

DISTRICT OF SQUAMISH

DRAFT

ZONING BYLAW NO. 1342, 1995

SECTION ??? - COMPREHENSIVE DEVELOPMENT ZONE (CD)

This zone is intended to accommodate and regulate the development of a small lot subdivision.

?1 Permitted Uses

In Comprehensive Development Zone ??? the following uses and no others are permitted:

- (a) accessory boarding;
- (b) accessory uses;
- (c) single family dwelling, excluding a manufactured home
- (d) home occupation subject to Section 4.18; and
- (e) bed and breakfast;
- (f) secondary suite, providing it is in full compliance with this Section (?) of Bylaw 1342 and Section 4.26 (Bylaw 1538)

?2 Minimum Lot Area

- (a) No lot shall be created by subdivision that is smaller than 465 square metres (5, 000 square feet)

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?3 Minimum Lot Dimensions

No lot shall be created by subdivision that has:

- (a) a lot width less than 15.25 metres (50 feet);
- (b) a lot depth less than 27.5 metres (90.25 feet).

?4 Density

(a) **Lot Coverage** - The lot coverage must not exceed 33% of the area of the lot.

(b) **Floor area Ratio (FAR)** – The maximum Floor Area is 0.45. Secondary suites are calculated as part of the Floor Area Ratio.

?.5 Building per Parcel

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

?.6 Siting Requirements for Principal Buildings

- (a) **Front Lot Line Setback:** No principal building shall be located within 6.5 metres (25.1 feet) of a front lot line;
- (b) **Interior Lot Line Setback:** No principal building shall be located within 2.20 metres (7.2 feet) of an interior side lot line;
- (c) **Rear Lot Line Setback:** No principal building shall be located within 4.6 metres (15.1 feet) of a rear lot line.

?.7 Fencing

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

?.8 Off-Street Parking

A minimum of 3 off-street parking spaces shall be provided and they shall be in conformance with Section 36.9 of this Bylaw.

?.9 Accessory Buildings

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

?.10 Minimum Building Width

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

?11 Maximum Building Width

The maximum width of the principal building shall be 10.7 metres (35.1 feet)

?12 Height of Principle Buildings

No principal building shall exceed a height of 8.50 metres (28 feet) and have a maximum of two storeys.

?13 Cultivated Green Spaces

The minimum of 30% of the gross lot area (excluding buildings, driveways, walkways, patios and sundecks) must be landscaped green space.

?14 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.

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READ FIRST AND SECOND TIME this day of , 2006

PURSUANT TO SECTION 890 OF THE MUNICIPAL ACT, A PUBLIC HEARING
was held on the day of , 2006.

READ A THIRD TIME this day of , 2006

RECONSIDERED AND FINALLY ADOPTED this day of , 2006

Ian Sutherland, Mayor

Trudy Coates, Clerk