

GILSS policy regarding the purchase of land

Version 1.0 (Approved by the GILSS Board on July 31, 2023)

The GILSS purpose (2020) as stated in the Constitution governs all policies, procedures and transactions regarding the acquisition and use of land:

“The purpose of the Gabriola Island Land Stewards Society (GILSS) is to relieve poverty and provide educational opportunities to local people of low income through the acquisition of land, leasing of land, and oversight of activities on land, on Gabriola Island, BC.

Activities undertaken to achieve this purpose will include to:

- *seek and receive donations, contributions, endowments, bequests and gifts of all kinds and to apply those funds and other resources in order to acquire and lease land on Gabriola Island to further the purposes of the society;*
- *provide and preserve access to affordable and supportive housing for people of low income;*
- *provide and preserve access to farm land for people of low income in order to grow food, and learn agricultural skills through educational programs;*
- *develop small-scale community economic development projects for people of low income, and provide education and mentorship in business and entrepreneurial skills; and*
- *provide oversight of activities on lands held by the society to ensure compliance with charitable purposes.”*

- 1) At the stage of serious consideration of a land purchase, GILSS will contact the Snuneymuxw First Nation Council and invite their comments.
- 2) Any land that GILSS holds is to be carefully stewarded for the long term. A stewardship plan will be developed upon completion of the land purchase.
- 3) Prior to purchase, the Board shall make every effort to ensure that GILSS has a solid financial plan to cover the ongoing ownership costs of each specific parcel of land (stewardship, insurance, taxes, possible mortgage, building maintenance, etc) until such time as the land is leased.
- 4) Before any land is considered by the board for purchase or leasing, the Land Purchase Committee must present a “viability report” to the Board that includes its assessment of the parameters in #5 below, and any other parameters it considers significant.
- 5) In determining the viability of a parcel of land for leasing by GILSS to others, the GILSS board must consider the following:
 - a. Snuneymuxw First Nation interests regarding the land
 - b. Environmental values of the land.
 - c. Known archaeological and heritage values of the land.
 - d. Potential uses and liabilities of the land.
 - e. The financial issues associated with the land, including:

- i. the potential for earning sufficient income from the land to pay a mortgage, property taxes, insurance, maintenance and other costs associated with holding the property through time.
 - ii. the cost of providing water, waste disposal, and electricity if required,
 - iii. the current taxes and insurance.
 - f. The existing zoning and/or ALR designation, and any rezoning requirements.
 - g. The implications of steep slope, riparian or foreshore restrictions.
 - h. The implications of possible contamination.
 - i. The location with respect to transportation and amenities.
 - j. Any existing development of the land.
 - k. And any other conditions that the board determines may be applicable to the land.
- 6) GILSS may enter into shared ownership of land.
- 7) The GILSS board may dispose of its interest in any land it purchased or acquired.