



## DISCUSSION

### Background

At the December 16, 2020 Council meeting staff presented comments gathered through the referral process and the following resolution was passed:

*“That Council give second reading to Zoning Amendment Bylaw No. 25-308, 2020 (CityState Consulting); and,*

*That Council authorize staff to schedule a Public Hearing for Zoning Amendment Bylaw No. 25-308, 2020 (CityState Consulting).”*

Staff subsequently scheduled and held a virtual public hearing on February 16, 2021 at 6:00 pm.



Table 1: Site Information		
Applicant / Owner	CityState Consulting / Gaetan Royer	
Civic Address	5547 Trail Avenue	
Legal Description	Lot 13 of Lot C Block 11 District Lots 303 and 304 Plan 8400	
Size of Property	762 m <sup>2</sup>	
DP Areas	DPA 8 - Intensive and Infill Residential	
Zoning Designation	Existing: Residential Village Infill 2A Zone (R-2A)	Proposed: Amended R-2A
OCP Designation	Village Residential Infill Area	

## Public Hearing

Public notice for the public hearing was advertised in two consecutive issues of the Coast Reporter on February 5, 2020 and February 12, 2020. Notices were also published to the District website and shared on social media.

The public hearing was hosted using the Zoom meeting platform (Attachment 1 – Meeting Minutes). Members of the public could join by personal computer, mobile device, or telephone. Nine members of the public attended the public hearing. Only the applicant spoke in support of the application.

A summary of written comments received prior to the close of the public hearing are provided below (Attachment 2 – Public Comments):

Table 2: Public Comments	
2 in Support	More affordable ownership, increased housing options, need for more workforce housing.
7 Opposed	Prefer laneway homes, precedent for further subdivision, impacts on neighbourhood character, concerns with land speculation, water shortages, concerns with grade and height of building adjacent to Trail Avenue, small-lot subdivision premature.
2 Neutral	Questions submitted for clarification, request consideration for parking and solid waste collection.

## Clarifications on Issues Raised

Several questions and issues were raised where staff can provide technical clarification.

1. Will this set a precedent for further subdivision?

The R-2A zone currently only applies to the property at 5547 Trail Avenue. Other property owners in the Village Residential Infill Area must make an application for rezoning that is subject to Council consideration and public hearing. Each application is reviewed on its own merits and Council is not legally obligated to follow precedent.

2. Subdivision will impact the character of the neighbourhood.

All development impacts existing uses to some extent. Guidelines are provided in Development Permit Area 8: Intensive Residential and Infill Housing specifically for laneway housing and small-lot subdivision. Objective of the development permit guidelines include ensuring that new infill development is of a high-quality and well-integrated into the surrounding neighbourhood.

3. Is an Official Community Plan (OCP) amendment required?

The proposed amendments conform to existing goals and policies in the OCP regarding small lot subdivision and infill housing. Therefore, an amendment to the OCP is not required.

4. Should the property be rezoned for multi-family?

The Village Residential Infill Area is not suitable for higher density multi-family housing. Property consolidation to facilitate large scale multi-family buildings are specifically prohibited. The area is intended for small scale infill development including laneway homes, duplexes, suites, and small-lots.

5. A Comprehensive Development (CD) zone would be more appropriate.

CD zones are typically created to facilitate a unique combination of uses not suitable for other properties. Zoning Bylaw No. 25 has CD zones that encompass both unique and generic uses and there has not been consistency in the use of CD zones.

A CD zone is not functionally different than any other type of zone and property owners could apply to use an existing CD zone provided it conforms to the OCP designation for that property. There is no specific need or benefit to using a CD zone for this application.

6. Will the development impact parking on Mermaid Street?

Required off-street parking spaces must be provided with all new development. Often residents may choose to use on-street parking if available for a variety of reasons. On-street parking for residential use is generally permitted in accordance with Highways and Parking Bylaw No. 516.

7. Will solid waste collection be impacted?

District of Sechelt solid waste contractors are required to accommodate all residential lots within the solid waste service area. The Engineering Department has confirmed that there are no operational concerns regarding solid waste pickup at the subject property.

