



Five things you should know about the Draft OCP

1 The Draft OCP is reorganized

- Concise and user-friendly
- Focused on the role and function of an OCP
- Policies of the three existing Neighbourhood Area Plans have been integrated throughout the new OCP's chapters and development permit area guidelines

2 The Draft OCP is aligned with the Local Government Act

- Includes housing policies in response to the latest Housing Needs Report (HNR)
- Includes greenhouse gas (GHG) reduction targets
- Includes location of land uses designations, public facilities, and infrastructure

3 The Draft OCP reduces policy redundancies

FROM **18** → TO **11**

Land Use Designations

7 → 4

Form & Character Development Permit Areas

4 The Draft OCP includes content from numerous strategic plans



5 The Draft OCP is focused on tangible outcomes

- Enhanced focus on residential development
- Enhanced focus on climate mitigation and adaptation
- Updated development permit areas to enhance environmental protection

Our Vision Statement

Gibsons is a welcoming, resilient, and livable community that offers residents and visitors an outstanding quality of life in a spectacular natural environment. We will ensure the Town retains its unique coastal charm and cultural heritage, while protecting our valuable natural assets and fostering sensitive growth supported by sustainable service delivery.

OCP Guiding Principles

Inspired by the work done by the Residents Assembly



1. Access to and Protection of Nature

Trails, bike routes and parks are in abundance and accessible. Natural systems that sustain life in Gibsons—including the aquifer in particular—are respected and protected.



2. Accessibility and Connectivity

Town assets are built for people with disabilities, as well as for children and seniors.



3. Access to Health and Wellness Facilities

People have access to gyms, arenas, pools, playgrounds and other places to exercise and work on their personal health and wellness.



4. Personal Safety

It is generally possible to walk around town or be by yourself in public and feel a sense of safety, regardless of the time of day.



5. Sense of Community and Neighbourliness

There is a small-town friendliness. Neighbours get to know each other and can call each other for help in an emergency.



6. Affordable Housing

There is a wide range of housing, some available at reasonable rates for rental and ownership. Young people, families, low-income seniors and others can find housing in Gibsons as the Town grows.



7. Quality Education and Childcare

Kids and young adults have places to learn and things to do. Childcare and playgrounds are available.



8. Thriving Local Businesses

Shops and local enterprises are supported by local communities and tourists. Tourism is celebrated and tourists feel welcome.



9. Celebration of Arts and Culture

Visual and performing arts thrive in Gibsons. Indigenous place names and elements of local Indigenous arts and culture are visible and present as part of the fabric of community.



10. Climate Action Leadership

Climate action is integrated into all decision making and climate action leadership is a responsibility of everyone.



11. Daily Needs Met Without a Car

There are businesses and amenities across Gibsons neighbourhoods. People are able to get to nearby daily services by walking, cycling or taking transit.



12. Diversity and Inclusion

Gibsons attracts and makes a welcoming home for people with disabilities, of different races, genders, sexualities, and community events celebrate a range of cultures and backgrounds.



13. Emergency Preparedness

Town infrastructure is resilient to protect residents from natural disasters and emergencies.



14. Engagement with Indigenous Peoples and Reconciliation

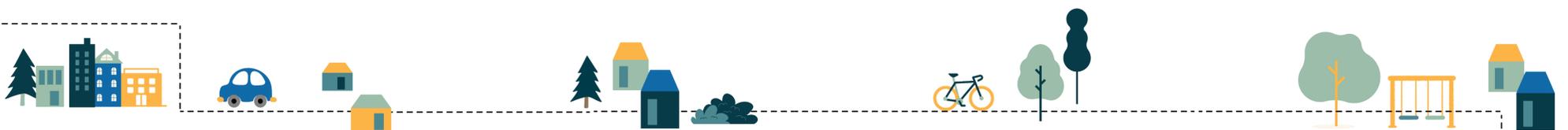
The Town reaches out and builds stronger relationships with Skwxwú7mesh Úxwumixw (Squamish Nation). The cultural and economic interests of Indigenous people, including plans for Ch'kw'elhp reserve land, are considered and influence what happens in Gibsons.



