

PROPOSED



Islands Trust

GAMBIER ISLAND LOCAL TRUST COMMITTEE

DEVELOPMENT VARIANCE PERMIT

PL-DVP-2026-0019

TO: James and Paula Rogers

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

PID: 026-954-362

STRATA LOT 30 DISTRICT LOT 2979 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1539 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

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

a) PART 5 – ZONE REGULATIONS, Section 5.1 Settlement Residential (SR) Zone, Siting and Size, Subsection (9) – “The minimum setback for any building or structure:”, Clause (a) – “7.5 metres from any front or rear lot line;” is varied:

- To reduce the rear lot line setback for the proposed single-family residence and attached deck from 7.5 metres to 0.0 metres.

3. The development shall be consistent with Schedule “A” attached to and forming part of this permit. The footprint of the building shall not be enlarged. This permit is not a Building 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* and to obtain other approvals necessary for completion of the proposed development, including approval of the Sunshine Coast Regional District and Ministry of Transportation and Infrastructure.

AUTHORIZING RESOLUTION PASSED BY THE GAMBIER ISLAND LOCAL TRUST COMMITTEE THIS XXTH DAY OF XXXX, 2026.

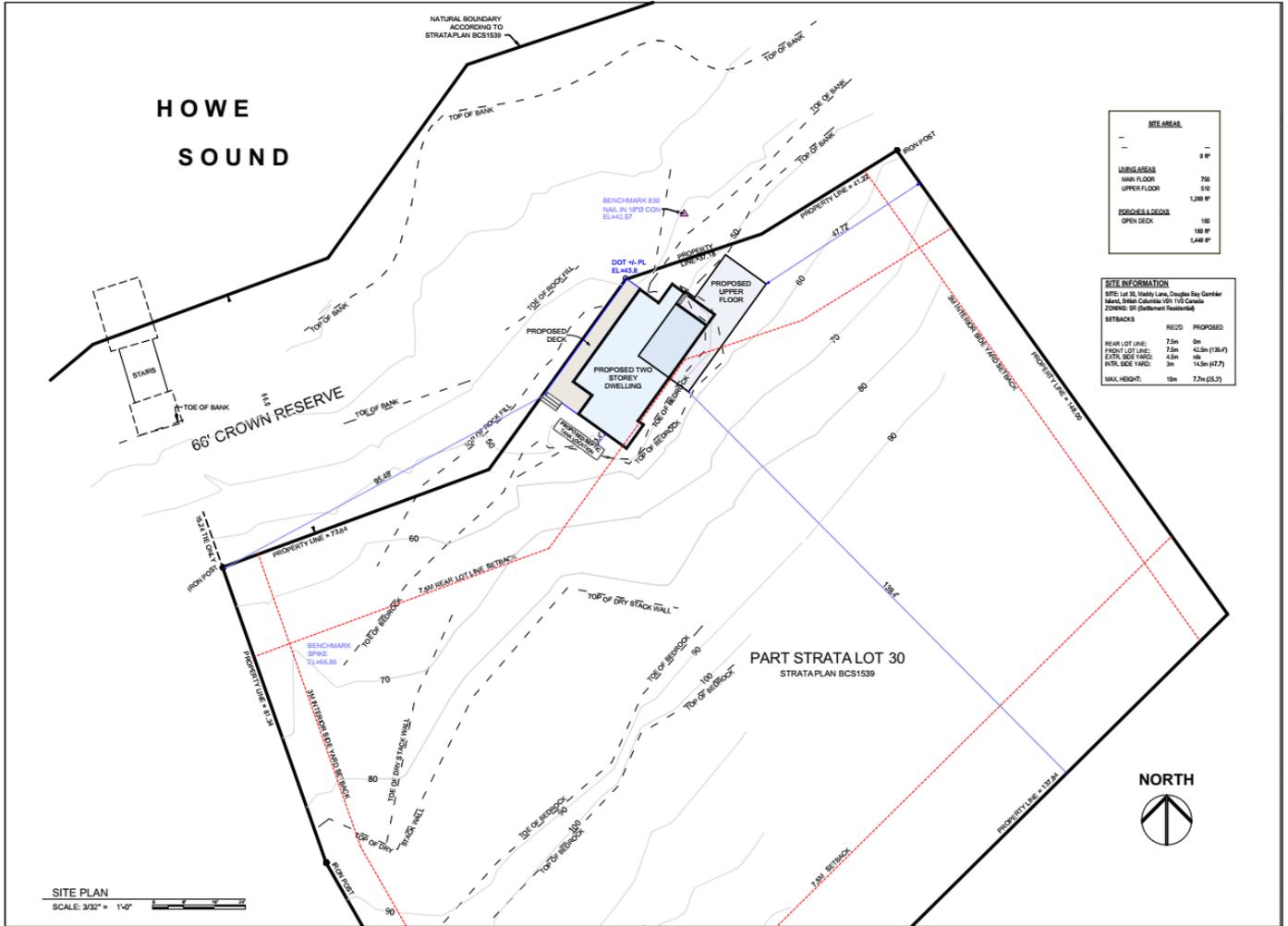
Deputy Secretary, Islands Trust

Date of Issuance

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

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 Schedule "A" Site Plan



SITE AREAS	
—	—
—	0 IF
LAND AREA	
MAIN FLOOR	750
UPPER FLOOR	510
POUCHES & DECKS	
OPEN DECK	180
	1,440 IF

SITE INFORMATION	
SITE: Lot 26, Shady Lane, Douglas Bay, Gambier Island, British Columbia V0N 1V6 Canada	
ZONING: SR (Government Residential)	
SETBACKS	
RECD	PROPOSED
REAR LOT LINE:	7.9m 0m
FRONT LOT LINE:	7.9m 42.5m (36.4)
EXT. SIDE YARD:	4.5m 0m
INTL. SIDE YARD:	3m 14.5m (17.7)
MAX. HEIGHT:	10m 7.2m (23.3)

SITE PLAN
 SCALE: 3/32" = 1'-0"