



TOWN OF GIBSONS

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September 14, 2020

File No.: ZA-2020-01 / OCP-2020-01

Dear Property Owner/Occupier,

Re: Notice of Public Hearing – October 6, 2020

This letter is to advise you that the Town has initiated an Official Community Plan (OCP) and Zoning amendment for the properties along Davis Road and Poplar Lane, outlined in bold in the image on the back of this page. Council will hold a Public Hearing virtually on October 6, 2020 to hear your feedback.

The OCP Amendment is proposing to alter (1) the OCP's land use designation from the existing "Medium Density Residential" to "Multi-Unit Residential Special Character", and increase the Multi-Unit Residential Special Character density to 60 units per hectare to allow up to 4 units (in the form of a three-family dwelling and a garden suite) on each property; and (2) the form and character Development Permit Area from the existing "Multi-Family Residential Development Permit Area No. 4" to "Intensive Residential Development Permit Area No. 8".

The Zoning Amendment is proposing to alter the zoning from the existing "Single-Family Residential Zone 2 (R-2)" to "Multi-family Residential Zone 7 (RM-7)", and expand the Garden Suite Area to these lots for the purpose of allowing each property to have up to three units within a single-family dwelling as well as a Garden Suite.

More information on the proposed amendments, associated documents, and results of the survey may be viewed online at <https://gibsons.ca/services/community-development/current-development-applications/>

The Public Hearing meeting link, registration details, and access instructions may be viewed online at <https://gibsons.ca/government/mayor-and-council/meetings/virtual-public-hearings/>

Questions may also be directed to me by email at lstaats@gibsons.ca.

The Public Hearing advertisement that will be posted in the Coast Reporter is on the back of this page, with more details.

Sincerely,

TOWN OF GIBSONS

Lesley-Anne Staats, RPP, MCIP
Director of Planning

TOWN OF GIBSONS

"Nature is our most valuable asset"



Town of Gibsons

Notice of Public Hearing

WHEN: Tuesday, October 6, 2020, starting at 5:30 pm
WHERE: <https://gibsons.ca/government/mayor-and-council/meetings/virtual-public-hearings/>
WHY: OCP & Zoning Bylaw Amendment

The Town is leading an initiative to amend the Official Community Plan (OCP) and Zoning Bylaw to allow for a three-family dwelling and a Garden Suite on properties accessed off Davis Road and Poplar Lane. Please take notice that the Town of Gibsons Council will hold a Public Hearing to consider the OCP-2020-01 and ZA-2020-01 files.

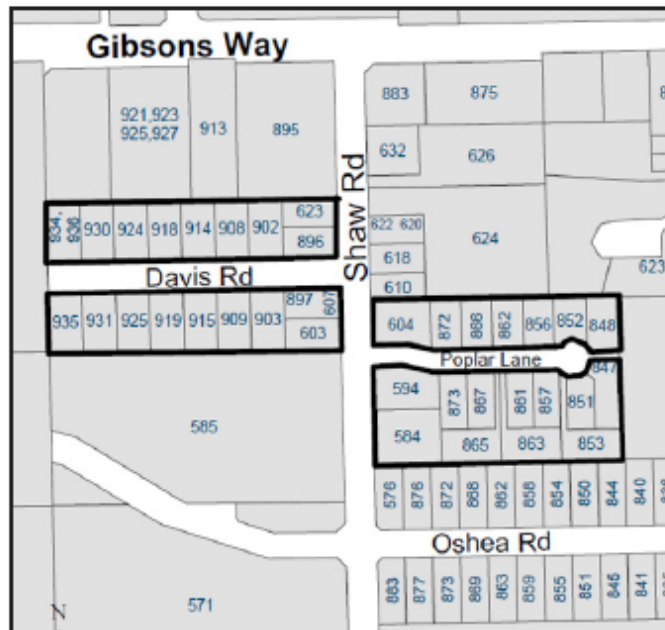
More information on the proposed amendments and associated documents may be viewed online at <https://gibsons.ca/services/community-development/current-development-applications/>

We invite your comments:

You may submit your comments before or at the Virtual Public Hearing.

Before the Public Hearing: You can forward your comments to the Corporate Officer prior to 9:00 am on October 5, 2020 to be added to the Public Hearing Agenda in any of the following ways:

- Email: clerk@gibsons.ca
- Mail: PO Box 340, Gibsons BC V0N 1V0
- In person: Town Hall, 474 South Fletcher Road, Gibsons



At the Public Hearing: Participate virtually via computer, tablet or phone. You may present verbal or written submissions at the virtual meeting on Zoom Webinar. **Please register in advance** and find the meeting link, dial-in number and access instructions at <https://gibsons.ca/government/mayor-and-council/meetings/virtual-public-hearings/>

Council will not receive any submissions after the Public Hearing