15. Opportunities for Socialization and Community Building

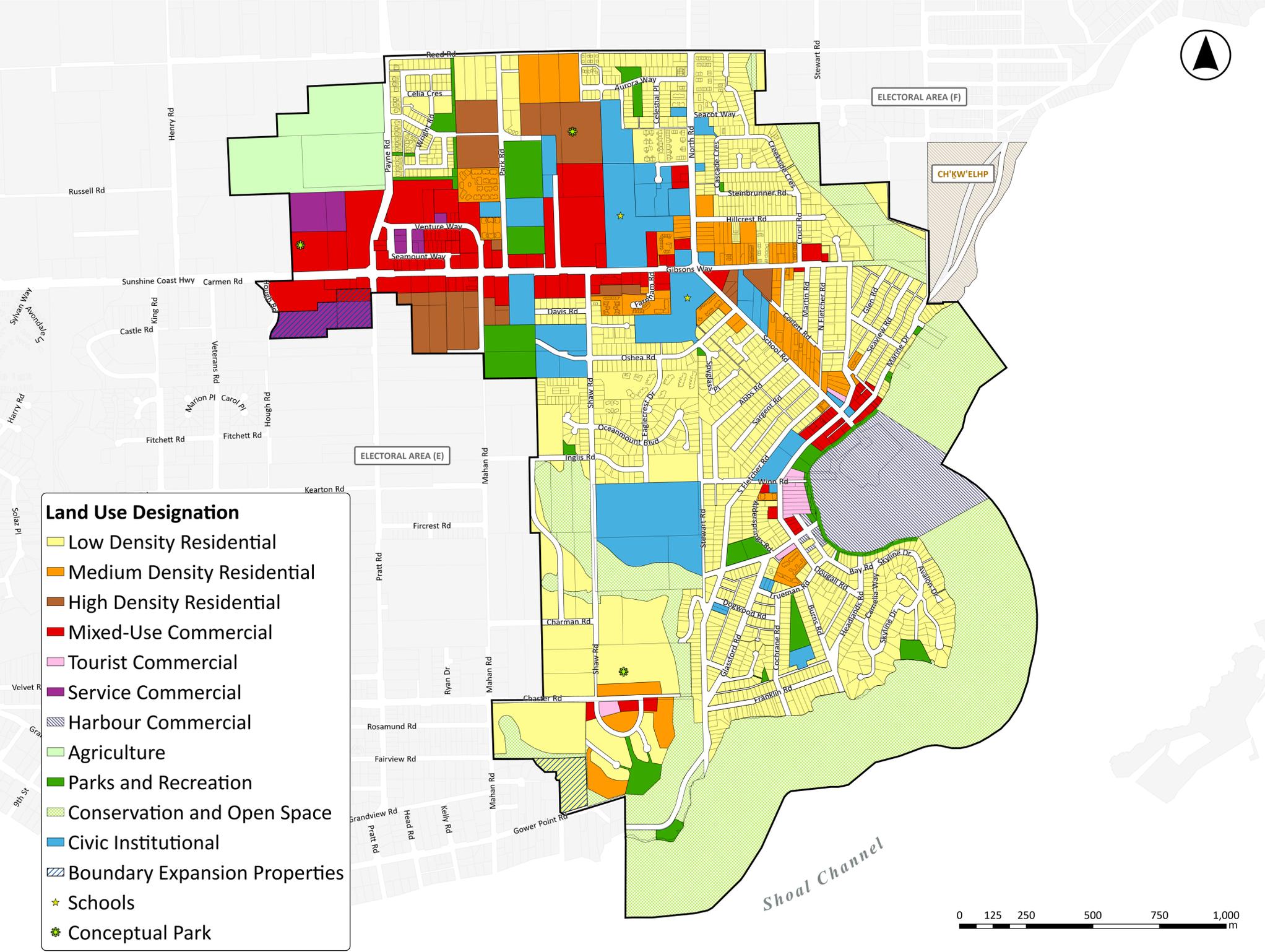
The community has gathering places such as community centres, markets, pubs, cafes and music venues where people can meet up, and a variety of public events bring people together.

