

DISTRICT OF SEHELDT
Bylaw No. 580-11, 2024

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

WHEREAS 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. 580-11, 2024".

AMENDMENTS

2. That LOT 12 DISTRICT LOT 4294 PLAN VAP20152 at 5476 Mills Road, as shown on the plan attached to and forming part of this bylaw as Schedule A, be rezoned from R2 (Low Density) to the new R6 (SSMUH 1) zone.
3. That the new R6 zone, attached to and forming part of this bylaw as Schedule B, be incorporated into Part 1 Zones of Zoning Bylaw No. 580, 2022 as a new Section 1.6 with subsequent sections renumbered accordingly.
4. That Table 4 Off-Street Parking Requirements in Section 3.13.1 be amended to include the following additions within the Residential Use section:


Use	Space Requirements	Visitor Parking
Secondary Suites and Detached Accessory Dwelling Units within a SSMUH zone	0.5 spaces per Dwelling Unit	-
All other residential Dwelling Units within a SSMUH zone	1.0 space per Dwelling Unit	-

5. 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.

PROVISIONS

6. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this bylaw.
7. That Schedule A and Schedule B are attached to and form part of this bylaw.

READ A FIRST TIME THIS	21 st DAY OF	FEBRUARY, 2024
READ A SECOND TIME THIS	21 st DAY OF	FEBRUARY, 2024
NO PUBLIC HEARING HELD – CONSISTENT WITH OFFICIAL COMMUNITY PLAN		
READ A THIRD TIME THIS	6 th DAY OF	MARCH, 2024
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS		
	21 st DAY OF	MARCH, 2024
ADOPTED THIS	1 st DAY OF	MAY, 2024




