



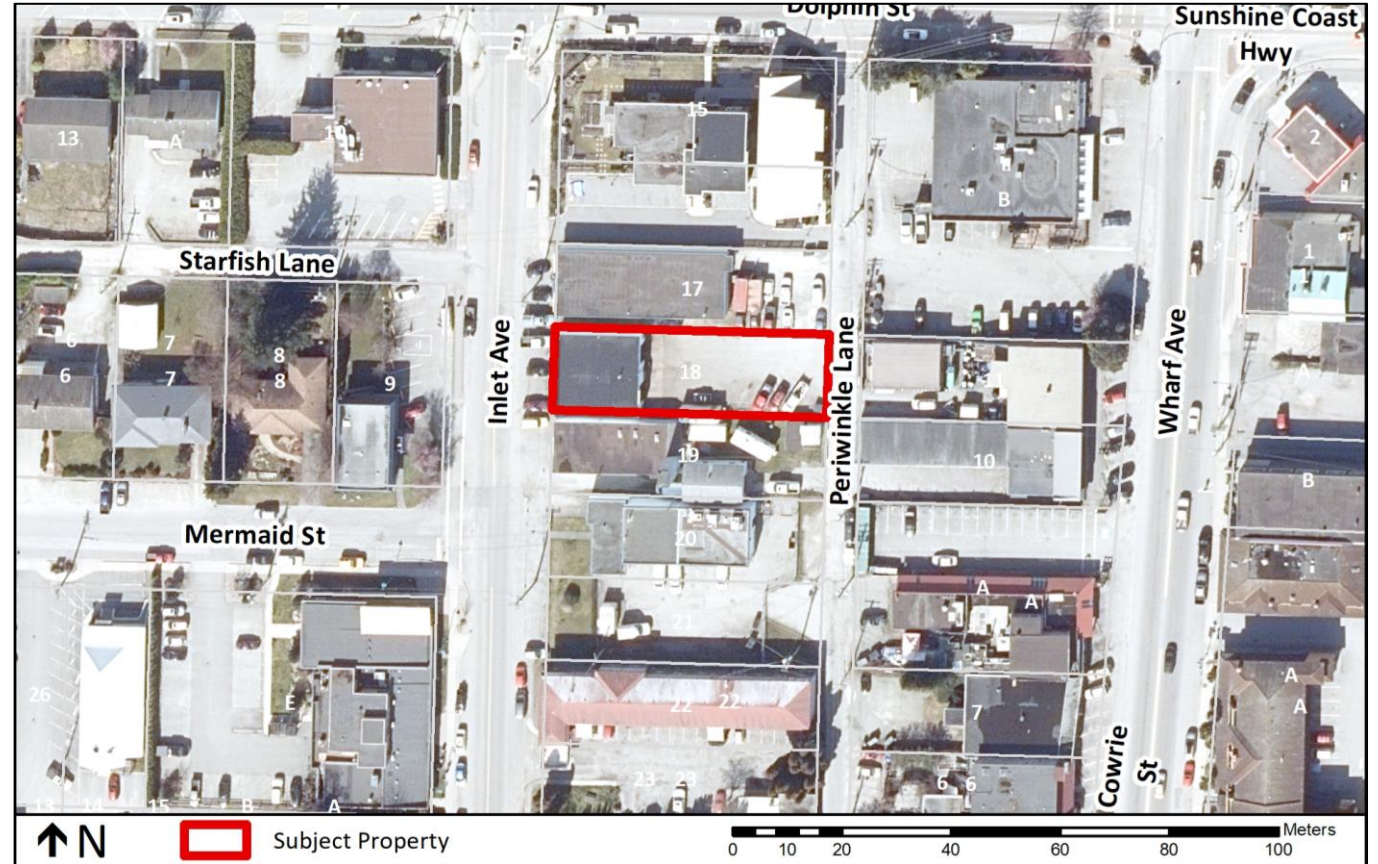
*District of*  
**SECHELT**

# **Rezoning Application for 5546 Inlet Ave**

(Canadian Legion No. 140)  
File No. 3360-2020-06

# Rezoning Application

- To add *Neighbourhood Pub* as a site specific permitted use.
- Site formerly used for automotive repair.
- Addition proposed to increase capacity and facilitate Legion operations.
- Variance to parking requirements required.



