



STAFF REPORT

TO: Council **MEETING DATE:** June 5, 2018
FROM: Lesley-Ann Staats
Director of Planning **FILE NO:** [ZA-2017-03]-05
SUBJECT: Public Hearing Report for Gospel Rock Village Amendment Bylaw No.
1065-43, 2018 and Third Reading

RECOMMENDATIONS

1. **THAT the report titled Public Hearing Report for Gospel Rock Village Amendment Bylaw No. 1065-43, 2018 and Third Reading be received;**
 2. **AND THAT Council gives *Gospel Rock Village Amendment Bylaw No.1065-43, 2018* a Third Reading;**
 3. **AND FURTHER THAT the following conditions be met before *Gospel Rock Village Amendment Bylaw No.1065-43, 2018* be considered for Adoption:**
 - i. **A Covenant be registered on title to secure the terms of the Development Agreement endorsed by Council Resolution R2018-084;**
 - ii. **Form and character Development Permit Area guidelines for multi-family residential and commercial uses as per Policy 3.4.11 in the Gospel Rock Neighbourhood Plan be developed;**
 - iii. **A Wildfire Interface Protection Plan is provided to the Director of Planning.**
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BACKGROUND

The Gospel Rock Village development proposal on Block 7, Chaster Road was initiated in May 2017 by Modus Planning, Design and Engagement, on behalf of 1085102 BC LTD, INC.NO. BC1085102 referred to as Greenlane Homes to request the development of a Gospel Rock Village on Block 7, accessed by Chaster Road.

The Village proposes a mix of residential and commercial uses which includes 60 single family homes, 150 townhouses, 150 apartments with a commercial component on the ground floor, a tourist accommodation building, and underground parking. The development proposes a total of 360 residential units and protects approximately 46% of Block 7 from development through park and greenspace.

The property is currently zoned R-4, Single-Family Residential Zone 4, which allows single-family homes, schools, agricultural uses, community care use, and kennels and riding academies, with a minimum lot size of 8000 m².

The proposed zone is CDA-4, Comprehensive Development Area Zone 4, which is divided into seven subarea zones. Subarea 1 is proposed as the “village centre” with a mix of apartment, commercial and tourist accommodation uses with underground parking. Subarea 2 is proposed as part of the village centre with townhouses and underground parking, and Subareas 3-7 are residential with houses and townhouses.

The Bylaw was given 1st Reading on April 3, 2018. On April 17, 2018, Council adopted Resolution R2018-084 as follows:

Bylaw No. 1065-43

THAT the Director of Planning's report titled Gospel Rock Village Amendment Bylaw, Development Agreement Terms, Second Reading, and Public Hearing Date be received;

AND THAT the Terms for the Development Agreement outlined in the Block 7 Term Sheet dated April 9, 2018 be endorsed;

AND THAT "Gospel Rock Village Amendment Bylaw No. 1065-43, 2018" be given Second Reading;

AND FURTHER THAT a Public Hearing to consider "Gospel Rock Village Amendment Bylaw No. 1065-43, 2018" be scheduled to begin at 7:00 pm on Wednesday, May 23, 2018, at the Gibsons Royal Canadian Legion, located at 747 Gibsons Way, Gibsons

Notice of Public Hearing was advertised in the Coast Reporter on May 11th and May 18th, 2018, and notices were delivered to home owners and tenants within a 50-metre distance from Block 7 on May 7th, 2018.

PURPOSE

The purpose of this report is to provide a summary of the nature of comments that were received at the Public Hearing through verbal and written submissions and outline options for next steps.

PUBLIC HEARING SUMMARY

On May 23, 2018, a Public Hearing was held at the Gibsons Royal Canadian Legion located at 747 Gibsons Way, Gibsons. Approximately 113 people signed in to the Hearing. Minutes from the Public Hearing are enclosed as Attachment A. Written submissions received are collated in the May 23, 2018, Public Hearing Agenda.

Approximately 54 submissions were received from approximately 63 individuals. Of the 63 individuals, 75% (47 individuals) opposed the proposal, 28% (13 individuals) supported the proposal, and 23% (3 individuals) were neutral.

Staff reviewed the submissions and summarized the nature of comments received in Table 1.

