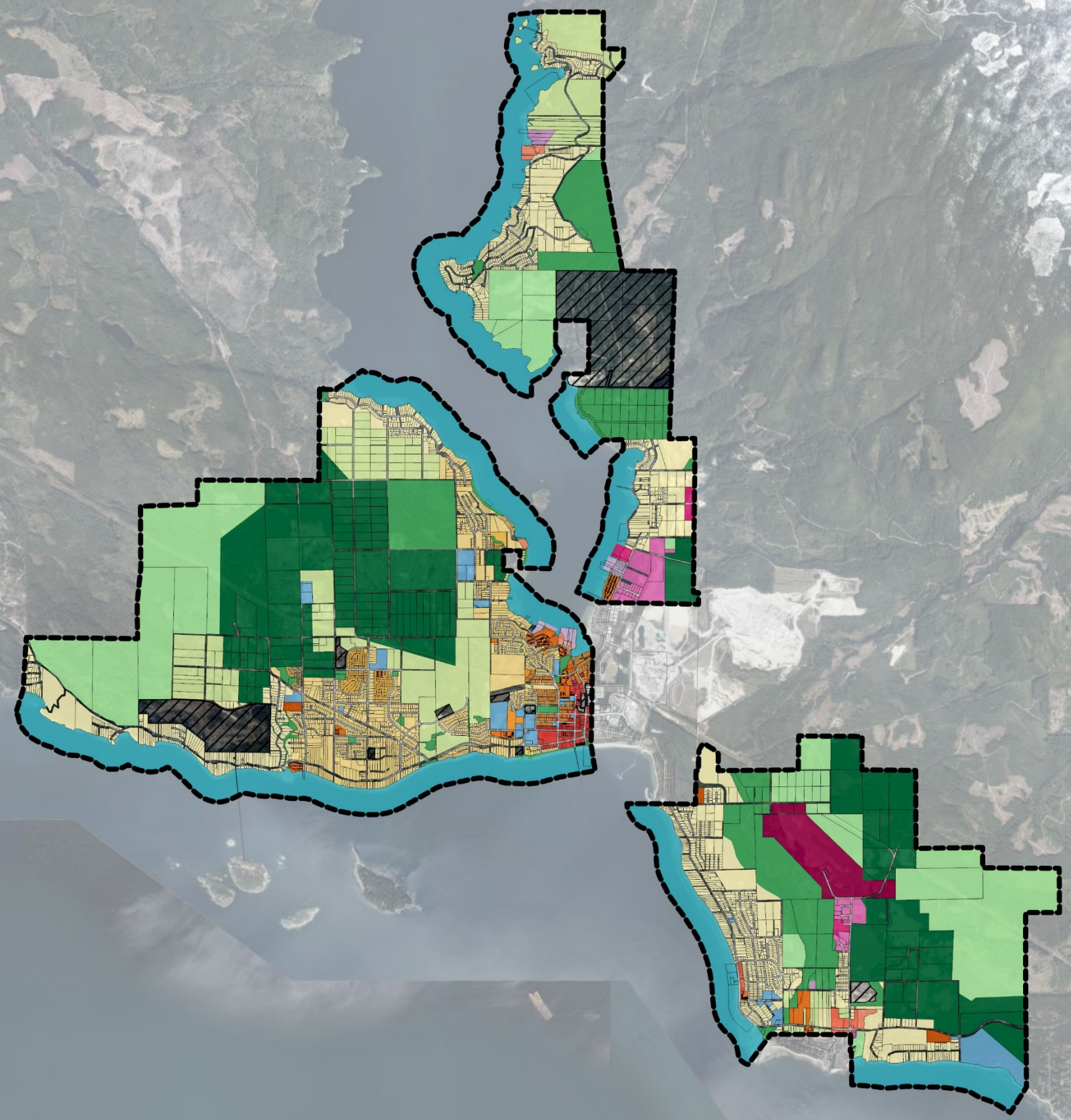


ZONING BYLAW 580
SUMMARY OF CHANGES

DISTRICT OF SECHELT | APRIL 2022

In This Document

The new Zoning Bylaw 580 will replace Zoning Bylaw 25, which was originally adopted by Council 35 years ago. The District of Sechelt has undergone significant changes since that time, and time has come to create a new updated zoning bylaw that aligns itself with the District's core planning documents. This document provides a summary of the proposed new zoning bylaw and can serve as a reader's guide.

In This Document:

Overview of Zoning Changes 3

Bylaw 580 — Version Updates 6

Summary of Bylaw Zoning Districts 7

- Residential Zones (R & RM) 7
- Rural and Agricultural Zones (RU, AG) 15
- Commercial Zones (C) 18
- Industrial, Marine and Water Zones (I, M & W) 23
- Park, Community, and Institutional Zones (PA, CC & IN) 27
- Comprehensive Development Zones (CD) 32

Appendix A. Commonly Used Terms 34

Appendix B. Table of CD Zones 35

Overview of Zoning Changes

Introduction

The new Zoning Bylaw 580 aligns densities, land-use and housing options with the ideas first presented in the 2007 Vision Plan and later approved by Council through the 2011 District Official Community Plan (OCP). The updated zoning bylaw looks to create new housing choices while balancing the needs and wants of local Sechelt residents.

The 2007 Vision Plan was the result of significant community engagement involving close to 1,000 local residents. The document set an early framework for the next 20-25 years of municipal planning at the District. The land use direction in the Vision Plan is not binding, but it should be understood as a framework that guided the writing of the 2011 OCP and the writing of this updated zoning bylaw.

The 2011 OCP contains the vision and values for the District, which guide the regulatory decisions considered by the District. The OCP is a provincially legislated planning document, which enables Council to plan, co-ordinate and manage sustainable, social, economic and land use interests over the long term. The OCP was approved by Council and went through several stages of public engagement. In the years following the approval of the OCP, District Staff and Council were tasked with drafting and approving zoning and land-use regulations that reflect the parameters set by the OCP, which is now being done through the update to the zoning bylaw.

A zoning bylaw is a regulatory land use bylaw; it defines land uses and sets parameters for development including type, size, location and density of buildings. Zoning provides areas where uses can and cannot occur and also has a property map highlighting the location of the various zones throughout the District. Planners use the bylaw on a daily basis and regularly interpret and share elements of it with current and future residents of Sechelt.

This document expands on how these the 2007 Vision Plan and the 2011 OCP influenced the land use decisions that are now being made through the new Zoning Bylaw 580.

Administrative Updates

The first goal of the new Zoning Bylaw 580 is to clean up the existing bylaw, which was amended well over 250 times in 35 years and now contains inefficiencies and over-lapping regulatory provisions. In practice this meant removing contradictory zoning districts and language, with the goal of improving clarity for homeowners, builders and business owners.

The new bylaw was made easier to navigate and has a consistent format. These changes will make it easier for planners, members of the public and development design professionals to easily find information; zones come first, followed by general regulations, then parking and definitions. Administrative changes also included renumbering zoning districts. A lower number now means a simpler zone: R1 is a low-density residential zone that increases in height and density up to R5; C1 is a neighbourhood commercial zone that increases in height and density up to C4.

Overview of Zoning Changes

These changes also link the new bylaw to the Community Vision and OCP. Both documents discuss opening avenues to improve the downtown area and create new housing choices for people living in, and who want to live in, the District of Sechelt. In practice this looks like increasing opportunities for mixed-use development and identifying locations for new medium-density infill housing.

Modernizing & Connecting to Recent District Work

The new bylaw is an opportunity to modernize outdated regulations and align the zoning bylaw with recent work being carried out by the District.

Smaller changes bring the District of Sechelt closer in line with other similar sized municipalities in BC. These include allowing backyard agriculture, such as chickens and ducks, and setting regulations surrounding home-based businesses and smaller secondary homes, often referred to as Accessory Dwellings, Guest Cottages or Laneway Suites.

Through this zoning bylaw update the District is also working to increase housing choices, especially in the Downtown Village area. The zoning bylaw clarifies opportunities for new housing options and allows a small increase in density for rental housing projects in the RM1, C1 and C4 zones. The new zoning bylaw will also include the recently reviewed regulations surrounding short-term rentals, which aim to provide clarity on tourist-commercial uses in residential neighbourhoods.

