

DISTRICT OF SQUAMISH

BYLAW NO. 1963, 2006

A bylaw to amend the District of Squamish
Zoning Bylaw No. 1342, 1995

WHEREAS the District of Squamish deems it necessary and appropriate to amend Zoning Bylaw No. 1342, 1995;

NOW THEREFORE the Council of the District of Squamish, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "District of Squamish Zoning Bylaw No. 1342, 1995, Amendment Bylaw (Comprehensive Development Zone No. 46 – Britannia Avenue) No. 1963, 2006".
2. District of Squamish Zoning Bylaw No. 1342, 1995 is amended as follows:

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

Lot 3 Block 22 District Lot 759 Plan 7828; and
Lot 4 Block 22 District Lot 759 Plan 7828

and located at 38779 Britannia Avenue, Squamish, British Columbia, as shown cross-hatched on the sketch attached as Schedule "A" to this bylaw, is rezoned from Residential 2 (RS-2) to Comprehensive Development Zone No. 46 (CD-46).

3. That the following be added after Section 1400.

SECTION 14PP COMPREHENSIVE DEVELOPMENT ZONE NO. 46 (CD-46)

The intent of the zone is to allow for single-family residential dwellings on lots with a minimum lot size of 465 square metres (5,005 square feet).

14PP.1 Permitted Uses

In the Comprehensive Development Zone No. 46 the following uses and no others shall be permitted:

- (a) accessory boarding;
- (b) accessory uses;
- (c) single-family dwelling;
- (d) home occupation subject to section 4.18;
- (e) bed and breakfast

Note to applicant: secondary suites would be permitted ... this is covered in the general regulations of the zoning bylaw (section 4.26)

14PP.2 Minimum Lot Area

No lot shall be created by subdivision that is less than 465 square metres (5,005

square feet).

14PP.3 Minimum Lot Dimensions

No lot shall be created by subdivision that has:

- (a) a lot width less than 15.25 metres (50 feet); and
- (b) a lot depth less than 27.5 metres (90.22 feet).

14PP.4 Density

- (a) Lot coverage must not exceed 33% of the area of the lot;
- (b) The Floor Area Ratio shall not exceed 0.45;
- (c) Secondary suites are calculated as part of the Floor Area Ratio.
- (d) Garages shall not be included in the calculation of Floor Area Ratio to a maximum of 35 sq m (380 sq ft).
- (e) The maximum floor area of a second storey of a 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.

14PP.5 Building per Parcel

No more than one principal building shall be located on a lot.

14PP.6 Siting Requirements for Principal Buildings

- (a) Front Lot Line Setback: No principal building shall be located within 6.0 metres (20 feet) of a front lot line;
- (b) Interior Lot Line Setback: No principal building shall be located within 1.82 metres (6 feet) of an interior side lot line;
- (c) Exterior Lot Line Setback: No principal building shall be located within 2.4 m (8 ft) of a side lot line;
- (d) Rear lot Line Setback: No principal building shall be located within 6.0 m (20 feet) of a rear lot line.

14PP.7 Fencing

Fencing must comply with Section 4.6 of this Bylaw.

14PP.8 Off-Street Parking

Parking shall be provided in accordance with Section 40 of this Bylaw.

14PP.9 Accessory Buildings

All accessory buildings must comply with the requirements of Section 4.4 of this Bylaw.

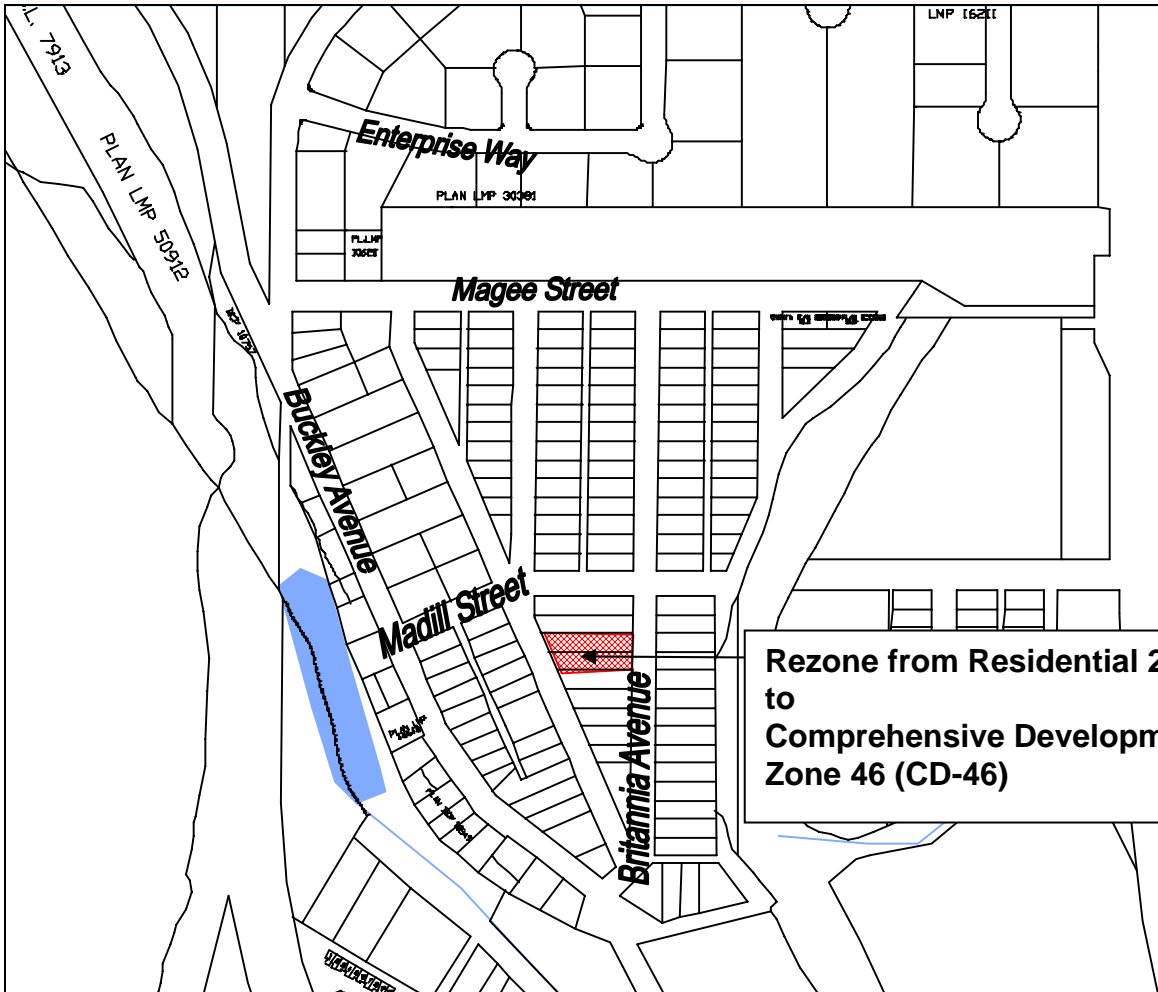
14PP.10 Minimum Building Width

The minimum width of a principal building shall be 8.55 metres (28 feet).

DISTRICT OF SQUAMISH

SCHEDULE "A" to

**District of Squamish Zoning Bylaw No. 1342, 1995, Amendment Bylaw
(Comprehensive Development Zone No. 46 – Britannia Avenue)
No. 1963, 2006**



**Rezone from Residential 2 (RS-2)
to
Comprehensive Development
Zone 46 (CD-46)**