Table 1: Summary of comments received from verbal and written submissions

Comments in Support	Comments in Opposition
<ul style="list-style-type: none">• Support for design of development• Support for community amenities and permanent protection of high value ecosystem• Supports the economy and increases tax revenue• Support for more housing, the proposal increases housing supply	<ul style="list-style-type: none">• Opposition to increased traffic on rural MOTI roads – safety concerns, request for Shaw-Inglis connector prior to development• Environmental concerns – increased traffic, air pollution, geotechnical concerns, loss of wildlife habitat• Opposition to development on Block 7 – request to preserve as park

Previous staff reports (specifically November 7, 2017 Committee of the Whole, April 3, 2018 Council, and April 17, 2018 Council) refer to traffic and infrastructure considerations, design, and environmental considerations. Terms for the Development Agreement attached to the April 17, 2018 staff report provide details on the infrastructure requirements and additional studies required prior to development.

NEXT STEPS

The next steps in the rezoning process include:

- Third Reading of the Bylaw
- Covenants registered to secure conditions of the rezoning will be met
- A Wildfire Interface Protection Plan is completed and submitted to the Director of Planning
- Staff to bring forward DPA design guidelines for Gospel Rock Neighbourhood Plan area
- Fourth Reading / Adoption

Council may proceed with the bylaw as written, alter the bylaw, or defeat it.

RECOMMENDATIONS / ALTERNATIVES

Staff's recommendations are on page 1 of this report.

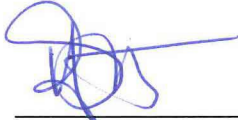
Alternatively, Council could alter the proposed Bylaw or defeat it. If the alteration changes the use or density, this would trigger a requirement to hold a second Public Hearing as per section 470(1)(b) in the *Local Government Act*. Defeating the proposed bylaw would result with the subject property remaining in the R-4 zone.

ATTACHMENTS

Attachment A – Public Hearing Report

Attachment B – *Gospel Rock Village Zoning Amendment Bylaw No. 1065-43, 2018*

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Lesley-Ann Staats', written over a horizontal line.

Lesley-Ann Staats, MCIP, RPP
Director of Planning

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I have reviewed the report and support the recommendations.

A handwritten signature in black ink, appearing to read 'Emanuel Machado', written over a horizontal line.
Emanuel Machado
Chief Administrative Officer



Public Hearing

MINUTES

Wednesday, May 23, 2018, 7:00pm
The Royal Canadian Legion
747 Gibsons Way, Gibsons, BC
Gospel Rock Village
Amendment Bylaw No. 1065-43, 2018

PRESENT: Mayor Wayne Rowe
Councillor Stafford Lumley
Councillor Charlene SanJenko
Councillor Jeremy Valeriote
Councillor Silas White

REGRETS: Councillor Jeremy Valeriote

STAFF: Emanuel Machado, Chief Administrative Officer
Selina Williams, Corporate Officer
Lesley-Ann Staats, Director of Planning
Dave Newman, Director of Infrastructure Services
Katie Thomas, Planning Assistant
Laurie Mosimann, Administrative Assistant

ATTENDEES: Approximately 113

CALL TO ORDER

The Mayor called the Public Hearing to order at 7:01pm.

OPENING STATEMENT

Mayor Rowe read an opening statement to members of the audience briefly introducing the proposed bylaw and providing rules governing the hearing. He stated all persons present would be given an opportunity to be heard on the matters contained in the proposed bylaw or to present their written submissions to the Corporate Officer for Council to consider.

Mayor Rowe announced that the meeting was being video recorded for Coast TV and that persons who did not wish to be recorded could take an opportunity to move out of the sight line of the camera.

Mayor Rowe also asked those present if there were any concerns with a private individual taking photos during the Public Hearing. No concerns were raised from those present.

INTRODUCTION AND BACKGROUND OF BYLAW

The Director of Planning provided a brief introduction of the proposed bylaw. She noted that:

- The Bylaw was given 1st Reading on April 3, 2018
- The Bylaw was given 2nd Reading on April 17, 2018
- Resolution to hold a Public Hearing on May 23rd, 2018 was adopted by Council on April 17, 2018
- Notice of Public Hearing was advertised in the Coast Reporter on May 11th and May 18th, 2018
- Notices were delivered on May 7th, 2018

WRITTEN SUBMISSIONS

Mayor Rowe asked the Corporate Officer to present written submissions received to date.