More significant changes include the creation of a new agricultural zone and a new mixed-use marine/residential zone in east Porpoise Bay. The new agricultural zone removes parcels that are situated in the Agricultural Land Reserve (ALR) that were previously situated in rural zones. The new mixed-use area in Porpoise Bay introduces a mix of uses and attempts to find a balance between residential, tourist commercial and marine industrial uses.

These changes help modernize and connect zoning regulations to the District's recent policy work.

Zoning Bylaw Structure

As stated above, the updated bylaw format will provide for greater ease of use for planners, members of the public and development design professionals. The layout of the new Zoning Bylaw 580 contains four parts, which are as follows:

- ### Part 1 — Zones:

  Zones are separated into five categories; in the subsequent section this summary document provides a high-level overview of each of these zoning districts. This document will explain how the new zoning districts were influenced by the 2007 Community Vision and directed by the 2011 OCP.

Overview of Zoning Changes

- ### Part 2 — General Use Regulations:

  The General Use section contains all other regulations that were not included in Part 1, this includes provisions surrounding short-term rental, home business and urban agriculture. The District took this opportunity to modernize regulations found in this section.

- ### Part 3 —Parking Regulations:

  This bylaw update did not update the District's Parking Regulations. Future work, including a demand analysis study and environmental review, will be carried out to modernize the District's parking regulations.

- ### Part 4 — Definitions:

  The Definitions section was reorganized through the bylaw update to improve clarity and cohesion. The update aligns this section with the OCP and with newer zoning bylaws from comparable communities within BC.

Next Steps

In 2020, the District went through a period of local engagement before starting to draft the bylaw, which included meetings with local community groups, holding a virtual public meeting and conducting five concurrent surveys with over 1,000 combined responses. Staff held three public meeting (two virtual and one in-person) as well as meetings with referral organizations (including community associations). The public will once again be able to give their input at Public Hearing on September 7th.

Bylaw 580 — Version Updates

The bylaw is now moving through the referral and council approval process, with a public hearing scheduled for September 8th, and third reading scheduled for September 21st. This table tracks the changes made to Zoning Bylaw 580 as it moves through the multiple stages of Council readings:

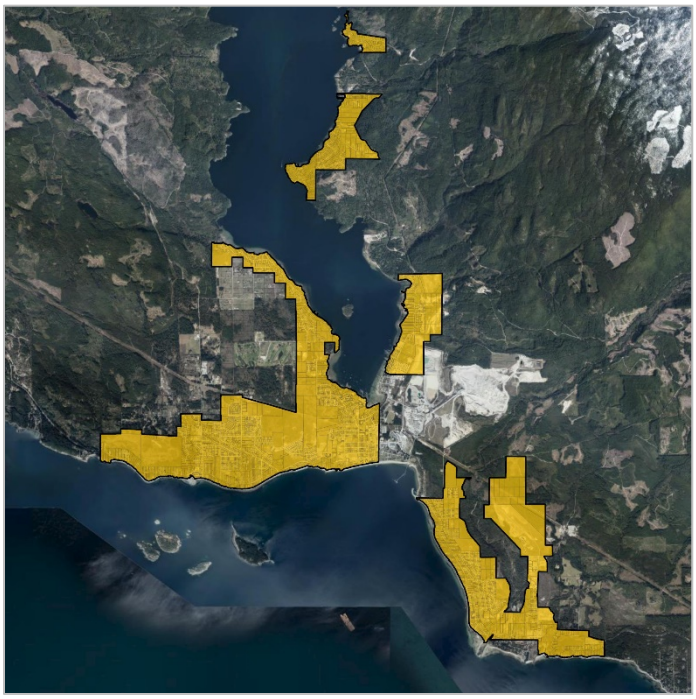
Date	Meeting	Changes	Location
April 27th 2022	Committee of the Whole	—	—
May 5th 2022	Regular Council Meeting: First Reading	Added a table of maximum accessory dwellings by lot size.	Section 2.4.3
		Updated formatting (numbering / spacing / inconsistent terminology).	Throughout document
July 20th 2022	Regular Council Meeting: Second Reading	Changed the zoning of the sewer-serviced area near Wakefield Rd. from R1 to R2.	Section 1.2
		Added a density bonus for rental development in the RM1, C1, and C4 zones.	Sections 1.6, 1.1, 1.14, and 1.15
		Allowed a second primary dwelling for properties over 1 ha in the RU1 zone.	Section 1.8
		Removed the restriction on livestock for parcels less than 2 ha in the RU1 and RU2 zones.	Section 1.8 and 1.9
		Updated site-specific uses in the C4 zone.	Section 1.14
		Added live/work units, tourist commercial, and tourist accommodation uses to the M1 zone.	Section 1.19
		Changed the zoning of Brookman Park from CC1 to PA1	Section 1.23
		Increased the maximum size of a Detached Accessory Dwelling Unit from 90 m^2 to 120 m^2	Section 2.3
		Added a definition for rental housing.	Section 4
		Updated bylaw wording: • Accessory dwelling, attached —> Secondary Suite • Accessory dwelling, detached —> Detached Accessory Dwelling Unit	Throughout document
September 7th 2022	Public Hearing	—	—

Summary of Bylaw Zoning Districts

Residential Zones (R & RM)

This section describes the core residential zoning districts designated in the new Zoning Bylaw 580. The residential (R) and multi-family residential (RM) zone contain the majority of the District of Sechelt's existing and planned housing stock. These two zones sit mostly within the OCP's Urban Containment Boundary (UCB), shown in Figure 1. The UCB is intended to define the limits of urbanization and the areas where full municipal services will be extended over time. Expanding within the UCB, and more specifically within the Downtown Village, is the most efficient way for the District to efficiently create complete communities and housing options. Existing and future residential uses also exist in specific commercial and rural districts, which are described in later sections. The UCB will be re-visited during the next future review of the OCP.

Figure 1. Urban Containment Boundary (UCB)



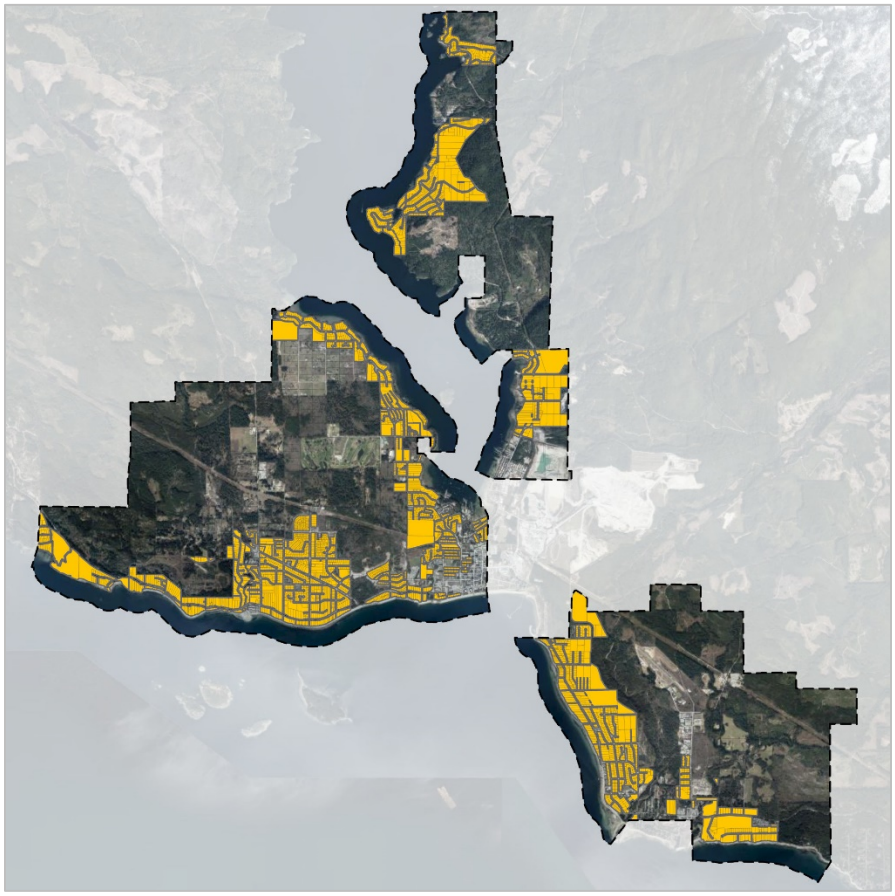
Residential Zoning Districts (R1 – R5):

The five residential zoning districts (R1, R2, R3, R4 and R5) include all single-unit residential districts. The first three zoning districts allow for single-unit development on larger suburban properties (R1) and smaller urban lots (R2 and R3). The next two zoning districts allow for low and moderate-density infill development of two-unit dwellings (R4) and townhouses (R5) on under-utilized urban properties. In this context the term infill refers to increasing density on existing lots without further subdividing or assembling land. These five zones are residential zoning districts that focus on residential uses first with some limited commercial opportunities, this could include home business or regulated short-term rentals.

