

# PROPOSED

## GAMBIER ISLAND LOCAL TRUST COMMITTEE

### BYLAW No. 100

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#### A BYLAW TO AMEND KEATS LAND USE BYLAW, 2002

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WHEREAS the Land Use Contract (Bylaw No. 4, 1978) for DL 696, Group 1, New Westminster District, Keats Island, BC, (Convention of Baptist Churches) provides that except as otherwise provided in the Contract, the use and development of DL 696 shall comply with all regulations and bylaws in force on Keats Island;

WHEREAS the development of a camp and seasonal residences was permitted on DL 696 prior to the creation of individual lots;

WHEREAS the Keats Island Land Use Bylaw regulates the use and lot coverage of land of Keats Island,

WHEREAS the Gambier Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Gambier Island Local Trust Area, pursuant to the *Islands Trust Act*;

AND WHEREAS the Gambier Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the Gambier Island Local Trust Committee enacts in open meeting assembled as follows:

1. Keats Island Land Use Bylaw, 2002, Schedule A, is amended as follows:

1.1 Section 1.5 [definitions] is amended by adding the words “or strata corporation” to the end of the definition for “public service utility use”;

1.2 Section 4.2 [Community Residential (CR2) Zone] is amended by adding a new Subsection 4.2.4a as follows:

*“4a Despite Subsection 4.2.4, the following additional existing structures within the marine area and subject of a moorage license issued by Integrated Land Management Bureau are permitted in the marine-based area associated with the following strata lots within District Lot 696:*

*Lot 9 – boardwalk, fill, deck and wall*

*Lot 12 – fill and wall*

*Lot 13 – fill and wall and boardwalk*

*Lot 15 - deck*

*Lot 18 – fill, wall and concrete abutment*

*Lot 19 – wall and fill*

*Lot 53 – deck and shed*

*Lot 55 – deck, fill and wall*

*Lot 60 – deck and fill and wall*

*Lot 61 – fill and wall*

*Lot 70 - deck*

*Lot 71 – fill and concrete/rock wall*

*Lot 72 – fill and concrete/rock wall*

*Lot 73 – deck, fill and concrete/rock wall*

*Lot 75 – deck*

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*Lot 78 – deck  
Lot 80 – deck, fill and concrete/rock wall  
Lot 83 – deck  
Lot 84 – deck  
Lot 89 – deck and shed  
Lot 98 – deck, rock wall and fill  
Lot 101 – deck  
Lot 102 – deck and ramp  
Lot 105 – rock wall, fill, gazebo and ramp”*

- 1.3 Section 4.2 [Community Residential (CR2) Zone] is amended by adding a new Subsection 4.2.16 as follows:

*“.16 Despite Subsection 4.2.15, the maximum combined lot coverage of buildings and structures on the following individual strata lots within District Lot 696:*

*Lot 44 – 37.7%  
Lot 53 – 40.4%  
Lot 54 – 36.4%  
Lot 55 – 39.0%  
Lot 60 – 37.6%  
Lot 73 – 51.4%  
Lot 79 – 42.0%  
Lot 89 – 41.1%”;*

- 1.4 Section 4.6 [Private Institutional (PI1) Zone] is amended:

1.4.1 by amending Subsection 4.6.3 by deleting the words “and located in the area identified on Schedule B as PI1(a)” from the second and third bullets;

1.4.2 by amending Subsection 4.6.3 by adding the text “community water system facilities” to the list of permitted buildings and structures;

1.4.3 by adding a new heading “Site Specific Use and Density Regulations” following subsection 4.6.19 and by adding a new Subsection 4.6.20 with the following wording:

*“.20 On land shown on Schedule B as site-specific zone PI1(a) [Camp Fire Rock]:*

- 1. despite Subsection 4.6.1 the only use permitted is natural park area and private institutional camp;*
- 2. despite Subsection 4.6.3, no buildings or structures are permitted; and*
- 3. despite Subsection 4.6.19, the minimum lot area permitted by subdivision is 2.0 hectares”;*