8. Would DCCs be collected for a laneway house?

DCCs are collected for all dwelling units except secondary suites. This includes laneway houses and single-family dwellings on small lots. Development Cost Charges are payable at time of subdivision.

9. Will Trail Avenue be disrupted to install services?

Disruption to the paved surface of Trail Avenue is not anticipated due to the location of services. Disruption of the concrete sidewalk may occur and will be replaced at the owner's sole expense.

10. Will commercial uses be permitted?

Principal commercial uses would not comply with the OCP policies for the area. The R-2A zone does permit home-based business, however, short term rental and bed and breakfast uses have been specifically prohibited.

### **Ministry of Transportation and Infrastructure**

Section 52 of the *Transportation Act* requires that all zoning amendments affecting land within 800 m of a controlled-access highway must be approved by the Province. Staff will seek Ministry of Transportation and Infrastructure approval should the bylaw be given third reading.

## **Conditions of Adoption**

Staff recommend that the following conditions be met prior to considering adoption of Zoning Amendment Bylaw No. 25-308, 2020:

- a) Registration of a Section 219 covenant on the legal title of the subject property that secures the following items:
  - i. Construction of Starfish Lane to the SR-8 Lane Standard in accordance with Subdivision and Development Control Bylaw No. 430 along the property frontage, including the portion beyond the centre line.

The statutory requirements for road frontage improvements to extend to the centerline of the adjacent road. As there is no planned capital project to pave Starfish Lane, staff believe that the additional cost to pave the entire extent of Starfish Lane adjacent to the subject property should be borne by the applicants. This will mitigate the potential of gravel spilling onto Trail Avenue associated with the proposed access to the new lot.

## **Strategic Plan**

The application supports the following Council strategic priorities:

### *Enhancing Community Livability*

The provision of small lot residential housing directly supports priority 3.2:

*Providing a mix of housing types throughout the District that provide options for a range of needs and incomes.*

### *Managing Growth Effectively*

By supporting development within Primary Growth Areas to more efficiently utilize existing infrastructure this application supports the intent of strategic priority 4:

*Commit to managing growth in a way that stewards scarce resources, protects environmentally sensitive areas, and provides appropriate and sustainable housing and employment opportunities.*

## **Policy Implications**

Policy implications were discussed in the staff report received on September 16, 2020.

## **Financial Implications**

### *Community Amenity Contributions*

Proposed density bonusing provisions will result in a \$5000 contribution to the Community Amenity Reserve Fund.

### Development Cost Charges

The following Development Cost Charges (DCC)'s will be collected at the time of subdivision:

Table 4: Development Cost Charges						
Use	Water (SCRD)	Drainage	Sewer	Roads	Parks	Total per Lot
Single Family	\$3,632	\$3,088	\$844	\$14,222	\$4,295	\$26,449

DCCs of \$3,632 per lot for water services will be remitted to the Sunshine Coast Regional District.

### Communications

In accordance with the *Local Government Act*, Ministerial Order M192 and the Planning & Development Procedures Bylaw No. 566, 2018 a virtual public hearing was held on February 16, 2021. No further public consultation is anticipated as all statutory requirements have been met.

Respectfully submitted,

Sven Koberwitz  
Planner

Attachments:

- 1 - Public Hearing Minutes
- 2 - Public Comments

<b>Reviewed by:</b> A. Allen, Director of Planning & Development	<b>X</b>
<b>Reviewed by:</b> K. Dhillon, Director of Engineering and Public Works	<b>X</b>
<b>Reviewed by:</b> J. Rogers, Communications Manager	<b>X</b>
<b>Reviewed by:</b> D. Douglas, Director of Financial Services	<b>X</b>
<b>Reviewed by:</b> J. Frank, Corporate Officer	<b>X</b>
<b>Approved by:</b> A. Yeates, Chief Administrative Officer	

**DISTRICT OF SEHELDT  
MINUTES OF THE PUBLIC HEARING  
Held via Zoom Online Meeting Platform  
Tuesday, February 16, 2021**

