



STAFF REPORT

TO: Committee of the Whole **MEETING DATE:** November 21, 2023
FROM: Planner II **FILE NO:** 3220-Venture-Lot14
SUBJECT: **OCP and Zoning Amendment for a 15-unit industrial development at Lot 14 Venture Way**

REPORT FOR DECISION

PURPOSE

The purpose of this report is to provide Council members with the application for a 15-unit industrial development and obtain direction on whether to move forward with the OCP and Zoning Amendment.

BACKGROUND

The Town has received the following applications for an industrial development at Lot 14 Venture Way:

1. OCP Amendment – to expand the Service Commercial/Business Centre land use designation to the whole site, and to change Schedule E - form and character Development Permit Areas Map to correspond with the expansion of the Service Commercial/ Business Centre land use designation.
2. Zoning Amendment – to expand the Light Industrial zone to the whole site and remove the Single-Family and Two-Family Residential 3 (R-3) zone.
3. Development Permit for Form and Character – for DPA 6 – Service Commercial/ Light Industrial.

DISCUSSION

Site and Surrounding Uses

Lot 14 Venture Way is a vacant site, which is located north of the A&W restaurant and Touchstone sales centre and south of the new Live Work development at 1000-1006 Venture Way. The lot slopes down from the north to the south with a 4.92 m grade difference from north to south. Table 1 provides a summary of the existing uses, zoning designations and OCP land use designations for the surrounding properties.

In 2017 the properties were unhooked into two large lots on either side of Venture Way. The OCP land use designation and zoning do not follow the property lines, which has resulted in “split zoning” (two different zones on one lot).

Figure 1: Location of the subject property

Table 1: Surrounding Uses.

	Existing Land Use	Existing Zoning	OCP Designation
North	Mixed Use Commercial/Residential	Live-Work (LW)	Live-Work
South	Commercial	Upper Gibsons Commercial District 1 (C-1)	Mixed-Use Commercial
East	Commercial and Multi-Family Residential	Upper Gibsons Commercial District 1 (C-1) and multi-residential 2 (RM-2)	Mixed Use Commercial Medium Density Residential
West	Industrial and commercial	Light Industrial Zone 1 and Upper Gibsons Commercial District 1 (C-1)	Service Commercial/Business Centre and Mixed-Use Commercial

Application Proposal

Urban Design Group Architects Ltd. have applied to develop the site into 15 light industrial units within two buildings, as shown in Figure 2. The units themselves will be two storeys, with a mezzanine level. The vision is to provide a space for light industrial uses. Examples of the possible uses the applicant intends to attract include gym, brewery, office, commercial kitchen or filming/production studio.

The proposal has broken the development up into two buildings to help with the significant change in gradient from north to south. Two driveways are proposed, with each building having its own driveway.

The units have the ability to be adapted to expand should a tenant require more space than the “base” size.

The current design does not incorporate any residential use.



Figure 2: Northeast View of the proposed light industrial development.

Planning Context

Current Official Community Plan Land Use Designation

Lot 14 Venture Way is outlined in blue in Figure 3. The northern half of the property is designated Service Commercial/ Business Centre, the southern half of the property is designated Mixed-Use Commercial.

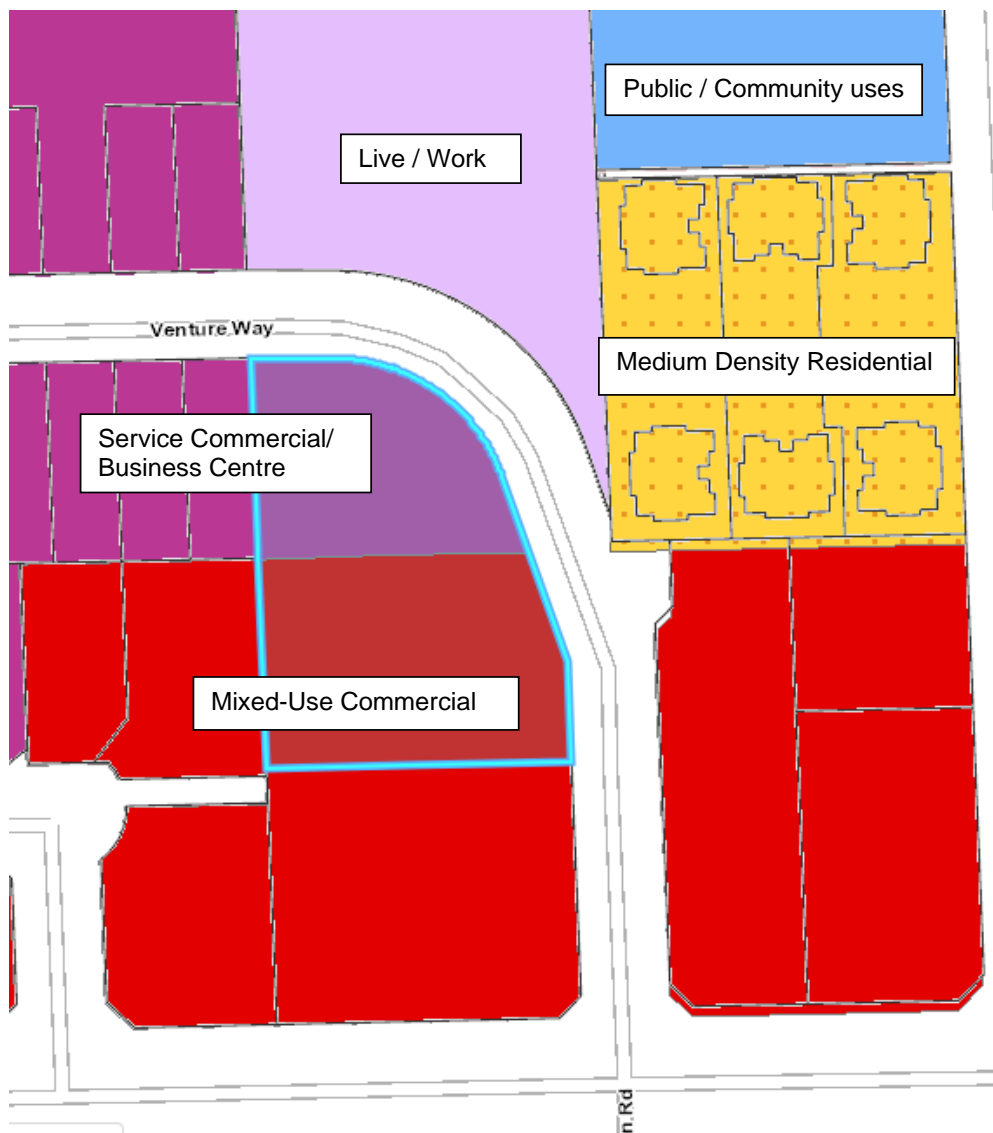


Figure 3: Excerpt of Schedule B OCP Land Use Plan – subject property outlined in blue

The intent of the Service Commercial/Business Centre designation is to encourage a mix of service commercial and service industrial activities, including uses such as distribution and warehouse uses, light industrial and manufacturing, automotive products and services, gas stations, and large retail uses (such as building supplies, and offices associated with these uses).

The Mixed-Use Commercial land use designation looks to allow for a wide range of retail and office use, restaurants, and visitor accommodations in a pedestrian orientated environment, and to allow residential uses as a secondary use, above or under a commercial use at ground level.

Current Zoning Bylaw

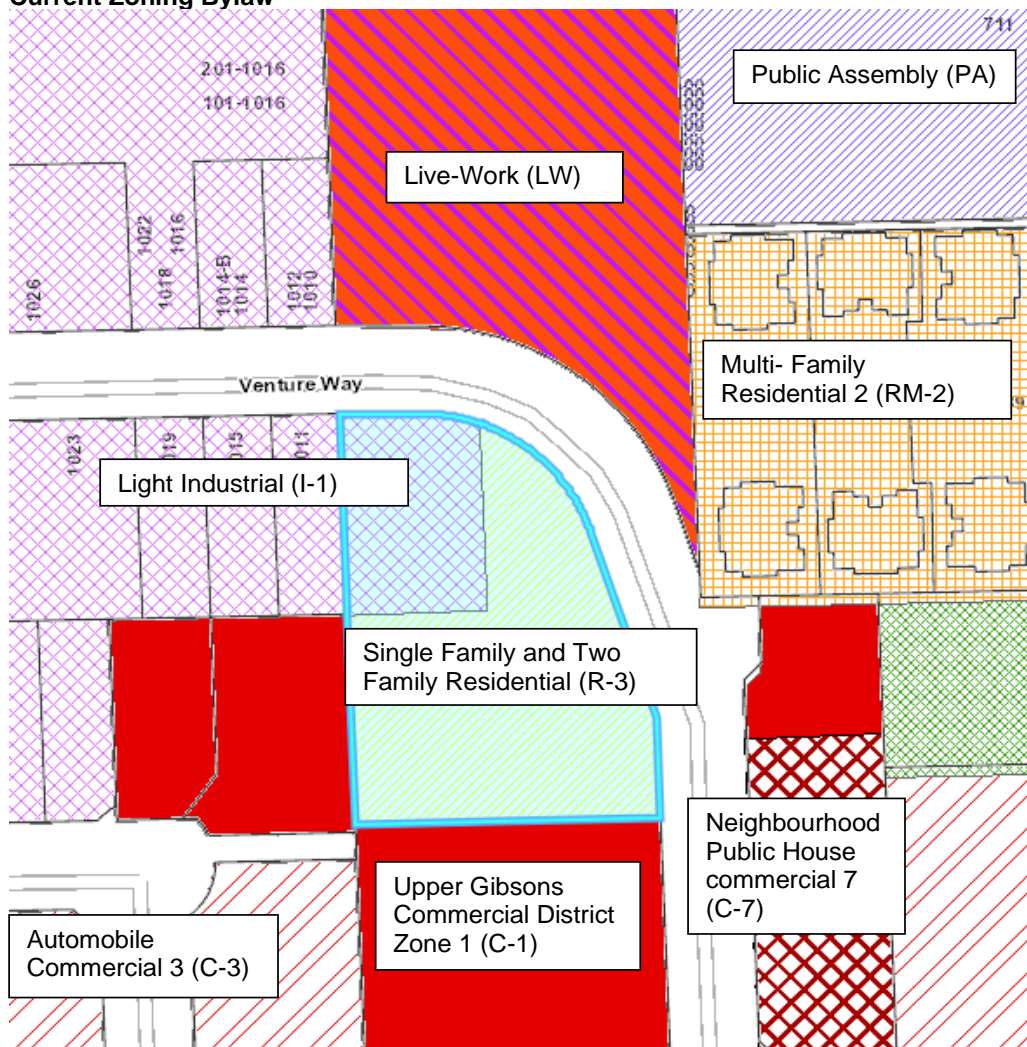


Figure 4: Current Zoning of the subject property and surrounding lots

The subject property is split zoned – Light Industrial (I-1) in the northwest corner and single family and two family residential 3 (R-3) across the rest of the site.