The Corporate Officer stated that the original agenda, published on Friday, May 18th, 2018, included submissions from 9 individuals. Between the publication of the agenda and the statutory deadline of 12 noon today an additional 12 submissions were received and have been added to the agenda for consideration. The total number of submissions is 21 representing 22 individuals, of those submissions, 14 individuals wrote in opposition to the proposal, 6 wrote in support of the proposal and two were neutral.

Individuals present may choose to present written submissions up the close of the hearing, these submissions will be collated tomorrow and added to the agenda for consideration.

PUBLIC INPUT

Mayor Rowe called a first time for presentations from the public and asked if there was anyone wishing to speak to the proposed bylaw.

1	Violet Winegarden	760 School Rd - Opposed <ul style="list-style-type: none"> • Speaking on behalf of Dorothy Graham a resident of Pratt Rd • Ms. Graham appreciates that Pratt Rd would change to three lanes of traffic
2	Susie Sanderson	397 Vernon Place - Opposed <ul style="list-style-type: none"> • Concerned with increased traffic on Pratt Rd • Requests safe traffic flow and pedestrian crossings on to the 101 Hwy
3	Pat Ridgway	201 Pratt Rd - Opposed <ul style="list-style-type: none"> • Publics objection to densified land development • Road access, road upgrades • Water supply • Protection of wildlife corridor • Instability of land • Protection of an asset to the Sunshine Coast • Increase in traffic in semi-rural neighbourhoods • Town or developer must create access from within the Town

		<ul style="list-style-type: none"> • Traffic increase on Pratt and Chaster Rd • Unsafe pedestrian crossings on Pratt Rd • Construction traffic over buildout • Safety of potential Quinn Place secondary access • Future Shaw Rd primary access has no time line or guarantee • Inappropriate area for higher density
4	Joan Richter	998 Chaster Rd - Opposed <ul style="list-style-type: none"> • Environmental and human impact • Lack of direct transportation route increases air pollution • Construction traffic over 5 year build out
5	John Rule	280 Pratt Rd - Opposed <ul style="list-style-type: none"> • Timing of Shaw/Inglis Rd access completion, could be stopped or delayed • Construction traffic on Pratt and Chaster Rd • Need of alternative access for construction traffic • Clear unfairness of no traffic route to highway within the Town • MOTI request to build secondary access route before reaching 250 dwelling trigger
6	Lorne Lewis	282 Lark Rd - Opposed <ul style="list-style-type: none"> • Threshold of 250 houses is too high • Concerned with emergency services access • Previous developments were required to make contributions to roads • Shaw Rd needs to go through to site for several reasons • Safety of intersection at Pratt and Chaster Rd
7	Suzanne Pemberton	426 Marine Dr - Opposed <ul style="list-style-type: none"> • Preservation of our jewel Gospel Rock • Destroying the area is a crime against nature and breach of public trust • No legacy for future generations • Purchase the land for the Gospel Rock Natural Park
8	Sharon Danroth	303 Pratt Rd - Opposed <ul style="list-style-type: none"> • Bad neighbor development • Road access concerns • Development traffic • Density on protected area • Lack of consultation with First Nations
9	Mike MacKlam	276 Lark Rd - Opposed <ul style="list-style-type: none"> • Pratt and Chaster Rd access • Developer should pay for infrastructure including road from Gibsons side • Town should not start development without funds to pay for infrastructure
10	LeeAnn Johnson	400 S. Fletcher Rd – in Support <ul style="list-style-type: none"> • Representing as Chair of the Sunshine Coast Conservation Association

