

Development Permit Area Guidelines

The Town of Gibsons has established Development Permit guidelines to regulate development in the areas designated as Development Permit Areas (DPA). Where a property is located in two or more Development Permit Areas (i.e., a multi-unit residential site may also be in a geohazard area), the guidelines for each Development Permit Area shall apply.

When is a Development Permit Required?

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

1. Subdivision approval;
2. Construction or demolition of a building or structure (including additions or alterations);
3. Alteration of land (including any removal of vegetation or grading, excavating, or building retaining walls or structures) for properties within the following DPAs:
 - a. Geohazard DPA
 - b. Environmentally Sensitive Areas DPA
 - c. Aquifer Protection DPA

When is a Development Permit Not Required?

Exemptions for development permits in the *Geohazard DPA*, *Environmentally Sensitive Areas DPA*, and *Aquifer Protection DPA* are outlined in their sections below.

A Development Permit for a *Form and Character DPA* ([Section 4](#)) is not required for the following:

1. Alterations to the interior of a building with no land alteration, change of use or increase to floor area, and which do not affect the outer appearance of the building;
2. Minor upgrading or repair of the external finishing of existing buildings (ie. Roofing, siding, or painting) with similar materials;
3. Minor landscaping and maintenance of yards, not including excavation or retaining walls or structures requiring building permits;
4. Accessory buildings and structures which do not require a building permit; and
5. Public works and services carried out by or on behalf of the Town, with approval of the Council.