

TOWN OF GIBSONS

BYLAW NO. 1065-68, 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 to facilitate development of high-density residential uses in areas that the “Land Use Plan” of the Official Community Plan designates in the “High Density Residential” and the “Residential/Tourist Accommodation” categories;

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

- 1) This Bylaw may be cited as the *Zoning Amendment Bylaw No. 1065-68, 2023*.
- 2) The *Town of Gibsons Zoning Bylaw No. 1065, 2007* is amended by:
 - a) Inserting the new Multi-Family Residential Zone 8 (RM-8) in numerical order in Part 10 to Bylaw 1065, attached to and forming part of this bylaw as Appendix A.
 - b) Altering the zoning designation of LOTS 5, 6, 7, 8 BLOCK A DISTRICT LOT 685 PLAN 5579; and LOT 46 BLOCKS 22 TO 27 DISTRICT LOT 685 PLAN 4856 on Schedule A to Bylaw No. 1065, from the existing Tourist Commercial Zone 2 (C-2) to Multi-family Residential Zone 8 (RM-8), as shown in Appendix B attached to and forming part of this bylaw.
 - c) Altering the zoning designation of LOT A DISTRICT LOT 6946 GROUP 1 NEW WESTMINSTER DISTRICT on Schedule A to Bylaw No. 1065, from the existing Marine Zone 1 (M-1) to Parks, Recreation and Open Space (PRO) as shown in Appendix C attached to and forming part of this bylaw.
 - d) 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	18 TH	day of APRIL,	2023
READ a second time the	#####	day of MONTH,	YEAR
PUBLIC HEARING held the	#####	day of MONTH,	YEAR
READ a third time the	#####	day of MONTH,	YEAR
ADOPTED the	#####	day of MONTH,	YEAR

Silas White, Mayor

Rebecca Anderson, Corporate Officer

APPENDIX A

Multi-Family Residential Zone 8 (RM-8)

10.XX Application and Intent of Zone

The regulations of this zone apply to the use of land, buildings, and structures within the Multi-Family Residential Zone 8 (RM-8). The intent of the RM-8 zone is to allow for the development of high-density residential uses in areas that the “Land Use Plan” of the Official Community Plan designates in the “High Density Residential” and the “Residential/Tourist Accommodation” categories.

10.XX Permitted Principal Uses

- (1) apartment use; and,
- (2) townhouses.

10.XX Permitted Accessory Uses

- (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
- (2) accessory off-street parking and loading;
- (3) accessory buildings as permitted by Section 4.13-4.20;
- (4) a home occupation use as permitted by Section 8.05
- (5) other accessory uses customarily incidental and subordinate to a permitted principal use.

10.XX Minimum Lot Area

The minimum lot size is not less than 1,000 m² (10,764 ft²);

10.XX Minimum Lot Width

The minimum lot width is not less than 25.0 m (82 ft);

10.XX Minimum Lot Depth

The minimum lot depth is not less than 25.0 m (82 ft);

10.XX Maximum Density

- (1) The maximum base density shall not exceed 75 units per hectare;
- (2) A bonus density to permit a maximum residential density of 120 units per hectare for *apartment use* is permitted subject to:
 - (a) The provision of a Community Amenity Contribution based on an economic analysis, which would be conducted at the applicant's expense, to calculate the land value created by the proposal beyond the land value under the base density to identify justifiable Community Amenity Contribution levels while maintaining project economic viability.
- (3) Where required accessory off-street parking is located within or under a principal building, the floor area occupied by such parking may be added to the lot area of the lot for purpose of determining density under subsections (1) and (2).

10.XX Setbacks

- (1) Except as required or permitted by Section 4.3, Section 4.13-4.20 , buildings and structures must be sited no closer to a lot line than the following:
 - (a) front lot line: 7.5 m (24.6 ft)
 - (b) rear lot line: 7.5 m (24.6 ft)
 - (c) interior and exterior side lot line: 4.5 m (14.8 ft)

10.XX Maximum Lot Coverage

- (1) For the purposes of calculating lot coverage, underground parking structures are deemed to be impermeable surfaces in this zone and therefore constitute lot coverage, unless they are covered with at least 450 mm of topsoil;
- (2) The maximum lot coverage is 80%.

10.XX Maximum Height of Buildings

- (1) The maximum height of a principal building is 15.0 m (49.2 ft), except where fill is required, the maximum height is 16 m (52.5 ft).

10.XX Required Off-Street Parking

- (1) Off-street parking must be provided and maintained in accordance with the requirements of Part 6.

