

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 by adding the following and renumbering as necessary:

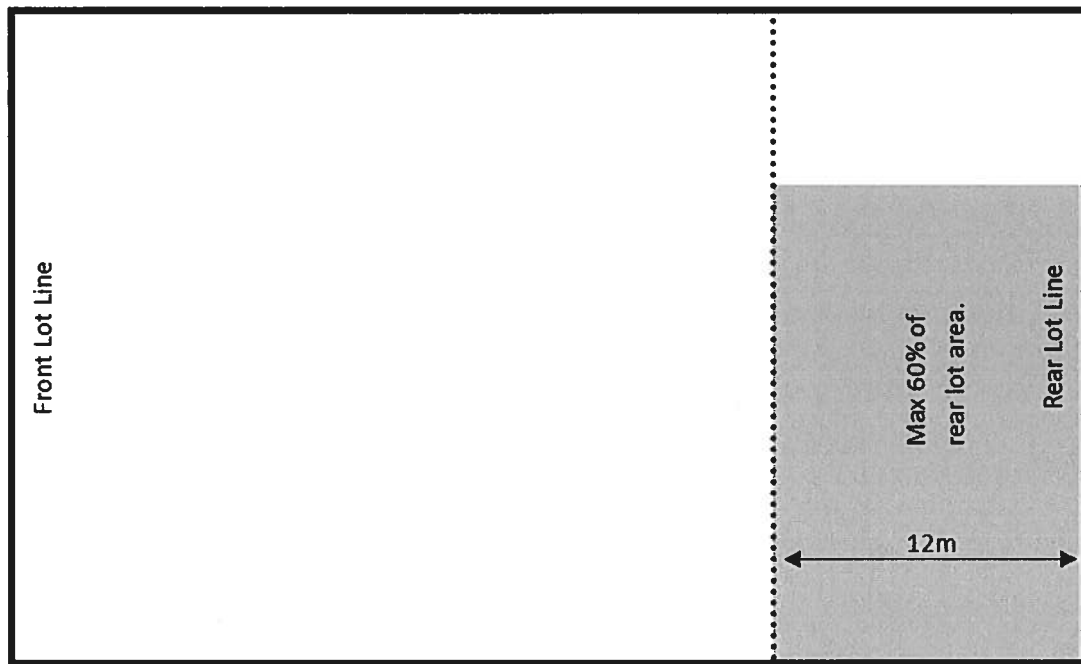
- “b) Despite Section 516.5(a) if the owner of land proposed to be subdivided pays to the District prior to the time of subdivision approval, an amount of \$5,000 per additional Lot

to be deposited in the Community Amenity Reserve Fund, the minimum lot area required is three hundred and fifty (350) square metres.


- c) Section 516.5(b) applies exclusively to the property located at 5547 Trail Avenue, legally described as Lot 13 Block 11 District Lot 303 Plan VAP8400 PID: 010-092-561.”

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

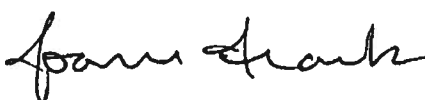
Figure showing rear parcel area and siting of laneway home:



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	17TH	DAY OF MARCH,	2021
APPROVED BY THE MINISTRY OF TRANSPORTATION AND HIGHWAYS THIS	1ST	DAY OF APRIL,	2021
ADOPTED THIS	1ST	DAY OF SEPTEMBER	2021



 Mayor



 Corporate Officer