Read the Draft at
gibsons.ca/OCP



LAND USE DESIGNATIONS

Official Community Plan (OCP) Update



Land Use Designation

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed-Use Commercial
- Tourist Commercial
- Service Commercial
- Harbour Commercial
- Agriculture
- Parks and Recreation
- Conservation and Open Space
- Civic Institutional
- Boundary Expansion Properties
- Schools
- Conceptual Park

Residential

- Low Density Residential (LR)**
- To permit ground-oriented residential development up to 3 storeys, including single-detached and semi-detached dwellings, secondary suites and garden suites, duplexes, multiplexes, and cluster housing.
- Medium Density Residential (MR)**
- To permit multiplexes, townhouses, cluster housing, and residential apartments up to 4 storeys. The ground level portion of the development must feature ground-oriented units.
- High Density Residential (HR)**
- To permit multi-unit residential apartment buildings up to 4 storeys in Lower Gibsons. To permit 6 storey residential apartment buildings in Upper Gibsons, with consideration for up to 8 storeys subject to servicing. Ground-floor commercial use may be permitted as an accessory use.

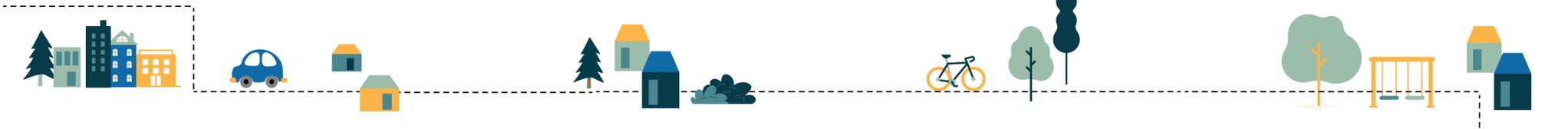
Commercial

- Mixed-Use Commercial (MC)**
- To support economic activity and a vibrant, pedestrian-oriented environment, this designation permits a diverse range of compatible commercial uses, with residential uses permitted above, below, or behind commercial uses fronting the street. Buildings can have a maximum height of 4 storeys in Lower Gibsons and 8 storeys in Upper Gibsons, subject to servicing.
- Tourist Commercial (TC)**
- To permit medium to high density residential uses and tourist accommodations, such as a hotel or inn, with conference and office space, small-scale retail, restaurant, and food and beverage facilities customarily associated with such uses, or some combination of these uses. Maximum permitted building height is 6 storeys in Upper Gibsons, with consideration for up to 8 storeys subject to servicing, and up to 4 storeys for all other areas.
- Service Commercial (SC)**
- To permit a wide range of service commercial and light industrial uses in Upper Gibsons, including distribution facilities and warehouses, small-scale manufacturing, automotive products and services, and large-site retail uses.
- Harbour Commercial (HC)**
- To permit a wide range of marine commercial uses including indoor and outdoor recreation, tourist and visitor-oriented activities, charters, boat and marine fuel sales, and marine industrial and transportation uses.

