

DISTRICT OF SEHELTT

Zoning Amendment Bylaw No. 25-261, 2014 (Oracle Properties Ltd.)

A bylaw to amend District of Sechelt Zoning Bylaw No. 25, 1987 by rezoning a property at 6233 Tyler Road from R-4, Residential 4 (a multifamily zone) to R-1, single family zone and a small-lot CD-35 zone

WHEREAS the District of Sechelt wishes to make an amendment to District of Sechelt Zoning Bylaw No. 25, 1987 in respect of the lands located at 6233 Tyler Road pursuant to an application submitted by Oracle Properties Ltd.;

AND WHEREAS the proposed rezoning is consistent with the Official Community Plan as amended;

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. 25-261, 2014 (Oracle Properties Ltd.)”.

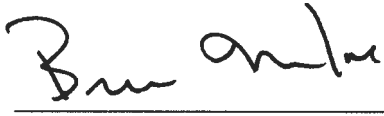
Provisions

- 2. (a) That Lot 4 of DL 4301, Plan BCP37295 except Phase One Strata Plan BCS3506, and except the portion of Lot 4 with designated as SL1 and SL2 shown on the plan attached to and forming part of this bylaw as Schedule A be rezoned from R-4, Residential 4 to R-1, Residential 1.
- (b) That the SL1 and SL2 portion of Lot 4 of DL 4301, Plan BCP37295 except Phase One Strata Plan BCS3506, as shown on the plan attached to and forming part of this bylaw as Schedule A be rezoned from R-4, Residential 4 to CD-35 as described in Schedule B to this bylaw.
- (c) 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.

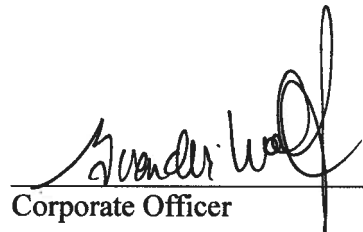
READ A FIRST TIME THIS	1 st	DAY OF	October	2014
PUBLIC HEARING HELD THIS	17 th	DAY OF	November	2014
READ A SECOND TIME THIS	19 th	DAY OF	November	2014

