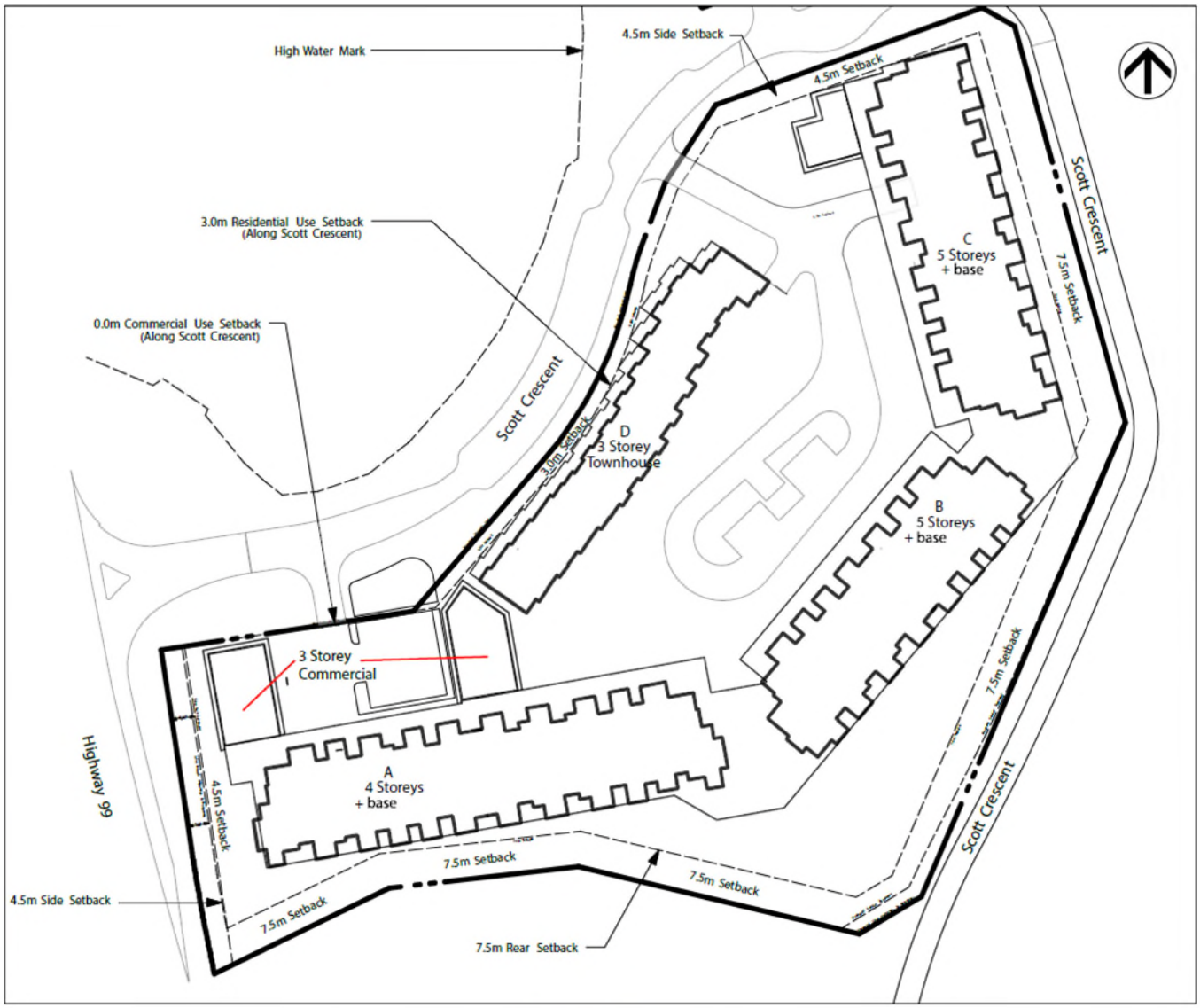
District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw

(Scott Cres) No. 2546, 2017.




High Water Mark
6.0m Side Setback
6.0m Setback
7.5m Rear Setback
Property Line
F
4 Storeys
+ base
7.5m Setback
2-storey
Town-
houses
3.0m Residential Setback
E
5 Storeys
over 1-storey
parking
G
3 Storey
Town-
houses
6.0m Setback
6.0m Side Setback
6m Setback
2.0m Residential Setback
(Along Cul de Sac)

Block A


High Water Mark
4.5m Side Setback
4.5m Setback
Scott Crescent
3.0m Residential Use Setback
(Along Scott Crescent)
C
5 Storeys
+ base
7.5m Setback
0.0m Commercial Use Setback
(Along Scott Crescent)
Scott Crescent
3.0m Setback
D
3 Storey
Townhouse
B
5 Storeys
+ base
3 Storey
Commercial
7.5m Setback
Highway 99
A
4 Storeys
+ base
4.5m Setback
7.5m Setback
7.5m Setback
4.5m Side Setback
7.5m Setback
7.5m Rear Setback
Scott Crescent

Block B

SECTION 40VVV COMPREHENSIVE DEVELOPMENT ZONE 78 (CD-78)

(Bylaw 2315, 2013)

The intent of this zone is to accommodate transitional housing and co-locate emergency shelter (accommodation-only) on the lands shown on Schedule "A" which is attached to and forms part of this bylaw.

40VVV.1 PERMITTED USES

The following uses and no others shall be permitted:

(a) accessory building;

(b) accessory off-street parking;

(c) emergency shelter, subject to section 40VVV.2 Conditions of Use;

(d) transitional housing;

(e) townhouse dwelling; and

(f) two-unit dwelling.

40VVV.2 CONDITIONS OF USE

(a) The maximum occupancy of residents and staff personnel permitted to reside within the premises at any one time shall be the number permitted by the BC Building Code.

(b) Emergency Shelter Program (ESP)

(i) Emergency Shelter use of the lands shall only be permitted in conjunction with transitional housing, subject to the operator and owner entering into a use management and operation agreement to the satisfaction of the District of Squamish.

(ii) The emergency shelter shall be supervised by ESP staff at all times.

(iii) Hours of operation of the shelter for nightly accommodation use only are 7:00 p.m. to 9:30 a.m. No daytime drop-in and group meal services are permitted at the site.

(iv) Walk-in requests for overnight shelter use at the premises will not be permitted. Sign-in for emergency shelter accommodation will occur off-site at the downtown Drop-In Centre.

(c) Assisted Living Residence or Community Care Facility

(i) For use as either an Assisted Living Residence or Community Care Facility licensed under the Community Care and Assisted Living Act, the licensee shall provide to the District the annual license documentation.

40VVV.3 HEIGHT OF BUILDINGS

No principal building shall exceed a height of 10.67 metres (35 feet) or 3 storeys, whichever is less.

40VVV.4 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 2200, 2011.

39VVV.5 LOT COVERAGE

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

40VVV.6 DENSITY

The maximum Floor Area Ratio is 0.6

40VVV.7 MINIMUM SETBACKS FOR PRINCIPAL BUILDING

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	9.15 m	2.57 m	7.62 m

40VVV.8 OFF-STREET PARKING REQUIREMENTS

(a) A minimum of five (5) off-street parking spaces shall be provided for buildings and uses, including one (1) accessible stall.

(b) Dimensions and design of all off-street parking shall be provided in accordance with Section 41 of this Bylaw.

(c) A minimum of six (6) Class B bicycle parking spaces shall be provided.

40VVV.9 FENCING

Fencing shall be provided in accordance with Section 4.6 of District of Squamish Zoning Bylaw No. 2200, 2011.

40VVV.10 SCREENING AND LANDSCAPING

Screening and landscaping shall be provided in accordance with Sections 4.7 and 4.27 of District of Squamish Zoning Bylaw No. 2200, 2011.

SECTION 40WWW COMPREHENSIVE DEVELOPMENT ZONE 79 (CD-79)

The intent of this zone is to accommodate a mixed-use development with a child care facility and rental residential uses, as contemplated in the Loggers East Neighbourhood Plan. *(Bylaw 2874, 2021)*

40WWW.1 PERMITTED USES

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

Use Category
alcoholic beverage manufacturing
apartment dwelling, subject to sections 40WWW.14 and .15
artisan
arts and culture
assembly
building supply outlet
business and professional office, major
business and professional office, minor
business service establishment
child care facility
child care facility, residential
civic
community care facility
community garden
commercial recreation
repealed by Bylaw 3208, 2025
high technology
home occupation, office, subject to section 4.18
indoor food production
indoor recreation
institutional
liquor primary establishment
neighbourhood commercial

personal service establishment
pet grooming
post office
restaurant
retail sales
research and development
school
wholesale
Accessory Uses
accessory uses

40WWW.2 MINIMUM LOT SIZE

The minimum lot size is 12,000 m^2.

40WWW.3 MAXIMUM HEIGHT

(a) The height of principal building 1 as referred to in Schedule A to this bylaw shall not exceed a height of 16.40 m.

(b) The height of principal building 2 as referred to in Schedule A to this bylaw shall not exceed a height of 15.80 m.

40WWW.4 MAXIMUM LOT COVERAGE

The maximum lot coverage shall not exceed 18% of the area of the lot.

40WWW.5 MAXIMUM DENSITY

(a) The total maximum floor area ratio is 0.58.

(b) The maximum floor area ratio for apartment dwelling use is 0.29.

40WWW.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback (Loggers Lane)	Exterior Side Setback (Finch Drive)	Interior Side Setback (along south lot line)
20.13 m	4.00 m	2.60 m

Despite the front setback in section 40PPPP.6, no building shall be located within 2.8 m of the riparian SPEA boundary for Loggers Lane Creek.

40WWW.7 USEABLE OPEN SPACE

Despite section 4.29(a), the minimum common useable open space requirement shall be 14% of the lot area and shall include the on-site trail running north south from Finch Drive to the southernmost lot boundary.

40WWW.8 OFF-STREET PARKING

(a) Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

(b) Notwithstanding Section 41.7, off-street parking for the following uses shall be provided in accordance with the table below:

Use	Parking Requirement
Visitor Parking	Despite any provision of this Bylaw, visitor parking requirements for residential uses shall be reduced to 0, provided visitor parking is shared with commercial use parking and provided an equivalent number of commercial spaces are clearly marked as “commercial or visitor parking”.

(c) Notwithstanding Section 41.7, the number of required non-residential use off-street parking spaces established at Development Permit will be reduced by the equivalent number of on-street parking spaces provided along the Finch Drive frontage of the property described as LOT A BLOCK 2 DISTRICT LOT 1305 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP19377 PID: 026-394-260.

40WWW.9 OFF-STREET LOADING

Despite any section of this Bylaw, one (1) off-street loading space is required and shall be designed and constructed in accordance with Section 42.

40WWW.10 ACCESSORY BUILDINGS

Accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw.

Despite the requirements of Section 4.4 of this Bylaw, there is no limit on the number or gross floor area of accessory buildings used solely for Class A bicycle parking or agricultural purposes.

40WWW.11 FENCING

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

40WWW.12 SCREENING

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

40WWW.13 EMPLOYMENT SPACE

At least 50% of the development's total gross floor area shall be used for any principal use permitted in the CD-102 zone excluding apartment dwelling.

40WWW.14 RESIDENTIAL RENTAL TENURE USE

All apartment dwelling units in the CD-102 zone shall be restricted for residential rental tenure use.

40WWW.15 APARTMENT DWELLING USE CONDITIONS

Apartment dwelling use is permitted on the second storey and above in principal building 1 only.

SECTION 40UUU COMPREHENSIVE DEVELOPMENT ZONE 81 (CD-81)

(Bylaw 2345, 2014)

40UUU. 1 PERMITTED USES

The following principal uses and no others are permitted:

(a) single-unit dwelling, excluding a mobile home;

(b) two-unit dwelling;

(c) bed and breakfast;

(d) child care facility, subject to 39UUU. 13;

(e) child care facility, residential;

(f) home occupation, residential subject to Section 4.18;

(g) home occupation, office subject to Section 4.18;

(h) notwithstanding 40UUU.1 (b) front-to-back two-unit dwellings are only permitted where vehicular access from both the front and rear or side of the property via a lane is accessible

The following accessory uses and no others are permitted:

(i) accessory uses.

40UUU. 2 MINIMUM LOT SIZE

(a) The minimum lot area for a single-unit and a two-unit dwelling is 690 square metres.

(b) Notwithstanding Section 8.2(a), the minimum lot area for a two-unit dwelling on a corner lot is 800 square metres.

(c) The minimum lot width is 18.36 metres for single-unit dwellings and two-unit dwellings where one unit is above the other (vertical two-unit dwelling).

(d) The minimum lot width is 23 metres for two-unit dwellings where the two units are side by side or front and back (horizontal two-unit dwelling).

(e) The minimum lot depth must is least 27.4 metres for all single-unit and two-unit lots.

40UUU. 3 MAXIMUM HEIGHT

Principal Building	Accessory Building	Accessory Building
9 m	4.58 m	6 m

40UUU. 4 MAXIMUM LOT COVERAGE

(a) The lot coverage must not exceed 33% of the area of the lot. *(Bylaw 2378, 2015)*

(b) Notwithstanding 40UUU.4, the lot coverage for a child care facility use must not exceed 10% of the area of the lot. *(Bylaw 2378, 2015)*

40UUU. 5 MAXIMUM FLOOR AREA RATIO

Lot Area 557 m^2 or less	Lot Area Greater than 557 m^2
0.45	0.5

40UUU. 6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

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

(a) For lots created prior to the date of adoption of District of Squamish Zoning Bylaw No. 1342, 1995, the exterior side setback shall be 4.57 metres.

40UUU. 7 BUILDING PER LOT

Except as otherwise permitted through Section 4.2, no more than one principal building shall be located on a lot.

40UUU. 8 FENCING

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

40UUU. 9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 40 of this Bylaw.

40UUU. 10 ACCESSORY BUILDINGS

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

40UUU. 11 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.

40UUU. 12 CHILD CARE FACILITY

(a) The minimum lot size for a child care facility is 0.5 ha

(b) Off street parking spaces for a child care facility shall be provided in accordance with the following:

(i) 1 space per employee + 1 space per 6 children

SECTION 40ZZZZ COMPREHENSIVE DEVELOPMENT ZONE 82 (CD-82)

(Bylaw 2306, 2013)

The intent of this zone is to accommodate and regulate a range of small and medium detached single-unit and multi-unit residential dwellings; a flex use neighbourhood hub; and a large community park connected to the municipal water and sewer system. The development provides extensive trail, park and open space corridors throughout the subdivision.

In the Comprehensive Development Zone No. 82 the following permitted uses and land use regulations apply to the parcels identified in Schedule A which is attached and forms part of this bylaw.

Parcel A – Small and Medium Single Detached Lots East

In Parcel A of Comprehensive Development Zone No. 82 (CD-82) the permitted uses and zoning regulations are as follows:

40ZZZZ.1A PERMITTED USES

The following principal uses and no other are permitted:

(a) single-unit dwelling, excluding a mobile home;

The following accessory uses and no others are permitted:

(b) childcare facility, residential;
(c) home occupation, residential subject to 4.18;
(d) home occupation, office subject to 4.18;
(e) accessory uses.

The following are conditions for accessory uses:

(f) Notwithstanding Section 4.4, the gross floor area of an accessory building shall not exceed in total 60 m^2.

40ZZZZ.2A MINIMUM LOT SIZE

(a) The minimum lot size is as follows:

Min Lot Area	Min Lot Width	Min Lot Depth
250 M^2	12 M	18.28 M

(b) The maximum lot size is as follows:

Max Lot Area
420 M^2

(c) Notwithstanding 40ZZZ.2A (a) and (b) the maximum lot size can be exceeded in Parcel A to no greater than 500 m², for no more than 200 lots or 65% of the gross lot count within Parcel A, whichever is less.

40ZZZZ.3A MAXIMUM HEIGHT

Principal Building	Accessory Building	Accessory Dwelling Unit
8.3 M	4.57 M	6.7 M

40ZZZZ.4A MAXIMUM LOT COVERAGE

(a) For parcels equal to or less than 420m² in lot area, the lot coverage must not exceed 50% of the area of the lot.

(b) For parcels greater than 420m² in lot area, the lot coverage must not exceed 40%.

40ZZZZ.5A MAXIMUM FLOOR AREA RATIO

(a) For parcels equal to or less than 420m² in lot area, the maximum floor area ratio must not exceed 0.50.

(b) For parcels greater than 420m² in lot area, the maximum floor area ratio must not exceed 0.45.

40ZZZZ.6A MINIMUM SITING REQUIREMENTS FOR PRINCIPAL BUILDINGS AND DETACHED GARAGE

Front Setback	Front Setback if vehicular access from laneway	Rear Setback	Rear setback from detached garage if vehicular access from laneway	Interior Side Setback	Exterior Side Setback	Front setback from a detached garage
6M	4M	6M	0.61M	1.2M	3.05M	6M

40ZZZZ.7A BUILDING PER LOT

No more than one principal building shall be located on a lot.

Parcel B – Medium Single Detached Lots

In Parcel B of Comprehensive Development Zone No. 82 (CD-82) the permitted uses and zoning regulations are as follows:

40ZZZZ.1B PERMITTED USES

The following principal uses and no other are permitted:

(a) single-unit dwelling, excluding a mobile home;

The following accessory uses and no others are permitted:

(b) childcare facility, residential;

(c) home occupation, residential subject to 4.18;

(d) home occupation, office subject to 4.18;

(e) accessory uses.

The following are conditions for accessory uses:

(f) Notwithstanding Section 4.4, the gross floor area of an accessory building shall not exceed in total 60 M^2.

40ZZZZ.2B MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
420 M^2	13 M	27.4 M

40ZZZZ.3B MAXIMUM HEIGHT

Principal Building	Accessory Building	Accessory Building (Garage) with Suite
9 M	4.57 M	6.7 M

40ZZZZ.4B MAXIMUM LOT COVERAGE

(a) For parcels equal to or less than 490m² in lot area, the lot coverage must not exceed 50% of the area of the lot.

(b) For parcels greater than 490m² in lot area, the lot coverage must not exceed 40%.

40ZZZZ.5B MAXIMUM FLOOR AREA RATIO

(a) For parcels equal to or less than 490m² in lot area, the maximum floor area ratio must not exceed 0.50.

(b) For parcels greater than 490m² in lot area, the maximum floor area ratio must not exceed 0.45.

40ZZZZ.6B MINIMUM SITING REQUIREMENTS FOR PRINCIPAL BUILDINGS AND DETACHED GARAGE

Front Setback	Front Setback if vehicular access from laneway	Rear Setback	Rear setback from detached garage if vehicular access from laneway	Interior Side Setback	Exterior Side Setback	Front setback from a detached garage
6M	4M	6M	0.61M	1.2M	3.05M	6M

40ZZZZ.7B BUILDING PER LOT

No more than one principal building shall be located on a lot.

Parcel C – Multi Unit North

In Parcel C of Comprehensive Development Zone No. 82 (CD-82) the permitted uses and zoning regulations are as follows.

40ZZZZ.1C PERMITTED USES

The following principal uses and no others are permitted:

(a) townhouse dwelling;

(b) apartment dwelling;

(c) community care facility;

(d) assisted living facility;

(e) child care facility;

(f) school;

The following accessory uses and no others are permitted:

(g) accessory boarding;

(h) accessory uses;

(i) home occupation, office subject to Section 4.18;

The following are conditions for accessory uses:

(j) Notwithstanding Section 4.4, the gross floor area of an accessory building shall not exceed in total 140 m^2.

40ZZZZ.2C MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min. Lot Depth
1600 M^2	32 M	50 M

40ZZZZ.3C MAXIMUM HEIGHT

Principal Building	Accessory Building
15 M	4.57 M

40ZZZZ.4C MAXIMUM LOT COVERAGE

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

40ZZZZ.5C MAXIMUM FLOOR AREA RATIO

The maximum floor area ratio is 1.0.

40ZZZZ.6C MINIMUM SITING REQUIREMENTS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback	Setback to Underground Parking Structure less than 0.6M above grade
5M	9.15M	4.57M	7.63M	0M

40ZZZ.7C MINIMUM USEABLE OPEN SPACE

For townhouse development, a patio, deck, or balcony shall be provided for the use of the residents of the dwelling unit and shall have an area of at least 10% of the gross floor area of the dwelling unit.

Parcel D – Tiny, Small and Medium Single Detached Lots West

In Parcel D of Comprehensive Development Zone No. 82 (CD-82) the permitted uses and zoning regulations are as follows:

40ZZZZ.1D PERMITTED USES:

The following principal uses and no other are permitted:

(a) single-unit dwelling, excluding a mobile home;

(b) tiny home campus, subject to 40ZZZZ.2D;

The following accessory uses and no others are permitted:

(c) accessory uses;

(d) childcare facility, residential;

(e) home occupation, residential subject to 4.18;

(f) home occupation, office subject to 4.18;

The following are conditions for accessory uses:

(g) Notwithstanding Section 4.4, the gross floor area of an accessory building for a single-unit dwelling shall not exceed in total 60 m^2.

(h) Notwithstanding Section 4.4, the gross floor area of an accessory building for a tiny home campus shall not exceed in total 280 m^2.

40ZZZZ.2D TINY HOME CAMPUS

(a) For the purpose of this CD-82 zone, a tiny home campus is defined a cluster of single-unit dwellings on a single parcel of land that may have common or shared kitchen, washroom and other household facilities; and

(b) A tiny home is a single-unit dwelling that is less than 20 m^2.

40ZZZZ.3D MINIMUM LOT SIZE

(a) The minimum lot size for single-unit dwelling is as follows:

Min Lot Area	Min Lot Width	Min. Lot Depth
250 M^2	12 M	18.28 M

(b) The maximum lot size for single-unit dwelling is as follows:

Max Lot Area
420 M^2

(c) Notwithstanding 40ZZZZ.2D (a) and (b) the maximum lot size can be exceeded in Parcel D to no greater than 500 m^2, for no more than 63 lots or 50% of the gross lot count within the Parcel D, whichever is less.

(d) The minimum lot size for a tiny home campus is 2,000 square meters.

40ZZZZ.4D MAXIMUM HEIGHT

(a) Single-Unit Dwelling

Principal Building	Accessory Building	Accessory Building (Garage) with Suite
9 M	4.57 M	6.7 M

(b) Tiny Home

Principal Building	Accessory Building
4.57 M	4.57 M

40ZZZZ.5D MAXIMUM LOT COVERAGE

Single-Unit Dwelling

(a) For parcels equal to or less than 420m² in lot area, the lot coverage must not exceed 50% of the area of the lot.
(b) For parcels greater than 420m² in lot area, the lot coverage must not exceed 40%.

Tiny Home Campus

(a) Tiny Home Campus Lot Coverage must not exceed 60%.

40ZZZZ.6D MAXIMUM FLOOR AREA RATIO

Single-Unit Dwelling

(a) For parcels equal to or less than 420m² in lot area, the maximum floor area ratio must not exceed 0.50.
(b) For parcels greater than 420m² in lot area, the maximum floor area ratio must not exceed 0.45.

Tiny Home Campus

(a) The maximum floor area ratio for a Tiny Home Campus must not exceed 0.50.

40ZZZZ.7D MINIMUM SITING REQUIREMENTS

(a) Single-Unit Dwelling

Front Setback	Front Setback if vehicular access from laneway	Rear Setback	Rear Setback from detached garage if vehicular access from laneway	Interior Side Setback	Exterior Side Setback	Front setback from a detached garage
6 M	5 M	6 M	0.61 M	1.2 M	3.05 M	6 M

(b) Tiny Home Campus

Front Setback	Rear Setback	Exterior Side Setback	Between dwelling units
6 M	6 M	3.05 M	5 M

40ZZZZ.8D BUILDING PER LOT

(a) Single-Unit Dwelling
No more than one principal building shall be located on a lot.

(b) Tiny Home Campus
More than one principal building is permitted on a lot.

Parcel E North & Parcel E South – Neighbourhood Centre
(Bylaw 3148, 2025)

In Parcel E North & Parcel E South of Comprehensive Development Zone No. 82 (CD-82) the permitted uses and zoning regulations are as follows:

40ZZZZ.1E PERMITTED USES

The following principal uses and no others are permitted:

(a) neighbourhood commercial;

(b) business service establishment;

(c) retail sales;

(d) apartment dwelling;

(e) community care facility;

(f) assisted living facility;

(g) child care facility;

(h) school

The following accessory uses and no others are permitted:

(i) accessory buildings;

(j) accessory uses;

(k) home occupation, office subject to 4.18;

The following are conditions for certain uses:

(l) residential use above commercial uses shall be limited to 65% of the maximum floor area permitted on Parcel E North & Parcel E South or a maximum floor space ratio of 0.65;

(m) standalone residential buildings shall be permitted a maximum floor space ratio of 1.0;

(n) neighbourhood commercial uses shall be located at grade;

(o) notwithstanding Section 4.4, the gross floor area of an accessory building shall not exceed in total 140 m2.

40ZZZZ.2E MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
3000 M^2	46 M	60 M

40ZZZZ.3E MAXIMUM HEIGHT

Principal Building	Accessory Building
20 M	4.57 M

40ZZZZ.4E MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 65% of the area of the lot.

40ZZZZ.5E MAXIMUM FLOOR AREA

The maximum floor area ratio must not exceed 1.0.

40ZZZZ.6E MINIMUM SITING REQUIREMENTS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback	Setback to Underground Parking Structure less than 0.6 m above grade
0 M	7.63 M	0 M	3.05 M	0 M

40ZZZZ.7E MINIMUM USEABLE OPEN SPACE

For townhouse or apartment development, a patio, deck or balcony shall be provided for the use of the residents of the dwelling unit and shall have an area of at least 10% of the gross floor area of the dwelling unit.

40ZZZZ.8E ACCESSORY BUILDINGS

Accessory buildings shall comply with Section 4.4 of this Bylaw, except for clause 4.4 (f).

Parcel E North – Neighbourhood Commercial & Rental
(3141, 2025)

In Parcel E North of Comprehensive Development Zone No. 82 (CD-82) the permitted uses and zoning regulations are as follows:

40ZZZZ.9E PERMITTED USES

The following principal uses and no others are permitted:

(a) neighbourhood commercial;

(b) apartment dwelling, subject to 40ZZZZ.9E(f);

The following accessory uses and no others are permitted:

(c) accessory buildings;

(d) accessory uses;

(e) home occupation, office subject to 4.18;

The following are conditions for certain uses:

(f) apartment dwelling use is restricted to residential rental tenure;

(g) a minimum floor area ratio of 0.13 or 930 square metres of the building's gross floor area shall be used for neighbourhood commercial;
(h) standalone residential buildings shall be permitted a maximum floor space ratio of 1.0;
(i) neighbourhood commercial uses shall be located at grade;
(j) notwithstanding Section 4.4, the gross floor area of an accessory building shall not exceed in total 140 m2.

40ZZZZ.10E MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
3000 M2	46 M	60 M

40ZZZZ.11E MAXIMUM HEIGHT

Principal Building	Accessory Building
20 M	4.57 M

40ZZZZ.12E MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 65% of the area of the lot.

40ZZZZ.13E MAXIMUM FLOOR AREA

The maximum floor area ratio must not exceed 2.5 and maximum number of 180 dwelling units.

40ZZZZ.14E MINIMUM SITING REQUIREMENTS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback	Setback to Underground Parking Structure less than 0.6 m above grade
0 M	7.63 M	0 M	3.05 M	0 M

40ZZZZ.15E MINIMUM USEABLE OPEN SPACE

For townhouse or apartment development, a patio, deck or balcony shall be provided for the use of the residents of the dwelling unit and shall have an area of at least 10% of the gross floor area of the dwelling unit.