- 1.5 Section 4.10 [Community Services (CS2) Zone] is amended by adding a new heading “Site Specific Use and Density Regulations” following Subsection 4.10.9 and by adding two new subsections with the following wording:

*“.10 On land shown on Schedule B as site-specific zone CS2(a):*

- 1. despite Subsection 4.10.2, the following structures and no buildings are permitted:*
  - Septic fields and water*
  - Sewerage*

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- Drainage works
2. despite Subsection 4.10.9, the minimum lot area permitted by subdivision is 1.5 hectares (3.7 acres);
  - 1.6 Section 4.11 [Natural Area Community Park (P1) Zone] is amended by adding a new heading “Site Specific Use and Density Regulations” following Subsection 4.11.8 and by adding a new subsection with the following wording:
    - “.9 On land shown on Schedule B as site-specific zone (P1(a)):
      1. despite Subsection 4.11.2, no buildings are permitted.”
  - 1.7 Section 7.2.2 [exemptions from minimum and average lot size] is amended by inserting the words “a nature reserve” into the first bullet following the words “ a conservation area”;
  - 1.8 Section 7.4 [Lot Configuration] is amended by adding a new Subsection 7.4.3 as follows:
    - “.3 Pursuant to Section 944(2) of the Local Government Act, subdivision in District Lot 696, Keats Island, Group 1, New Westminster District is exempted from compliance with Subsection 7.4.1”;
  - 1.9 Section 7.9 [Lots Divided by a Zone Boundary] is amended by adding a new Subsection 7.9.3 as follows:
    - “.3 Subsection 7.9.2 does not apply to subdivision in District Lot 696, Keats Island, Group 1, New Westminster District.”;
  - 1.10 Section 7.10 [Split Lots] is amended by adding a new Subsection 7.10.2 as follows:
    - “.2 Subsection 7.10.1 does not apply to lots in the PI1 Zone, PI1(a) Zone, CR2 Zone and CS2(a) Zone within District Lot 696, Keats Island, Group 1, New Westminster District.
2. Keats Island Land Use Bylaw, 2002, Schedule B, is amended as follows:
    - 2.1 by changing the zoning classification of portion of District Lot 696, Keats Island, Group 1, New Westminster District, from Private Institutional (PI1) Zone to site-specific Community Services 2 (CS2(a)) Zone as shown on Schedule 1, attached to and forming part of this Bylaw;
    - 2.2 by changing the zoning classification of portion of District Lot 696, Keats Island, Group 1, New Westminster District, from Private Institutional 1 (PI1) Zone to Community Residential 2 (CR2) Zone as shown on Schedule 2, attached to and forming part of this Bylaw;
    - 2.3 by changing the zoning classification of portion of District Lot 696, Keats Island, Group 1, New Westminster District, from Community Services 2 (CS2) Zone to Private Institutional 1 (PI1) Zone as shown on Schedule 2, attached to and forming part of this Bylaw.
    - 2.4 by changing the zoning classification of portion of District Lot 696, Keats Island, Group 1, New Westminster District, from Private Institutional 1 (PI1) Zone to Natural Area Community Park (P1) Zone as shown on Schedule 3, attached to and forming part of this Bylaw;
    - 2.5 by changing the zoning classification of portion of District Lot 696, Keats Island, Group 1, New Westminster District, from Private Institutional 1 (PI1) Zone to site-specific Natural Area Community Park (P1(a)) Zone as shown on Schedule 3, attached to and forming part of this Bylaw;