While the Light Industrial zone aligns with the OCP's Service Commercial/ Business Centre Land Use designation, the R-3 zone is a significant deviation from what the OCP envisions.

OCP Amendment

The proposal looks to expand the Service Commercial/ Business Centre land use designation to the whole site. This would remove the Mixed-Use Commercial designation, which in turn removes the potential to support a more vibrant commercial street frontage and secondary residential use on the lot.

The OCP Amendment Bylaw No. 985-34 is enclosed as Attachment B.

Staff have reviewed the Official Community Plan to assess the policies that pertain to this proposal.

Commercial Areas

Section 10 of the OCP outlines objectives and policies intended for Commercial Areas, which the southern portion of the lot is designated.

Objectives include:

- Support a strong and vibrant commercial sector with distinct functions and appearances in the Gibsons Landing and Upper Gibsons areas.
- Encourage innovative, high-quality design that enhances the appearance and distinct identities of Upper Gibsons and Gibsons Landing.
- Support the continued development of Upper Gibsons as the primary commercial centre for the residents of Gibsons and surrounding area.
- Adhere to the principles of Smart Growth in order to revitalize the Upper Gibsons corridor to a more pedestrian oriented mixed-use Town Centre.
- Support the redevelopment of automotive and industrial uses on Gibsons Way to more compatible commercial and retail uses.
- Upgrade the safety and appearance of Gibsons Way through the provision of sidewalks, cycling paths, and landscaping, and the reduction of direct access in favour of planned development with access through controlled intersections.

While there are no specific objectives pertaining to Venture Way, the intent of the land use designation is to support commercial development in the Upper Gibsons corridor, which this property is located within.

Economic Development & Working Lands

Section 11 of the OCP outlines objectives and policies to support economic development and working lands in Gibsons. This section specifically supports increasing the light industrial area in the Town.

Objectives of economic development and working lands in Gibsons that this development

supports includes:

- Support the development of new businesses by local residents.
- Support the expansion of local businesses and creation of additional employment.
- Attract and retain clean light industrial and commercial uses, shops and offices in order to provide jobs and services for residents, and to improve the Town's tax base.
- Preserve the identity of Gibsons as the historical, cultural, and commercial centre for the "lower" Sunshine Coast.
- Ensure an adequate supply of serviceable land to meet demands for business and residential development.
- Create a sound financial position based on a strong tax base with the needs of the citizens prioritized and provided for

Section 11.4 of the Smart Plan states that following:

Industrial development in Gibsons is mainly limited to light industrial and warehousing uses areas north of Gibsons Way. Plan policies support the redevelopment and upgrading of the existing light industrial area around Venture Way/Seamount Way. Many of the former industrial properties fronting the north side of Gibsons Way are now designated for commercial uses, to assist in creating a more retail-oriented area between the two shopping malls.

The lands further to the north are recommended for a range of service and light industrial uses, but with improved landscaping and design standards to improve the appearance of the area. Heavier industrial uses will not be accommodated in this area in the long term, but warehousing, distribution, automotive, construction businesses, and enclosed service and light industrial uses are supported.

Industrial Development

While the Smart Plan doesn't speak to increasing the Industrial area, the Plan does look to move light industrial uses, such as warehouse and distribution uses, gas stations and vehicle dealerships from Gibsons Way, north along Seamount Way and Venture Way with the following the policies:

11.5.1 Encourage automobile-oriented service commercial uses to relocate to secondary locations in the Seamount/Venture Way area designated as Service Commercial/Business Centre, and to limit development of new automotive uses along Gibsons Way.

The proposal to increase the Service Commercial/Business Centre Land Use designation could provide space for the relocation of automobile-oriented service commercial uses from Gibsons Way. The current development proposal looks to provide small "base" units that can be expanded into one another to provide flexibility for potential tenants.

11.5.2 Support a transition in the current zoned industrial area toward service and light industrial uses including offices associated with these businesses.

The development increases the industrial area and the buildings create small industrial units which would attract small light industrial businesses – as shown in the floorplans. It is possible that the smaller unit sizes would attract smaller scale industrial types, such as gyms and production studios transitioning from larger scale, more heavy industrial types such as welding and fabrication shops, which is typically on a larger site.

11.5.3 Support consolidation of properties for light industrial purposes.

The current proposal would expand the light industrial area by removing the mixed-use commercial land use designation but does not consolidate any lot.

The Official Community Plan amendment would also incorporate a change to Schedule E- the map showing where the Form and Character Development Permit Areas are located. Currently the map states that Development Permit Area (DPA) 6- Service Commercial/Light Industrial is required for the northern area and DPA 3 – Upper Gibsons Commercial Area is required for the southern area. If the use on the property changes, the current form and character DPA would change as well, removing DPA 3 and expanding DPA 6 across the lot.

Notes for Council to consider include:

- This development would increase light-industrial uses in the area, as well as the quality of light industrial buildings. Staff note that the @Venture Industrial Village across Venture Way was originally designated industrial land, converted to live-work and residential, so the addition of industrial land could replace the industrial land base that was previously lost.
- This development would remove any opportunity for a more vibrant commercial frontage with residential use above.
- The Town has limited light-industrial areas, and plenty of residential areas; however, this location is walkable and close to amenities between two shopping centres in Upper Gibsons and would be a great location to increase residential density.
- Changing the land use designation supports the Smart Plans overall plan to move light-industrial uses north of Gibsons Way

Zoning Amendment

This proposal looks to remove the Single-Family and Two-family residential 3 (R-3) zoning from the property and expand the Light Industrial zoning to the whole site. All zoning amendments must be consistent with the OCP.

The Zoning Amendment Bylaw No. 1065-75 is enclosed as Attachment C.

The northwest portion of the property is currently zoned I-1. Increasing the I-1 zone across the northern half of the lot is consistent with the OCP. However, rezoning the south portion of the lot to I-1 requires an OCP amendment to ensure consistency, and the OCP envisioned a zone that allowed mixed-use commercial at grade and residential above.

COMMUNICATION

The proposal was referred to internal and external departments and agencies on October 3. Table 2 provides the comments received:

Table 2: Referral comments received

Department/Agency	Comment
Building Department	<p>Separate permits are required for each building. (A and B)</p> <p>Being Part 3 buildings, they will need registered professional review from each discipline.</p> <p>Building Department will need full sets of sealed drawings from each registered professional and a building code analysis from a registered architect to confirm Building Code and Bylaw compliance.</p> <p>Dimensions to be confirmed for mezzanines to confirm the number of proposed stories.</p> <p>Garbage enclosures to meet bylaw requirements.</p> <p>Allan block walls or any other retaining walls over 1.2m in height will need separate building permits.</p> <p>Fire department access to be code compliant and reviewed/approved by fire department.</p> <p>Sprinklers are required as part of this development.</p> <p>Other building code requirements to be determined once drawings have been provided with a full building permit application.</p>
Infrastructure Services Department	No comments received.
Finance Department	Comments below under Financial Plan

Gibsons & District Volunteer Fire Department	<p>The Gibsons & District Volunteer Fire Department approves this application with the following recommendations:</p> <ol style="list-style-type: none"> 1. Fire hydrants are installed in accordance with BCBC 3.2.5.15. 2. A water supply in accordance with BCBC 3.2.5.7. 3. Standpipe Systems are installed in accordance with BCBC 3.2.5.8. 4. Automatic Sprinkler Systems are installed in accordance with BCBC 3.2.5.12. 5. Road design is in accordance with BCBC 3.2.5.6. 6. Access Routes and Access Route locations are in accordance with BCBC 3.2.5.4. and 3.2.5.5. 7. Fire Alarm system to be installed in accordance with BCBC 3.2.4.1. 8. Annunciators to be installed in accordance with BCBC 3.2.4.9. 9. Roof access design in accordance with BCBC 3.2.5.3. 10. A key lock tube is located at or near the front entrance. 11. A fire safety plan is completed before occupancy.
Vancouver Coastal Health	No comments received
Sunshine Coast Regional District	Comments below under Waste Management Plan.
Ministry of Transportation and Infrastructure (MoTI)	No comments received

COMMUNITY AMENITY CONTRIBUTION

The Community Amenity Contribution (CAC) Policy 3.14 does not apply to this project because there is no residential use as part of this development proposal. The CAC program applies to all new residential development in Gibsons that requires rezoning approval from the Town.

POLICY / PLAN IMPLICATIONS**Financial Plan Implications**

Increased density generally has a positive impact on the Financial Plan as it enables the Town to collect comparatively more property taxes and user fees without significant infrastructure expansion being required.

In addition, the change to industrial zoning to allow for a 15-unit industrial development will result in the property being assessed as Class 5 (Light Industrial) and/or Class 6 (Business/Other) instead of Class 1 (Residential).

Property Classes 5 and 6 have a higher tax rate than Class 1 which allows higher taxes being collected per \$1,000 assessed value than would have been collected for Class 1.

Waste Management Plan

The Sunshine Coast Regional District provided the following comments:

The applicant is encouraged to ensure building design includes adequate space for storage and servicing of recycling, food waste and garbage receptacles and ensuring the storage space is inaccessible to wildlife.

Through the construction phase, the applicant is encouraged to review materials accepted at the Sechelt Landfill and sort accordingly to maximize diversion and ensure compliance with recyclable materials and controlled waste. Consideration should also be given to make sure any containers for separating garbage, recycling and food waste remain accessible to collection service providers during construction and will be accessible post-construction.

Planning staff note that the site plan for the proposed development (page 4 of Attachment A) shows that the two garbage enclosures will be accessible to tenants. The garbage enclosures will be required to be constructed to the standards prescribed in the Garbage and Organics Collection and Disposal Bylaw No. 1252.

Strategic Plan Implications

While the proposed changes and development do not meet objectives laid out in the Strategic Plan, Planning staff have viewed the project through the sustainable service delivery lens:

- This property is within Town and would be serviced by existing infrastructure.
- Development on the site would trigger Development Cost Charges which will help to maintain and replace any aging infrastructure in the area.
- Development would create a positive impact on the Town's Financial Plan.

NEXT STEPS

The application for an OCP and Zoning Amendment will require first and second readings, a public hearing, and then third reading and adoption. Prior to adoption, approval from the Ministry of Transportation and Infrastructure is required.

A Development Permit for Form and Character is also required before a Building Permit can be obtained. This application will be referred to the Advisory Design Panel with a staff report analyzing the form and character.

RECOMMENDATIONS / ALTERNATIVES

Option 1 **Recommend First and Second Reading and schedule a Public Hearing to amend the Official Community Plan and Zoning Bylaw.**

THAT Official Community Plan Amendment Bylaw 985-34, 2023, be given First and Second Readings;

AND THAT the Waste Management Plan and Town's Financial Plan be considered in conjunction to Official Community Plan Amendment Bylaw No. 985-34, 2023, pursuant to Section 477 of the Local Government Act;

AND THAT Zoning Amendment Bylaw 1065-75 be given First and Second Readings;

AND FURTHER THAT a Public Hearing be scheduled for January 23, 2024, at 6:00pm to consider Official Community Plan Amendment Bylaw No. 985-34 and Zoning Amendment Bylaw No. 1065-75, 2023.