Other

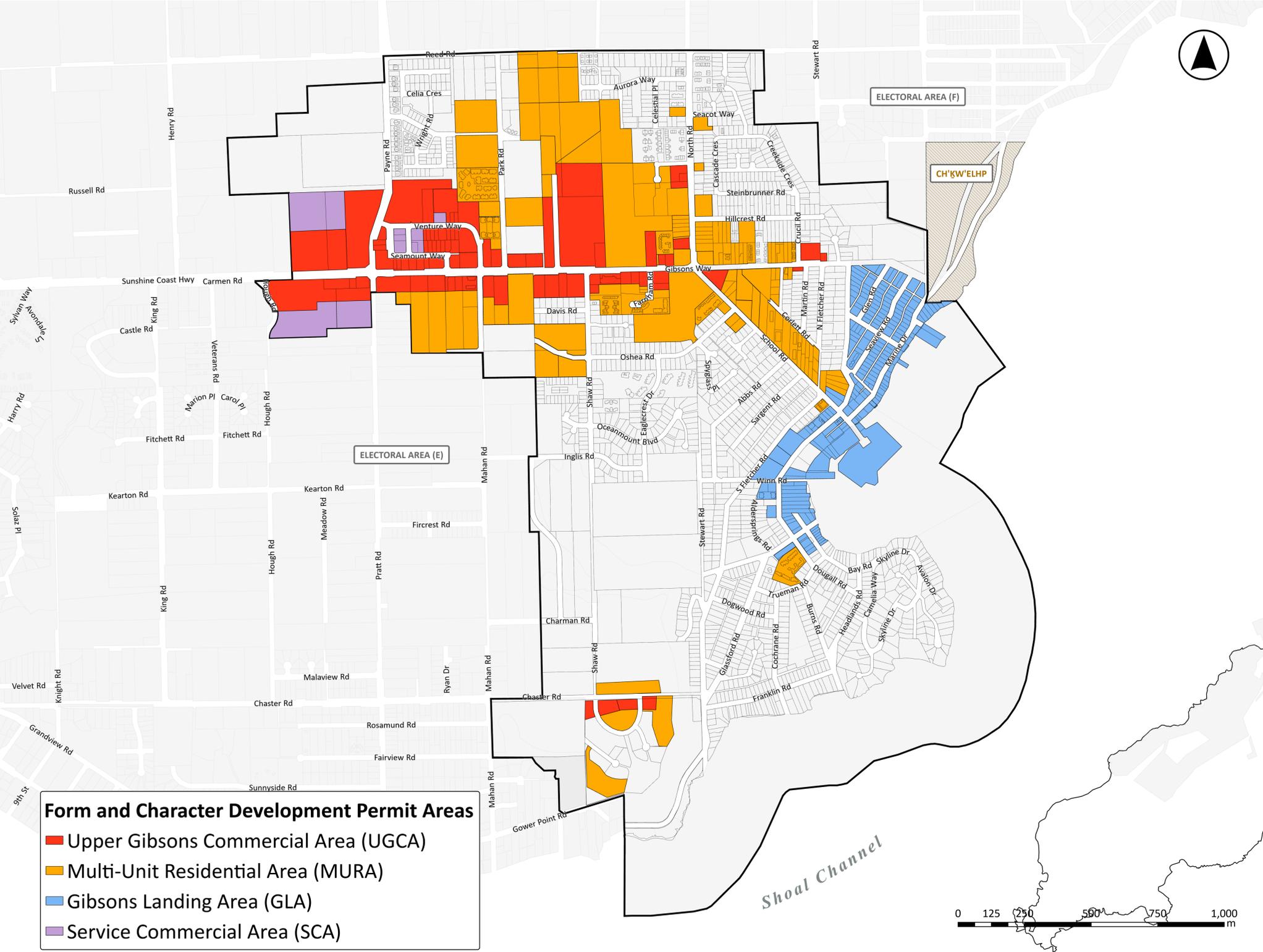
- Civic Institutional (CI)**
- To permit uses and services to the community at large, including schools, places of assembly and worship, recreation facilities, museums, government offices, public care facilities, and utility services. Residential rental housing may be permitted in this designation.
- Parks and Recreation (PR)**
- To permit park space developed for active and informal use, including community and neighbourhood parks, and to permit indoor and outdoor recreation uses.
- Conservation and Open Space (CO)**
- To protect natural landscapes and greenways. To restrict intensive development and to minimize detrimental impacts on land and water in these areas.
- Agriculture (A)**
- To permit a range of agricultural activities in a rural environment, such as farms, orchards, and greenhouses, subject to the Agricultural Land Commission (ALC) Act. To permit residential use secondary to the agriculture use. To permit commercial uses in the form of home-based businesses, agritourism, and agriculture processing, among other uses.