**PRESENT** Mayor D. Siegers (Chair); Councillors E. Scott; A. Toth; M. McLean, J. Kuester, and T. Lamb

**REGRETS** Councillor B. Rowe

**STAFF** Director of Planning and Development A. Allen; Corporate Officer J. Frank; Planning Manager I. Holl; Planner S. Koberwitz; and Recording Secretary F. Bol

---

**CALL TO ORDER**

The Chair called to order the Public Hearing regarding Zoning Amendment Bylaw No. 25-308, 2020 (CityState) at 6:00 pm, and advised those persons in attendance that the Public Hearing was being convened pursuant to Section 464 of the *Local Government Act*.

The Public Hearing was attended by 9 members of the public. The Chair explained the purpose and rules of the Public Hearing. Zoning Amendment Bylaw No. 25-308, 2020 (CITYSTATE) is a bylaw to amend the R-2A zone to facilitate a small-lot subdivision with a minimum lot size of 350 square metres.

The Planner provided an overview and visual presentation of the proposed bylaw amendments.

The Chair thanked the Planner for his presentation and called for comments from the public in the order recorded on the Speakers List.

**1) Name: Gaetan Royer (Applicant for CityState)  
Address: 5547 Trail Avenue, Sechelt, BC**

Mr. Royer identified himself and his wife as the owners of 5547 Trail Avenue, and stated he is also the CEO of CityState, a planning and design practice with an office in Sechelt.

The following topics were covered in an overview of features:

- The property was purchased in 2018, the existing house is 924 sf, and the yard was planned to accommodate a laneway house from previous Council decision.

- A tree was removed by the District of Sechelt in the construction of a new retaining wall along Trail Avenue. Six (6) trees and twenty (20) flowering shrubs have been planted since then.
- Sewer connection lines will run along the length of the lane.
- Layout allows for the division of two parcels without demolition of existing house.
- Proposed changes:
  - 1) Reduce the minimum lot size from 700 m<sup>2</sup> to 350 m<sup>2</sup>.
  - 2) Restrict Duplex dwellings to lots over 700 m<sup>2</sup>.
  - 3) Restrict Laneway Houses to lots over 700 m<sup>2</sup>.
  - 4) Increase maximum Floor Area Ratio from 35% to 50%.
  - 5) Correct error in Lot Coverage Regulation to 45%.
  - 6) Reduce minimum lot width to 9m (mid-block subdivision).
  - 7) Introduce a Density Bonus contribution of \$5,000.

The following comments were noted by the applicant regarding the proposed changes:

- No. 1) Should Council disagree with decreasing the minimum lot width to 9 m, the applicant will continue to advocate for subdivision of properties that would be allowed at the end of block like theirs.
- Applicant agrees with Nos. 2), 4), 5) and 7), however No. 3) is questionable, as many municipalities allow the construction of a primary house and a laneway house at the back of a narrow lot.
- No. 6) does not apply to this development.

Mr. Royer compared information regarding the choice of laneway housing vs. small lot subdivision. He stated that a significant amount of public consultation was conducted, which included door-to-door canvassing, social media input, and brochure distribution (from Dolphin St. to Mermaid St.). In addition, a large poster was displayed outside of the property. Contact information and the District's contact information were provided.

In closing, Mr. Royer stated that the plan is to build a 1,600-sf home, including garage; more parking was proposed than the Zoning Bylaw requires; proposing that both owners place garbage at the lane; that there is no intent for a secondary suite and agreed to pave the full lane. He thanked District staff for their assistance, and asked Council for support of the proposed text amendment to the Zoning Bylaw.

The Mayor thanked Mr. Royer for his presentation and inquired if there were any questions from Councillors.

No additional questions from Councillors or staff.

No names on the Speakers List.

No speakers from the Gallery.

No correspondence from the Planning Inbox.

The Mayor called a second time asking if anyone would like to speak with regard to the proposed Official Community Plan and Zoning Amendment bylaws.

The Mayor called a third time for further input from members of the public and when no one came forward, the Mayor reminded all those present that no further information is to come forward to Council regarding Zoning Amendment Bylaw No. 25-308, 2020 (CITYSTATE).

