

DISTRICT OF SEHELTT

Official Community Plan Amendment Bylaw No. 492-6, 2012 (Affordable Housing And Density Bonus Policies)

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

WHEREAS Council of the District of Sechelt wishes to amend the Official Community Plan Bylaw to make certain changes to the Affordable Housing and Density Bonus policies;

NOW THEREFORE the Council of the District of Sechelt in open meeting assembled enacts as follows:

1. Title

This bylaw may be cited for all purposes as “District of Sechelt Official Community Plan Amendment Bylaw No. 492-6, 2012 (Affordable Housing and Bonus Density Policies)”.

2. Amendments

The District of Sechelt Official Community Plan Bylaw No. 492, 2010 is hereby amended as follows:

- (1) Part Four “Land Use Policies”, 5. “Residential and Special Infill Areas”, Policy 5.23 (b) “Affordable, Accessible and Special Needs Housing” by deleting the following:

“provided the land is suitably located for future affordable housing, and where the fair market value of the land is equal to or greater than the fair market value of the required affordable housing units” and replacing it with the following words:

“based on guidelines in the District of Sechelt Policy Manual.”

- (2) Part Four “Land Use Policies”, 5. “Residential and Special Infill Areas”, Policy 5.23 (d) “Affordable, Accessible and Special Needs Housing” by deleting the following:

“provided the cash is equal to or greater in market value than the fair market value of the required units” and replacing it with the following words:

“based on guidelines in the District of Sechelt Policy Manual.”

- (3) Part Four “Land Use Policies”, 5. “Residential and Special Infill Areas”, Policy 5.25 “Density Bonus – General Framework” by replacing the reference to “5.29” with “5.28”.

- (4) Part Four “Land Use Policies, 5. “Residential and Special Infill Areas, Policy 5.26 “Density Bonus – General Framework” by deleting:

“Affordable Housing requirements will be part of any residential development that is granted a density bonus. At least 20% of any density bonus units (or density “lift”) in a development will consist of Affordable Housing for Groups in Need.” and replacing it with the following:

“Affordable Housing requirements will be part of any residential development that is rezoned to a higher residential density. At least 20% of the increase in potential residential units (or “lift”) in a development will consist of Affordable Housing for Groups in Need.

(5) Part Nine “Definitions”, by adding a new definition for “Lift” as follows:

“Lift

The difference in residential development potential between existing zoning and proposed zoning.”

READ A FIRST TIME THIS	1 st	DAY OF	August, 2012
READ A SECOND TIME THIS	17 th	DAY OF	October, 2012
SECOND READING RESCINDED	20 th	DAY OF	February, 2013
SECOND READING AS AMENDED	20 th	DAY OF	February, 2013
PUBLIC HEARING HELD THIS	12 th	DAY OF	March, 2013
READ A THIRD TIME THIS	20 th	DAY OF	March, 2013
ADOPTED THIS	20 th	DAY OF	March, 2013

Mayor

Corporate Officer