

PROPOSED

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 144

A BYLAW TO AMEND THE GAMBIER ISLAND TRUST COMMITTEE BYLAW, 1978

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 “Gambier Island Trust Committee Land Use Contract Authorization Bylaw, 1978 (Convention of Baptist Churches of British Columbia), Amendment No. 1, 2016”.

2. Gambier Island Trust Committee Bylaw No. 4, cited as “Gambier Island Trust Committee Land Use Contract Authorization Bylaw, 1978 (Convention of Baptist Churches of British Columbia),” 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
PUBLIC HEARING HELD THIS		DAY OF		, 201X
READ A SECOND TIME THIS		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

PROPOSED

Gambier Island Local Trust Committee

Bylaw No. 144

Schedule 1

- 2.1. Land Use Contract, Paragraph **3**. is amended by deleting the last line "... permitted on each lot shown in the inset plans of Schedule "C" and replacing it with the following text:

"permitted on each of 110 residential lots shown within Areas A, B and C on the plan accompanying Schedule "C".

- 2.2. Land Use Contract, Paragraph **4**. is amended by deleting the text "... in compliance with the current Building and Plumbing Code By-law #126 of the Sunshine Coast Regional District." and replacing with the following text:

"in compliance with the current building and plumbing regulations set by the appropriate authorities."

- 2.3. Land Use Contract, Paragraph **8**. is deleted in its entirety and replaced with :

"8. A nature reserve and a covenanted nature area shall be provided and preserved in accordance with Schedule "E"."

- 2.4. Land Use Contract, Paragraph **11**. is deleted in its entirety and replaced with:

"11. The owner shall dedicate the road right-of-way at the time of the first subdivision on the property."

- 2.5. Land Use Contract, **SCHEDULE "B"** text is deleted in its entirety and replaced with:

"The use of land including buildings and structures erected thereon shall be subject to the provisions of Schedule "E".

No more than one (1) residence or seasonal cottage shall be constructed on any residential lot created under the provision of Schedule "C" and no residence other than residences required for the exclusive use of employees of the Owner and their families, and in any case not more than five (5) residences for such employees, shall be constructed on land not within Areas A, B, C, D, E and F as shown on the plan accompanying Schedule "C"."

- 2.6. Land Use Contract, **SCHEDULE "C"** text is deleted in its entirety and replaced with:

"SCHEDULE "C"

(a) Within District Lot 696, lots for residence and seasonal cottages may be subdivided, or created by other means subject to the number of residential lots being restricted to a maximum of 110 and to such number being further restricted to the numbers and locations shown on the plan accompanying and being a part of this Schedule.

(b) The location of the 110 residential lots shall, subject to minor variation upon survey, be as shown on the plan accompanying this Schedule."

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(c) *Within District Lot 696, in addition to the maximum 110 residential lots that may be created by subdivision, the following three non-residential lots may be created by subdivision as shown on the plan accompanying and being part of this Schedule, subject to minor variation upon survey:*

- *In Area C one lot in the area known as Campfire Rock;*
- *In Area E one lot for a nature reserve; and*
- *In Area F one lot or lease area for a BC Hydro facility.”*

2.7. The plan accompanying Schedule “C” is deleted and replaced with “Plan 1” attached to this Bylaw;

2.8. Land Use Contract, **SCHEDULE “D”** text is deleted in its entirety and replaced with:

“SCHEDULE “D”

A 20 metres wide public road right-of-way shall be dedicated from the community dock (D.L. 6215) through the camp campus through to the eastern boundary of D.L. 696 as shown generally on the plan accompanying Schedule “C”. A 20 stall parking lot shall also be dedicated abutting the public road as shown generally on the plan accompanying Schedule “C”. Such road shall be constructed on an alignment and to the standards required by the Ministry of Transportation and Infrastructure but shall not involve any clearing beyond a 12 metre width. This road is designated a scenic/heritage road in the Ministry of Transportation/Islands Trust letter of Agreement dated October 20, 1992 and as such, any construction or changes made to this road requires a referral to the Gambier Island Local Trust Committee pursuant to the Letter of Agreement. Road standards shall not exceed the Ministry of Transportation/Islands Trust Letter of Agreement dated October 20, 1992 and amended July 18, 1996 regarding Road Standards, Classification and the Consultative Process in the Islands Trust Area.”

Other access ways required for the servicing of the lots created in Areas A, B, and C, shall be registered as common lots or access routes or dedicated as public road as may be required by the Approving Officer, when the lots are created. Constructed access routes should be constructed to the minimum standard possible and preferably designed for non-automotive use.

An unopened road not exceeding 6 metres in width extending from the public road in the vicinity of the dock through the camp campus to the southwestern point of D.L. 696 as shown generally on the plan accompanying Schedule “C” shall be dedicated to the Ministry of Transportation and Infrastructure for use by the public to access the nature reserve and the point at Salmon Rock. The unopened road shall be constructed and located to the satisfaction of the Ministry of Transportation and Infrastructure but there shall be a minimum disturbance of trees and bushes.”

2.9. Land Use Contract, **SCHEDULE “E”**, text in the first paragraph, is deleted in its entirety and replaced with:

“A nature reserve shall be dedicated in the area indicated as Area E on the plan accompanying Schedule “C”. The nature reserve will be transferred to the Island Trust Fund. Keats Camp officials shall work with the Islands Trust Fund Board and the Keats Island community to develop a management plan for the nature reserve.”

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BYLAW NO. 144

PLAN 1