The Public Hearing was adjourned at 6:26 p.m. on February 16, 2021.

Certified Fair and Correct:

---

Jo-Anne Frank, Corporate Officer

---

**From:** Carola Bun [REDACTED]  
**Sent:** Wednesday, September 16, 2020 7:47 AM  
**To:** Council <Council@sechelt.ca>  
**Subject:** Item 8.1: Small Lots in the Village Infill Area

**CAUTION:** This email originated from outside the organization. Use caution opening links or attachments.

**Dear Mayor and Council,**

Earlier this year, my husband and I were forced to move from our rental apartment into his parents' home, with our 10-month old son in-tow. Coupled with the ongoing affordability crisis, when the pandemic hit, our household income was significantly reduced leaving us devastated, like so many others impacted by Covid and limited housing options. Full disclosure, Gaetan and Zoe are my parents and I work as a planner with CityState Consulting.

My family's goal is to own a home, while having stability, peace of mind and flexibility. And ideally, we would like to have a patch of garden in a small, manageable yard. With land values escalating over the past three years, we are told university grads will have to save for *decades* to have enough money for a down payment.

Just prior to Covid, we were prequalified by our bank in a range that offered very limited product on the market. Now, banks are far more cautious, it's harder to qualify and CMHC subsidies have been reduced. This means home ownership in Sechelt is still out of reach for growing families like ours.

Charming, smaller lots present the opportunity for boomers to age in place, often with their adult kids or an aging parent next door. And for young professionals like us, it maybe the only chance to have a nest egg we can call our own.

Please support item 8.1 on this evening's council agenda. Small lots can cut land values in half and make home ownership more affordable and obtainable.

Thank you for your consideration in bringing affordable options to Sechelt!

Respectfully,  
Carola

**From:** [Bill Quarry](#)  
**To:** [Planning](#)  
**Subject:** Rezoning Application 3360-2020-05  
**Date:** Tuesday, January 26, 2021 8:26:22 AM

---

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

We reside in the older area of Sechelt and are concerned about the rezoning application! The property has been rezoned back to residential and a lane or carriage house could be constructed! The house has not been resided in for 30 some years! Why is the applicant using the address for his business City State and does not live there? Why did the applicant personally renovate the building for the past 10 months during Covid restrictions while living off Coast? Why did the applicant have trees removed from the property before the rezoning application? Why is the applicant not content to build a lane house rather than subdivide the property? If this lot is subdivided it will set a huge precedent for future small lots being subdivided in Sechelt ! Yes we need more density for living in central Sechelt and lane houses would be great ! To retain the character of an older home, lane houses would enhance the property rather than subdividing and building a new house. If a new house is built on the subdivided property it is not a great location for a home next to a Fire Hall ! We reside on the Corner of Trail Ave.& Dolphin Street and are very aware of how busy and noisy it is with all traffic including the Fire Hall ! We are in favour of a lane house being built but are opposed to the lot being subdivided ! Please respond to us that this email was received. Thank You !  
.....Bill & Mary Quarry

**From:** [Judy Sim](#)  
**To:** [Planning](#)  
**Subject:** Rezoning application 5547 trail avenue  
**Date:** Friday, January 29, 2021 1:29:27 PM

---

I am the owner /resident at [REDACTED] mermaid. I am against this small lot subdivision. The owner can build a house for family as they have stated, under the lot's current state. Thank you. Ron Sim.

Sent from my iPad

BY EMAIL – [planning@sechelt.ca](mailto:planning@sechelt.ca) / [council@sechelt.ca](mailto:council@sechelt.ca)

February 5, 2021

District of Sechelt  
2<sup>nd</sup> Floor, 5797 Cowrie St  
Sechelt, B.C. V0N 3A0

Attention: Planning Department

Re: Development Application Referral # 3360-2020-5 - CityState Consulting

The applicant forwarded this plan to us asking for our views on his application and our Board of Directors considered this matter at a recent meeting.

Workforce housing is the most pressing issue faced by our members and, indeed, most if not all businesses, community organizations and governments on the Coast.

