

TOWN OF GIBSONS

BYLAW NO. 985-25

A Bylaw to amend *Town of Gibsons Official Community Plan Bylaw No. 985, 2005*

WHEREAS the Council for the Town of Gibsons has adopted *Town of Gibsons Official Community Plan Bylaw No. 985, 2005*;

AND WHEREAS the Council deems it desirable to amend the Official Community Plan;

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

1. This Bylaw may be cited as "*Official Community Plan Amendment Bylaw No. 985-25, 2020*".
2. The *Official Community Plan Bylaw No. 985, 2005*, is amended by:
 - a) Altering the land use designation for that area on Schedule B to Bylaw No. 985, from the existing "Medium Density Residential" designation to the "Multi-Unit Residential Special Character" designation as shown on Appendix A attached to and forming part of this bylaw;
 - b) Altering the development permit area for that area on Schedule E to Bylaw No. 985, from the existing "Multi-family Residential Development Permit Area No. 4" to "Intensive Residential Development Permit Area No. 8", as shown on Appendix A attached to and forming part of this bylaw;
 - c) Altering Table 5-1 by replacing the existing "Multi-Unit Residential Special Character" land use designation with the following description and intent:

"To permit single detached dwellings and multiple unit residential in a single-detached building form with a FSR of 0.5 to a maximum FSR of 0.75 (generally 20 to 25 uph for single-detached, and 25 to 60 uph for multiple unit residential). For the area on the south-east side of Marine Drive between Beach Avenue and Jacks Lane, the residential use may be combined with compatible marine related uses.";
 - d) Altering "Multi-family Residential Development Permit Area No. 8" by:
 - i. Replacing the heading entitled "Relationship to the Street or Lane" on page 140 with the following:

"Relationship to the Street or Lane (Where Present)"
 - ii. Replacing the existing text under heading entitled "Parking and Access" on page 140 with the following:

- A walking path providing direct access to the Garden Suite should be clearly visible from the street or lane.
- All buildings should be sited to provide for safe fire access to all units.
- All parking spaces should access the site via a single, shared driveway and/or directly from a public lane, where available.
- Parking should not dominate the proposed Garden Suite.
- If the parking space for the Garden Suite is not enclosed in the building, permeable pavement or wheel strips should be used, to minimize additional impermeable surfaces.
- Parking pads and garages should be located to the rear or side of the dwelling unit(s) wherever possible, and always where there is access from a rear lane.
- Vehicular access from the street is strongly discouraged unless a property is not served by a lane or is subject to prohibitively steep grades.
- Where there is no lane, there should be a 4.0 m wide clear area connecting the street and a Garden Suite, to provide clear, safe access to the Garden Suite.”

e) 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 3rd day of MARCH, 2020

PURSUANT to Section 475 of the *Local Government Act* consultation requirements considered the ##### day of MONTH, YEAR

CONSIDERED in conjunction with the Town of Gibsons' Financial Plan and any applicable Waste Management Plans pursuant to the *Local Government Act* the ##### day of MONTH, YEAR

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

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

William Beamish, Mayor

Lindsey Grist, Corporate Officer



Appendix A

OCP Amendment Bylaw No. 985-25, 2020

