

Greetings West Sechelt Community Association Members:

This email is further to the one reporting on our recent general meeting, and the issues discussed. One issue noted was the upcoming zoning bylaw review.

The District of Sechelt has now given first reading to Bylaw 580. It is on their website – inviting us to “have our say”. Public input is scheduled as follows: Zoom meetings: Tuesday, May 24, 6:30 to 7:30; Wednesday, May 25th – 10-11 am; and at Seaside Center Thursday May 26th from 1-5 pm with presentations at 1:30 and 4:15.

This is a complex document, especially for those living in West Sechelt. Under the current zoning bylaw (Bylaw 25) we have two single family residential zones – the R1 which is located largely along the waterfront, but also extends northward or upslope to be interlaced with the R3 zone.

As West Sechelt now largely has a sewer service, the District of Sechelt is proposing that a new zone be applied – which is the R2 zone with a focus on permitting greater housing densities per parcel. The majority of parcels will change from an R1 or an R3 to an R2 zone. Some strata and small lot subdivisions with a sewer service would become a modified R3 zone. A modified R1 zone would apply to the Highway 101 waterfront corridor extending west from Mason Road to the District of Sechelt’s western boundary. This area does not have a community sewer.

Therefore in West Sechelt:

- some R1 zoned parcels will have a modified R1 zone; many will become a new R2 zone; and some will become a new R3 zone;
- R3 zoned parcels will become largely R2; some R3 will become a modified R3, and one R3 area will become R1, and
- Some RR-1 (Rural) parcels will come R2.

What are the implications?

We have reviewed both the current Bylaw 25 and proposed Bylaw 580, and made a comparison of existing and proposed housing and subdivision densities. The tables follow. The general location of the zoning changes are described. The actual and proposed zoning of your property should be confirmed via the District of Sechelt Bylaw 25 zoning map and the maps attached to Bylaw 580. You can do this on-line. And you should confirm, with Planning staff, the information that we are presenting – in case we have missed interpreted or made an error. We have done our best in the hopes of motivating community awareness.

We urge you to try and understand what your zoning, and that of your neighbor’s, currently permits and how it will be changed by the proposed Bylaw 580. Some may be happy with the changes, and perhaps others not so happy. And it is important to have your say with the District of Sechelt. Once the changes are in effect, it is difficult to change them as a multitude of properties will be affected - not just your own.

As well as the specifics of the zones being applied to properties, there are other changes under the General Provisions section in Bylaw 580 that have potential impacts on the use and enjoyment of your

property. One example is Urban Agriculture. Another is Short Term Rentals. We may be reaching out to you on these and perhaps other issues.

For Reference: As the zoning language is in metric, the following conversion table, may be of value.

Metric	Imperial
4.5 m	14.76 ft.
6.5 m	21.33 ft.
55 sq. m	592 sq. ft.
90 sq. m	989 sq. ft.
350 sq. m	3767 sq. ft.
500 sq. m	5382 sq. ft.
600 sq. m	6458 sq. ft.
900 sq. m.	9687 sq. ft. (0.22 acre)
2000 sq. m	Approximately one-half acre
4000 sq. m	Approximately one acre
2/3 hectare	71687 sq. ft. (1.65 acres)
1 hectare	Approximately 2.5 acres

COMPARISON OF PERMITTED RESIDENTIAL TYPES AND DENSITIES, AND SUBDIVISION DENSITIES IN BYLAW 25 (CURRENT ZONING BYLAW) AND BYLAW 580 (PROPOSED REZONING BYLAW – WEST SECHLT

Table One: R1 Zone under Bylaw 25 – to R1 Zone under Bylaw 580

Location: The area that is currently zoned R1 and is to maintain an R1 zone under Bylaw 580 is located in the southern portion of Wakefield Road, west along Highway 101 to the western boundary of the District of Sechelt.

	R1 Zone under Bylaw 25	R1 Zone under Bylaw 580
Numbers and Types of Dwellings	<p>One Single Family Dwelling on lots less than 4000 sq. m.</p> <p>Two Single Family Dwellings on lots exceeding 4000 sq. m</p> <p>Secondary Suites which must be located within a single family dwelling and with a size limit of 90 sq. m. and 40% of the total floor area of the building</p> <p>One guest cottage, with a size limit of 55 sq. m, on lots over 2000 sq. m.</p>	<p>One Single Detached Dwelling on lots less than 4000 sq. m;</p> <p>Two Single Detached Dwellings on lots larger than 4000 sq. m;</p> <p>Accessory Dwelling Attached (i.e. a secondary suite in a dwelling or in an attached garage) with no limit on size</p> <p>Accessory Dwelling, Detached (not attached to the principal dwelling, or is a suite in a detached garage) on lots over 2000 sq. m. Size limit is 90 sq. m.</p>
Parcel Size Requirement for Subdivision	<p>500 sq. m. with a community sewer system;</p> <p>900 sq. m. with no community sewer system</p>	<p>900 sq. m. with sewer</p> <p>2000 sq. m. without sewer</p>

Table Two: R1 Zone under Bylaw 25 – to R2 Zone under Bylaw 580

Location: These include the following that are currently zoned R1:

- parcels located along Highway 101 between the Downtown Village boundary and Wakefield Road vicinity, and northward to Norwest Bay Road to the east of McCourt Road, and between McCourt and Mason on the north of Jasper;
- parcels to the west of the Downtown Village boundary, that are south and north of Cowrie Street to Derby Road (an area currently being developed); and
- parcels to the east of Baillie between Oracle Road and Tyler Road, and some parcels along Oracle from Baillie to the Emerson Road area.