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- 2.6 by changing the zoning classification of portion of District Lot 696, Keats Island, Group 1, New Westminster District, from Natural Area Community Park (P1) Zone to Natural site—specific Area Community Park (P1(a)) Zone as shown on Schedule 3, attached to and forming part of this Bylaw;
  - 2.7 by changing the zoning classification of portion of District Lot 696, Keats Island, Group 1, New Westminster District, from Natural Area Community Park (P1) to Private Institutional 1 (PI1) zone as shown on Schedule 3, attached to and forming part of this Bylaw;
  - 2.8 by changing the zoning classification of portion of District Lot 696, Keats Island, Group 1, New Westminster District, from Community Residential 2 (CR2) Zone to site-specific Private Institutional 1 (PI1(a)) Zone as shown on Schedule 4, attached to and forming part of this Bylaw; and
  - 2.9 by changing the zoning classification of portion of District Lot 696, Keats Island, Group 1, New Westminster District, from Community Residential 2 (CR2) Zone to Private Institutional 1 (PI1) Zone as shown on Schedule 4, attached to and forming part of this Bylaw.
3. This Bylaw may be cited for all purposes as “Keats Island Land Use Bylaw, 2002, Amendment No. 2, 2007”.

READ A FIRST TIME this 7<sup>th</sup> day of June , 2007.

PUBLIC HEARING HELD this 20<sup>th</sup> day of July , 2007.

READ A SECOND TIME this 30<sup>th</sup> day of August , 2007.

READ A THIRD TIME this 30<sup>th</sup> day of August , 2007.

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST\*\*

This 9<sup>th</sup> day of October, 2007.

ADOPTED this day of , 2007.

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**SECRETARY**

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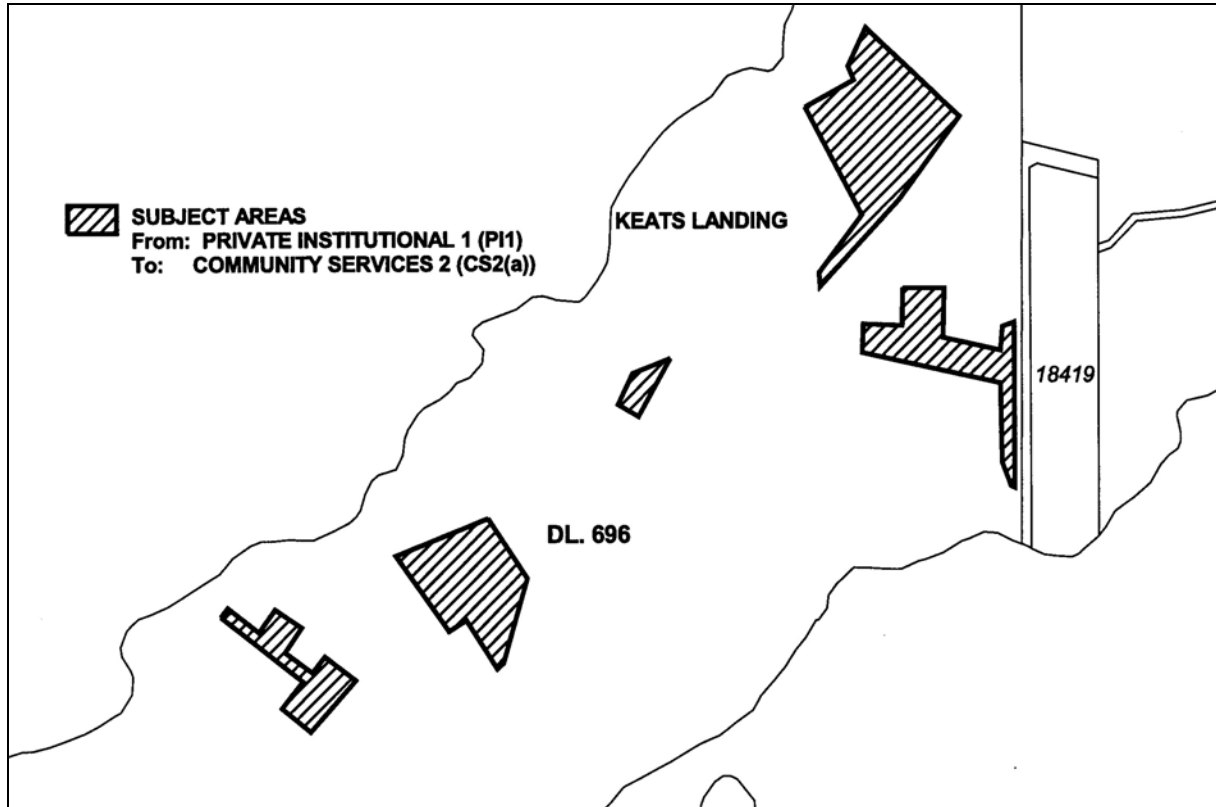
**CHAIRPERSON**