Summary of Bylaw Zoning Districts

Figure 2 shows the location of R zoned land in the District. Residential land is spread evenly across the District, illustrating the fact that the District remains a largely low-density region with a small urban downtown core. By area this is the second largest category of zoning districts, making up close to 23% of the District's land-base, reflecting that much of the District's housing stock is made up of single-family homes in largely residential areas.

Figure 2. Map of proposed R zone



While this is the largest residential category, the subsequent RM category will be used for the next level of residential density including townhouses, apartments, and the District's existing manufactured home parks.

The previous zoning bylaw divided residential zones into thirteen zones (R-1 to R-9). This included three R-1 zones, two R-2 zones and three R-4 zones. R-6 and R-8 were both previously removed. The seven zones decreased in complexity with each step, with R-1 being the most complex — this is opposite to the standard convention. Only the R-4, R-4A and R-4B and R-4C allowed multi-family uses. The main purpose of this new zoning bylaw is to reorganize this at-times confusing zoning structure. The new bylaw reduces the number of zones from thirteen to five and moves all multi-family zones to a new RM category.

The 2011 OCP places an emphasis on the environmental and infrastructural cost of continuing to expand these low-density residential areas. The growth management section (pages 14-18) notes that most new development should occur within the UCB. These are the core urban areas close to transport networks and most easily serviced by sewer and water lines. The updated zoning bylaw uses the new R4 and R5 zones to guide new development towards core urban areas in the UCB.

Summary of Bylaw Zoning Districts

The 2011 OCP includes guidelines and policy for intensive residential and infill housing, which are identified as Development Permit Area (DPA) 8 in the OCP (pages 193-197). The DPA 8 designation guided the creation of the R4 and R5 zoning districts, which both allow forms of multi-unit infill housing. The Residential and Special Infill section of the OCP (pages 37-47) notes that most new growth should occur within the UCB in the form of smaller infill developments and comprehensively planned major developments on larger sites. The R4 and R5 zones allow these types of multi-unit housing, such as duplexes and laneway houses, with the goal of creating additional housing options closer to the more easily serviceable parts of the district. Relying solely on low-density residential zoning would make it challenging for the District to improve housing choices and address housing affordability. Through this zoning update the District is attempting to balance the typical housing make-up

The OCP includes guidelines addressing building design, safety, accessibility and other factors, these guidelines are not reflected in the zoning bylaw, but are addressed through staff review during the building permit stage.

As a note, the OCP and new zoning bylaw expand on the 2007 Vision Plan for Sechelt, examples are shown below from the Vision document, illustrating how the Vision Plan was tied into the land use decision made in this new zoning bylaw update.

1.1 Large Lot, Low Density (R1)

Zone Intent: To accommodate Single-Detached Dwellings with Accessory Dwellings on large lots where appropriate. Properties within this zone are typically located outside of the downtown village area and may not be serviced by sanitary sewer systems.

This is the lowest-complexity and one of the lowest-density residential zones found in the new bylaw. It allows for single-unit residential housing on large lots. The new R1 zone makes up approximately 559 hectares.

The 2007 Community Vision document outlines potential designs for single-unit house neighbourhoods. Figure 3 shows a proposed *conservation design* subdivision, which is a suburban neighbourhood designed to maintain access to public space while limiting paved surfaces. This is an example of relatively compact residential development in low-density residential areas.

Figure 3. 2007 Community Vision, R1 conservation design subdivision (pg. 30)



Summary of Bylaw Zoning Districts

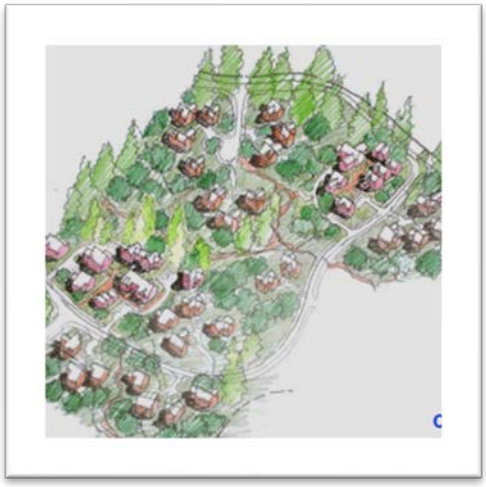
1.2 Low Density (R2)

Zone Intent: To provide for low density residential in the form of Single-Detached Dwellings on standard and estate lots. Properties within this zone are largely serviced by the community sanitary sewer system.

This is the second-lowest complexity residential zone, which allows single-unit residential uses on slightly smaller lots. The new R2 zone makes up approximately 263 hectares.

Figure 4 comes from the 2007 Community Vision and shows another *conservation design* subdivision that would fit within an R2 zone with standard lot sizes.

Figure 4. 2007 Community Vision, R2 conservation design subdivision (pg. 30)



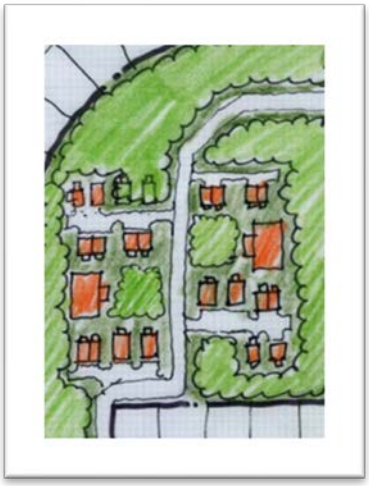
1.3 Small Lot (R3)

Zone Intent: To provide for small lot residential uses.

This residential zone allows the same uses as R1 and R2, but specifically covers small lots. The new R-3 zone makes up approximately 25 hectares.

Figure 5 comes from the 2007 Community Vision and shows a compact single-unit neighbourhood with shared common spaces. This is a more compact form of single-unit housing, which shares the same *conservation design* principles as the two examples above.

Figure 5. 2007 Community Vision, compact R3 development (pg. 27)



Summary of Bylaw Zoning Districts

1.4 Urban Infill (R4)

Zone Intent: To provide for lots intended for infill residential development such as Two-Unit Dwellings with Attached and Detached Accessory Dwellings

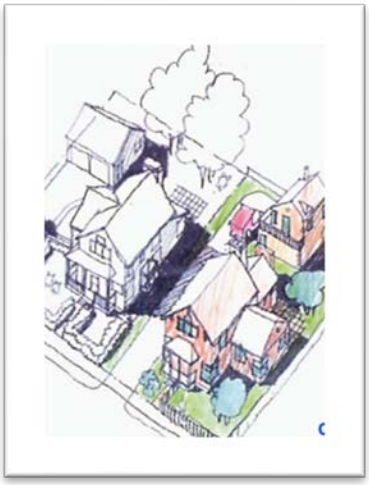
The R4 and R5 zones allow for infill development of two-unit homes, infill in this case refers to increasing density on existing lots without further subdividing or assembling land. This creates opportunities for moderately dense multi-unit housing in residential areas. Single-unit homes are becoming increasingly unaffordable to rent and to own for most families, the R4 and R5 zones create more affordable housing options. The new R4 zone makes up approximately 20 hectares.