They are within the Sewer Service area.

	R1 Zone under Bylaw 25	R2 Zone under Bylaw 580
Numbers and Types of Dwellings	<p>One Single Family Dwelling on lots less than 4000 sq. m.</p> <p>A total of two Single Family Dwellings on lots exceeding 4000 sq. m</p> <p>Secondary Suites which must be located within a single family dwelling and with a size limit of 90 sq. m. and 40% of the total floor area of the building;</p> <p>One guest cottage (a building used as a dwelling), with a size limit of 55 sq. m, on lots over 2000 sq. m.</p>	<p>One Single Detached Dwelling on lots less than 2000 sq. m;</p> <p>A total of two Single Detached Dwellings on lots greater than 2000 sq. m.</p> <p>Accessory Dwelling Attached (i.e. a secondary suite in a dwelling or a suite in an attached garage), with no limit on size</p> <p>Accessory Dwelling, Detached (not attached to the principal dwelling, is or a suite in a detached garage) on lots over 900 sq. m. Size limit is 90 sq. m.</p>
Parcel Size Requirement for Subdivision	<p>500 sq. m. with a community sewer system;</p> <p>900 sq. m. with no community sewer system</p>	<p>600 sq. m.</p> <p>No reference to a parcel without sewer</p>

Table Three: R3 Zone under Bylaw 25 to R2 Zone under Bylaw 580

Location: These include the following: Parcels above Highway 101 from the Downtown Village Boundary west to Wakefield Creek, north to the Oracle Road area. They are interspersed with some parcels currently zoned R1.

They are within the Sewer Service Area.

	R3 Zone under Bylaw 25	R2 Zone under Bylaw 580
Numbers and Types of Dwellings	<p>One Single Family Dwelling on lots less than 2000 square meters;</p> <p>A total of two Single Family Dwellings on lots of 2000 square meters and larger;</p> <p>Secondary Suites which must be located within a single family dwelling and with a size limit of 90 sq. m. and 40% of the total floor area of the building;</p>	<p>One Single Detached Dwelling on lots less than 2000 sq. m.;</p> <p>A total of two Single Detached Dwellings on lots greater than 2000 sq. m.</p> <p>Accessory Dwelling Attached (i.e. a secondary suite in a dwelling or a suite in an attached garage), with no limit on size</p> <p>Accessory Dwelling, Detached (not attached to the principal dwelling, or is a suite in a detached garage) on lots over 900 sq. m. Size limit is 90 sq. m.</p> <p>Height of Accessory Dwellings, Attached and detached is limited to 6.5 m.</p> <p>See comment below.</p>
Parcel Size Requirement for Subdivision	<p>900 sq. m with community sewer</p> <p>2000 sq. m. without community sewer</p>	<p>600 sq. m.</p> <p>No reference to a parcel without sewer</p>

Note: The change from the R3 zone under Bylaw 25 to the R2 Zone under Bylaw 580 has the potential to significantly densify and therefore alter the residential streets so affected.

Detached Accessory Dwelling, such as Guest Cottages, are not permitted in the current R3 zone. This would be a new housing type.

In addition, under the existing R3 zone, the current minimum parcel size for subdivision is 900 square meters. This means that any subdivision created under the current R3 zone would be at least 900 sq. m. in size, and those parcels would then qualify for three dwelling units, consisting of a Single Detached Dwelling, an Accessory Attached Dwelling of unlimited size, and detached Accessory Dwelling. This would be three dwellings on a parcel that is less than one-quarter acre in size.

Table Four: R1 Zone under Bylaw 25 to R3 Zone under Bylaw 580

Location: The proposed R3 zoning includes small strata parcels located between Emerson and Nickerson Roads and south of Tower Road to Homestead Road, as well as parcels to the west of Baillie between Oracle and Tyler.

They are within the Sewer Service Area.

