

TOWN OF GIBSONS

Bylaw No. 1065-33, 2015

A bylaw to amend the Town of Gibsons Zoning Bylaw No. 1065, 2007

WHEREAS the Council of the Town of Gibsons has adopted *Zoning Bylaw No. 1065, 2007*;

AND WHEREAS the Council of the Town of Gibsons deems it desirable to amend Bylaw No. 1065, 2007;

NOW THEREFORE the Council of the Town of Gibsons, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as “George Hotel and Residences Zoning Amendment Bylaw No. 1065-33, 2015”.
2. Town of Gibsons *Zoning Bylaw No. 1065, 2007* is hereby amended as follows:
 - a. Rezoning the lands shown on Schedule “B” of this amendment bylaw as follows:
 - i. Lands within the area outlined in bold and marked “CDA-2” as Comprehensive Development Zone Area No. 2;
 - ii. Lands within the area outlined in bold and marked “PRO” as Parks, Recreation and Open Space Zone; and,
 - iii. Lands within the area outlined in bold and marked “M-1” as Marine Zone No. 1.

and by amending the Town of Gibsons Zoning Maps – Schedule “A” Zoning Designations, referred to in Town of Gibsons Zoning Bylaw No. 1065, 2007, accordingly.

- b. Inserting the “CDA-2” zone regulations attached as Schedule “A” to this amendment bylaw in appropriate numerical order in Part 14 of the bylaw, and by adding the sub-areas map attached as Schedule “C” to this amendment bylaw as Schedule “G” to the Zoning Bylaw.
- c. Adding to the “M-1” zone regulations in Part 12 of the Zoning Bylaw the following:
 - i. As a Permitted Principal Use in Section 1202, “(8) *restaurant use* with a maximum floor area of 372 square metres, in that portion of the “M-1” zone indicated on Schedule “C”;

- ii. In Section 1209, following the existing text, “A building for a principal *restaurant use* permitted by Section 1202(8) must not exceed a height of 12.4 metres Geodetic (40’-8-1/4” Feet)”;
- iii. in Section 1211, in place of the phrase “as required by Part 6”, “as required by Part 6, provided that off-street parking spaces for a principal *restaurant use* permitted by Section 1202(8) may be provided in the adjacent CDA-2 zone”.

d. Making such consequential alterations and annotations as are required to give effect to this amendment bylaw, including renumbering of the Zoning Bylaw.

3. Schedules “A”, “B”, and “C” attached hereto shall form part of this amendment bylaw.

| | | | | |
|-------------------------------------|------------------|--------|-----|------|
| READ a first time this the | 12 th | day of | May | 2015 |
| READ a second time this the | | day of | | 2015 |
| PUBLIC HEARING held this the | | day of | | 2015 |
| READ a third time this the | | day of | | 2015 |
| ADOPTED this the | | day of | | 2015 |

Wayne Rowe, Mayor

Selina Williams, Corporate Officer

SCHEDULE "A"

COMPREHENSIVE DEVELOPMENT AREA ZONE 2 (CDA-2)

1413. Application and Intent

The regulations of this zone apply to the use of land, buildings, and structures within the Comprehensive Development Area Zone 2. The intent of the CDA-2 zone is to allow for a mix of residential and tourist commercial uses. References to sub-areas are references to areas shown on Schedule "C".

1414. Permitted Principal and Accessory Uses

Principal use for subarea 1:

- (1) Tourist Accommodation

Principal use for subarea 2:

- (1) Apartment Use

Accessory Uses allowed in both subarea 1 and 2:

- (1) Restaurant and dining facilities attached to a tourist accommodation use, up to 940 sq m in floor area
- (2) Conference facilities other than restaurants and dining facilities, attached to a tourist accommodation use
- (3) Service Commercial Use
- (4) Retail Use attached to a tourist accommodation use, up to 170 sq m in floor area
- (5) Off-street parking for a principal *restaurant use* in the adjacent M-1 zone
- (6) Other *accessory uses* customarily incidental and subordinate to a permitted *use*

Accessory Uses allowed only in subarea 1:

- (1) Marine fuel storage accessory to a principal fuel sales use in the adjacent M-1 zone

Accessory Uses allowed only in subarea 2:

- (1) A home occupation use as permitted by Section 805

1415. Density

Base Density

- a. Maximum number of dwelling units: 3
- b. Maximum number of 'Tourist Accommodation' beds: 11

Bonus Density

Maximum gross floor area regardless of the number of dwelling units or Tourist Accommodation beds, excluding enclosed parking and loading areas, subject to the owner providing to the Town cash contributions of \$156,648 for the Affordable Housing Reserve Fund (Bylaw 1069, 2007) and \$100,000 for the Community Amenity Reserve Fund (Bylaw 1070, 2007), prior to the issuance of either building permits for in excess of 11 tourist accommodation units in total in sub-area 1 or building permits for in excess of 3 dwelling units in total in sub-area 2:

- a. All Apartment use: 5625 sq m
- b. All Tourist Accommodation uses: 10,725 sq m

1416. Setbacks and general regulations

Sections 403(1), 406, 411(2) and 412 do not apply in the CDA-2 zone.

