

TOWN OF GIBSONS

BYLAW NO. 1065-54, 2020

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

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

AND WHEREAS the Council deems it desirable to amend the Zoning Bylaw to facilitate infill, ground-oriented housing options on existing single-family lots;

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

1) This Bylaw may be cited as the *Zoning Amendment Bylaw No. 1065-54, 2020*.

2) The *Town of Gibsons Zoning Bylaw No. 1065, 2007* is amended by:

a) Inserting the following new definition in Section 2.1 in alphabetical order:

“THREE-FAMILY DWELLING” means a residential use in which the principal detached building on a lot is used for three dwelling units constructed side-by-side or above one another.”

b) Replacing the existing with the following new definition in Section 2.1 in alphabetical order for:

“APARTMENT USE” means the residential use of part or all of a building comprised of three or more dwelling units, but does not include townhouses or three-family dwellings.”

c) Amending SCHEDULE “F” of Bylaw 1065 to revise its title and include the properties fronting Davis Road and Poplar Lane within the Garden Suite Areas, as shown in Appendix A attached to and forming part of this bylaw;

d) Amending the title of Section 8.10 to read as follows:

“Garden Suites Areas”

e) Amending Section 8.10 (6) to read as follows:

“Building Floor Area of the Garden Suite shall not exceed the gross floor area of the principal building. In the case of a two-family dwelling or a three-family dwelling, the Garden Suite must not exceed the gross floor area of the smallest principal dwelling.”

- f) Inserting the new Multi-Family Residential Zone 7 (RM-7) zone in numerical order in Part 10 to Bylaw 1065, attached to and forming part of this bylaw as Appendix B;
- 3) Altering the zoning designation for area on Schedule A to Bylaw No. 1065, from the existing Single-Family Residential Zone 2 (R-2) to Multi-family Residential Zone 7 (RM-7), as shown in Appendix C attached to and forming part of this bylaw.
- 4) Making such consequential alterations and annotations as are required to give effect to this amending bylaw, including renumbering of subsequent provisions of the Bylaw.

READ a first time the	3 rd day of MARCH,	2020
READ a second time the	##### day of MONTH,	YEAR
PUBLIC HEARING held the	##### day of MONTH,	YEAR
READ a third time the	##### day of MONTH,	YEAR
APPROVED pursuant to Section 52(3)(a) of the <i>Transportation Act</i> the	##### day of MONTH,	YEAR
ADOPTED the	##### day of MONTH,	YEAR

