

TOWN OF GIBSONS

BYLAW NO. 1065-45

A Bylaw to amend *Town of Gibsons Zoning Bylaw No. 1065, 2007*

WHEREAS the Council for the Town of Gibsons has adopted *Town of Gibsons Zoning Bylaw No. 1065, 2007*;

AND WHEREAS the Council for the Town of Gibsons deems it desirable to amend *Town of Gibsons Zoning Bylaw No. 1065, 2007*;

NOW THEREFORE the Council for the Town of Gibsons, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as “*Live-Work Zoning Amendment Bylaw No. 1065-45, 2018*”.
2. The *Town of Gibsons Zoning Bylaw No. 1065, 2007* is hereby amended as follows:
 - a. Altering the zoning designation of Lot 13, District Lot 689, Group 1, New Westminster District, Plan EPP75275 (PID: 030-240-875) from the Single Family and Two Family Residential Zone 3 (R-3) and Light-Industrial Zone 1 (I-1) to Live-Work Zone 1 (LW); on Schedule A to Bylaw No. 1065, as shown on Schedule A attached to and forming part of this bylaw;
 - b. Inserting Live-Work Zone 1 (LW) regulations to Part 12 as follows:

LIVE-WORK ZONE 1 (LW)

1233. Application and Intent

The regulations of this zone shall apply to the use of land, buildings, and structures within the Live-Work Zone, as shown on the map attached to this Bylaw as Schedule A. The intent of this zone is to allow for mixed-use development of small sized business units which may incorporate living quarters of proprietors. This zone is intended to provide flexibility and support for small and/or starting businesses provided that the commercial and industrial uses are compatible with residential uses on site and in adjacent areas.

The zone allows for live-work units, for the re-use of existing commercial or industrial buildings, or for larger sites that provide a transition area between different land uses.

1234. Permitted Principal Uses

- (1) retail use, limited to not more than 1000.0 m² (10,763.0 ft²) of gross floor area in a single business conducting retail use or retail uses combined with other permitted commercial uses;

- (2) office use;
- (3) service commercial use, excluding drive-in restaurants;
- (4) apartment use, located above the ground floor of a building;
- (5) manufacturing;
- (6) research and testing laboratories;
- (7) studios for audio recording, television and movie production;
- (8) production studios of artists and artisans, including graphic artists, potters, glassblowers and carvers;
- (9) development of software, where combined with packaging and distribution of such software;
- (10) indoor storage and sale of industrial supplies;
- (11) catering, where consumption takes place elsewhere;
- (12) retail sale of industrial supplies, including welding, electrical, and plumbing supplies, tools and fasteners;
- (13) rental and repair of building and household tools and equipment;
- (14) pre-school and daycare facilities;
- (15) artisan and trade schools;
- (16) gymnasiums, including climbing walls, fitness equipment, fitness centres, and fitness training;
- (17) microbrewery;
- (18) tasting lounge;
- (19) wholesaling and distribution of goods, including receipt, indoor storage, sale at wholesale, and distribution and shipping of such goods;

1235. Permitted Accessory Uses

- (1) accessory off-street parking and loading;
- (2) accessory buildings as permitted by Section 407.

1236. Prohibited Uses

The following uses are prohibited:

- (1) the conduct of any permitted use outside of a building;
- (2) the outdoor storage of goods and things;

1237. Density

- (1) The maximum base density for apartment use is 3 apartment units per lot.
- (2) A bonus density to permit an FSR of 0.7 for apartment use only is permitted subject to:
 - a) Entering into a Section 219 Covenant to secure 100% of the apartment units as rental units;
 - b) Development and maintenance of pedestrian trail links on site connecting to a public trail network;
 - c) Registration of a Noise Advisory Covenant on title advising of the presence of industrial noise and extended operating hours on the site. A copy of the noise covenant is to be provided to all tenants on the site at the beginning of their tenure.
- (3) Notwithstanding 1237 (1) and (2) above, the maximum FSR is 1.0.

1238. Minimum Lot Area

The minimum lot area is 4000 m² (43,000 ft²).

1239. Minimum Lot Width

The minimum lot width is 15 m (50 ft).

1240. Minimum Lot Depth

The minimum lot depth is 30 m (100 ft).

1241. Setbacks

(1) The minimum setbacks are:

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|----|-------------------------|----------------|
| a) | front lot line: | 0 m (0 ft); |
| b) | interior side lot line: | 3 m (9.8 ft) |
| c) | exterior side lot line: | 3 m (9.8 ft); |
| d) | rear lot line not: | 6 m (19.7 ft); |

(2) Notwithstanding 1241 (1) above, except where abutting a C-1, C-1A, C-2, C-3, C-4, C-5, C-6, C-7, C-8, and I-1 zone, the minimum setbacks are:

- | | | |
|----|-------------------------|------------------|
| a) | interior side lot line: | 0 m (0 ft); |
| b) | rear lot line: | 4.5 m (14.8 ft); |

1242. Maximum Lot Coverage

The maximum lot coverage is 80%.

1243. Maximum Height of Buildings

The maximum height of principal buildings is 12.0 m (39.4 ft), except where an owner has entered into a Housing Agreement in which case the maximum height 15.0 m (49.34 ft).

1244. Off-Street Parking and Loading

Off-street parking and loading spaces must be provided and maintained in accordance with Part 6.

1245. Landscaping and Screening

- (1) All portions of a lot not covered by buildings, structures and paved areas must be landscaped and maintained as required by Sections 405 and 614;
- (2) A 2.0 m (6.6 ft) high fence, landscaping, or combination thereof, must be provided to screen all garbage and recycling container pads; and,
- (3) Parking areas containing more than ten spaces in one row must incorporate raised landscape planters not less than 1.0 m (3.3 ft) in width and 5.7 m (18.7 ft) in length and at least every ten spaces.

1246. Conditions of Use

Where apartments are located in the same building as commercial or industrial uses, a separate pedestrian entrance for the apartment use must be provided at ground level.

c. Adding the following definition to Section 201 in alphabetical order:

“FLOOR SPACE RATIO” means a ratio calculated by gross floor area of buildings divided by the lot area upon which the buildings are located.