

**DISTRICT OF SEHELTT
Bylaw No. 580-16, 2024 (C4 Zone)**

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. 580-16, 2024".

AMENDMENTS

2. That the C4 zoned properties within the Transition Commercial land use designation shown on the plan attached to and forming part of this bylaw as Schedule A, be rezoned to include the following site-specific amendments.
3. That Section 1.5.12 of the C4 zone be amended to include the following site-specific regulations in the table:

C4 ZONED PROPERTIES DESIGNATED TRANSITION COMMERCIAL IN THE OCP

- a) These regulations only apply to C4 zoned properties under Zoning Bylaw No. 580, 2022 that are designated Transition Commercial in the Official Community Plan Bylaw No. 492, 2010.
- b) Secondary suite is only permitted as an accessory use, and only in existing buildings that have been constructed and occupied as of January 1, 2024.
- c) A maximum of one secondary suite is permitted per property.
- d) The secondary suite must be located in the basement, or if that is not possible then it can be located on the ground floor.
- e) Access and parking for the secondary suite must be from the rear lane.
- f) The property must have an active principal commercial use in the building with a valid District of Sechelt Business Licence.
- g) The secondary suite must be used for long-term rental accommodation only.

PROVISIONS

4. 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.

READ A FIRST TIME THIS DAY OF , 202X

READ A SECOND TIME THIS DAY OF , 202X

READ A THIRD TIME THIS DAY OF , 202X

APPROVED BY THE MINISTRY OF TRANSPORTATION

AND INFRASTRUCTURE THIS DAY OF , 202X

ADOPTED THIS DAY OF , 202X

Mayor

Corporate Officer