Pros	Cons
<p><i>Supports local small industrial businesses in the Town.</i></p> <p><i>Removes the R-3 zoning, which does not align with the Smart Plan.</i></p> <p><i>Provides space for industrial businesses currently located along Gibsons Way to move to a more appropriate area.</i></p> <p><i>The lot is currently vacant, changing the OCP and Zoning Bylaw will enable the lot to be developed, improving the visual appeal of the area.</i></p> <p><i>DCCs will be collected and frontage works would be triggered for any</i></p>	<p><i>Current I-1 zoning does not support residential uses above industrial, in an area which is very walkable.</i></p> <p><i>I-1 zoning is not commercial zoning as envisioned in the OCP, which limits the commercial uses on the property (ie, no restaurant use permitted).</i></p>

development on the site	
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Option 2 Request changes to the land use proposal

THAT the Applicant be directed to revise the proposal to meet the OCP land use designation with Mixed-Use Commercial on the southern half of the property for a zoning amendment consistent with the OCP.

Pros	Cons
<p><i>Supports local small industrial businesses in the Town.</i></p> <p><i>Supports commercial use in an up-and-coming vibrant location in upper Gibsons.</i></p> <p><i>Supports residential use above commercial for more housing units.</i></p> <p><i>Removes the R-3 zoning, which does not align with the Smart Plan.</i></p> <p><i>Provides space for industrial businesses currently located along Gibsons Way to move to a more appropriate area.</i></p> <p><i>The lot is currently vacant, changing the OCP and Zoning Bylaw will enable the lot to be developed, improving the visual appeal of the area.</i></p> <p><i>DCCs will be collected and frontage works would be triggered for any development on the site</i></p>	<p><i>The developer has not proposed this.</i></p> <p><i>Splitting up the land uses on a single lot with Industrial and commercial limits the use on the property to a specific smaller size. Mixing residential in would limit the industrial activity and may create noise complaints in future from proximity to industrial uses.</i></p>

Option 3 Prior to First Reading, schedule a Community Dialogue to discuss expansion of industrial area in Upper Gibsons; and/or

Refer the application to the Advisory Design Panel prior to considering First and Second Reading.

THAT a Community Dialogue be scheduled to discuss expansion of industrial areas in Upper Gibsons; [AND/OR}

THAT applications OCP-2023-02 and ZA -2023-02 be referred to the Advisory Design Panel for comment prior to Council considering First and Second Reading of Bylaw Nos. 985-34 and 1065-75.

This option refers the proposal to the ADP and or to the community for additional input prior to deciding on whether to give the bylaw readings and scheduling a public hearing.

Option 4 Deny the proposal

THAT the applications OCP-2023-02 and ZA -2023-02 be denied, and the file closed.

Pros	Cons
<i>Retain the OCP's vision for commercial on the south end of the property.</i>	<i>Site may remain undeveloped.</i> <i>Does not support local small industrial business</i> <i>Retains the R-3 zoning, which is impractical in this location and land could currently be subdivided into detached residential lots</i>

This option rejects the proposal. The applicant would not be able to re-apply for 6 months if the proposal is denied by Council.

Attachments

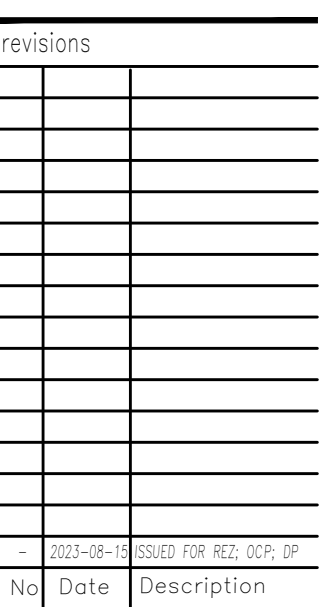
- Attachment A – Application proposal
- Attachment B –OCP Amendment Bylaw 985-34, 2023
- Attachment C –Zoning Amendment Bylaw 1065-75, 2023

Respectfully Submitted,

Katie Thomas
Planner II

Report reviewed by:

X	Acting Chief Administrative Officer
	Director of Corporate Services
	Director of Finance
	Director of Infrastructure Services
X	Director of Planning and Development



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project number 5373

COVER SHEET

date	2023-08-01	sheet number
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drawn AH A-0.0

SITE KEY PLAN

The diagram is a site key plan showing the location of the proposed site. It features a street grid with 'GIBSON'S WAY' running horizontally and 'BITTERN WAY' running vertically. A black arrow labeled 'SITE' points to a specific rectangular area within a larger lot. A north arrow is located in the bottom right corner, and a scale bar is positioned below the main map area.

