WHEREAS Council of the District of Sechelt wishes to consider an amendment to District of Sechelt Zoning Bylaw No. 25, 1987 to rezone two parcels of land in West Sechelt from Comprehensive Development Zone 25 (CD-25) Emerson Clustered Housing Development to Comprehensive Development Zone 31 (CD-31) Emerson Clustered Housing Development to facilitate the development of residential bare land strata subdivision on Lot 6, District Lot 4305, Plan 20036 and Lot 7, District Lot 4305, Plan 20036 except portions in plans BCP14263 and BCP29814;

AND WHEREAS the proposed rezoning is consistent with the Official Community Plan;

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 “District of Sechelt Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-248, (CD-31) Emerson Clustered Housing Development, 2012”.

AMENDMENTS

1. That Comprehensive Development Zone 31 (CD-31) paragraphs 10ZCD31.01 to 10ZCD31.11 as shown on Schedule A, attached to and forming part of this bylaw, be added to Zoning Bylaw 25 following paragraph 10ZCD30.11 (before Part Eleven- Off-street Parking and Loading).

2. That Comprehensive Development Zone 25 (CD-25) Emerson Clustered Housing Development (paragraphs 10ZCD25.01 to 10ZCD25.10) be deleted from Zoning Bylaw 25.

3. That “CD-31 Comprehensive Development 31” be added to the list in paragraph 401- 1. Establishment of Zones, in Zoning Bylaw 25.

REZONING

4. That Lot 6, District Lot 4305, Plan 20036 and Lot 7, District Lot 4305, Plan 20036 except portions in plans BCP14263 and BCP29814 (P.I.D. 006-922-589 and PID. 006-922-627)
at 6360 Tower Road, as shown on Schedule B, attached to and forming part of this bylaw, be rezoned from CD-25 to CD-31.

5. 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.

READ A FIRST TIME THIS 19th DAY OF December, 2012
PUBLIC HEARING HELD THIS 8th DAY OF January, 2013
READ A SECOND TIME THIS 16th DAY OF January, 2013
READ A THIRD TIME THIS 16th DAY OF January, 2013
ADOPTED THIS 19th DAY OF February, 2014

[Signatures]
Mayor
Corporate Officer
**SCHEDULE A to Bylaw No. 25-248, (CD-31)
Emerson Clustered Housing Development, 2012**

<table>
<thead>
<tr>
<th>10ZCD31.01</th>
<th>COMPREHENSIVE DEVELOPMENT ZONE 31 (CD-31)</th>
</tr>
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<tbody>
<tr>
<td>10ZCD31.02</td>
<td><strong>INTENT</strong></td>
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<tr>
<td></td>
<td>The intent of the CD-31 zone is to provide for a small-lot residential, bare-land strata subdivision development.</td>
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<tr>
<td>10ZCD31.03</td>
<td><strong>PERMITTED USES</strong></td>
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<td>Except as otherwise provided in Part 3, Section 303 of Bylaw 25, 1987 and amendments thereto, the following and no other uses are permitted in the CD-31 zone:</td>
</tr>
<tr>
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<td><strong>Principle Uses</strong></td>
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<td>(a) Single-family dwelling</td>
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<td></td>
<td>(b) Home Occupation</td>
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<td></td>
<td>(c) Public pathways and roadways;</td>
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<td>(d) Open landscaped green space.</td>
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<td></td>
<td><strong>Accessory Uses</strong></td>
</tr>
<tr>
<td></td>
<td>(a) Parking</td>
</tr>
<tr>
<td></td>
<td>(b) Accessory buildings, subject to the regulations in Part 3, Section 305 of this Bylaw</td>
</tr>
<tr>
<td>10ZCD31.04</td>
<td><strong>CD-31 SITE DEFINITION, DENSITY AND OPEN SPACE</strong></td>
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<tr>
<td></td>
<td>(a) The CD-31 zone site is shown on CD-31- Schedule 1- Site Plan attached to and forming part of this zone and defined as all of:</td>
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<td>• Lot 6, District Lot 4305, Plan 20036;</td>
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<tr>
<td></td>
<td>• Lot 7, District Lot 4305, Plan 20036 except portions in plans BCP14263 and BCP29814;</td>
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<tr>
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<td>(b) The total number of dwelling units for the CD-31 zone site, as defined, shall not exceed four (4).</td>
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<td>(c) Notwithstanding subsection (b) above, the total number of dwelling units may be increased to a maximum of fifty (50) if the owner of the lands in the CD-31 zone enters into a Housing Agreement, under Section 905 of the Local Government Act, to provide five (5) of the dwelling units as affordable housing units, in accordance with Official Community Plan Bylaw 492, 2010.</td>
</tr>
</tbody>
</table>
(d) The total area of open-landscaped, strata common, green space shall be not less than 10,375 square metres, of the CD-31 site.

