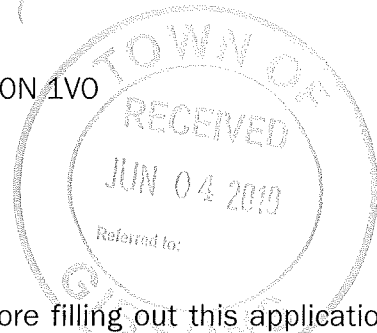




Planning Department

474 South Fletcher Road, Box 340, Gibsons, BC V0N 1V0
Phone 604-886-2274, Fax: 604-886-9735
www.gibsons.ca



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TEMPORARY USE PERMIT APPLICATION FORM

Please read the Temporary Use Permit Application Guide before filling out this application form. If you have any questions or require assistance in filling out this form contact the Planning Department. The processing of your application will be delayed if it is incomplete. Mail or deliver the completed application form, fee, plans and supporting material to the Town of Gibsons Planning Department and make your fee payable to the Town of Gibsons. Contact the Town of Gibsons Planning staff for the current fee prior to submitting your applications as fees may change, or consult the Rates, Fees and Charges Bylaw.

SECTION 1: DESCRIPTION OF PROPERTY

Lot/Parcel Plan Block

District Lot/Section Range

Other Description

Street Address

Jurisdiction and Folio Number (From Property Assessment/Tax Notice)

Parcel Identifier (PID) (From State of Title Certificate)

SECTION 2: OWNER INFORMATION (ADD PAGES IF MORE THAN TWO OWNERS)

First Owner Information	Second Owner Information
Name <input type="text" value="Michco Investments Ltd. Christopher Danroth"/>	Name <input type="text"/>
Address <input type="text" value="3905-1111 Alberni Street"/>	Address <input type="text"/>
City <input type="text" value="Vancouver - Gibsons"/>	City <input type="text"/>
Province/State <input type="text" value="BC"/>	Province/State <input type="text"/>
Postal/Zip <input type="text" value="V6E 4V2 V0N 1V0"/>	Postal/Zip <input type="text"/>
Telephone/Fax <input type="text"/>	Telephone/Fax <input type="text"/>
Email <input type="text"/>	Email <input type="text"/>

SECTION 3: APPLICANT INFORMATION (IF DIFFERENT THAN OWNER)

Name	<input type="text"/>				
Address	<input type="text"/>				
City	<input type="text"/>	State/Province	<input type="text"/>	Postal/Zip	<input type="text"/>
Telephone	<input type="text"/>	Fax	<input type="text"/>	Cell	<input type="text"/>
Email	<input type="text"/>				

This information is collected in compliance with the Freedom of Information and Protection of Privacy Act (FOIPOP). If you require further information regarding the FOIPOP Act please contact the FOI Coordinator at 604.886.2274 (<http://www.gibsons.ca/freedom-of-information-a-protection-of-privacy.html>) or the Information and Privacy Commissioner at 1.800.663.7867 (www.oipc.bc.ca)

SECTION 4: PLANS AND SUPPORTING MATERIALS CHECKLIST

All applicants must provide one full-scale (not less than 1:100 metric) detailed site plan, three reduced (letter size, 8.5" x 11") sets of drawings, and one set of high resolution digital copies (in PDF format) that must include the following (initial or check beside each item):

- A Certificate of Title dated within 30 days of application. Can be obtained from the Town for a fee;
- Owner's signature or written authorization from the registered owner(s) for an agent to act on their behalf;
- Proposal Summary outlining the nature of the proposed development, how the development fits within the neighbourhood, and the design character of the housing neighbourhood or commercial use proposed;
- Site Plan: Maximum size 11" x 17" showing the dimensions of the proposed development;
- Development Plans. Detailed drawings of the proposed development, including building sections and elevations, parking layout and access, proposed means of servicing, existing vegetation and landscaped areas. Must also include a project summary sheet outlining gross site area, density and number of dwelling units, site coverage, heights, setbacks and other relevant data. One set of fully dimensioned plans required, one set of reduced drawings (maximum size 11" x 17") required plus one set of high resolution digital copies (in PDF format) including:
 - o Dimensions of the property, existing and proposed roads;
 - o Location and dimensions (including setbacks) of existing and proposed buildings on site (a recent survey plan is required);
 - o The location of any watercourses, steep banks or slopes; and,
 - o Any easements or statutory Rights-of-Way.

ADDITIONAL INFORMATION

If the space provided below for each section is not sufficient, please attach additional information using a Microsoft Word, Microsoft Excel, or a separate PDF document.