This type of infill multi-unit housing was described in the 2007 Community Vision. Figure 6 shows a duplex with two separate entrances, a shared driveway, and a shared garage. This would be a new development on an existing empty lot, or it could replace an older single-unit building. Figure 7 shows an existing single-unit home with a new two-storey infill laneway home. This infill development would preserve the existing single-unit home, while creating additional secondary rental income for the homeowners. This type of laneway home could be rented in the primary market or operated as a short-term rental following the District's new regulations.

Figure 6. 2007 Community Vision, duplex (pg. 32)



Figure 7. 2007 Community Vision, two-storey infill (pg. 32)



Summary of Bylaw Zoning Districts

1.5 Medium Density (R5)

Zone Intent: To provide for a mix of ground-oriented residential infill housing types, including Two-Unit Dwellings and Townhouses.

The R5 zone increases the height and density available in the R4 zone, allowing two-unit and townhouse units. The new R5 zone is limited in size, making up approximately 1 hectare.

Figure 8 was also taken from the 2007 Community Vision and shows a small low-density townhouse complex with shared amenities. The two buildings facing each other near the bottom of the frame have four units with a shared interior courtyard and shared backyard. This type of development would require either a large, underutilized site, or a small lot assembly. This is an example of a new townhouse development, with shared amenities that would increase efficiencies of scale and build community between neighbours.

Figure 8. 2007 Community Vision, courtyard housing (pg. 32)



Residential Multi-Family Zoning Districts (RM1 – RM2):

The residential multi-family zones (RM1 and RM2) are both multi-family residential zones, which did not exist under the previous zoning bylaw — they were described as residential (R) zones. RM1 allows a mix medium-density multi-family housing types, which include two-unit dwellings, townhouses, and apartments. RM2 allows manufactured home parks, including both strata-titled and multi-family units. These are residential zones that do not enable other commercial uses, apart from a few site-specific examples such as 'The West' in Davis Bay that were carried over from previous zoning approval. Additional conditional density is being explored in the RM1 district.

Figure 9 shows the location of RM1 and RM2 zoned land in the District. With the new RM1 zoning district multi-family development is primarily being targeted towards core urban areas and the Downtown Village, these areas have been identified as having the capacity to expand with new housing options. The other RM zones shown in the map below are existing manufactured home parks that have

Summary of Bylaw Zoning Districts

been moved to the new RM2 zone. The new RM zones make up approximately 39 hectares, or approximately 1% of the District.

Figure 9. Map of proposed RM zone



The previous zoning bylaw did not have a distinction for multi-family residential use. Residential use was divided into nine zoning districts (R-1 to R-9). Multi-family housing was only permitted in the R-4, R-4A, R-4B and R-4C zones as well as some of the CD zones. Creating the RM zones provides clarity for planners, members of the public and development design professionals — these changes will encourage new housing options in core urban areas.

The OCP includes guidelines and policy for multi-family residential areas, which are identified as DPA 7 in the OCP (pages 188-192) and as R5, RM1 and RM2 in the new Zoning Bylaw 580. In the OCP the DPA 7 designation was established to regulate the form and character of multifamily development and applies to all lands designated in the OCP or zoned for multiple family use.

The multi-family guidelines set by the OCP work towards four core objectives:

1) supporting a variety of housing forms that are affordable and appropriate for all segments of the population;
2) ensuring a high quality of urban design and livability;
3) encouraging distinctive design and identifiable neighbourhoods; and
4) ensuring that new development is compatible with surrounding uses.

The OCP includes guidelines addressing building design, safety, accessibility and other factors, these guidelines are not reflected in the zoning bylaw, but are addressed through staff review during the building permit stage.

The OCP also notes that density bonuses should be used in exchange for public amenities. New rental projects in the RM1, C1, and C4/C4A will be allowed to build up to double the base density.

Summary of Bylaw Zoning Districts

1.6 Residential Multiple One Zone (RM1)

Zone Intent: To provide for a mix of residential housing types, including Two-Unit Dwellings, Townhouses, and Apartments.

The RM1 zone allows for a mix of medium-density, multi-family housing. This includes a range of housing types, with the goal of expanding housing choices in the core urban areas of the District. The RM1 zone expands on the height and density allowed in the R4 and R5 districts, allowing apartment units as a principal use. The new RM1 zone makes up approximately 31 hectares within the District.

Multi-family housing was described, and publicly supported, in the 2007 Community Vision. Figure 10 shows a moderate-density residential building with a small pedestrian area to the right, and it is described in the Community Vision as 'residential in scale and character'. The new zoning bylaw looks to enable more housing options by enabling these forms of housing development.

Figure 10. 2007 Community Vision, multi-family (pg. 71)



1.7 Residential Multifamily Manufactured Home Park Zone (RM2)

Zone Intent: To provide for manufactured and modular homes, allowing for individual strata-titled lots or multiple-unit manufactured home parks.

This new RM2 zone moves existing manufactured home parks into a new zoning category. This is a mostly procedural change, cleaning up a previously confusing structure in the previous bylaw. The new RM2 zone makes up approximately 8 hectares.

Summary of Bylaw Zoning Districts

Rural and Agricultural Zones (RU, AG)

This section describes the rural and agricultural zoning districts created in new Zoning Bylaw 580. These two zoning categories cover the largest percentage of land across the District. These rural and agricultural zones will continue to remain as working lands and are not an area of focus for continued residential development.

Rural and Agricultural Zoning Districts (RU1 – RU2 & AG1):

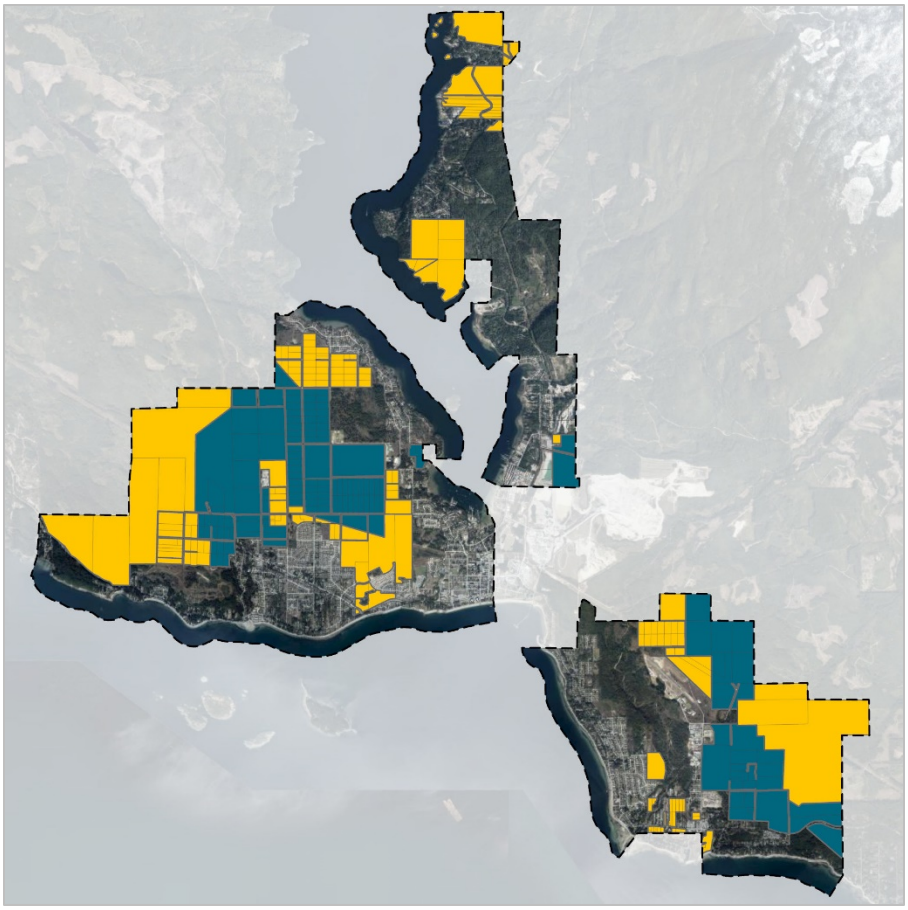
The two rural (RU) zones allow for limited development in rural areas that have fewer municipal services. The two rural zones (RU1 and RU2) allow for similar uses, with the zones separated by the size of the lot. Both rural zones are outside the provincially regulated Agricultural Land Reserve (ALR). The one agricultural zone (AG1) governs parcels included in the ALR, which creates more clear regulations for planners, members of the public and development design professionals looking to develop rural properties.

