

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 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

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";

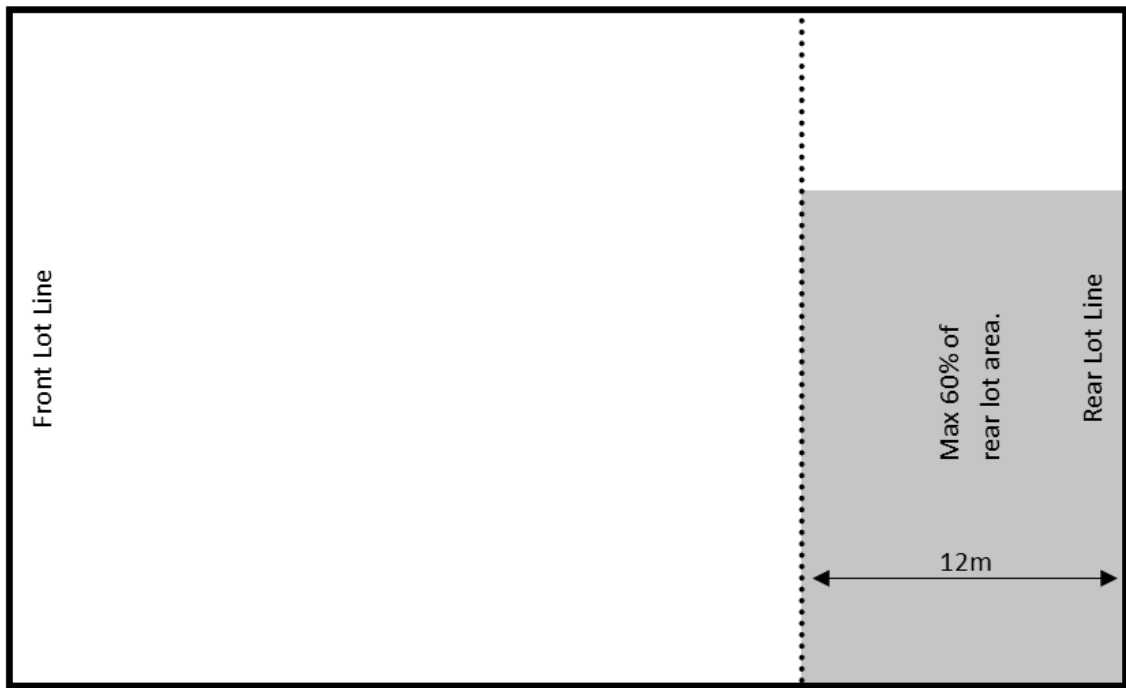
- 2.3. Amending Section 516.4(b) by replacing "forty (45)" with "fourty-five (45) percent";

- 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		DAY OF,	2020
PUBLIC HEARING HELD THIS		DAY OF,	2020
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