



Gambier Island Board of Variance

NOTICE OF BOARD OF VARIANCE HEARING

NOTICE is hereby given to the persons who deem that their interest in this property is affected, that there will be a Hearing of the Gambier Island Board of Variance on **Thursday, November 12, 2020**, at 2:00 PM via Electronic Meeting (ZOOM)

The Board will consider the following appeal for the following subject property described as:

- 1310 Sea Ranch Shoreline, Gambier Island
As to an undivided ½ interest in:
PID: 003-460-011
STRATA LOT 2, DISTRICT LOTS 1258, 1653 AND 3201 STRATA PLAN VR 793
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE
UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
- Application: **GM-BOV-2020.1**

The purpose of the appeal is to request a reduction in setbacks to authorize the siting of an existing tram structure (hillside elevator) as shown on the attached plan (Schedule A). In order for the variance to be granted, the Board members must be satisfied that the owner would experience hardship if forced to comply with the setback regulations of the Gambier Island Land Use Bylaw (LUB) No. 86.

The request is to vary the following regulations in the Gambier Island Land Use Bylaw to authorize the siting of an existing tram:

- **Article 3.3 (1) Siting and Setback Regulations:** reducing the setback to the natural boundary of the sea from 15 m to 6.5 m;
- **Article 5.22(8)(a) Siting and Size:** Reducing the setback to the common property strata lot line from 7.5 m to 0 m.

Any person whose property may be affected by an appeal to a Board of Variance has the right to be heard and give evidence at the hearing, or to be represented by some other person authorized by them in writing to do so.

Questions?

Please forward questions to Planner Sonja Zupanec at 250-247-2211 or by email to northinfo@islandstrust.bc.ca

Comments?

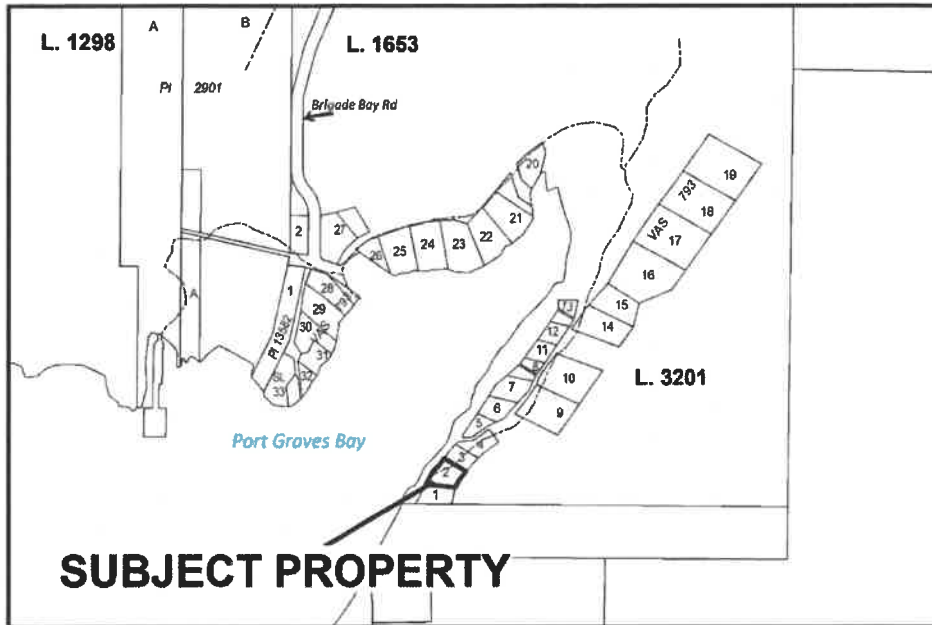
Written submissions may be submitted as follows:

To the Secretary of the Gambier Island Board of Variance, at the office of Islands Trust 700 North Road, Gabriola Island, BC V0R 1X3, or provided via email to northinfo@islandstrust.bc.ca

Your comments will be provided to the Gambier Island Board of Variance and staff. Written comments made in response to this notice will be available for public review.

Verbal comments can be made directly to the Chair of the Gambier Island Board of Variance at the hearing commencing at 2:00 p.m., on November 12, 2020 via Electronic Meeting (ZOOM).

The location of the property is shown on the following sketch map:



More Information?

- Additional information on this application (GM-BOV-2020.1) is available for review by the public after November 2, 2020. Go to: <http://www.islandstrust.bc.ca/islands/local-trust-areas/gambier/current-applications/current-application-documents/>

To listen, view and/ or make a comment directly to the Chair during the hearing, the public may join the meeting by:

To join electronically: Please click this URL. <https://islandstrust.zoom.us/j/65278117163>

To join by phone dial: Canada: +1 778 907 2071 or 833 958 1164 (Toll Free) or 833 955 1088 (Toll Free)

Webinar ID: 652 7811 7163

(Note: if calling into the meeting use *9 or raise your electronic hand to speak and *6 to unmute)

Becky McErlean, Legislative Clerk/Deputy Secretary

Schedule A