10.XX Landscaping

- (1) The uses in the RM-8 zone must be landscaped and maintained as required by Sections 4.5 and 6.14 of this Bylaw.

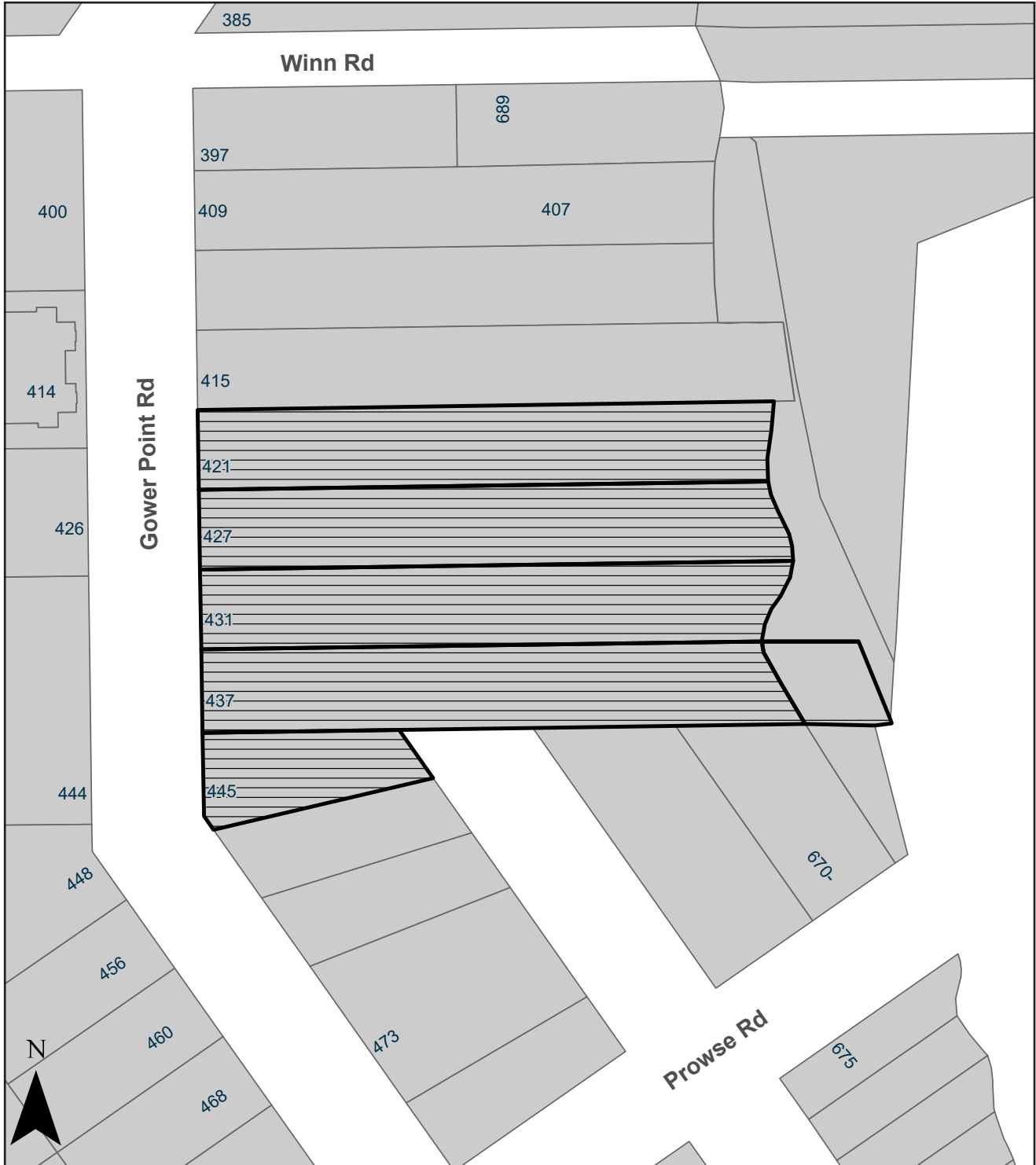
10.XX Site-Specific Conditions

- (1) For lots legally described as LOTS 5, 6, 7, 8 BLOCK A DISTRICT LOT 685 PLAN 5579;(Civic Addresses: 421,427, 431 and 437 Gower Point Road); and LOT 46 BLOCKS 22 TO 27 DISTRICT LOT 685 PLAN 4856 (Civic Address: 445 Gower Point Road). The front lot line setback is 2.5m (8.2 ft) and the interior and exterior side lot line is 3m (9.8 ft).