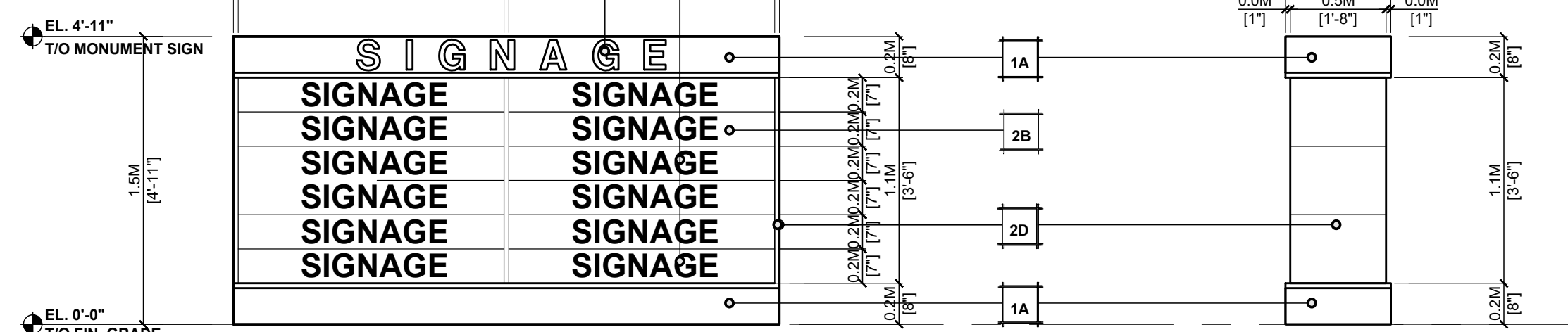
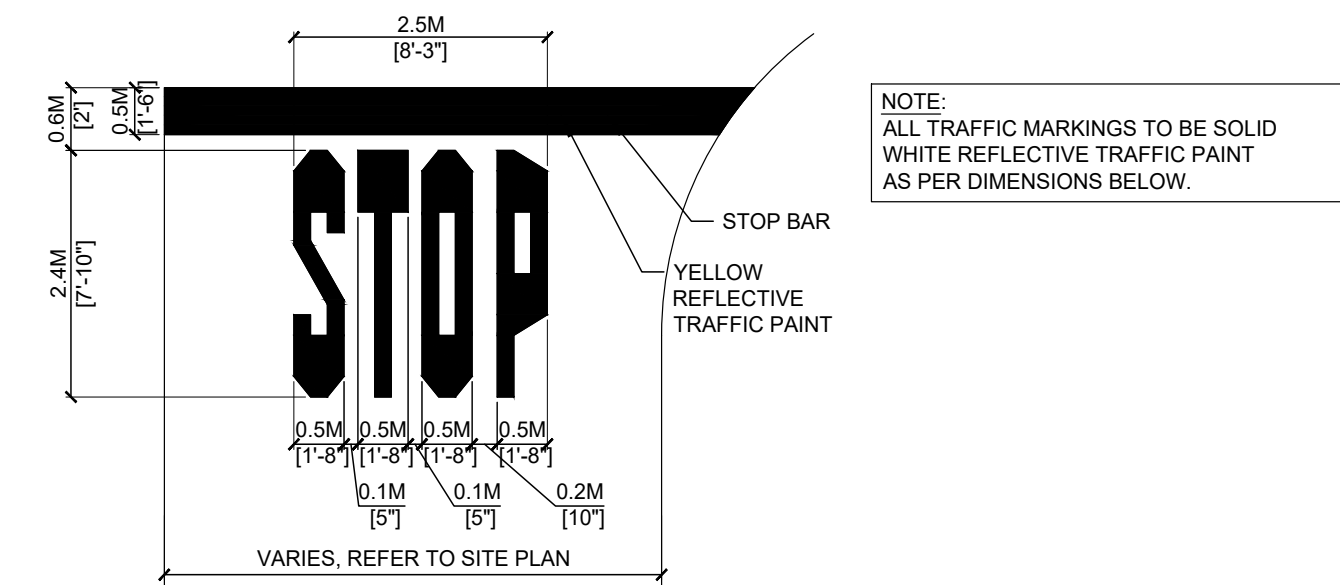
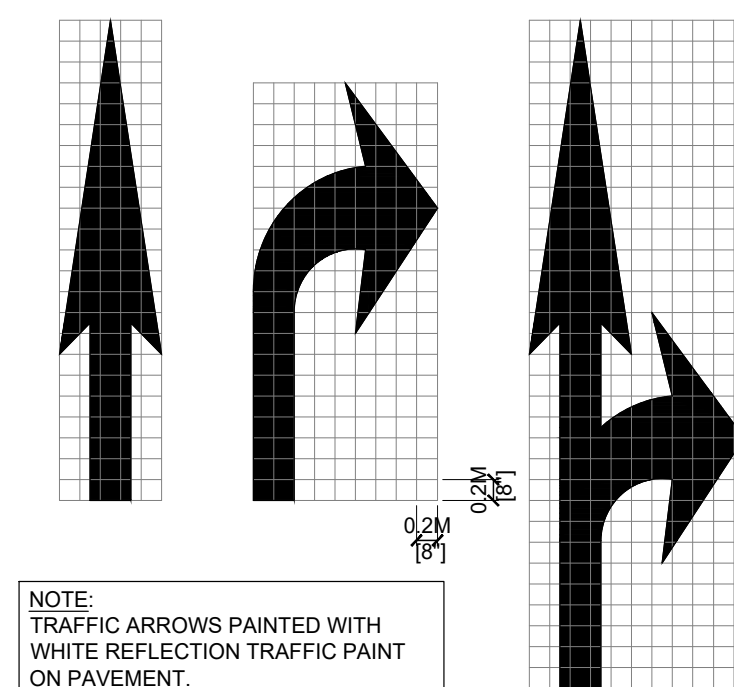
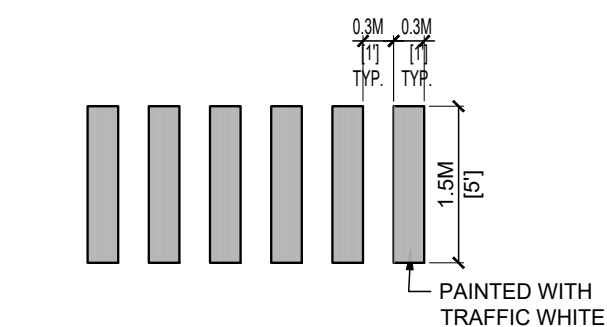
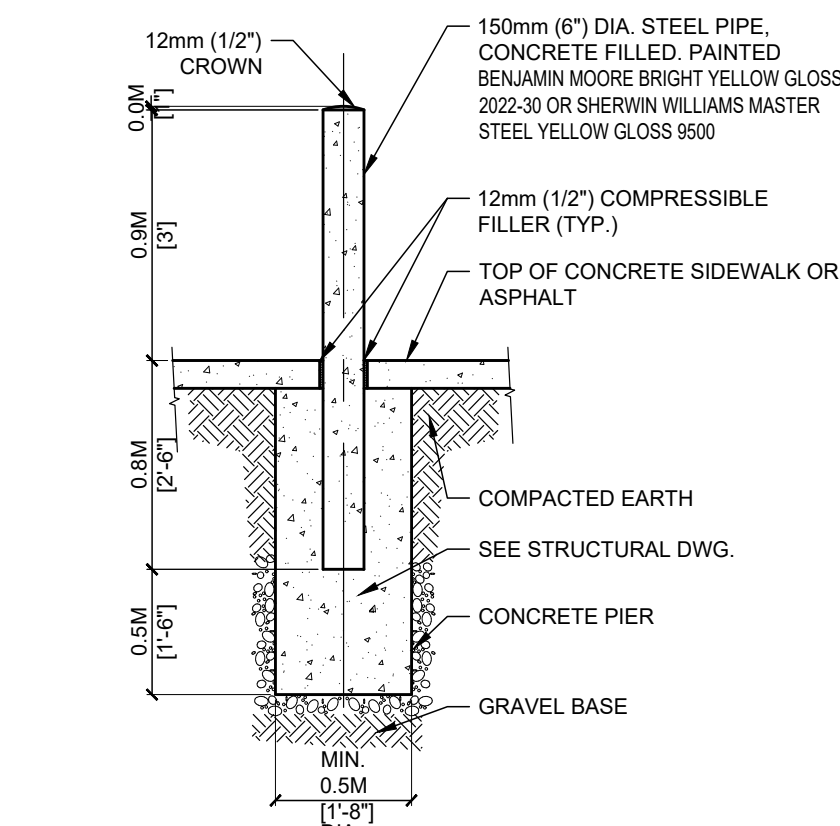
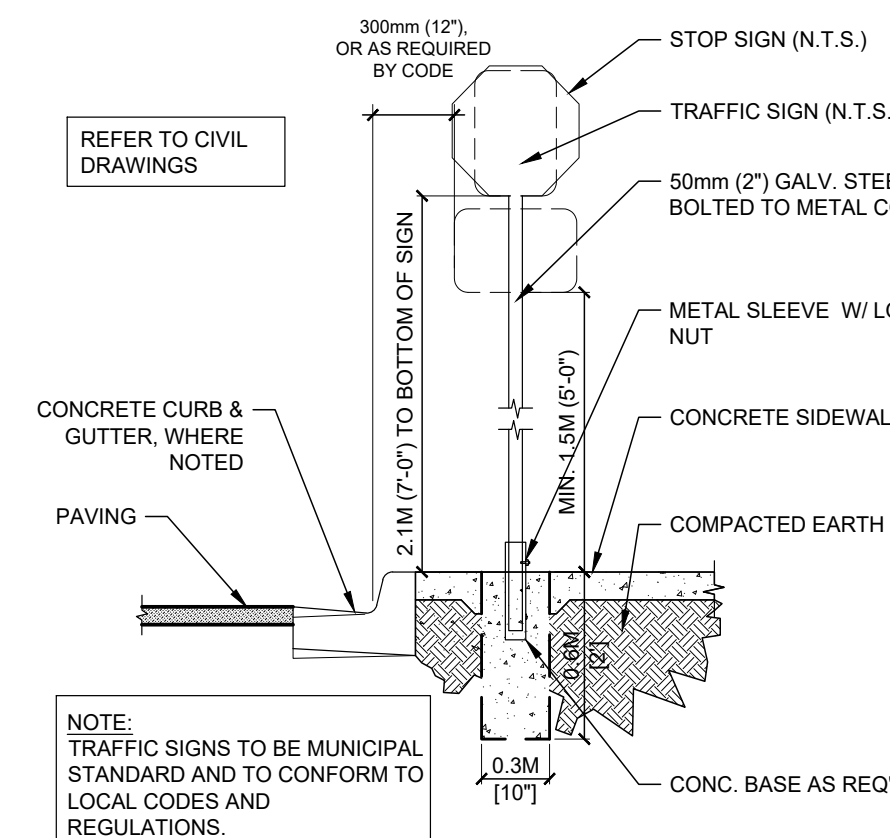
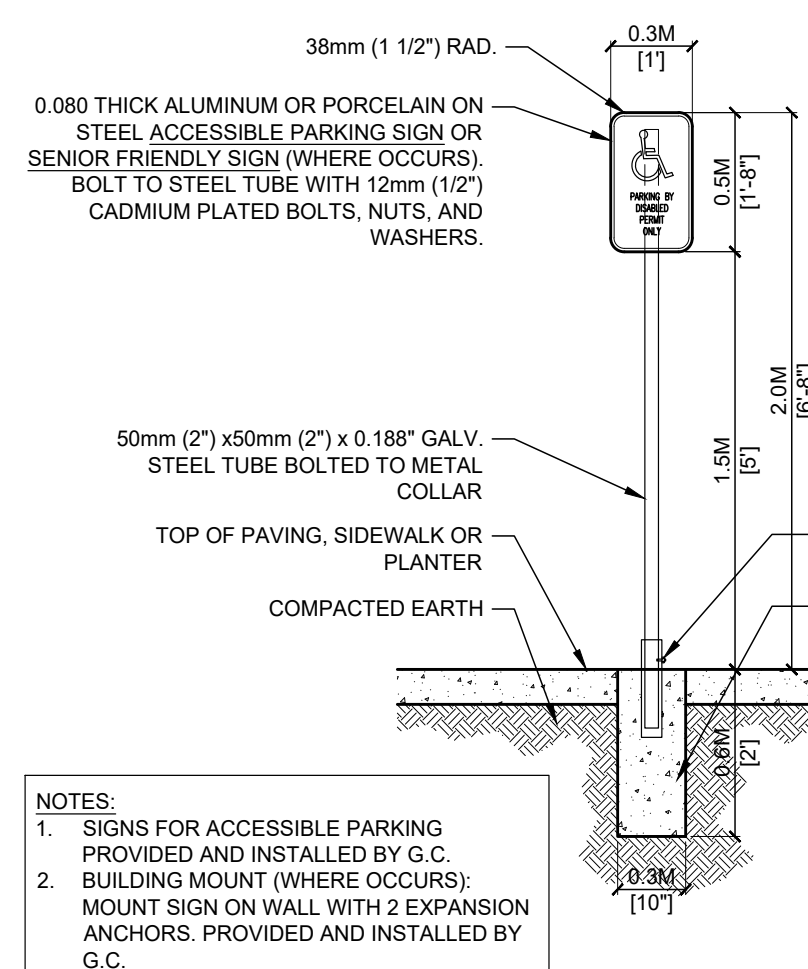
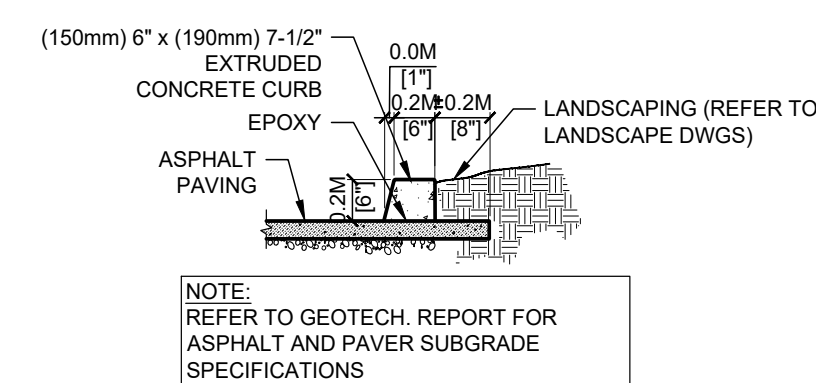
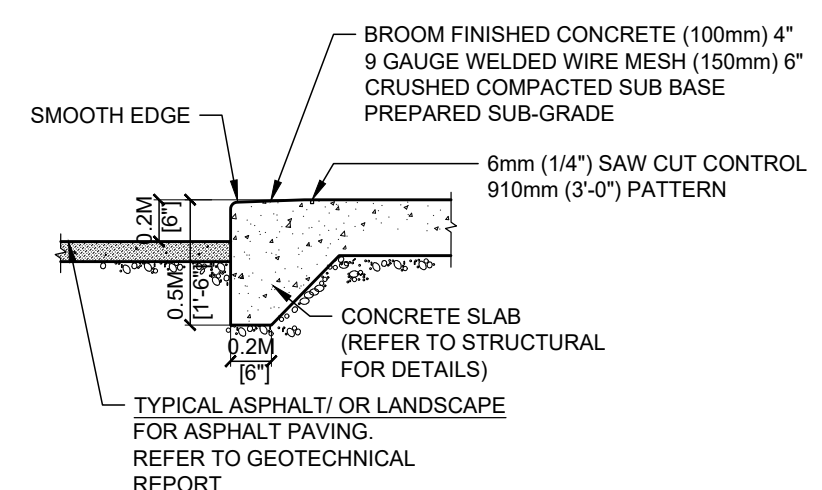
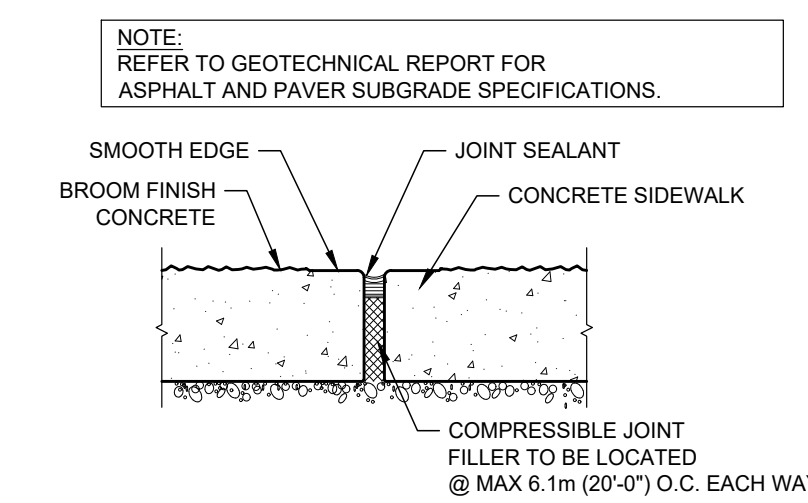
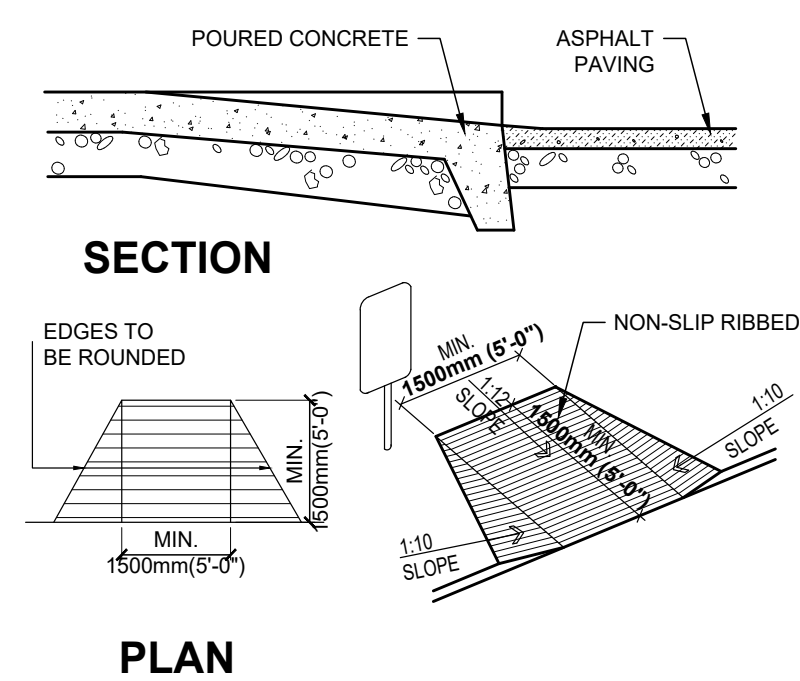
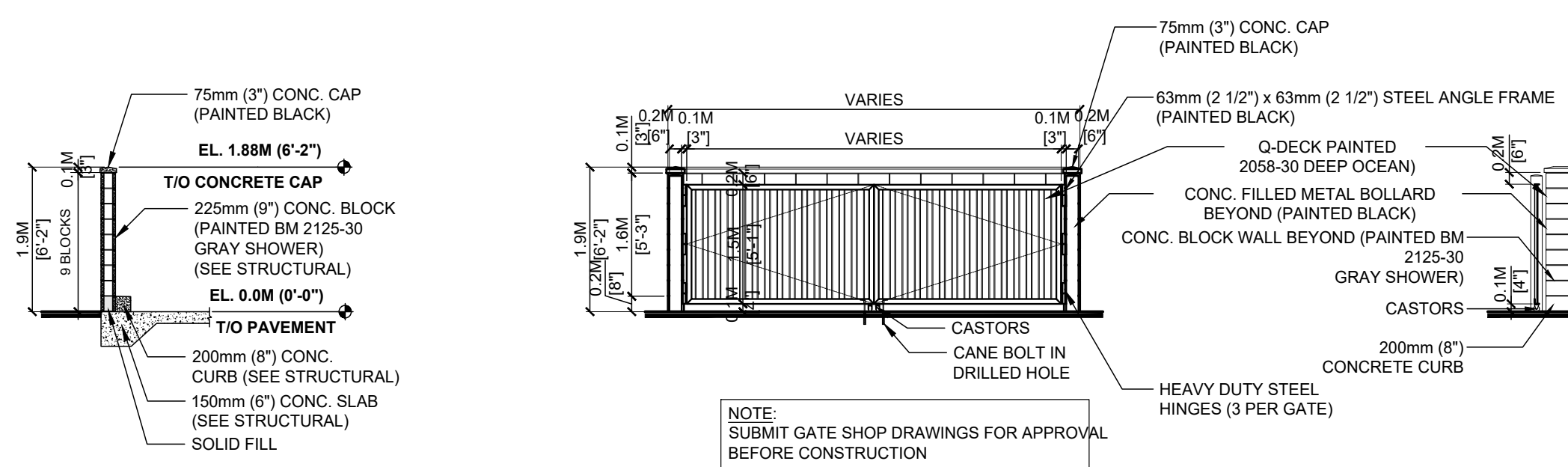
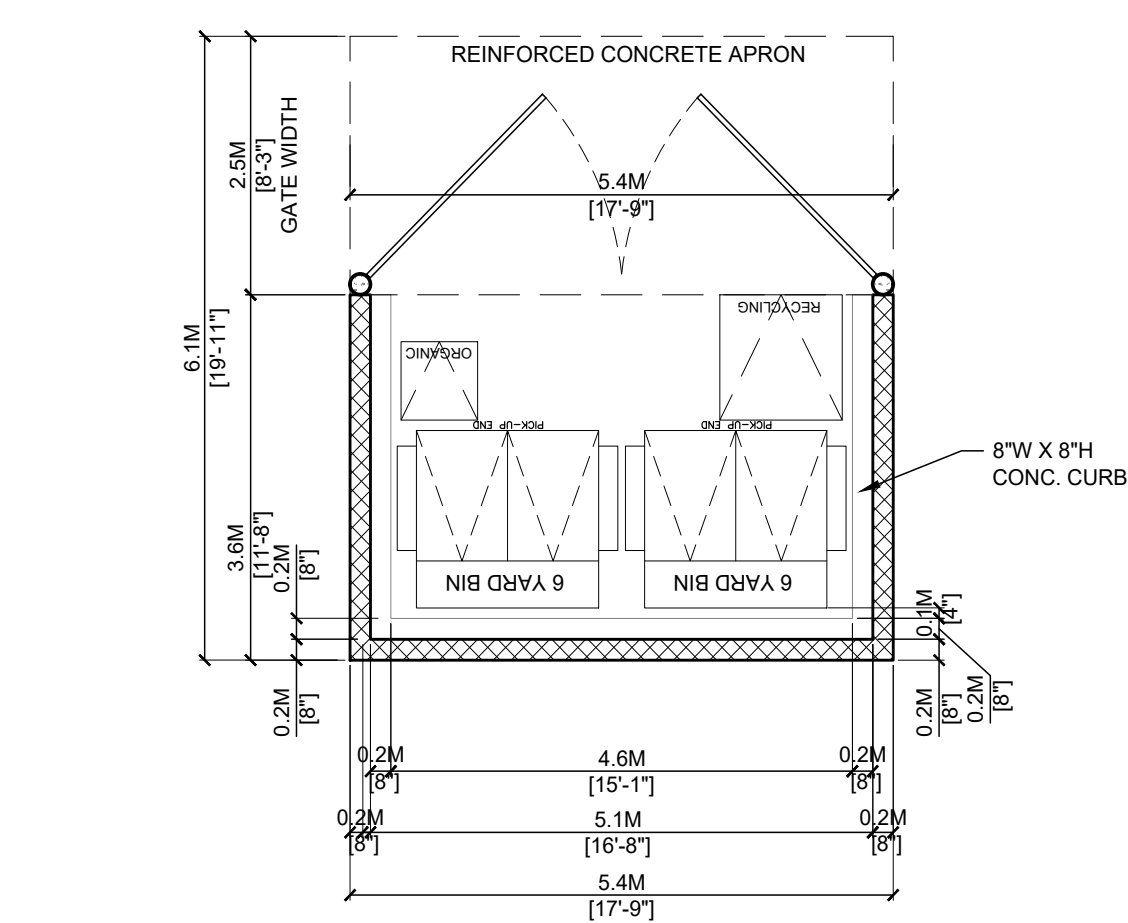
1 STOREY + MEZZANINE LIGHT INDUSTRIAL BUILDINGS

