

DISTRICT OF SEHELDT

Bylaw No. 25-287, 2017 (Habitat for Humanity)

A bylaw to amend District of Sechelt Zoning Bylaw No. 25, 1987 by rezoning a property in the Wilson Creek neighbourhood, from R-4, Residential 4 Zone to a new R-2A, Residential 2A Zone to permit a residential duplex development with educational uses.

WHEREAS Council of the District of Sechelt has indicated it wishes to consider an amendment to District of Sechelt Zoning Bylaw No. 25, 1987;

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

1. This Bylaw may be cited for all purposes as “District of Sechelt Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-287, 2017 (Habitat for Humanity).”

Provisions

2. That the new zone, R-2A, Residential 2A Zone as attached to and forming part of this bylaw as Schedule B, is added to District of Sechelt Zoning Bylaw No. 25, 1987, Part Five - Residential Zones after R-2, Residential 2 Zone and that the other sections of Part Five be renumbered accordingly.
3. That Lot A District Lot 1028 Plan BCP46877 and Strata Lot 1 & 2 District Lot 1028 Group 1 New Westminster District Strata Plan BCS4293 together with the Common Property of the Strata Lot, be rezoned from R-4, Residential 4 Zone to R-2A, Residential 2A Zone as shown crosshatched on the plan attached to and forming part of this bylaw as Schedule A.
4. 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 21st DAY OF JUNE, 2017

PUBLIC HEARING WAIVED THIS 21st DAY OF JUNE, 2017 in
accordance with s. 464 (2) of the *Local Government Act*

READ A SECOND TIME THIS 21st DAY OF JUNE, 2017

APPROVED BY THE MINISTRY OF TRANSPORTATION AND HIGHWAYS THIS
12th DAY OF JULY, 2017

Newspaper notification published on July 7, 2017 and July 14, 2017.

SECOND READING RESCINDED THIS 19th DAY OF JULY, 2017

READ A SECOND TIME THIS 19th DAY OF JULY, 2017

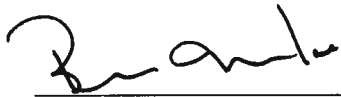
READ A THIRD TIME THIS 19th DAY OF JULY, 2017

APPROVED BY THE MINISTRY OF TRANSPORTATION AND HIGHWAYS THIS


27th DAY OF JULY, 2017

ADOPTED THIS

2nd DAY OF AUGUST, 2017




Mayor




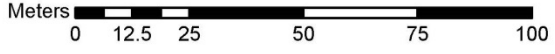
Corporate Officer

SCHEDULE A TO BYLAW 25-287, 2017



 **Sechelt**
SCHEDULE A
Lot A DL 1028 Plan BCP 46877
Strata Lot 1 & 2 DL 1028
Plan BCS4293



Meters  0 12.5 25 50 75 100

S.I.G.D.1
TWASCOME

SCHEDULE B TO BYLAW 25-287, 2017

517. **R-2A - RESIDENTIAL 2A ZONE**

518. **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 **R-2A**:

- a) two-family dwelling;
- b) accessory educational uses;
- c) home occupation; and
- d) accessory uses customarily incidental and subordinate to the two-family dwelling.

519. **LOT AREA AND WIDTH**

- a) The minimum lot area required is one thousand square metres (1,000 m²).
- b) The minimum lot width is twenty metres (20 m).

520. **DENSITY**

The number of dwelling units per shall not exceed twenty-two units per hectare.

521. **LOT COVERAGE**

Buildings shall not cover more than forty percent (40%) of the lot area.

522. **SITING OF BUILDINGS AND STRUCTURES**

No building or structure except a fence shall be located within:

- a) five metres (5.0 m) of a front lot line;
- b) five metres (5.0 m) of a rear lot line; and
- c) three metres (3.0 m) of a side lot line.

523. **HEIGHT OF BUILDING**

No building or structure shall exceed ten and a half metres (10.5 m) in height.

524. **OFF-STREET PARKING**

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