

16 DEVELOPMENT PERMIT AREAS

16.1 Development Permit Areas

The Town of Gibsons has established Development Permit guidelines to regulate development in the areas designated as Development Permit Areas (DPA) on Schedules C, D and E. The Development Permits are:

DPA	Type/Area
No. 1	Geotechnical Hazard Areas
No. 2	Environmentally Sensitive Areas
No. 3	Upper Gibsons Commercial Area
No. 4	Multi-unit Residential Development
No. 5	Gibsons Landing – commercial and multi-unit residential development
No. 6	Light Industrial / Service Commercial
No. 7	Live / Work
No. 8	Intensive Residential
No. 9	Gibsons Aquifer
No. 10	Gospel Rock Village

Some properties are located in two or more Development Permit Areas (i.e. a multi-unit residential site may also be in a Geotechnical Hazard Area); in such cases, the guidelines for both Development Permit Areas shall apply.

When is a Development Permit Required?

Unless specifically exempted, all properties within Development Permit Areas require a Development Permit prior to:

- *Subdivision approval*
- *Construction of a building or structure (including additions or alterations)*
- *Alteration of the land (including any removal of vegetation or grading) for properties within environmentally sensitive or natural hazard DPA's 1, 2 and 9*

Conditions Where Development Permits Are Not Required

Development Permits are not required within the specified Development Permit Areas under the following conditions:

- *for minor internal alteration which does not affect the outer appearance of the building*
- *for minor upgrading or repair of the external covering of existing buildings (i.e. roofing or siding) with similar materials*

An Environmental Development Permit is not required for the following activities:

- *Ecological restoration and enhancement projects or other projects undertaken or approved by the Town of Gibsons, Ministry of Environment, or Fisheries and Oceans Canada.*
- *Construction, maintenance or operation of municipal works and services undertaken or authorized by the Town of Gibsons.*
- *Emergency responses or works required by the Provincial Emergency Program or the Town of Gibsons to prevent or control forest fire, flooding, or erosion emergencies.*
- *Slope stabilization work that is prescribed by a BC-registered Professional Engineer or Geoscientist, or other appropriate professional approved by the Town of Gibsons, where no long-term damage to natural features is predicted as a result of the work and the work has been approved by the Department of Fisheries and Oceans Canada.*
- *Removal of non-native invasive vegetation or the planting of vegetation that is native to biogeoclimatic zone in which Gibsons exists.*
- *Hazardous tree cutting or modifications based on a report from an independent arborist or qualified environmental professional.*
- *Maintenance of existing gardens, landscaping, and agriculture.*
- *The placement of impermanent structures such as benches, tables, and ornaments.*
- *Paths (which are less than 1 m in width) and fencing which do not result in the removal of native vegetation or disruption of wildlife and are not within 10 metres of a stream.*
- *Development in locations for which a qualified professional has determined in writing that the proposed development is located outside the area of geotechnical hazards and / or environmentally sensitive areas.*