SECTION 5: DESCRIBE THE CURRENT USE(S) OF THE LAND AND BUILDINGS ON THE PROPERTY.

The land and buildings are currently used for office space, storage and RV rentals.

SECTION 6: DESCRIBE THE PROPOSED TEMPORARY USES OF THE LAND AND BUILDINGS, AND SHOW ON YOUR SITE PLAN, THE LOCATION OF ANY PROPOSED BUILDINGS OR STRUCTURES.

The temporary use permit would cover the temporary permission for the following uses:

- Permission for up to 10 RVs to remain on site as single-occupancy residences, until completion of a redevelopment into purpose-built rental.
- Permission for existing office uses to remain
- Permission for existing modular (at rear of property) to remain occupied
- Permission for 2 sea cans to be added to the property, for storage before and during construction

SECTION 7: DESCRIBE THE REASONS FOR THE PROPOSED TEMPORARY USE.

The purpose of the proposed temporary use is to allow temporary housing for current Gibsons residents unable to find affordable housing in the current housing market. The long-term plan for the property is to redevelop the site into a mixed-use development comprised of ground floor commercial and purpose built rental housing (upper three stories). Approximately one-third of these units would be affordable rentals, with mechanisms in place to ensure long-term affordability.

SECTION 8: DESCRIBE THE TIME PERIOD REQUIRED FOR THE TEMPORARY USE.

The Temporary Use Permit would be active for three years. If the land owner demonstrates significant movement forward on the redevelopment but has not yet completed the project, we anticipate that an extension of the TUP may be required.

SECTION 9: CESSATION OF TEMPORARY USE PERMIT

A Temporary Use Permit is not a substitute for an application to rezone a property. A TUP is only intended to allow for an activity over a limited period of time. At the conclusion of the Permit, it is intended that the temporary use will:

- Cease.
- Be zoned to another site that is zoned (or designated) for that use.
- During the time that the temporary permit is in effect, a rezoning application will be applied for in order to change the zone on the property, and therefore the site will be zoned (designated) to allow the use. If that application is unsuccessful and the temporary permit expires, the temporary use will be removed.
- Other:

SECTION 10: DESCRIBE THE STEPS THAT WILL BE TAKEN TO RESTORE THE LAND OR BUILDINGS AFTER COMPLETION OF THE TEMPORARY USE. ADDITIONAL INFORMATION MAY BE REQUESTED DURING THE REVIEW OF THIS APPLICATION. SECURITY MAY BE REQUESTED AS A GUARANTEE OF PERFORMANCE OF THE TERMS OF THE PERMIT.

The development of a new mixed-use development project on site will be subject to a development permit process, which will require the land owner to submit both designs/architectural drawings subject to form and character requirements of the Town, and a landscape plan will be submitted. Both these processes will ensure that the land is in line with permitted uses.

SECTION 11: APPLICATION COMPLETION

(initial each of the following)

- I have completed all sections of this application form.
- I have included detailed site plans and elevation drawings as required in Section 4 of this application form.
- I have included the additional documentation and reports required in Section 4 of this application form.
- I have included recent State of Title Certificate (not more than 30 days old), or will obtain from the Town for a fee.
- I have included copies of all covenants registered against the title.
- All owners listed on the title have signed the application.
- I have verified as to whether my property falls within a Development Permit Area.
- I have included the correct fee (contact the Town of Gibsons Planning Department or visit the Rates, Fees and Charges Bylaw (for correct fees). *To be delivered June 5*)

Please note: your application will not be considered complete and cannot be processed unless it contains all of the information above. Please also review all relevant bylaws including the Official Community Plan (Bylaw 985 and associated amendments), the Zoning Bylaw, and the Development Application Procedures Bylaw.

SECTION 12: OWNER'S CONSENT AND AUTHORIZATION

To process the application the signature of all registered owners is required. For additional owners, including Strata Corporations, attach a separate sheet.

In order to assist the Town of Gibsons in the review and evaluation of my application, by signing below, I authorize the Planner(s) assigned to this application to enter into the land at reasonable times, after making reasonable efforts to arrange a schedule a convenient time for such a visit, to inspect the land. I acknowledge a right, if a convenient time can be scheduled, to accompany the Planner on the site visit.

By signing below, I authorize the Applicant named in Section 3 of this application to represent this application.

Chris Danroth (on behalf of Michco Investments Ltd.) _____
 Owner One, Full Name Owner Two, Full Name

 _____
 Authorization Signature Authorization Signature

June 4, 2019 _____
 Date Date