Figure 11 shows the location of RU and AG zoned land in the District. The map shows the significant scope of the rural and agricultural land base in the District. By area this is the far and away the largest category of zoning districts, under this restructuring of the zoning bylaw the total size of the RU and AG zoning districts are slightly increasing from 1,790 to 1,901 hectares, or approximately 51% of the District.

Summary of Bylaw Zoning Districts

The previous zoning bylaw divided rural residential zones into three zones (RR-1 to RR-3). The three zones were not organized by complexity or size. There was previously no distinction in the zoning bylaw for parcels in the ALR, this lack of distinction created confusion for landowners and development staff. The agricultural zone encompasses parcels protected by the ALR, which makes up approximately 660 hectares across the District and 4.6 million hectares of protected agricultural land across the province. This new zoning type creates consistency in municipal and provincial regulations for this protected ALR land situated in the District.

Figure 11. Map of proposed RU and AG zones



RU zones shown in yellow, AG zones shown in blue

The 2011 OCP discusses a framework for agricultural, rural residential and resource lands (pages 65 to 70) noting that agricultural and resource lands are intended to remain as 'working lands' not meant to be converted to urban purposes. At the time of the OCP these lands only contributed directly to 5.5% of the District's jobs, but they indirectly supported a sector of industries that contributed towards the District's local economy. New residential urban development is being directed away from rural land and towards the more easily serviced land within the UCB, which is typically designated R, RM and C in the new zoning bylaw.

Summary of Bylaw Zoning Districts

1.8 Rural Residential One Zone (RU1)

Zone Intent: This zone provides for agricultural, rural residential and resource land uses outside the ALR. These lands are not suitable for urban development and may have limited municipal services.

The RU1 zone is the lowest-complexity rural zone. This zone allows limited agricultural and residential uses on large rural lots that are outside of the ALR, meaning that this land is not protected by the provincial government. These lots are typically challenging for the District to service and are therefore not typically candidates for significant residential development. The new RU1 zone makes up approximately 385 hectares.

1.9 Rural Residential Two Zone (RU2)

Zone Intent: To provide for rural residential and limited agriculture and forestry uses on large lots. These lands are not suitable for urban or suburban development and have limited to no municipal services.

The RU2 zone is the second rural zone, which allows almost the same uses, but on smaller rural parcels. As with the RU1 zone, this zone covers rural land outside of the ALR. The new RU2 zone makes up approximately 700 hectares.

1.10 Agriculture One Zone (AG1)

Zone Intent: To provide for agriculture and to protect the agricultural integrity of land within the Agricultural Land Reserve (ALR). The use of land, buildings and structures is subject to the Agricultural Land Commission Act and the Agricultural Land Reserve General Regulation and Agricultural Land Reserve Use Regulation.

The AG1 zone covers provincially protected land within the ALR. This zone has a limited set of agricultural uses, which are overseen by the provincial Agricultural Land Commission. This newly created zone is made up of parcels from the RR-1 and RR-2 zones and makes up approximately 816 hectares. The benefit of this zone is to identify that agricultural uses are a priority within the ALR.

Summary of Bylaw Zoning Districts

Commercial Zones (C)

This section describes the commercial zoning district designated in the new Zoning Bylaw 580. The commercial (C) zone contains most of the District's commercial businesses and creates opportunities to expand commercial uses at different scales. There are also businesses in site-specific CD zones or businesses that have been grandfathered in residential zones. The four commercial zones do not include agricultural or industrial land, which are described in later sections.

Commercial Zoning Districts (C1 – C4):

The new C zones (C1, C2, C3 and C4) enable a diversity of commercial uses. The first three zones exclusively allow commercial development, from low-density neighbourhood level (C1), to medium density tourist and marine (C2) to medium density commercial along major streets (C3). The final zone (C4) allows for mixed use development, which typically means ground-level commercial integrated with multi-family residential uses on the floors above. The C4 zone includes a sub-zone (C4A), which encourages future mixed-use residential development in a subsection of the Downtown Village, largely on Wharf Ave, north of Dolphin Street. Further amendments will enable additional density in the C4 zone to improve the viability of less-profitable tenure types that would be considered a public benefit. Primary housing units are only permitted in the C4 and C4A zones, but caretaker dwelling units are noted as an accessory use in all four commercial zones.

Figure 12 shows the location of C zoned land in the District. Commercial land is limited to the Downtown Village and to the southernmost part of the District. Under this restructuring of the zoning bylaw the total size of the C zoning districts is very slightly increasing from 37 to 40 hectares, or approximately 1% of the District.

Figure 12. Map of proposed C zone



Summary of Bylaw Zoning Districts

The previous zoning bylaw divided residential zones into eight zones (C1 to C7), this included two C5 zones. The eight zones decreased in complexity with each step, with C1 being the most complex — this is opposite to the standard convention. Mixed-use residential was only permitted in the C2, C5 and C5A zones. The new bylaw consolidates redundant zones and creates clear distinctions between the five new zones, separating them by both permitted use and allowable density.

The 2011 OCP includes guidelines and policy for commercial uses, which are identified as DPA 6 for commercial properties in the Downtown Village (pages 181-187), DPA 10 for areas outside Downtown (pages 198-201) and DPA 11 for mixed-use areas (pages 204-209). The OCP talks about encouraging mixed-use commercial and gradually phasing out service commercial in the Downtown Village. The OCP notes that the existing 'service level' designation no longer applies to the lands on Wharf Ave south of the hydro right of-way. Existing businesses are grandfathered in through this zoning update, but future redevelopment will look to replace these with mixed-use residential and commercial buildings that create a smoother transition out of the Downtown Village.

The OCP includes guidelines addressing building design, safety, accessibility and other factors, these guidelines are not reflected in the zoning bylaw, but are addressed through staff review during the building permit stage.

The OCP also notes that density bonuses should be used in exchange for public amenities. New rental projects in the RM1, C1, and C4/C4A will be allowed to build up to double the base density.

1.11 Neighbourhood Commercial One Zone (C1)

Zone Intent: To provide local neighbourhood-level convenience commercial uses.

The C1 zone is the lowest-complexity commercial zone, which allows neighbourhood-level commercial uses. In practice this could mean single storey convenience stores or offices. Residential uses are not permitted in the first three C zones, with an exception made for caretaker dwellings. The new C1 zone is limited to existing uses and makes up approximately 0.3 hectares.

1.12 Tourist and Marine Commercial Two Zone (C2)

Zone Int*ent: To provide a range of land and water-based tourist commercial uses.*

The C2 zone is another low-complexity commercial zone, this time allowing low-density tourist commercial uses. In practice this could mean campgrounds, restaurants or outdoor markets. The new C2 zone makes up approximately 9 hectares.

Summary of Bylaw Zoning Districts

1.13 Regional Commercial Three Zone (C3)

Zone Intent: To provide service and retail commercial development that serves the greater Sechelt area by offering tourist accommodation, restaurant, convenience commercial and retail uses along major streets.

The C3 zone allows slightly more complex commercial uses situated along major streets. In practice this could mean hotels, restaurants, or automotive repair shops. These three commercial zones were separated to guide the direction of commercial development throughout the district. The new C3 zone makes up approximately 8 hectares.

Figure 13 comes from the 2007 Community Vision and shows a commercial neighbourhood centre that could be developed under C3 zoning. This type of development includes multiple levels of commercial and retail uses clustered along a main street.

Figure 13. 2007 Community Vision, commercial neighbourhood centre (pg. 36)



Summary of Bylaw Zoning Districts

1.14 Downtown Centre Commercial Four Zone (C4)

Zone Intent: *To provide for a mix of retail, office, tourist commercial, cultural and civic facilities, and apartment units within the downtown core.*

The C4 zone allows complex, mixed-use development specifically in the downtown core. The C4 zone allows many of the same uses as the C3 zone while allowing apartment units to be included as secondary use. The new C4 zone makes up approximately 22 hectares.