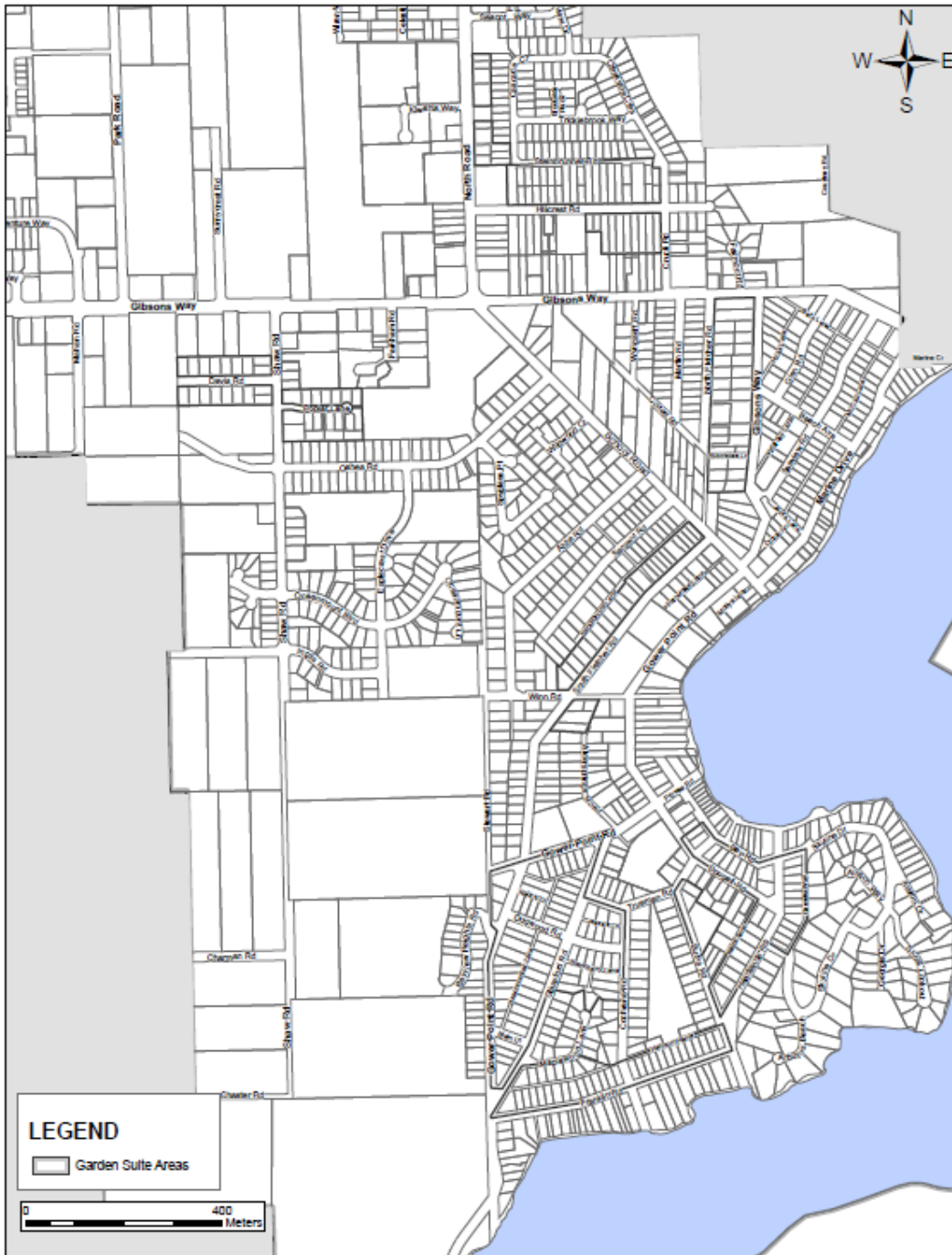
William Beamish, Mayor

Lindsey Grist, Corporate Officer



APPENDIX A Garden Suite Areas Schedule F

0200004 ZoningGardenSuiteF
January 2020



Disclaimer:
This information has been compiled by the Town of Gibsons using data derived from a number of sources with varying levels of accuracy. The Town disclaims all responsibility for the accuracy of this information.

APPENDIX B

MULTI-FAMILY RESIDENTIAL ZONE 7 (RM-7)

10.XX Application and Intent of Zone

The regulations of this zone apply to the use of land, buildings, and structures within the Multi-family Residential Zone 7 (RM-7). The intent of the RM-7 zone is to allow for infill medium-density residential options on larger single-family residential lots.

10.XX Permitted Principal Uses

- (1) One Single-Family Residential Dwelling per lot; or
- (2) One Two-Family Dwelling per lot; or
- (3) One Three-Family Dwelling per lot.

10.XX Permitted Accessory Uses

- (1) accessory
- (2) off-street parking and loading;
- (3) one Garden Suite as permitted by Section 8.10 of this Bylaw;
- (4) Accessory Buildings as permitted by Section 4.13-4.20;
- (5) Bed and Breakfast;
- (6) Home Occupations subject to the regulations of Section 8.5 of this bylaw; and
- (7) Other accessory uses customarily incidental and subordinate to a permitted principal use.

10.XX Minimum Lot Area

- (1) A lot in the RM-7 zone must have a lot area of not less than 650 m² (6,996 ft²).

10.XX Minimum Lot Width

- (1) A lot in the RM-7 zone must have a lot width of not less than 19.0 m (62.4 ft).

10.XX Density

- (1) The maximum floor space ratio is 0.60;
- (2) Where required accessory off-street parking is located within or under a principal building, the floor area occupied by such parking may be added to the lot area of the lot for purpose of determining density under subsection (1).

10.XX Setbacks

- (1) Except as required or permitted by Part 4, Part 5 and Part 8 of this bylaw, buildings and structures must be sited no closer to a lot line than the following:
 - (a) front lot line: 7.5 m (24.6 ft);
 - (b) rear lot line: 7.5 m (24.6 ft);
 - (c) interior side lot line: 1.5 m (4.9 ft);
 - (d) exterior side lot line: 3.0 m (9.8 ft).
- (2) Notwithstanding Section 4.3 (3) of this bylaw, porches, porticoes, steps and decks projecting beyond the face of a principal building may be sited 2.0 m closer to a front lot line than the setback specified elsewhere in this bylaw.

10.XX Maximum Lot Coverage

- (1) The maximum lot coverage is 50%.

10.XX Maximum Height of Buildings

- (1) Except as otherwise required by Part 5 and Part 8 of this bylaw, principal buildings in the RM-7 zone must not exceed a building height of 8.0 m (26.2 ft);
- (2) Notwithstanding Section 8.10, a Garden Suite shall be limited to one storey in building height.

10.XX Required Off-Street Parking

- (1) Off-street, parking must be provided and maintained in accordance with the requirements of Part 6 and the minimum parking space requirements for the RM-7 zone including:
 - a. A Three-Family Dwelling has a minimum parking requirement of 4.0 parking spaces;

10.XX Landscaping

- (1) The uses in the RM-7 zone must be landscaped and maintained as required by Section 4.5 of this Bylaw.



Appendix C

Zoning Bylaw Amendment No. 1065-54, 2020