40ZZZZ.16E ACCESSORY BUILDINGS

Accessory buildings shall comply with Section 4.4 of this Bylaw, except for clause 4.4 (f).

Parcel F – Multi Unit South

In Parcel F of Comprehensive Development Zone No. 82 (CD-82) the permitted uses and zoning regulations are as follows.

40ZZZZ.1F PERMITTED USES:

The following principal uses and no others are permitted:

(a) apartment dwelling
(b) townhouse dwelling;
(c) community care facility;
(d) assisted living facility;
(e) child care facility;
(f) school

The following accessory uses and no others are permitted:

(g) accessory boarding;
(h) accessory uses;
(i) home occupation, office subject to Section 4.18

The following are conditions for accessory uses:

(k) Notwithstanding Section 4.4, the gross floor area of an accessory building shall not exceed in total 60 m^2.

40ZZZZ.2F MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min. Lot Depth
1600 M^2	32 M	50 M

40ZZZZ.3F MAXIMUM HEIGHT

Principal Building	Accessory Building
15 M	4.57 M

40ZZZZ.4F MAXIMUM LOT COVERAGE

The lot coverage must not exceed 50% of the area of the lot.

40ZZZZ.5F MAXIMUM FLOOR AREA RATIO

The maximum floor area ratio is 1.0.

40ZZZZ.6F MINIMUM SITING REQUIREMENTS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback	Setback to Underground Parking Structure less than 0.6m above grade
5 M	9.15 M	4.57 M	7.63 M	0 M

40ZZZZ.7F MINIMUM USEABLE OPEN SPACE

For townhouse or apartment development, a patio, deck, or balcony shall be provided for the use of the residents of the dwelling unit and shall have an area of at least 10% of the gross floor area of the dwelling unit.

40ZZZZ.1G GENERAL REGULATIONS

The following regulations apply to the zoning of Parcels A through E inclusive:

FENCING

(a) Fencing shall be provided in accordance with Section 4.6 of this bylaw.
(b) Notwithstanding Section 4.6 (a) any fence or landscape screen shall not exceed the height of 1.0 metres in either the front or rear yard of single unit dwelling lots.

OFF-STREET PARKING

(a) Off-street parking spaces for buildings and users must comply with the requirements of Section 40 of this Bylaw.
(b) Notwithstanding, Table 3 of Section 4.17, visitor parking will be provided for the single-unit dwellings at a generation rate of 0.25 spaces per single-unit lot. The parking may be provided in off-street parking lots or as on-street parking bump outs on strata roads.

ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of this Bylaw, unless otherwise stated within in the CD-82 Zone.

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.

Schedule "A" to "District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Cheekeye Townhouse Boundary Adjustment) No. 3148, 2025"



SECTION 40XXX | COMPREHENSIVE DEVELOPMENT ZONE 83 (CD-83)

(Bylaw 2381, 2015)

40XXX.1 PERMITTED USES

Block A:

In the Comprehensive Development Zone No. 83 the following uses only, or a combination of such uses, provided that such combined uses are part of a comprehensive development plan shall be permitted:

(a) School;

(b) Child Care Facility;

(c) Single Unit Dwelling, excluding a mobile home;

(d) Two-unit dwelling; *(Bylaw 2512, 2016)*

(e) Child Care Facility, Residential;

(f) Home Occupation Residential subject to section 4.18;

(g) Home Occupation Office subject to section 4.18;

(h) Accessory uses.

Block B:

In the Comprehensive Development Zone No. 83 the following uses only, or a combination of such uses, provided that such combined uses are part of a comprehensive development plan shall be permitted:

(a) Two-unit dwelling; *(Bylaw 2512, 2016)*

(b) Townhouse Dwelling;

(c) Apartment Dwelling;

(d) Child Care Facility, Residential;

(e) Home Occupation Residential subject to section 4.18;

(f) Home Occupation Office subject to section 4.18;

(g) Accessory uses.

Block C:

In the Comprehensive Development Zone No. 83 the following uses only, or a combination of such uses, provided that such combined uses are part of a comprehensive development plan shall be permitted:

(a) Single Unit Dwelling, excluding a mobile home;

(b) Child Care Facility, Residential;

(c) Home Occupation Residential subject to section 4.18;

(d) Home Occupation Office subject to section 4.18;

(e) Accessory uses.

Block D:

No uses, buildings, or structures are permitted except:

(a) Water, sewer and drainage facilities;

(b) Electrical, power, cablevision, and telephone transmission lines.

Block E:

Is designated as an environmentally sensitive area.

40.XXX.2 MINIMUM LOT SIZE

Block A:

Min Lot Area	Min Lot Width	Min Lot Depth
690 sq. m	18.36 m	27.4 m

Block B:

Min Lot Area	Min Lot Width	Min Lot Depth
2,400 sq. m	40 m	60 m

Block C:

Min Lot Area	Min Lot Width	Min Lot Depth
690 sq. m	18.36 m	27.4 m

40.XXX.3 MAXIMUM HEIGHT

Blocks A and B:

Principal Building	Accessory Building
10.68 m	4.58 m

(a) Notwithstanding the principal building height maximum in the above table, the maximum height of a single unit dwelling shall be 9 metres.

Block C:

Principal Building	Accessory Building
9 m	4.58 m

40.XXX.4 MAXIMUM DENSITY

Block A:

i. The maximum floor area ratio for single unit dwellings shall not exceed 0.5;

ii. The maximum floor area ratio for two-unit dwellings shall not exceed 0.8.

Block B:

i. The maximum floor area ratio for two-unit dwellings and townhouses shall not exceed 0.8.

ii. The maximum floor area ratio for apartments shall not exceed 1.0.

Block C:

The maximum floor area ratio shall not exceed 0.5.

40.XXX.5 LOT COVERAGE

Block A:

i. The maximum lot coverage for single unit dwellings shall not exceed 33% of the area of the lot;

ii. The maximum lot coverage for two-unit dwellings shall not exceed 40% of the area of the lot;

iii. The maximum lot coverage for School and Child Care Facility use shall not exceed 50% of the area of the lot.

Block B:

i. The maximum lot coverage for two-unit dwellings and townhouses shall not exceed 40% of the area of the lot;

ii. The maximum lot coverage for apartments shall not exceed 50% of the area of the lot.

Block C:

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

40.XXX.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Blocks A and B:

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	9.15 m	4.57 m	7.62 m

(a) Notwithstanding the rear and interior side setbacks in the above table, the minimum rear setback for single unit dwellings shall be 7.62 metres and the minimum interior side setback for single unit dwellings shall be 2.13 meters.

Block C:

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

40.XXX.7 MINIMUM USEABLE OPEN SPACE

Block A:

Not applicable.

Block B:

Common useable open space provisions must comply with Section 4.29 of this bylaw *(Bylaw 2412, 2016)*;

i. For townhouse and apartment dwellings, a patio, deck, or balcony shall be provided for the use of the residents of the dwelling unit and shall have an area of at least 10% of the gross floor area of the dwelling unit.

Block C:

Not applicable.

40.XXX.8 OFF-STREET PARKING

Blocks A, B, and C:

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

40.XXX.9 ACCESSORY BUILDINGS

Blocks A, B, and C:

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

40.XXX.10 SCREENING

Blocks A, B, and C:

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

40.XXX.11 FENCING

Blocks A, B, and C:

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

40.XXX.12 BUILDINGS PER LOT

Blocks A and C:

Only one principal building per lot is permitted, except for School and Child Care Facility use for which multiple principal buildings are permitted.

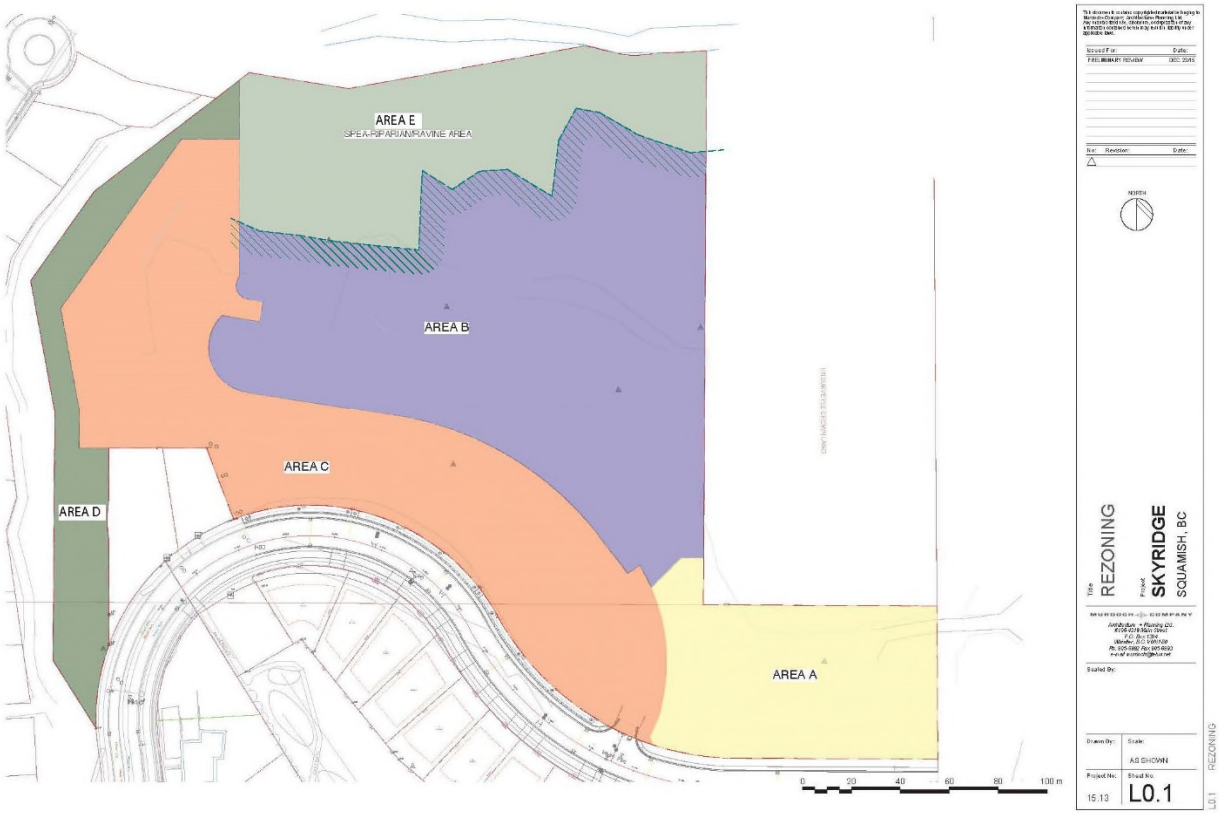
Block B:

Multiple principal buildings are permitted per lot for two-unit dwellings, townhouses, or apartments, subject to the density and siting regulations in this zone.

Schedule "A" to

District of Squamish Zoning Bylaw No. 2200, 2011,

(Dowad Drive) No. 2381, 2015



SECTION 40YYY | COMPREHENSIVE DEVELOPMENT ZONE 86 (CD-86)

(Bylaw 2419, 2015)

The intent of this zone is to accommodate two-unit dwellings on small lots to achieve medium density on municipal water and sewer.

40YYY.1 PERMITTED USES:

The following principal uses and no other are permitted:

(a) two-unit dwelling;

(b) childcare facility, residential;

(c) home occupation, residential subject to 4.18;

(d) home occupation, office subject to 4.18;

(e) accessory uses.

40YYY.2 MINIMUM LOT SIZE

Min Lot Area	Min Lot Width	Min Lot Depth
392.5 sq. m	19.81 m	19.81 m

40YYY.3 MAXIMUM HEIGHT

Principal Building	Accessory Building
10.68 m	4.58 m

40YYY.4 MAXIMUM LOT COVERAGE

Block 2, 3 & 4

The lot coverage must not exceed 50% of the area of the lot.

Block 1

The lot coverage must not exceed 40% of the area of the lot.

40YYY.5 MAXIMUM FLOOR AREA RATIO

Block 2

The maximum floor area ratio shall not exceed 1.0

Block 3 & 4

The maximum floor area ratio shall not exceed 0.85

Block 1

The maximum floor area ratio shall not exceed 0.8

40YYY.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Minimum setbacks for Blocks 3 & 4

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
2.44 m	2.44 m	2.44 m	2.44 m

Minimum Setbacks for Blocks 1 & 2

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
2.44 m	1.5 m	1.5 m	2.44 m

40YYY.8 BUILDING PER LOT

No more than one principal building shall be located on a lot.

40YYY.9 MINIMUM PRIVATE USABLE OPEN SPACE

For a two-unit dwelling, an equivalent of at least 25% of the gross floor area of the dwelling unit shall be provided as private useable open space. *(Bylaw 2412, 2016)*

40YYY.10 FENCING

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

40YYY.11 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

40YYY.12 ACCESSORY BUILDINGS

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

40YYY.13 MINIMUM SERVICING STANDARD

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

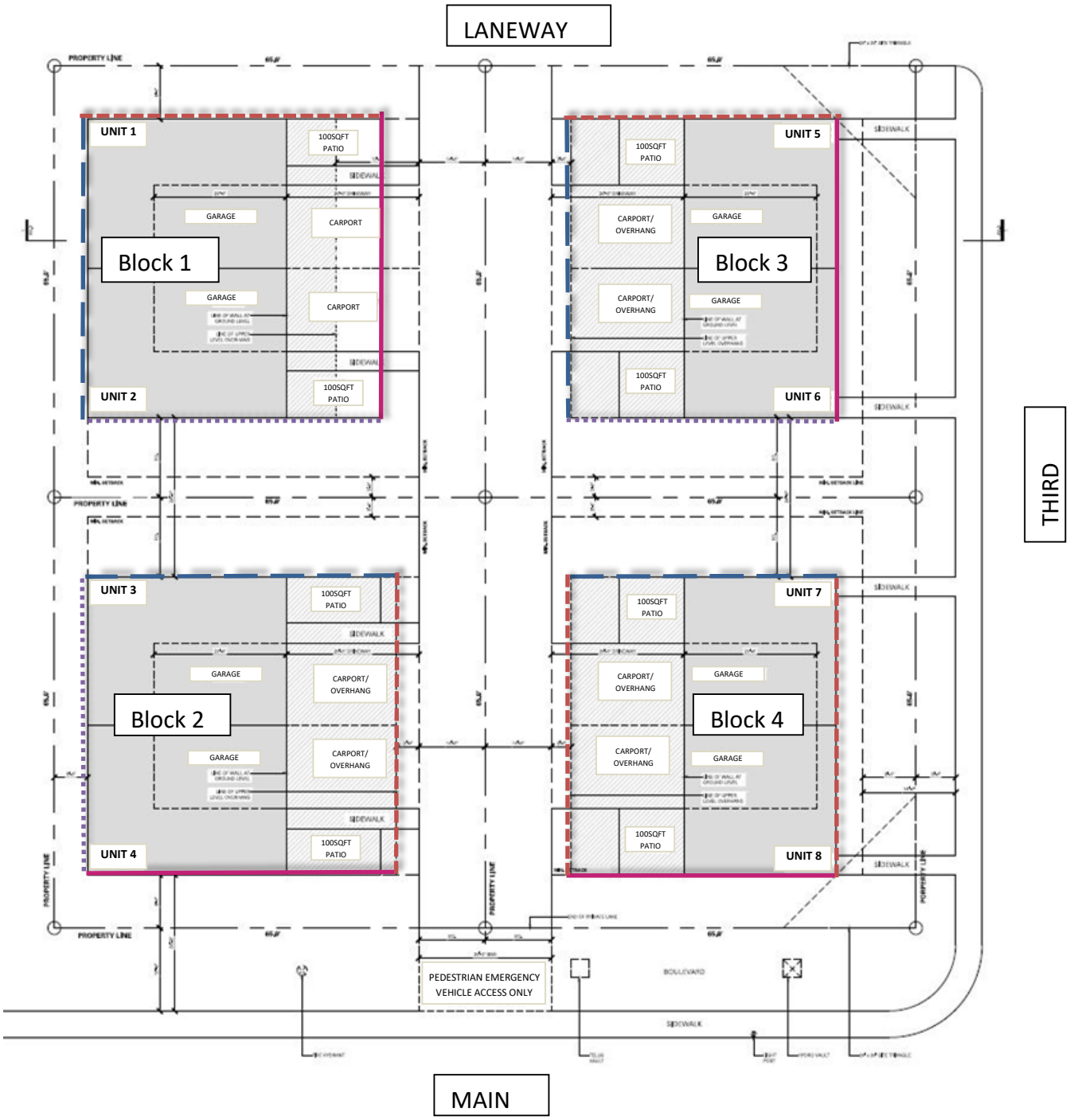
(b) No residential building may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.

40YYY.14 COMPREHENSIVE DEVELOPMENT PLAN

All buildings and structures shall generally comply with the siting as designated on the approved Comprehensive Development plan attached as Schedules “A”.

Schedule "A" to District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Main St & Third Ave) No. 2419, 2015

Front Lot Line:
Rear Lot Line:
Exterior Lot Line:
Interior Lot Line:



SECTION 40ZZZ COMPREHENSIVE DEVELOPMENT ZONE 87 (CD-87)

(Bylaw 2440, 2016)

The intent of this zone is to accommodate a mixed-use multi-unit residential development with commercial uses and a float home community connected to the municipal water and sewer system.

40ZZZ.1 PARCEL A – MIXED USE RESIDENTIAL AND COMMERCIAL

Parcel A comprises the land lot legally described as Lot 2 District Lots 486 and 7056 Group 1 New Westminster District Plan BCP36971, and includes the land area contained within the sea dike.

40ZZZ. 1.1 PERMITTED USES

The following uses and no others shall be permitted on Parcel A:

(a) accessory uses;

(b) apartment dwelling;

(c) home occupation office;

(d) public plaza;

(e) public promenade;

(f) marine oriented commercial;

(g) restaurant;

(h) retail store;

(i) recreation equipment rental;

(j) *repealed by Bylaw 2824, 2021*

(k) off-street parking and loading;

(l) artisan;

(m) arts and culture;

(n) business and professional office, major;

(o) child care facility;

(p) entertainment;

(q) indoor recreation *(Bylaw 3208, 2025)*;

(r) live-work unit;

(s) park;

(t) recreation;

(u) tourist bureau; and

(v) institution.

40ZZZ. 1 .2 CONDITIONS OF USE

(a) The portion of the first floor (first storey above the parkade) identified as “upland commercial uses” on Schedule “B” shall be used only for commercial or institutional use.

At least 10% 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.

40ZZZ. 1 .3 MAXIMUM HEIGHT

No principal building shall exceed a height of 20.1 metres.

40ZZZ .1 .4 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 50% of the lot area. The parkade will not be included in lot coverage calculations.

40ZZZ . 1 .5 MAXIMUM DENSITY

The maximum Floor Area Ratio is 1.9.

40ZZZ.1 .6 SITING REQUIREMENTS

(a) Front Lot Line Setback (Victoria Street): No front lot line setback is required.

Side Lot Line Setback (West lot line): The setback shall be 1.52 metres for the first storey (parkade) only. No side lot line setback is required above the first storey (parkade).

Rear Lot Line Setback (Winnipeg Street): No rear lot line setback is required.

40ZZZ.2 PARCEL B – FLOATING COMMERCIAL AND RESIDENTIAL

Parcel B comprises the water lot area, including the northern half of the area legally described as Lot 3 District Lots 486 and 7056 Group 1 New Westminster District Plan BCP36971.

40ZZZ.2.1 PERMITTED USES:

Block A – Commercial, as shown on Schedule "B"

The following principal uses and no other are permitted on a lot in Block A:

(a) marine oriented commercial;

(b) restaurant;

(c) retail store;

(d) recreation equipment rental;

(e) *repealed by Bylaw 2824, 2021*;

(f) tourist accommodation; and

(g) artisan

Block B – Residential, as shown on Schedule "B"

The following principal uses and no other are permitted on a lot in Block B:

(a) floating home, single detached;

(b) home occupation, residential subject to section 4.18; and

(c) artisan

The following accessory uses and no others are permitted in Block A and B:

(a) accessory uses;

(b) accessory residential, only within Block A and located above a commercial use (second floor only); and,

(c) accessory buildings for Block A and Block B uses (individual accessory buildings not permitted).

40ZZZ.2.2 MAXIMUM HEIGHT

(a) No building or structure shall exceed a height of 7.5 metres.

Notwithstanding the definition of height or height datum in the definitions section of the Zoning Bylaw, the height of any floating buildings or structures shall be measured from the surface of the water vertically up to the roof height as defined in the height section of the zoning bylaw (i.e. the mean level of a sloped roof or the highest point of a flat roof).

40ZZZ.2 .3 MAXIMUM WATER COVERAGE

Total water coverage of all floating homes, floating commercial structures, accessory buildings, and all moorage walkways and docks (fixed or floating) shall not exceed 52% of the water lot area (Parcel B).

40ZZZ.2.4 MAXIMUM DENSITY

(a) No more than 27 floating homes, single detached, shall be permitted in Block B.

A floating home, single detached or a floating commercial structure shall not exceed a floor area of 130 m^2.

40ZZZ.2.5 SITING REQUIREMENTS

(a) The minimum distance between the floats or walls of adjacent floating homes shall be 3.0 metres

(b) The minimum distance between the floats or walls of floating homes on opposite sides of a moorage walkway shall be 3.0 metres.

(c) Each floating home, single family or floating commercial structure shall have direct access to an unobstructed floating walkway or dock leading to shore.

(d) North and South Lot Line Setbacks shall be 3.0 metres.

(e) Side lot line setback (west lot line at sea dike) shall be 4.0 metres.

40ZZZ.2.6 PARKING AND ACCESS

(a) Parking shall be provided on the basis of one space for each float home, single detached.

(b) Primary access walkways and docks shall be a minimum of 3.0 metres in width. Slip walkways or finger piers used to access individual floating homes shall be a minimum of 1.5 metres in width.

40ZZZ.3 FENCING

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

40ZZZ.4 OFF-STREET PARKING AND LOADING

Except where indicated, off-street parking spaces for buildings and users must comply with the requirements of Section 41 of this Bylaw.

40ZZZ.5 OFF-STREET LOADING

One off-street loading space shall be required to service both Parcel A and B. The loading space shall be a minimum of 6.5 metres in length and 3.0 metres in width, and have a vertical clearance of 3.0 metres.

40ZZZ.6 ACCESSORY BUILDINGS

(a) Any buildings shall comply with the requirements of Section 4.4 of this Bylaw, unless otherwise stated.

(b) The maximum permitted gross floor area of a shared accessory building in Parcel B as shown on Schedule B is 50 square meters.

40ZZZ.7 SCREENING

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

40ZZZ.8 MINIMUM SERVICING STANDARD

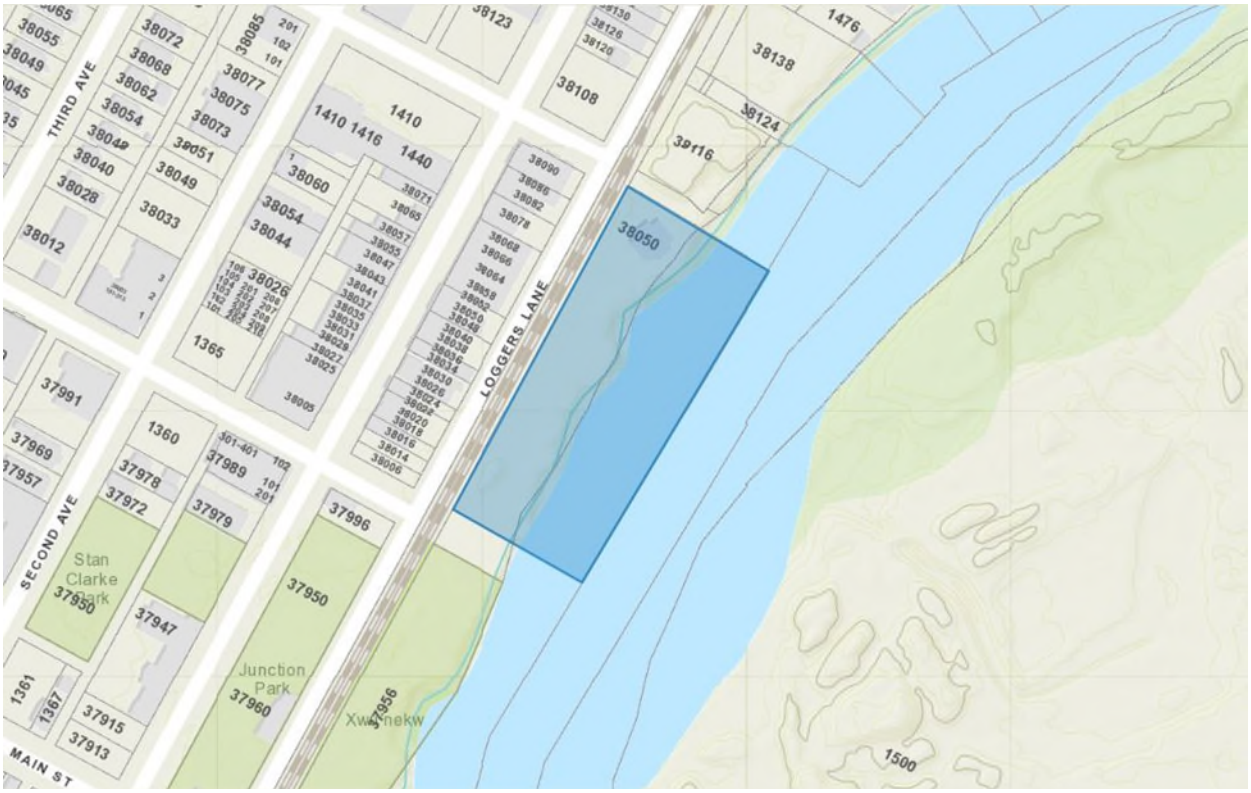
(a) No lot may be created unless it is serviced with a community water system and a community sewer system;

(b) No residential building, floating home, single family, or floating commercial structure may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.

