

DISTRICT OF SEHELDT

**Bylaw No. 580-02, 2022 (5981 Shoal Way)**

Being a bylaw to amend District of Sechelt Zoning Bylaw No. 580, 2022

**WHEREAS** the Council of the District of Sechelt deems it necessary to amend the District of Sechelt Zoning Bylaw No. 580, 2022;

**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. 580-02, 2022 (5981 Shoal Way)".

**PROVISIONS**

2. That BLOCK 12, DISTRICT LOT 1471, PLAN VAP3660, PID 015-471-675, at 5981 SHOAL WAY, as shown on the plan attached to and forming part of this bylaw as Schedule A, be rezoned from RU1 (Rural 1) to RM1 (Residential Multiple 1).

3. That Section 1.6.11 of the RM1 zone be amended to include the following site-specific regulations:

**BLOCK 12, DISTRICT LOT 1471, PLAN VAP3660**

- a) Maximum density is 58 units/ha.
  - b) Apartment is not a permitted use.
  - c) Secondary suite is a permitted accessory use.
  - d) Maximum number of secondary suites within the entire development is 3.
  - e) Maximum height is 14 m.
  - f) Maximum lot coverage is 40%.
  - g) A maximum of 6 horizontally attached units are permitted for up to 6 blocks of townhouses within the development (2 in Phase 1, 2 in Phase 2, 2 in Phase 3). For the remainder, s. 1.6.10(a) applies.
4. That Zoning Designation Schedules of Zoning Bylaw No. 580, 2022 (Official Zoning Maps Schedules A1, A2, and A3) be amended to reflect the zoning designation and boundaries brought into force by this bylaw.

|                          |                  |        |                 |
|--------------------------|------------------|--------|-----------------|
| READ A FIRST TIME THIS   | 21 <sup>st</sup> | DAY OF | DECEMBER, 2022  |
| READ A SECOND TIME THIS  | 6 <sup>th</sup>  | DAY OF | SEPTEMBER, 2023 |
| PUBLIC HEARING HELD THIS | 28 <sup>th</sup> | DAY OF | SEPTEMBER, 2023 |
| READ A THIRD TIME THIS   | 18 <sup>th</sup> | DAY OF | OCTOBER, 2023   |
| ADOPTED THIS             | 7 <sup>th</sup>  | DAY OF | FEBRUARY, 2023  |

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Corporate Officer



CIVIC: 5981 SHOAL WAY  
LEGAL: BLOCK 12 DISTRICT LOT 1471 VAP3660  
PID: 015-471-675

 Subject Property