		<ul style="list-style-type: none"> • Covenant to protect the steep side hill slopes and 2 pieces of waterfront of dedicated park • Developer willing to comply to OCP • Offers more community benefits than the OCP requires • Provides permanent protection of greenspace • Extends benefits to the community and eco systems
11	Susan Rule	280 Pratt Rd - Opposed <ul style="list-style-type: none"> • Concerned with traffic safety for school children on Pratt and Chaster Rd • Feels helpless as an Area E resident • Infrastructure before development
12	George Smith	1232 Gower Point Rd – Neutral <ul style="list-style-type: none"> • Board member of Friends of Gospel Rock • Current plan is the best plan submitted in 30 years • Concerned with impact on roads and Elphinstone • Go back to developer and do what you can to make the first road through Gibsons • Protect your neighbours
13	Donald Mackay	971 Gower Point Rd - Opposed <ul style="list-style-type: none"> • What is prominence of developer? Director of Planning replied the name is on the application • Pratt, east Chaster and Rosemund Rd are unsuitable for heavy traffic • Why is a completion of Shaw Rd not a required Development Cost Charge?
14	Al Beaver	837 Oceanmount Blvd - Opposed <ul style="list-style-type: none"> • Has there been a geotechnical study? • Unknown depth of aquitard and depth of excavation • Floor space ratio and zoning must fit land • Concern with access and egress
15	Andrew Lai	310 - 825 Homer St, Vancouver – in Support <ul style="list-style-type: none"> • Neighbor to north of Block 7 • The best proposal submitted for property over 25 years, generous in contributions • Provision of parkland • Chaster Rd should be a full road • Concerned with latecomer fees
16	Jon McRae	777 Payne Rd – in Support <ul style="list-style-type: none"> • Pratt and Chaster Rd are classified as grid roads • Area E residents use Town of Gibsons roads • Inaccurate to say that studies have not been done • Developer has provided OCP requirements
17	Annemarie De Andnore	762 Cascade Cres - Opposed <ul style="list-style-type: none"> • Concerned with safety on Pratt Rd • Should be a smart development that solves problems • Look at the long term

		<ul style="list-style-type: none"> Community should not bare the cost of development The needs of the developers are coming first
18	Michael Maser	<p>206 Pratt Rd - Opposed</p> <ul style="list-style-type: none"> This plan needs further study Area E is integrated with Gibsons Development will displace residence of Area E Commends developer for its stand on environmental issues but it's not enough First block slated for development, anticipate future development on neighbouring blocks Some density is appropriate, but needs to be more careful planning Does not want plan as conceived now
19	Lois Thomson	<p>1379 Chaster Rd - Opposed</p> <ul style="list-style-type: none"> Increase in traffic pattern on Chaster Rd due to Bonniebrook development that has no feed to the highway Where is infrastructure and pre-planning? Where will students from the development go to school? Impact of construction traffic Pratt and Chaster Rd will bare the brunt of traffic
20	Daniel Bouman	<p>1025-D North Rd – in Support</p> <ul style="list-style-type: none"> Chair of Friends of Gospel Rock and Director of Conservation Association Benefit from covenant Ecological benefit of land is extremely high Developers consultants have been straight forward and motivated by publics passion Protection of rare land hangs in the balance
21	Kenan MacKenzie	<p>1498 Lockyer Rd – in Support</p> <ul style="list-style-type: none"> No proper planning between town of Gibsons and Sunshine Coast Regional District Will allow everyone to enjoy Gospel Rock forever Improvements to Gower Point Rd A lot of positives to the development Feel for the people on Pratt Rd Mahon Rd access is there to develop Density absorption will be over time
22	Marie Fontaine	<p>495 Abbs Rd – in Support</p> <ul style="list-style-type: none"> Understand fear of development but we do need housing Provided a sustainable plan Transportation issues are common and could be addressed thru a collaborative process with the developer Transportation issues existed before this development Town, district and developer need to work together Need apartments Economically beneficial

23	Angela Wall	958 Gower Point Rd – Opposed <ul style="list-style-type: none"> • Representing parents in the community • Currently unsafe to walk on Pratt Rd • Infrastructure must preclude development • Feels unrepresented as an Area E resident
24	James Wood	Lot 31 Chaster Rd – in Support <ul style="list-style-type: none"> • Need development and housing • Roads and infrastructure will come with development • Pratt Rd needs to be fixed • Need to push forward to move forward as a community
25	Margot Grant	714 Tricklebrook Way - Opposed <ul style="list-style-type: none"> • Lack of affordable housing • 30%-50% of income goes to housing • Who will the development benefit • Lack of infrastructure • Loss of nature area

Mayor Rowe called a second time for presentations from the public and asked if there was anyone wishing to speak to the proposed bylaw.

