

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
<i>High Density Residential</i>	<i>To permit multi-unit residential buildings with a maximum FSR of 1.4 (generally 60-110 uph)</i>

- 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 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 Government Act</i> 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.