

TOWN OF GIBSONS

BYLAW NO. 1065-84, 2025

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 for the Town of Gibsons deems it desirable to amend the Zoning Bylaw;

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

- 1) **THAT** this Bylaw may be cited as the *Zoning Amendment Bylaw No. 1065-84, 2025*.
- 2) **THAT** the *Town of Gibsons Zoning Bylaw No. 1065, 2007* is hereby amended as follows:
 - a) Replacing the existing Multi-Family Residential Zone 5 (RM-5) with a new Multi-Family Residential Zone 5 (RM-5), as shown in Appendix "A", attached to and forming part of this bylaw;
 - b) Altering the zoning designation for LOT 29 BLOCK 7 DISTRICT LOT 688 PLAN VAP7392 (Civic Address: 702 Gibsons Way), from the existing *Single Family and Two Family Residential Zone 3 (R-3)* to *Multi-Family Residential Zone 5 (RM-5)*, as shown on Appendix "B", attached to and forming part of this bylaw; and
 - 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.

NOTICE of First Reading mailed the	2 ND	DAY OF FEBRUARY,	2025
READ a first time the	18 TH	DAY OF FEBRUARY,	2025
READ a second time the	18 TH	DAY OF FEBRUARY,	2025
READ a third time the	18 TH	DAY OF FEBRUARY,	2025
APPROVED pursuant to Section 52(3)(a) of the <i>Transportation Act</i> the	24 TH	DAY OF FEBRUARY,	2025
ADOPTED the	####	DAY OF MONTH,	YEAR

Silas White, Mayor

Rebecca Anderson, Corporate Officer

APPENDIX A

MULTI-FAMILY RESIDENTIAL ZONE 5 – (RM-5)

10.51 Application and Intent of the Zone

The regulations of this Zone apply to the use of land, buildings, and structures within the Multi-Family Residential Zone 5, as shown on the map attached to this Bylaw as Schedule "A". The intent of the RM-5 zone is to provide a multi-family zone for townhouses and 2- to 4-storey apartments in those areas which the Official Community Plan designates "Medium Density Residential".

10.52 Permitted Principal Uses

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

10.53 Permitted Accessory Uses

- (1) in conjunction with a principal dwelling, one:
 - (a) secondary suite as permitted by Section 8.08; or,
 - (b) lock-off suite as permitted by Section 8.10.
- (2) accessory off-street, parking and loading;
- (3) accessory buildings as permitted by Section 4.13-4.20 of this Bylaw;
- (4) Home Occupations as permitted by Section 8.05;
- (5) other accessory uses customarily incidental and subordinate to a permitted principal use.

10.54 Minimum Lot Area

The minimum lot area is 1000.0 m² (10,764.0 ft²).

10.55 Minimum Lot Width

The minimum lot width is 15.0 m (49.2 ft).

10.56 Minimum Lot Depth

The minimum lot depth is 30.0 m (98.4 ft).

APPENDIX A

10.57 Maximum Density

- (1) For townhouse use, the maximum density is 130 m² (1399.0²) of lot area per townhouse dwelling unit;
- (2) For apartment use, the maximum density is 110.0 m² (1184.0 ft²) of lot area per apartment dwelling unit; and,
- (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).

10.58 Setbacks

Except as required or permitted by Section 4.03, Section 4.13-4.20, and Part 5, buildings and structures must be sited no closer to a lot line than the following:

- (1) front lot line: 3.0 m (24.6 ft);
- (2) rear lot line: 5 m (25 ft); and
- (3) interior and exterior side lot lines: 1.5 m (4.9 ft).

10.59 Maximum Lot Coverage

The maximum lot coverage is 75%.

10.60 Maximum Height of Buildings

The maximum building height is 10.5 m (34.4 ft).

10.61 Required Off-Street Parking

- (1) Off-Street parking and loading must be provided and maintained as required by Part 6;
- (2) Notwithstanding Part 6 of this bylaw, off-street, parking requirements for townhouse units are 1.5 parking spaces per unit.

10.62 Landscaping

Apartment and townhouse uses must be landscaped and maintained as required by Sections 4.05 and 6.14 of this Bylaw.