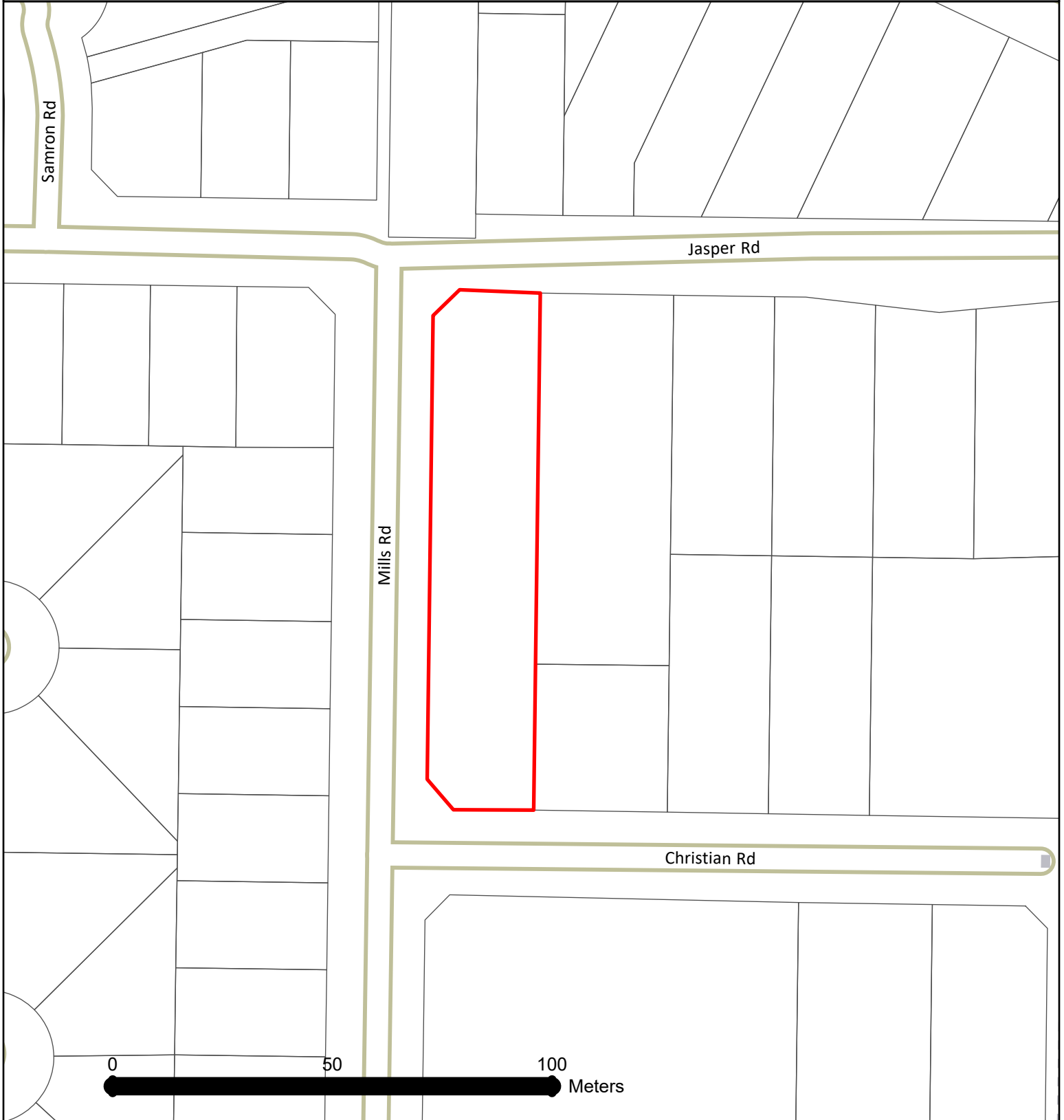
Mayor



Corporate Officer

CIVIC: 5476 MILLS ROAD
LEGAL: LOT 12 DISTRICT LOT 4294 PLAN VAP20152
PID: 006-834-701

 Parcels selection 1



SCHEDULE B – ZONING AMENDMENT BYLAW NO. 580-11, 2024

1.6 Residential Six Zone — Small-Scale Multi-Unit Housing 1

(R6)

Zone Intent:

1.6.1 To provide for a mix of ground-oriented residential housing types in accordance with the Provincial Small-Scale Multi-Unit Housing (SSMUH) regulations.

Permitted Uses:

1.6.2 The permitted principal and accessory uses are as follows:

Principal Uses	Accessory Uses
Cottage Court	Detached Accessory Dwelling Unit
Fourplex	Home Business
Single Detached Dwelling	Secondary Suite
Townhouse	Short-Term Rental
Triplex	
Two-Unit Dwelling (Duplex)	

Density:

1.6.3 The maximum Floor Area Ratio for Single Detached Dwellings is 0.5 and the maximum Floor Area Ratio for all other Principal Residential Uses is 1.5.

1.6.4 Density is limited to the following housing combinations:

- a) Single Detached Dwelling with a Secondary Suite plus two Detached Accessory Dwelling Units.
- b) Two Duplexes or one Duplex with one secondary suite in each unit.
- c) Triplex plus one Detached Accessory Dwelling Unit.
- d) Fourplex
- e) Four townhouses
- f) Cottage court with four small, detached dwelling units

1.6.5 The minimum density required on a lot is at least two dwelling units.

Siting

1.6.4 The minimum setbacks from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Dwelling	3.0 m	3.0 m	1.5 m	3.0 m
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.6.5 The maximum heights are as follows:

Structure	Maximum Height
Single Detached Dwelling	8.5 m
Detached Accessory Dwelling Unit	6.5 m
Two-Unit, Triplex, Fourplex, Townhouse	11 m
Accessory Structure	5.0 m

Lot Coverage:

1.6.6 The maximum lot coverage is 50%.

Subdivision:

1.6.7 The subdivision regulations are as follows:

Criteria	Regulation
Minimum Lot Size	300 m ²
Minimum Lot Width	9 m

Site Specific Uses

1.6.8 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the Lots listed by legal description:

Site Specific Uses