

DISTRICT OF SECHELT

**Bylaw No. 492-32, 2023**

Being a bylaw to amend District of Sechelt Official Community Plan Bylaw No. 492, 2010

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**WHEREAS** the Council of the District of Sechelt deems it necessary to amend the District of Sechelt 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 “Official Community Plan Amendment Bylaw No. 492-32, 2023”.

**PROVISIONS**

2. That DISTRICT LOT 1384 GROUP 1 NEW WESTMINSTER DISTRICT EXCEPT: PART ON PLANS 14180, PLAN BCP31726, EPP31745, EPP75215 AND EPP120158, PID 015-861-660, and REMAINDER A, DISTRICT LOT 4295A, PLAN LMP43915 as shown on the plan attached to and forming part of this bylaw as Schedule A, be re-designated in accordance with the proposed master land use plan.
3. That a new Future Residential Land Use Designation be created and added to the following sections:

- a. Part 5 Residential and Special Infill Areas

***Future Residential Land Use Designation***

5.40 Lands designated Future Residential on Schedule C may be considered for future residential use in a ten plus year timeframe with a mix of housing types in areas that require comprehensive site planning to address critical wildlife corridor and ecosystem protection issues.

- b. Part 9 Definitions

(in alphabetical order)

**Future Residential Land Use**

This designation applies to areas where future residential use with a mix of housing types may be supported in ten plus years subject to conservation design and sensitive environmental planning. The use may involve densities ranging from the current Residential to Multifamily Mixed Residential land use designations. This is subject to more detailed investigation and planning prior to considering rezoning in these areas.

4. That the Land Use Designation Schedules of Official Community Plan Bylaw No. 492-2010 (Future Land Use Schedules C1, C2, and C3) be amended to reflect the land use designations and boundaries brought into force by this bylaw.
5. 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.
6. That Schedule A is attached to and forms part of this bylaw.