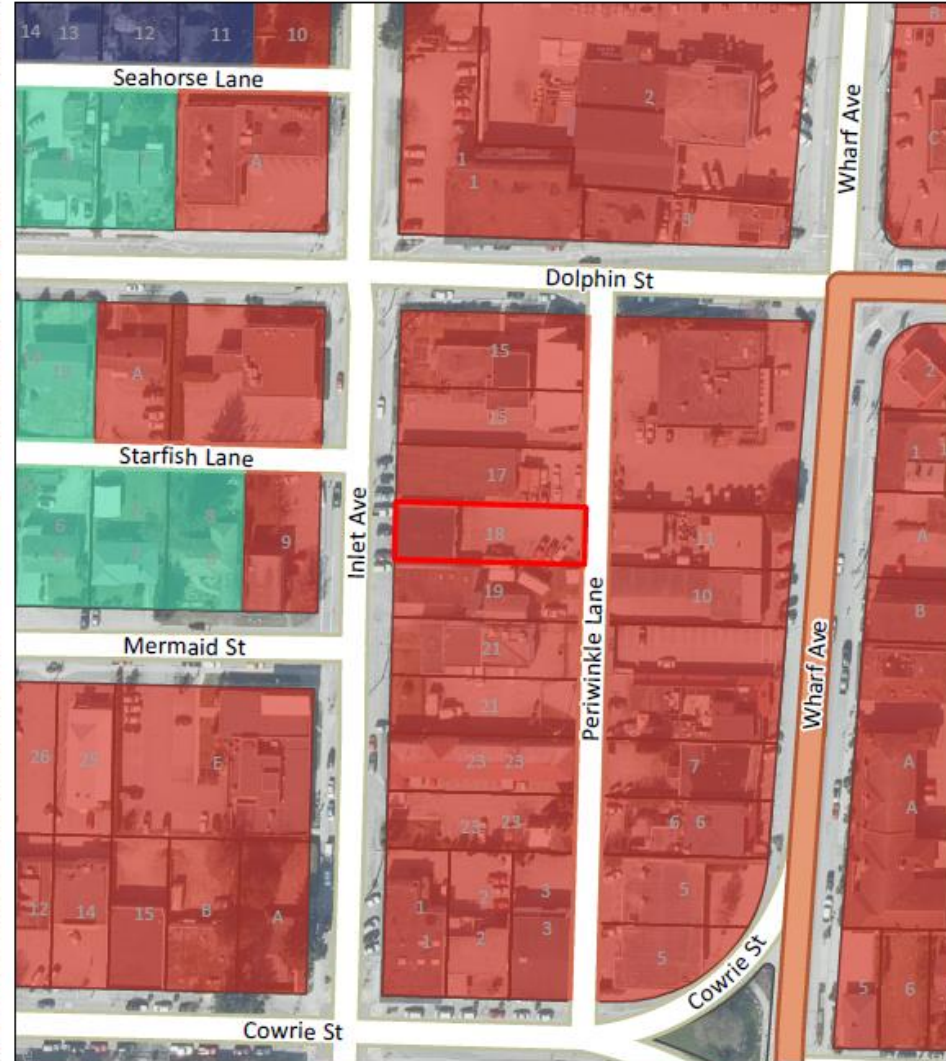


# Land Use Context

Zoning Bylaw No. 25 Land Use Zones

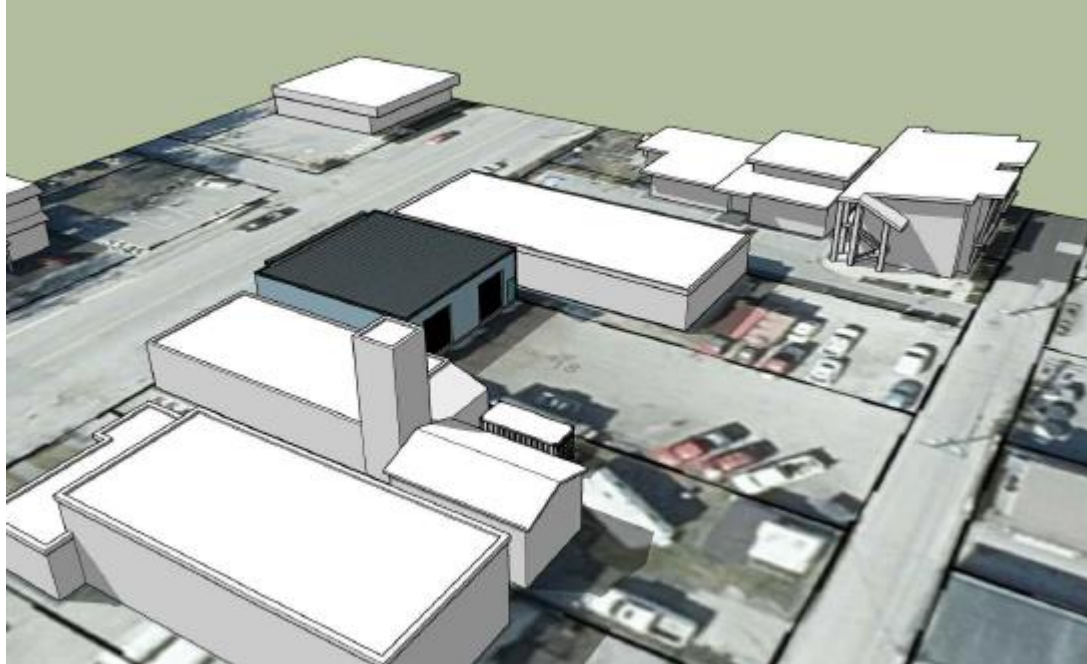


OCP Land Use Designation





# Proposal

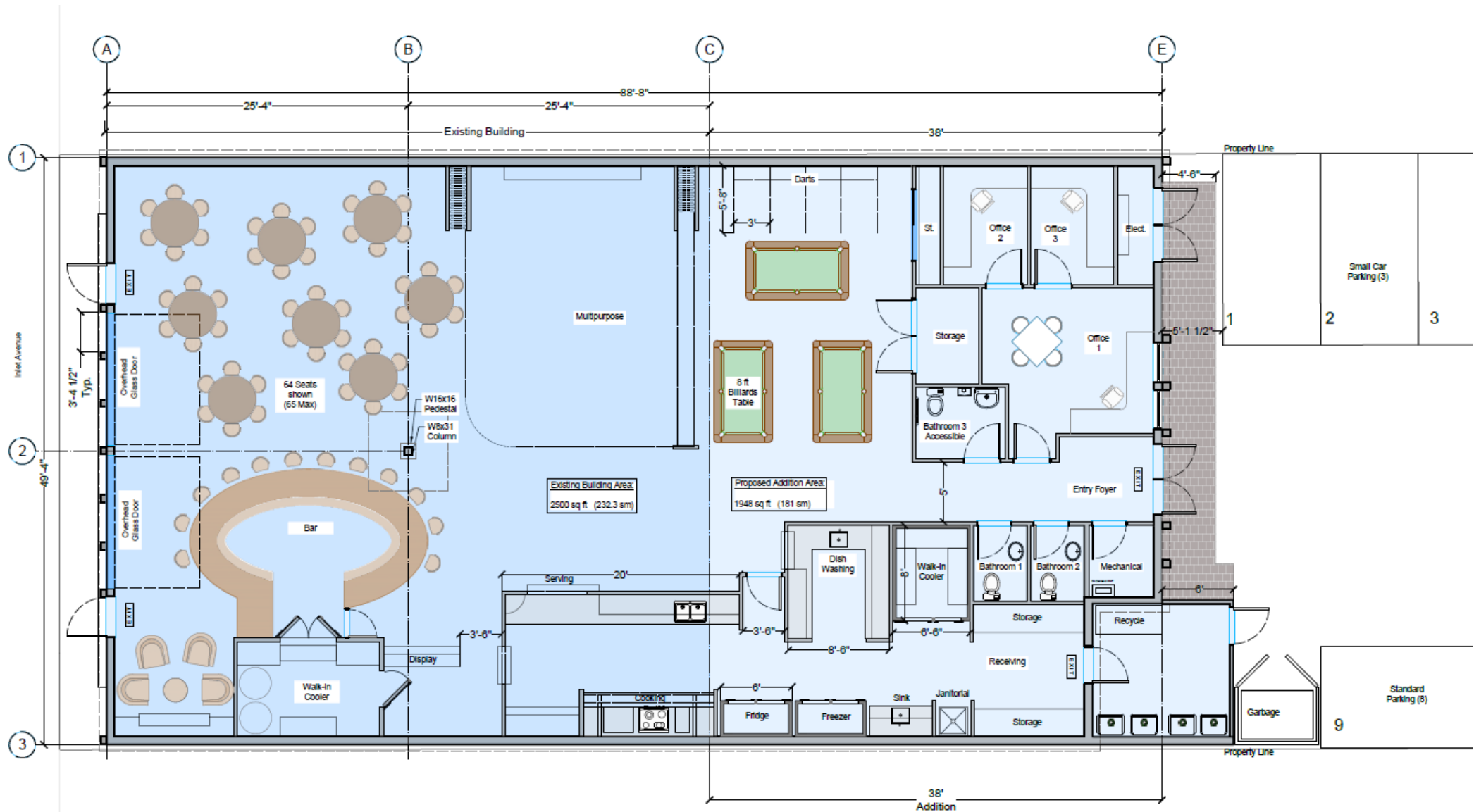


*Existing*



*Proposed*

# Proposal



# Considerations

- Liquor Primary License
  - Application for relocation is required by the LCRB.
  - Subject to public notice and Council consideration.
- Parking Variance
  - Change of use is exempt from Part 11 Parking Regulations, however addition is not.
  - Required parking cannot be accommodated on site.
  - 11 parking spaces proposed (3 small and 8 standard).
  - A rate of 1 per 6 seats compared to 1 per 3 as required under current regulations.
  - Rate comparable to similar jurisdictions within downtown parking areas.

# Development Process

