



File No.: 6500-20  
(Keats Island Shoreline  
Protection Project)

DATE OF MEETING: January 28, 2025  
TO: Gambier Island Local Trust Committee  
FROM: Marlis McCargar, Island Planner  
Northern Team  
SUBJECT: Keats Shoreline Protection Project – Bylaw Nos. 153 (OCP)

## RECOMMENDATION

1. That the Gambier Island Local Trust Committee Bylaw 153, cited as 'Keats Island Official Community Plan, 2002, Amendment No. 1, 2021' be amended as follows:
  - Schedule 1, Section 1.4, Justification, add “First Nations” after “improvement districts”.
2. That the Gambier Island Local Trust Committee Bylaw No. 153, cited as 'Keats Island Official Community Plan, 2002, Amendment No. 1, 2021', be read a third time as amended.

## REPORT SUMMARY

This report follows up on the Executive Committee referral considered on December 18, 2024. It outlines the requested amendment to Bylaw No. 153 (OCP amendment), which is necessary to update the reference to the Object of the Trust in Schedule 1. The current bylaw refers to the outdated Object of the Trust and needs to be revised to reflect the updated version. Bylaws Nos. 153 and 154 were otherwise approved without further changes.

## BACKGROUND

On November 26, 2024 the Gambier LTC passed the following resolutions:

### GM-2024-054

that the Gambier Island Local Trust Committee Bylaw No. 153, cited as 'Keats Island Official Community Plan, 2002, Amendment No. 1, 2021', be read a third time.

**CARRIED**

### GM-2024-055

that the Gambier Island Local Trust Committee proposed Bylaw No. 153, cited as “Keats Island Official Community Plan, 2002, Amendment No. 1, 2021’ be forwarded to the Minister of Municipal Affairs for approval.

**CARRIED**

### GM-2024-056

that the Gambier Island Local Trust Committee Bylaw No. 154, cited as ‘Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021’, be read a third time.

**CARRIED**

### GM-2024-057

that the Gambier Island Local Trust Committee proposed Bylaw No. 153, cited as “Keats Island Official Community Plan, 2002, Amendment No. 1, 2021’ and proposed Bylaw No. 154 cited as ‘Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021’, be forwarded to the Secretary of the Islands Trust for Executive Committee approval.

**CARRIED**

The Bylaws were forwarded to Executive Committee on December 18, 2024 and returned to the LTC with the following resolutions:

**EC-2024-158**

**It was MOVED and SECONDED,**

that the Islands Trust Executive Committee approve Gambier Island Local Trust Committee Bylaw No. 153, cited as “Keats Island Official Community Plan, 2002, Amendment No. 1, 2021” in accordance with Section 27 of the *Islands Trust Act*.

**CARRIED**

**EC-2024-159**

**It was MOVED and SECONDED,**

that Executive Committee request staff advise Gambier LTC that the Object of the Islands Trust should be updated in the Justification section of the bylaw No. 153 to reflect the current wording.

**CARRIED**

**EC-2024-160**

**It was MOVED and SECONDED,**

that the Islands Trust Executive Committee approve Gambier Island Local Trust Committee Bylaw No. 154, cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021” in accordance with Section 27 of the *Islands Trust Act*.

**CARRIED**

## **DISCUSSION**

The requested amendment to Bylaw No. 153 is necessary to update the reference to the Object of the Trust in Schedule 1. The current bylaw refers to an outdated version of the Object, which does not reflect the recent addition of First Nations in the Object. The updated Object of the Trust now reads:

*"The object of the trust is to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations, and the government of British Columbia."*

This amendment ensures that the bylaw aligns with the current Object and includes First Nations. The change is technical and does not affect the substance or intent of Bylaw No. 153, which has otherwise been given third reading by the LTC and approved by Executive Committee. Bylaw No. 154 remains unchanged and was approved as is. Once the amendment is made, the bylaw will proceed through the necessary legislative steps, including forwarding to the Minister of Municipal Affairs for approval.

## **NEXT STEPS**

If the recommendation from Executive Committee is supported:

- Bylaw 153 (OCP Amendment) will be forwarded to the Minister of Municipal Affairs for approval; and
- Bylaw Nos. 153 and 153 will be returned to the LTC for final adoption.

Submitted By:	Marlis McCargar, Island Planner	January 9, 2025
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	January 9, 2025

**ATTACHMENTS**

1. Bylaw 153 (OCP) – track changes



**GAMBIER ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 153**

**Schedule “1”**

1. Schedule “A” of “Keats Island Official Community Plan, 2002” is amended as follows:
  - 1.1 **PART A – ADMINISTRATION AND INTERPRETATION, Subsection 3.5** is amended by replacing *Local Government Act* references to “Section 911” with “Section 528”.
  - 1.2 **PART B – GOALS, OBJECTIVES AND POLICIES, Subsection 5.11** is amended by replacing *Local Government Act* references to “Section 946” with “Section 514”.
  - 1.3 **PART C – DEVELOPMENT PERMIT AREAS**, is amended by replacing *Local Government Act* references to “Section 919.1(1)” with “Section 488(1)” and “Section 920.01” with “Section 485”.
  - 1.4 **PART C – DEVELOPMENT PERMIT AREAS**, is amended by adding a new subsection 3:

**“3. DEVELOPMENT PERMIT AREA 3: SHORELINE**

The development permit area (DPA) is established, pursuant to Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity; and Section 488(1)(b) of the *Local Government Act* for the protection of development from hazardous conditions.

