

TOWN OF GIBSONS

BYLAW NO. 1065-58, 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;

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

1) This Bylaw may be cited as the *Zoning Amendment Bylaw No. 1065-58, 2020*.

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

a) Deleting the following definitions in Section 2.1:

“**TWO-FAMILY DWELLING**” means a residential use in which the principal detached building on a lot is used for two dwelling units, not including a secondary suite.

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

“**SECONDARY SUITE**” means an accessory dwelling unit, having an area not more than 40% of the total gross floor area of the principal dwelling unit, with a private external access.

“**SINGLE-FAMILY DWELLING**” means a residential use in which the principal building on a lot is used for one principal dwelling unit.

“**TOWNHOUSE**” means residential use of a building comprised of three or more principal dwelling units, with each dwelling having a separate direct entrance from grade. A townhouse is often referred to as row housing and stacked townhouses.

c) Inserting the following new definitions in Section 2.1 in alphabetical order:

“**DUPLEX**” means a building containing two principal dwelling units, connected to one another by a common wall and a common foundation, and having separate entrances.

“**PRIMARY DWELLING UNIT**” means a larger dwelling unit within a building containing a secondary suite or lock-off suite.

“**PRINCIPAL DWELLING UNIT**” means a single real estate entity which can include a primary dwelling unit with a secondary suite or a lock-off suite.

“**LOCK-OFF SUITE**” means an accessory dwelling unit located within an apartment, with a separate lockable entrance access to a shared common hallway and shared internal access, and which can be locked-off from the primary dwelling unit, but does not include a secondary suite.

- d) Replacing references to TWO-FAMILY DWELLING and TWO-FAMILY RESIDENTIAL DWELING with DUPLEX throughout the bylaw
- e) Replacing references to SINGLE-FAMILY RESIDENTIAL DWELLING with SINGLE-FAMILY DWELLING throughout the bylaw
- f) Replacing the parking provision for Secondary Suite in Section 6.12 with the following:

Secondary Suite/
Lock-off Suite

1 per accessory dwelling unit, except where a lot is located within 200m of a bus stop and on-street parking is permitted adjacent to the property, no additional spaces are required.

- g) Deleting and replacing Section 8.9 with the following:

Secondary Suites are subject to the following regulations:

- (1) a Principal Dwelling Unit containing a Secondary Suite constitutes a single real estate entity;
- (2) not more than one Secondary Suite is permitted per Principal Dwelling Unit;
- (3) a Secondary Suite is only permitted within a Single-Family Dwelling, Duplex, or Townhouse;
- (4) if a provision of this bylaw limits the number of dwelling units permitted on a lot or other area of land, a Secondary Suite does not count as a dwelling unit for the purpose of that provision;
- (5) where a lot is serviced by an on-site sewage system, confirmation must be received in writing from the applicable licensing body that the capacity of the sewer system will not be compromised by the Secondary Suite use.

- h) Inserting a new section to Part 8 –8.11 Lock-off Suites with the following:

Lock-Off Suites are subject to the following regulations:

- (1) a lock-off suite is only permitted within an apartment unit;
- (2) a Principal Dwelling Unit containing a lock-off suite constitutes a single real estate entity;
- (3) a lock-off suite is limited to one per apartment unit;
- (4) if a provision of this bylaw limits the number of dwelling units permitted on a lot or other area of land, a Lock-Off Suite does not count as a dwelling unit for the purpose of that provision.

- i) Delete subsection 9.2(2) and add the following as a new subsection in Section 9.3:

- (1) in conjunction with a principal dwelling unit
 - (a) one Secondary Suite as permitted by Section 8.9 of this Bylaw; and,
 - (b) one Garden Suite as permitted by Section 8.10 of this Bylaw.

- j) Delete subsection 9.13(2) and add the following as a new subsection in Section 9.14:
 - (1) in conjunction with a Principal Dwelling Unit:
 - (a) one Secondary Suite as permitted by Section 8.9 of this Bylaw; and,
 - (b) one Garden Suite as permitted by Section 8.10 of this Bylaw.

- k) Delete subsection 9.24(3) and add the following as a new subsection in 9.25:
 - (1) in conjunction with a Principal Dwelling Unit:
 - (a) one Secondary Suite as permitted by Section 8.9 of this Bylaw; and,
 - (b) one Garden Suite as permitted by Section 8.10 of this Bylaw.