Schedule "A" to

District of Squamish Zoning Bylaw No. 2200, 2011

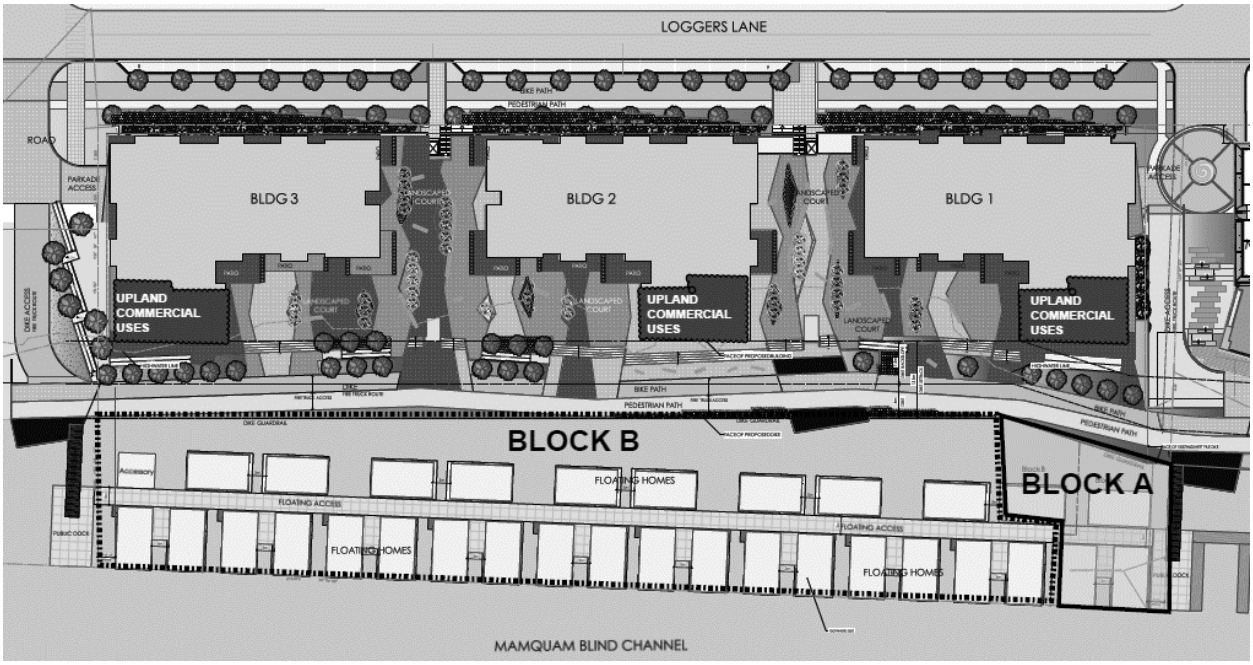
Amendment Bylaw (38050 Loggers Lane) No. 2440, 2016



Schedule "B" to

District of Squamish Zoning Bylaw No. 2200, 2011

Amendment Bylaw (38050 Loggers Lane) No. 2440, 2016



SECTION 40AAAA – COMPREHENSIVE DEVELOPMENT ZONE NO. 88 (CD-88)

The intent of this zone is to accommodate emergency shelter use, food bank, social service and medical services, a multi-unit social housing project and related supportive uses. *(Bylaw 2495, 2016)*

40AAAA.1 PERMITTED USES

The following uses and no others shall be permitted:

(a) Assisted living facility;

(b) Artisan

(c) Arts and Culture;

(d) Assembly;

(e) Business and Professional Office, Major;

(f) Business and Professional Office, Minor;

(g) Community care facility;

(h) Dwelling, Apartment;

(i) Emergency Shelter;

(j) Food Bank;

(k) Personal Service Establishment;

(l) Restaurant;

(m) Retail Sales;

(n) School;

(o) Social enterprise; and

(p) Transitional Housing

The following accessory uses and no others are permitted:

(a) Accessory Uses

40AAAA.2 MAXIMUM HEIGHT

No principal building shall exceed a height of 15m or 4 storeys, whichever is less.

40AAAA.3 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
1m	15m	0.38m	0.7m

40AAAA.4 BUILDINGS PER LOT

No more than one principal building shall be located on a lot.

40AAAA.5 FENCING, SCREENING AND LANDSCAPING

Screening and landscaping must be provided in accordance with Sections 4.6, 4.7 and 4.27 of District of Squamish Zoning Bylaw No. 2200, 2011.

40AAAA.6 OFF-STREET PARKING AND LOADING

No off-street parking is required. One off-street loading space is required.

40AAAA.7 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 2200, 2011.

Schedule "A" to

District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Comprehensive Development Zone 88 - 37871 Third Avenue) No. 2495, 2016.

From Comprehensive Development Zone No. 34 (CD-34) to Comprehensive Development Zone 88



SECTION 40BBBB – COMPREHENSIVE DEVELOPMENT ZONE NO. 89 (CD-89)

The intent of this zone is to accommodate affordable housing, community activity centre, park and related uses. *(Bylaw 2583, 2018)*

40BBBB.1 PERMITTED USES

The following uses and no others shall be permitted:

(a) Affordable housing;

(b) Assembly;

(c) Child care facility;

(d) Child care facility (residential);

(e) Community activity centre;

(f) Home occupation, office subject to Section 4.18;

(g) Park; and

(h) School.

Accessory Uses:

(a) Accessory uses.

40BBBB.2 MAXIMUM HEIGHT

No principal building shall exceed a height of 19m or 5 storeys, whichever is less.

40BBBB.3 MAXIMUM LOT COVERAGE

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

40BBBB.4 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62m	9.15m	4.57m	7.62m

40BBBB.4 MINIMUM PRIVATE USEABLE OPEN SPACE

For apartment development, an equivalent of at least 10% of the gross floor area of the dwelling unit shall be provided in the form of a patio, unenclosed deck, or unenclosed balcony for the use of the residents of the dwelling unit.

40BBBB.5 PARKS AND OPEN SPACE

The existing skate park area shall remain a publicly accessible park space. In addition, on this parcel a new District park space shall be developed, of minimum 1160 sq. m (12,500 sf) size.

40BBBB.6 OFF-STREET PARKING

Minimum parking spaces shall be provided according to the following table:

Three-bedroom units	Two-bedroom units	One-bedroom units	Studio units	Visitor parking	Community Amenity Space
2 spaces/ unit	1 space/ unit	1 space/ unit	0.6 space/ unit	0.25 space/ unit	4 spaces total

40BBBB.7 ACCESSORY BUILDINGS

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 2200, 2011.

Schedule "A" to

District of Squamish Zoning Bylaw No. 2200, 2011,
Amendment Bylaw (Comprehensive Development Zone 89 - 38648 Buckley Avenue) No. 2583, 2018.

From Assembly District (P-2)

To Comprehensive Development Zone No. 89 (CD-89)



SECTION 40DDDD - COMPREHENSIVE DEVELOPMENT ZONE NO. 90 (CD-90)

This zone provides for a mixed-use development consisting of employment uses (light industrial, commercial and office), multi-unit residential and childcare as part of an overall comprehensive development plan. *(Bylaw 2529, 2018)*

40DDDD.1 APPLICATION

The subject lands are divided into three blocks as shown on Schedule "A" which is attached to and forms part of this bylaw. Unless otherwise specified in this bylaw, Definitions Section 1.3, General Regulations Section 4.0, Accessory Buildings Section 4.4, Parking Section 41.0 and Loading Section 42.0 of Zoning Bylaw No. 2200, 2011 apply to this zone.

40DDDD.2 PERMITTED USES

The permitted uses and development regulations indicated in the following table apply to the sites indicated on Schedule "A". The location of land uses within each site shall generally conform to the attached Schedule "B":

Designation	**Mixed Use North Site**	**Multi-unit ResidentialS outh Site**	**Mixed Use South Site**
Permitted Principal Uses	*Site 1*	*Site 2*	*Site 3*
1. Alcoholic Beverage Manufacturing			X
2. Artisan			X
3. Arts and culture	X		X
4. Business and Professional Office, Major	X		X
5. Business and Professional Office, Minor	X		X
6. Child Care Facility	X		X
7. Dwelling, Apartment	X		X
8. Dwelling, Townhouse	X	X	
9. Dwelling, Two-unit		X	
10. Light Industrial			X
11. Multi-Unit Flex Unit		X	
12. Neighbourhood Commercial	X		
13. Retail Sales	X		

Designation	Mixed Use North Site	Multi-unit ResidentialS outh Site	Mixed Use South Site
Permitted Principal Uses	*Site 1*	*Site 2*	*Site 3*
Permitted Accessory Uses			
1. Home Occupation, Residential	X	X	X
2. Off-Street Loading	X	X	X
3. Off-Street Parking	X	X	X
4. Restaurant, subject to 6. below			X

Designation		Mixed Use North Site	Multi-unit Residential South Site	Mixed Use South Site
Applicable sites		*Site 1*	*Site 2*	*Site 3*
Maximum height	Residential rental building			17 m or 5 storeys.
	Mixed-use building	21 m or 6 storeys.		
	Light industrial & office building			16 m or 4 storeys.
	Office & childcare building			11.5 m or 3 storeys.
	Townhomes	11 m or 3 storeys. 13 m or 4 storeys, for townhomes fronting on Centennial Way.	11 m or 3 storeys.	-
	Duplex			11.5 m or 3 storeys.
Maximum floor area ratio (FAR)		0.82	0.47	0.94
Maximum lot coverage		65.1%	26.9%	40.1%
Useable Open Space		14,730 sq. ft.	26,200 sq. ft.	10,000 sq. ft.

40DDDD.2.1 DENSITY BONUS

The maximum permitted floor area ratio for the Mixed Use North Site may be increased to up 1.0, provided that the owner has subdivided and dedicated to the District a public pavilion area to the satisfaction of the District. *(Bylaw 2999, 2023)*

40DDDD.3 SETBACKS

Shall generally conform to Schedule “B” comprehensive development plan.

40DDDD.4 OFF-STREET PARKING AND LOADING

The number of required off-street parking and loading spaces shall be provided in accordance with the Comprehensive Development Plan attached as Schedule “B” to this Bylaw.

40DDDD.5 ALCOHOLIC BEVERAGE MANUFACTURING

An accessory Restaurant use shall be permitted as accessory to the Alcoholic Beverage Manufacturing use, permitted that the accessory Restaurant use be limited to maximum 30% of the Alcoholic Beverage Manufacturing use’s gross floor area.

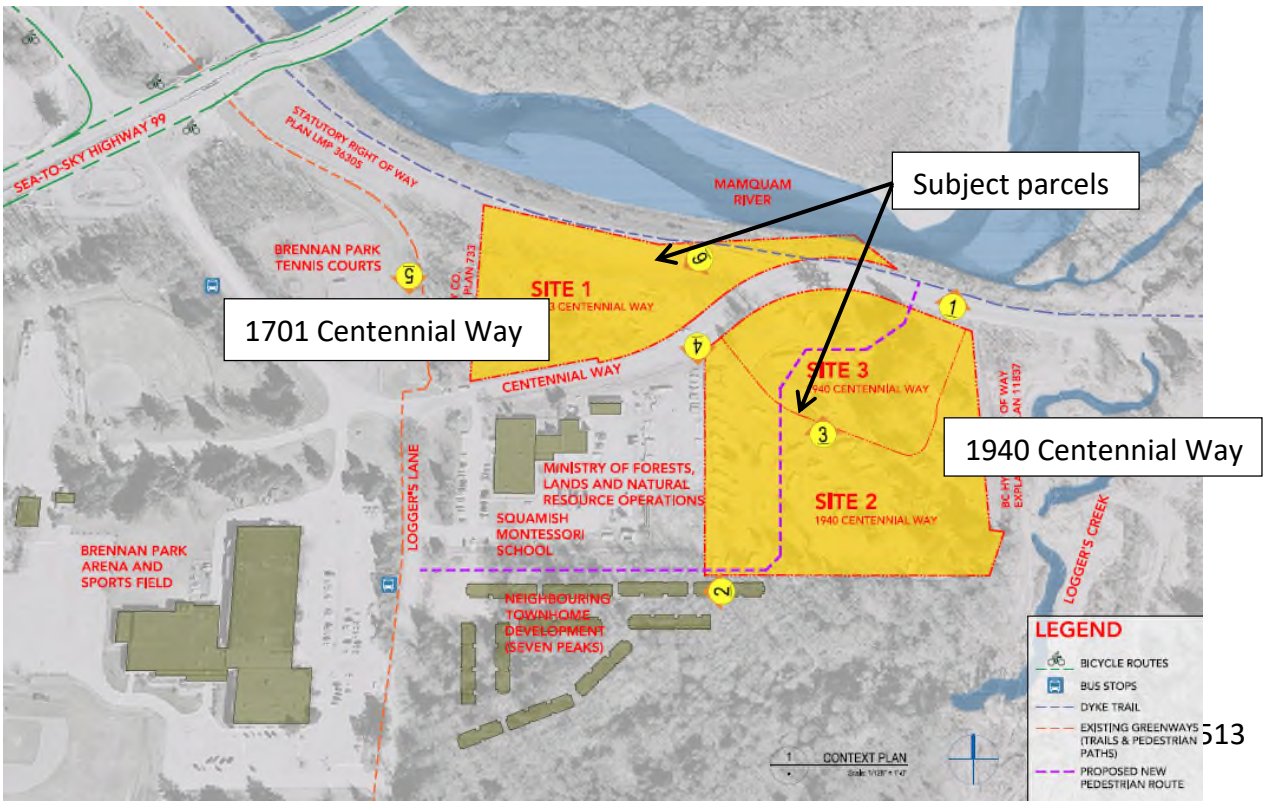
40DDDD.6 COMPREHENSIVE DEVELOPMENT PLAN

The general site layout and land uses shall generally conform with the Comprehensive Development Plan attached as Schedule “B” to this Bylaw. The plan can be revised through Development Permit if the changes relate to riparian areas setback, or improve provision of useable open space, streetscapes, pedestrian connections, or incorporate general improvements to place-making within the development, at the discretion of Council.

SCHEDULE "A" to

District of Squamish Zoning Bylaw 2200, 2011

Amendment Bylaw No. 2529, 2018 (CD-90 Zone, Centennial Way)



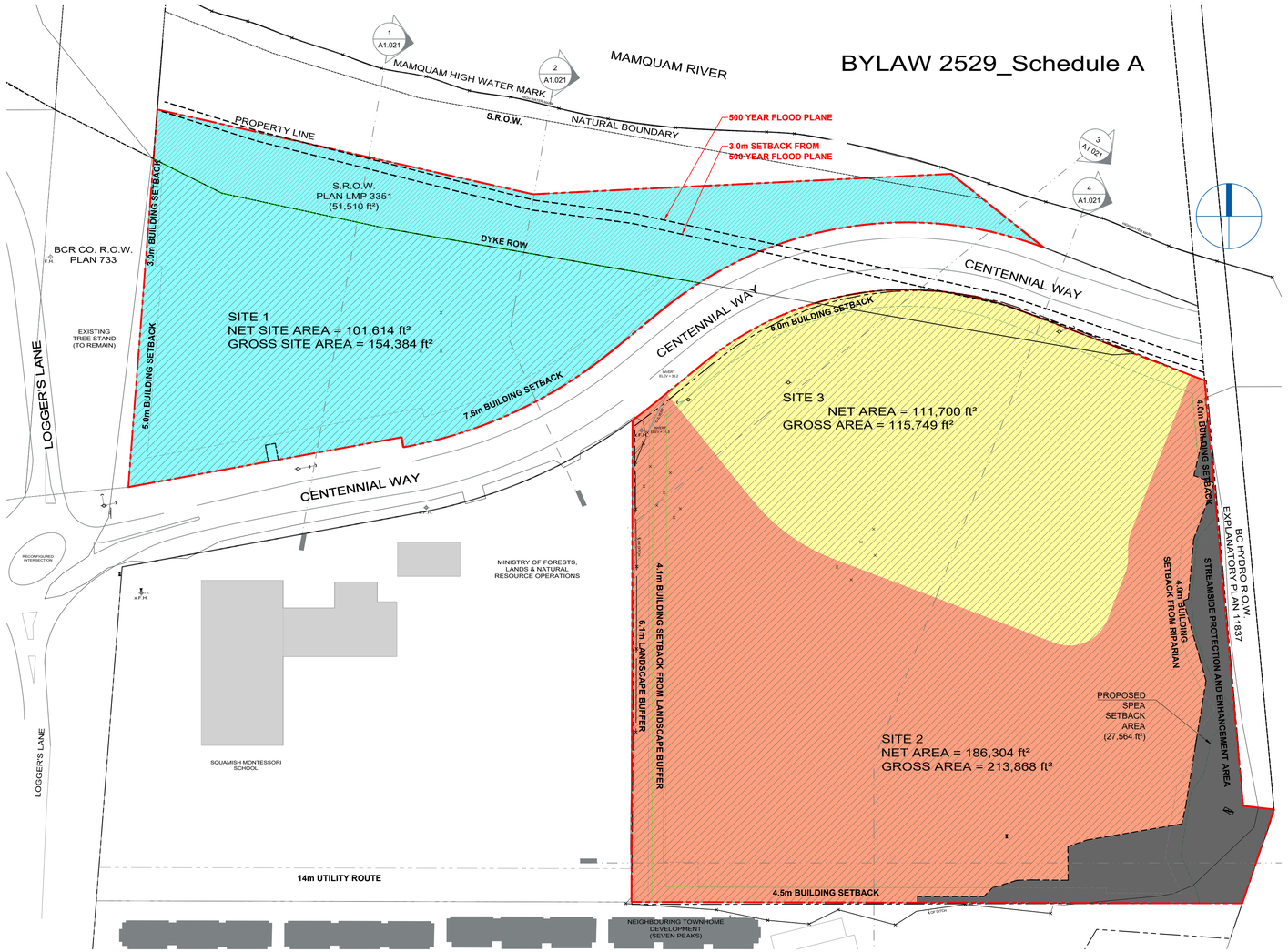
SCHEDULE "B" to

District of Squamish Zoning Bylaw 2200, 2011

Amendment Bylaw No. 2529, 2018 (CD-90 Zone, Centennial Way)

COMPREHENSIVE DEVELOPMENT PLAN

5 pages attached



SITE 1

LOT AREA

	AREA (m^2)	AREA (ft^2)
Gross Lot Area	***14,342.3 m²***	***154,384 ft²***
Dyke S.R.O.W.	4,785.3 m²	51,510 ft²
S.R.O.W.	15. m²	162 ft²
Beyond Natural Boundary	102. m²	1,098 ft²
TOTAL NET LOT AREA	**9,557. m²**	**101,614 ft²**

DENSITY

	NET	GROSS
UPA	47.6	31.3
UPH	116.1	77.4
FAR	**1.25**	**0.82**

LOT COVERAGE (net)

COVERAGE AREA (ft^2)	% COVERAGE
66,144 ft²	65.1%

OPEN SPACE

	REQUIRED	PROPOSED
Indoor Amenity Room	-	1,030 ft²
Children's Play Area	-	3,330 ft²
Outdoor Open Space	-	11,400 ft²
TOTAL	**-**	**15,760 ft²**

COMMERCIAL COMPONENT

	AREA (ft^2)	
	Gross Floor Area	"Leaseable" Area
Office	5,800 ft²	4,930 ft²
CRU	13,000 ft²	10,833 ft²
TOTAL	**18,800 ft²**	

PARKING SUMMARY

	STALLS REQUIRED per BYLAW	STALLS PROVIDED		
		COVERED	SURFACE	TOTAL PER TYPE
Residential	186	186	0	186
Residential Visitor	28	28	0	28
Commercial	24	8	16	24
Office	12	12	0	12
OVERALL TOTALS	**250**	*234*	*16*	**250**

*Additional 6 parking stalls provided for Dyke Trail Public Pavilion

BICYCLE STORAGE

	REQUIRED SPACES		PROPOSED	
	CLASS A	CLASS B	CLASS A	CLASS B
Residential	222	6 per development with 10+ dwelling units (TOTAL = 6)	**222**	**6**
Non-Residential	3	6 per development with GFA > 1000m^2 (TOTAL = 6)	**3**	**6**

OFF-STREET LOADING

	REQUIRED	PROPOSED
Residential	-	-
Office	1	1
Commercial	2	2

RESIDENTIAL COMPONENT

APARTMENTS (MARKET CONDOS)

UNIT TYPE	UNIT COUNT PER LEVEL						TOTAL COUNT PER UNIT TYPE	GFA PER UNIT TYPE	TOTAL GFA PER UNIT TYPE
	Level 0	Level 1	Level 2	Level 3	Level 4	Level 5			
1-Bedroom Units									
Type-MA	0	6	9	9	9	8	41	585 ft²	23,985 ft²
Type-MA1	0	0	0	0	0	1	1	651 ft²	651 ft²
2-Bedroom Units									
Type-MB	0	2	3	3	3	2	13	800 ft²	10,400 ft²
Type-MB1	0	1	1	1	1	1	5	764 ft²	3,820 ft²
Type-MB2	0					1	1	838 ft²	838 ft²
Type-MB3	0						0	921 ft²	ft²
3-Bedroom Units									
Type-MC	0	2	4	4			10	1,003 ft²	10,030 ft²
Type-MC1	0				4	4	8	967 ft²	7,736 ft²
TOTAL MARKET UNITS	**0**	**11**	**17**	**17**	**17**	**17**	**79 units**		
TOTAL MARKET GFA									**57,460 ft²**
Common Areas/Circulation	*1,250 ft²*	*1,370 ft²*	*1,550 ft²*	*1,550 ft²*	*1,550 ft²*	*1,550 ft²*			*8,820 ft²*
Indoor Amenity Room		*1,030 ft²*							*1,030 ft²*
TOTAL BUILDABLE AREA									*67,310 ft²*

TOWNHOMES (MARKET)

UNIT TYPE	UNIT COUNT		TOTAL COUNT PER UNIT TYPE	GFA PER UNIT TYPE	TOTAL GFA PER UNIT TYPE
	Level 0	Level 1			
3-Bedroom					
Type-G (3-bedroom)	8	0	8	1,597 ft²	12,776 ft²
Type-G1 Units (3-bedroom)	4	0	4	1,600 ft²	6,400 ft²
Type-H Units (3-bedroom)	0	14	14	1,525 ft²	21,350 ft²
Type-H1 Units(3-bedroom)	0	6	6	1,564 ft²	9,384 ft²
TOTAL MARKET UNITS			**32 units**		
TOTAL MARKET GFA					**49,910 ft²**
TOTAL RESIDENTIAL UNITS			**111 units**		
TOTAL RESIDENTIAL GFA					**107,370 ft²**
TOTAL RESIDENTIAL BUILDABLE					**117,220 ft²**

last updated: 2020-02-045:07 PM

SITE 2

LOT AREA

	AREA (m^2)	AREA (ft^2)
Gross Lot Area	19,872.2 m²	213,910 ft²
Proposed Riparian Setback	1,389.7 m²	14,744 ft²
TOTAL NET LOT AREA	**18,502.5 m²**	**199,166 ft²**

DENSITY

	NET	GROSS
UPA	16.4	15.3
UPH	40.5	37.7
FAR	**0.51**	**0.47**

LOT COVERAGE (net)

COVERAGE AREA (ft^2)	% COVERAGE
53,550 ft²	26.9%

OPEN SPACE

	REQUIRED	PROPOSED
Public Open Space & Green Buffer	-	26,200 ft²
TOTAL		**26,200 ft²**

PARKING SUMMARY

	STALLS REQUIRED per BYLAW	STALLS PROVIDED
TH Spaces	144	180
TH Visitor Spaces	19	19
OVERALL TOTALS	163	**199**

BICYCLE STORAGE

	REQUIRED SPACES		PROPOSED	
	CLASS A	CLASS B	CLASS A	CLASS B
Residential (within townhome units)	**150**	**6**	**150**	**6**

OFF-STREET LOADING

	REQUIRED	PROPOSED
Residential	-	-

RESIDENTIAL COMPONENT

TOWNHOMES (MARKET)

UNIT TYPE	DESCRIPTION	TOTAL COUNT PER	GFA PER UNIT TYPE	TOTAL GFA PER UNIT	TOWNHOME PARKING TYPE		
					TANDEM	SIDE-BY-SIDE	
TYPE TH-A	2-bedroom	8	1,171 ft²	9,368 ft²	0	16	
TYPE TH-A1	2-bedroom	12	1,176 ft²	14,112 ft²	0	24	
TYPE TH-B	2-bedroom + den	19	1,265 ft²	24,035 ft²	57	0	
TYPE TH-B1	3-bedroom	8	1,265 ft²	10,120 ft²	24	0	
TYPE TH-C1	3-bedroom	10	1,301 ft²	13,010 ft²	0	20	
TYPE TH-F	3-bedroom + den	15	1,630 ft²	24,450 ft²	0	30	
TYPE TH-F1	3-bedroom + lockoff suite	3	1,968 ft²	5,904 ft²	0	9	
TOTAL UNITS		**75 units**			81	99	**180 stalls**
TOTAL GFA				**100,999 ft²**	45%	55%	

SITE 3

LOT AREA

	AREA (m^2)	AREA (ft^2)
Gross Lot Area	10,753.1 m²	115,749 ft²
Effective Toe of Dyke Setback	363.1 m²	3,909 ft²
TOTAL NET LOT AREA	**10,389.9 m²**	**111,840 ft²**

DENSITY

	NET	GROSS
UPA	31.2	30.1
UPH	1.0	1.1
FAR	**0.97**	**0.94**

LOT COVERAGE

COVERAGE AREA (ft^2)	% COVERAGE
46,468 ft²	40.1%

OPEN SPACE

	REQUIRED	PROPOSED
Public Open Space	-	10,000 ft²
Outdoor Play	-	1,100 ft²
Daycare Play	1,700 ft²	2,400 ft²
TOTAL		**13,500 ft²**

PARKING SUMMARY

	STALLS REQUIRED per BYLAW	STALLS PROVIDED			
		COVERED	SURFACE	TOTAL PER TYPE	REQUIRED LOADING
Residential Rental	119	96	-	**96**	-
Residential Visitor	20	20	-	**20**	*n/a*
Flex-Industrial	26	-	26	**26**	*3*
Daycare Staff	2	-	2	**2**	-
Daycare Drop-off	-	-	4	**4**	-
Office (Ground Level)	57	26	8	**34**	*2*
Office (Dyke Level)	-	-	9	**9**	-
Car Share	-	-	15	**15**	-
TOTALS	**224**	**142**	**64**	**206**	

BICYCLE STORAGE

	REQUIRED SPACES		PROPOSED	
	CLASS A	CLASS B	CLASS A	CLASS B
Residential	160	6	**160**	**6**
Office	5	6	**5**	**6**
Flex-Industrial	5	6	**5**	**6**

NON-RESIDENTIAL COMPONENT

	AREA (ft^2)		
	Gross Area	**"Leaseable"**	
Office (Daycare Not Included)	26,058 ft²	20,846 ft²	*Assumes 0.8 efficiency factor
Office Circulation	1,842 ft²	-	
Flex-Industrial (Main)	18,300 ft²	16,470 ft²	*Assumes 0.9 efficiency factor
Flex-Industrial (Mezzanine)	7,500 ft²	6,750 ft²	*Assumes 0.9 efficiency factor
Daycare (25 children capacity)	2,400 ft²	1,920 ft²	*Assumes 0.85 efficiency factor
TOTAL	**56,100 ft²**	**45,986 ft²**	

APARTMENTS (RENTAL + AFFORDABLE)

UNIT TYPE	UNIT COUNT PER LEVEL					TOTAL COUNT PER UNIT TYPE	GFA PER UNIT TYPE	TOTAL GFA PER UNIT TYPE
	Level 0	Level 1	Level 2	Level 3	Level 4			
1-Bedroom Units								
Type-RA	7	10	10	10	10	47	555 ft²	26,085 ft²
2-Bedroom Units								
Type-RB		3	4	4	4	15	740 ft²	11,100 ft²
Type-RB1		2	2	2	2	8	781 ft²	6,088 ft²
3-Bedroom Units								
Type-RC	2	2	2	2	2	10	870 ft²	8,700 ft²
Amenity Space		1	0	0	0	1	740 ft²	740 ft²
TOTAL RENTAL UNITS	**9**	**17**	**18**	**18**	**18**	**80 units**		
TOTAL RENTAL GFA								**52,713 ft²**
Common Areas/Circulation	*1,850 ft²*	*1,525 ft²*	*1,525 ft²*	*1,525 ft²*	*1,525 ft²*			*7,950 ft²*
Rental Buildable								*60,663 ft²*

NOTES

1. For all multiple storey buildings, the gross main floor, excluding the parkade, balconies and deck areas shall conclusively establish the building area.
2. Outside storage areas, partially enclosed areas, basements, and deck areas shall not be included in any calculation to determine the completed building area of any building
3. All areas are approximate and zoning purposes only
4. Net unit areas for the purposes of FAR calculations are measured to the centre of party walls, corridor side of walls, and exterior face of sheathing of exterior walls.
5. Four parking stalls are shared use as follows: 1 surface parking stall is shared between Site 3 daycare and Site 2 townhouse visitor. (daycare drop-off and pick-up hours, and townhouse visitor at other hours) 3 stalls within the parkade are shared between the Site 3 office use and Site 3 residential rental building visitor parking. (office use during office hours, residential rental building visitor parking evening and weekend hours)
6. Office parking calculation = 2.2 spaces per 100m^2 of building area.
7. Light Industrial parking calculation = 1.1 spaces per 100m2 of building area.