Accordingly, we fully support initiatives that address, even slightly, this dire and urgent shortage. We therefore support the application which delivers both a direct albeit small improvement to the current shortage of housing and, hopefully, some encouragement to other property owners and developers that such creative applications are welcomed by the District.

In this respect, we also ask that you ensure that any and all of your processes and procedures are expedited so as to ensure both the approval and construction of these types of applications proceed without delay.

In conclusion, and as the Proactive Voice of Business for much of the Sunshine Coast, The Chamber supports this application.

On a related matter, we note that the Referral dated October 1<sup>st</sup> was not referred to us. As our members are directly impacted by housing applications, we ask that you ensure future projects are forwarded to us directly.

Sincerely  
SECHELT & DISTRICT CHAMBER OF COMMERCE

ED PEDNAUD  
Executive Director

**Sechelt & District Chamber of Commerce**

Phone: +1 604 885-0662

PO Box 360, Sechelt, BC V0N 3A0

[www.SecheltChamber.bc.ca](http://www.SecheltChamber.bc.ca)

[exec@SecheltChamber.bc.ca](mailto:exec@SecheltChamber.bc.ca)

**From:** [Jan Major](#)  
**To:** [Planning](#)  
**Subject:** File No: 3360-2020-05 (CityState)  
**Date:** Friday, February 12, 2021 11:05:15 AM

---

To: The District of Sechelt Planning and Development

Re: Public Hearing on Tuesday, February 16, 2021

I own the property across the street from 5547 Trail Avenue - [REDACTED] Street - and I have the following questions and comment:

Does the District of Sechelt Council plan on amending the official community plan to allow all lots downtown to be subdivided into parcels as small as 350 square meters?

Does the District risk setting a precedent in allowing these tiny lots to go ahead?

Perhaps the District should look at amending the OCP as a first step and allow lots in this area, close to downtown, to be rezoned multi-family before cutting them up into tiny single family parcels?"

Thanks and regards,  
Janice Major

---

**From:** Dianne McLauchlan [REDACTED] >  
**Sent:** Friday, February 12, 2021 11:21 AM  
**To:** Council  
**Subject:** 5547 Trail Avenue (CityState) Rezoning 3360-2020 05

As a professional planner I live in the village area and would like to build a laneway house. However, this applicant's project poses a dangerous precedent that could ruin the fabric and the quality of life here and subject to us to rampant land speculation and needless redevelopment. Blanket lot splitting through the village should not be encouraged or permitted.

We are undergoing a District wide zoning bylaw review, Trail Avenue was just upgraded, and we have severe water shortage problems in the summer. We need to stop building so many single family homes because they are not affordable or sustainable. Keep the village as the walkable, quiet, affordable, diverse area it is supposed to be as per the OCP.

Say no to this application and no to a R-2A minimum lot of 350 m2. Instead work with owners in the OCP village infill area to accommodate existing homes, reduce costs, etc. to put in appropriate small laneway homes - 90 m2 maximum. Probably use CD zoning.

Thank you.

Dianne McLauchlan  
[REDACTED] Street

Sent from my iPhone

**From:** [Joan Payne](#)  
**To:** [Planning](#)  
**Subject:** RE: Dec 8, 2020 Public Hearing  
**Date:** Friday, February 12, 2021 11:54:51 AM

---

This is a comment on rezoning of 5547 Trail Ave. I think that the current zoning of starfish lane for lane housing is a better way to get affordable housing into the core area. I don't think City State has a very good plan for dividing the property. Joan Payne, Payne [REDACTED] St. Sechelt.

**From:** [Warren Allan](#)  
**To:** [Planning](#)  
**Subject:** RE: Dec 8, 2020 Public Hearing  
**Date:** Friday, February 12, 2021 3:22:15 PM

---

Warning! This message was sent from outside your organization and we are unable to verify the sender.

[Allow sender](#) | [Block sender](#)

Comments,

I write as a concerned resident having some knowledge of municipal government practices, policies and general land use issues. I don't actively follow the affairs of our local government much anymore however, having been a 3 term municipal councillor including a year as Deputy Mayor, having chaired numerous committees during my terms and having sat as a community member on the Advisory Planning Commission prior, I offer the following comments.