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## GAMBIER ISLAND LOCAL TRUST COMMITTEE

### BYLAW NO. 100

#### SCHEDULE 1

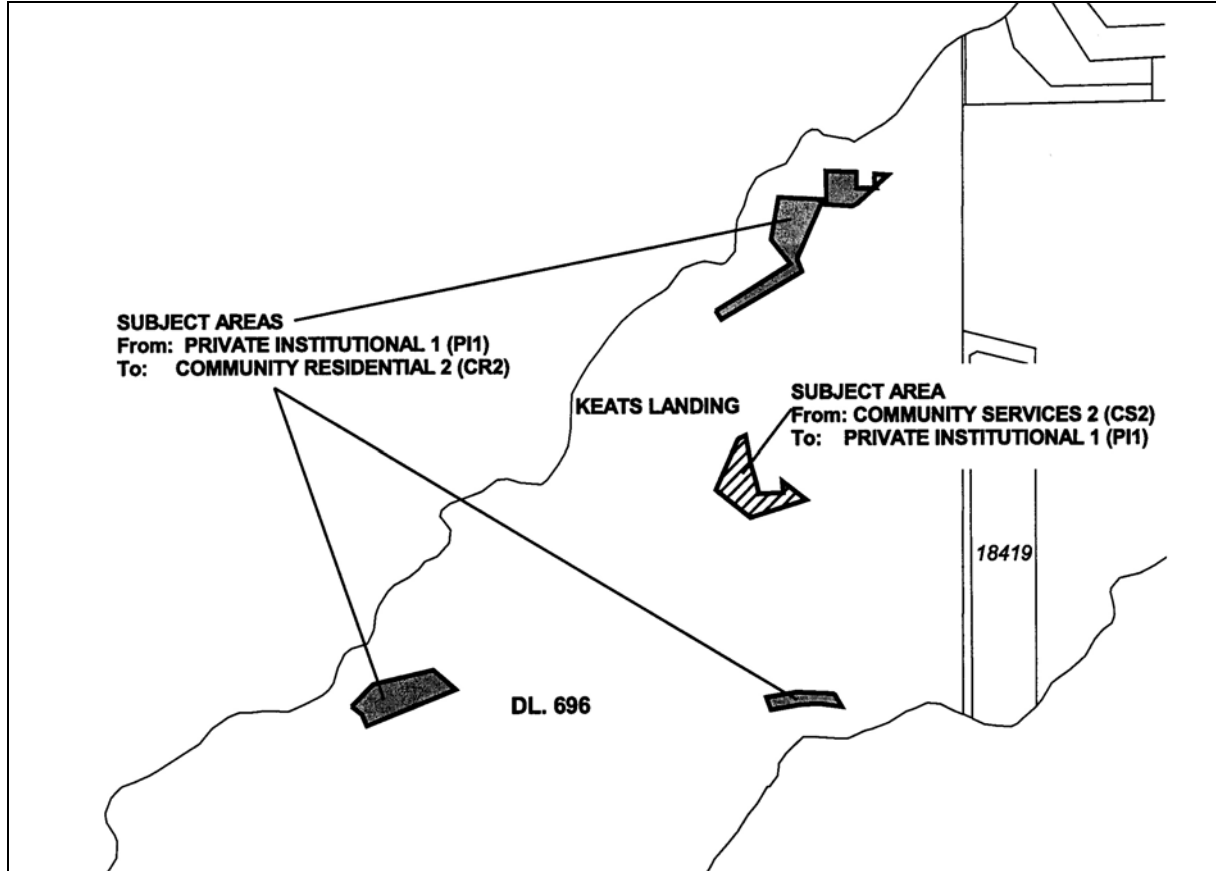


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## GAMBIER ISLAND LOCAL TRUST COMMITTEE