EKISTICS
Architecture
1925 Main Street
Vancouver, BC,
Canada, V5T 3C1
T. 604 876-5050
F. 604 876-5060
www.ekistics.com

SITE 1
SITE 2
SITE 3

Anthem

ISSUES		DATE
8		
7		
6		
5	RE-ISSUED FOR REZONING	2020-02-13
4	ZONING AMENDMENT APPLICATION-R5	2020-01-16
3	ZONING AMENDMENT APPLICATION	2018-07-24
2	ZONING AMENDMENT APPLICATION	2018-12-19
1	ZONING AMENDMENT APPLIOCATION	2017-02-24

PROJECT NUMBER	DC-60
DRAWN BY	SA
CHECKED BY	MB
DATE CHECKED	02.13.2020
CONSULTANT	

PROJECT

CENTENNIAL WAY MIXED-USE DEVELOPMENT

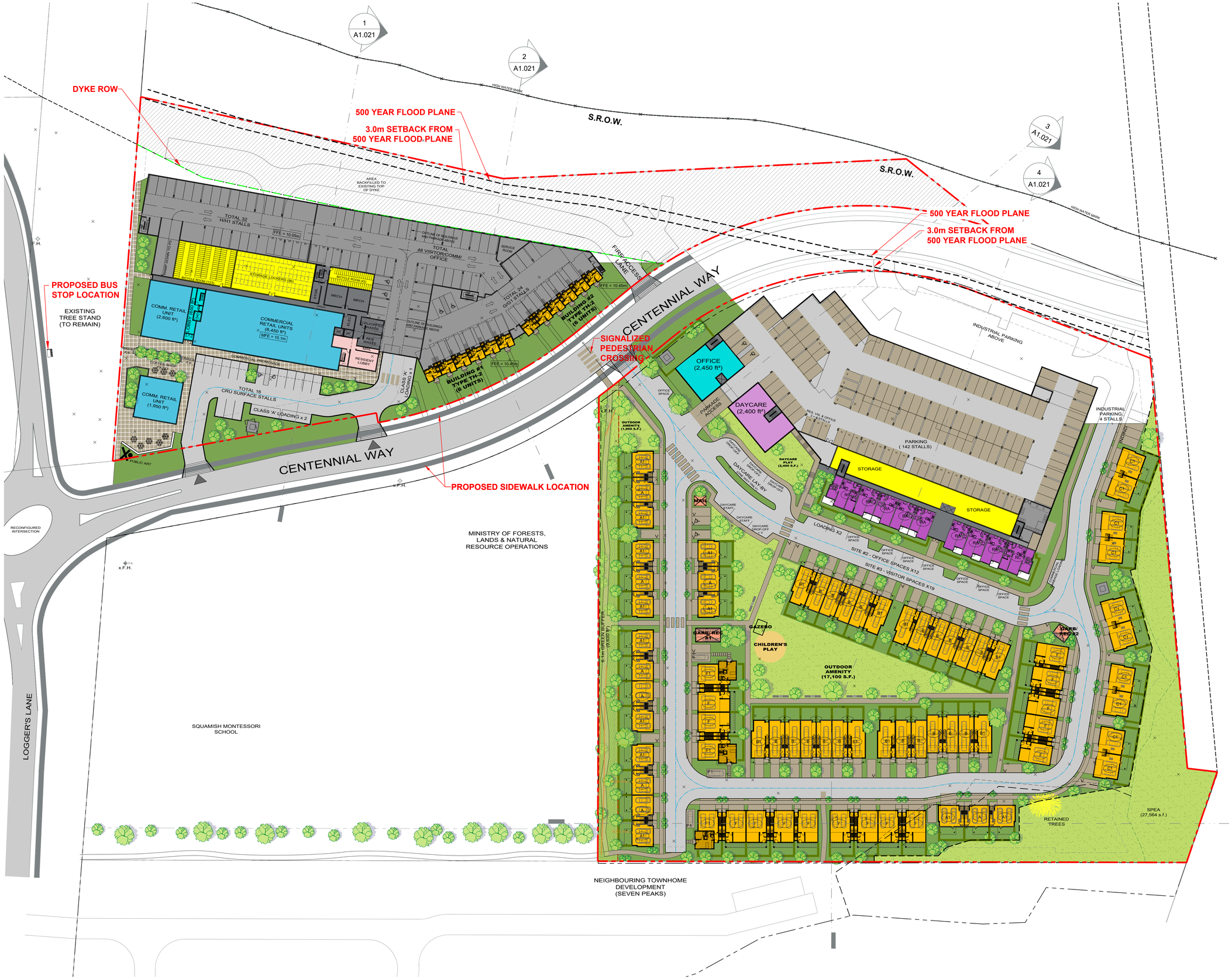
1701 & 1940 CENTENNIAL WAY
SQUAMISH, BC

DRAWING TITLE

DEVELOPMENT AREA DIAGRAM & PROJECT DATA

DRAWING No.

A1.001



EKISTICS
Architecture

1925 Main Street
Vancouver, BC,
Canada, V5T 3C1

T. 604 876-5050
F. 604 876-5060
www.ekistics.com

PROGRAM KEY

- TOWNHOME/DUPLEX/TRIPLEX
- LOCK-OFF SUITE
- MARKET CONDOS
- RENTAL APARTMENTS
- LIGHT INDUSTRIAL
- COMMERCIAL RETAIL
- OFFICE SPACE
- STACKED ROWHOMES
- INDOOR AMENITY
- OUTDOOR AMENITY
- OUTDOOR PLAY

Anthem

ISSUES		DATE
8		
7		
6		
5		
4	ZONING AMENDMENT APPLICATION-R5	2020-01-16
3	ZONING AMENDMENT APPLICATION	2018-07-24
2	ZONING AMENDMENT APPLICATION	2018-12-19
1	ZONING AMENDMENT APPLIOCATION	2017-02-24

PROJECT NUMBER	DC-60
DRAWN BY	SA
CHECKED BY	MB
DATE CHECKED	02.10.2020

CONSULTANT

PROJECT

CENTENNIAL WAY MIXED-USE DEVELOPMENT

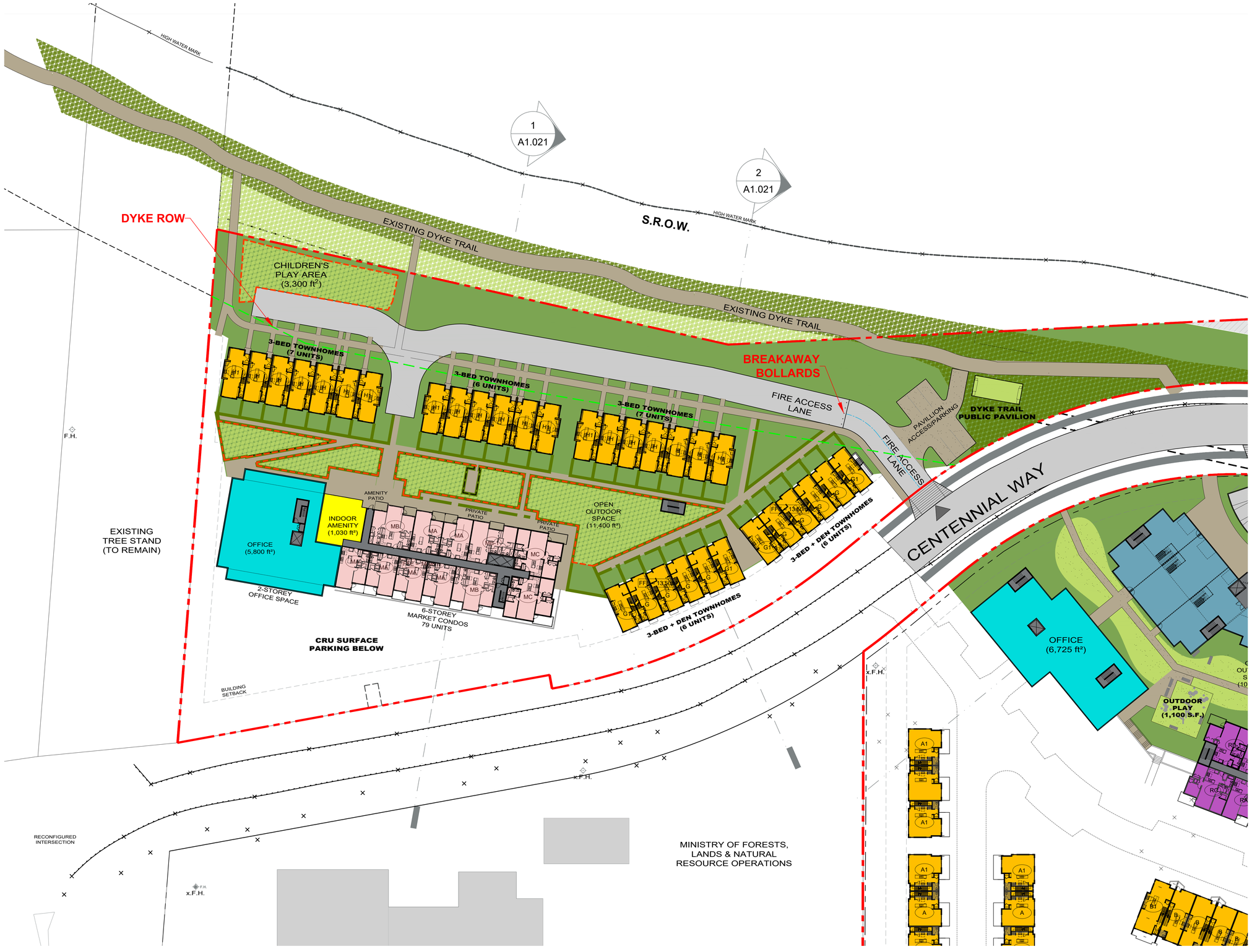
1701 & 1940 CENTENNIAL WAY
SQUAMISH, BC

DRAWING TITLE

OVERALL GROUND LEVEL SITE PLAN

DRAWING No.

A1.011



EKISTICS
Architecture

1925 Main Street
Vancouver, BC,
Canada, V5T 3C1

T. 604 876-5050
F. 604 876-5060
www.ekistics.com

PROGRAM KEY

- TOWNHOME/DUPLEX/TRIPLEX
- LOCK-OFF SUITE
- MARKET CONDOS
- RENTAL APARTMENTS
- LIGHT INDUSTRIAL
- COMMERCIAL RETAIL
- OFFICE SPACE
- STACKED ROWHOMES
- INDOOR AMENITY
- OUTDOOR AMENITY
- OUTDOOR PLAY

Anthem

ISSUES		DATE
8		
7		
6		
5		
4	ZONING AMENDMENT APPLICATION-R5	2020-01-16
3	ZONING AMENDMENT APPLICATION	2018-07-24
2	ZONING AMENDMENT APPLICATION	2018-12-19
1	ZONING AMENDMENT APPLIOCATION	2017-02-24

PROJECT NUMBER	DC-60
DRAWN BY	SA
CHECKED BY	MB
DATE CHECKED	02.10.2020
CONSULTANT	

PROJECT

CENTENNIAL WAY MIXED-USE DEVELOPMENT

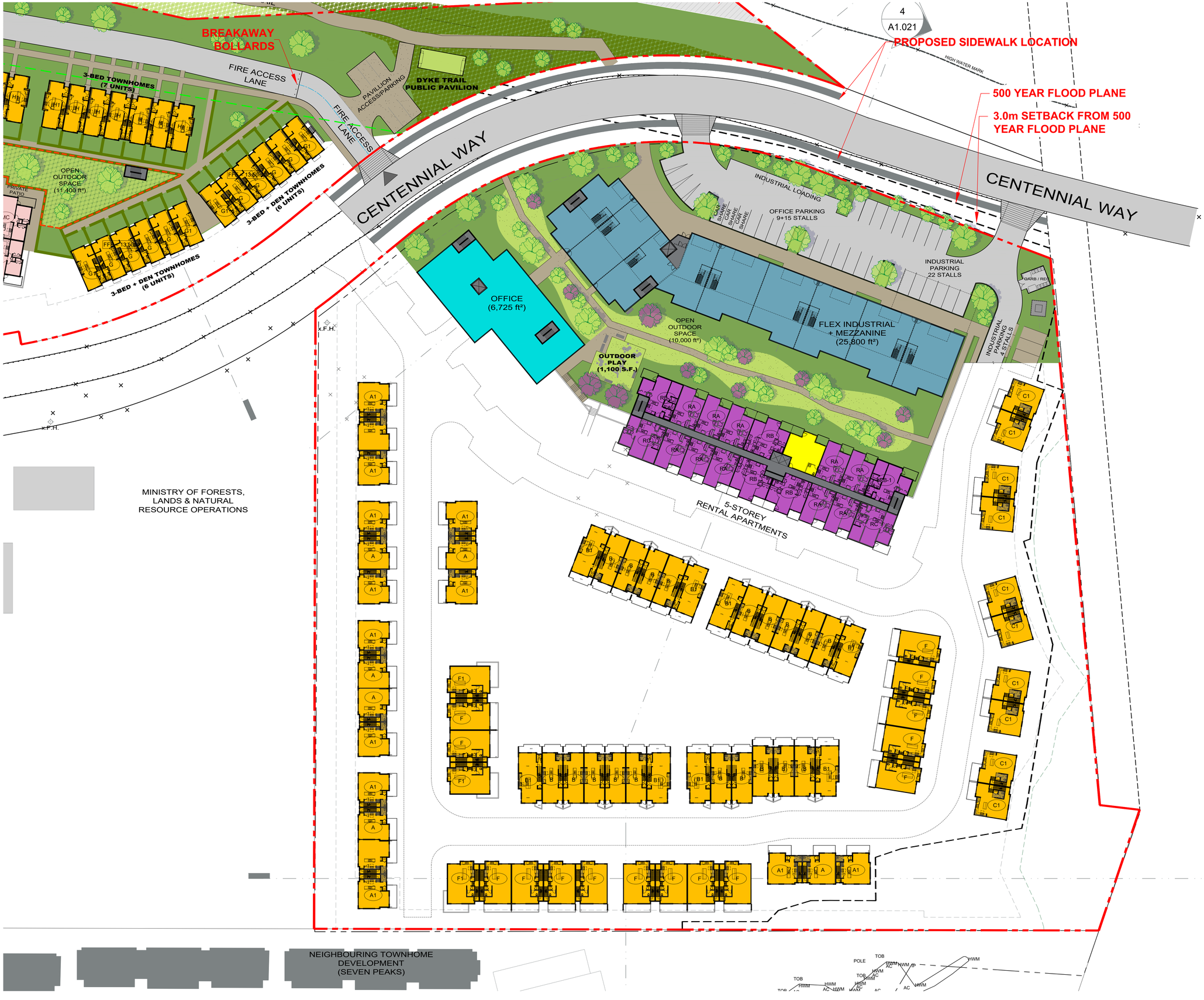
1701 & 1940 CENTENNIAL WAY
SQUAMISH, BC

DRAWING TITLE

DYKE LEVEL SITE PLAN (SITE 1)

DRAWING No.

A1.014



EKISTICS
Architecture

1925 Main Street
Vancouver, BC,
Canada, V5T 3C1

T. 604 876-5050
F. 604 876-5060
www.ekistics.com

PROGRAM KEY

- TOWNHOME/DUPLEX/TRIPLEX
- LOCK-OFF SUITE
- MARKET CONDOS
- RENTAL APARTMENTS
- LIGHT INDUSTRIAL
- COMMERCIAL RETAIL
- OFFICE SPACE
- STACKED ROWHOMES
- INDOOR AMENITY
- OUTDOOR AMENITY
- OUTDOOR PLAY

Anthem

ISSUES		DATE
8		
7		
6		
5		
4	ZONING AMENDMENT APPLICATION-R5	2020-01-16
3	ZONING AMENDMENT APPLICATION	2018-07-24
2	ZONING AMENDMENT APPLICATION	2018-12-19
1	ZONING AMENDMENT APPLIOCATION	2017-02-24

PROJECT NUMBER	DC-60
DRAWN BY	SA
CHECKED BY	MB
DATE CHECKED	02.10.2020
CONSULTANT	

PROJECT

CENTENNIAL WAY
MIXED-USE DEVELOPMENT

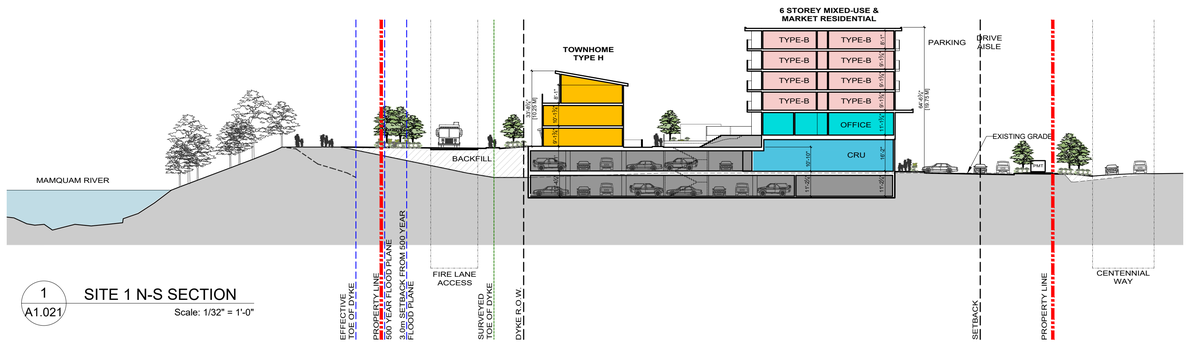
1701 & 1940 CENTENNIAL WAY
SQUAMISH, BC

DRAWING TITLE

DYKE LEVEL SITE PLAN

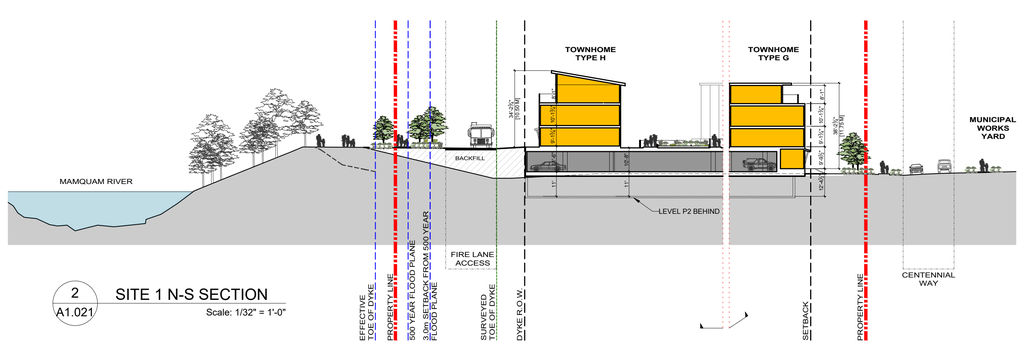
DRAWING No.

A1.016



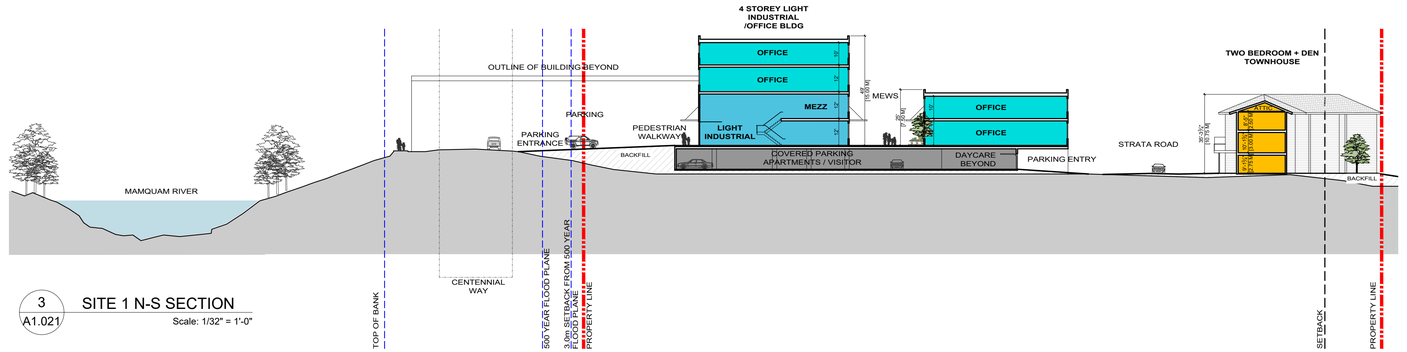
1 A1.021 SITE 1 N-S SECTION

Scale: 1/32" = 1'-0"



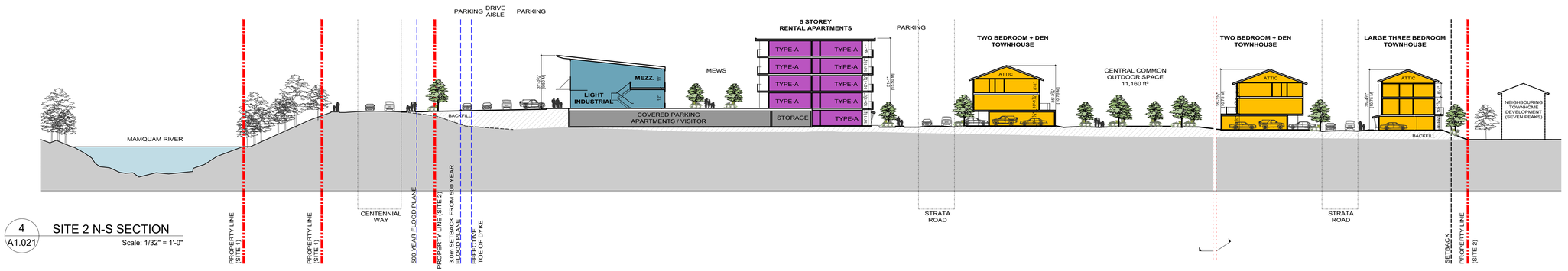
2 A1.021 SITE 1 N-S SECTION

Scale: 1/32" = 1'-0"



3 A1.021 SITE 1 N-S SECTION

Scale: 1/32" = 1'-0"



4 A1.021 SITE 2 N-S SECTION

Scale: 1/32" = 1'-0"



5 A1.021 SITE 2 E-W SECTION

Scale: 1/32" = 1'-0"

EKISTICS
Architecture

1925 Main Street
Vancouver, BC,
Canada, V5T 3C1

T. 604 876-5050
F. 604 876-5060
www.ekistics.com

PROGRAM KEY

- TOWNHOME/DUPLEX/TRIPLEX
- LOCK-OFF SUITE
- MARKET CONDOS
- RENTAL APARTMENTS
- LIGHT INDUSTRIAL
- COMMERCIAL RETAIL
- OFFICE SPACE
- STACKED ROWHOMES
- INDOOR AMENITY
- OUTDOOR AMENITY
- OUTDOOR PLAY

Anthem

ISSUES		DATE
8		
7		
6		
5		
4	ZONING AMENDMENT APPLICATION-R5	2020-01-16
3	ZONING AMENDMENT APPLICATION	2018-07-24
2	ZONING AMENDMENT APPLICATION	2018-12-19
1	ZONING AMENDMENT APPLIOCATION	2017-02-24

PROJECT NUMBER	DC-60
DRAWN BY	SA
CHECKED BY	MB
DATE CHECKED	02.10.2020
CONSULTANT	

PROJECT

CENTENNIAL WAY MIXED-USE DEVELOPMENT

1701 & 1940 CENTENNIAL WAY
SQUAMISH, BC

DRAWING TITLE

SITE SECTIONS

DRAWING No.

A1.021

SECTION 40EEEE | COMPREHENSIVE DEVELOPMENT ZONE 91 (CD-91)

The intent of this zone is to accommodate a mixed-use multi-unit residential development with commercial and office uses. *(Bylaw 2563, 2017)*

40EEEE.1 PERMITTED USES

The following principal uses and no others shall be permitted:

(a) apartment dwelling;
(b) artisan;
(c) arts and culture;
(d) assembly;
(e) business service establishment;
(f) neighbourhood commercial;
(g) educational services;
(h) *repealed by Bylaw 3208, 2025*;
(i) home occupation, office;
(j) indoor recreation;
(k) institutional; and,
(l) pet grooming;

The following accessory uses and no others are permitted:

(a) accessory uses.

40EEEE.2 MAXIMUM HEIGHT

No principal building shall exceed a height of 22 metres.

40EEEE.3 MAXIMUM LOT COVERAGE

The lot coverage shall not exceed 83% of the lot area.

40EEEE.4 USEABLE OPEN SPACE

A minimum of 40% of the lot area shall be provided as useable open space as part of a comprehensive design.

40EEEE.5 MAXIMUM DENSITY

The total maximum Floor Area Ratio for all permitted uses is 1.8.

40EEEE.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Setbacks must be a minimum of:

(a) m from the north property line
(b) 5.0 m from the east property line (Third Avenue)
(c) 5.0 m from the south property line (Pemberton Avenue)
(d) 3.0 m from the west property line (Eaglewind Boulevard).

40EEEE.7 OFF-STREET PARKING

Off-street parking shall be provided in accordance with Section 41 of this Bylaw.

40EEEE.8 OFF-STREET LOADING

Off-street loading shall be provided in accordance with Section 42 of this Bylaw.

40EEEE.9 SCREENING

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

40EEEE.10 EMPLOYMENT SPACE MINIMUM

At least 10% of the building's gross floor area shall be used for any principal uses permitted in the CD-91 zone excluding apartment dwelling and off-street parking

Schedule "A" to
District of Squamish Zoning Bylaw No. 2200, 2011,
Amendment Bylaw (38201 Third Ave) No. 2563, 2017

Rezone from existing RM-3 to CD-91



SECTION 40JJJJ COMPREHENSIVE DEVELOPMENT ZONE NO. 96 (CD-96)

(Bylaw 2546, 2017)

The intent of this zone is to accommodate and regulate the development of an ecotourism commercial recreation facility focused on fostering an understanding and appreciation of natural areas and allow relevant assembly uses as part of a Comprehensive Development plan on the lands shown on Schedule B which is attached to and forms part of this bylaw. The CD zone allows for commercialized boardwalks and canyon walkway structures, as well as playground, theater and assembly facilities. Accessory office, retail and restaurant uses are also permitted. This bylaw regulates the uses, densities, parking and building heights permitted.

40JJJJ.1 PERMITTED USES

The following principal uses and no others shall be permitted:

(a) commercial recreation, ecotourism;
(b) parks and playground;
(c) interpretive centre;
(d) assembly; and
(e) theatres and amphitheatres, without limiting arts and culture.

The following accessory uses and no others shall be permitted:

(a) accessory buildings and structures (Subject to 40.JJJJ.2, 40.JJJJ.4 and 40.JJJJ.6);
(b) accessory uses;
(c) accessory retail sales;
(d) restaurant;
(e) portable food vending (Subject to 40.JJJJ.2);
(f) administrative office;
(g) tourist bureau;
(h) outdoor recreation storage facility;
(i) parking and loading area; and,
(j) caretaker dwelling (Subject to 40.JJJJ.2).