"The District of Sechelt has received a rezoning application for 5547 Trail Avenue. CityState Consulting has applied to reduce the minimum parcel size from 700 m2 to 350 m2 in the Residential Village Infill Zone 2A (R-2A) Zone to facilitate a two-lot subdivision. **The intent is to retain the existing single family home and construct a new home on the proposed lot fronting Starfish Lane.** This application is consistent with the District of Sechelt Official Community Plan."

Firstly, I don't understand why a single application for a variance of a single property would result in such a significant proposed revision of the R-2A zone to request "micro lots" be a permitted use in the development of our community at this time. If the applicant wishes to apply for a (minor) variance to the present R-2A permitted uses allowed for the subject property, so be it, request that it be made properly as a minor variance (set-backs, as an example) or as a Comprehensive Development application for the subject property. The rationale for requesting such a significant zoning amendment to the R-2A zoning uses for a single property escapes me, as it would be more appropriate or, as the applicant indicated "... apply for rezoning to Comprehensive Development (CD zone)."

As the applicant further noted "... A CD zone is site-specific and would not help anyone else in the same predicament in the future. We propose that a simple text amendment of the R-2A zone would be the best way to achieve our goal and, at the same time, allow subdivision of existing Village Infill Area properties once rezoned." The operative wording "simply" grossly understates the impacts and potential complexity of such a request. Is this a "simple" request by the applicant or an attempt to redefine to purposes and intent of our R-2A zoning. So, one must wonder, why is this redefining of the permitted use of the existing zoning, which goes far beyond the apparent purpose of the application, being proposed by an applicant?

Secondly, with respect to CD zoning, yes, it's not perfect, however did you know that Sechelt already has some 30 CD zones, so it is not precedent setting, that have dealt with single applications to define and limit the use, form and character of numerous properties throughout Sechelt.

What should be a fairly straight forward (minor) variance application for a single property appears to

be an effort by the applicant to justify a completely new zone. Is this the responsibility of the average citizen? Or is it the responsibility of local government to engage broadly with affected residents to discuss the benefits of such proposed redefinitions and the implications of such an application. In these times, not by posting notice, or having Zoom meetings which by its very nature limits input to perhaps a few dozen residents at best, is fair to the process.

Lastly, laneway housing should continue to be encouraged and supported with efforts by the municipality (perhaps request a report from planning on practices in other municipalities?) that actively promote the development of laneway housing. Maybe offer to waive some of the initial application fees or some such costs, a small price to pay for the ensuing future taxation benefits, for maybe the next year or so? That would easily be a more appropriate way to retain the character of the neighbourhood

Zoning already permits a principal residence and laneway housing. Allow laneway housing as bare land stratas. The smaller dwelling would obviously be more attractive and financially within reach of younger buyers or seniors. So, I ask, on what basis was there to propose such a broad approach to what should be the development of a single property by a single property owner? Has there been any long-term studies of the implications of significantly re-writing the permitted uses of the present zoning? Municipal sewage capacity? Water use? To name a few. Has there been any broad public consultation about the impacts of redefining the permitted uses? What density benefits have been requested by the District or offered by the applicant?

Attempting to propose substantial changes to the existing zoning for a single applicant during this pandemic is also "simply" bad practice and policy, there are no pressing reasons that I'm aware of to re-write our OCP or present zonings at this time. It would be more appropriate to wait until broader public input is possible to be gathered from the community if this is the will of council and the community that elected them.

Bad idea ... Request the applicant comply with laneway housing, as presently permitted or with minor variance if necessary, or re-apply for a CD zoning for the subject property only to accommodate this specific application to be able to define/limit the permitted use, lot size of the subject property and form and character of the proposed improvements of the subject property.

To redefine/rewrite the permitted uses of the entire R-2A zoning to accommodate a single application makes no sense.

