

PROPOSED

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 143

A BYLAW TO AMEND THE KEATS ISLAND LAND USE BYLAW, 2002

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

1. Citation

This bylaw may be cited for all purposes as “Keats Island Land Use Bylaw, 2002, Amendment No. 2, 2016”.

2. Gambier Island Local Trust Committee Bylaw No. 78, cited as “Keats Island Land Use Bylaw, 2002” is amended as shown on Schedule 1, attached to and forming part of this bylaw.

READ A FIRST TIME THIS	2 ND	DAY OF	FEBRUARY	, 2017
READ A SECOND TIME THIS		DAY OF		, 201x
PUBLIC HEARING HELD THIS	t	DAY OF		, 201x
READ A THIRD TIME THIS		DAY OF		, 201x
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST				
THIS		DAY OF		, 201x
ADOPTED THIS		DAY OF		, 201x

SECRETARY

CHAIRPERSON

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Gambier Island Local Trust Committee

Bylaw No. 143

Schedule 1

2.1 **PART.1– ADMINISTRATION AND INTERPRETATION**, Section **1.5 DEFINITIONS**, Subsection 1.5.1 is amended by deleting the words “where such use is established by a Regional District, government or other public agency” at the end of the definition for “public service utility use”;

2.2 **PART 4 – ZONE REGULATIONS**, Section **4.6 PRIVATE INSTITUTIONAL 1 (PI1) ZONE**, Subsection 4.6.3 is amended by deleting the words “and located in the area identified on Schedule B as PI1(a)” from the second and third bullets, and by adding the text “community water system facilities” to the list of permitted buildings and structures;

2.3 **PART 4 – ZONE REGULATIONS**, Section **4.6 PRIVATE INSTITUTIONAL 1 (PI1) ZONE** is amended by adding a new Subsection 4.6.17, as follows:

“Site Specific Use and Density Regulations

.17 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 4.6.16, no subdivision is permitted”;

2.4 **PART 4 – ZONE REGULATIONS**, Section **4.8 PRIVATE CONSERVATION (PC) ZONE** is amended by adding a new Subsection 4.8.9, as follows:

“Site Specific Use and Density Regulations

- .9 Despite Subsection 4.8.2, not more than two additional buildings totalling not more than 4,000 sq. ft. (combined floor area) are permitted in addition to the existing building which may be reconstructed or replaced subject to the use, design and location of all buildings being acceptable to the Local Trust Committee.”;

2.5 **PART 4 – ZONE REGULATIONS**, Section **4.9 COMMUNITY SERVICE 1 (CS1) ZONE** is amended by adding a new Subsection 4.9.10, as follows:

“Site Specific Use and Density Regulations

- .10 On land shown on Schedule B as site-specific zone CS1(a) [Keats Landing Park]:
 1. despite Subsections 4.9.1, outdoor recreation uses are not permitted;
 2. despite Subsection 4.9.2, neither a fire hall nor a community recreational playing field are permitted;
 3. a community hall is permitted;

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4. the maximum floor area of a community hall is 93 square metres (1000 square feet).”;
- 2.6 **PART 4 – ZONE REGULATIONS, Section 4.11 NATURAL AREA COMMUNITY PARK (P1) ZONE** is amended by adding a new Subsection 4.11.9 as follows:
“Site Specific Use and Density Regulations
 - .9 On land shown on Schedule B as site-specific zone (P1(a)):
 1. despite Subsection 4.11.2, no buildings are permitted.”;
- 2.7 **PART.7 – SUBDIVISION, Section 7.2 EXEMPTIONS FROM MINIMUM AND AVERAGE LOT SIZE**, Subsection 7.2.2, first bullet is amended by inserting the words “a nature reserve” following the words “a conservation area”;
- 2.8 **PART 7 – SUBDIVISION, Section 7.4 LOT CONFIGURATION** is amended by adding a new Subsection 7.4.3 as follows:
 - “.3 Pursuant to Section 512(2) of the *Local Government Act*, Subsection 7.4.1 does not apply to District Lot 696, Keats Island, Group 1, New Westminster District”;
- 2.9 **PART 7 – SUBDIVISION, Section 7.9 LOTS DIVIDED BY A ZONE BOUNDARY** text is deleted in its entirety and replaced with:
 - “.1 If a lot proposed to be subdivided is divided by a zone boundary, a separate calculation of the number of lots permitted shall be made for each portion, and no lot may be created in respect of any fractional area resulting from such calculation.
 - .2 The creation of an additional lot lying within two or more zones is prohibited unless part of a lot is within a Private Conservation Zone. If lots lying within two or more zones are subdivided, lot boundaries shall correspond with zone boundaries.
 - .3 Subsection 7.9.2 does not apply to District Lot 696, Keats Island, Group 1, New Westminster District.”;
- 2.10 **PART 7 – SUBDIVISION, 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 District Lot 696, Keats Island, Group 1, New Westminster District.
- 2.11 Keats Island Land Use Bylaw, 2002, Schedule B, is amended by changing the zoning classifications of specified areas of District Lot 696, Keats Island, Group 1, New Westminster District, to those shown on Plan 1, attached to and forming part of this Bylaw.

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GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 143

PLAN 1