**KWA SITE DEVELOPMENT
CONSULTING INC.**
Alex Karadjov, P.Eng
2453 Auckland Drive
Burlington, ONT. L7L 7A9
E-mail: alex.karadjov@kwasitedev.com

TOPOGRAPHIC SURVEY



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EXTERIOR MATERIAL & FINISHES		SPECIFICATIONS	
1	PAINTED CONCRETE	A	2112-70 AMERICAN WHITE
2	PRE-FINISHED METAL PANEL	B	2125-40 SHADOW GRAY
3	SIGNAGE	C	2058-30 DEEP OCEAN
		D	2046-40 POOLSIDE BLUE

SPECIFICATIONS	
A	2112-70 AMERICAN WHITE
B	2125-40 SHADOW GRAY
C	2058-30 DEEP OCEAN
D	2048-40 POOLSIDE BLUE

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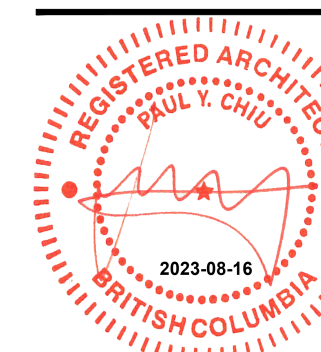
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LIGHT INDUSTRIAL DEVELOPMENT

FOR HRH PROPERTIES CORPORATION

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project number 5373

sheet (b)

SITE DETAILS

date	2021-02-03	sheet number	A-1.
scale	AS NOTED		
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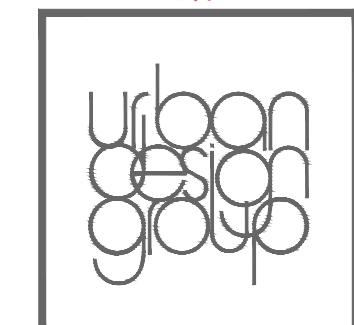
A diagram of a circle with a vertical radius line extending from the center to the bottom, labeled "NORTH". Two symmetric chords are drawn from the center to the upper-left and upper-right points of the circle, forming a V-shape. The two upper segments of the circle are shaded gray.