	R1 Zone under Bylaw 25	R3 Zone under Bylaw 580
Numbers and Types of Dwellings	<p>One Single Family Dwelling on lots less than 4000 sq. m.</p> <p>A total of two Single Family Dwellings on lots exceeding 4000 sq. m</p> <p>Secondary Suites which must be located within a single family dwelling and with a size limit of 90 sq. m. and 40% of the total floor area of the building;</p> <p>One guest cottage (a building used as a dwelling), with a size limit of 55 sq. m, on lots over 2000 sq. m.</p>	<p>One Single Detached Dwelling</p> <p>Accessory Dwelling Attached (i.e. a secondary suite in a dwelling of in an attached garage), no limit on size.</p> <p>Height of Accessory Dwellings, Attached and detached is limited to 4.5 m.</p>
Parcel Size Requirement for Subdivision	<p>500 sq. m. with a community sewer system;</p> <p>900 sq. m. with no community sewer system</p>	<p>350 sq. m.</p> <p>No reference to a parcel without sewer</p>

Note: As the area affected generally consists of small lot subdivisions, it is unlikely that there are parcels where two principal dwellings exist.

Table Five: R3 Zone under Bylaw 25 to R3 Zone under Bylaw 580

Location: The parcels are within a small lot subdivision to the east of Mason Road and north of Norwest Bay Road.

They are within the Sewer Service Area.

	R3 Zone under Bylaw 25	R3 Zone under Bylaw 580
Numbers and Types of Dwellings	<p>One Single Family Dwelling on lots less than 2000 square meters;</p> <p>A total of two Single Family Dwellings on lots of 2000 square meters and larger;</p> <p>Secondary Suites which must be located within a single family dwelling and with a size limit of 90 sq. m. and 40% of the total floor area of the building;</p>	<p>One Single Detached Dwelling</p> <p>Accessory Dwelling Attached (i.e. a secondary suite in a dwelling or in an attached garage), with no limit on their size.</p> <p>Height of Accessory Dwellings, Attached and detached is limited to 4.5 m.</p>
Parcel Size Requirement for Subdivision	<p>900 sq. m with community sewer</p> <p>2000 sq. m. without community sewer</p>	<p>350 sq. m.</p> <p>No reference to a parcel without sewer</p>

Note: As the area affected generally consists of small lot subdivisions, it is unlikely that there are parcels where two principal dwellings exist.

Table Six: R3 Zone under Bylaw 25 to R1 Zone under Bylaw 580

Location: These parcels are located on both sides of Wakefield Road.

They are within the Sewer Service Area. Despite this, the R1 zone in Bylaw 580 is otherwise being applied to residential parcels that are currently served or likely to be served by the sewer service.

	R3 Zone under Bylaw 25	R1 Zone under Bylaw 580
Numbers and Types of Dwellings	<p>One Single Family Dwelling on lots less than 2000 square meters;</p> <p>A total of two Single Family Dwellings on lots of 2000 square meters and larger;</p> <p>Secondary Suites which must be located within a single family dwelling and with a size limit of 90 sq. m. and 40% of the total floor area of the building;</p>	<p>One Single Detached Dwelling on lots less than 4000 sq. m.;</p> <p>A total of two Single Detached Dwellings on lots over 4000 sq. m.;</p> <p>Accessory Dwelling Attached (i.e. a secondary suite in a dwelling or part of an attached garage) with no limit on their size</p> <p>Accessory Dwelling, Detached (not attached to the principal dwelling, or is a suite in a detached garage) on lots over 2000 sq. m. Size limit is 90 sq. m.;</p> <p>Height of Accessory Dwellings, Attached and Detached, is 6.5 meters.</p> <p>See comment below.</p>
Parcel Size Requirement for Subdivision	<p>900 sq. m with community sewer</p> <p>2000 sq. m. without community sewer</p>	<p>900 sq. m. with sewer</p> <p>2000 sq. m. without sewer</p>

Any existing situation in which there are two principal dwellings on parcels 2000 sq. m. to 4000 sq. m. in size would result in a non-conforming zoning issue.

Table Seven: RR-1 Zone under Bylaw 25 to R2 Zone under Bylaw 580

Location: These parcels are largely located on the east side of Nickerson Road above Oracle Road, above Oracle Road on between Nickerson and Emerson, and on the east side of Mason Road, above Norwest Bay Road.

They are within the Sewer Service Area.

	RR-1 Zone under Bylaw 25	R2 Zone under Bylaw 580
Numbers and Types of Dwellings	<p>One Single Family Dwelling on a parcel less than 1.0 hectares in size;</p> <p>A total of two Single Family Dwellings when the parcel is 1.0 hectare and larger</p>	<p>One Single Detached Dwelling on lots less than 2000 sq. m.;</p> <p>A total of two Single Detached Dwellings on lots greater than 2000 sq. m.</p> <p>Accessory Dwelling Attached (i.e. a secondary suite in a dwelling or part of an attached garage), with no limit on their size</p> <p>Accessory Dwelling, Detached (not attached to the principal dwelling, or is a suite in a detached garage) on lots over 900 sq. m. Size limit is 90 sq. m.</p> <p>Height of Accessory Dwellings, Attached and Detached, is 6.5 meters.</p>
Parcel Size Requirement for Subdivision	2/3 of a hectare	<p>600 sq. m.</p> <p>No reference to a parcel size without sewer</p>