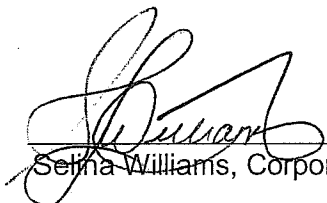
26	Sam McKillop	1039 Chaster Rd – Opposed <ul style="list-style-type: none"> • Lack of consultation with neighbouring residence • Concerned with wildlife conservation • Traffic issue is not isolated • Loss of best assets • Likes Chaster Rd the way it is
27	Susan Rule	280 Pratt Rd – Opposed <ul style="list-style-type: none"> • Provided 13 reasons to say no
28	Brad Stewart	756 Hillcrest Rd - Opposed <ul style="list-style-type: none"> • What if developer cannot afford major road access after 2/3's of the development is completed?

Mayor Rowe called a third time for presentations from the public and asked if there was anyone wishing to speak to the proposed bylaw.

There was no further input from the public.

ADJOURNMENT

Being no further input, Mayor Rowe adjourned the Public Hearing at 8:50pm.



Selma Williams, Corporate Officer

TOWN OF GIBSONS
BYLAW NO. 1065-43, 2018

A bylaw to amend 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 *Zoning 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 the *Gospel Rock Village Amendment Bylaw No. 1065-43, 2018*.
2. *Town of Gibsons Zoning Bylaw No. 1065, 2007* is hereby amended as follows:
 - a. Altering the zoning designation of Block 7 District Lot 842 Plan 6755 from Single-Family Residential Zone 4 (R-4) to Comprehensive Development Area Zone 4 (CDA-4) on Schedule A to Bylaw No. 1065 as shown in Schedule "A", attached to and forming part of this bylaw, as follows:
 - i. Lands within the area outlined in bold and marked "1A", "1B", "1C", and "1D" as Comprehensive Development Area Zone 4 Subarea 1;
 - ii. Lands within the area outlined in bold and marked "2" as Comprehensive Development Area Zone 4 Subarea 2; and,
 - iii. Lands within the area outlined in bold and marked "3" as Comprehensive Development Area Zone 4 Subarea 3;
 - iv. Lands within the area outlined in bold and marked "4" as Comprehensive Development Area Zone 4 Subarea 4;
 - v. Lands within the area outlined in bold and marked "5" as Comprehensive Development Area Zone 4 Subarea 5;
 - vi. Lands within the area outlined in bold and marked "6" as Comprehensive Development Area Zone 4 Subarea 6; and
 - vii. Lands within the area outlined in bold and marked "7" as Comprehensive Development Area Zone 4 Subarea 7;
 - viii. Lands within the area outlined in bold and marked "PRO" as Parks, Recreation, and Open Space Zone;

- b. Inserting Comprehensive Development Area Zone 4 (CDA-4) regulations in appropriate numerical order under Part 14 as follows:

“COMPREHENSIVE DEVELOPMENT AREA ZONE 4 (CDA-4)

Application and Intent

The regulations of this zone apply to the use of land, buildings, and structures within the Comprehensive Development Area Zone 4 (CDA-4). The intent of the CDA-4 zone is to allow a mix of residential and tourist accommodation uses and a small commercial use area to support a compact, pedestrian-oriented community. Subareas are shown on Schedule H.

Subarea 1, includes 1A, 1B, 1C and 1D, and is recognized as the “village centre” with a permitted mix of apartment, commercial and tourist accommodation uses with underground parking. Densities, heights and building massing are more intensive as compared to other subareas within the CDA-4 zone. Building forms are regulated by floor area, setbacks, height and stepped height.

Subarea 2 is recognized as part of the “village centre” with townhouses and underground parking, primarily modeled after the RM-2 zone. Building forms are regulated by setbacks, height, and floor area.

Subareas 3, 4, 5, 6, and 7 are recognized as residential development outside of the “village centre”, primarily modeled after the R-2, R-3, R-5, and RM-2 zones, with setback and lot width adjustments to accommodate cul-de-sac frontages and the site’s terrain.

