

DISTRICT OF SEHELDT

**Bylaw No. 25-310, 2021 (Habitat for Humanity)**

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 "Bylaw No. 25-310, 2021 (Habitat for Humanity)".

**PROVISIONS**

1. That the R-2A RESIDENTIAL 2A ZONE as shown on Schedule B of Zoning Amendment Bylaw No. 25-287, 2017 (Habitat for Humanity) be removed and replaced by the R-4C RESIDENTIAL 4C ZONE, attached to this bylaw as Schedule A, be inserted after the R-4B RESIDENTIAL 4B ZONE in District of Sechelt Zoning Bylaw No. 25, 1987, and renumbered accordingly.
2. 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	20TH	DAY OF JANUARY,	2021
READ A SECOND TIME THIS	3RD	DAY OF MARCH,	2021
PUBLIC HEARING WAIVED	3RD	DAY OF MARCH,	2021
READ A THIRD TIME THIS	7TH	DAY OF APRIL,	2021
APPROVED PURSUANT TO SECTION 52 (3)(A) OF THE TRANSPORTATION ACT FOR THE MINISTER OF TRANSPORTATION AND INFRASTRUCTURE THIS	28TH	DAY OF APRIL,	2021
ADOPTED THIS	5TH	DAY OF MAY,	2021

\_\_\_\_\_  
Mayor

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

567. **R-4C – RESIDENTIAL 4C ZONE**

568. **PERMITTED USES**

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-4C**:

- a) two-family dwelling;
- b) accessory educational uses; and
- c) accessory uses customarily incidental and subordinate to the two-family dwelling.

569. **LOT AREA AND WIDTH**

- a) The minimum lot area required is one thousand square metres (1,000 m<sup>2</sup>).
- b) The minimum lot width is twenty metres (20 m).

570. **DENSITY**

The number of dwelling units per shall not exceed twenty-two units per hectare.

571. **LOT COVERAGE**

Buildings shall not cover more than forty percent (40%) of the lot area.

572. **SITING OF BUILDINGS AND STRUCTURES**

No building or structure except a fence shall be located within:

- a) five metres (5.0 m) of a front lot line;
- b) five metres (5.0 m) of a rear lot line; and
- c) three metres (3.0 m) of a side lot line.

573. **HEIGHT OF BUILDING**

No building or structure shall exceed ten and a half metres (10.5 m) in height.

574. **OFF-STREET PARKING**

Off-street parking shall be provided and maintained in accordance with Part Eleven of this Bylaw.

575. **SITE-SPECIFIC REGULATIONS**

On REMAINDER LOT A DISTRICT LOT 1028 PLAN BCP46877, PID: 028-407-288 the following provisions apply:

- a) multiple family dwelling is a permitted use.
- b) The number of dwelling units per shall not exceed thirty units per hectare.