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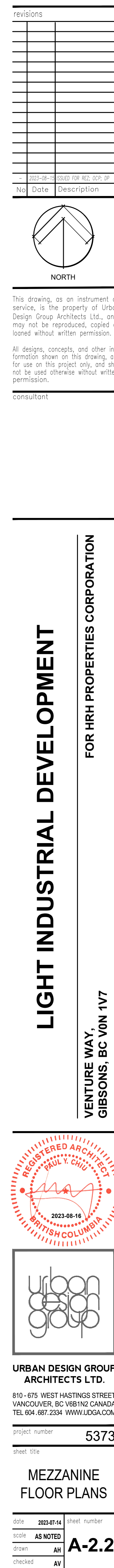
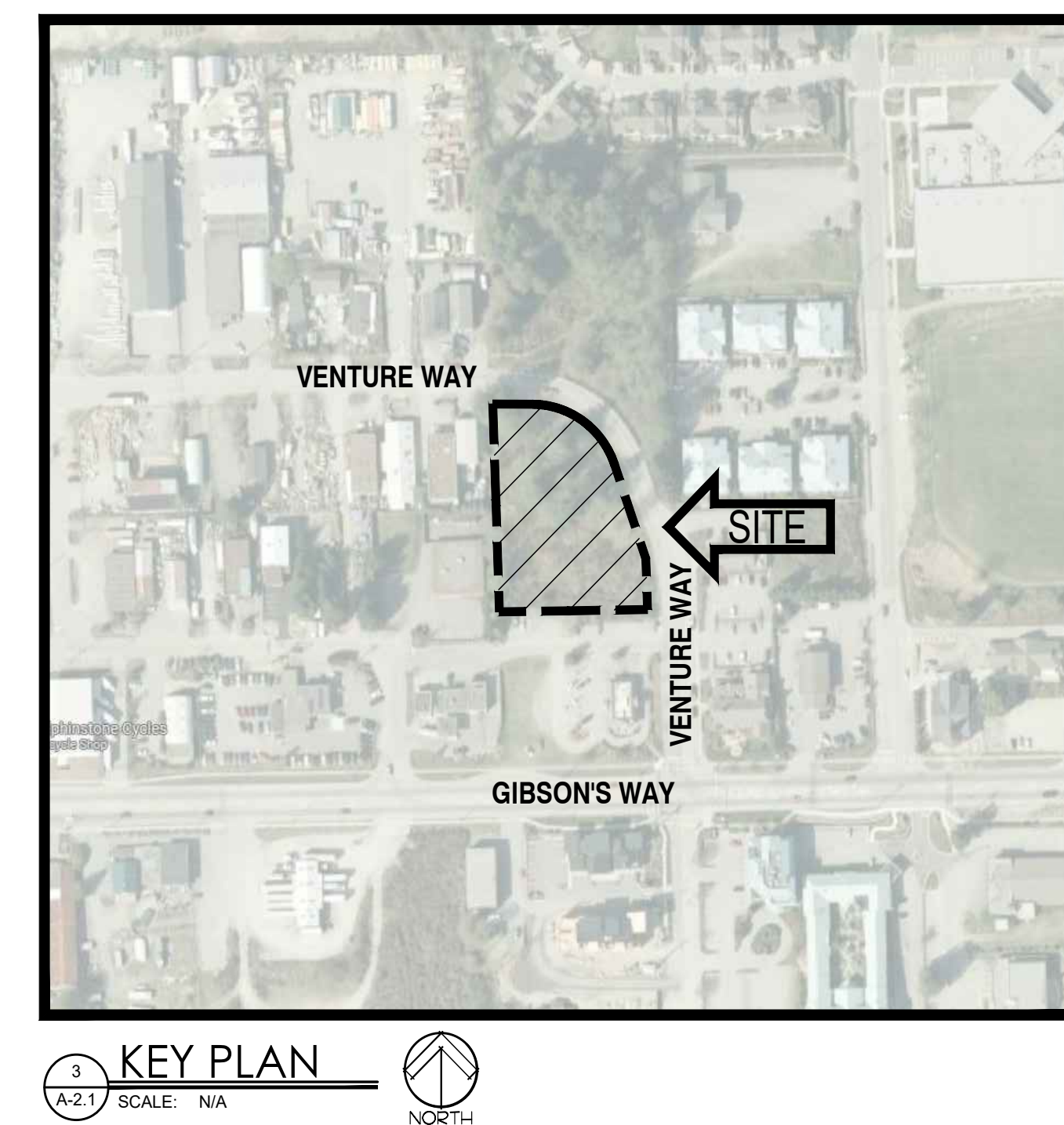
FOR HRH PROPERTIES CORPORATION

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GIBSONS, BC V0N 1V7



project number 5373

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date	2023-07-27	sheet number	A-2.3
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1	INSULATED CONCRETE TILT-UP PANEL
2	METAL CLADDING
3	PRE-FINISHED METAL FLASHING
4	DOUBLE GLAZED THERMALLY BROKEN STOREFRONT
5	WALL SCONCE
6	ILLUMINATED LETTER SIGN, BY TENANT
7	METAL DOOR
8	REVEALS
9	METAL CANOPY
10	OVERHEAD LOADING DOOR
11	UNIT NUMBER
12	SCUPPER
13	LONGBOARD METAL SIDING, WOOD GRAIN FINISH

A	2112-70 AMERICAN WHITE
B	2125-40 SHADOW GRAY
C	2125-30 GRAY SHOWER
D	2061-30 BERMUDA BLUE
E	BLACK
F	CHARCOAL - CASCADIA METALS
G	COLOR TO MATCH ADJACENT WALL

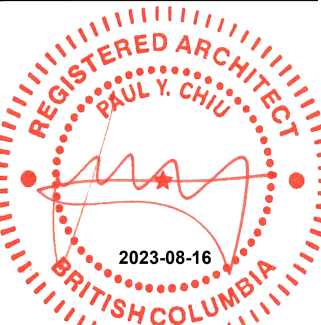
No	Date	Description
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LIGHT INDUSTRIAL DEVELOPMENT

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BUILDING
ELEVATIONS
BUILDING A

date	2023-07-14	sheet number A-3.1
scale	AS NOTED	
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checked	AV	



EXTERIOR MATERIAL & FINISHES

1	INSULATED CONCRETE TILT-UP PANEL
2	METAL CLADDING
3	PRE-FINISHED METAL FLASHING
4	DOUBLE GLAZED THERMALLY BROKEN STOREFRONT
5	WALL SCONCE
6	ILLUMINATED LETTER SIGN, BY TENANT
7	METAL DOOR
8	REVEALS
9	METAL CANOPY
10	OVERHEAD LOADING DOOR
11	UNIT NUMBER
12	SCUPPER
13	LONGBOARD METAL SIDING, WOOD GRAIN FINISH

SPECIFICATIONS

A	2112-70 AMERICAN WHITE
B	2125-40 SHADOW GRAY
C	2125-30 GRAY SHOWER
D	2061-30 BERMUDA BLUE
E	BLACK
F	CHARCOAL - CASCADIA METALS
G	COLOR TO MATCH ADJACENT WALL

revisions		
No	Date	Description
-	2021-08-19	6302 FOR REC: 009

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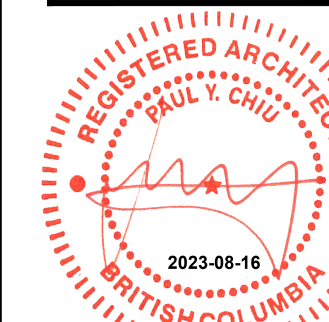
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consultant

LIGHT INDUSTRIAL DEVELOPMENT

FOR HRH PROPERTIES CORPORATION

VENTURE WAY,
GIBSONS, BC V0N 1V7



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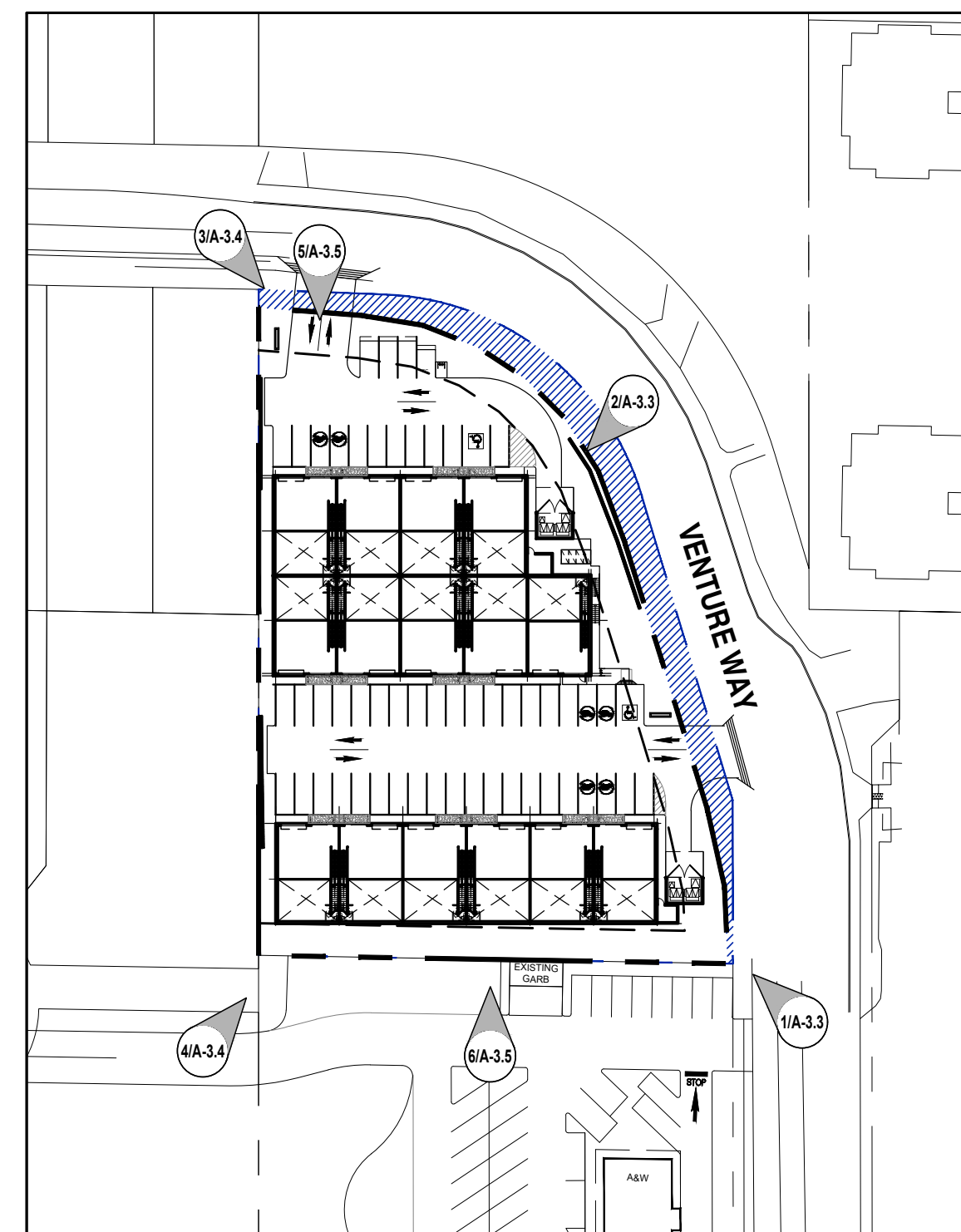
project number 5373

sheet title

BUILDING

BUILDING
ELEVATIONS
BUILDING B

date	2023-07-16	sheet number	A-3.2
scale	AS NOTED		
drawn	AH		
checked	AV		

[illegible]

