

DISTRICT OF SEHELDT

Bylaw No. 25-303, 2020
(Silverstone)

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, to provide for the rezoning of a portion of two properties for the Silverstone Long Term Care Home.

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. 25-303, 2020 (Silverstone)”.

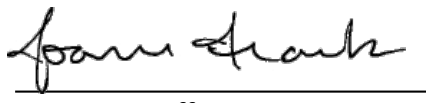
Provisions

2. That the new zone, Institutional 1 Zone (IN1), as attached to and forming part of this bylaw as Schedule A, is added to District of Sechelt Zoning Bylaw No. 25, 1987, by creating a new PART 10B-INSTITUTIONAL ZONES, in numerical order.
3. That the portions of **District Lot 1384, Group 1, NWD, Except Part on Plan 14180, Plan BCP31726, PID 015-861-660 and Lot A, District Lot 4295A, Group 1, NWD, Plan LMP43915 Except Plans BCP31726, EPP31745, EPP75215, and EPP75917** identified in bold dashed lines as shown on the plan attached to and forming part of this bylaw as Schedule B be rezoned from RR-1 (Rural 1) to IN1 (Institutional 1).
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	4 th	DAY OF	MARCH,	2020
READ A SECOND TIME THIS	17 th	DAY OF	JUNE,	2020
PUBLIC HEARING HELD THIS	28 th	DAY OF	JULY,	2020
READ A THIRD TIME THIS	16 th	DAY OF	SEPTEMBER,	2020
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS	6 th	DAY OF	OCTOBER,	2020
ADOPTED THIS	20 th	DAY OF	JANUARY,	2021



Mayor



Corporate Officer

Schedule A to Bylaw No. 25-303, 2020 (Silverstone)

10B.1 - IN1 – INSTITUTIONAL 1 ZONE

10B.1.1 **INTENT**

This zone provides for a community care facility for long term care that is licensed and operated in accordance with the *Community Care and Assisted Living Act*, the Residential Care Regulation, and the Home and Community Care Policy Manual.

10B.1.2 **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 **IN1**:

Principal Uses

- a) community care facility for long term care

Accessory Uses

- b) hospice
- c) adult day centre
- d) kitchen and dining facilities
- e) laundry facilities
- f) indoor and outdoor recreation facilities
- g) office and therapy facilities
- d) accessory buildings and uses customarily incidental to the principal use

10B.1.3 **MINIMUM LOT AREA, LOT WIDTH, AND LOT DEPTH FOR NEW SUBDIVISIONS**

- a) The minimum lot area required is 12,000 m² (1.2 ha).
- b) The minimum lot width is 144 m.
- c) The minimum lot depth is 84 m.

10B.1.4 **CARE BEDROOMS PER LOT**

- a) The maximum number of care bedrooms is 136

10B.1.5 **GROSS FLOOR AREA, BUILDING FOOTPRINT, AND FLOOR SPACE RATIO**

- a) The maximum gross floor area of all buildings and structures is 8,400 m².
- b) The maximum horizontal footprint of all buildings and structures is 3,900 m².
- c) The maximum floor space ratio is 0.70.

10B.1.6 **LOT COVERAGE**

- a) All buildings and structures shall not cover more than 33% of the lot area.
- b) Impervious surfaces shall not cover more than 40% of the lot area.

10B.1.7 **SITING OF BUILDINGS AND STRUCTURES**

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

- a) 18 m of the front lot line.
- b) 6 m of any other lot line.

10B.1.8 **HEIGHT OF BUILDINGS**

- a) The maximum height of the long term care facility is 13 m.
- b) The maximum height of the hospice facility is 8 m.
- c) The maximum height of an accessory building is 4 m.

10B.1.9 **LANDSCAPING & SCREENING**

- a) The minimum width of the front (south) landscaped buffer area is 3 m.
- b) The minimum width of the side (west) landscaped buffer area is 4 m.
- c) The minimum height of landscaped buffer area plantings is 2 m.

10B.1.10 **OFF-STREET PARKING**

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



Rezoned from
RR-1 (Rural 1) to
IN1 (Institutional 1)



Schedule B - Zoning Amendment Bylaw No. 25-303, 2020



PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY.
The District of Sechelt makes no representation or warranty
expressed or implied, in fact or in law, with respect to the accuracy,