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FORM & CHARACTER DPA

Official Community Plan (OCP) Update



The Form and Character Development Permit Areas (FC DPA) provide a standard of quality and design for development and public realm improvements in the Town of Gibsons.

Upper Gibsons Commercial Area (UGCA)

- This area is applied to lands designated as Mixed-Use Commercial in the OCP. The intent of this area is to ensure a high-quality appearance and pedestrian orientation of commercial development in Upper Gibsons for the benefit of residents, visitors, and businesses.

Multi-Unit Residential Area (MURA)

- The intent of this area is to ensure a high standard of design, landscaping, and building form for all multi-unit residential development, that integrates effectively with existing and planned development and positively contributes to the surrounding streetscape.

Gibsons Landing Area (GLA)

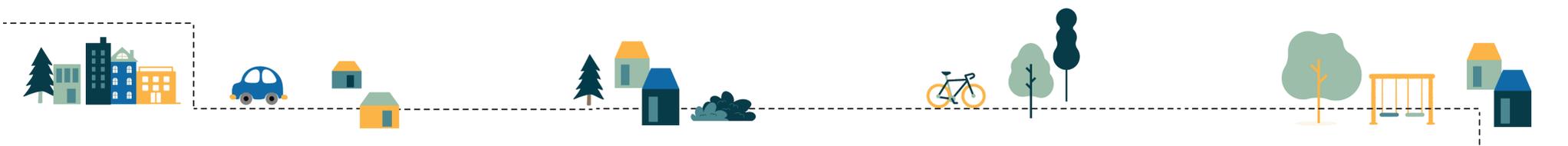
- The intent of this area is to foster design that retains, reinforces, and enhances the scale and architectural design of Gibsons Landing. This area outlines building form and design standards through guidelines for residential and commercial development within Gibsons Landing in Lower Gibsons.

Service Commercial Area (SCA)

- This area is applied to lands designated as Service Commercial in the OCP. The intent of this area is to encourage a high standard of site design, building form, and landscaping to improve the appearance of the Upper Gibsons business district. Landscaping and building design shall be carefully considered to integrate this area with surrounding commercial and residential development.

