

DISTRICT OF SEHELDT

Bylaw No. 25-307, 2020 (CD-42) Wade

Being a bylaw to amend District of Sechelt Zoning Bylaw No. 25, 1987

WHEREAS the Council of the District of Sechelt deems it necessary to amend the District of Sechelt Zoning Bylaw No. 25, 1987;

AND WHEREAS the proposed rezoning is consistent with Official Community Plan Bylaw No. 492, 2010;

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

TITLE

This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 25-307, 2020 (CD-42) Wade".

PROVISIONS

1. That the lots with the following legal descriptions and as shown on the plan attached to and forming part of this bylaw as Schedule A, be rezoned from Residential 2 Zone (R-2) to Comprehensive Development Zone 42 (CD-42) Wade:
 - a. Lot 19 Block 9 District Lots 303 and 304 Plan 7483;
 - b. Lot 20, Except Part in Plan 22398, Block 9 District Lots 303 and 304 Plan 7483; and
 - c. Lot 21 Block 9 District Lots 303 and 304 Plan 7483.
2. That Schedule A of Zoning Bylaw No. 25, 1987 (Official Zoning Maps) be amended to reflect the zoning designation and boundaries brought into force by this bylaw.
3. That the new zone, Comprehensive Development Zone 42 (CD-42), as attached to and forming part of this bylaw as Schedule B, is added to District of Sechelt Zoning Bylaw No. 25, 1987, Part 10A-Comprehensive Development Zones.

READ A FIRST TIME THIS	DAY OF,	2020
READ A SECOND TIME THIS	DAY OF,	2020
PUBLIC HEARING HELD THIS	DAY OF,	2020
READ A THIRD TIME THIS	DAY OF,	2020
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS	DAY OF,	2020
ADOPTED THIS	DAY OF,	2020

Mayor

Corporate Officer

LEGAL: LOT 19 BLOCK 9 DISTRICT LOT 303 VAP7483
PID: 010-591-672
LEGAL: LOT 20 BLOCK 9 DISTRICT LOT 303 VAP7483
PID: 008-102-473
LEGAL: LOT 19 BLOCK 9 DISTRICT LOT 303 VAP7483
PID: 006-394-205

 Subject Property



SCHEDULE B TO BYLAW NO. 25-307, 2020 (CD-42) WADE

10ZCD42.01 COMPREHENSIVE DEVELOPMENT ZONE 42 (CD-42) WADE

10ZCD42.02 INTENT

The intent of the CD-42 zone is to facilitate the development of a mixed-use building containing commercial and residential uses.

10ZCD42.03 PERMITTED USES

Except as otherwise provided in **Part 3, Section 303** of this bylaw, the following and no other uses are permitted:

Principal Uses

- (a) Multi-family Dwelling Units;
- (b) Office;
- (c) Retail;
- (d) Service Business;
- (e) Child Care Facility;
- (f) Tourist Commercial.

Accessory Uses

- (a) Accessory uses customarily incidental to the principal uses.

10ZCD42.04 DENSITY

- (a) The number of Dwelling Units per hectare shall not exceed 100;
- (b) The FAR shall not exceed 1.2.

10ZCD42.05 LOT COVERAGE

Lot coverage shall not exceed forty-five percent (45%).

10ZCD42.06 HEIGHT OF BUILDING

No building shall exceed 16.5 m in height and five-storeys.

10ZCD42.07 SITING OF BUILDINGS AND STRUCTURES

No building or structure except a fence shall be located within five (5.0) metres of a lot line.

10ZCD42.08 OFF STREET PARKING

Despite **Part 11, Section 1102** of this Bylaw, the following off-street parking spaces must be provided:

- (a) 1.25 off-street parking spaces per Multi-Family Dwelling Unit;
- (b) 1 space per 40 m² of commercial floor area.