TOWN OF GIBSONS

BYLAW NO. 985-38, 2024

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. 985-38, 2024".
- 2. Official Community Plan Bylaw No. 985, 2005, is amended by:
 - a) Altering the land use designation for LOT C BLOCK 3 DISTRICT LOT 683 PLAN 17550 from the existing "Mixed-Use Commercial" and "Medium Density Residential" to "High Density Residential" on Schedule B to Bylaw 985, as shown on Appendix "A" attached to and forming part of this bylaw;
 - b) Updating the "High Density Residential" Description and Intent in Table 5-1: Land Use Designations with the following:

| Land Use Designation | Description and Intent |
|--------------------------|---|
| High Density Residential | To permit multi-unit residential buildings with a |
| | maximum FSR of 1.4 (generally 60-110 uph) |

- c) Altering the Development Permit Area for LOT C BLOCK 3 DISTRICT LOT 683 PLAN 17550 on Schedule E to Bylaw No. 985, to change the existing "Upper Gibsons Commercial Area Development Permit Area No. 3" and expand "Multi-Family Land Uses Development Permit Area No. 4" to the whole lot, as shown on Appendix "A" attached to and forming part of this bylaw; and
- 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 | 8 TH | day of OCTOBER, | 2024 |
|--|-----------------|------------------|------|
| PURSUANT to Section 475 of the <i>Local</i> <i>Government Act</i> consultation requirements considered the | 8 TH | day of OCTOBER, | 2024 |
| CONSIDERED in conjunction with the Town of Gibsons' Financial Plan and any applicable Waste Management Plans pursuant to the <i>Local</i> | | | |
| Government Act the | 8 TH | day of OCTOBER, | 2024 |
| READ a second time the | 5 TH | day of NOVEMBER, | 2024 |
| PUBLIC HEARING held the | 3 RD | day of DECEMBER, | 2024 |
| READ a third time the | XX | day of MONTH, | 202X |
| ADOPTED the | XX | day of MONTH, | 202X |

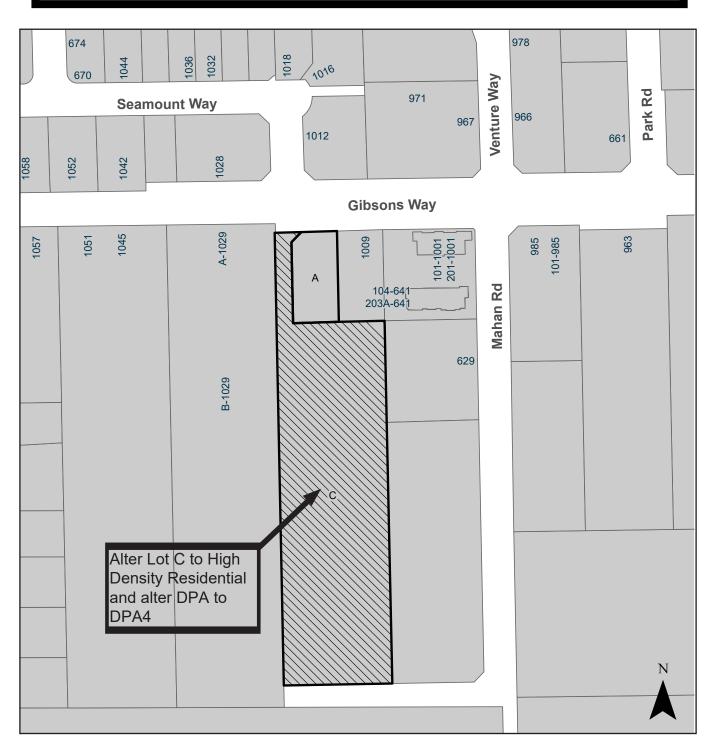
Silas White, Mayor

Rebecca Anderson, Director of Corporate & Legislative Services | Corporate Officer



Appendix A

OCP Amendment Bylaw No. 985-38, 2024



To alter the Land Use designation of LOT C BLOCK 3 DISTRICT LOT 683 PLAN 17550, from Mixed-Use Commercial and Medium Density Residential to High Density Residential and change the form and character Development Permit Area to DPA 4 for the entire lot.