

**DISTRICT OF SEHELDT
Bylaw No. 580-15, 2024**

A bylaw to amend District of Sechelt Zoning Bylaw No. 580, 2022 for LOT B BLOCK 7 DISTRICT LOT 1471
GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP10125.

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. 580-15, 2024”.

AMENDMENTS

2. That LOT B BLOCK 7 DISTRICT LOT 1471 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP10125 at 5926 Shoal Way, as shown on the plan attached to and forming part of this bylaw as Schedule A, be rezoned from R2 (Residential Two Zone – Low Density, SSMUH Capability) to R5 (Residential Five Zone – Medium Density).
3. That Section 1.5.8 of the R5 zone be amended to include the following site-specific regulations:
LOT B BLOCK 7 DISTRICT LOT 1471 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP10125
 - a) Maximum density is 38 units per hectare.
 - b) Minimum number of visitor off-street parking is one (1).
 - c) Minimum setback from the front lot line abutting a highway other than a lane is 1.5m
 - d) Minimum setback abutting a lane is 0.0m
 - e) Minimum setback from the exterior lot line is 1.5m
4. That Zoning Designation Schedules of Zoning Bylaw No. 580, 2022 (Official Zoning Maps Schedules A1 and A3) be amended to reflect the zoning designation and boundaries brought into force by this bylaw.

PROVISIONS

5. 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.
6. That Schedule A is attached to and forms part of this bylaw.

READ A SECOND TIME THIS	DAY OF	2024
PUBLIC HEARING HELD THIS	DAY OF	2024
READ A THIRD TIME THIS	DAY OF	2024
ADOPTED THIS	DAY OF	2024

Mayor

Corporate Officer