40JJJJ.2 CONDITIONS OF USE

(a) Notwithstanding Section 4.3 of this bylaw, an accessory caretaker dwelling is permitted for caretaker accommodation for ongoing maintenance and security of the property, provided that:
    i. Only one caretaker dwelling unit is provided;
    ii. The caretaker dwelling unit is located on the second floor of any building

constructed on the lot; and

iii. The caretaker dwelling unit shall not exceed a maximum gross floor area of 70 m^2.

(b) Notwithstanding Section 4.4 (b) and (c) of this bylaw:
   i. There is no limit to the number of accessory buildings and structures on the lot defined in Schedule B; and,
   ii. The gross floor area of any accessory building on the lot defined in Schedule B shall not exceed 140 m^2.

(c) Notwithstanding Section 4.34 of this bylaw, portable food vending is permitted to operate on the lot defined in Schedule B only if the portable food vending cart, trailer or vehicle is:
   i. Removed from the lot daily upon the close of business; and
   ii. Located within the designated parking area defined in Schedule B but does not occupy the required pedestrian pathway, parking stalls or drive aisles.

40JJJJ.2A PHASE 2 CONDITIONS OF USE

Phase 2 is identified by the dash lines in Schedule A. Prior to any commercial use associated with Phase 2 or issuance of any building permit for works in Phase 2 as identified in Schedule A, the following conditions shall be met:

(a) 15% of all visitor and commercial parking spaces shall have access to an electric vehicle charging receptacle;
(b) Approximately 3.5 km of Mamquam Forest Service Road and 2 km of Power House Springs Road shall be paved;
(c) Approximately 1.4 km of recreational trail that is a minimum of 1.5 m wide shall be installed along the northwest side of Powerhouse Springs Road.

40JJJJ.3 DENSITY

(a) The total gross floor area for all principal and accessory buildings combined shall not exceed 500 m^2.

40JJJJ.4 HEIGHT OF BUILDINGS

(a) All principal buildings or structures shall not exceed a height of 9 m or two (2) storeys, whichever is less;

(b) Notwithstanding Section 4.4 of this bylaw, accessory buildings shall not exceed a height of 9 m or two (2) storeys, whichever is less.

(c) Notwithstanding Section 4.10 of this bylaw, sails and play structures are exempt from height requirements of this bylaw.

40JJJJ.5 LOT COVERAGE

The lot coverage must not exceed 5% of the lot area.

40JJJJ.6 SITING REQUIREMENTS

(a) The layout of the site and siting of buildings and structures shall generally conform to the site plan shown as 'Schedule A' attached to and forming part of this bylaw.

(b) Notwithstanding Section 4.4(d) of this bylaw, there are no siting or setback requirements for accessory buildings or structures with the exception of 40JJJ.6(c).

(c) Notwithstanding 40JJJJ.6 (a) no above grade principal or accessory buildings shall be located within 30 m of the top of bank of the Mamquam River.

40JJJJ.7 STORAGE AND SCREENING

(a) All maintenance equipment shall be completely enclosed within a building.

(b) Any storage not contained within a building on the lot shall be enclosed by a fence or landscape screening not less than 1.83 m high. Chain link fence is not permitted.

(c) A waste storage facility shall be completely enclosed within a wildlife resistant enclosure in accordance with the District of Squamish Wildlife Attractant Bylaw No. 2053.

(d) All waste refuse on the lot defined in Schedule B shall be stored in a wildlife resistant enclosure in accordance with the District of Squamish Wildlife Attractant Bylaw No. 2053.

40JJJJ.8 FENCING

Fencing shall comply with Section 4.6 of this bylaw, except that fencing shall not restrict the movement of wildlife across the lot defined in Schedule B.

40JJJJ.9 PARKING

(a) A minimum of 100 off-street parking spaces shall be provided on a permeable surface parking area.

(b) Accessible parking stalls shall be provided in accordance with Section 41.5 of this bylaw.

(c) Twelve (12) Class B covered bicycle parking spaces and four (4) Class A bicycle parking spaces shall be provided in accordance with Section 41.9 (b), (c) and (d) of this bylaw.

(d) Off-street parking areas shall be designed in accordance with Section 41.11 (c) of this bylaw.

(e) Off-street parking shall only be allowed in the parking area designated in Schedule B and shall:

i. Include a continuous, designated pedestrian pathway, a minimum of 1.5 m wide, for the entire length of the parking lot designated in Schedule B.

ii. Include a fence or curb to prevent the crossing of parked vehicles into Powerhouse Springs Road except for at entrances and exits clearly marked by curbs, fences, lines or signs. The use of chain link fence is prohibited.

iii. Have curb stops for all parking stalls adjacent to the pedestrian pathway in section 40JJJJ.9(e)(i).

iv. Have surface drainage directed to approved storm water planting areas, drainage ditches and rock pits, or, if a public storm sewer is available, be connected to such storm sewer;

(f) A minimum of six (6) off-street bus parking spaces shall be accommodated within a separate surface parking area within the Squamish Canyon area designated in Schedule B that does not impede traffic flow on Powerhouse Springs Road.

(g) The required parking area shall be landscaped as follows:

i. Be screened from Powerhouse Springs Road by a continuous landscape strip not less than 1 m wide, densely planted with all season shrubs and or grasses at least 0.9 m in height at the time of planting to form a year round dense screen that is broken only for access driveways and walkways.

ii. Locate a minimum of 1 tree per 10 parking spaces located in landscaped islands at the end of each row of parking spaces, with a minimum width of 2 m.

iii. All planting material (trees, shrubs and groundcovers) shall meet the following criteria:

a. Use native species that are hardy, drought- and salt-tolerant, and resistant to the stresses of compacted soils and weather exposure;
b. Avoid monocultures which can be susceptible to disease;
c. Incorporate a variety of deciduous and coniferous trees and shrubs for year-round interest, texture, shape and seasonal colour;
d. Deciduous trees shall be a minimum of 8 cm caliper with a 1.8 m clear stem at time of planting; Coniferous tress shall have a minimum height of 2.0 m;
e. Tree stems must be protected on all sides with a minimum of 1.0 m of clearance to the front face of an adjacent barrier curb or other protection from vehicle overhangs;
f. Appropriate means of irrigation, with an emphasis on high-efficiency water reducing systems, shall be provided, with particular attention paid to adequate watering during the establishment period to ensure survival of the newly planted areas; and,

g. Landscaping shall make special consideration of Bear Aware criteria for plant selection.

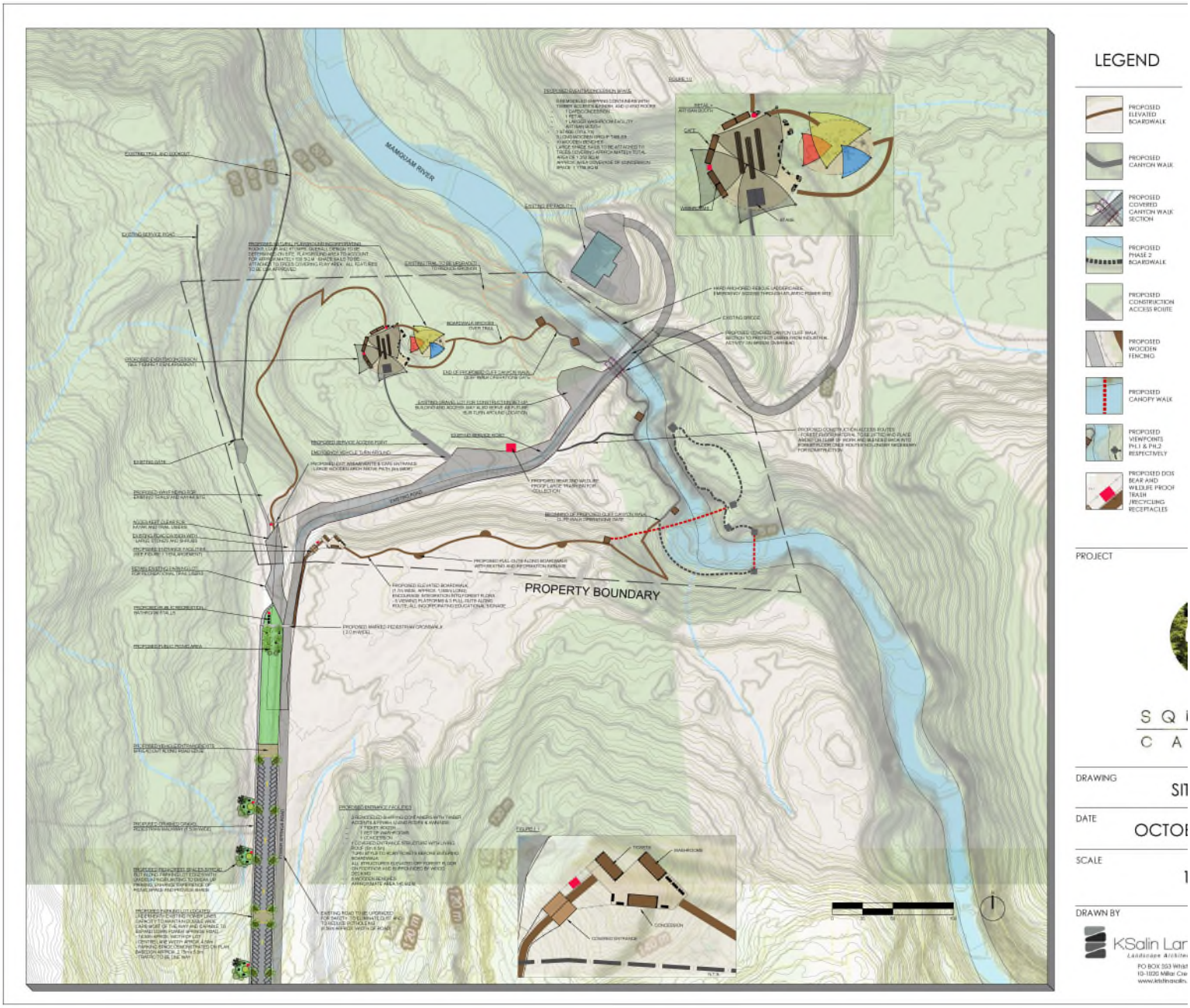
40JJJJ.10 COMPREHENSIVE DEVELOPMENT PLAN

Notwithstanding Schedule “A” to District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Squamish Canyon) No. 2685, 2018, the size, shape and siting requirements for all buildings and structures may be amended in accordance with a Development Permit.

DISTRICT OF SQUAMISH SCHEDULE "A" to

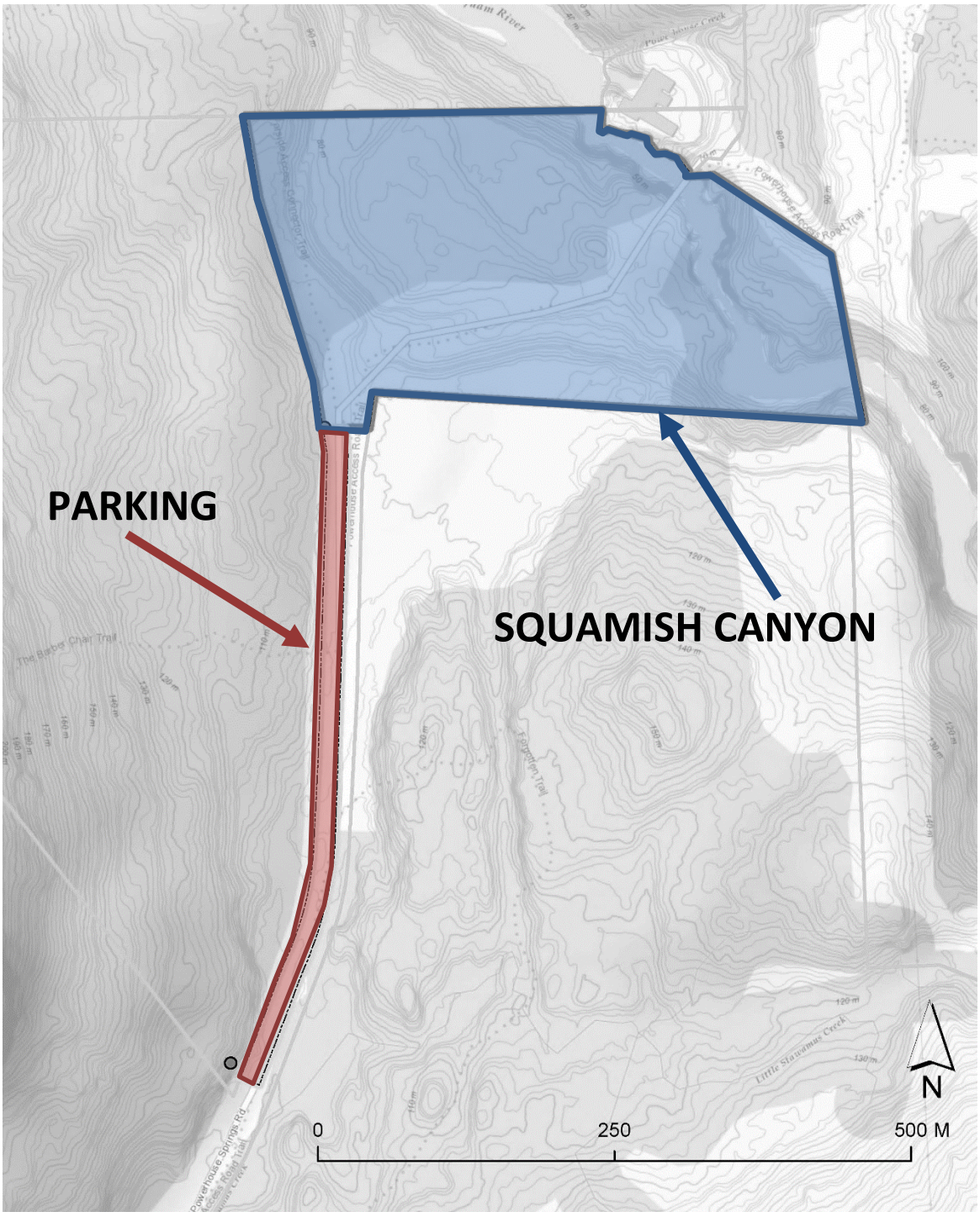
District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw

(Squamish Canyon) No. 2685, 2018".



DISTRICT OF SQUAMISH SCHEDULE "B" to

District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw



(Squamish Canyon) No. 2685, 2018.

SECTION 40KKKK | COMPREHENSIVE DEVELOPMENT ZONE NO.97 (CD-97)

The intent of this zone is to accommodate a hotel development in the Downtown South neighbourhood. *(Bylaw 2744, 2020)*

40KKKK.1 PERMITTED USES

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

Use Category
alcoholic beverage manufacturing
artisan
arts and culture
assembly
business and professional office, major
business and professional office, minor
business service establishment
civic
commercial recreation
electrical vehicle charging station
high technology
hostel
hotel
neighbourhood commercial
research and development
restaurant
tourist accommodation
Accessory Uses
accessory uses
accessory retail sales

40KKKK.2 MAXIMUM HEIGHT

Principal Building	Accessory Building
15.6 m	4.58 m
Bonus Height	
a) The following structures are exempted from height maximums to accommodate rooftop patios: a. stairway or an elevator penthouse that provides access and egress to the roof; b. shared rooftop amenity spaces with a floor area that is a maximum of 50% of the total floor area of the roof, provided the covered area is setback from the front building face a distance equal to 25% of the distance between the front building face and rear building face; c. landscaping or perimeter railing required to accommodate a roof top patio.	

40KKKK.3 MAXIMUM LOT COVERAGE

a) The maximum Lot coverage shall not exceed 65% of the area of the lot.

40KKKK.4 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback
0 m	1.52 m	0 m

40KKKK.5 FENCING

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

40KKKK.6 OFF-STREET PARKING

(a) As per Section 41.7 Schedule D, the off-street parking requirement is 15 parking stalls.

(b) Required off-street parking stalls may be stacked.

40KKKK.7 OFF-STREET LOADING

No off-street loading spaces will be required.

40KKKK.8 ACCESSORY BUILDINGS

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

40KKKK.9 SCREENING

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

SECTION 40MMMM – COMPREHENSIVE DEVELOPMENT ZONE NO. 99 (CD-99)

The intent of this zone is to accommodate a mixed-use, multi-unit development with ground floor commercial uses, an office building and residential uses. The finished site will include a minimum of five unique buildings, a partially sunken parking structure, and a common at-grade courtyard *(Bylaw 2634, 2018).*

40MMMM.1 APPLICATION

The Hunter Place development is shown on Figures 40MMMM.1, 40MMMM.2, and 40MMMM.3, which form part of this bylaw. The site is split into three subareas: Area 1, Area 2, and Area 3. Unless otherwise specified in this bylaw, Definitions Section 1.3, General Regulations Section 4.0, Parking Section 41.0, and Loading Section 42.0 of Zoning Bylaw No. 2200, 2011 apply to this zone.

40MMMM.2 PERMITTED USES

The following principal uses and no others shall be permitted:

(a) apartment dwelling;
(b) artisan;
(c) arts and culture;
(d) assembly;
(e) business and professional office, major and minor;
(f) business service establishment;
(g) childcare facility;
(h) civic;
(i) repealed by Bylaw 3208, 2025;
(j) high technology;
(k) indoor recreation;
(l) institutional;
(m) liquor store;
(n) personal service establishment;
(o) research and development;
(p) restaurant;
(q) retail;
(r) small scale manufacturing;
(s) tourist bureau;

The following accessory uses and no others are permitted:

(t) accessory uses; and,
(u) multi-unit flex unit.

40MMMM.3 CONDITIONS OF USE

(a) At least 20% of the residential gross floor area shall be apartment dwelling units containing at least three bedrooms;

(b) At least 10% of all apartment dwelling units within each area shall constructed as adaptable dwelling units;

(c) Apartment dwelling use or multi-unit flex unit use are not permitted on the first habitable storey above the parkade in any building.

(d) Apartment dwelling use is only permitted in the areas identified on the comprehensive site plan, Figure 40MMMM.3.

40MMMM.4 MINIMUM LOT SIZE

The minimum lot size is 3,000 m2.

40MMMM.5 MAXIMUM HEIGHT

(a) **Principal Buildings:** The maximum height of a principal building shall not exceed a height of 30.0 metres or six (6) storeys, whichever is less. Despite any section of this bylaw, a parkade sited partially below natural grade is not considered a storey.

   a. Where a principal building contains no residential uses, the permitted height shall not exceed 30.0 metres or seven (7) storeys.

(b) **Accessory Buildings**: The maximum height of an accessory building shall not exceed 4.58m.

(c) A parking structure that is partially below grade is not considered a storey for the purpose of calculating height for s. 40MMMM.5.

40MMMM.6 DENSITY

(a) The overall density of the area outlined in Figure 40MMMM.1 shall not exceed a Floor Area Ratio of 1.70, and the maximum floor area ratio for all residential uses is 1.19. Within this area, the following densities apply:

   (i) The floor area ratio for all uses in Area 1 is 1.50, and the floor area ratio for residential uses is 1.35.

   (ii) The floor area ratio for all uses in Area 2 is 1.50, and the floor area ratio for residential uses is 1.35.

   (iii) The floor area ratio for all uses in Area 3 is 2.40, and the floor area ratio for residential uses is 1.25

(b) Despite any section of this bylaw, outdoor space dedicated to a childcare use is considered non-residential gross floor area for the purpose of calculating maximum density.



Figure 40MMMM.1 Extent of CD-99 Zone (red outline)

40MMMM.7 LOT COVERAGE

(a) In addition to any section of this bylaw, lot coverage excludes any structure used for parking, provided that the structure is constructed partially below grade and provides public access at grade, secured with a statutory right of way.

(b) The maximum lot coverage of the overall area outlined in Figure 40MMM.1, shall not exceed 60%. Within this area, the following lot coverages apply:

(i) The maximum lot coverage for Area 1 is 45%.

(ii) The maximum lot coverage for Area 2 is 45%.

(iii) The maximum lot coverage for Area 3 is 60%.

40MMMM.8 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

	Front Setback	Rear Setback	Interior Side Setback
Area 1	2.5m	1.5m	West: 6.0m East: 1.5m
Area 2	2.5m	1.5m	West: 6.0m East: 1.5m
Area 3	2.5m	1.5m	West: 1.5m East: 3.0m

(a) Despite any section of this bylaw, setbacks do not apply to parking structures that are partially below grade.

40MMMM.9 OFF-STREET PARKING

(a) Except where indicated, off-street parking spaces for buildings and users must comply with the requirements of Section 41 of this bylaw.

(b) Despite s. 41.9(a) Minimum Bicycle Parking Requirements for Non-Residential Uses of this Bylaw, 6 'Class B' bicycle spaces are required per 1,000m^2 of non-residential GFA.

(c) Where an access is constructed between the parking structures of Area 1 and Area 2, the total number of off-street parking stalls required for Area 1 and Area 2 shall be reduced by 2 stalls for Area 1 and 2 stalls for Area 2.

40MMMM.10 OFF-STREET LOADING

(a) Off-street loading shall be provided in accordance with Section 42 of this Bylaw.

(b) Despite any section of this bylaw, only 1 loading space is required per parcel.

(c) Despite any section of this bylaw, a loading space may be sited on an adjacent parcel if both parcels register on Title a legal agreement securing shared access to the loading space in perpetuity.

40MMMM.11 SCREENING

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

40MMMM.12 FENCING

(a) Screening shall generally be provided in accordance with Section 4.6 of this Bylaw.

(b) Despite any section of this Bylaw, a chain link fence is permitted along the westernmost property line.

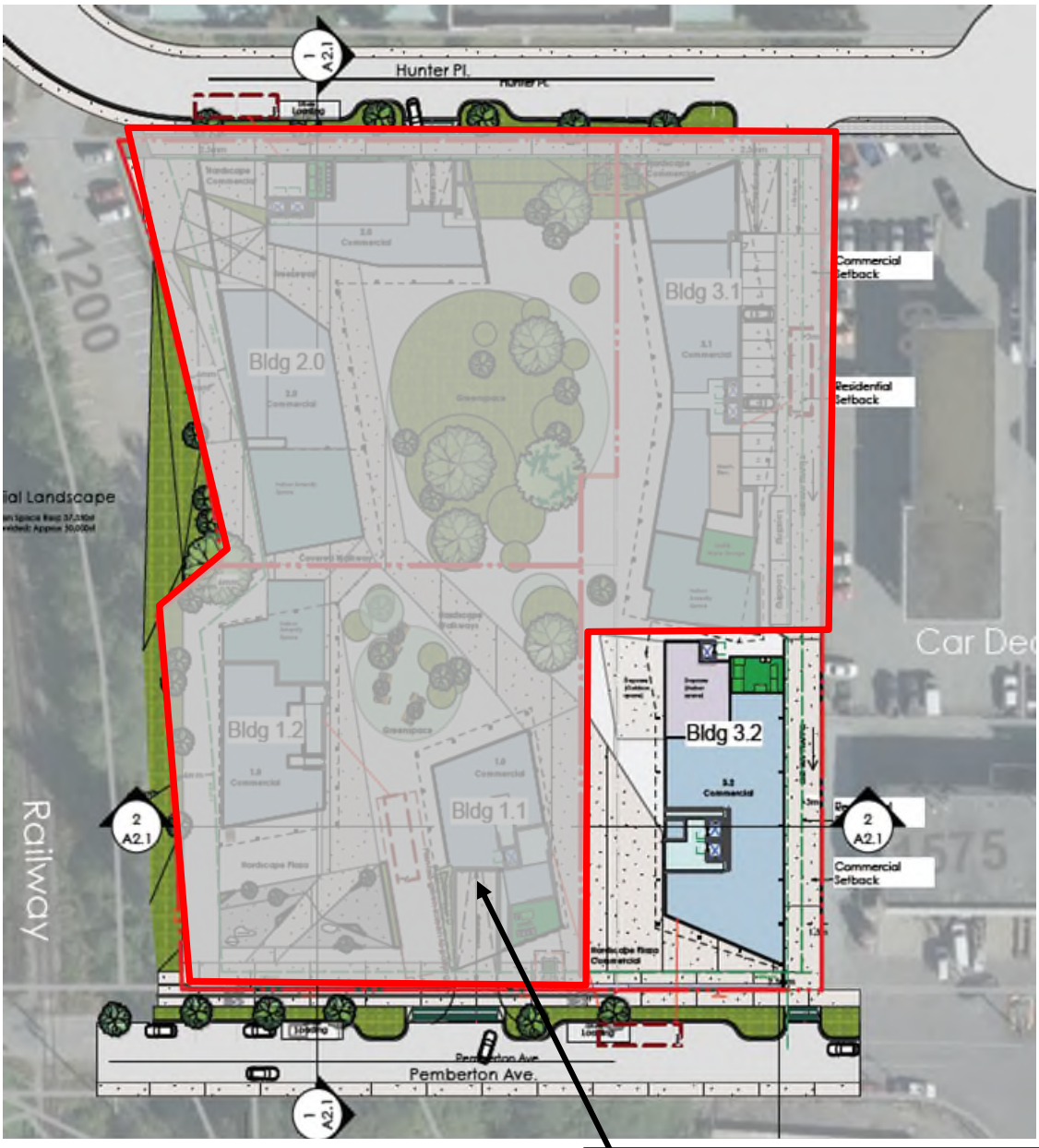
40MMMM.14 COMPREHENSIVE DEVELOPMENT PLAN

All buildings, structures, and uses shall generally comply with the size, shape, siting, and height as designated on the approved comprehensive development plan attached as Schedules "B" and "C" attached to and forming part of this bylaw.

Figure 40MMMM.2 Comprehensive Site Plan and Areas



Figure 40MMMM.3 Areas Where Apartment Use Is Permitted



Shaded area represents portion of site plan where apartment dwelling use is permitted on the second habitable storey and above.

SECTION 40OOOO | COMPREHENSIVE DEVELOPMENT ZONE NO.101 (CD-101)

The intent of this zone is to accommodate a primarily residential development on a hillside, as contemplated in the Loggers East Neighbourhood Plan.

40OOOO.1 PERMITTED USES

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

(m) apartment dwelling, subject to Section 4OOOO.5;

(n) childcare facility;

(o) neighbourhood commercial;

(p) townhouse dwelling; and,

(q) two unit dwelling

The following accessory uses and no others are permitted:

(f) accessory uses.

40OOOO.2 MAXIMUM HEIGHT

(a)

Apartment Dwelling	Two Unit Dwelling	Townhouse Dwelling
22.5m or 6 storeys, whichever is less.	9.0m	10.68m

(b) The following structures are exempt from height maximums to accommodate a rooftop patio use: stairway or an elevator penthouse that provides access-to and egress-from the roof, and landscaping or perimeter railing required to accommodate a roof top patio. For clarity, a stairway or an elevator penthouse providing access-to and egress-from a roof top patio is not considered a storey.

40OOOO.3 DENSITY

(a) The maximum number of apartment dwelling units shall not exceed 194.

(b) The maximum number of townhouse dwelling units shall not exceed 18.

(c) The maximum number of two unit dwellings shall not exceed 20.

(d) The maximum gross floor area of all apartment dwelling units in the CD-101 zone shall not exceed 18042 m².

