

DISTRICT OF SEHELTT
Bylaw No. 25-250, 2012

A bylaw to amend District of Sechelt Zoning Bylaw No. 25, 1987
to establish a Marine 3A Zone (M-3A)

WHEREAS on January 18, 2012, District Council adopted District of Sechelt Zoning Amendment Bylaw No. 25-238, Marine 3A Zone, 2011 to amend District of Sechelt Zoning Bylaw No. 25, 1987 to create a new zone to permit the processing of sturgeon and sturgeon roe, on a portion of the lands located at 7333 Sechelt Inlet Road pursuant to an application submitted by Target Marine Hatcheries Ltd.;

WHEREAS Bylaw No. 25-238 was quashed by the B.C. Supreme Court with the consent of the District of Sechelt, and the District now wishes to commence a new process to consider a Zoning Amendment Bylaw to permit the processing of sturgeon and sturgeon roe on a portion of the lands located at 7333 Sechelt Inlet Road and to engage the public in that process;

AND WHEREAS the proposed amendment is consistent with the Official Community Plan as amended;

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

1. **TITLE**

This Bylaw may be cited for all purposes as "District of Sechelt Zoning Amendment Bylaw No. 25-250, Marine 3A Zone, 2012".

2. **TEXT AMENDMENT**

District of Sechelt Zoning Bylaw No. 25, 1987 is amended by adding the following zone inserted after paragraph 814.25 of Part Eight – Marine Zones:

814.26 **MARINE 3A ZONE**

814.27 **INTENT**

The intent of the Marine 3A zone is to provide for the processing of sturgeon and sturgeon roe.

814.28 **PERMITTED USES**

Except as otherwise provided in Part 3, Section 303 of this bylaw, the following and no other uses are permitted in the area designated as M-3A:

(a) processing of sturgeon grown at the fish hatchery located at 7333 Sechelt Inlet Road;

(b) the extraction and processing of sturgeon roe grown at the fish hatchery located at 7333 Sechelt Inlet Road ;

(c) education and interpretation programs, and

(d) uses, buildings, and structures accessory to the above permitted uses but subject to the provisions of Section 305 of this bylaw.

814.29 **PROHIBITED USES**

The following uses are prohibited in the area designated as M-3A:

(a) the disposal or composting of fish offal;

(b) the smoking of fish products;

(c) the discharge of fish offal or fish processing waste into Sechelt Inlet.

814.30 **LOT COVERAGE**

(a) Buildings shall not cover more than twelve decimal five percent (12.5%) of the area of the land zoned M-3A.

(b) The building floor area used for processing sturgeon or sturgeon roe shall not exceed 372 square metres (4000 sq. ft.).

814.31 **SITING OF BUILDINGS AND OTHER STRUCTURES**

No building or structure except a fence shall be located within fifteen (15 meters) of the most southerly boundary line of the M-3A Zone.

814.32 **HEIGHT OF BUILDING**

No building or other structure shall exceed five meters (5 meters) in height.

814.33 **OFF-STREET PARKING**

Off-street parking shall be provided and maintained in accordance with Part eleven of this bylaw.

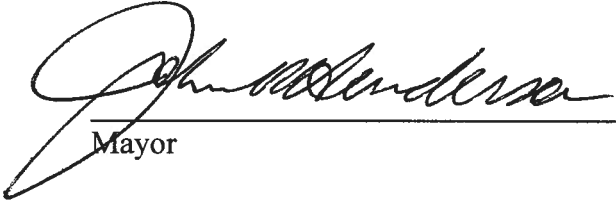
3. REZONING

(1) The following land is rezoned to Marine 3A Zone (M-3A):

That .35 ha (.86 acre) portion of Blocks 6 and 7, District Lots 1410, Plan 4719 shown shaded on Schedule "A" attached to and forming part of this Bylaw.

(2) Schedule "A" of Zoning Bylaw No. 25, 1987 (Official Zoning Maps) is amended to reflect the zoning designation and boundaries brought into force by this Bylaw.

READ A FIRST TIME THIS	4 th	DAY OF	April, 2012
READ A SECOND TIME THIS	16 th	DAY OF	May, 2012
PUBLIC HEARING HELD THIS	26 th	DAY OF	June, 2012
READ A THIRD TIME THIS	4 th	DAY OF	July, 2012
ADOPTED THIS	4 th	DAY OF	July, 2012



Mayor



Corporate Officer

I hereby certify this to be a true and accurate copy of "District of Sechelt Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-250, (Marine 3A Zone), 2012".

Corporate Officer

SCHEDULE "A"