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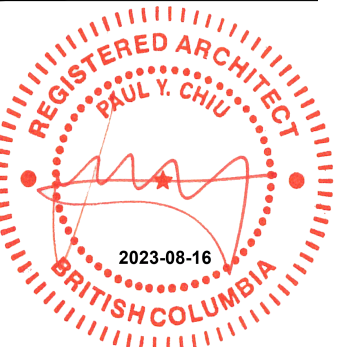
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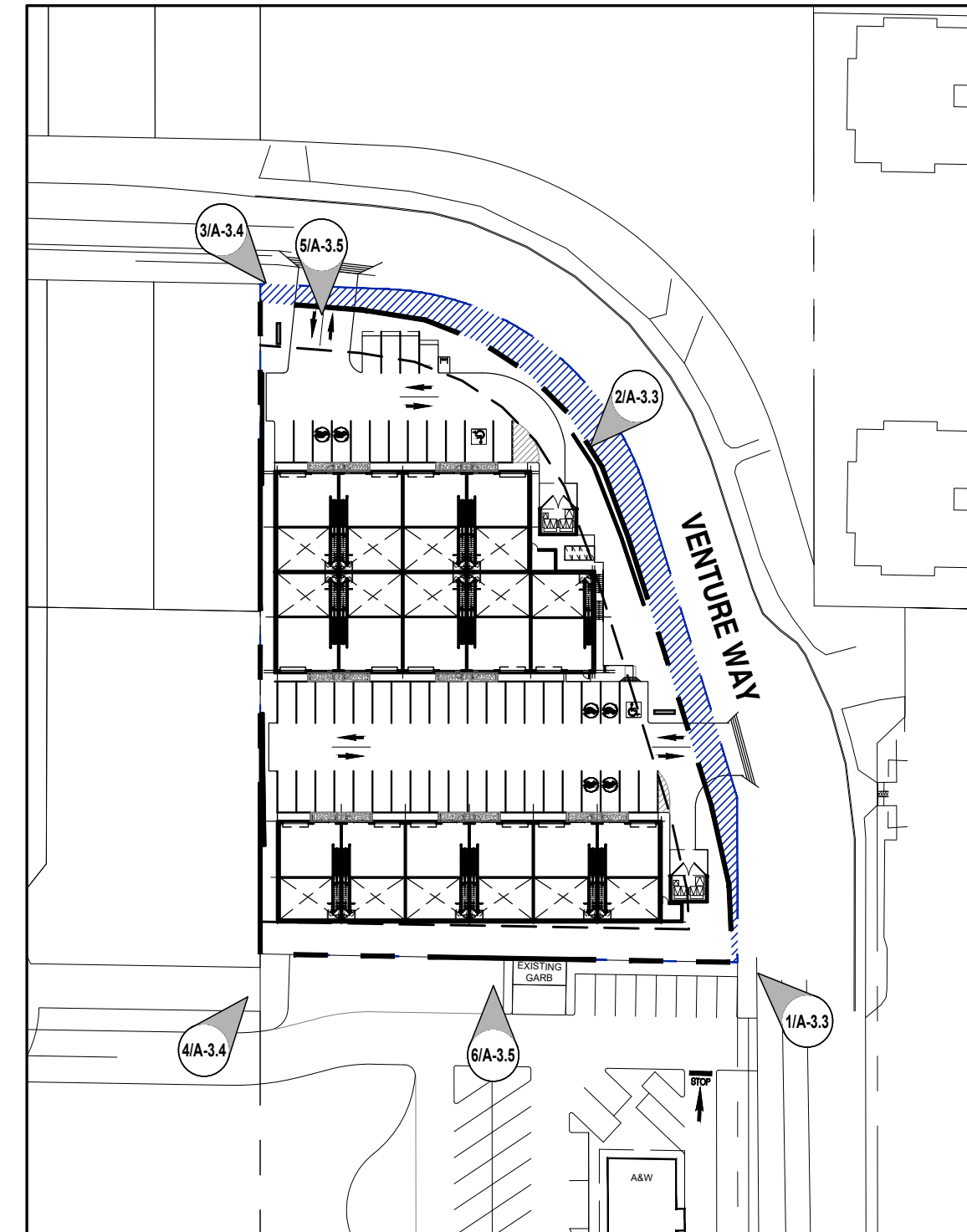
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project number 5373

short title

RENDERINGS

date	2023-07-14	sheet number	A-3.3
scale	AS NOTED		
drawn	AH		
checked	AV		

[illegible]

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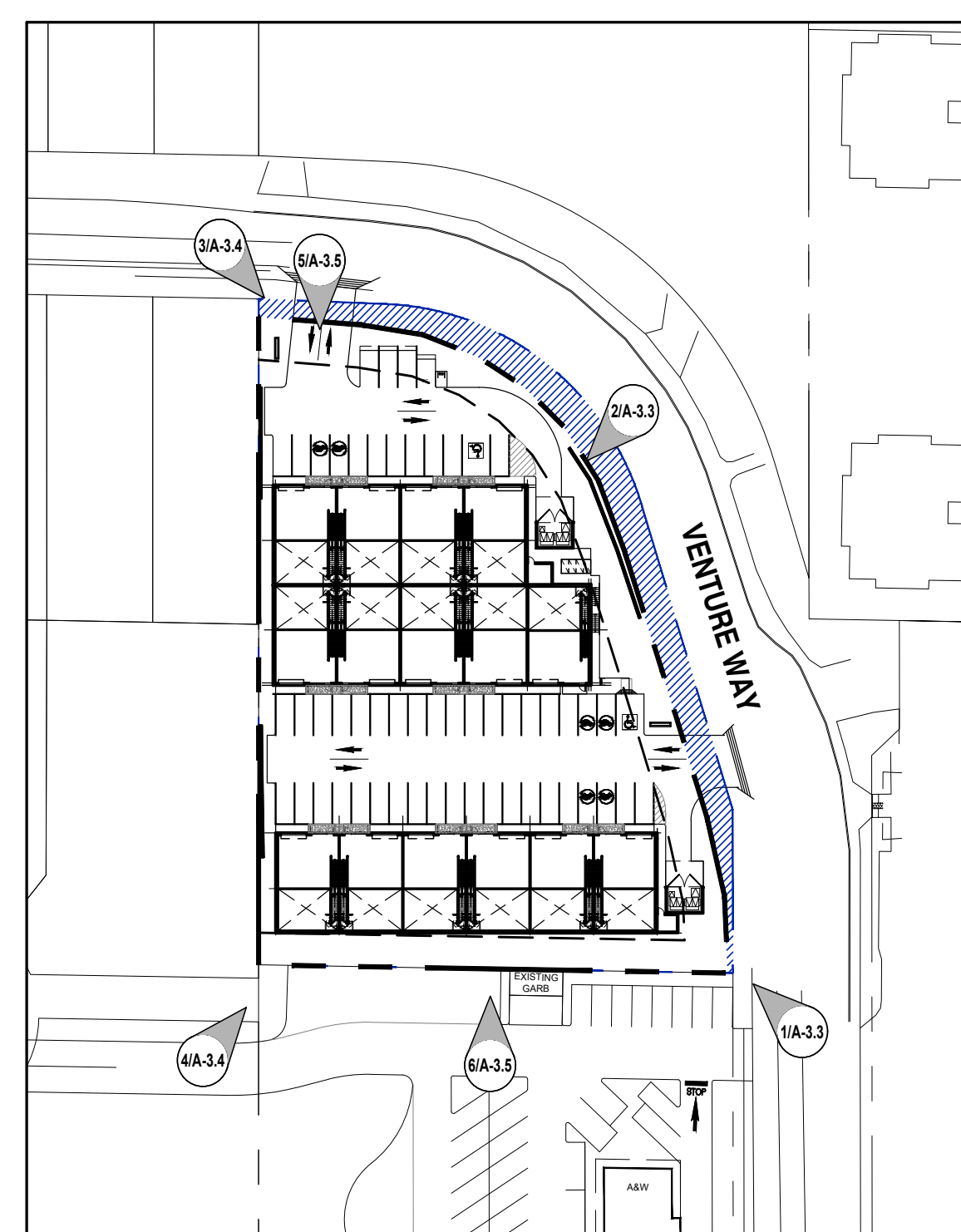
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project number 5373

short life

RENDERINGS

date	2023-07-14	sheet number	A-3.4
scale	AS NOTED		
drawn	AH		
checked	AV		



7
A-3.5

KEY PLAN

SCALE: N/A



NORTH



NORTH VIEW



SOUTH VIEW

No.	Date	Description
-	2003-04-19	ISSUED FOR REG. COPY

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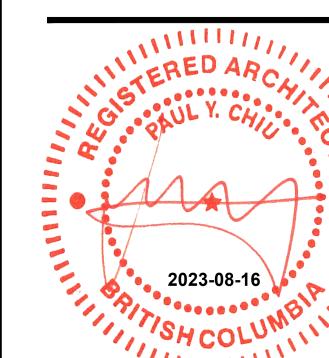
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project number **5373**

sheet title

RENDERINGS

date	2023-07-14	sheet number	A-3.5
scale	AS NOTED		
drawn	AH		
checked	AV		



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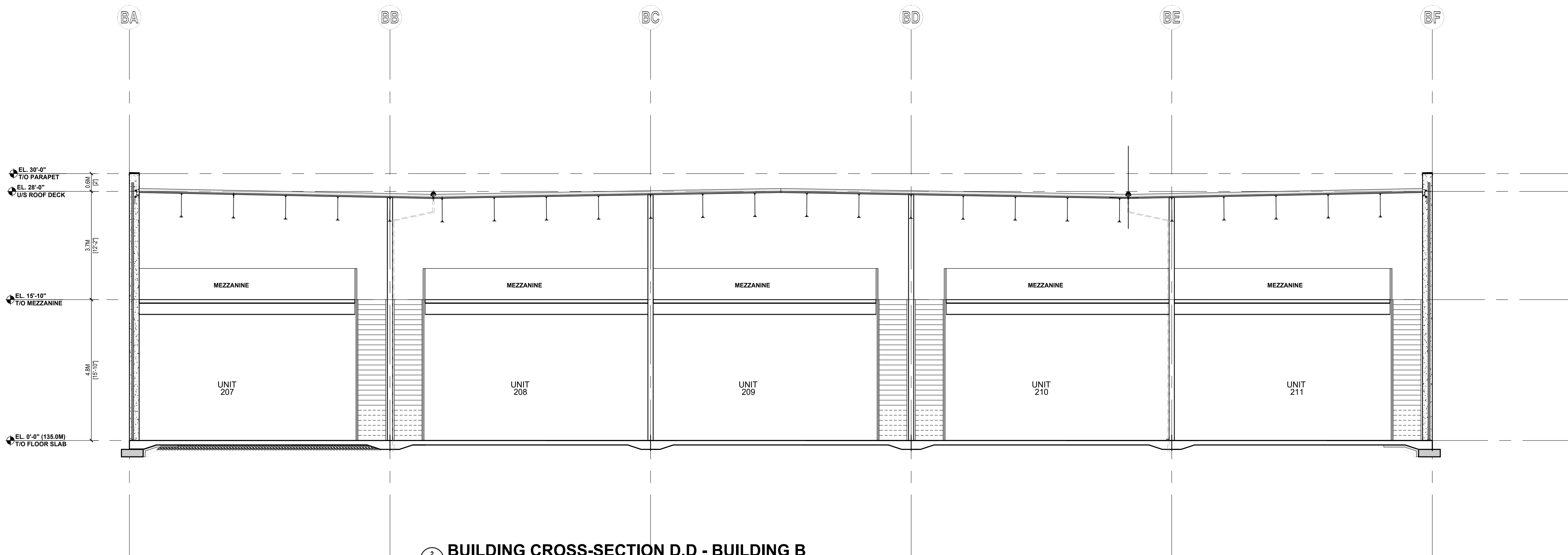
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GIBSONS, BC V0N 1V7



project number 5373

date	2023-07-14	sheet number	A-4.1
scale	AS NOTED		
drawn	AH		
checked	AV		



BUILDING CROSS-SECTION D.D - BUILDING B

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date	2023-07-16	sheet number	A-4.2
scale	AS NOTED		
drawn	AH		
checked			