The Shoreline DPA (DP-3) is designated as an area for which development approval information may be required as authorized by Section 484 of the *Local Government Act*.

**Location**

The Shoreline Development Permit Area (DP-3) includes all land designated on **Schedule E – Development Permit Areas** of this plan.

The Shoreline Development Permit Area applies to all land measured 15 metres upland of the present natural boundary of the sea, the foreshore area and all that area of land covered by water between the natural boundary of the sea and a line drawn parallel to and 100 metres seaward of the natural boundary of the sea.

**Justification**

It is the Object of the Islands Trust to “preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia.”

It is the policy of the Islands Trust Council that protection must be given to the natural processes, habitats and species of the Trust Area, and that development activity, including the construction of buildings or structures should not result in a loss of significant marine or coastal habitat, or interfere with natural coastal processes.

It is also policy of the Islands Trust Council that local trust committees shall in their Official Community Plans and regulatory bylaws, address:

- the protection of sensitive coastal areas;
- the planning for and regulation of development in coastal regions to protect natural coastal processes;
- the protection of public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments; and
- the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and to direct development away from such hazards.

Keats Island includes a mix of rock (hard) and sediment (soft) shorelines that offer a range of natural habitats, ecological functions, cultural heritage and aesthetic values. The shoreline has environmental and cultural significance for forage fish, eelgrass, shorebirds, shellfish, marine mammals such as seals and many other marine organisms, as well as values that define the character of the Keats Island community. The Keats shoreline has been the location of cultural sites, canoe landings and gathering places for First Nations since time immemorial. The shoreline also includes areas that are transition zones of uplands and wetlands that may be susceptible to erosion or flooding.

Development activities on the upland, such as land clearing and increasing impermeable surfaces, can have harmful impacts on site drainage, bank stability, nesting habitat, sensitive natural areas, shading of intertidal areas critical for fish habitat and cultural and heritage sites.

Since the adoption of the OCP, there has been an increase in residential development on Keats Island along the shoreline. As of 2020, there were over 120 individual parcels fronting the natural boundary of the sea on Keats Island. The subdivision and development of these parcels in combination with the development that has already occurred, may, cumulatively, have a detrimental impact on the 13.72 km of shoreline habitat and function.

In 2013, approx. 9% of the Keats shoreline was identified as having been modified by 30% or more by development, principally by boat ramps, seawalls, rip rap and revetments. Applications for private docks and shoreline protection structures have increased since that time. Shoreline armouring, such as retaining walls, alters the shoreline and can result in loss of habitat and upland connectivity and may increase wave action and erosion on adjacent properties. Marine structures, such as ramps or docks, and their supporting pilings can have significant impact on fish movement and their habitat, and damage important marine vegetation.

Anticipated sea level rise and more frequent severe storm events as a result of climate change, may increase coastal flooding and erosion. It is recognized that there is a need for balance between ecological protection or other environmental values and the use of privately owned land.

### **Objectives**

**The objectives of this development permit area are as follows:**

**OBJ 3.1 TO PLAN AND REGULATE NEW DEVELOPMENT IN A MANNER THAT PRESERVES, PROTECTS AND RESTORES THE LONG-TERM PHYSICAL INTEGRITY, CONNECTIVITY, ECOLOGICAL AND MARINE RESOURCE VALUES OF SHORELINES AND ASSOCIATED FORESHORE AND UPLAND AREAS;**

- OBJ 3.2** TO BALANCE DEVELOPMENT OPPORTUNITIES WITH THE ECOLOGICAL CONSERVATION AND RESTORATION OF THE SHORELINE AND MARINE ENVIRONMENT;
- OBJ 3.3** TO MINIMIZE THE DISRUPTION OF NATURAL FEATURES AND PROCESSES AND TO RETAIN, WHEREVER POSSIBLE, NATURAL VEGETATION AND NATURAL FEATURES;
- OBJ 3.4** TO MAINTAIN THE PUBLIC'S SAFE USE AND ACCESS TO IMPORTANT RECREATION AREAS IN A WAY THAT DOES NOT COMPROMISE THE ECOLOGICAL INTEGRITY OF THE SHORELINE;
- OBJ 3.5** TO ADAPT TO THE ANTICIPATED EFFECTS OF CLIMATE CHANGE;
- OBJ 3.6** TO PROTECT COASTAL PROPERTIES AND DEVELOPMENT FROM DAMAGE AND HAZARDOUS CONDITIONS THAT CAN ARISE FROM EROSION AND FLOODING.

**Development Approval Information**

Development Permit Area 3 is designated as an area for which development approval information may be required as authorized by Section 485 of the *Local Government Act*. Development approval information in the form of a report from a Qualified Professional may be required due to the special conditions and objectives described above.

**INFORMATION NOTE:** Development Permit Area guidelines for DP-3 Shoreline are in the Keats Island Land Use Bylaw.”

**GAMBIER ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 153**

**Schedule "2"**

1. **Schedule "E" – DEVELOPMENT PERMIT AREAS**, is amended by designating a new Development Permit Area 3: Shoreline as shown on Plan No. 1 attached to and forming part of this bylaw and by making such alterations to Schedule "E" of Bylaw No. 77 as are required to effect this change.



**GAMBIER ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 153**

**Plan No. 1**