Complete the survey

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ENVIRONMENTAL DPAs

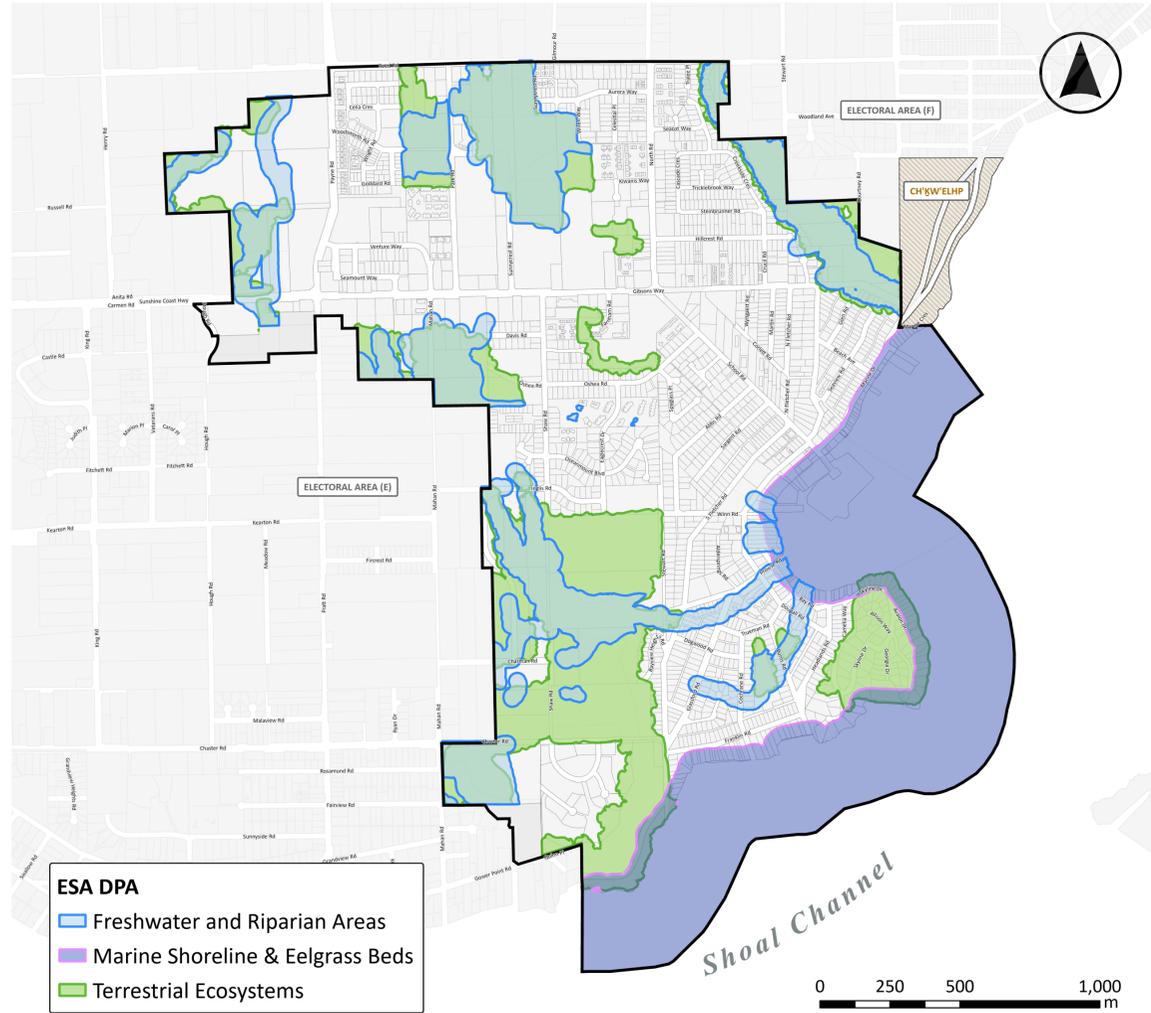
Official Community Plan (OCP) Update



Environmentally Sensitive Areas Development Permit Area

The Environmentally Sensitive Areas Development Permit Area (ESA DPA) is intended to achieve the protection of the natural environment, its ecosystems, features, and biological diversity. The three Environmentally Sensitive Areas (ESAs) that make up this Development Permit Area are classified into the following categories.

- Freshwater and Riparian Areas:** to provide shade to watercourses, stabilize watercourse banks to prevent erosion, and support nutrient inputs into the watercourse to support riparian habitat.
- Marine Shoreline and Eelgrass Beds:** to protect the diverse ecosystems in this area, which include rock outcrops, coastal bluffs, the intertidal foreshore, estuaries, and eelgrass beds.
- Terrestrial Ecosystems:** to protect environmentally sensitive areas in the dry upland forests, moist and rich ravines, and rocky outcrops.