Residential Density

- (1) The maximum number of residential dwelling units, inclusive of apartment units, townhouse units, single family dwellings, and two-family dwellings shall be 360:
 - (a) The maximum number of apartment units shall be 150;
 - (b) The maximum number of townhouse units shall be 150;

Calculations

- (1) For the purpose 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) Notwithstanding Part 2, for the purposes of calculating building heights in this zone, the finished grade located adjacent to building entry(s) along the Village Green and Village Crescent and, where underground parking is provided for the building, the top of the parking structure is deemed to be the average grade, and building height is the vertical

distance from average grade to the midpoint of the highest roof plane of the building.

Subarea 1

The regulations of this zone apply to the use of land, buildings, and structures within Subarea 1 of the Comprehensive Development Area Zone 4 (CDA-4), which include subareas 1A, 1B, 1C and 1D.

(1) Permitted Principal Uses are:

(a) For Subareas 1A, 1C, and 1D:

- i. apartment use

(b) For Subarea 1B:

- i. tourist accommodation
- ii. tasting lounge

(2) Permitted Accessory Uses are:

(a) For Subareas 1A and 1B:

- i. service commercial use on the ground floor
- ii. retail use on the ground floor
- iii. off-street parking and loading

(b) For Subareas 1B:

- i. restaurant use associated with the principal tourist accommodation use
- ii. premises for the sale and consumption of alcoholic beverages attached to a principal tourist commercial use
- iii. a microbrewery, in conjunction with a tasting lounge

(c) For Subarea 1C, attached to an apartment use on the ground floor and fronting the Village Green:

- i. office use
- ii. retail use
- iii. service commercial use
- iv. studio of artists and artisans

- (3) Maximum gross floor area for service commercial and retail uses, except for a restaurant use associated with a principal tourist accommodation use in Subarea 1B, shall be 464 m² (5000 ft²).
- (4) Minimum lot area shall be 2,000 m² (0.49 acres);
- (5) Minimum lot width shall be 25.0 m (82.0 ft);
- (6) Minimum lot depth shall be 30.0 m (98.4 ft);
- (7) Setbacks from all property lines shall be not less than 3.0 m (9.8 ft);
- (8) Maximum lot coverage is 95%;
- (9) Maximum height of buildings shall:
 - (a) be the lesser of 4 storeys and 15.0 m (49 ft), except that a principal building in Subarea 1B may have a fifth storey not exceeding 55% of the floor area of the storey beneath;
 - (b) step at a 1:2 (V:H) ratio beginning at the lesser of 4 storeys and 15.0 m (49 ft), as measured from finished grade at the setback line and as shown in Figure 1;

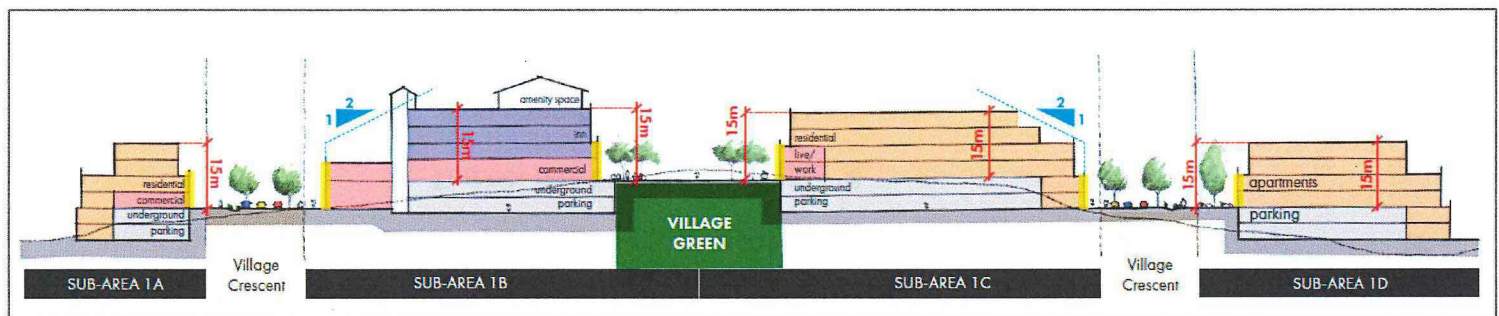


Figure 1: Subarea 1 Height diagram – Apartment / Tourist Commercial Section

- (10) Off-street parking and loading spaces must be provided and maintained as required by Part 6 and shared parking may be applied to Subareas 1 and 2.

