

TOWN OF GIBSONS

BYLAW NO. 1065-41

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

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

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

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

1. This bylaw may be cited as “*Eagleview Heights Zoning Amendment Bylaw No. 1065-41, 2018.*”
2. *Town of Gibsons Zoning Bylaw No. 1065, 2007*, is amended as follows:
 - a. Altering the zoning designation of Block 9 Except: Firstly; Part in Reference Plan 18037, Secondly; Part Subdivided by Plan LMP21605, District Lot 1328 Group 1 New Westminster District Plan 4014 from Single-Family Residential Zone 1 (R-1) to Cluster Residential Zone 2 (RCL-2) on Schedule A to Bylaw No. 1065 as shown in Schedule A, attached to and forming part of this bylaw;
 - b. Inserting Cluster Residential Zone 2 (RCL-2) regulations in appropriate alphabetical and numerical order under Part 9 as follows:

“CLUSTER RESIDENTIAL ZONE 2 (RCL-2)

Application and Intent

The regulations of this zone shall apply to the use of land, buildings, and structures within Cluster Residential Zone 2 (RCL-2), as shown on the map attached as Schedule A to this bylaw. The intent of the RCL-2 zone is to permit multi-unit housing in a single-detached form, while preserving open space.

Permitted Principal Uses

- (1) Apartment use;
- (2) Townhouses;
- (3) In conjunction with townhouses, one secondary suite per townhouse unit permitted by Section 809 of this Bylaw;

Permitted Accessory Uses

- (1) Off-street parking and loading;

- (2) Accessory buildings permitted by Sections 413-420;
- (3) A community care use licensed as a day care for children;
- (4) Home Occupation permitted by Section 805 of this Bylaw.

Density

- (1) The minimum floor space ratio is 0.6;
- (2) The maximum floor space ratio is 0.75;
- (3) The maximum number of dwelling units in an apartment building is six (6).

Minimum Lot Area

- (1) The minimum lot area is 2000.0 m² (21,527 ft²).

Minimum Lot Width

- (1) The minimum lot width is 15.0 m (49.2 ft), or 20.0 m (65.6 ft) if not served by a rear lane.

Setbacks and Other Siting Regulations

- (1) Except as otherwise permitted or required by Sections 403, 413-420 and Part 5, the following minimum setbacks apply:
 - (a) front lot line: 3.0 m (9.8 ft);
 - (b) interior side lot line: 3.0 m (9.8 ft);
 - (c) exterior lot line: 3.5 m (11.5 ft);
 - (d) rear lot line: 3.5 m (11.5 ft);
- (2) The minimum distance between apartment buildings is 3.5 m (12 ft).

Maximum Lot Coverage for Impermeable Surfaces

- (1) For the purposes of calculating lot coverage, underground parking structures are deemed to be impermeable surfaces in this zone and therefore constitute lot coverage, unless they are covered with at least 450 mm of topsoil.
- (2) The maximum lot coverage is 50%.

Maximum Height of Buildings

- (1) Except as otherwise permitted or required by Part 5, a principal building must not exceed a building height of 8.5 m (27.9 ft);

Off-Street Parking and Loading Spaces

- (1) Off-street parking and loading spaces must be provided and maintained as required by Part 6.

Landscaping

- (1) All portions of a lot not covered by buildings and paved surfaces must be landscaped and maintained as required by Section 405.

Site Specific Conditions

- (1) On Block 9 Except: Firstly; Part in Reference Plan 18037, Secondly; Part Subdivided by Plan LMP21605, District Lot 1328 Group 1 New Westminster District Plan 4014, for the purpose of calculating building height, elevator and stair access from the street for two buildings is exempt from building height calculations provided that such structures occupy no more than 18% of the surface of the roof and do not exceed a height of 3.0 m (9.8 ft) as measured from the centreline of the travelled surface of the abutting street or lane.”

c. Adding the following definition to Section 201 in alphabetical order:

“FLOOR SPACE RATIO” means a ratio calculated by gross floor area of buildings divided by the lot area upon which the buildings are located.

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

READ a first time the	20	day of MARCH ,	2018
READ a second time the	17	day of APRIL ,	2018
PUBLIC HEARING held the	9	day of MAY ,	2018
READ a third time the	22	day of MAY ,	2018
APPROVED PURSUANT TO SECTION 52 OF THE TRANSPORTATION ACT the	14	DAY OF JUNE ,	2018
ADOPTED the	####	DAY OF MONTH ,	YEAR

Wayne Rowe, Mayor

Selina, Williams, Corporate Officer