(e) For apartment dwellings, the maximum floor area of the uppermost storey of the building shall not exceed 85% of the floor area of the largest of the lower storeys. The reduced floor area of the uppermost storey shall be accomplished by an offset at the uppermost storey level from the wall at the largest lower storey level from either the front or side walls or a combination thereof.

(f) The maximum gross floor area of all townhouse dwelling units in the CD-101 zone shall not exceed 3348 m².

(g) The maximum gross floor area of all two unit dwellings shall in the CD-101 zone shall not exceed 5110 m².

40OOOO.4 DENSITY BONUS

Despite Section 40OOOO.3(a) & (d), the maximum number of apartment dwelling units may be increased from 194 to 209 units and the maximum gross floor area for all apartment dwelling units may be increased from 18042 m² to 19422 m², provided:

(a) The additional units have an average unit size of up to 92.90 m² and;

(b) That a Housing Agreement under Section 483 of the Local Government Act is registered on the land securing the additional apartment dwelling units as purpose built rental units in perpetuity.

40OOOO.5 RESIDENTIAL RENTAL TENURE USE

(a) A minimum of 32 of the permitted apartment dwelling units in the CD-101 zone shall be restricted for residential rental tenure use.

(b) Any apartment dwelling units permitted under the density bonus outlined in Section 40OOOO.4 shall be restricted for residential rental tenure use.

40OOOO.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
5.0m	6.0m	4.57m	5.0m

40OOOO.7 USEABLE OPEN SPACE

Despite section 4.29(a), the minimum open space requirement shall be 65% of the land zoned CD-101 as shown generally on Schedule B of this bylaw.

40OOOO.8 FENCING

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

40OOOO.9 OFF-STREET PARKING

(a) Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

(b) Notwithstanding Section 41.7, Off-street parking for residential uses shall be provided in accordance with Table 1 (below):

Residential	
Two Unit Dwelling	2 spaces per dwelling unit, plus Visitor Parking

Townhouse Dwelling	2 spaces per dwelling unit, plus Visitor Parking
Apartment Dwelling 1 Bedroom 2 Bedrooms 3 Bedrooms 1 Bedroom Rental 2 Bedrooms Rental 3 Bedrooms Rental	 1 space per dwelling unit, plus Visitor Parking 1.5 spaces per dwelling unit, plus Visitor Parking 1.75 spaces per dwelling unit, plus Visitor Parking 1 space per dwelling unit, plus Visitor Parking 1 spaces per dwelling unit, plus Visitor Parking 1 spaces per dwelling unit, plus Visitor Parking
Visitor Parking	0.25 spaces per Two Unit Dwelling or Townhouse dwelling unit. 0.25 spaces per Apartment dwelling unit for the first 100 apartment dwelling units and 0.1 spaces thereafter. Visitor Parking shall be clearly marked "Visitor Parking Only" within the parking space

40OOOO.10 OFF-STREET LOADING

Off-street loading spaces shall be provided in accordance with Section 42 of this bylaw.

40OOOO.11 ACCESSORY BUILDINGS

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

40OOOO.12 SCREENING

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

SECTION 40PPPP | COMPREHENSIVE DEVELOPMENT ZONE NO.102 (CD-102)

The intent of this zone is to accommodate development of 25 townhouses and preserve open space for riparian protection, as contemplated in the Loggers East Neighbourhood Plan. *(Bylaw 2894, 2022)*

40PPPP.1 PERMITTED USES

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

(a) townhouse dwelling, subject to Section 40PPPP.5

The following accessory uses and no others are permitted:

(b) accessory uses.

40PPPP.2 MAXIMUM HEIGHT

(a)

Townhouse Dwelling
14.19m

40PPPP.3 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

(a)

Front Setback	Rear Setback	Interior Side Setback
4.3m	50.04m	6.82m

40PPPP.4 DENSITY

(a) The maximum number of townhouse dwelling units shall not exceed 25.

(b) The maximum gross floor area of all townhouse dwelling units in the CD-102 zone shall not exceed 3,825.1 m².

40PPPP.5 RESIDENTIAL RENTAL TENURE

(a) A minimum of 4 townhouse dwelling units in the CD-102 zone are restricted for residential rental tenure use.

40PPPP.6 LOT COVERAGE

The lot coverage shall not exceed 22.1% of the area of the lot.

40PPPP.7 USABLE OPEN SPACE

Despite section 4.29 the minimum open space requirement for the CD-102 zone shall be 4,598.7 m² and include the following:

(i) 3,503.7 m² of open space, preserved for riparian protection.

(ii) 1,095 m² of common usable open space.

40PPPP.8 ACCESSORY BUILDINGS & STRUCTURES

(a) All accessory buildings shall comply with the requirements of Section 4.4 of this bylaw.

(b) Notwithstanding Section 4.4(d)(i) an accessory building or structure may be located in a front yard provided it is setback 2.74 metres from the front lot line.

40PPPP.9 FENCING

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

40PPPP.10 OFF STREET PARKING

(a) Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

(b) Notwithstanding Section 41.5 (a), Spaces for persons with disabilities, the required number of designated parking spaces for persons with disabilities is 2.

(c) Notwithstanding Section 41.7, Off-street parking for residential uses shall be provided in accordance with Table 1 (below):

Residential	
Townhouse Dwelling	2 spaces per dwelling unit, plus Visitor Parking
Affordable Rental Townhouse Dwelling	1 space per dwelling unit, plus Visitor Parking, provided that a Housing Agreement under Section 483 of the Local Government Act is registered on the land to secure the units as affordable rental.
Visitor Parking	5 visitor parking stalls are required.

(d) Notwithstanding Section 41.11(c)(v) a maximum of 23 of the total parking stalls may be reduced to 2.50 metres in width and 5.30 metres in length.

40PPPP.12 SCREENING

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

SECTION 40QQQQ | COMPREHENSIVE DEVELOPMENT ZONE NO.103 (CD-103)

The intent of this zone is to accommodate development of 35 townhouses and open space for agriculture/food production, as contemplated in the Loggers East Neighbourhood Plan.
(Bylaw 2983, 2020)

40QQQQ.1 PERMITTED USES

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

(a) agriculture, and;
(b) townhouse dwelling.

The following accessory uses and no others are permitted:

(g) accessory uses.

40QQQQ.2 MAXIMUM HEIGHT

Townhouse Dwelling
11.3m

40QQQQ.3 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback West	Interior Side Setback East
6.0m	4.80m	3.96m	0m

40QQQQ.4 DENSITY

(a) The maximum number of townhouse dwelling units shall not exceed 35.
(b) The maximum gross floor area of all townhouse dwelling units in the CD-101 zone shall not exceed 4,859.50 m².

40QQQQ.5 LOT COVERAGE

The lot coverage shall not exceed 18% of the area of the lot.

40QQQQ.6 USEABLE OPEN SPACE

Despite section 4.29, a minimum of 2500 m² of useable open space shall be provided for the purpose of agriculture/food production as shown generally on Schedule B of this bylaw.

40QQQQ.7 FENCING

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

40QQQQ.8 OFF-STREET PARKING

(a) Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

40QQQQ.9 SCREENING

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

Schedule B to District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (1005 & 1009 Raven Dr) No. 2893, 2022



SECTION 40RRRR | COMPREHENSIVE DEVELOPMENT ZONE NO.104 (CD-104)

The intent of this zone is to accommodate employment space in the Downtown South Neighbourhood. *(Bylaw 2922, 2022)*

40RRRR.1 PERMITTED USES

(a) alcoholic beverage manufacturing;

(b) artisan;

(c) arts & culture;

(d) business and professional office, major;

(e) business and professional office, minor;

(f) business service establishment;

(g) cinema;

(h) civic;

(i) electric vehicle charging station;

(j) high technology;

(k) light industrial;

(l) neighbourhood commercial;

(m) personal service establishment;

(n) research & development and;

(o) small scale manufacturing.

The following accessory uses and no others are permitted:

(p) accessory uses and;

(q) accessory retail sales.

40RRRR.2 MAXIMUM HEIGHT

Principal Building
15.6M

40RRRR.3 MAXIMUM LOT COVERAGE

The maximum lot coverage shall not exceed 65% of the area of the lot.

40RRRR.4 MAXIMUM DENSITY

The total maximum floor area ration is 1.7.

40RRRR.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Setback
0 M	1.52M	0 M

40RRRR.6 FENCING

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

40RRRR.7 OFF STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

40RRRR.8 OFF-STREET LOADING

Off-street loading spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

Schedule A to District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (37707 Second Ave) No. 2922, 2022



Rezone from Light Industrial (I-1) to Comprehensive Development Zone 104 (CD-104)

SECTION 40SSSS | COMPREHENSIVE DEVELOPMENT ZONE NO.105 (CD-105)

The intent of this zone is to accommodate a mixed-use multi-unit residential development with commercial and office uses. *(Bylaw 2879, 2022)*

40SSSS.1 PERMITTED USES

The following principal uses and no others shall be permitted:

(a) alcoholic beverage manufacturing;
(b) apartment dwelling;
(c) artisan;
(d) arts and culture;
(e) assembly;
(f) business and professional office, major and minor;
(g) business service establishment;
(h) child care facility;
(i) entertainment;
(j) repealed by Bylaw 3208, 2025;
(k) high technology;
(l) home occupation, office;
(m) indoor recreation;
(n) institutional;
(o) liquor primary establishment;
(p) personal service establishment;
(q) pet grooming;
(r) restaurant;
(s) retail store;
(t) school and;

The following accessory uses ad no others are permitted:

(a) accessory uses.

40SSSS.2 CONDITIONS OF USE

(a) At least 20% of all apartment dwelling units shall contain at least three bedrooms, and;

(b) At least 10% of all apartment dwelling units shall be constructed as adaptable dwelling units.

40SSSS.3 MAXIMUM HEIGHT

(a) The maximum height of a principal building shall not exceed a height of 20.0 metres, and;

(b) The following structures are exempt from height maximums to accommodate rooftop patios: stairway or elevator penthouses that provide access to the roof, and landscaping or perimeter railings required for rooftop patios.

40SSSS.4 MAXIMUM DENSITY

(a) The total maximum Floor Area Ratio for all permitted uses is 2.92.

(b) The maximum Floor Area Ratio for all residential uses is 2.37.

40SSSS.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

The minimum setbacks should generally confirm to Schedule "B" and not be less than:

	Front Setback	Rear Setback	South Interior Side Setback	North Interior Side Setback
First Storey	2.50 m	1.00 m	0.00 m	3.00 m
Second Storey	2.50 m	1.00 m	0.00 m	1.52 m
Third to Fifth Storeys	2.50 m	2.92 m	1.52 m	1.52 m
Sixth Storey	2.50 m	5.05 m	2.23 m	2.23 m

40SSSS.6 OFF STREET PARKING

Off-street parking shall be provided in accordance with Section 41 of this Bylaw.

40SSSS.7 OFF-STREET LOADING

Off-street loading shall be provided in accordance with Section 42 of this Bylaw.

40SSSS.8 SCREENING

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

40SSSS.9 FENCING

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

40SSSS.10 EMPLOYMENT SPACE

At least 20% of the building's gross floor area shall be used for any principal uses permitted in the CD-105 Zone excluding apartment dwelling and off-street parking. The development's mid-block cut-through area connecting Third Avenue to the rear lane shall be included in the 20% calculation, up to a maximum area of 83.6 m^2.

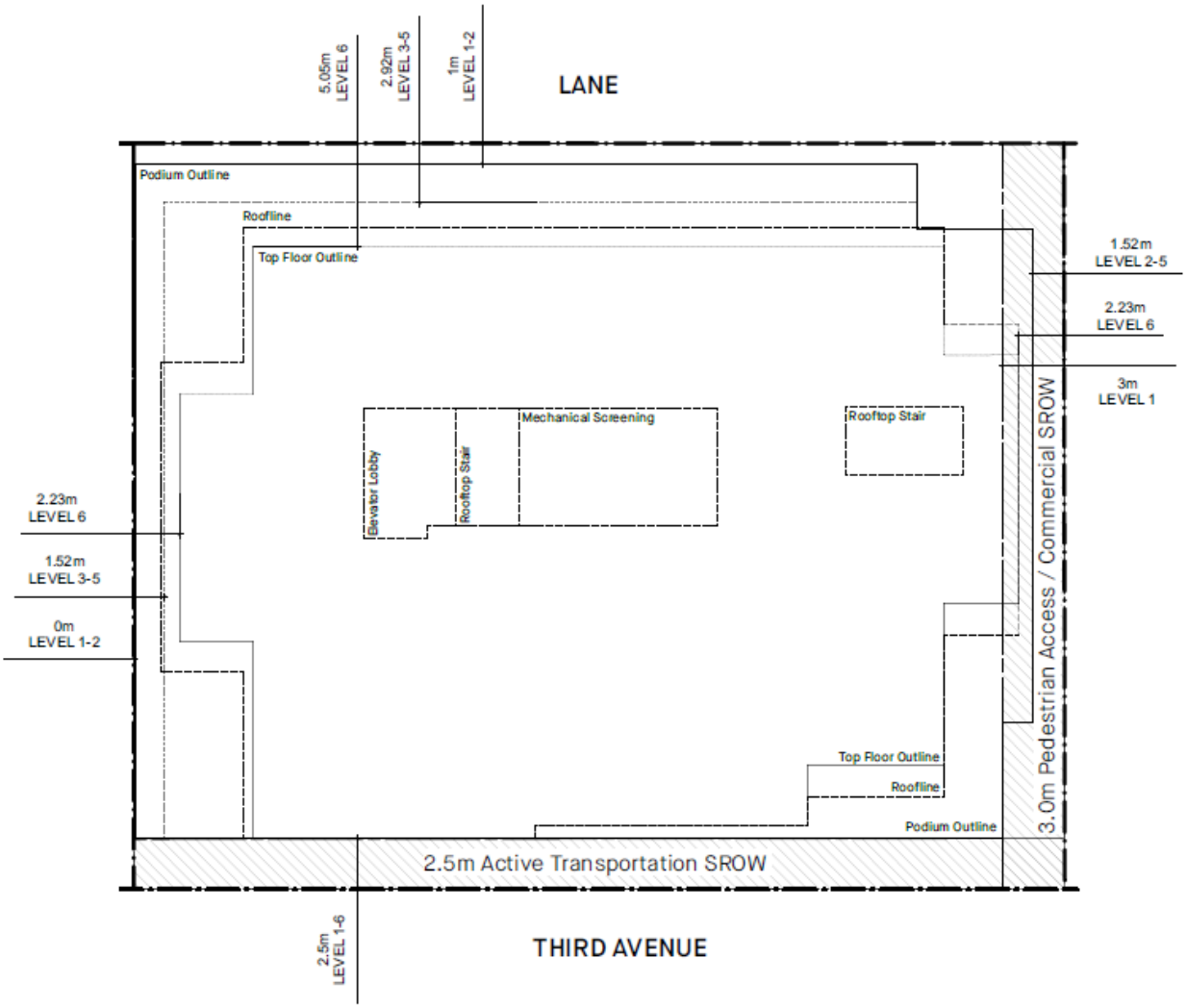
40SSSS.11 USEABLE OPEN SPACE AND INDOOR AMENITY SPACE

(a) At least 15% of the lot area shall be provided as common useable open space.

(b) At least 2.0 m2 per apartment dwelling unit shall be provided as indoor amenity space within the principal building.

Schedule 'B' to District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (38029-38045 Third Ave) No. 2879, 2022

SCHEMATIC SITE PLAN



SECTION 40TTTT | COMPREHENSIVE DEVELOPMENT ZONE 106 (CD-106)

The intent of this zone is to accommodate a mixed-use multi-unit residential development with commercial and office uses. *(Bylaw 2884, 2022)*

40TTTT.1 PERMITTED USES

The following principal uses and no others shall be permitted:

(a) alcoholic beverage manufacturing;
(b) apartment dwelling;
(c) artisan;
(d) arts and culture;
(e) assembly;
(f) business and professional office, major and minor;
(g) business service establishment;
(h) child care facility;
(i) entertainment;
(j) repealed by Bylaw 3208, 2025;
(k) high technology;
(l) home occupation, office;
(m) indoor recreation;
(n) institutional;
(o) liquor primary establishment;
(p) personal service establishment;
(q) pet grooming;
(r) restaurant;
(s) retail store;
(t) school and;

The following accessory uses and no others are permitted:

(a) accessory uses.

40TTTT.2 CONDITIONS OF USE

(a) At least 20% of all apartment dwelling units shall contain at least three bedrooms, and;

(b) At least 10% of all apartment dwelling units shall be constructed as adaptable dwelling units.

40TTTT.3 MAXIMUM HEIGHT

(a) The maximum height of a principal building shall not exceed a height of 20.0 metres, and;

(b) The following structures are exempt from height maximums to accommodate rooftop patios: stairway or elevator penthouses that provide access to the roof, and landscaping or perimeter railings required for rooftop patios.

40TTTT.4 MAXIMUM DENSITY

(c) The total maximum Floor Area Ratio for all permitted uses is 2.96.

(d) The maximum Floor Area Ratio for all residential uses is 2.40.

40TTTT.5 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

The minimum setbacks should generally confirm to Schedule "B" and not be less than:

	Front Setback	Rear Setback	South Interior Side Setback	North Interior Side Setback
First Storey	2.50 m	1.00 m	0.00 m	3.00 m
Second Storey	2.50 m	1.00 m	0.00 m	3.00 m
Third to Fifth Storeys	2.50 m	4.50 m	1.52 m	3.00 m
Sixth Storey	2.50 m	4.50 m	1.52 m	3.90 m

(a) The balconies on the Third to Sixth Storeys are permitted to project into the rear setback area by a maximum of 1.00 m.

40TTTT.6 OFF STREET PARKING

Off-street parking shall be provided in accordance with Section 41 of this Bylaw.

40TTTT.7 OFF-STREET LOADING

Off-street loading shall be provided in accordance with Section 42 of this Bylaw.

40TTTT.8 SCREENING

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

40TTTT.9 FENCING

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

40TTTT.10 EMPLOYMENT SPACE

At least 20% of the building's gross floor area shall be used for any principal uses permitted in the CD-106 Zone excluding apartment dwelling and off-street parking. The development's mid-block

cut-through area connecting Third Avenue to the rear lane shall be included in the 20% calculation, up to a maximum area of 98.5 m^2.

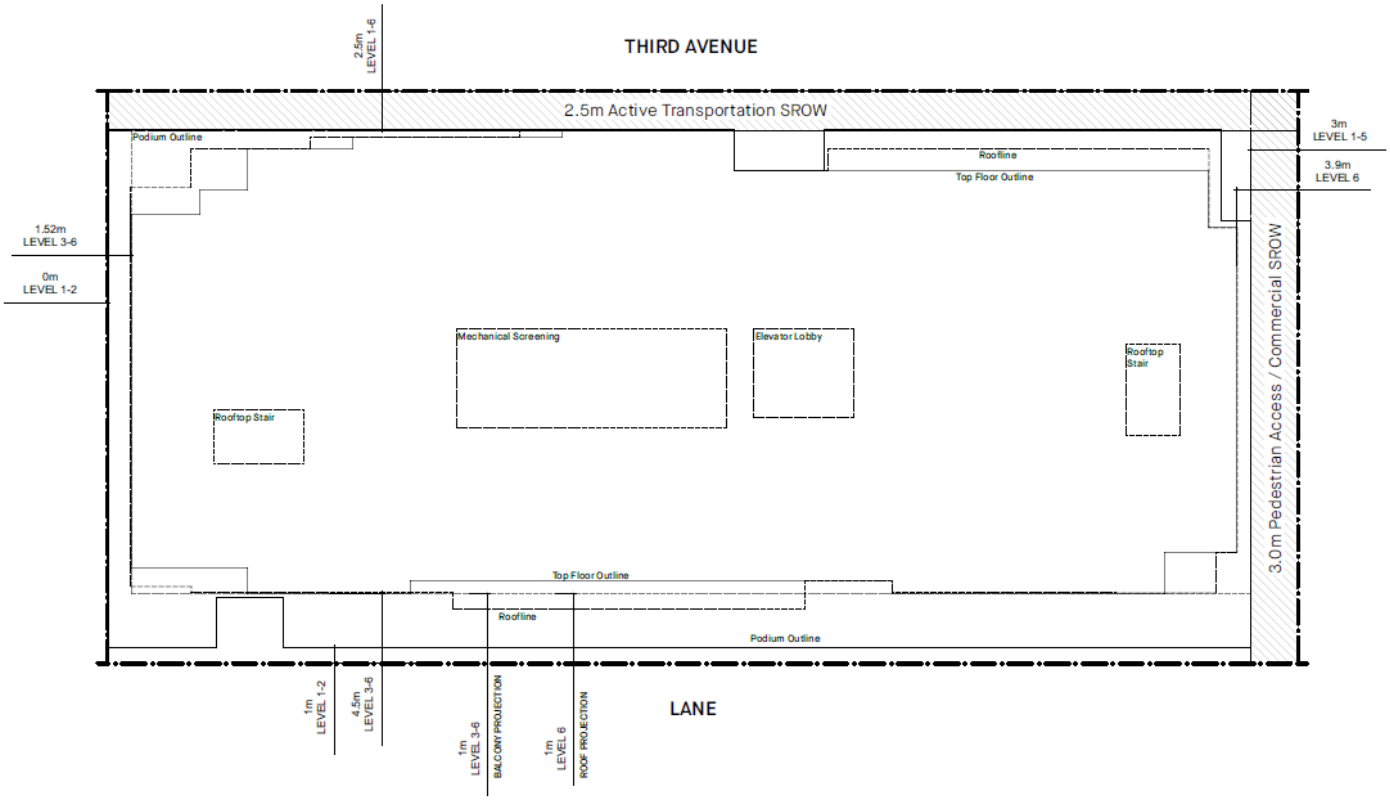
40TTTT.11 USEABLE OPEN SPACE AND INDOOR AMENITY SPACE

(c) At least 15% of the lot area shall be provided as common useable open space.

(d) At least 2.0 m^2 per apartment dwelling unit shall be provided as indoor amenity space within the principal building.

Schedule B to District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (38028-38062 Third Ave) No. 2884, 2022

SCHEMATIC SITE PLAN



SECTION 40AAAAA | COMPREHENSIVE DEVELOPMENT ZONE NO. 113 (CD-113)

The intent of this zone is to accommodate the development of six multiple-unit residential units.

40AAAAA.1 PERMITTED USES

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

(a) multiple-unit residential

The following accessory uses and no others are permitted:

(b) accessory uses.

40AAAAA.2 MAXIMUM HEIGHT

(a)

Multiple-Unit Dwelling
11.5m

(b) The following structures are exempt from height maximums to accommodate a rooftop patio use: stairway or an elevator penthouse that provides access-to and egress-from the roof, and landscaping or perimeter railing required to accommodate a roof top patio. For clarity, a stairway or an elevator penthouse providing access-to and egress-from a roof top patio is not considered a storey.

40AAAAA.3 DENSITY

(a) The maximum floor area ratio is 1.15.

40AAAAA.4 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback
4.0m	1.0m	1.2m

40AAAAA.5 LOT COVERAGE

The lot coverage shall not exceed 60% of the lot area.

40AAAAA.6 COMMON USEABLE OPEN SPACE

(a) Despite section 4.29(b), common useable open space is not required in the CD-113 zone.

40AAAAA.7 MINIMUM PRIVATE USEABLE OPEN SPACE

A minimum of 81 m^2 of private useable open space shall be provided in the CD-113 zone.

40AAAAA.8 FENCING

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

SECTION 40BBBBB COMPREHENSIVE DEVELOPMENT ZONE NO. 114 (CD-114)

The intent of this zone is to accommodate a two building multi-unit development with neighbourhood commercial. *(Bylaw 3031, 2024)*

40BBBBB.1 APPLICATION

The 1006 and 1018 McNamee development is shown on Figure 40PPPPP.1 Comprehensive Site Plan, which forms part of this CD-114 Zone. Unless otherwise specified in this bylaw, Definitions Section 1.3, General Regulations Section 4.0, Parking Section 41.0, and Loading Section 42.0 of Zoning Bylaw No. 2200, 2011, as amended from time to time, apply to this zone.

40BBBBB.2 PERMITTED USES

The following principal uses and no other shall be permitted:

(a) apartment dwelling;

(b) neighbourhood commercial;

The following accessory uses and no others are permitted:

(c) accessory uses;

40BBBBB.3 CONDITIONS OF USE

(a) Apartment dwelling units within Building 2 are restricted for affordable housing use.

(b) At least 20% of the residential units shall contain at least three bedrooms.

(c) At least 10% of the residential units shall be constructed as adaptable dwelling units.

40BBBBB.4 MAXIMUM HEIGHT

(a) The maximum height of a principal building shall not exceed a height of 19.5 metres or five storeys, whichever is less.

(b) The maximum height of an accessory building shall not exceed 4.58 metres.

40BBBBB.5 DENSITY

(a) The maximum density of the CD-114 Zone shall not exceed a gross floor area of 7,533 square metres.

(b) The maximum density for a residential use in Building 1 shall not exceed 5,135 square metres.

(c) The maximum density for a residential use in Building 2 shall not exceed 1,231 square metres.

40BBBBB.6 LOT COVERAGE

The maximum lot coverage for the CD-114 Zone is 50%.

40BBBBB.7 MINIMUM SETBACK FOR PRINCIPAL BUILDINGS

Level	Front Setback	Interior Side Setback West	Interior Side Setback East	Rear Setback
L1	6.0M	5.5M	5.5M	5.5M
L2	6.0M	5.5M	5.5M	5.5M
L3	6.0M	5.5M	7.5M	5.5M
L4	6.0M	7.4M	9.5M	7.0M
L5	8.5M	9.0M	9.5M	9.0M

(a) Despite any section of this bylaw, front, rear, interior and exterior setbacks will be identified in compliance with Figure 40PPPPP.1 Comprehensive Site Plan.

40PPPPP.8 OFF STREET PARKING

(a) Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

(b) Despite Section 41.7, the minimum off-street parking requirement for the CD-114 Zone is 102 spaces.

40PPPPP.9 OFF STREET LOADING

Off-street loading shall be provided in accordance with Section 42 of this bylaw.

