



Islands Trust

**GAMBIER ISLAND  
LOCAL TRUST COMMITTEE  
AGENDA**

A NOTICE OF A BUSINESS MEETING OF **THE GAMBIER ISLAND LOCAL TRUST COMMITTEE**  
held at 10:30 am on Thursday, July 10, 2014  
at Gambier Island Community Centre,  
Andy's Bay Road, Gambier Island, BC

**LATE ITEMS, ADDITIONS**

**AMENDMENTS/ADDITIONS  
TO ITEMS:**

**17. BYLAWS**

- 17.1 Proposed Bylaw No. 126, cited as "Gambier Island Land Use Bylaw 86, 2004, Amendment No. 1, 2014" – *for consideration of second and third reading and submission to Executive Committee for approval*

**18. REPORTS**

**18.3 Trustee and Local Expenses**

- 18.3.1 Expenses posted to end of June, 2014 - *attached*

**19. NEW BUSINESS**

- 19.1 Community to Community Forum Discussion  
19.2 HM Annapolis Update - *discussion*  
19.3 Questions Regarding Invitation to Squamish Nation - *discussion*

# PROPOSED

**Gambier Island Local Trust Committee**

**BYLAW NO. 126**

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**A BYLAW TO AMEND THE GAMBIER ISLAND LAND USE BYLAW, NO.86, 2004**

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The Gambier Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gambier Island Local Trust Area under *the Islands Trust Act*, enacts as follows:

1. Bylaw No. 86, cited as “Gambier Island Land Use Bylaw, 2004” is amended as shown on Schedule 1, attached to and forming part of this bylaw.
  
2. This bylaw may be cited as “Gambier Island Land Use Bylaw 86, 2004, Amendment No. 1, 2014”

|  |      |        |       |        |
|--|------|--------|-------|--------|
| READ A FIRST TIME THIS                                   | 10th | DAY OF | April | , 2014 |
| PUBLIC HEARING HELD THIS                                 |      | DAY OF |       | , 2014 |
| READ A SECOND TIME THIS                                  |      | DAY OF |       | , 2014 |
| READ A THIRD TIME THIS                                   |      | DAY OF |       | , 2014 |
| APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST |      |        |       |        |
| THIS   |      | DAY OF |       | , 2014 |
| ADOPTED THIS   |      | DAY OF |       | , 2014 |

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**SECRETARY**

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**CHAIRPERSON**

**Gambier Island Local Trust Committee**

**Bylaw No. 126**

**Schedule 1**

1. Schedule "A" (Land Use Bylaw Text) of Gambier Island Land Use Bylaw No. 86 cited as "Gambier Island Land Use Bylaw, 2004", is amended as follows:

a) Delete subsection 5.22(2) Area 1 "Permitted Buildings, Structures and Density Area 1" and replace with:

"(2) Despite regulation 3.14, one single family dwelling unit and one associated secondary dwelling and accessory buildings and structures are permitted on each of Strata Lots 1 to 33, District Lots 1258, 1653 and 3201, Strata Plan VR793."

b) Delete subsection 5.22(3) "Permitted Buildings, Structure and Density Area 1", and replace with:

"(3) Despite 5.22(2) two single family dwelling units and accessory buildings and structures are permitted on each of Strata Lots 1 to 33, District Lots 1258, 1653 and 3201, Strata Plan VR793 and no associated secondary dwelling is permitted, subject to the provision of the following amenities before issuance of the first building permit in respect of a Strata Lot following the adoption of this Bylaw:"

c) Delete article 5.22(3)(a) and replace with:

"(a) granting and registration of a statutory right of way substantially in the form annexed to this Bylaw as Schedule E in favour of the Sunshine Coast Regional District and the Gambier Island Local Trust Committee for use by the public as parkland that portion of the common property of Strata Plan VR793 being 3.8 hectares located generally as shown and noted on Schedule D-1 to this Bylaw, and"

d) Delete subsection 5.22(4) "Permitted Buildings, Structures and Density Area 1" and replace with:

"Despite 5.22 (3) one single family dwelling unit and accessory buildings and structures are permitted on each Strata Lot created by subdivision of any or all of Strata Lots 1 to 33 District Lots 1258, 1653 and 3201 Strata Plan VR 793 or by a new strata plan which creates 66 Strata Lots as permitted by regulations 5.22(20), and no associated secondary dwelling is permitted, subject to the provision of the following amenities at the earlier of the time of issuance of the first building permit in respect of a Strata Lot or a strata lot created by a new Strata Lot following the adoption of this Bylaw: "

e) Delete article 5.22(4)(a) and replace with:

"granting and registration of a statutory right of way substantially in the form annexed to this Bylaw as Schedule E in favour of the Sunshine Coast Regional District and the Gambier Island Local Trust Committee for use by the public as parkland that portion of the common property of Strata Plan VR793 being 3.8

hectares generally located as shown and noted on Schedule D-1 to this Bylaw, and”

f) To subsection 5.22(6) “Permitted Buildings, Structures and Density Areas 1 and 2” delete “Strata Plan VAS793” and replace with “Strata Plan VR793”

g) Delete subsection 5.22(20) “Subdivision Requirements Area 1” and replace with:

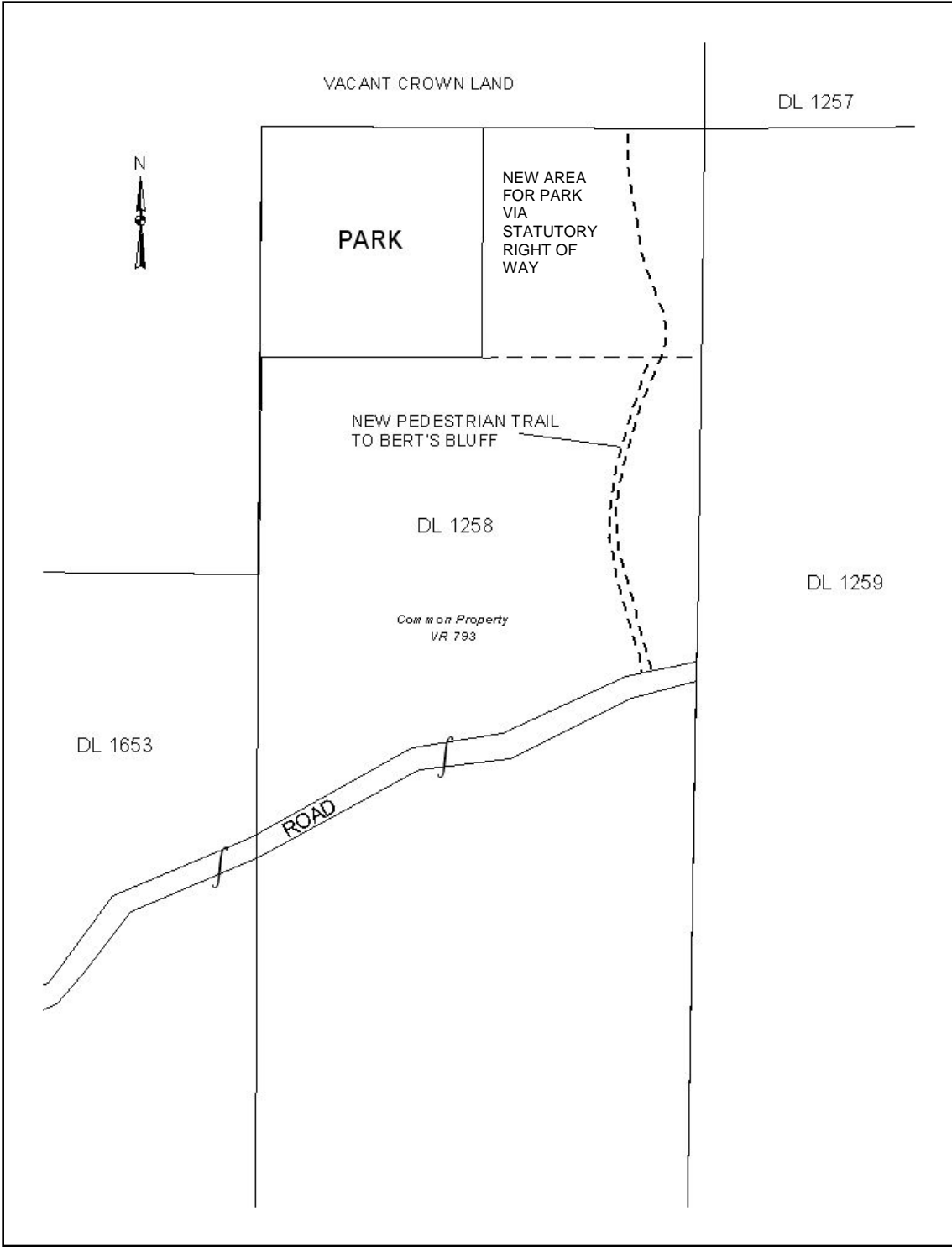
“Despite 5.22(19), one additional lot may be created within each of Strata Lot 1 to 33, District Lots 1258, 1653 and 3201, Strata Plan VR793 or created by a new strata plan for a total of 33 additional strata lots subject to the provision of the following amenities at the time of deposit of a subdivision plan creating the first such additional lot:”

