

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 103

A BYLAW TO AMEND GAMBIER ISLAND TRUST COMMITTEE BYLAW NO. 86 CITED AS
"GAMBIER ISLAND LAND USE BYLAW No. 86, 2001"

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

- I. Gambier Island Trust Committee Bylaw No. 86 cited as "Gambier Island Land Use Bylaw No. 86, 2001" is amended as follows:
 - (1) That a "General Commercial" Zone be added to Part 4 in the following manner:
 - a) That a "General Commercial (C2)" be added to the zones listed in Section 4.1 (1) below "Local Commercial (C1)".
 - b) That " General Commercial " be added as a zone title following Section 5.5 and the underlying text describing the zone be added as follows.

5.5A General Commercial (C2) Zone

The purpose of the General Commercial Zone is to provide regulations for retail uses, community services, and visitor accommodation servicing the residential population and visitors to the Island.

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
 - (a) Visitor accommodation uses;
 - (b) Restaurant uses;
 - (c) Retail uses;
 - (d) Art gallery use;
 - (e) Parking for principal or accessory use;
 - (f) Accessory uses, including but not limited to one self-contained residential unit for the caretaker, owner or operator.

Permitted Buildings, Structures and Density

- (2) Building and structures accessory to principle uses are permitted.
- (3) Public washrooms for principal or accessory use.
- (4) The maximum lot coverage for all buildings and structures is 25%.

Sitting and Size

- (5) The minimum setback from any building or structure is:
 - (a) 7.5 metres from any front or rear lot line;
 - (b) 3.0 metres from any interior side lot line;
 - (c) 4.5 metres from any exterior side lot line.
- (6) The maximum floor area of principal and accessory buildings on the site is 650 square metres (7,000 square feet).
- (7) The maximum height for all principal buildings is 8 metres.
- (8) The maximum height for all accessory buildings is 5 metres.

Conditions of Use

- (9) One self-contained residential unit is only permitted in conjunction with the principal or accessory uses.
- (10) Parking use shall only be permitted in conjunction with principal or accessory permitted uses.
- (11) Parking areas must be buffered with screening or landscaping where a lot line is contiguous with rural or residential designations, and located behind or beside the principal building, not in the front yard.
- (12) Despite Section 7.5:
 - a. One parking space is required for every 40 square metres of floor area.
 - b. A minimum of one bicycle rack with 4 bicycle parking spaces must be provided.

Subdivision Lot Area Requirements

- (13) The minimum lot area is 2.5 hectares (6.2 acres).

- 2. That the zoning classification of land on Gambier Island as shown in Plan No. 1, attached to and forming part of this Bylaw, be changed from the Settlement Residential (SR) Zone to the General Commercial (C2) Zone.

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Plan No. 1