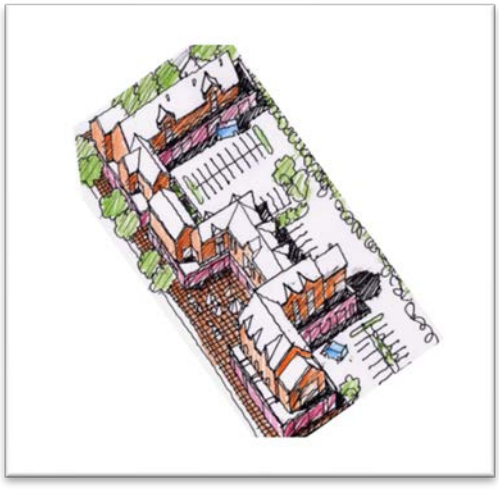
Allowing ground-level commercial increases the viability of new development by creating multiple income streams in the same development, while creating a more inviting streetscape in the Downtown Village. This type of mixed-use development is also supported by the OCP, which notes that all new downtown commercial development should include multiple floors, with residential or commercial uses above the street-level business.

This type of medium-density, mixed-use development was described in the 2007 Community Vision. Figure 14 shows a medium-density mixed-use development, with at-grade commercial and residential uses above. The development has been set back to allow large space for outdoor patios, and the residential space above has also been setback to create outdoor patios for residents. Figure 15 shows a similar mixed-use development, with two levels of apartments or townhouses above street-level commercial. In this case the developer provided a courtyard as a public amenity. If a development were to follow this example in the future, the District would look to the development permit area guidelines in the OCP and seek to enhance the pedestrian and shopper's experience through building design and careful planning of the vehicle parking areas.

Figure 14. 2007 Community Vision, mixed-use commercial (pg. 70)



Figure 15. 2007 Community Vision, mixed-use commercial (pg. 69)



Summary of Bylaw Zoning Districts

1.15 Downtown Centre Service Commercial Four A Zone (C4A)

Zone Intent: To provide for a limited amount of service commercial, retail, office, civic facilities, and apartment units within the downtown core, primarily on Wharf Ave north of Dolphin Street.

The C4A zone is an extension of the C4 zone that applies to only a subsection of the Downtown Village. The zone aims to create a smoother transition between the southern and northern ends of Wharf Ave, transitioning between the existing commercial and the new residential developments that have been approved or are at enquiry phase.

Summary of Bylaw Zoning Districts

Industrial, Marine and Water Zones (I, M & W)

This section describes the District's industrial (I), marine (M) and water (W) zoning districts. These three zoning categories allow primarily low-density industrial uses in designated industrial and industrial-marine areas. They are an important component in the sustainability of the District's long-term economic growth, and this zoning update follows the direction of the OCP in order to balance economic and environmental sustainability. The one water zone creates zoning regulations for the water's surface.

Industrial Zoning Districts (I1 – I3)

The three industrial (I) zones allow for industrial uses at three levels of density. This update to the zoning bylaw consolidates seven industrial zones into three new simplified zones. The first two I zones are limited to light (I1) and heavy (I2) industry, while the third I zone (I3) governs the existing Sechelt airport.

Figure 16 shows the location of Industrial zoned land in the District. Industrial land in the District is limited to areas around the airport to the south and areas to the east of the inlet to the north. Under this restructuring of the zoning bylaw the total size of the I zoning district is slightly decreasing from 156 to 133 hectares, making up approximately 4% of the District.

Figure 16. Map of proposed I zone



The previous zoning bylaw divided industrial land into seven zones (I1 to I7), this included an aquiculture zone (I-4) that has been moved to a new section. This update to the bylaw removes redundant zones and organizes industrial areas into clear categories. This creates clarity and more simplified protection of industrial land.

The 2011 OCP designates all industrial and business zoned land as DPA 10 (pages 202 to 203). The OCP notes the importance of creating a high-quality and attractive business district, which meets the environmental guidelines set in the earlier sections of the OCP. Primary industries such as mining and

forestry were in the decline at the time of the OCP. As can be seen in the map above, the majority of the District's industrial land base surrounds the airport to the south and the Downtown / Porpoise Bay area to the north. In the Porpoise Bay industrial area, the OCP only supports waterfront businesses that require waterfront access.

1.16 Light Industrial One Zone (I1)

Zone Intent: To provide for a broad range of low intensity industrial uses and a limited range of commercial uses that require large sites.

The I1 zone is the least complex industrial zone, enabling different types of low intensity industrial uses. This could include gas stations, garden nurseries, research facilities or veterinary clinics. These types of business have a smaller footprint and are less impactful for local neighbours. The new I1 zone makes up approximately 47 hectares.

1.17 Heavy Industrial Two Zone (I2)

Zone Intent: To provide for industrial uses that involve production of products from raw materials or previously processed materials, as well as transportation, bulk handling, storage and trucking industries.

The I2 zone is a more complex zone and covers all other industrial uses, excluding those situated in the I3 Airport zone. Examples of businesses in the I2 zone could include food processing facilities, resource extraction or cannabis production facilities. These are businesses that are not situated on the water's edge and do not require waterfront access. The new I2 zone makes up approximately 10 hectares.

1.18 Industrial Airport Three Zone (I3)

Zone Intent: The intent of this zone is to provide for airport development and related uses.

The I3 zone specifically covers primary and secondary airport uses. This area is specific Sechelt's airport, located in the southern part of the District. The new I3 zones makes up approximately 76 hectares.

Marine and Water Zoning Districts (M1 & M2, W1)

The two M zones allow for industry and business in waterfront areas. The two M zones allow light industry or marine business (M1) and commercial aquaculture (M2). The one water zone (W1) allows docks and marinas on the shoreline.

Summary of Bylaw Zoning Districts

Figure 17 shows the location of M zoned land in the District. Land zoned for marine use is limited to three marinas on the shore of the inlet. Under this restructuring of the zoning bylaw the total size of the M zoning district is slightly increasing from 11 to 47 hectares, or approximately 1% of the District.
The W zone includes the shoreline and water's surface; the size of this zone has not changed in the bylaw update and was not counted in this tally.

Figure 17. Map of proposed M zones



The previous zoning bylaw divided marine land into five zones (M-1 to M-4) with two M-3 zones. The previous zones allowed a mix of aquaculture, tourist, restaurants, and light industry. The bylaw update reorganizes this structure, dividing marine zones into working waterfront (M1) and aquaculture (M2). This creates clarity surrounding the industrial and commercial uses allowed for waterfront properties.

The water zone (W1), which addresses boat moorage and boat ramps on the surface of the ocean, has been left mostly unchanged in the new bylaw update.

The 2011 OCP places a key emphasis on protecting the District's shoreline areas, this is discussed in DPA 3 (pages 163 to 167). The OCP notes that new development should be limited along shoreline area, noting that where approved by zoning, docks, wharves, or marinas should be located in areas which are least environmentally sensitive. An environmental assessment report is required for any development in the DPA 3 area.

Summary of Bylaw Zoning Districts

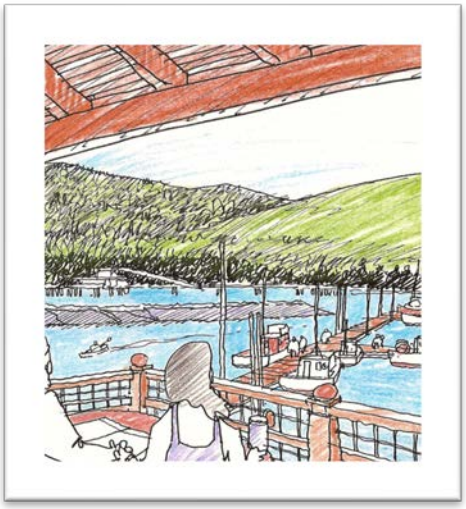
1.19 Working Waterfront Marine One Zone (M1)

Zone Intent: To provide for light industrial uses and marine businesses, including tourist commercial uses and limited residential. Uses in this zone may include a combination of upland and/or water-based uses.

The M1 zone is a low-complexity zone that allows light industry in waterfront areas. This typically means marinas, but the zone also allows restaurants and other light industrial uses that are permitted along the shoreline. The updated bylaw now allows live/work units, tourist accommodation, and tourist commercial as uses in this zone. The new M1 zone makes up approximately 42 hectares.