TOWN OF GIBSONS

BYLAW NO. 985-34, 2023

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 for the Town of Gibsons deems it desirable to amend *Town of Gibsons Official Community Plan Bylaw No. 985, 2005*;

NOW THEREFORE the Council for the Town of Gibsons, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as “*Official Community Plan Amendment Bylaw No. 985-34, 2023*”.
2. *Official Community Plan Bylaw No. 985, 2005*, is amended by:
 - a) Altering the land use designation for LOT 14 DISTRICT LOT 689 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP75275 (Civic Address: Lot 14 Venture Way) to expand “Service Commercial/Business Centre” to the whole site and remove Mixed-Use Commercial on Schedule B to Bylaw 985, as shown on Schedule A attached to and forming part of this bylaw;
 - b) Altering the Development Permit area for LOT 14 DISTRICT LOT 689 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP75275 (Civic Address: Lot 14 Venture Way) on Schedule E to Bylaw No. 985, to remove the existing “Upper Gibsons Commercial Area Development Permit Area No. 3” and expand “Service Commercial/Light Industrial Development Permit Area No. 6” to the whole lot, as shown on Schedule A attached to and forming part of this bylaw;
 - c) 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 XX day of XXXX, 202X

PURSUANT to Section 475 of the *Local Government Act* consultation requirements considered the XX day of XXXX, 202X

READ a second time the XX day of XXXX, 202X

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

XX day of XXXX, 202X

PUBLIC HEARING held the

XX day of XXXX, 202X

READ a third time the

XX day of XXXX, 202X

ADOPTED the

XX day of XXXX, 202X

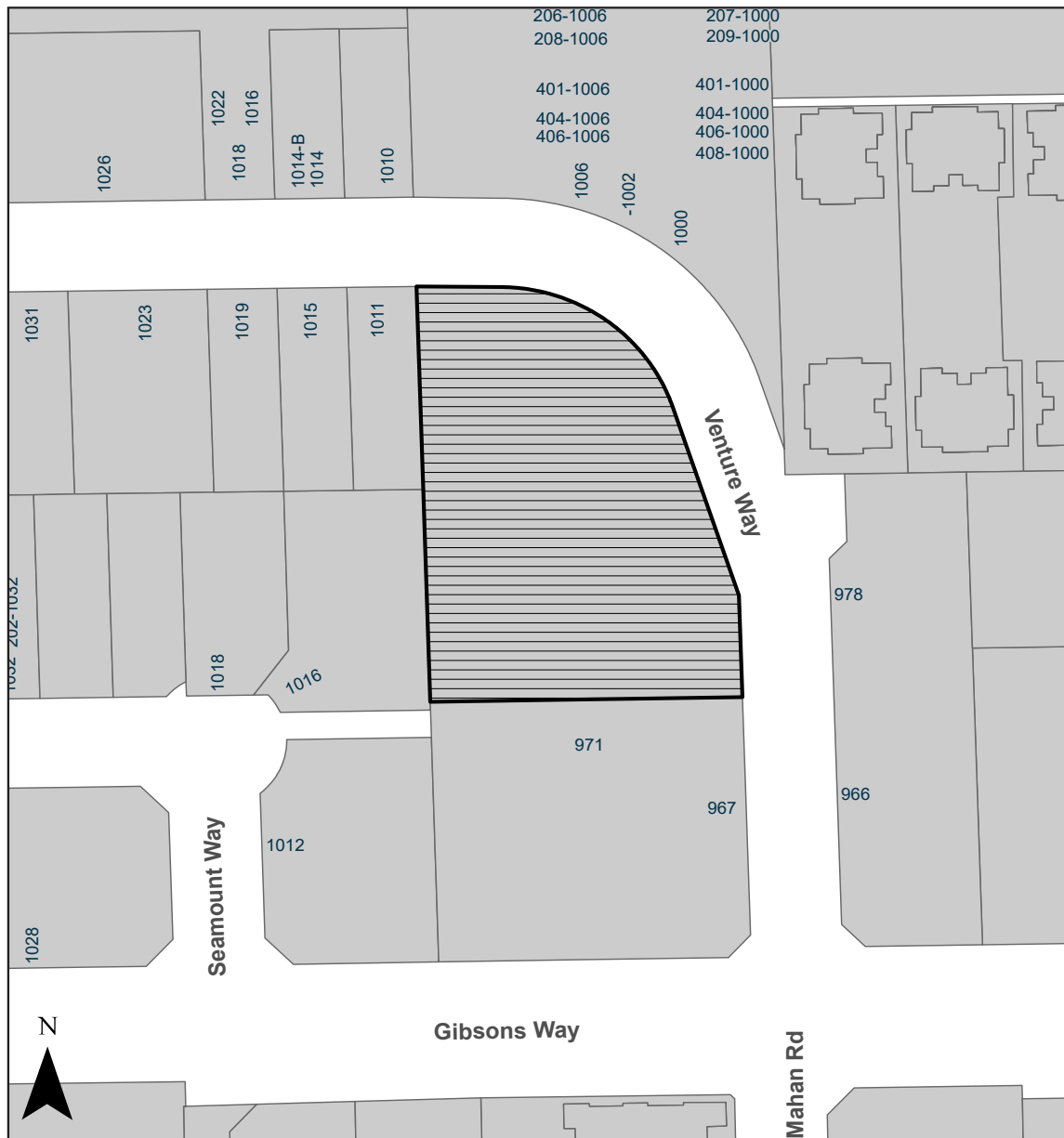
Silas White, Mayor

Rebecca Anderson, Corporate Officer



Schedule A

OCP Amendment Bylaw No. 985-34, 2023



To alter the land use designation of LOT 14 DISTRICT LOT 689 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP75275 (Civic Address: Lot 14 Venture Way) to expand Service Commercial/ Business Centre to the whole lot and remove Mixed-Use Commercial and change the form and character Development Area to DPA 6 for the entire lot.

TOWN OF GIBSONS

BYLAW NO. 1065-75, 2023

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. 1065-75, 2023*.

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

a) Altering the zoning designation for Lot 14 Venture Way, legally described as:

LOT 14 DISTRICT LOT 689 GROUP 1 NEW WESTMINSTER DISTRICT
PLAN EPP75275

from Light Industrial zone (I-1) and Single-Family and Two-Family Residential 3 (R-3) to solely Light Industrial (I-1) as shown on Schedule "A" attached to and forming part of this bylaw.

READ a first time the	XX	day of MONTH,	202X
READ a second time the	XX	day of MONTH,	202X
PUBLIC HEARING held the	XX	day of MONTH,	202X
READ a third time the	XX	day of MONTH,	202X
ADOPTED the	XX	day of MONTH,	202X

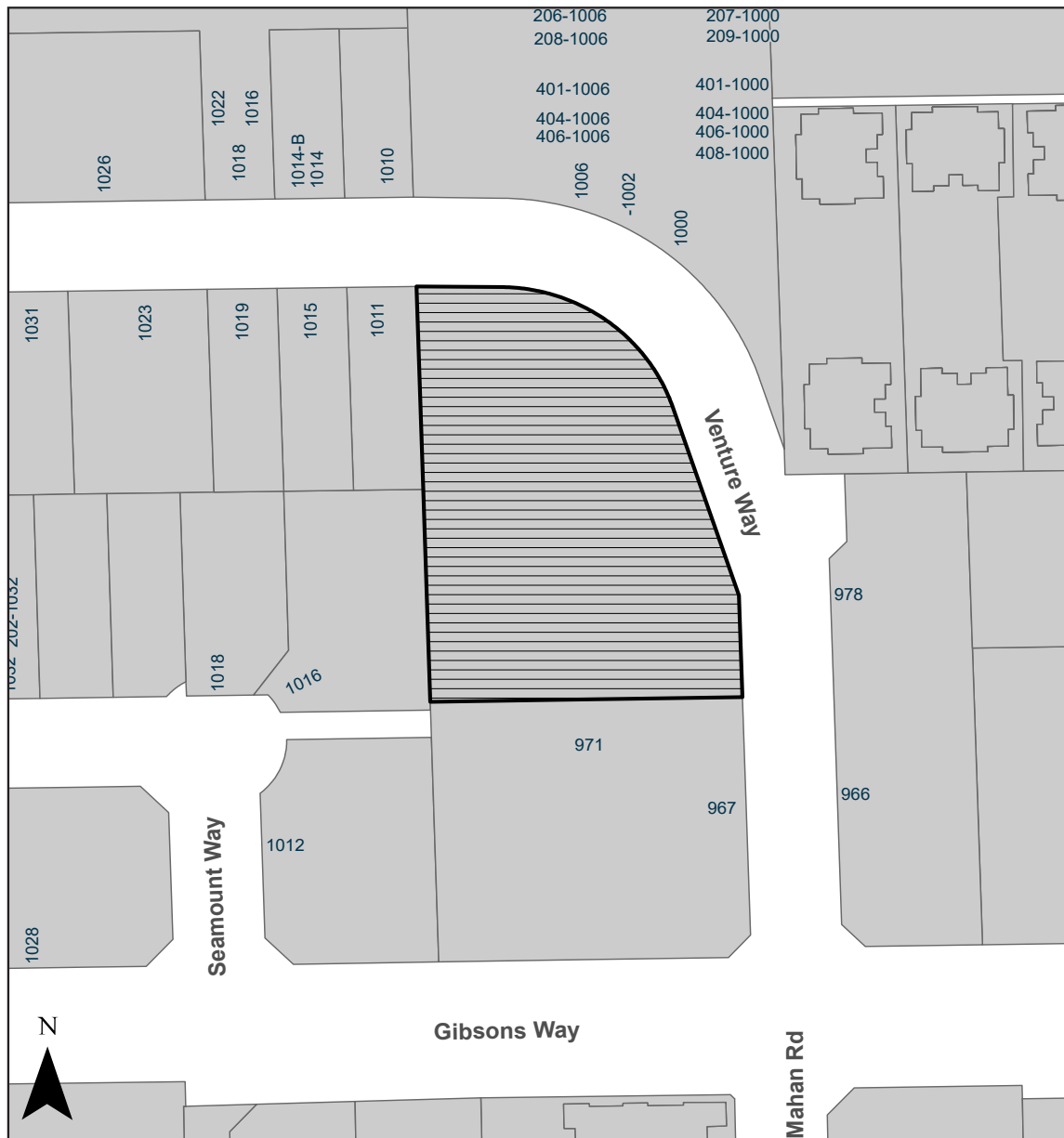
Silas White, Mayor

Rebecca Anderson, Corporate Officer



Schedule A

Zoning Amendment Bylaw No. 1065-75, 2023



To alter the zoning of LOT 14 DISTRICT LOT 689 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP75275 (Civic Address: Lot 14 Venture Way) to remove the Single-Family and Two-Family Residential zone 3 (R-3) and expand the Light Industrial zone (I-1) to the whole site.