- l) Delete Section 9.35(6) Secondary Suite and add the following as a new subsection in 9.36:
 - (1) in conjunction with a Principal Dwelling Unit, one Secondary Suite as permitted by Section 8.9 of this Bylaw

- m) Amending Section 9.46 to include the following:
 - (1) in conjunction with a Principal Dwelling Unit, one Secondary Suite as permitted by Section 8.9 of this Bylaw

- n) Delete subsection 9.57(3) and add the following as a new subsection in Section 9.58:
 - (1) in conjunction with a Principal Dwelling Unit, one Secondary Suite as permitted by Section 8.9;

- o) Delete subsection 9.69(5) and add the following as a new subsection in Section 9.70:
 - (1) in conjunction with a Principal Dwelling Unit:
 - (a) one Secondary Suite as permitted by Section 8.9; or,
 - (b) one Lock-Off Suite as permitted by Section 8.11

- p) Delete subsection 9.81(3) and add the following as a new subsection in Section 9.82:
 - (1) in conjunction with a Principal Dwelling Unit:
 - (a) one Secondary Suite as permitted by Section 8.9; or,
 - (b) one Lock-Off Suite as permitted by Section 8.11

- q) Amending Section 9.94 to add the following:
 - (1) in conjunction with a Principal Dwelling Unit, one Secondary Suite as permitted by Section 8.9; or,

- r) Amending Sections 10.3, 10.16, 10.24, 10.41, 10.53, 10.66 to include the following subsection as follows:
 - (1) in conjunction with a Principal Dwelling Unit, one:
 - (a) Secondary Suite as permitted by Section 8.9; or,
 - (b) Lock-Off Suite as permitted by Section 8.11

- s) Amending Section 11.3 to add the following:

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- (1) in conjunction with a Principal Dwelling Unit, one Lock-Off Suite as permitted by Section 8.11
- t) Amending Section 11.36 to add the following:
 - (1) in conjunction with a Principal Dwelling Unit, one Lock-Off Suite as permitted by Section 8.11
- u) Amending Section 11.47 to add the following:
 - (1) in conjunction with a Principal Dwelling Unit, one Lock-Off Suite as permitted by Section 8.11
- v) Amending Section 11.58 to add the following:
 - (1) in conjunction with a Principal Dwelling Unit, one Lock-Off Suite as permitted by Section 8.11
- w) Amending Section 11.69 to add the following:
 - (1) in conjunction with a Principal Dwelling Unit, one:
 - (a) Secondary Suite as permitted by Section 8.9; or,
 - (b) Lock-Off Suite as permitted by Section 8.11
- x) Amending Section 11.78 to add the following:
 - (1) in conjunction with a Principal Dwelling Unit, one Lock-Off Suite as permitted by Section 8.11
- y) Amending Section 11.89 to add the following:
 - (1) in conjunction with a Principal Dwelling Unit, one Lock-Off Suite as permitted by Section 8.11
- z) Amending Section 12.15(2) so that it reads:
 - (1) a single accessory dwelling unit for the accommodation of individuals providing security or surveillance of the *lot*;
- aa) Amending Section 12.27 to add the following:
 - (1) in conjunction with a Principal Dwelling Unit, one Secondary Suite as permitted by Section 8.11
- bb) Adding to Section 14.3 the following:
 - (1) in conjunction with a Principal Dwelling Unit, one Secondary Suite as permitted by Section 8.11

cc) Adding to Section 14.22(2)(a)(iv) the following:

- (1) in conjunction with a Principal Dwelling Unit, one Lock-Off Suite as permitted by Section 8.11

dd) Adding to Section 14.31 the following:

- (1) For Subarea 2 and in conjunction with a Principal Dwelling Unit:
 - (a) One Secondary Suite as permitted by Section 8.9; or,
 - (b) One Lock-Off Suite as permitted by Section 8.11

ee) 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	DATE day of MONTH ,	202X
READ a second time the	DATE day of MONTH ,	202X
PUBLIC HEARING held the	DATE day of MONTH ,	202X
READ a third time the	DATE day of MONTH ,	202X
APPROVED pursuant to Section 52(3)(a) of the <i>Transportation Act</i> the	DATE day of MONTH ,	202X
ADOPTED the	DATE day of MONTH ,	202X

William Beamish, Mayor

Lindsey Grist, Corporate Officer