h) Delete article 5.22(20)(a) “Subdivision Requirements Area 1” replace with:

“granting and registration of a statutory right of way substantially in the form annexed to this Bylaw as Schedule E in favour of the Sunshine Coast Regional District and the Gambier Island Local Trust Committee for use by the public as parkland in the amount of 3.8 hectares generally located as shown and noted on Schedule D-1 to this Bylaw as new park, and”

i) To subsection 5.22(23) delete the words “and Common Property Strata Plan VAS793”

2. Schedule “D-1” (CD 1 Zone Amenities) of Gambier Island Land Use Bylaw No. 86 cited as “Gambier Island Land Use Bylaw, 2004”, is deleted and replaced with the following:



**Islands Trust**LTC EXP SUMMARY REPORT F2015  
Invoices posted to Month ending June 2014

| 630 Gambier                    | Invoices posted to Month ending Jun 2014     | Budget           | Spent         | Balance          |
|--------------------------------|--|------------------|---------------|------------------|
| 65000-630                      | LTC "Trustee Expenses"                       | 1,000.00         | 1,314.03      | -314.03          |
| <b>LTC Local</b>               |  |                  |               |                  |
| 65200-630                      | LTC - Local Exp - LTC Meeting Expenses       | 2,500.00         | 386.07        | 2,113.93         |
| 65210-630                      | LTC - Local Exp - APC Meeting Expenses       | 750.00           | 0.00          | 750.00           |
| 65220-630                      | LTC - Local Exp - Communications             | 300.00           | 0.00          | 300.00           |
| 65230-630                      | LTC - Local Exp - Special Projects           | 750.00           | 0.00          | 750.00           |
| <b>TOTAL LTC Local Expense</b> |  | <u>4,300.00</u>  | <u>386.07</u> | <u>3,913.93</u>  |
| <b>Projects</b>                |  |                  |               |                  |
| 73001-630-3003                 | Gambier RAR                                  | 30,000.00        | 0.00          | 30,000.00        |
| 73001-630-4024                 | Gambier Foreshore Protection and Stewardship | 3,000.00         | 0.00          | 3,000.00         |
| 73001-630-4027                 | Gambier Forage Fish                          | 5,000.00         | 0.00          | 5,000.00         |
| <b>TOTAL Project Expenses</b>  |  | <u>38,000.00</u> | <u>0.00</u>   | <u>38,000.00</u> |