DISTRICT OF SQUAMISH

BYLAW NO. 2065, 2008.

A bylaw to amend the District of Squamish

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 No. 58 Zone) No.
   2065, 2008."

2. District of Squamish Zoning Bylaw No. 1342, 1995 is amended as follows:
   By adding “Accessory Sleeping Units” to Section 1.2 Definitions following
   the definition of “Accessory Retail Sales”

   “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.

   AND

   By rezoning the parcel of land in the District of Squamish, legally
   described as:

   Block 1 / Block 3 / Block 4 / Block 5 / Block 6 / Block 7 / Block 8 / Block 9 /
   Block 10 / Block 12 / Block 13 / all of District Lot 1244 and 1245 Plan 4887;
   Lot A and Lot B Block 11 District Lot 1244 and 1245 Plan 5179; District
   Lot 1243 Group 1 New Westminster District and District Lot 7024 Group 1
   New Westminster District.

   and located at 2170 Paradise Valley Road, Squamish, British Columbia,
   as shown shaded on the sketch attached as Schedule “A” to this bylaw;
   from Resource (RE) and Tourist Commercial (C-3) to Comprehensive
   Development Zone No. 58 (CD-58).

3. District of Squamish Zoning Bylaw No. 1342, 1995 is further amended by
   adding the following after Section 14AAA:

   “SECTION 14BBB
   COMPREHENSIVE DEVELOPMENT ZONE No. 58 (CD-58)

   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.
14BBB.1 Permitted Uses

a) Blocks “A” and “C”
   i. Agriculture;
   ii. Fish Hatchery;
   iii. Educational and Research activities.

b) Block “B”
   i. School;
   ii. Agriculture;
   iii. Assembly;
   iv. Educational and Research activities;
   v. Accessory Sleeping Unit;
   vi. Accessory Use;
   vii. Accessory Residential dwelling subject to Section 4.22 including subsection (b).

14BBB.2 Conditions of Use

a) Blocks “A” and “C”
   i. Accessory uses shall only be permitted when associated with and educational activity or program.

b) Block “B”
   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. An Accessory Residential dwelling is permitted in to provide accommodation for ongoing maintenance and security of the property.

14BBB.3 Minimum Lot Area

No lot shall be created by subdivision that is less than 160 hectares (395 acres).

14BBB.4 Lot Coverage

The lot coverage shall not exceed 50.0% of the total area of Block “B”.

14BBB.5 Height of Buildings

a) No principle building located in Block “B” shall exceed a height of 10.6 metres (35 feet) or three storeys, whichever is less.

b) No accessory building located in Blocks “A”, “B” or “C” shall exceed a height of 4 metres (13 feet) or one storey, whichever is less.
14BBB.6 Siting requirements

a) Front Lot Line Setback: No principle or accessory building shall be located within 7.62 metres (25 feet) of a front lot line;

b) Interior Side Lot Line Setback: No principle or accessory building shall be located within 7.62 metres (25 feet) of a side lot line;

c) Exterior Side Lot Line Setback: No principle or accessory building shall be located within 7.62 metres (25 feet) of an exterior side lot line;

d) Rear Lot Line Setback: No principle or accessory building shall be located within 7.62 metres (25 feet) of a rear lot line.

14BBB.7 Fencing
Fencing shall be provided in accordance with Section 4.6 of District of Squamish Zoning Bylaw No. 1342, 1995.

14BBB.8 On-site Parking
Parking shall be provided in accordance with Section 40 of District of Squamish Zoning Bylaw No. 1342, 1995.

14BBB.9 Accessory Buildings
All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 1342, 1995 unless otherwise identified by this zone (CD-58).

14BBB.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.

4. 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.

5. District of Squamish Zoning Bylaw No. 1342, 1995 is further amended by inserting as a new Schedule "B" attached hereto to Section 14BBB.
Schedule “A” to
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw 2065, 2008

North Vancouver Outdoor School
2170 Paradise Valley Road

Cheakamus River
Schedule “B” to
District of Squamish Zoning Bylaw No. 1342, 1995,
Amendment Bylaw 2065, 2008