



File No.: 6500-20 LTC Projects
(Keats Island Regulatory
Options for Docks and Other
Foreshore Development)

DATE OF MEETING: March 8, 2018
TO: Gambier Island Local Trust Committee
FROM: Jaime Dubyna, Planner 1
Northern Team
COPY: Ann Kjerulf, Regional Planning Manager
Sonja Zupanec, Island Planner
SUBJECT: Keats Island Regulatory Options for Docks and Other Foreshore Development

1. That the Gambier Island Local Trust Committee request staff to prepare a draft project charter for a Phase 1 “Keats Island Shoreline Protection Project” for local trust committee consideration.
2. That the Gambier Island Local Trust Committee request staff to investigate the feasibility for the local trust committee to undertake an archaeological assessment of the Keats Island shoreline, in collaboration with local First Nations.

PURPOSE

This report introduces two options for consideration by the Gambier Island Local Trust Committee (LTC) to advance the top priority project, “Keats Island Regulatory Options for Docks and Other Foreshore Development”.

BACKGROUND

On February 2, 2017, the Gambier Island Local Trust Committee (LTC) passed resolution GM-2017-007:

GM-2017-007

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to provide a report regarding legislative options available to the Local Trust Committee specifically related to docks on Keats Island that affect identified sensitive ecosystems, or properties that have road access.

CARRIED

The LTC received a staff report at its July 27, 2017 meeting, and subsequently passed resolution GM-2017-032:

GM-2017-032

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee replace current priority number 3 of the Local Trust Committee Projects List with “Keats Island OCP/LUB Amendments” with the specified activity, “amending policies and regulations for docks and other foreshore development”.

CARRIED

ANALYSIS

Policy/Regulatory

See the July 27, 2017 [staff report](#) for discussion of applicable policies in the *Islands Trust Policy Statement* and the Keats Island Official Community Plan (OCP) No. 77, and regulations in the Keats Island Land Use Bylaw (LUB) No. 78.

Issues and Opportunities

The LTC has expressed interest in exploring options to regulate docks and other foreshore development on Keats Island. Potential options were presented by staff in its report dated July 27, 2017 (see link above). Due to limited time remaining in this term, staff suggest the LTC initiate community consultation during summer 2018 on Keats Island. A project charter would provide clear scope and objectives for the first phase of the project. Community consultation would help inform the potential scope and objectives of a subsequent phase, which may include potential changes to the Official Community Plan (OCP) and/or Land Use Bylaw (LUB).

Concurrently, staff recommend the LTC consider the opportunities and process/costs to sponsor an archaeological review of the Keats Island foreshore and adjacent marine areas. To date, no local trust committee has conducted a comprehensive archaeological assessment of any island to advance collaborative efforts with First Nations and inform comprehensive land/marine use planning options.

The findings from an archaeological review could supplement known ecological information of Keats Island's foreshore and adjacent marine areas, and inform overarching shoreline policies and regulations in Phase 2 of the project.

Rationale for Recommendation

The LTC wishes to advance a Keats Island shoreline protection project prior to the end of this term. Community consultation could be initiated over the summer months with a report on recommendations for next steps in the fall of 2018. Concurrently, the LTC could consider initiating a Keats Island archaeological assessment to supplement the shoreline protection project and collaborate with local First Nations on a meaningful project.

ALTERNATIVES

1. Request further information.

The LTC may request further information prior to making a decision. Recommended wording for the resolution is as follows:

That the Gambier Island Local Trust Committee request that staff provide further information in relation to ... (specific details to be provided by the LTC).

2. Proceed no further.

The LTC may choose not to proceed with this project at this time. Recommended wording for the resolution is as follows:

That the Gambier Island Local Trust Committee request staff to remove the "Keats Island Regulatory Options for Docks and Other Foreshore Development" project from the Top Priorities List and Projects List.

NEXT STEPS

If the LTC provides direction to proceed in general accordance with the staff recommendation on Page 1, staff will develop a detailed draft project charter for LTC consideration. Concurrently, staff will report back on the feasibility of an archaeological review for the Keats Island shoreline.

Submitted By:	Jaime Dubyna, MSc.PI. Planner 1	February 22, 2018
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	February 23, 2018