Figure 18 comes from the 2007 Vision and shows a hotel and marina that could be developed under the new M1 zone.

Figure 18. 2007 Community Vision, Selma Bay hotel and marina (pg. 62)



1.20 Hatchery/Aquaculture Two Zone (M2)

Zone Intent: To provide for hatching, rearing, and harvesting of finfish and shellfish, and the commercial growing of plants. Aquaculture processing is permitted in a site-specific use.

The M2 zone is a limited district, which specifically covers growing and harvesting fish and plants. Those are the only primary uses allowed in the M2 zone, with secondary uses allowing offices and caretaker dwellings supporting the primary uses. The new M2 zone makes up approximately 5 hectares.

1.21 Water One Zone (W1) and Water Two Zone (W2)

Zone Intent: To provide for the recreational enjoyment of the marine waters and foreshore areas, to provide public access, and to minimize impacts on the shoreline and marine ecology.

The W1 and W2 zones were largely unchanged through this zoning update. This zones regulate uses allowed on the water's surface (W1), and related uses (W2), which in practice means regulating docks, marinas, offices, and moorage buoys. The new W1 zone makes up approximately 790 hectares.

Summary of Bylaw Zoning Districts

Park, Community, and Institutional Zones (PA, CC & IN)

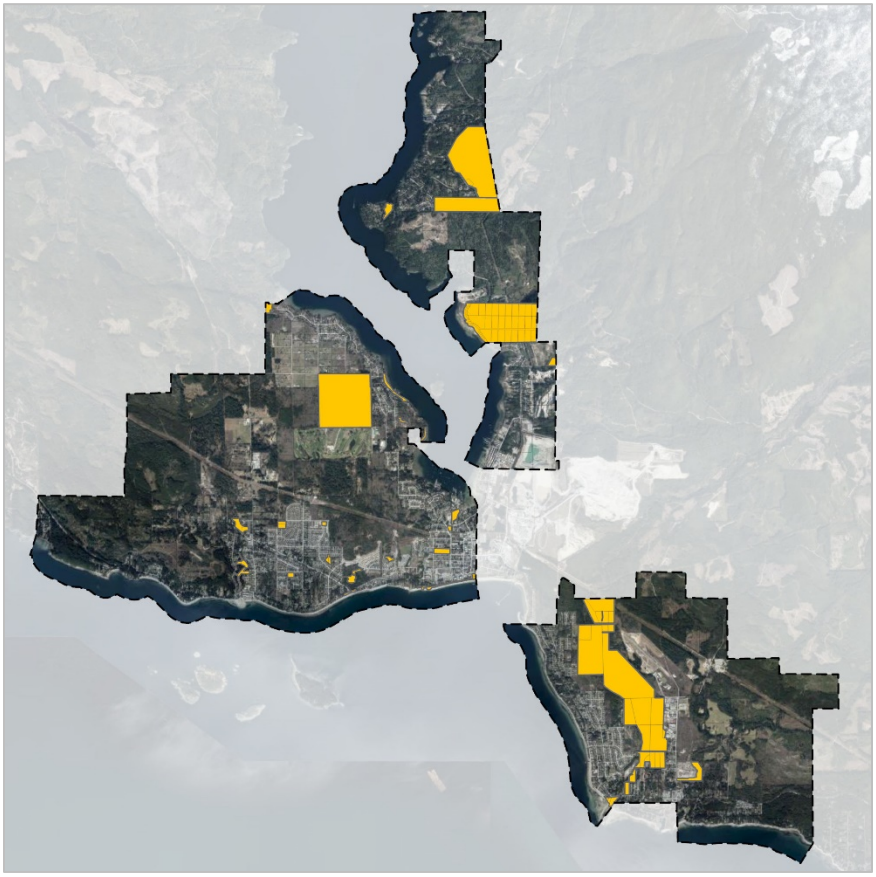
This section describes zones that applies to parks, community, and institutional uses.

Park Conservation Zoning District (PA1):

The park conservation zone (PA1) allows for park, outdoor recreation uses, and passive open space areas. The PA1 zone consolidates the two PA zones in the previous zoning bylaw.

Figure 19 shows the location of PA1 zoned land in the District. Land zoned for parks is distributed across the District. Under this restructuring of the zoning bylaw the total size of the PA1 zoning district is slightly increasing from 340 to 390 hectares, or approximately 10% of the District.

Figure 19. Map of proposed PA1 zone



The previous zoning bylaw divided parkland into two zones (PA-1 to PA-2), which were separated by allowed primary use. The previous PA zones had a wider set of uses, which included businesses that have now been classified under commercial or industrial zones. This should create more clarity and protection surrounding the District's parkland.

The 2011 OCP notes the importance of creating a comprehensive system of parks (pages 71 to 76) that serve a range of uses and talks about prioritizing future park expansion towards areas seeing the most growth. It also notes the importance of preserving access to beaches and continuing to develop informal beach access points. The OCP also notes the importance of creating pedestrian and cycling infrastructure, which will continue to be a priority for the District. The absence of paved shoulders and

narrow sidewalks create safety concerns for cyclists and pedestrians, especially those with mobility concerns.

1.22 Park Conservation One Zone (PA1)

Zone Intent: The intent of this zone is to provide for park, outdoor recreation uses, and passive open space areas.

The PA1 zone is a catch-all zone that includes all the District's land used for parks and recreation. This zone has a limited set of primary uses, which include community halls, interpretive centres, marinas and parks (with supporting accessory uses). The new PA1 zone makes up approximately 390 hectares.

Figure 20 shows the new Hackett Park stage, a new accessible, multi-purpose outdoor performance space that is currently under construction. The project was funded by the Investing in Canada Infrastructure Program, which funds projects that are community-oriented and permanently open for use by the public. The design includes the main stage as well as change rooms and storage. Hackett Park, and other similar public spaces across the District, will be zoned PA1 under the new bylaw.

Figure 20. Hackett Park Stage (under construction)



Community & Civic and Institutional Zoning District (CC1 & IN1):

The one community and civic zone (CC1) allows for educational, cultural, institutional, and civic services that are essential and beneficial to the community. Childcare centres and places of worship are examples of existing and permitted uses under the new CC1 zone.

Summary of Bylaw Zoning Districts

The one institutional zone (IN1) directly replaces the IN-1 zone in the previous zoning bylaw. The IN1 zone allows for community care facilities that are licensed and operating as long-term care.

Figure 21 shows the location of CC1 and IN1 zoned land in the District. Only one parcel is zoned for institutional use, which is located just to the west of the Downtown Village. Land zoned for community use is more evenly distributed across the District. The CC1 and IN1 zones make up approximately 62 and 2 hectares respectively.

Figure 21. Map of proposed CC1 and IN1 zones



The previous zoning bylaw had one institutional zone (IN-1) that has been largely unchanged through this update. The previous bylaw did not have a Community or Civic zone. Parcels in the new CC1 zone were previously in commercial (C-2) or park (PA-1) zones. This reorganization creates clarity by moving these public serving uses to a new zoning category.

The 2011 OCP notes the changing demographics across the District and notes the importance of building more housing and services for seniors. Rising land and construction costs, as well as changing federal funding programs, have made it increasingly challenging to build seniors' facilities.

Summary of Bylaw Zoning Districts

1.23 Community and Civic One Zone (CC1)

Zone Intent: To provide for the educational, indoor and outdoor recreational activities, cultural, institutional and civic services that are essential and beneficial to the community.

The CC1 zone broadly allows education, cultural, institutional and civic services. This could include childcare facilities, schools or places of worship. The parcel with the Sechelt Aquatic Centre, Library and Municipal Hall is an example of land that will be zoned CC1 under the updated bylaw. The new CC1 zone makes up approximately 62 acres.

Figure 22 comes from the 2007 Vision and shows a redevelopment of the Trail Bay Mall with a better connection to the waterfront wharf. These public-serving amenities would typically be zoned under the new bylaw.

Figure 22. 2007 Community Vision, commercial neighbourhood centre (pg. 36)



Summary of Bylaw Zoning Districts

1.24 Institutional One Zone (IN1)

Zone Intent: To provide for a community care facility for long term care that is licensed and operated in accordance with the Community Care and Assisted Living Act, the Residential Care Regulation, and the Home and Community Care Policy Manual.

