

**NOTICE**  
**GM-DVP-2023.2**  
**GAMBIER ISLAND LOCAL TRUST COMMITTEE**

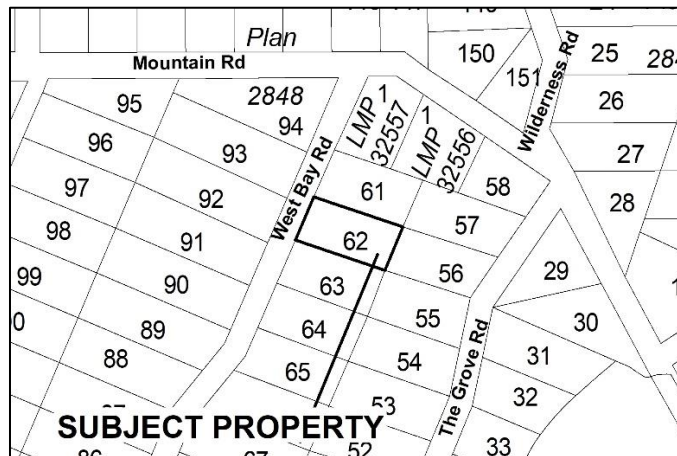
**NOTICE** is hereby given pursuant to Section 499 of the *Local Government Act* that the Gambier Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit. The proposed permit would vary the Gambier Island Land Use Bylaw No. 86, 2004 by reducing the required 15 metre setback to a *watercourse* to a minimum of:

- 10.0 metres and 5.4 metres from two unnamed creeks; and
- 2.0 metres from a roadside ditch;

to accommodate a proposed Single Family Dwelling and associated Septic System, Art Studio, Yoga Studio, Playhouse, Wood Shed, and residential driveway.

The works are within Development Permit Area 3 – Riparian Areas, for Gambier Island. The owner must also successfully obtain a Development Permit from the Gambier Local Trust Committee, for which a Detailed Assessment Report carried out by a Qualified Environmental Professional under the provincial *Riparian Areas Protection Regulation* is required. The development permit and development variance permit will be considered together in a combined staff report to the Gambier Local Trust Committee.

The property is located on West Bay Road and is legally described as BLOCK 62 DISTRICT LOT 1297 PLAN 2848 (PID: 013-387-031). The general location of the subject property is shown on the following sketch:



A copy of the proposed permit may be inspected at the Islands Trust Office, 700 North Road, Gabriola Island, BC V0R 1X3 between the hours of 8:30 a.m. to 4:00 p.m. Monday to Friday inclusive, excluding statutory holidays, commencing November 12, 2024 and continuing up to and including November 25, 2024.

Enquiries or comments should be directed to Ian Cox, Planner 2, at (250) 247-2207, for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867; or by fax (250) 405-5155; or by email to: [northinfo@islandstrust.bc.ca](mailto:northinfo@islandstrust.bc.ca) before 4:30 pm, November 25, 2024.

The Gambier Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during its Electronic Regular Meeting-Zoom Webinar starting at 10:00 am on November 26, 2024.

All applications are available for review by the public with prior appointment. Written comments made in response to this notice will also be available for public review.

Nadine Mourao, Deputy Secretary

# PROPOSED



Islands Trust

## GAMBIER ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT NO. GM-DVP-2023.2

**TO:** Sarah Cumming & Stephen Delane

**1.** This Development Variance Permit applies to the land described below:

BLOCK 62 DISTRICT LOT 1297 PLAN 2848  
PID: 013-387-031

**2.** Pursuant to Section 498 of the *Local Government Act*, the *Gambier Islands Land Use Bylaw No. 86, 2004* is varied as follows:

1. PART 3 GENERAL REGULATIONS, Section 3.3 Siting and Setback Regulations, Subsection 3.3(1) “No building or structure shall be sited within 15 metres of the natural boundary of the sea, lake, wetland or watercourse...”; is varied:

- To reduce the setback for a Single Family Dwelling from 15.0 metres to 10.0 metres;
- To reduce the setback for a residential Septic System from 15.0 metres to 2.0 metres;
- To reduce the setback for a Yoga Studio (residential accessory building) from 15.0 metres to 10.0 metres;
- To reduce the setback for an Art Studio (residential accessory building) from 15.0 metres to 10.0 metres;
- To reduce the setback for a children’s Playhouse (residential accessory building) from 15.0 metres to 10.0 metres; and
- To reduce the setback for a Wood Shed (residential accessory building) from 15.0 metres to 2.0 metres; and
- To reduce the setback for a residential driveway from 15.0 metres to 5.4 metres.

**3.** The proposed development shall be consistent with **Schedule “A” – Site Plan** attached to and forming part of this permit. This permit is not a Building Permit or a Siting and Use Permit, and does not remove any obligation on the part of the permittee to comply with all other requirements of the Gambier Islands Land Use Bylaw No. 86, 2004 including use and density, and to obtain other appropriate approvals necessary for completion of the proposed development.

# PROPOSED

AUTHORIZING RESOLUTION PASSED BY THE GAMBIER ISLAND LOCAL TRUST COMMITTEE THIS XX DAY OF XX, 202X.

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Deputy Secretary, Islands Trust

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Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE XX DAY OF XX, 202X, THIS PERMIT AUTOMATICALLY LAPSES.

PROPOSED

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GAMBIER ISLAND LOCAL TRUST COMMITTEE  
DEVELOPMENT VARIANCE PERMIT  
GM-DVP-2023.2  
Schedule "A" – Site Plan