10.63 Site-specific conditions

- (1) For the lot legally described as LOT 29 BLOCK 7 DISTRICT LOT 688 PLAN VAP7392 (Civic Address: 702 Gibsons Way):

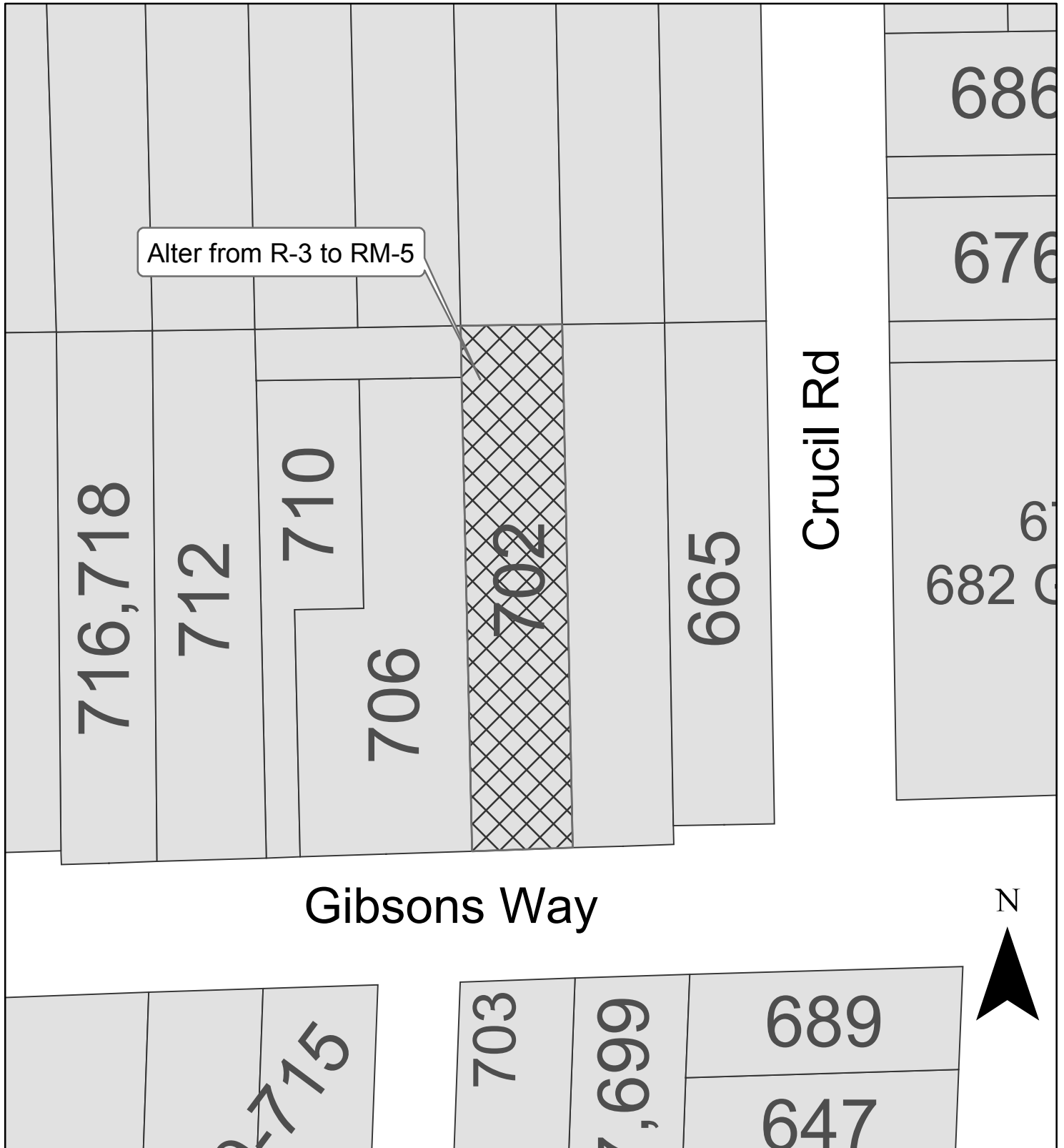
APPENDIX A

(a) Notwithstanding Section 10.58 buildings must be sited no closer to a lot line than the following:

- i. Rear lot line 0 m (0 ft)



Appendix B
Zoning Amendment Bylaw No. 1065-84, 2025



Altering the zoning designation of LOT 29 BLOCK 7 DISTRICT LOT 688 PLAN VAP7392 from Single Family and Two Family Residential Zone 3 (R-3) to Multi-Family Residential Zone 5 (RM-5)