



Town of Gibsons

Infill & Accessory Housing Development

QUICK SUMMARY

Secondary Suites:

Permitted in all single family dwellings, may be supported in side-by-side duplexes, townhouses if BC Building Code regulations are met.

A Building Permit is required for Secondary Suite conversions. A Secondary Suite must conform to BC Building Code requirements

Regulations: Zoning Bylaw 1065:
Section 8.08 Secondary Suites & Part 6 Parking

Cost considerations*:

- Building Permit Fee based on value of construction
- Additional bi-annual utility charges for sewer and garbage
- Water is metered and billing is based on usage

Garden Suites:

Permitted in specific Garden Suites Areas (Zoning Bylaw Schedule F).

Regulations: Zoning Bylaw 1065:
Section 8.09 Garden Suites & Part 6 Parking
Official Community Plan:
Form & Character Development Permit Area (DPA 8)

Requires a Development Permit prior to Building Permit

Costs considerations*:

- Development Permit application fee of \$500
- Development Cost Charge (DCC) of \$6,299.38
- Building Permit fee based on value of construction
- Utility connection fees, upgrades as required.
- Refundable deposit required for on-site landscaping
- Additional bi-annual utility charges for sewer and garbage
- Water is metered and billing is based on usage

Lock-Off Suites:

Secondary units permitted in new apartment/ condo development.

**Contact Town of Gibsons staff for specific fees applicable to your site and proposal*:*

Tiny Homes & Trailers:

Unless the 'tiny home' is on a permanent foundation and meets Zoning (Garden Suite or principal dwelling unit) and BC Building Code regulations, it is not allowed. Trailers are permitted only where Zoning supports campground or trailer park use. There are no sites zoned for such use in Gibsons.

"Tiny Home" Communities & Co-Housing:

A zoning amendment may be supported to allow cluster residential development where supported by OCP designation. The process is subject to public consultation and Council decision, has associated costs and typically takes up to 1 year.

Short-Term Rental Regulation (Residential Guest Accommodation):

Permitted only in one's residence through rental of bedrooms with shared facilities, or by the resident for up to 3 months of the year while on vacation.

Phased introduction of new regulation includes opportunity for operators to apply for a Temporary Use Permit to allow whole dwelling unit and/or year-round short term residential guest accommodation for up to 2 years and with a possibility for renewal by Council decision a further 1-3 years.

Regulations:

Zoning Bylaw 1065:

Section 8.07 Residential Guest Accommodation

Business Licence Bylaw 666:

- Requires a Town of Gibsons Business License
- Fees range from \$200-\$2000 a year based on type.
- Fine of \$200 per day for operating or advertising without a permit.

Non-Conforming Suites:

Accommodation is NOT permitted in buildings or units that have not been issued a Building Permit for a dwelling unit (Secondary Suite, Lock-Off Suite or Garden Suite) as the Town would not in this case have assurance that provincial health and safety regulations for a dwelling use are met.

Need More Information:

Contact the Planning Department:

604-886-2274

planning@gibsons.ca