

NOTICE
PL-DVP-2025-0170
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 to issue a Development Variance Permit. The proposed permit would vary the Gambier Island Land Use Bylaw No. 86, 2004 by:

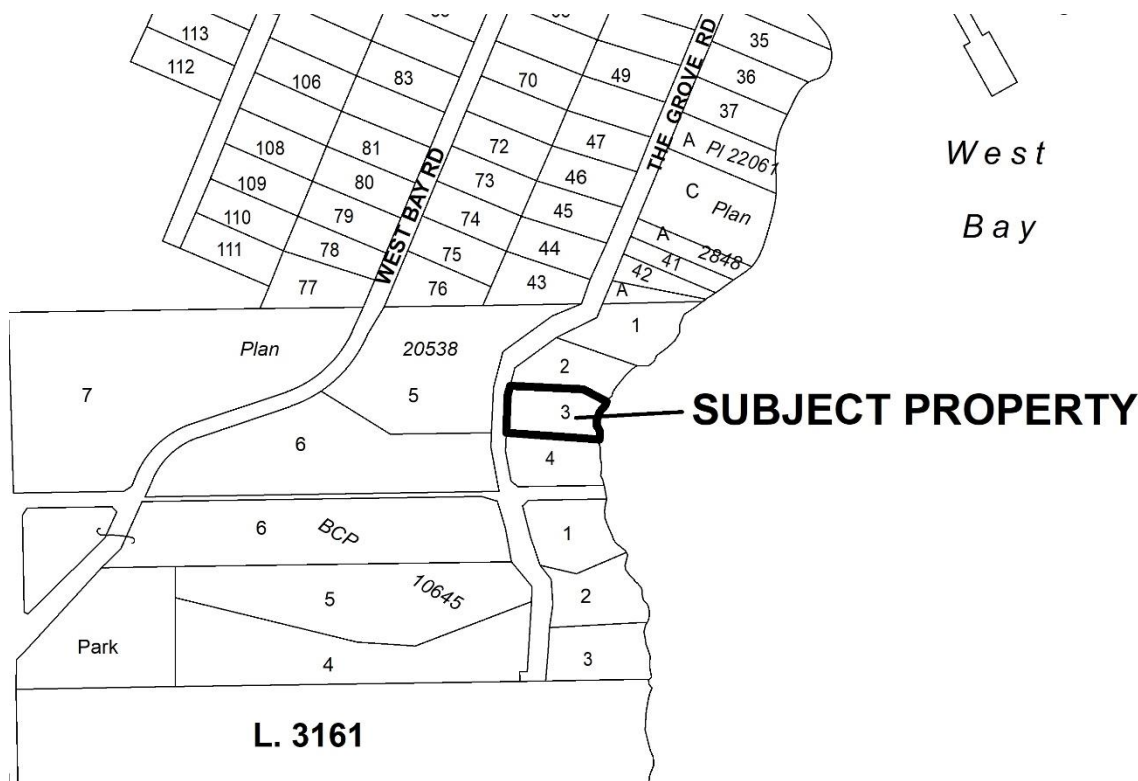
- Reducing the minimum setback from the natural boundary of the sea from 15 metres to 4.33 metres, to allow for a roofline alteration to an existing non-conforming dwelling.

The property is legally described as:

LOT 3 DISTRICT LOT 3161 PLAN 20538

(PID 006-577-512)

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 **June 10, 2025** and continuing up to and including **June 23, 2025** and is also available on the Islands Trust website here: <https://islandstrust.bc.ca/island-planning/gambier/current-applications/>

Enquiries or comments should be directed to Marlis McCargar, Island Planner at (250) 247-2210, for Toll Free Access, request a transfer via Enquiry BC: In Vancouver (604) 660-2421 and elsewhere in BC 1-800-663-7867; or by fax (250) 405-5155; or by email to: northinfo@islandstrust.bc.ca before 4:30 pm, **June 23, 2025**.

The Gambier Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during the business meeting starting at **11:00 am, June 24, 2025, in-person at Gambier Community Centre, 721 Andy's Bay Road, Gambier Island.**

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



GAMBIER ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT NO. PLDVP20250170

TO: Dusty and Joseph Moi

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

PID: 006-577-512

LOT 3 DISTRICT LOT 3161 PLAN 20538

- 2.** Pursuant to Section 498 of the *Local Government Act*, the *Gambier Island 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, or constructed with the underside of any floor system or the top of any pad supporting any space or room that is used for dwelling purposes, business or the storage of goods less than 1.5 metres above the natural boundary of the sea, lake or watercourse unless otherwise provided for in this Bylaw.”; is varied to permit:

- A reduction of the required setback from 15 metres to 4.33 metres to allow for a roofline alteration to an existing non-conforming dwelling, located within the setback from the natural boundary of the sea.

- 3.** The proposed development is limited to the roof alteration on the “EXISTING DWELLING”, as labelled on **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 Island Land Use Bylaw No. 86, 2004 including use and density, and to obtain other appropriate approvals necessary for completion of the proposed development.

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

Deputy Secretary, Islands Trust

Date

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

Schedule "A" – Site Plan