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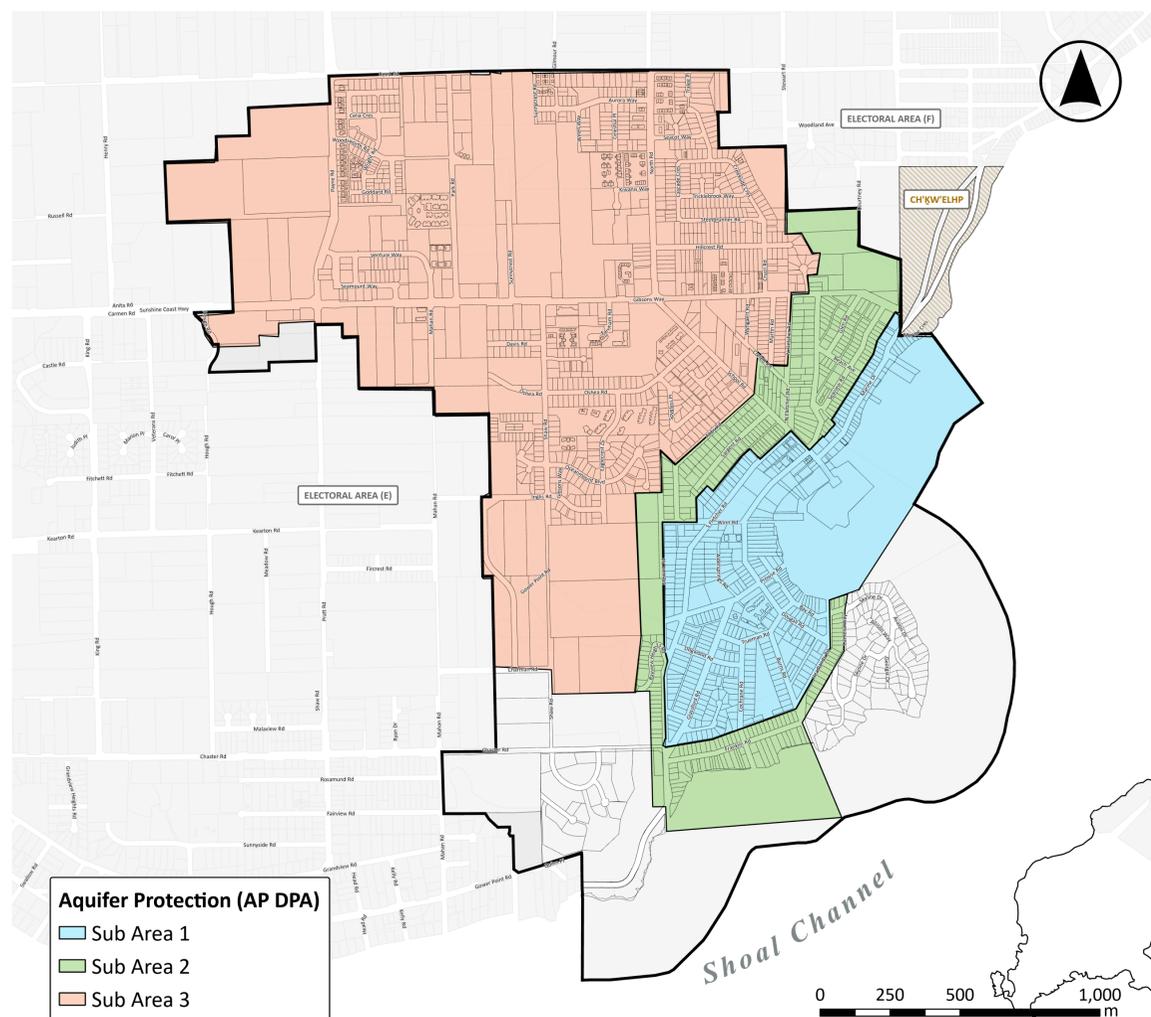


Aquifer Protection Development Permit Area

The Aquifer Protection Development Permit Area (AP DPA) is intended to achieve the protection of Aquifer 560.

The DPA has the following subareas:

- Sub Area 1:** The maximum depth of ground disturbance allowed before requiring a development permit is 1.5 m.
- Sub Area 2:** The maximum depth of ground disturbance allowed before requiring a development permit is 5 m, which would exempt most typical low density residential developments from requiring a permit. Evidence has shown that the aquifer is significantly deeper in Sub Area 2 than in Sub Area 1, which enables the Town to relax the development permit requirements from 1.5 m to 5 m in this area.
- Sub Area 3:** The maximum depth of ground disturbance allowed before requiring a development permit is 30 m. The aquifer is very deep in Sub Area 3. It is anticipated that most development in Sub Area 3 would not require a development permit.



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