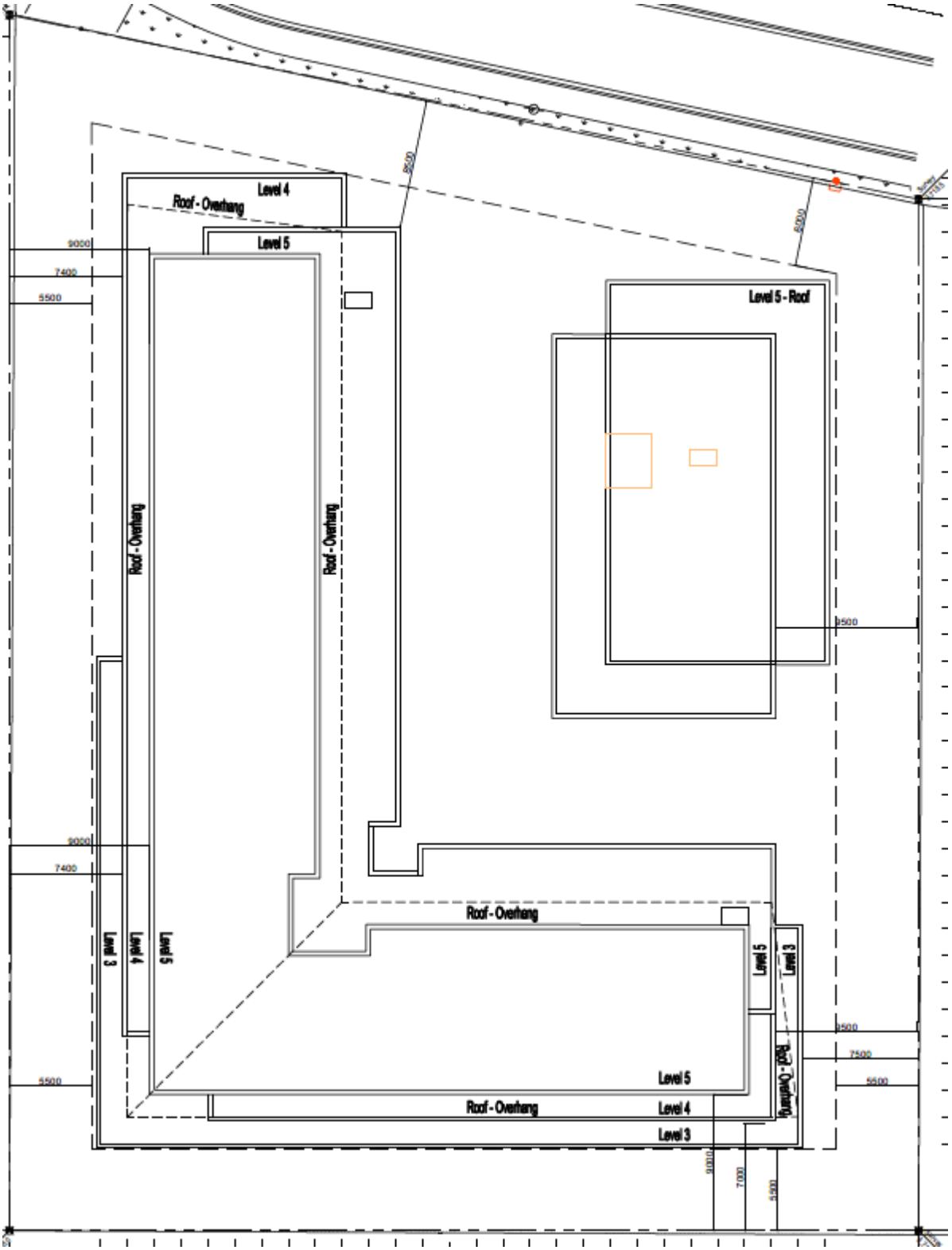
40PPPPP.10 FENCING / SCREENING

Fencing and Screening shall generally be provided in accordance with Section 4.6 and 4.7 of this Bylaw.

40PPPPP.11 COMPREHENSIVE SITE PLAN

All buildings, structures, and uses shall generally comply with the size, shape siting, and height as designated on the approved Figure 40PPPPP.1 Comprehensive Site Plan.

Figure 40PPPPP.1 Comprehensive Site Plan



SECTION 40CCCCC | COMPREHENSIVE DEVELOPMENT ZONE NO. 115 (CD-115)

The intent of this zone is to accommodate a residential townhouse development. *(Bylaw 3102, 2024)*

40CCCCC.1 APPLICATION

The 38702, 38710 and 38716 Britannia Avenue development is shown on Figure 40CCCCC.1 Comprehensive Site Plan, which forms part of this CD-115 Zone. Unless otherwise specified in this bylaw, Definitions Section 1.3, General Regulations Section 4.0, Parking Section 41.0, and Loading Section 42.0 of Zoning Bylaw No. 2200, 2011, as amended from time to time, apply to this zone.

40CCCCC.2 PERMITTED USES

(a) townhouse dwelling;

The following accessory uses and no others are permitted:

(b) accessory uses.

40CCCCC.3 MAXIMUM HEIGHT

(a) The maximum height of a principal building shall not exceed a height of 11.0 metres or three storeys, whichever is less.

(b) The maximum height of an accessory building shall not exceed 4.58 metres.

40CCCCC.4 DENSITY

(a) The maximum density of the CD-115 Zone shall not exceed a Floor Area Ratio of 1.01.

(b) The maximum number of dwelling units in the CD-115 Zone shall not exceed 18.

40CCCCC.5 LOT COVERAGE

(a) The maximum lot coverage for the CD-115 zone is 50%.

40CCCCC.6 MINIMUM SETBACK FOR PRINCIPAL BUILDINGS

Front Setback	Interior Side Setback North	Exterior Side Setback South	Rear Setback
2.13M	3.2M	1.98M	1.22M

(a) Despite any section of this bylaw, front, rear, interior and exterior setbacks will be identified in compliance with Figure 40CCCCC.1 Comprehensive Site Plan.

40CCCCC.7 OFF-STREET PARKING

(a) Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

(b) Despite Section 41.7, the minimum off-street parking requirement for the CD-115 Zone is 36 spaces.

40CCCCC.8 COMMON USEABLE OPEN SPACE

(a) Despite Section 4.29(b), common useable open space is not required in the CD-115 Zone.

40CCCCC.9 MINIMUM PRIVATE USEABLE OPEN SPACE

(a) 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.

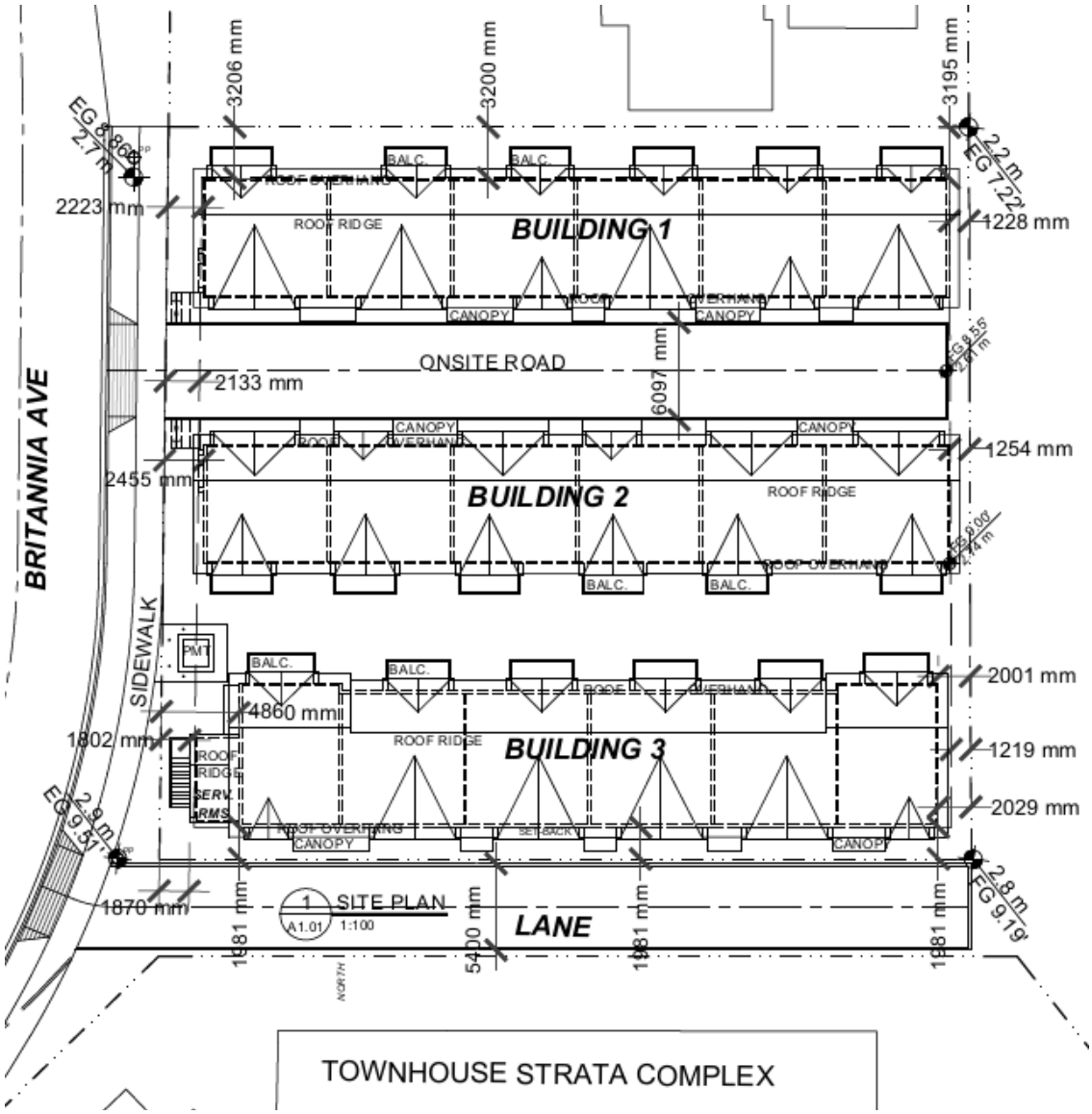
40CCCCC.10 FENCING/SCREENING

(a) Fencing and Screening shall generally be provided in accordance with Section 4.6 and 4.7 of this Bylaw.

40CCCCC.11 COMPREHENSIVE SITE PLAN

(a) All buildings, structures, and uses shall generally comply with the size, shape siting, and height as designated on the approved Figure 40CCCCC.1 Comprehensive Site Plan.

Figure 40CCCCC.12 Comprehensive Site Plan



SECTION 40FFFFF – COMPREHENSIVE DEVELOPMENT ZONE NO. 118 (CD-118)

The intent of this zone is to accommodate a mixed-use building with ground floor commercial uses in Downtown Squamish. *(Bylaw 3093, 2024)*

40FFFFF.1 APPLICATION

The Comprehensive Development is shown in Schedule B, which forms part of this bylaw. Unless otherwise specified in this bylaw, Definitions Section 1.3, General Regulations Section 4.0, Parking Section 41.0, and Loading Section 42.0 of Zoning Bylaw No. 2200, 2011 apply to this zone.

40FFFFF.2 PERMITTED USES

The following principal uses and no others shall be permitted:

(a) apartment dwelling; subject to conditions in Section 4.16
(b) arts and culture;
(c) assembly;
(d) business and professional office, major
(e) business service establishment;
(f) childcare facility;
(g) entertainment;
(h) fitness centre;
(i) liquor primary establishment
(j) personal service establishment,
(k) restaurant;
(l) retail;
(m) tourist bureau.

The following accessory uses and no others are permitted:

(n) accessory uses;
(o) home occupation, office

40FFFFF.3 CONDITIONS OF USE

(a) At least 20% of the residential units shall be apartment dwelling units containing at least 3 bedrooms;

(b) At least 10% of residential units shall be apartment dwelling units containing at least 1 bedroom;

(c) At least 10% of all apartment dwelling units shall be constructed as adaptable dwelling units.

40FFFFF.4 MAXIMUM HEIGHT

Principal Building	Accessory Building
21.5 m	4.58m

40FFFFF.5 DENSITY

(a) The maximum floor area ratio permitted is 3.33.

(b) At least 15% of the buildings gross floor area shall be used for any principal uses permitted in the CD-118 zone excluding apartment dwelling.

40FFFFF.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
0m	1m	0m	0m

(a)

(b) Despite 40FFFFF.6 (a) the rear setback for the second floor shall be 0m.

(c) Section 4.8 Visibility does not apply.

(d) Section 4.42 Active Transportation Setbacks does not apply.

40FFFFF.7 OFF-STREET PARKING

(a) Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this bylaw.

(b) A maximum of four commercial parking spaces can be shared with residential parking in compliance with Section 41.6 (e).

(c) Despite Section 41.2 (c) a maximum of 7 spaces may be provided as cash-in-lieu.

40FFFFF.8 OFF-STREET LOADING

Off-street loading shall be provided in accordance with Section 42 of this Bylaw.

40FFFFF.9 FENCING / SCREENING

Fencing and Screening shall generally be provided in accordance with Section 4.6 and 4.7 of this Bylaw.

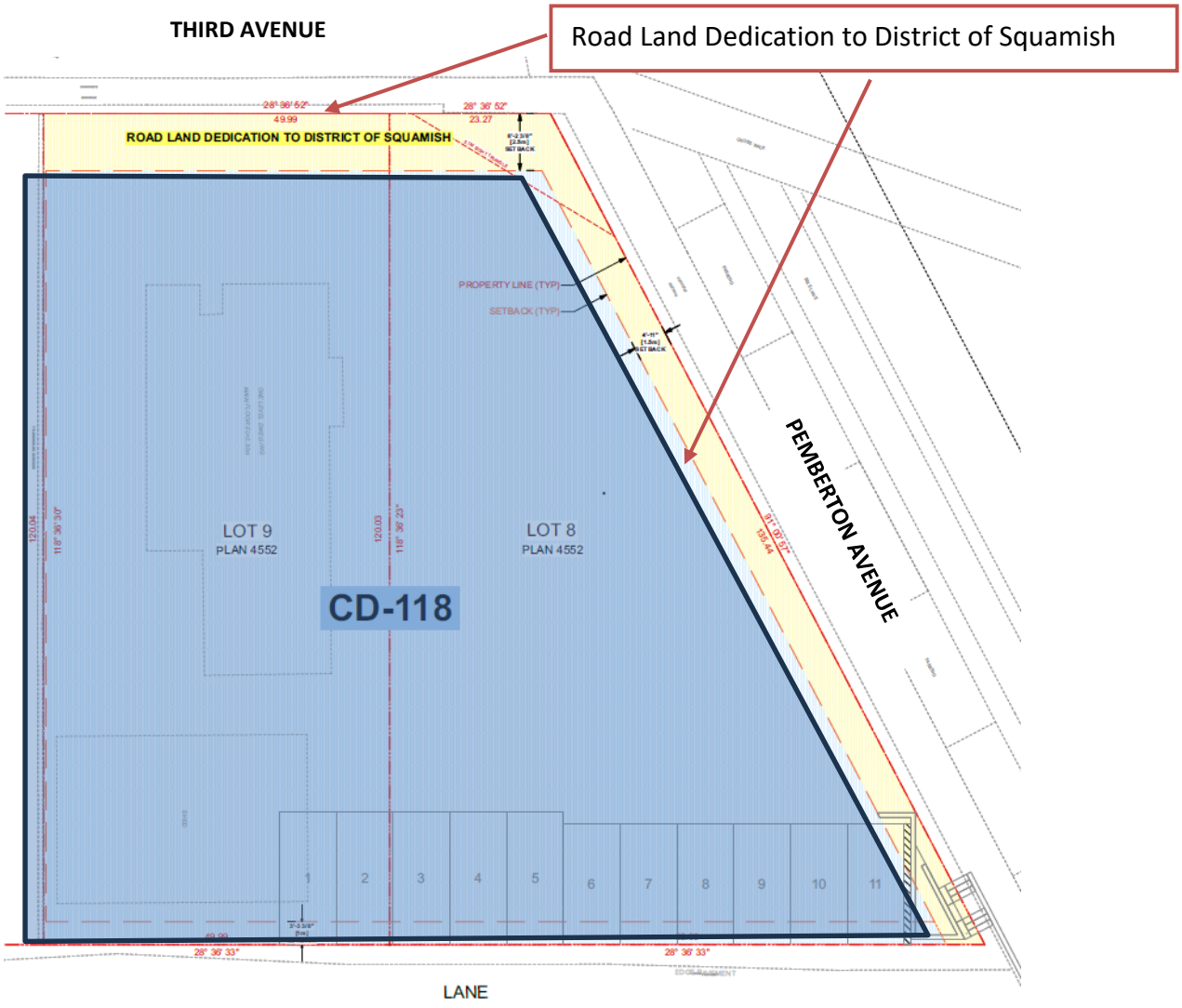
40FFFFF.10 USEABLE OPEN SPACE AND INDOOR AMENITY SPACE

(a) At least 15% of the lot area shall be provided as common useable open space.

(b) At least 2.0m2 per apartment or townhouse dwelling unit shall be provided as indoor amenity space within the principal building.

SCHEDULE "A"

District of Squamish Zoning Bylaw No. 2200,2011, Amendment Bylaw (CD- Zone 118, 38140 Third Ave) No. 3093, 2024.



SECTION 40GGGGG | COMPREHENSIVE DEVELOPMENT ZONE NO.119 (CD-119)

The intent of this zone is to accommodate development of 40 townhouses as contemplated in the Loggers East Neighbourhood Plan. *(Bylaw 3153, 2025)*

40GGGGG.1 PERMITTED USES

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

(a) townhouse dwelling.

The following accessory uses and no others are permitted:

(b) accessory uses.

40GGGGG.2 MAXIMUM HEIGHT

Townhouse Dwelling
10.68m

40GGGGG.3 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

Front Setback	Rear Setback	Interior Side Setback
7.62m	6.1m	4.57m

40GGGGG.4 DENSITY

(a) The maximum number of townhouse dwelling units shall not exceed 38.

(b) The maximum gross floor area of all townhouse dwelling units in the CD-119 zone shall not exceed 5,765 m².

40GGGGG.5 LOT COVERAGE

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

40GGGGG.6 USABLE OPEN SPACE

Despite section 4.29 the minimum open space requirement for the CD-119 zone shall be 2,538 m².

40GGGGG.7 ACCESSORY BUILDINGS & STRUCTURES

All accessory buildings shall comply with the requirements of Section 4.4 of this bylaw.

40GGGGG.8 FENCING

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

40GGGGG.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses shall be provided in accordance with Section 41 of this Bylaw.

40PPPP.10 SCREENING

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

SECTION 41 | OFF-STREET PARKING

41.1 EXISTING BUILDINGS, STRUCTURES AND USES

(a) Sections 41.5 through 41.9 do not apply with respect to a building or structure existing at the time this Bylaw comes into force, so long as the building or structure continues to be put to a use that does not require more parking spaces than were required for the use existing at the time the Bylaw came into force.

(b) Sections 41.5 through 41.9 do not apply with respect to a building or structure existing at the time the Bylaw comes into force where the use of the building or structure is changed to a new use that requires more parking spaces than were required for the use existing at the time the Bylaw came into force, so long as the building or structure is located in the area outlined in heavy black line on Schedule "D" attached to and forming part of this Bylaw.

(c) For certainty, sections 41.6 through 41.9 of this Bylaw apply where there is an expansion of the principal use of a building or structure existing at the time this Bylaw came into force and the building or structure is located within the area shown in Schedule "D", where the expansion of the principal use requires more parking spaces than were required for the use as it existed at the time this Bylaw came into force, but the additional parking requirements are applicable only in respect of the expansion of use.

41.2 LOCATION OF PARKING FACILITIES

(a) Required parking spaces shall be located on the same lot as the use which they serve, unless this Bylaw provides otherwise.

(b) Notwithstanding subsection 41.2(a), off-street parking spaces required for all uses, except residential, may be located on a lot of land within 400 metres of the use which they serve, on condition that:

(i) pursuant to Section 219 of the Land Title Act, a restrictive covenant shall be registered on the title of that lot limiting the use of that lot or a portion of it to the provision of off-street parking for the benefiting owner; and
(ii) an easement is registered on that lot in favour of the benefiting owner permitting the customers of the benefiting owner access to the parking spaces.
(iii) the subject lot is not zoned for residential use.

(c) The owner or occupier of land for which off-street parking spaces are required for non-residential uses in downtown commercial zones, in the area designated as

Downtown Squamish Off-Street Parking Requirements by Schedule D of this Bylaw, rather than provide the required spaces on-site or off-site, shall pay to the District a sum per space as specified in the District of Squamish Payment In Lieu of Off-Street Parking Spaces Bylaw No. 2553, 2017, and in accordance with the following regulations:

(i) The number of spaces shall be limited to a maximum of four parking spaces, unless commercial off-street parking is provided on-site, then the amount of eligible cash-in –lieu spaces shall increase by one space for every one commercial space provided on site.

(d) Notwithstanding subsection 41.2 (a) and (b), off-street parking required for marine uses on a water lot shall be located on an immediately abutting upland lot, or may be located within the downtown area shown on Schedule D (Downtown Squamish Off-street Parking Requirements) on condition that *(Bylaw 2771, 2020):*

(i) Pursuant to Section 219 of the Land Title Act, a restrictive covenant shall be registered on title of that lot limiting the use of that lot or portion of it to the provision of off-street parking for the benefiting owner; and

(ii) An easement is registered on that lot in favour of the benefiting owner permitting access to the parking spaces.

(e) The owner or occupier of a water lot for which off-street parking spaces are required, rather than provide the required spaces on an immediately abutting upland lot or off-site per subsection 41.2 (d), shall pay to the District a sum per space as specified in the District of Squamish Payment In Lieu of Off-Street Parking Spaces Bylaw No. 2553, 2017, to a maximum of 4 spaces *(Bylaw 2771, 2020)*.

Table: Example of Cash-in Lieu Calculations for Commercial Parking Spaces relative to required spaces and on-site spaces provided.

Zoning Bylaw required spaces	*On-site commercial spaces provided*	*Amount of spaces eligible for cash-in-lieu*
1	*0*	*4*
2	*0*	*4*
3	*0*	*4*
4	*0*	*4*
5	*1*	*4*
6	*1*	*5*
7	*2*	*5*
8	*2*	*6*
9	*3*	*6*
10	*3*	*7*

(ii) Despite Section 41.2 (c)(i), the number of cash-in-lieu commercial spaces shall not be limited for parcels with frontage on Cleveland Avenue south of Pemberton Avenue and north of Main Street that

a. have a lot width less than or equal to 16 m; or

b. that provide 100% of the building's gross floor area as employment space;

Except that the required number of parking spaces for persons with disabilities shall be provided on-site according to Section 41.5 and shall not be eligible as cash-in-lieu spaces. *(Bylaw 2576, 2017)*

41.3 VOLUNTARY ESTABLISHMENT OF PARKING FACILITIES

Subject to Section 41.11, where off-street parking facilities are provided when not required by this Bylaw, they shall comply with the regulations of Section 41 with respect to their location, design, maintenance and operation.

41.4 USE OF PARKING FACILITIES

(a) Required off-street parking spaces shall not be used for off-street loading, driveways, commercial repair work, display, sale or storage of goods of any kind, but shall be used for parking only.

(b) Off-street parking areas in all residential zones except in the Rural zones, shall not be used for parking or storage of:

(i) commercial vehicles exceeding three thousand (3,000) kilograms GVW; or *(Bylaw 3177, 2025)*

(ii) contractors and construction equipment;

(c) Within Commercial and Industrial zones, off-street parking areas for commercial vehicles and equipment shall not be located within 60 metres of a lot line of a lot zoned for residential uses.

41.5 SPACES FOR PERSONS WITH DISABILITIES

(Bylaw 3081, 2024)

(a) Off-street parking spaces for accessibility shall be provided according to Table 41.5

Table 41.5: Required Number of Designated Accessible Parking Spaces per required number of parking spaces.

Required Number of Parking Spaces	**Commercial, Industrial Institutional, University, Comprehensive and Multiple Dwelling residential zones with exception to particular uses.**	**Particular Uses: Hospital, Senior Care Facility, Senior Housing, Medical Facility.**
0-6	0	1
7-30	1	2
31-60	2	4
61-90	3	6
91-120	4	8
120-150	5	10
151 spaces or more	1 per additional 50 spaces	1 per additional 20 spaces

(b) Each designated accessible parking space shall:

(i) Provide a minimum of 2.6 m in width and 5.5 m in length for 90-degree parking stalls and 5.8 m length for angled stalls.

(ii) Provide an adjacent access aisle at least 2 m in width.

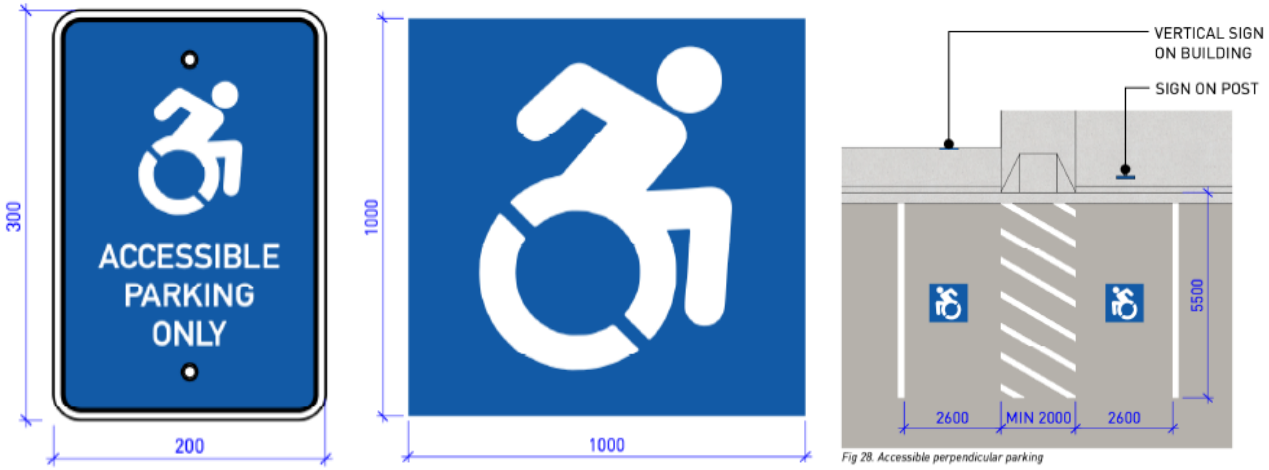
(iii) Provide at least 2.3 m height clearance as measured from the surface of the parking area at the designated parking space and along the access aisle.

(iv) Be marked with a durable vertical sign at least 300 mm high x 200 mm wide, mounted in the centre of the parking space between 1.5 m to 2.5 m above the surface of the parking area

(v) Be marked with a painted sign 1 m x 1 m royal blue box with the District's white accessible symbol located in the centre of the parking stall.

(vi) Have a surface that is level, stable, firm and slip resistant

(vii) Provide a safe, level and convenient path of access and egress to the accessible entrance of a building, structure or use that it is intended to serve or to a curb cut which provides access and egress to a sidewalk.



Example of Accessible Parking Signage and Parking design.

41.6 CALCULATION OF OFF-STREET PARKING REQUIREMENTS

(a) Where the calculation of required spaces results in a fractional number, the required number of spaces shall be rounded up to the next whole number.

(b) If more than one use is located on a lot, or if the parking area collectively serves more than one building or use, the total number of spaces shall be the sum of the requirement for the various classes of uses calculated separately, and the parking space required for one use shall not be included in calculations for any other use.

(c) Notwithstanding subsection 41.6(b), if the owner or occupier of the land, building or use for which off street parking spaces are required provides to the District's satisfaction a parking study completed by a Professional Engineer and based on Table 2 demonstrating that peak parking demand of the classes of use occurs at different periods of time, a reduced amount of off-street parking may be calculated according to Table 3. *(Bylaw 2824, 2021)*

(d) Table 2 shall be used in determining the distribution of peak parking demand by time of day and day of week for different classes of use. The percentages in Table 2 are applied to the off-street parking requirements of Table 3 in subsection 41.8 for each class of use with the highest total obtained from all occupancy periods being the total of shared off-street parking spaces required.

(e) If the District approves an arrangement for shared parking in accordance with subsection 41.7(c):

(i) a restrictive covenant shall be registered against the lot on which the use benefiting from the shared parking arrangement is or will be located, prior to the commencement of that use, limiting the use of that lot to the class of use whose peak parking demand was considered in the parking study referred to in that subsection, and to other classes of use having the same or a lesser peak parking demand; and

(ii) no business license or occupancy permit shall be issued to authorize a use of the lot unless the use is within the class of use whose peak parking demand was considered in the parking study, or another class of use having the same or a lesser peak parking demand, and the District may require the applicant for the license or permit to provide a parking study as described in subsection (c) demonstrating that the proposed class of use has the same or a lesser peak parking demand.

