

DISTRICT OF SEHEL T

Zoning Amendment Bylaw No. 25-258, 2013 (Vanta Pacific Ltd. - Chen)

A bylaw to amend District of Sechelt Zoning Bylaw No. 25, 1987
by rezoning a waterfront property on Ripple Way from R-1 to C-3

WHEREAS Council of the District of Sechelt has considered an application to amend the District of Sechelt Zoning Bylaw No. 25, 1987 by re-zoning a waterfront property on Ripple Way from *R-1-Residential 1 Zone*, a single-family dwelling zone to *C-3 - Commercial 3 Zone*, a tourist commercial zone to facilitate the development of a resort;

AND WHEREAS the proposed rezoning is consistent with the 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 “District of Sechelt Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-258, 2013 (Vanta Pacific Ltd. - Chen)”.

Amendments

2. Text Amendment

That the C-3- Commercial 3 Zone be amended by adding the following paragraph (m) to section 618. Permitted Uses, as follows:

“(m) Notwithstanding any other provisions of this bylaw, on the waterfront property legally described as Lot 24, Except: Part in Phase 1 Strata Plan LMS3461, District Lot 1509, Plan LMP39421 (PID 024-301-884), (fronting Ripple Way) the only permitted use is a Resort development that comprises:

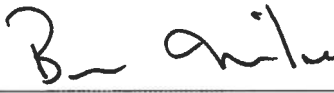
- i. a 3 storey, main hotel building with a maximum of 20 guest suites, a restaurant, a spa, a swimming pool, and a meeting room;
- ii. a maximum of six (6) one-storey guest cottage suites;
- iii. a maximum of four (4) two-storey guest townhouse suites;
- iv. accessory boat tour, and boat rental, services in conjunction with the (m) permitted uses;
- v. one dwelling unit accessory to the operation of a hotel
- vi. accessory buildings customarily incidental to the above (m) uses
- vii. vehicle parking and loading accessed from Ripple Way. ”

3. Rezoning

- (1) That Lot 24, Except: Part in Phase 1 Strata Plan LMS3461, District Lot 1509, Plan LMP39421 (PID 024-301-884) as shown on the plan attached to and forming part of this bylaw as Schedule A be rezoned from R-1, Residential 1 Zone to C-3, Commercial 3 Zone.

- (2) Schedule A of Zoning Bylaw No. 25, 1987 (Official Zoning Maps) shall be amended to reflect the zoning designation and boundaries brought into force by this bylaw.

READ A FIRST TIME THIS	7 th	DAY OF	August, 2013
PUBLIC HEARING HELD THIS	28 th	DAY OF	August, 2013
READ A SECOND TIME THIS	28 th	DAY OF	August, 2013
READ A THIRD TIME THIS	28 th	DAY OF	August, 2013
THIRD READING RESCINDED THIS	4 th	DAY OF	July, 2018
THIRD READING RE-READ THIS	4 th	DAY OF	July, 2018
ADOPTED THIS	4 th	DAY OF	July, 2018

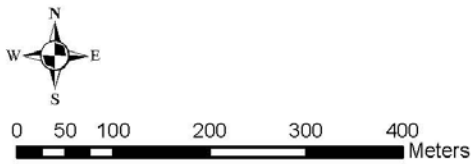
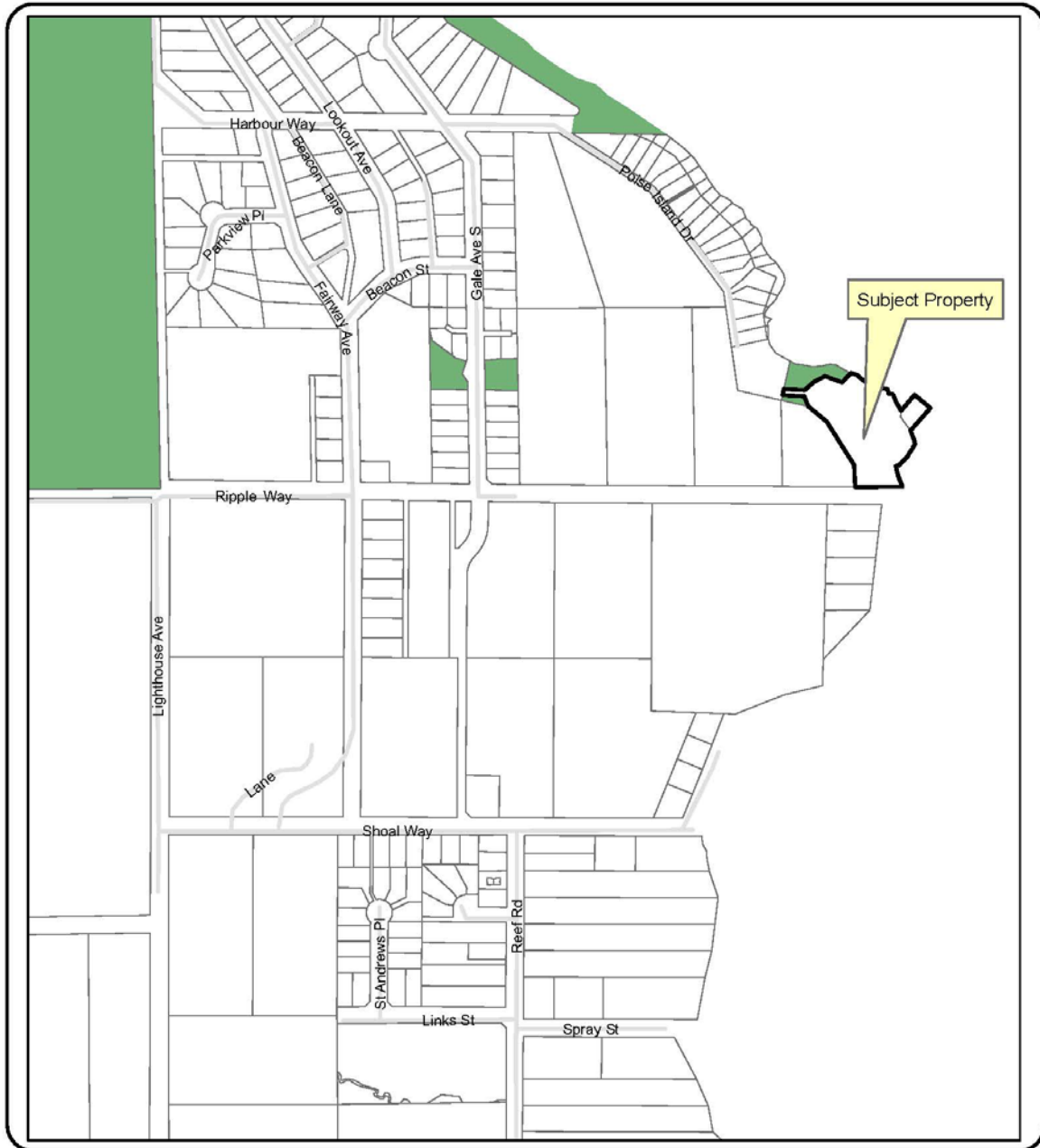



Mayor



Corporate Officer

SCHEDULE A TO BYLAW 25-258, 2013 (Vanta Pacific Ltd.- Chen)



SCHEDULE A	
	DISTRICT OF SECHULT
	Zoning Amendment
	Bylaw 25-258, 2013
	Lot 24, DL 1509, PL LMP39421