Kind regards and stay safe,

Warren Allan  
[REDACTED] Sunshine Coast Hwy,  
Sechelt, BC V0N 3A2  
T: [REDACTED]

**From:** [Jim Lafferty](#)  
**To:** [Planning](#)  
**Cc:** [Darla](#); [Judy Hoepfner](#)  
**Subject:** Rezoning Application 3360 2020 05  
**Date:** Saturday, February 13, 2021 4:37:58 PM

---

The Sechelt Village Residents Association does not approve of this project. The lot is zoned for a lane house and that would be an appropriate use. The north part of that lot is a meter higher than Trail Ave. so any house just 5 meters in would seem very tall. Allowing minimum lot size to be lowered by one half is a big step and should be carefully considered.

Respectfully,  
Jim Lafferty  
Sechelt Village Residents Association

---

**From:** Brian McFadyen [REDACTED]  
**Sent:** Monday, February 15, 2021 7:35 PM  
**To:** Council <Council@sechelt.ca>  
**Subject:** City State Rezoning Application for 5547 Trail Ave

Caution! This message was sent from outside your organization.

Attention : District of Sechelt Council

I do not support this rezoning application at this time. Allowing for the creation of micro lots in the downtown Sechelt core on an ad hoc basis could cause unforeseen circumstances in the future. I do support the building of lane housing as zoning permits.

If the applicants wish to build a lane house for a family member they should proceed as current zoning allows. In time as some lane housing is developed and seems to be a good option for higher density in practice then I would suggest micro lots could be considered for the next stage for infill development. At that time this proposal could be revisited.

Brian McFadyen  
[REDACTED] Street  
Sechelt BC

**From:** [Margaret Gory](#)  
**To:** [Planning](#)  
**Subject:** Rezoning App 3360-2020-05 (CityState)  
**Date:** Tuesday, February 16, 2021 10:56:11 AM

---

Warning! This message was sent from outside your organization and we are unable to verify the sender.

[Allow sender](#) | [Block sender](#)

To all concerned:

My concerns about rezoning application 3360-2020-05 (CityState) are regards to parking and utilities:

<!--[if !supportLists]-->1. <!--[endif]-->**Parking:** You just have to watch upper Mermaid St. a few days to notice the crowding of cars parked along it. Even though some properties have parking off the lanes, there are still multiple vehicles parked on the street. If I know a contractor is coming, I move my vehicle onto the street as soon as I notice a spot open in front of my place. The contractor can then use my driveway rather than my paying them to walk up and down the block to get to their truck. If there are two houses per now-existing lot area, surely matters will be worse?

<!--[if !supportLists]-->2. <!--[endif]-->**Utilities:** Will garbage/recycling still be picked up only in the lane or do we increase costs to accommodate street collection too? Street pickup could be problematic-See #1 above. Lane-only collection requires the front resident to cross another's property in order to put out their bins.

While I accept that the above may not be an issue in this particular case, what happens later when one lot is sold to a non-relative? Will the owner of the back small lot still allow the other access to the lane if there's no street collection service? What happens with parking when the under-house garage is converted to more living space (as so often happens) or the children grow and have their own vehicles?

I request council keep these comments in mind when amending the bylaw before setting a precedence that may later haunt us.

Thank you.

Margaret Gory  
[REDACTED] St.



Virus-free. [www.avg.com](http://www.avg.com)

## DISTRICT OF SEHELDT

**Bylaw No. 25-308, 2020 (CityState)**

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 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**

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw No. 25-308, 2020 (CityState)”.

**PROVISIONS**

2. That the RESIDENTIAL VILLAGE INFILL R-2A ZONE in PART FIVE — RESIDENTIAL ZONES, be amended by:

- 2.1. Replacing Section 516.3 PERMITTED USES with the following:

“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:

**Principal Uses**

- a) Single-Family Dwelling;
- b) Two-Family Dwelling on lots over seven hundred (700) square metres;

**Accessory Uses**

- c) Secondary Suite, accessory to a Single-Family Dwelling;
- d) Laneway House on lots over seven hundred (700) square metres, accessory to a Single-Family Dwelling;
- e) Accessory Buildings, subject to the regulations in Part 3, Section 305 of this Bylaw;
- f) Home Occupation, subject to:
  - i) Despite Part 3, Section 307 of this Bylaw, Bed & Breakfast use is not permitted.”

