

DISTRICT OF SECHELT

Bylaw No. 25-314, 2021 (Everbrite)

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. 25-314, 2021 (Everbrite)".

PROVISIONS


1. That Lot 4, District Lot 4296, Plan VAP9763 (PID: 002-864-011) at civic address 5556 Nickerson Road, as shown on the plan attached to and forming part of this bylaw as Schedule A, be rezoned from Residential 3 (R-3) Zone to a new Residential 9 (R-9) Zone.
2. That the new Residential 9 (R-9) Zone, attached to and form part of this bylaw as Schedule B, be inserted as a new Section 598 in Part Five Residential Zones.
3. That Schedule A of Zoning Bylaw No. 25, 1987 (Official Zoning Maps) be amended to reflect the zoning designation and boundaries brought into force by this bylaw.

READ A FIRST TIME THIS	1 st	DAY OF	September, 2021
READ A SECOND TIME THIS	3 rd	DAY OF	November, 2021
PUBLIC HEARING HELD THIS	15 th	DAY OF	December, 2021
READ A THIRD TIME THIS	2 nd	DAY OF	February, 2022
APPROVED PURSUANT TO SECTION 52(3)(A) OF THE TRANSPORTATION ACT THIS	7 th	DAY OF	February, 2022



for Minister of Transportation and Infrastructure

ADOPTED THIS	16 th	DAY OF	February, 2022
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Mayor



Corporate Officer

598.1 R-9 - RESIDENTIAL 9 ZONE

598.2 INTENT

To provide for small lot subdivision with single family dwelling residential use.

598.3 PERMITTED USES

The permitted principal and accessory uses are as follows:

Principal Uses	Accessory Uses
Single Family Dwelling	Secondary Suite Home Business

598.4 SITING

The minimum setbacks for lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Single Family Dwelling	5 m	5 m	1.5 m	3 m
Garage/Carport (attached or detached)	6 m	3 m	1.5 m	3 m
Accessory Structure	6 m	3 m	1.5 m	3 m

Attached garages or carports must be designed to be recessed within the building.

Detached garages or carports must be set back a minimum of 6 m from front parcel line and 1 m from front of dwelling facing the street.

598.5 HEIGHT

The maximum heights are as follows:

Structure	Maximum Height
Single Family Dwelling	8.5 m
Accessory Structure	4.5 m

598.6 GROSS FLOOR AREA

The maximum gross floor area of the single family dwelling is 160 m².

The maximum gross floor area of the second storey is 60% of the first storey gross floor area.

598.7 LOT COVERAGE

The maximum lot coverage is 35%.

598.8 DENSITY

Density is a Floor Area Ratio of 0.4.

598.9 SUBDIVISION

The subdivision regulations are as follows:

Criteria	Regulation
Minimum Lot Area for subdivision	500 m ²
Minimum Lot Width for subdivision	14 m

598.10 CONDITIONS OF USE

The following are conditions of use:

Conditions of Use
Off-street parking in accordance with Part 11. All properties and parking areas shall be landscaped and screened in accordance with Part 11.

CIVIC: 5556 NICKERSON ROAD
LEGAL: LOT 4 DISTRICT LOT 303 PLAN 8643
PID: 002-864-011

 Subject Property