Appendix B

Zoning Amendment Bylaw No. 1065-68, 2023

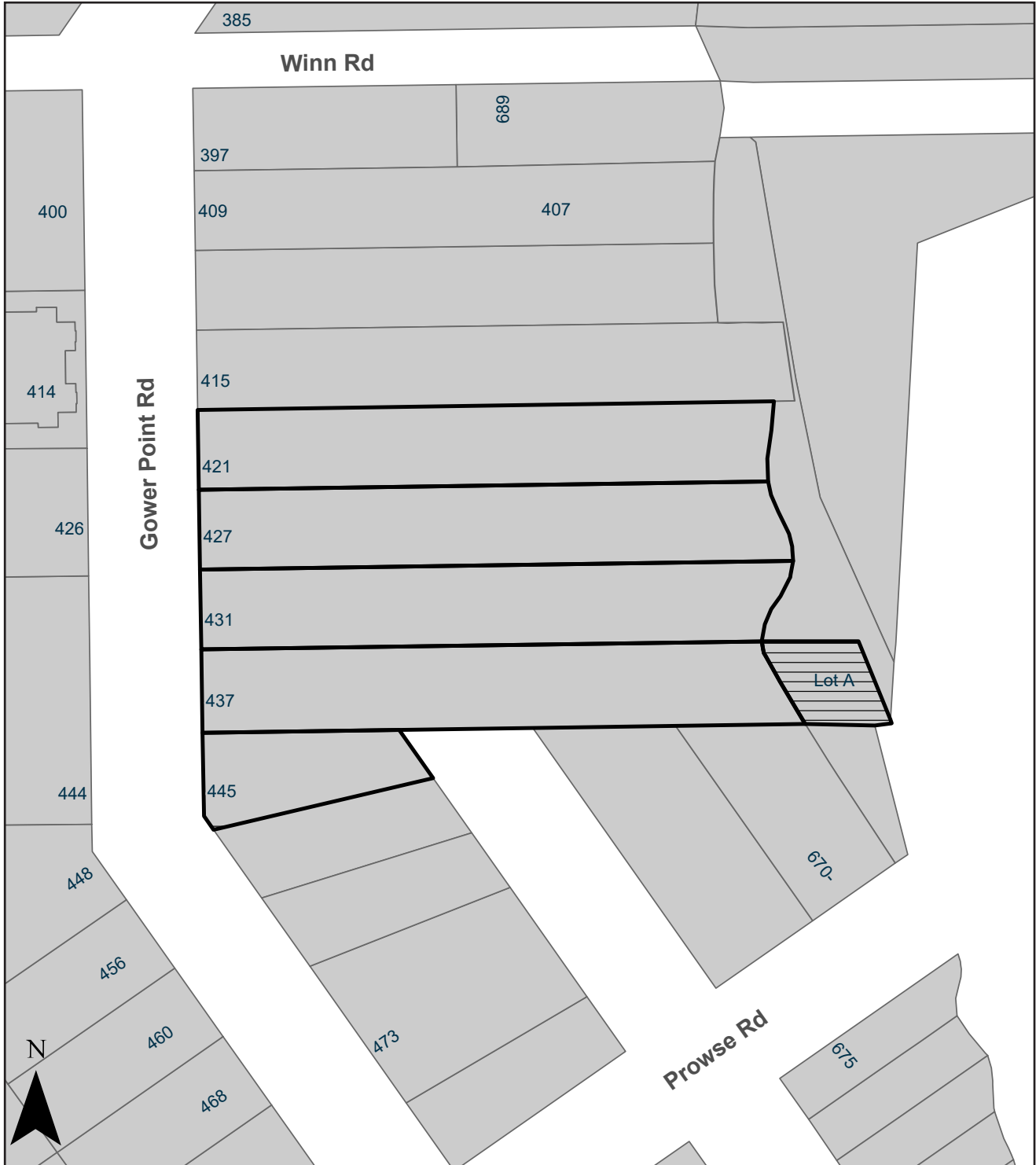


To alter the zoning designation of LOTS 5, 6, 7, 8 BLOCK A DISTRICT LOT 685 PLAN 5579; and LOT 46 BLOCKS 22 TO 27 DISTRICT LOT 685 PLAN 4856 from the existing Tourist Commercial Zone 2 (C-2) to Multi-family Residential Zone 8 (RM-8),



Appendix C

Zoning Amendment Bylaw No. 1065-68, 2023



To alter the zoning designation of LOT A DISTRICT LOT 6946 GROUP 1 NEW WESTMINSTER DISTRICT from the existing Marine Zone 1 (M-1) to Parks, Recreation and Open Space (PRO).