- 2.2. Amending Section 516.4(a) by replacing “thirty-five (35)” with “fifty (50) percent”;

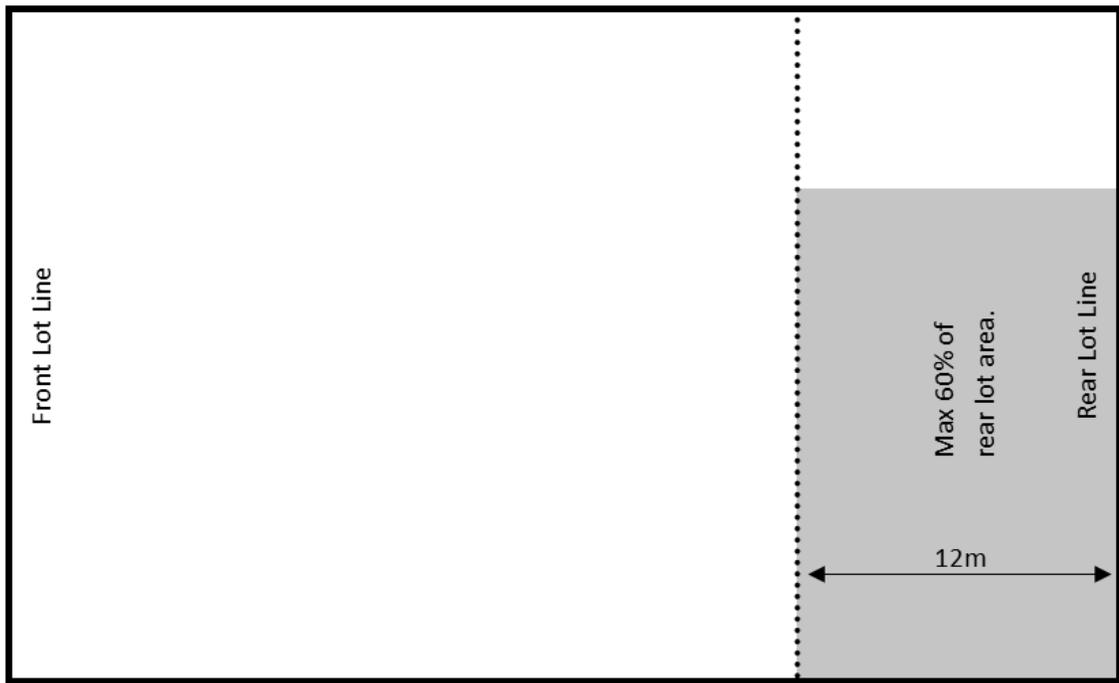
- 2.3. Amending Section 516.4(b) by replacing “forty (45)” with “fourty-five (45) percent”;

- 2.4. Amending Section 516.5 LOT AREA AND WIDTH by adding the following and renumbering as necessary:

- “b) Despite Section 516.5(a) if the owner of land proposed to be subdivided pays to the District prior to the time of subdivision approval, an amount of \$5,000 per additional Lot to be deposited in the Community Amenity Reserve Fund, the minimum lot area required is three hundred and fifty (350) square metres and the minimum width is nine (9) metres.”

2.5. Amending Section 516.6 SITING OF BUILDINGS AND STRUCTURES by adding the following figure:

Figure showing rear parcel area and siting of laneway home:



READ A FIRST TIME THIS	16TH	DAY OF	September,	2020
READ A SECOND TIME THIS	16TH	DAY OF,	December,	2020
PUBLIC HEARING HELD THIS	16TH	DAY OF,	February,	2021
READ A THIRD TIME THIS		DAY OF,		2020
APPROVED BY THE MINISTRY OF TRANSPORTATION AND HIGHWAYS THIS		DAY OF,		2020
ADOPTED THIS		DAY OF,		2020

---

Mayor

---

Corporate Officer