

DISTRICT OF SEHELDT

Bylaw No. 25-304, 2020 (Sunshine Coast Community Services)

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;

AND WHEREAS the proposed rezoning is consistent with Official Community Plan Bylaw No. 492, 2010;

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 “Zoning Amendment Bylaw No. 25-304, 2020 (Sunshine Coast Community Services)”.

PROVISIONS

1. That the provisions of this bylaw amendment only apply to the parcels listed in Section 2 and shown on the plan attached to and forming part of this bylaw as Schedule A.

2. That the C-2 COMMERCIAL 2 ZONE be amended by adding the following to SECTION 614 HEIGHT OF BUILDINGS:

“c) Subject to an Housing Agreement entered into with the District of Sechelt for affordable rental housing, despite subsection a), no principal building shall exceed twenty-two (22.0) metres or six-stories in height on LOT 36 BLOCK G DISTRICT LOT 303/304 VAP15854 (PID: 007-614-454) and BLOCK P DISTRICT LOT 303 VAP14919 (PID: 029-743-567)”

3. That the C-2 COMMERCIAL 2 ZONE be amended by replacing SECTION 616 OFF-STREET PARKING AND LOADING with the following:

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

b) Despite subsection a), on LOT 36 BLOCK G DISTRICT LOT 303/304 VAP15854 (PID: 007-614-454) and BLOCK P DISTRICT LOT 303 VAP14919 (PID: 029-743-567), the required parking spaces for Business, Administration and Professional Office, and Drop-In Centre uses shall be provided at a rate of 1 per 45 square metres of floor area.”

4. That PART ELEVEN – OFF-STREET PARKING AND LOADING be amended by adding the following to SECTION 1102 REQUIRED PARKING SPACES:

“Affordable Rental Housing Subject to a Housing Agreement 1 per dwelling unit”

READ A FIRST TIME THIS	1ST	DAY OF APRIL,	2020
READ A SECOND TIME THIS	18TH	DAY OF NOVEMBER,	2020
PUBLIC HEARING HELD THIS		DAY OF,	2020
READ A THIRD TIME THIS		DAY OF,	2020

APPROVED BY THE MINISTRY OF
TRANSPORTATION AND INFRASTRUCTURE THIS

DAY OF, 2020

ADOPTED THIS

DAY OF, 2020

Mayor

Corporate Officer