The IN1 zones includes both for-profit and non-profit community care facilities. Some of the facilities that were previously zoned CD were moved to the IN1 zone under this zoning update. Community care facilities is the only permitted primary use in the IN1 zone. The new IN1 zone makes up only 2 hectares.

New development for seniors' assisted living can be rezoned directly into this new IN1 zone. Figure 23 is taken from a recent development proposal at 5625 Derby Rd., which is set to open in 2023. The development is proposing 128 units of licensed assisted living, which will be funded by Vancouver Coastal Health. These types of projects help meet the needs of seniors waiting for beds in long-term care.

Figure 23. Development proposal, 5625 Derby Rd. seniors' care facility



Summary of Bylaw Zoning Districts

Comprehensive Development Zones (CD)

The Comprehensive Development (CD) zones allow specific uses on specific sites across the District. These are typically zones that have been individually approved by Council through a rezoning application. A few of the existing CD zones were moved into more general zoning districts, with some being given site-specific instructions in the zoning description. Appendix B has a complete list of the previous SP and CD zones and their new zoning distinction.

Final list of CD zones

This is the final list of CD zones following the consolidation of CD zones from the previous zoning bylaw.

As a note, the bylaw update is in its final stages, and this list may change before the bylaw goes before Council later in April.

1.25 East Porpoise Bay Golf Course Resort and Residential (CD1)

Zone Intent: To provide for a golf course resort development with a seaside village. The regulations for this zone shall be interpreted in accordance with Plan SP1. A development agreement registered on the title to the properties in this zone provides additional development conditions and requirements.

The CD1 zone is an undeveloped project that allows for a golf course and residential area. The development will include three residential zones with increasing levels of density:

- Low-density residential: One-unit and two-unit homes.
- Medium-density residential: One-unit homes, townhouses, and apartments.
- Seaside village: Apartments and townhouses with ground-level commercial.

The development also includes four other zones that allow different types of non-residential uses. This was previously zoned CD13.

1.26 Business Park (CD2)

Zone Intent: To provide mixed-use business park.

The CD3 zone is an undeveloped project that allows for a mix of low and medium density non-residential uses. Examples include light industry, personal services, commercial schools, or restaurants. This was previously zoned CD4.

Summary of Bylaw Zoning Districts

1.27 Seniors Lodge (CD3)

Zone Intent: To provide for a community care facility including a mix of ownership and rental apartment units and guest suites, including accessory amenity services and spaces.

The CD2 zone is an undeveloped project that allows for a community care facility with a mix of unit types. The housing agreement on title allows a maximum of 193 units, which includes a mix of 72 rental units, 113 strata units and 8 guest suites. This was previously zoned CD21.

1.28 Emerson (CD4)

Zone Intent: To provide for a small-lot residential, bare land strata subdivision development.

The CD5 zone allows for a low-density residential subdivision. This development only allows single-unit homes with a mix of public spaces and pathways. This was previously zoned CD31.

1.29 RTC Properties (CD5)

Zone Intent: To facilitate the development of a mixed form, multiple family residential development.

The CD6 zone allows for a mix of multi-family homes in a waterfront development near the Downtown Village. This was previously zoned CD39.

1.30 Greenecourt (CD6)

Zone Intent: To provide affordable seniors rental housing residential units consisting of a mix of unit sizes and accessory amenity spaces such as administration office, kitchen and dining, laundry, assembly, indoor and outdoor communal spaces.

The CD7 zone allows for an affordable seniors' housing development with a mix of unit sizes and uses. This includes both seniors rental housing as well as supported independent living. The zone also allows other non-residential uses, which can include meeting halls, community kitchens, and offices among other uses. This was previously zoned CD44.

1.31 The Trails (CD7)

Zone Intent: To provide for a subdivision development comprising single family lots, multifamily residences, parks and open space.

The CD8 zone is an undeveloped subdivision that is set to include a mix of residential uses and public space. The zone is located in the western part of Sechelt, just north of Sunshine Coast highway and west of Wakefield Road. The zone includes two residential subareas:

- Single-family residential: Single-unit homes.
- Residential multi-family: Two-unit homes, apartments, townhouses.

The final subarea allows park, places of worship and assembly areas. This was previously zoned CD27.

Appendix A. Commonly Used Terms

ALR:	Agricultural Land Reserve (ALR), a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are restricted.
CD Zone:	Comprehensive Development (CD), a zoning district that has been individually approved by Council through a rezoning application.
Community Vision:	A publicly approved planning document which set short- and long-term goals for the District and guided the writing of the OCP.
Density:	See *Floor area ratio (FAR)* or *Units per hectare (UPH)*.
FAR:	Floor area ratio (FAR), the area of the floors of the buildings on a site divided by the area of the site. Alternative term: Floor space ratio (FSR).
Infill Housing:	Increasing density on existing lots without further subdividing or assembling land, examples include laneway houses or new housing on unused downtown parcels.
Mixed-Use:	Development with a mix of residential and commercial uses.
Multi-Family:	Housing development with more than one-unit (duplex, townhouse, apartment).
OCP:	Official Community Plan (OCP), a provincially required planning document outlining broad land use guidelines across the District. Every region governed by the Local Government Act requires an OCP.
Single-unit home:	Typically described as a single-family home or single-detached home. Describes a low-density house with no shared property built on its own parcel of land.
SP Zone:	Site Specific (SP), a zoning district that has been individually approved by Council for a site-specific purpose through a rezoning application.
Strata Condo:	A collection of units contained in a larger building or complex. Each unit represents a private dwelling, legally a strata lot.
UCB:	Urban Containment Boundary (UCB), intended to define the limits of urbanization and the areas where full municipal services will be extended over time. See *Figure 1* for illustration.
UPH:	Units per hectare (UPH), units of residential housing in a development divided by the size of the site in hectares.
Zone:	Regulates: a) use and density; b) siting, size, and dimensions of structures; c) location of uses on land and buildings; and d) dimensions and area of parcels of land created through subdivision.

Appendix B. Table of CD Zones

Previous SP or CD Zone	Updated Zone	Name	Address	Description
CD13	**CD1**	East porpoise bay golf course resort and residential	—	Golf course and residential
CD4	**CD2**	Business Park	—	Business Park
CD21	**CD3**	Seniors Centre	—	Community care facility
CD31	**CD4**	Emerson	6360 Tower Rd.	Residential subdivision
CD39	**CD5**	RTC Properties Ltd.	5845-5833 Sunshine Coast Hwy.	Mixed residential
CD44	**CD6**	Greenecourt	Green Court & Medusa St.	Not-for-profit apartment
CD27	**CD7**	Trails development	—	Residential subdivision
CD1	C3 (Site Specific)	—	1633 Field Rd.	Car lot, Box commercial
CD2	C3 (Site Specific)	Canadian Tire	4380 Sunshine Coast Hwy.	Car lot, Box commercial
CD5	R1 (Site Specific)	Ward Court	1709 Ward Court	Garden nursery, Water bottling
CD6	RM2 (Site Specific)	The West	5160 Davis Bay Rd.	Apartment
CD7	RM1 (Site Specific)	Wakefield Phase I	Wakefield Beach Lane	Mixed residential
CD10	R4 (Site Specific)	Foley	5757-5755 Pebble Cres.	Duplex
CD12	R4 (Site Specific)	Habitat for Humanity	5925-5927 Reef Rd.	Duplex
CD18	RM1 (Site Specific)	Midtown Development	5604 Inlet Ave.	Apartment
CD20	RM1 (Site Specific)	Wakefield Phase II	Ember / Wildflower Place	Mixed residential
CD29	IN1	SCCS & Health Services	5555 Periwinkle Lane & 5554 Inlet Ave.	Not-for-profit apartment
CD30	C4 (Site Specific)	Pacific Spirit Properties	Teredo St & Inlet Ave.	Apartment
CD35	R4 (Site Specific)	Oracle	5648-5652 Andres Rd.	Duplex
CD43	IN1	BC Housing	5656 Hightide Ave.	Not-for-profit apartment