## **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.

<b>READ</b> a first time the	8 <sup>TH</sup>	day of OCTOBER,	2024
<b>PURSUANT</b> to Section 475 of the <i>Local</i> <i>Government Act</i> consultation requirements considered the	8 <sup>TH</sup>	day of OCTOBER,	2024
<b>CONSIDERED</b> 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 <sup>TH</sup>	day of OCTOBER,	2024
<b>READ</b> a second time the	5 <sup>TH</sup>	day of NOVEMBER,	2024
PUBLIC HEARING held the	3 <sup>RD</sup>	day of DECEMBER,	2024
<b>READ</b> a third time the	XX	day of MONTH,	202X
ADOPTED the	XX	day of MONTH,	202X

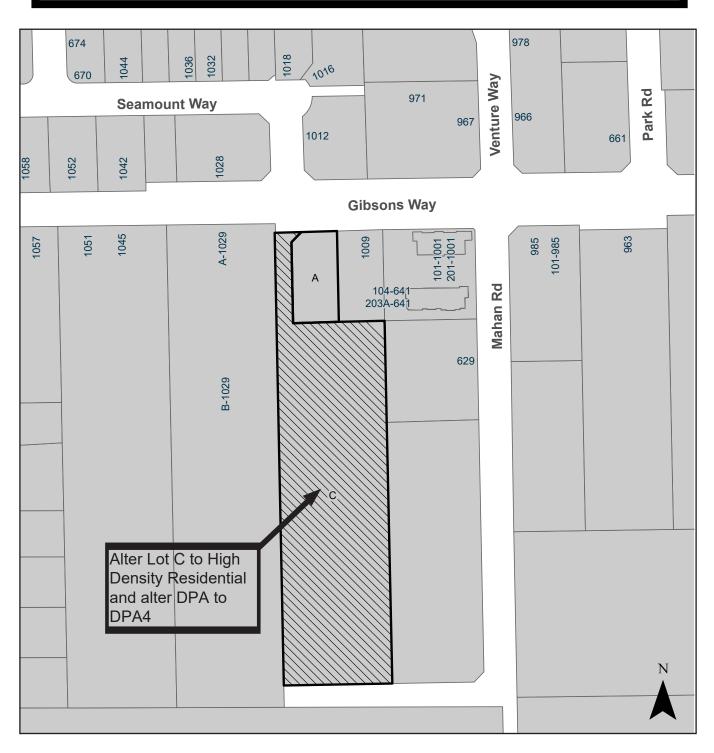
Silas White, Mayor

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.