1417. Maximum Height of Buildings

Notwithstanding Part 2, for the purposes of determining building heights in this zone, 6.36 m geodetic is deemed to be the average natural grade.

Notwithstanding Part 5, principal buildings must not exceed the following heights:

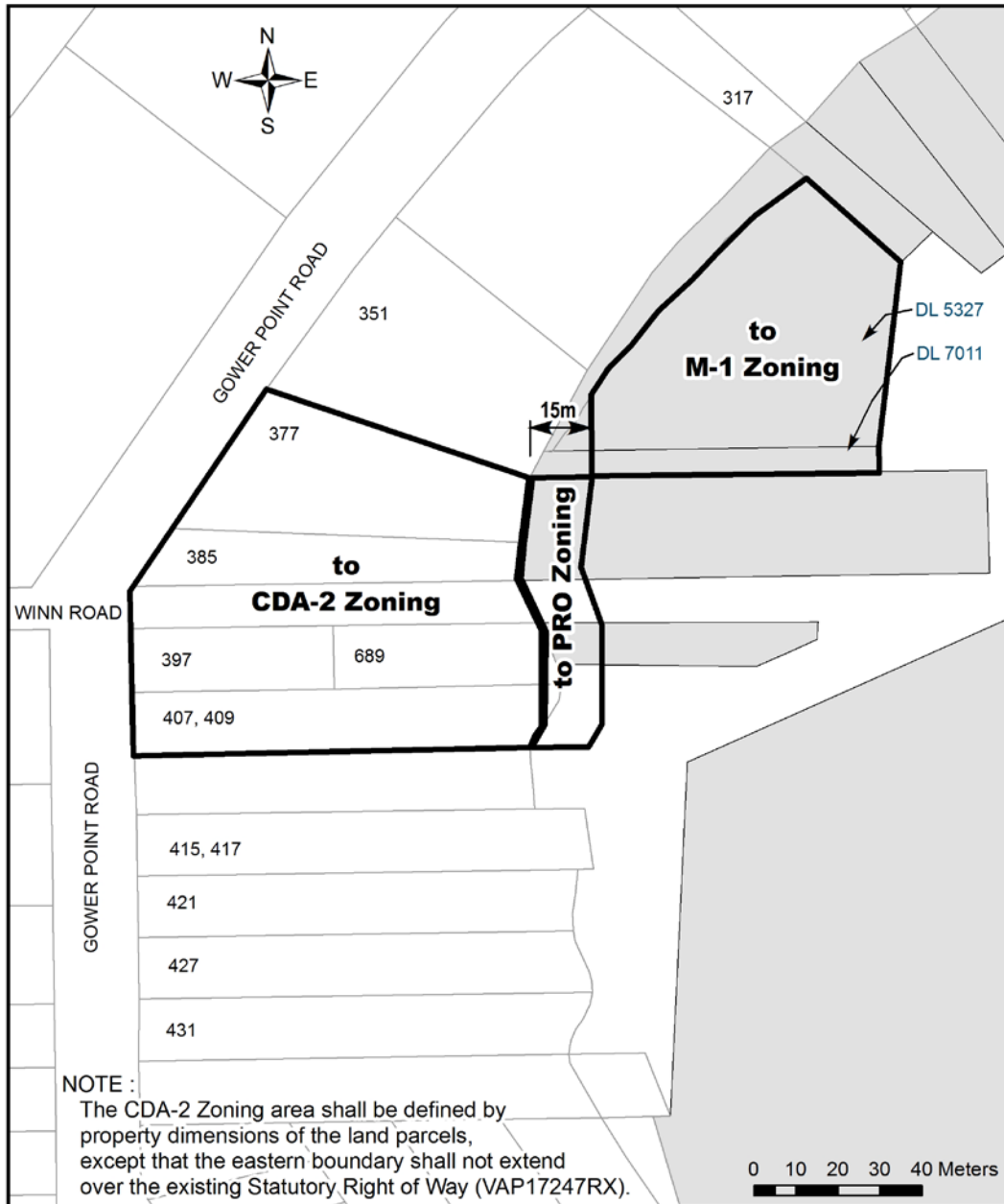
For subarea 1: 31.44 m (103.42 ft)

For subarea 2: 25.05 m (82.4 ft)

1418. Off-Street Parking and Loading

Off-street parking and loading must be provided and maintained in accordance with all provisions of Part 6, except that a reduction in parking requirements up to 20% may be applied for this site subject to a traffic study by a qualified person demonstrating that sufficient parking is being provided.

SCHEDULE "B"



File No.: 20150405
 Date : July 2015

SCHEDULE B
ZONING AMENDMENT BYLAW No.1065-33, 2015

SCHEDULE "C"