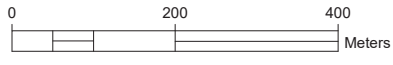
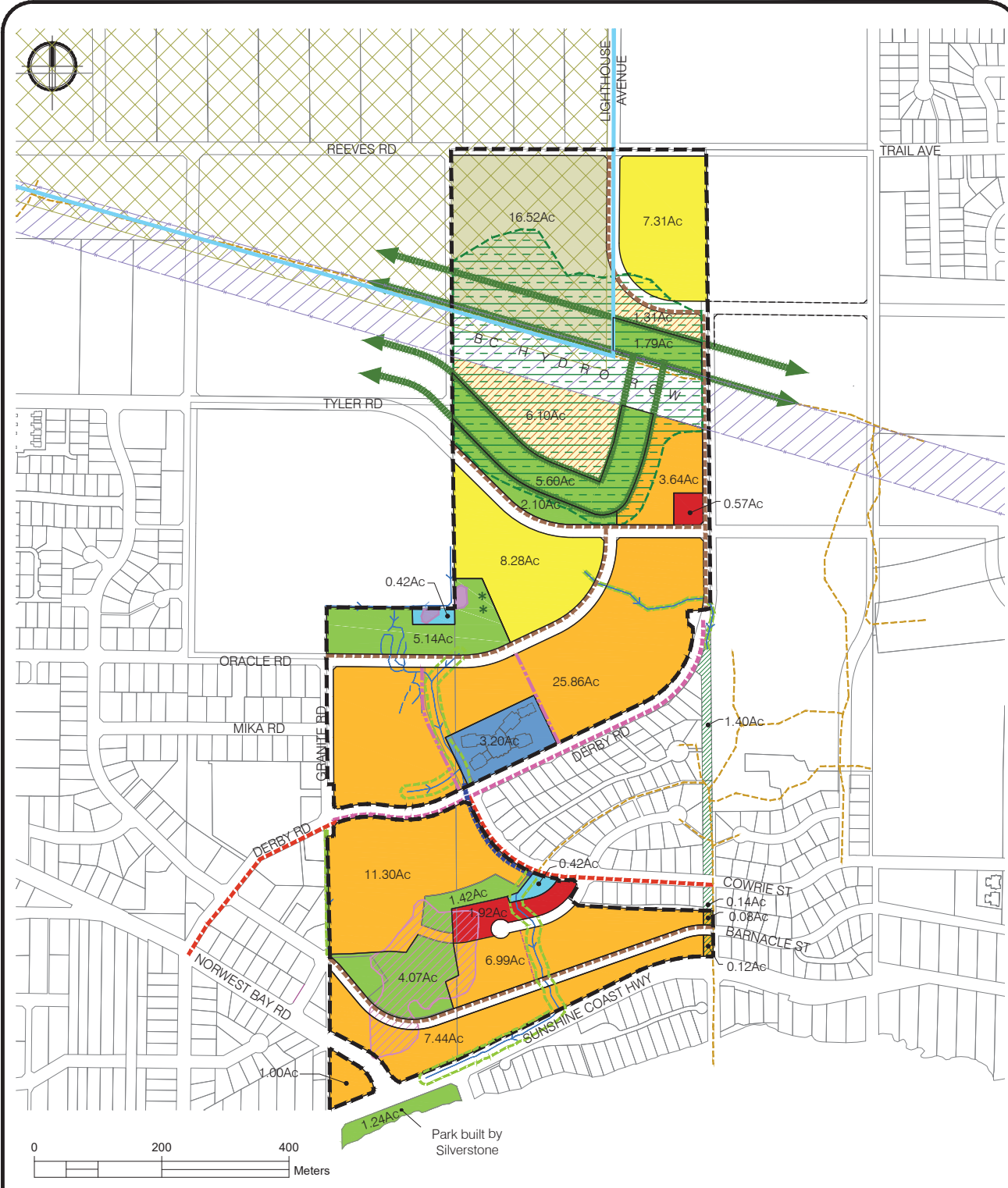
READ A FIRST TIME THIS	20 <sup>TH</sup>	DAY OF	DECEMBER, 2023
READ A SECOND TIME AS AMENDED THIS	19 <sup>th</sup>	DAY OF	MARCH, 2025
READ A SECOND TIME AS AMENDED THIS	15 <sup>th</sup>	DAY OF	OCTOBER, 2025
PUBLIC HEARING HELD THIS		DAY OF	, 202X
READ A THIRD TIME THIS		DAY OF	, 202X
APPROVED BY THE MINISTRY OF TRANSPORTATION AND TRANSIT THIS		DAY OF	, 202X
ADOPTED THIS		DAY OF	, 202X

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Mayor

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Corporate Officer



- Subject Site | 57.90 Ha, 143.05 Ac
- Urban Containment Boundary
- Residential | 15.59 Ac
- Future Residential | 7.41 Ac
- Multi-Family Residential (Excluding Trails) | 56.25 Ac
- Neighbourhood Centre | 2.49 Ac
- Civic, Institutional, Utilities | 3.20 Ac
- Agriculture | 16.52 Ac
- Parks and Open Space | 20.12 Ac (On-Site)
- Trail | 0.20 Ac
- Pond Lot | 0.83 Ac
- BC Hydro Right Of Way
- Agricultural Land Reserve
- Areas of Archaeological Potential (AOP)
- \* Archaeological Site (DiRw-57)
- Wildlife Use Area
- Sensitive Ecosystems Inventory (SEI) Polygon
- Potential Wildlife Corridor
- Stream / Ditch (Approx.)
- Culverted Stream
- Streamside Area
- Proposed Trail and MUP (Approx. 1.5m – 3m)
- Existing MUP Constructed by Silverstone
- Existing Sidewalk / Bike Lane Constructed by Silverstone
- Existing Trail/ Pathway
- Servicing Corridor

**SCHEDULE A  
OFFICIAL COMMUNITY PLAN  
AMENDMENT BYLAW  
NO. 492-32, 2023**