



TOWN OF GIBSONS

PO Box 340
474 South Fletcher Road
Gibsons BC | V0N 1V0

info@gibsons.ca
www.gibsons.ca
604-886-2274

September 11, 2023

File No.: 3220-MarineDr-458

Dear Property Owner\Tenant;

Re: Notice of Application for Development Variance Permit for 458 and Lot B Marine Drive

This letter is to advise you that Council will be considering a Development Variance Permit application for the property at 458 and Lot B Marine Drive on September 26th, 2023 at their Committee of the Whole Meeting.

The applicants propose to consolidate the two lots and develop a mixed-use building with one retail space accessed from Marine Drive and nine apartments, above and below the retail space. More information and an illustration are provided on the back of this letter.

The applicant is requesting two variances to the Zoning Bylaw:

1. Increase the height of the building to a maximum of 7.5m from the grade of the sidewalk on Marine Drive, from a maximum of 4.5m as required under View Protection Sub Area D.
2. Reduce the number of parking spaces by one space, from 11 spaces to 10 spaces.

Please take notice that the application will be considered at the Committee of the Whole meeting on September 26th, 2023 at 3:00 p.m.

1. **Before the meeting:** Written comments must be received by Katie Thomas, Planner II, before noon on September 22, 2023, and may be submitted in one of the following ways:

Email:	planning@gibsons.ca
Regular Mail:	PO Box 340, Gibsons, BC, V0N 1V0
In Person:	Town Hall, 474 South Fletcher Road, Gibsons, BC

2. **At the meeting:** Individuals may attend the Committee of the Whole meeting at Town Hall and will be provided an opportunity to present verbal submissions. The meeting is scheduled for **3:00 pm on Tuesday, September 26, 2023**, and will take place in Council Chambers.

A copy of the application is available for review on the Town of Gibsons website at: www.gibsons.ca/current-development-applications. The Committee of the Whole Agenda will be published the week prior to the meeting.

Regards,

TOWN OF GIBSONS

TOWN OF GIBSONS

"Nature is our most valuable asset"

Address	458 and Lot B Marine Drive
Application Number	DVP-2022-09 and DP-2022-33
Height Variance Request	To increase the maximum height of the building to 7.5 from the average grade of the sidewalk. This would allow 2 storeys at Marine Drive.
Parking Variance Request	To reduce the number of required parking spaces by 1 space.



Figure 1: Image showing the proposed building on Marine Drive. For context the Bayview Restaurant is located on the right-hand side of the image.



Figure 2: Location of the subject properties

TOWN OF GIBSONS

"Nature is our most valuable asset"