Subarea 2 – Custom Multi-Family Residential Zone 2 (RM-2)

In Subarea 2 the regulations for the Multi-Family Residential Zone 2 (RM-2) shall apply, except that:

- (1) Permitted principal uses shall be limited to townhouses;
- (2) The minimum front lot line setback is 3.0 m (9.8 ft);
- (3) The maximum height of buildings is the lesser of three storeys and 11.5 m (38 ft);

- (4) Building floor area of the third storey must not exceed 70% of the second storey building floor area;

Subarea 3 – Custom Single Family and Two Family Residential Zone 5 (R-5)

In Subarea 3, the regulations for the Single Family and Two Family Residential Zone 5 (R-5) shall apply, except that the minimum front lot line setback is 3.0 m (9.8 ft).

Subarea 4 – Single Family and Two Family Residential Zone 5 (R-5)

In Subarea 4, the regulations for the Single Family and Two Family Residential Zone 5 (R-5) shall apply.

Subarea 5 – Custom Single and Two Family Residential Zone 3 (R-3)

In Subarea 5, the regulations for the Single and Two Family Residential Zone 3 (R-3) shall apply, except that:

- (1) Secondary suites are not permitted; and
- (2) The minimum front lot line setback is 3.0 m (9.8 ft).

Subarea 6 – Custom Single Family Residential Zone 2 (R-2)

In Subarea 6, the regulations for the Single Family Residential Zone 2 (R-2) shall apply, except that:

- (1) Secondary suites are not permitted;
- (2) The minimum front lot line setback is 3.0 m (9.8 ft); and
- (3) The minimum lot width is 14.5 m (48 ft).

Subarea 7 – Custom Multi-Family Residential Zone 2 (RM-2)

In Subarea 7, the regulations for the Multi-Family Residential Zone 2 (RM-2) shall apply, except that the minimum front lot line setback is 3.0 m."

- c. Inserting the CDA-4 map titled Comprehensive Development Area Zone 4 – Gospel Rock Village, as shown in Schedule "A", as Schedule H and amending Section 1501 accordingly.
- d. Amending the definition of "lot area" under Section 201 by deleting (i) and replacing it with the following text:
 - (i) except in the CDA-4 zone, sloping portions of the lot having a slope of more than 50%, over a horizontal distance of 6.0 m (19.7 ft) or more;
- e. Deleting Section 418 (a) and replacing it with the following text:

- (a) where attached to or located within 1.5 m (4.9 ft) of a *principal building*, within the setbacks for such *principal building* and in the CDA-4 zone, not less than 6 m (19.7 ft) from a front lot line; and,
- f. Making such consequential alterations and annotations as are required to give effect to this amendment bylaw, including renumbering of the Zoning Bylaw.

READ a first time the 3 day of APRIL , 2018

READ a second time the 17 day of APRIL , 2018

PUBLIC HEARING held the 23 day of MAY , 2018

READ a third time the ##### day of MONTH , YEAR

ADOPTED the ##### day of MONTH , YEAR

Wayne Rowe, Mayor

Selina Williams, Corporate Officer



COMPREHENSIVE DEVELOPMENT AREA
Zone 4 - Gospel Rock Village

SCHEDULE "A"

May 2018

LEGEND

- Town of Gospel Rock Boundary
- Gospel Rock Neighbourhood Plan Boundary
- Subject Parcel Boundary
- See context

- CD A-1 SUBAREA ZONES**
- 1-B** CD A-1 - Tourist Commercial Zone
- 1-A** CD A-1 - Mixed-Use Commercial/Residential Zone
- 1-C** CD A-1 - Mixed-Use Commercial/Residential Zone
- 1-D** CD A-1 - Mixed-Use Commercial/Residential Zone
- 2** CD A-1 - Townhouses - custom RM-2 Zone
- 3** CD A-1 - Townhouses - custom RM-2 Zone
- 4** CD A-1 - Single and Two Family Residential - custom RM-6 Zone
- 5** CD A-1 - Single and Two Family Residential - custom RM-6 Zone
- 6** CD A-1 - Single and Two Family Residential - custom RM-6 Zone
- PRO** CD A-1 - Parks, Recreation and Open Space Zone