### BYLAW NO. 100

### SCHEDULE 2

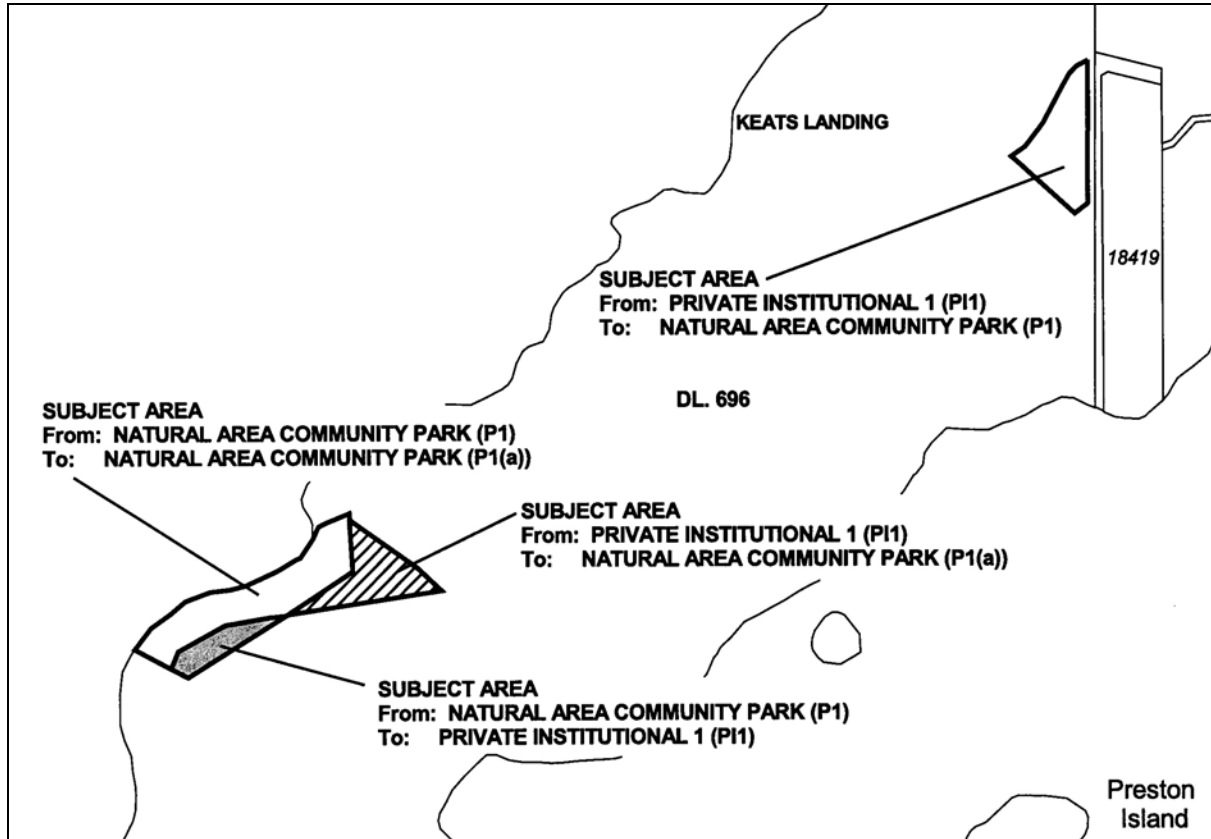


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## GAMBIER ISLAND LOCAL TRUST COMMITTEE

### BYLAW NO. 100

#### SCHEDULE 3



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GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 100

SCHEDULE 4