10ZCD31.05  BARE LAND STRATA LOTS – LOT AREA AND WIDTH

(1) Minimum lot area is four hundred sixteen square metres (416 m²).

(2) Notwithstanding subsection (1) above, the lot area of lots SL#1 and SL#2 (as located on attached CD-31-Schedule 1 - Site Plan) shall be no less than three hundred twenty-five square metres (325 m²).

(3) Notwithstanding subsection (1) above, the lot area of lots SL#46 and SL#47 (as located on attached CD-31-Schedule 1 - Site Plan) shall be no less than three hundred fifty-five square metres (355 m²).

(4) Minimum lot width is fifteen metres (15 m).

(5) Notwithstanding subsection (4) above, the lot width of lots SL#1 and SL#2 (as located on attached CD-31-Schedule 1 - Site Plan) shall be no less than thirteen metres (13 m).

(6) Notwithstanding subsection (4) above, the lot width of lots SL#46 and SL#47 (as located on attached CD-31-Schedule 1-Site Plan) shall be no less than thirteen and nine tenths meters (13.9 m).

10ZCD31.06  BARE LAND STRATA LOTS- DENSITY

(1) One dwelling unit per bare land strata lot.

10ZCD31.07  BARE LAND STRATA LOTS– LOT COVERAGE

(1) Buildings and structures shall not cover more than 35 percent (35%) of the lot area.

10ZCD31.08  BARE LAND STRATA LOTS - SITING OF BUILDINGS

(1) No building shall be located within:
   a. five (5) metres of a front lot line
   b. five (5) metres of a rear lot line
   c. three (3.0) metres of one side lot line, and one point five (1.5) metres of the other side lot line
   d. three (3.0) metres where the side lot line abuts a highway or strata road.

(2) Notwithstanding subsection (1) above, the side lot line setback between Strata Lot SL1 and Strata Lot SL2, and between Strata Lot
SLA6 and Strata Lot SLA7 (as shown on attached CD-31-Schedule 1 - Site Plan) may be reduced to zero (0)

**Garage and Carport Siting**

(3) Notwithstanding subsection (1) above or subsection (5) below, all garage doors and carport entrance ways facing a highway or strata road, must be setback at least 7m from the back of sidewalk and curb of the facing highway or strata road.

**Front Porch Siting**

(4) Notwithstanding (1) above, a dwelling’s covered, but unenclosed, front entry porch may project one and one-half metres (1.5m) into the minimum required front yard setback provided the encroachment is no more than four and one-half square metres in area (4.5 m²).

**Accessory Building Siting**

(5) Notwithstanding subsection (1) above, no accessory buildings shall be located within one and one-half (1.5) metres of any lot line.

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### 10ZCD31.09 HEIGHT OF BUILDINGS

(1) No building shall exceed two storeys and 8 metres in height measured from the average natural grade (the distance measured vertically from the final lot grading plan, approved by the Approving Officer or his delegate, and measured at the outermost corners of the building).

(2) No accessory building shall exceed one storey and 5 metres in height.

### 10ZCD31.10 WIDTH OF BUILDINGS

No building containing a dwelling unit shall have a width less than six (6.0) metres, of which at least seven point three (7.3) metres (twenty-four (24.0) feet) or forty per cent (40%) of the building length (whichever is greater) is enclosed climate controlled habitable living area.

### 10ZCD31.11 OFF-STREET PARKING

Parking is subject to the regulations in Part 11 - Off-Street Parking and Loading.
SCHEDULE B to Bylaw No. 25-248, (CD-31)
Emerson Clustered Housing Development, 2012

 DISTRICT OF SECHELT
6360 Tower Road
Lot 6, District Lot 4305, Plan 20036 and
Lot 7, District Lot 4305, Plan 20036 except
portions in plans BCP14263 and BCP29814