READ A THIRD TIME THIS 19th DAY OF November 2014

ADOPTED THIS 5th DAY OF August 2015

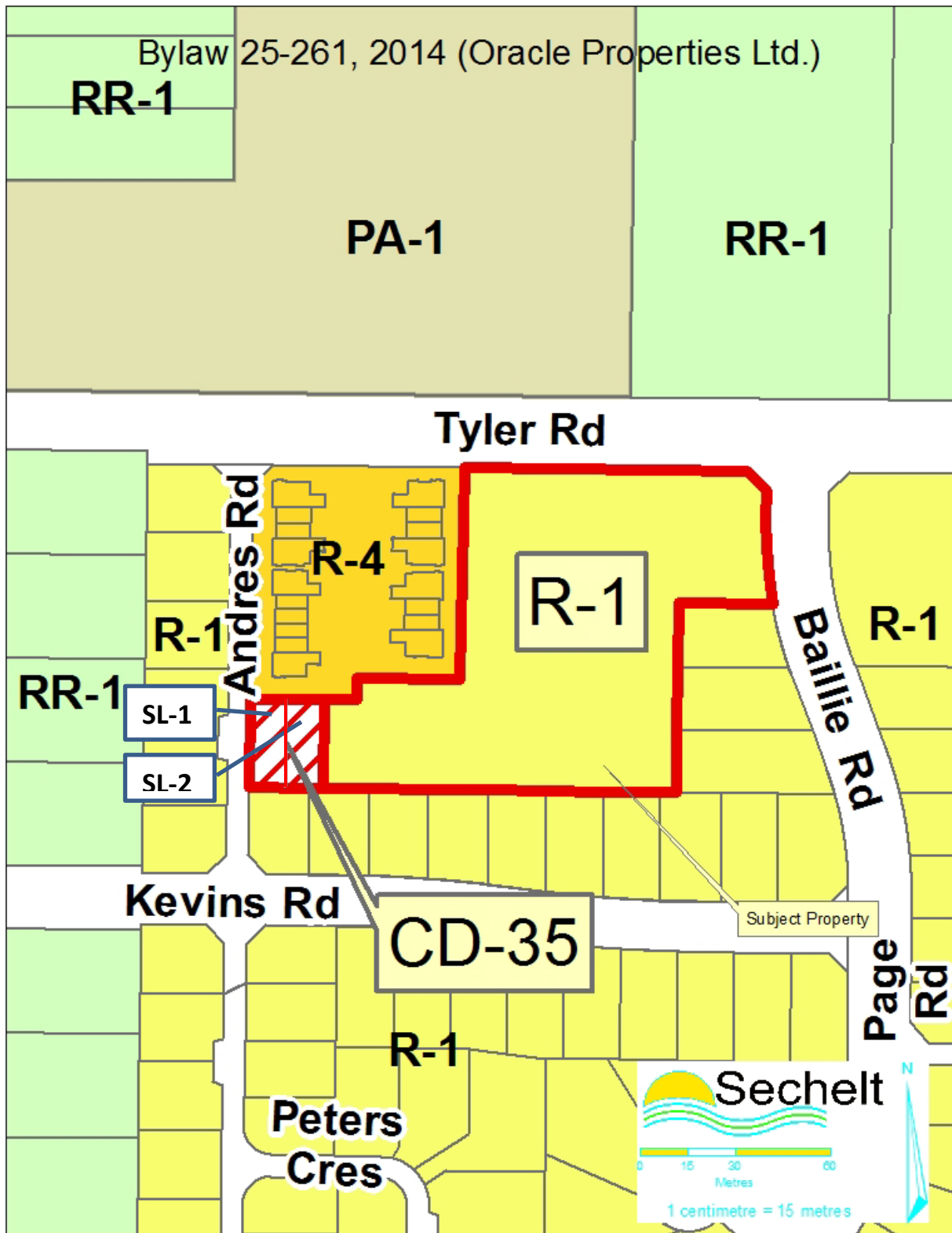


Mayor



Corporate Officer

SCHEDULE A



SCHEDULE B

10ZCD35.01 COMPREHENSIVE DEVELOPMENT ZONE 35 (CD-35)

10ZCD35.02 INTENT

The intent of the CD-35 zone is to provide for a small-lot, zero lot line, semi-detached, residential development.

10ZCD35.03 PERMITTED USES

1. Except as otherwise provided in Part 3, Section 303 of Bylaw 25, 1987 and amendments thereto, the following and no other uses are permitted in the CD-35 zone:

(a) Principle Uses:

- i. One Single-family dwelling
- ii. Public pathways and roadways;

(b) Accessory Uses:

- i. Home Occupation, Limited
- ii. Accessory buildings, subject to the regulations in Part 3, Section 305 of this Bylaw.

10ZCD35.04 LOT AREA AND WIDTH

- (a) Minimum lot area is 375 square metres.
- (b) Minimum lot width is 11.8 metres.

10ZCD35.05 LOT COVERAGE

Buildings and structures shall not cover more than 35 percent (35%) of the lot area.

10ZCD35.06 SITING OF BUILDINGS AND STRUCTURES

1. No building or structure, except a fence, shall be located within:
- (a) ten (10.0) metres of a front lot line
 - (b) five (5.0) metres of a rear lot line
 - (c) two (2.0) metres of a side lot line

Zero Lot Line

2. Notwithstanding 1.(c) above, the side lot line setback between Lot SL1 and Lot SL2 (indicated on Schedule A to Bylaw No. 25-261, 2014) may be reduced to zero (0.0).

Garage and Carport Siting

3. Notwithstanding 1. (a) above, all garage doors and carport entrance ways must be setback at least 7m from the line of any front yard Statutory Right of Way for pedestrian or emergency vehicle passage.

Front Porch Siting

4. Notwithstanding 1.(a) above, a dwelling's covered, but unenclosed, front entry porch may project one and one-half metres (1.5m) into the minimum required front yard setback provided the encroachment is no more than four and one-half square metres in area (4.5 m²).

Accessory Building Siting

5. Notwithstanding subsection 1.(b) and 1.(c) above, an accessory building may be located within the rear yard, but must setback a minimum of one and one-half (1.5) metres of a rear lot line or a side yard lot line.

10ZCD35.07

HEIGHT OF BUILDINGS

- (a) No principle building shall exceed two storeys and 8 metres in height.
- (b) No accessory building shall exceed one storey and 5 metres in height.

10ZCD35.08

WIDTH OF BUILDINGS

No building containing a dwelling unit shall have a width less than six (6.0) metres, of which at least seven point three (7.3) metres (twenty-four (24.0) feet) or forty per cent (40%) of the building length is enclosed climate controlled habitable living area.

10ZCD35.09

OFF-STREET PARKING

Parking is subject to the regulations in Part 11 - Off-Street Parking and Loading.