(f) Shared off-street parking spaces shall not be reserved for any owner, employee, customer or visitor of the uses involved in the shared arrangements.

Table 2: Shared Parking Percentages by Peak Period

Classes of Use	**Occupancy Period**					
	Weekday			*Weekend*		
	8:00 - 17:00	*18:00 - 0:00*	*0:00 - 6:00*	*8:00 - 17:00*	*18:00 - 0:00*	*0:00 - 6:00*
Residential	60%	100%	100%	80%	100%	100
Office / Warehouse / Industrial	100%	20%	5%	5%	5%	5%
Other Commercial	90%	80%	5%	100%	70%	5%
Tourist Accommodation	70%	100%	100%	70%	100%	100%
Food primary establishment	70%	100%	10%	70%	100%	20%
Theatre	40%	80%	10%	80%	100%	10%
Entertainment	40%	100%	10%	80%	100%	50%
Conference / convention	100%	100%	5%	100%	100%	5%
Institutional	100%	20%	5%	10%	10%	5%
Religious	10%	5%	5%	100%	50%	5%

(g) An off-street loading space shall not be considered as an off-street parking space for the purpose of calculating the parking spaces required, except for commercial uses under 929 sq. m of gross floor area.

(h) If a use is not listed in Section 41.8, the number of spaces shall be calculated on the basis of the most similar use that is listed.

(i) Where the calculation of total required spaces is based upon gross floor area for the purposes of this section of the Bylaw, gross floor area shall be calculated according to Section 4.25

41.7 OFF-STREET PARKING REQUIREMENTS

Off-street parking spaces for buildings and uses shall be provided in accordance with Table 3. All requirements are stated in terms of spaces per 100 m^2, or portion thereof, of gross floor area, unless otherwise stated:

Table 3: Minimum Vehicle Parking Requirements

Residential	
Mobile Home	2 spaces per dwelling unit
Single Unit Dwelling, including Modular Home	2 spaces per dwelling unit
Two Unit Dwelling	2 spaces per dwelling unit
Repealed Bylaw 3035, 2024	
Repealed Bylaw 3035, 2024	
Repealed Bylaw 3035, 2024	
Cottage Cluster *(Bylaw 2620, 2018)*	1 space per dwelling unit
Repealed Bylaw 3035, 2024	
Repealed Bylaw 3035, 2024	
Multiple Dwelling Residential *(Bylaw 3035, 2024)*	1 space per principal dwelling unit
Townhouse Dwelling	
1 Bedroom	1.25 spaces per dwelling unit, plus Visitor Parking
2 Bedrooms	1.75 spaces per dwelling unit, plus Visitor Parking
3+ Bedrooms	2 spaces per dwelling unit, plus Visitor Parking
Apartment Dwelling	
Bachelor	1 space per dwelling unit, plus Visitor Parking
1 Bedroom	1.25 spaces per dwelling unit, plus Visitor Parking
2 Bedrooms	1.75 spaces per dwelling unit, plus Visitor Parking
3 Bedrooms	2 spaces per dwelling unit, plus Visitor Parking
Visitor Parking	0.25 spaces per Townhouse or Apartment dwelling unit for Visitor Parking which shall be clearly marked "Visitor Parking Only" within the parking space
Mobile Home Park	2 spaces per dwelling unit
Short Term Rental Accommodation in a single unit, two unit or cottage cluster dwelling unit	1 space for every 2 bedrooms used for Short-term Rental
Short Term Rental Accommodation in a triplex, fourplex, townhouse or apartment dwelling	No additional spaces required
Repealed by Bylaw 3035, 2024	
Commercial	
Accessory Restaurant, within the Expanded Commercial Activities Area	1 space per 14 m^2
Animal Hospital	2.9 spaces per 100 m^2 of gross floor area

Arts Sales	2.7 spaces 100 m^2 of gross floor area
Bank or Credit Union	3 spaces
Bowling Alley	3 spaces per lane
Building Supply	1.5spaces per 100 m^2 retail floor area
Boat Rentals and Charters *(Bylaw 2771, 2020)*	0.5 spaces per slip or berth for each boat for each boat for hire.
Campgrounds	1 space per campsite plus 2 spaces for visitor parking
Car Wash	2 stacking spaces per wash bay
Child Care Facility, Residential	2 spaces. Dwelling units accommodating this use are exempt from the parking requirements of the Residential section of Table 3.
Child Care Facility, Non Residential *(Bylaw 2824, 2021)*	2 spaces per 100 m^2 of gross floor area
Funeral Parlour	1 space per 4 seats in Chapel
Golf Course	3 spaces per hole
Golf Driving Range	1 spaces per tee
Health Club, Spa, Games Court	3 spaces per 100 m^2 of gross floor area
Heavy Equipment Sales	1.4 spaces per 100 m^2 of gross floor area
Tourist Accommodation	1 space per accommodation unit
Laboratory or Research Facility	2.9 spaces per 100 m^2 of gross floor area
Laundromat	1 space per 4 washing machines
Laundry and Dry Cleaning	5 spaces per 100 m^2 of gross floor area
Liquor primary establishments	1 space per 4 seats
Liquor Store	2 spaces per 100 m^2 of gross floor area
Cannabis Retail	2 spaces per 100 m^2 of gross floor area
Nursery and Garden Supply	5 spaces per 100 m^2 of gross floor area
Office – Other	2.2 spaces per 100 m^2 of gross floor area
Produce Stand	5 spaces per 100 m^2 of gross floor area
Restaurant (including Food Primary Establishment)	1 space per 4seats
Restaurant (Industrial Park)	1 space per 5 seats plus 1 space for each employee
Restaurant (Marine M2) *(Bylaw 2771, 2020)*	2 spaces per 100 m^2 of gross floor area for accessory uses
Retail Store	2 spaces per 100 m^2 of gross floor area
Shopping Centre	3 spaces per 100 m^2 of gross floor area
Theatre or Cinema	1 space per 4 seats
Tourist Accommodation	1 space per room plus 1 space per 4 seats in restaurant or liquor primary establishment
Vehicle Fueling Station	1.25 spaces per liquid fuel service bay; and/or 1 parking space for every electric vehicle charging station bay. *(Bylaw 2303, 2013)*
Industrial	

Manufacturing Plants	1.1 space per 100 m^2 of gross floor area
Service or Repair Establishment	2 spaces per 100 m^2 of gross floor area
Warehousing or Storage	0.9 spaces per 100 m^2 of gross floor area
Cannabis Production *(Bylaw 2618, 2018)*	2 spaces per 100 m^2 of gross floor area
Other	
Assembly Use (unless listed)	1 space per 5 seats or 11 spaces per 100 m^2 of floor area used by the public, whichever is greater
Civic Use (unless listed)	2.7 spaces per 100 m^2 of gross floor area
Ferry Terminal *(Bylaw 2771, 2020)*	1 space per employee 2 spaces per 100 m^2 of gross floor area for accessory uses
Hospital/Personal Care	1 space per 4 beds plus 1 space per 2 employees
Live-Aboard *(Bylaw 2771, 2020)*	1 space per Live-Aboard / slip
Parks and Public Use	2.7spaces per 100 m^2 of gross floor area
Public boat launch *(Bylaw 2771, 2020)*	15 vehicle/boat-trailer spaces for each boat-launching lane or aisle on a launching ramp, whether or not a fee is charged.
School (Elementary)	2 spaces per classroom
School (Secondary)	5 spaces per classroom
Secondary Suite	1 space per unit
Student and Faculty Housing	1 space per 3 Student and Faculty Housing units
University	2.5 spaces per 100 m^2 of gross floor area of building containing University uses not including housing
Marina	0.25 spaces per slip or berth for long-term moorage. *(Bylaw 2771, 2020)* *0 spaces per slip or berth providing short-term/visitor moorage (less than 72 hours)*
Marine Fuel Sales *(Bylaw 2771, 2020)*	1 space per employee
Marine Transportation Services *(Bylaw 2771, 2020)*	0.25 spaces per boat slip or berth
Downtown Squamish (as defined in Schedule D)	
Residential	1 space per dwelling unit
All other uses	2 spaces per 100 m^2 (1,076 $ft.^2$) of gross floor area

Schedule D – Downtown Squamish Off-Street Parking Requirements



41.8 PARKING EXEMPTION FOR CHANGE OF TENANCY IN SPECIFIED COMMERCIAL AREAS:

In cases where there is a change of tenancy in an existing building that is consistent with the uses in the existing zone and no development permit is required, off-street parking requirements will not be re-calculated in the following commercial areas as defined in schedule "E". *(Bylaw 2235, 2012)*

Schedule "E" – Parking Exemption Area – Change of Tenancy

Downtown tenancy change

Tantalus Road tenancy change area



41.9 BICYCLE PARKING REQUIREMENTS *(BYLAW 2824, 2021)*

Bicycle parking shall be provided as indicated in Table 4 (below):

(b) Table 4: Minimum Bicycle Parking Requirements *(Bylaw 2906, 2022)*

Uses	Class A	Class B & Trip End Facility
Multiple Dwelling Residential *(Bylaw 3177, 2025)*	2 'Class A' spaces per dwelling unit provided in one or a combination of: i. an individual dwelling unit in compliance with 41.9(e); and/or ii. within a garage or accessory building.	None.
Apartment Dwelling	2 'Class A' spaces per dwelling unit provided in a bicycle room in accordance with 41.9 (d), or one of the two required spaces can be: i. provided in the individual dwelling unit in compliance with 41.9 (e) ii. Provided within a metal mesh compound in compliance with 41.9 (f)	Minimum of 6 'Class B' spaces for any development with ten or more dwelling units. 1 Residential Trip End Facility for any development with ten or more dwelling units.
Townhouse Dwelling	2 'Class A' spaces per dwelling unit. Where the Townhouse Dwelling has a garage, the 'Class A' spaces may be provided therein.	Minimum of 6 'Class B' spaces for any development with ten or more dwelling units.
All other non-residential uses	2 'Class A' spaces per 300m^2 of gross floor area located in: i. a bicycle room in compliance with 41.9(d); and/or ii. individual employment units in compliance with 41.9(e); and/or iii. metal mesh compounds in compliance with 41.9(f).	Minimum of 6 'Class B' spaces per 500m^2 of gross floor area. Trip End Facility in accordance with Section 4.44 of this Bylaw.

(b) Class A Bicycle Parking Design Criteria

(i) All Class A bicycle parking spaces shall be in a location providing a minimum vertical clearance of 1.9m;

(ii) For Vertical Spaces: when a Class A Bicycle Space is vertical, the minimum length of the stall shall be 1.0m and the minimum width shall be 0.6m;

a. Despite 41.9 (b)(ii), if Class A Bicycle Stalls are staggered, the minimum width is 0.4m, provided that a minimum of 0.3m between handlebars is provided.

(iii) For Horizontal Spaces: when a Class A Bicycle Space is horizontal, the minimum length of the stall shall be 1.8m and the minimum width shall be 0.6m;

a. Despite 41.9(b)(iii), 5 per cent of all Class A Bicycle Spaces shall have a minimum width of 0.9m, and a minimum length of 3.1m;

(iv) Thirty percent of all Class A Bicycle Spaces shall be placed within 1.0m of an electric outlet

(c) Class B Bicycle Parking Design Criteria *(Bylaw 2906, 2022)*

(i) Class B Bicycle Parking spaces shall be provided in racks which provide a minimum width of 0.6m and a minimum length of 1.8m for each bicycle.

(ii) Class B Bicycle Parking spaces shall be provided in a convenient, well-lit location that provides visual surveillance by occupants of the building the spaces are intended to serve.

(iii) Class B Bicycle Parking spaces are to provide racks that support the bicycle frame and front wheel to be locked to the rack with a U-style lock.

(iv) If more than 6 Class B spaces are required 50% of all the required Class B spaces shall be covered bicycle parking spaces.

(v) If more than 6 Class B spaces are required 10% of all the required Class B spaces shall have a minimum length of 3.1m and a minimum width of 0.8m.

(d) Bicycle Room Design Criteria

Class A bicycle parking spaces shall be provided in a bicycle room that is a separate, dedicated room or enclosure within a building and shall be designed to the following bicycle room standards:

(i) Shall have solid walls, cage walls not permitted, accessed only by a separate lock and key or programmed entry system, available only to authorized users.

(ii) The entry door to the bicycle room shall be a minimum of 0.75m in width and if the entry door opens to the secured interior of the building shall have a secure tempered glass or laminate window, or another secure entry door design to offer permanent visibility to the bicycle room.

(iii) Shall accommodate a maximum of 50 bicycles per room.

(iv) Shall be located on the ground floor, except that a location above or below the ground floor can be permitted if an elevator is designed to accommodate the loading and unloading of at least two bicycles is provided.

(v) Bicycle room access to outside shall be direct through an entry door access or an accessible route through the parking garage with a minimum corridor width of 1.75m.

(vi) Access aisles within the bicycle room are a minimum of 1.2m.

Class A bicycle parking stall within Apartment units shall be located in compliance with 41.9 (b) dimensions and provide a rack to accommodate vertical or horizontal storage of the bicycle.

(e) Individual Unit *(Bylaw 2906, 2022)*

Class A bicycle parking spaces provided within an individual dwelling or employment unit shall be located in compliance with 41.9 (b) dimensions and provide a rack to accommodate vertical or horizontal storage of the bike.

(f) Metal Mesh Compound *(Bylaw 2906, 2022)*

(i) be located within a bicycle room in compliance with 41.9(d)

(ii) be designed to accommodate a maximum of 1 bicycle.

(iii) have the minimum inside dimensions of the bicycle locker and locker entrance comply with 41.9(b) with the exception of 41.9(b)(ii) vertical spaces, where a minimum length of the stall shall be 1.2m and the minimum width shall be 0.8m.

(iv) include a hook and or rack system for vertical spaces.

(v) Notwithstanding 41.9(d)(iii) there is no maximum amount of spaces per room.

41.10 MOTORCYCLE AND SCOOTER PARKING

(a) Where parking spaces are designated for the use of motorcycles or scooters, such designated motorcycle/scooter parking spaces shall:

(i) have a minimum width of 1.4m and a minimum clear length of 2.44m;

(ii) be marked with both a vertical sign of at least 300mm wide x 450mm high centre mounted 1.5m to 2.5m above the surface of the parking area, and a sign painted on the surface of the parking area, each sign shall be the sign approved by the Transportation Association of Canada or be approved by the District; and

(iii) each be counted as the provision of 0.5 required vehicle parking spaces, to a maximum of 5 percent of required parking spaces.

41.11 DESIGN CRITERIA *(BYLAW 2824, 2021)*

(a) Surface

All required off-street parking areas, except in cases where less than 5 spaces are required in a Residential zone, shall:

(i) Repealed Bylaw 3035, 2024

(ii) have fences or curbs to prevent the crossing of sidewalks and boulevards except at authorized exits and entrances; have the individual parking spaces, drive aisles, entrances and exits clearly marked by curbs, fences, or lines and signs;

(iii) have a maximum gradient and cross slope of 6 percent (6%);

(iv) have surface drainage directed either to approved planting areas or to drainage ditches and rock pits, or if a public storm sewer is available, be connected to such storm sewer;

(v) use light-coloured/high-albedo materials with an reflectance of at least 0.3;

(vi) for non-residential child care facilities, a minimum of 2 sparking spaces provided for this use shall be designed and marked as a drop-off and pick up space and be located as close as possible to the building entry.

(b) Landscaping

Subject to Sections 4.27 and 41.11 (c) (i), all required off-street parking areas, except in cases where less than 5 spaces are required in a Residential zone, shall:

(i) Be screened by a continuous landscape strip not less than 2 m wide, densely planted with shrubs and trees at least 0.9 m in height at the time of planting and located a maximum distance of 10 m on centre to form a year round dense screen that is broken only for access driveways and walkways.

(ii) Locate a minimum of 1 tree per 8 parking spaces located in landscaped islands at the end of each row of parking spaces, with a minimum width of 2 metres between the end parking space and the adjacent drive aisle.

(iii) Shrubs and groundcovers shall be planted around the base of all trees in off-street parking areas.

(iv) All planting material (trees, shrubs and groundcovers) shall meet the following criteria:

a. use native species that are hardy, drought- and salt-tolerant, and resistant to the stresses of compacted soils and weather exposure;

b. avoid monocultures which can be susceptible to disease;

c. incorporate a variety of deciduous and coniferous trees and shrubs for year-round interest, texture, shape and seasonal colour;

d. Deciduous trees shall be a minimum of 8cm calliper with a 1.8 metre clear stem at time of planting, Coniferous trees shall be a minimum of 2m in height at the time of planting;

e. Tree stems must be protected on all sides with a minimum of 1 metre of clearance to the front face of an adjacent barrier curb or other protection from vehicle overhangs.

(c) Parking Space and Drive Aisle Dimensions

(i) The minimum parking space and drive aisle dimensions shall be in accordance with the Table 5 (below):

Table 5: Required Parking Space and Aisle Required Dimensions

Parking Angle (in degrees)	**Width of Space**	**Length of Space**	**Width of Drive Aisle**
90	2.75 metres	5.8 metres	6.5 metres (2-way)
0 (Parallel)	2.60 metres	6.7 metres	6.4 metres (2 way)
90	2.75 metres	5.8 metres	6.4 metres (1-way)
60	2.75 metres	5.8 metres	5.6 metres (1-way)
45	2.75 metres	5.8 metres	4.2 metres (1-way)
30	2.75 metres	5.8 metres	3.5 metres (1-way)
0 (Parallel)	2.60 metres	6.7 metres	3.8 metres (1-way)

(ii) When a parking space is abutting a wall of a height greater than 0.30 metres, then an additional 0.30 metres is required to be added to the width of the parking space to the side which abuts the wall.

(iii) Where parking angle is 60 degrees, 45 degrees, or 30 degrees, only one-way traffic will be permitted in the drive aisle.

(iv) The minimum overhead clearance for parking spaces, drive aisles and parking garage entrances is 2.3m;

(v) Notwithstanding the requirements in 41.10 (c), in cases when the off-street parking requirements exceed 19 spaces, a maximum of 15 percent of the total

parking spaces may be reduced to 2.50 metres in width and 5.30 metres in length, provided that each such parking space is clearly designated with the words "Small Cars Only" on the pavement or facing wall.

(vi) Notwithstanding the requirements in 41.10 (c), in the area indicated as Downtown in Schedule “D”, 100 percent of the total parking spaces may be reduced to 2.50 metres in width and 5.30 metres in length, provided that each such parking space is clearly designated with the words "Small Cars Only" on the pavement or facing wall.

(vii) An accessory off-street parking use in a Commercial, Industrial, Institutional, Resource, Comprehensive and Multiple-Unit zone, except as otherwise required in this bylaw, shall:

a. not be located within 1.5 m of a front lot line common to the lot and a highway and an interior side lot line; and

b. not be located within 3.0 m of an exterior side lot line.

(d) Access

(i) The access to all off-street parking in the form of driveways shall be a minimum of 6 metres in length; or that no driveway is provided. *(Bylaw 2303, 2013)*

(ii) Access to and egress from a lane may be permitted along the entire length of a lot line that adjoins that lane.

(iii) Where points of access and egress abut a solid landscape screen, where required in Multiple-Unit, Commercial, or Institutional zones, such screening shall not be more than 0.60 metres in height for a distance of not less than 6.10 metres from all points of access and egress.

(iv) No access to an off-street parking area from a highway shall be closer than 3.05 metres from a crosswalk.

(v) No access to a Commercial, Industrial, Institutional, Comprehensive and Multiple Unit off-street parking area from a highway shall be closer than 15.00 metres from a street intersection; or 3.05 metres from a walkway.

(vi) Where properties border more than one highway, driveways shall be required to provide access from the highway of lesser width and traffic volume.

(e) Lighting

All required off-street parking areas, except in cases where less than 5 spaces are required in a Residential zone, shall provide lighting that is arranged and shielded so that no direct rays of light are oriented upwards or shine beyond the boundaries of the lot. *(Bylaw 3103, 2024)*

(f) Electrical Vehicles

(i) 30% of the required off-street parking spaces for apartment dwelling units shall have shared access to an energized outlet capable of providing level 2 charge that delivers a minimum of 1.7kW of power. Energized outlets provided at visitor parking spaces will not contribute towards this requirement.100% of the required off-street parking spaces for apartment dwelling units shall be roughed in for electrification, with conduit terminating at a junction box at each location.

(ii) For two unit dwellings, triplexes, townhomes, or cottage clusters: A minimum of 1 required off-street parking space per dwelling unit shall have access to an energized outlet capable of providing level 2 that can deliver a minimum of 3.3kW of power.

(iii) At least 1 required off-street parking space per single unit shall have access to an energized outlet capable of providing level 2 charge that can deliver a minimum of 3.3kW of power.

(iv) 10% of the required off-street parking spaces in new commercial or industrial developments shall be provided with access to an energized outlet capable of providing level 2 charge that can deliver a minimum of 3.3kW of power.

41.12 PARKING MAXIMUMS

Notwithstanding Section 41.9, the provision of off-street parking spaces shall not exceed the maximums of Table 6 for each class of use:

Table 6: Parking Provision Maximums

Class of Use	**Maximum Off-Street Parking Requirements Per 100 sq. m. (1,076 sq. ft.)**
Residential	5 spaces per single-unit dwelling or two-unit dwelling 3 spaces per townhouse dwelling, apartment dwelling, or secondary suite
Commercial, General	6 spaces
Commercial, Restaurant	0.5 per seat
Commercial, Office	4 spaces

Industrial	2.5 spaces

41.13 OUTDOOR DINING PATIOS *(BYLAW 2906, 2022)*

(a) Expanded Commercial Activities

(i) Floor area of an accessory restaurant for an Outdoor Dining Patio up to 120m2 will not add to the calculation for minimum vehicle parking requirements in Table 3 of Section 41.7.

(ii) For Outdoor Dining Patios associated with an accessory restaurant use, one covered Class B Bicycle Parking space must be provided for every 4m2 of Outdoor Dining Patio space, beyond existing bike parking requirements in this bylaw.

(iii) Despite off-street parking requirements identified in Table 3 of Section 41.7, up to 2 vehicle parking spaces can be utilized in the creation of an Outdoor Dining Patio for accessory restaurant use, provided that an additional 6 covered Class B Bicycle Parking spaces are provided for each of the vehicle spaces transformed into Outdoor Dining Patio space.

(b) Restaurant

(i) Seating within an Outdoor Dining Patio area up to 120m2 will not add to the restaurant calculation for minimum vehicle parking requirements in Table 3 of Section 41.7.

(ii) Outdoor Dining Patios with 20-49 seats require 6 additional Class B bike parking spaces, beyond existing bike parking requirements in this bylaw.

(iii) Outdoor Dining Patios with 50 or more seats require 6 covered Class B bike parking spaces, beyond existing bike parking requirements in this bylaw.

(iv) Despite off-street parking requirements identified in Table 3 of Section 41.7, up to 4 restaurant vehicle parking spaces can be utilized in the creation of Outdoor Dining Patios.

(c) Downtown Squamish

(i) Outdoor Dining Patios with 20 or more seats require 6 additional Class B bike parking spaces, beyond existing bike parking requirements in this bylaw.

(ii) Despite off-street parking requirements identified in Table 3 of Section 41.7, up to 4 non residential vehicle parking spaces can be utilized in the creation of Outdoor Dining Patios.

SECTION 42 | OFF-STREET LOADING

42.1 EXISTING BUILDINGS, STRUCTURES AND USES

(a) The regulations contained in this Section shall not apply to buildings, structures or uses existing on the effective date of this Bylaw.

(b) Notwithstanding Section 42.1(a), off-street loading shall be provided and maintained in accordance with the regulations in this Section where there is an expansion of the principal use of an existing building and structure, and where such an expansion of use would require a greater number of loading spaces to be provided as calculated according to Section 42.4.

(c) Where there is a change in the principal use of a building and where such a change would result in a greater number of loading spaces that would be required as calculated according to Section 42.4, providing the additional loading space would not be required.

42.2 LOCATION OF LOADING AREAS

(a) Required off-street loading areas shall be provided on the same lot as the building for which they are required.

(b) An off-street loading area shall:

(i) not be located within a required front or side yard; and
(ii) be constructed so as to permit unobstructed access to and egress from each space loading at all times and not obstruct access or egress to any required off-street loading space.

42.3 CALCULATION OF OFF-STREET LOADING REQUIREMENTS

(a) Where the calculation of required spaces results in a fractional number, the nearest whole number above that calculation shall be provided.

(b) If more than one use is located on a lot or if the loading area collectively serves more than one building or use, the total number of spaces shall be the sum of the requirements for the various classes of uses calculated separately, and the loading space required for one use shall not be included in calculations for any other use.

(c) An off-street parking space shall not be considered as an off-street loading space for the purpose of calculating the loading spaces required.

(d) If a use is not listed in Section 42.4, the number of spaces shall be calculated on the basis of a similar use that is listed.

(e) Where the calculation of total required spaces is based upon gross floor area for the purposes of this section of the Bylaw, gross floor area means the floor area of the entire building or structure except as otherwise noted.

42.4 OFF-STREET LOADING REQUIREMENTS *(BYLAW 2824, 2021)*

Off-street loading space for buildings and uses shall be provided in accordance with Table 7, where more than one building or use is located on a lot, the required number of spaces may be combined:

Table 7: Minimum Loading Requirements

ZONE	AREA	AMOUNT	SIZE (minimum)
All Commercial Zones, or Comprehensive Development Zones, except Highway Commercial that support office and or retail uses; Mixed-use (non-residential component only)	Less than 500m^2 of gross floor area	0	7.62 in length and 3.0m in width and 3.66m in vertical clearance
	500m^2 to 2,800m^2 of gross floor area, and 1 for each additional 2,800m^2 of gross floor area	1	
All Industrial or Light Industrial Zones; Comprehensive Development Zones with Industrial uses; Highway Commercial zone; Grocery Store Use (larger than 500m^2)	Less than 500m^2 of gross floor area	0	9.2m in length and 3.0m in width and 4.3m in vertical clearance
	500m^2 to 1,400m2 of gross floor area,	1	
	1,400m2 to 2,800m2 of gross floor area, and 1 for each additional 2,800m^2 of gross floor area	2	
Downtown as shown in Section 41.7 Schedule D	Properties larger than 0.2 hectares	1 off-street loading space	7.62 in length and 3.0m in width and 3.66m in vertical clearance
	100% commercial buildings with 1000m^2 of gross floor area or more.	1 off-street loading space	7.62 in length and 3.0m in width and 3.66m in vertical clearance
	Properties 0.2 hectares or smaller	1 on-street loading space within 45m of a property.	7.62m in length and 2.5m in width

42.5 DESIGN CRITERIA

(a) Surface

All off-street loading spaces shall be:

(i) surfaced with asphalt, concrete, or similar pavement so as to

(ii) provide a surface that is durable and dust free for the purpose intended; and

(iii) drained and graded so as to dispose of all surface water, and shall be drained parallel to sidewalks.

(b) Parking Space and Drive Aisle Dimensions

All off street loading spaces shall be a minimum of 9.2 metres in length and 3.0 metres in width, and have a vertical clearance of 4.3 metres *(Bylaw 2824, 2021)*

(c) Access

Adequate provision shall be made for access by vehicles to all off street loading spaces by means of a 6.00 metre drive aisle and shall be located so that each separate use within a development has access to a space. *(Bylaw 2824, 2021)*

(d) Demarcation

All off-street loading spaces shall be clearly marked with the words "LOADING SPACE ONLY" on the pavement or wall facing.