DISTRICT OF SECHELT

Official Community Plan Amendment Bylaw No. 492-6, 2012
(Affordable Housing And Density Bonus Policies)

A bylaw to amend District of Sechelt Official Community Plan Bylaw No. 492, 2010

WHEREAS Council of the District of Sechelt wishes to amend the Official Community Plan Bylaw to make certain changes to the Affordable Housing and Density Bonus policies;

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 Official Community Plan Amendment Bylaw No. 492-6, 2012 (Affordable Housing and Bonus Density Policies)”.

2. Amendments

The District of Sechelt Official Community Plan Bylaw No. 492, 2010 is hereby amended as follows:

(1) Part Four “Land Use Policies”, 5. “Residential and Special Infill Areas”, Policy 5.23 (b) “Affordable, Accessible and Special Needs Housing” by deleting the following:

“provided the land is suitably located for future affordable housing, and where the fair market value of the land is equal to or greater than the fair market value of the required affordable housing units” and replacing it with the following words:

“based on guidelines in the District of Sechelt Policy Manual.”

(2) Part Four “Land Use Policies”, 5. “Residential and Special Infill Areas”, Policy 5.23 (d) “Affordable, Accessible and Special Needs Housing” by deleting the following:

“provided the cash is equal to or greater in market value than the fair market value of the required units” and replacing it with the following words:

“based on guidelines in the District of Sechelt Policy Manual.”


“Affordable Housing requirements will be part of any residential development that is granted a density bonus. At least 20% of any density bonus units (or density “lift”) in a development will consist of Affordable Housing for Groups in Need.” and replacing it with the following:

“Affordable Housing requirements will be part of any residential development that is rezoned to a higher residential density. At least 20% of the increase in potential residential units (or “lift”) in a development will consist of Affordable Housing for Groups in Need.

(5) Part Nine “Definitions”, by adding a new definition for “Lift” as follows:

“Lift

The difference in residential development potential between existing zoning and proposed zoning.”

READ A FIRST TIME THIS 1st DAY OF August, 2012
READ A SECOND TIME THIS 17th DAY OF October, 2012
SECOND READING RESCINDED 20th DAY OF February, 2013
SECOND READING AS AMENDED 20th DAY OF February, 2013
PUBLIC HEARING HELD THIS 12th DAY OF March, 2013
READ A THIRD TIME THIS 20th DAY OF March, 2013
ADOPTED THIS 20th DAY OF March, 2013

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Mayor  Corporate Officer