

**From:** Wil Cottingham on behalf of northinfo  
**Sent:** Wednesday, September 29, 2021 2:47 PM  
**To:** Jaime Dubyna  
**Subject:** FW: Gambier Island Electronic Special LTC Meeting - Questions

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**From:** Shivauna Brown [REDACTED]  
**Sent:** Wednesday, September 29, 2021 8:35 AM  
**To:** northinfo <[northinfo@islandstrust.bc.ca](mailto:northinfo@islandstrust.bc.ca)>  
**Subject:** RE: Gambier Island Electronic Special LTC Meeting - Questions

Also, please disclose the names and/or Strata Lot no.s of those on the Working Group.

Will the Island Trust be having a backup meeting tmr night as well due to the date error on the mailer?

----- Original message -----

**From:** Shivauna Brown [REDACTED]  
**Date:** 2021-09-29 8:10 a.m. (GMT-08:00)  
**To:** [northinfo@islandstrust.bc.ca](mailto:northinfo@islandstrust.bc.ca)  
**Subject:** Gambier Island Electronic Special LTC Meeting - Questions

Question for tonight's meeting and Official Response to OCP Bylaw No. 153 and LUB Bylaw No. 154

### Increasing the Setback from the Natural Boundary of the Sea

Should an Owner with a current legal, non-confirming building within the existing NBS setback wish to construct a horizontal or vertical home addition or alteration in to an area which resides outside the current 7.5m NBS setback, that development is currently permissible. However, should these bylaws pass without amendments, such an addition would no longer be viable within the 7.5m-15m zone. As many dwellings in our community have been in their locations for decades, forcing homeowners to be allowed only to repair their homes is unreasonable and limiting. Respectful development/maintenance and overall use and environmental protection are not mutually exclusive. From my observations most Keats landowners already conduct improvements with that respect in mind without having to place an umbrella restriction on all oceanfront landowners.

What if an older property requires more significant reconstruction than what may qualify under “repairs and maintenance”? With the proposed bylaws, does an Owner now have to look at building a new dwelling elsewhere on their property and decommission the original structure, if that’s even an option? Such restrictions would cause more environmental damage than allowing leniency to grandfathered, legal, non-conforming dwellings? So what leniency is being built in to your proposed setback changes?

## OFFICIAL RESPONSE

While my husband and I have only owned our property for three years, our cabin on Laurel Beach is one of the original cabins on the Island and dates back to 1922. As a member of the recently resurrected Keats Island Conservation Group, I am supportive of measures to protect loss of marine or coastal habitat but not at the detriment of our property.

### Transparency

David and I are extremely concerned about not only the proposed new bylaws and restrictions but more importantly the transparency of the proposed change to the natural boundary setback.

First, the natural boundary setback was never part of the Project Charter scope, why is it suddenly being changed to 15m? As recent as February 2021, the Meeting minutes only reference adding a Hazardous DPA in relation to three areas identified in the Local Trust Committee meeting of February 4, 2021. Meeting minutes even reiterate in “Jamie Dybyna’s report that comments received from the Islands Trust Senior Intergovernmental Policy Advisor (SIPA) recommend extending the setback from the natural boundary of the sea further upland to increase protection of both cultural heritage areas and the natural environment. Staff had presented this option to the LTC previously, however direction was given to maintain the existing setback found in Subsection 2.7.3 of the LUB.”

It was only at the May 27<sup>th</sup>, 2021 regular business meeting, during discussion of Development Variance Permit application GMDVP-2020.2, which proposed to construct a structure (sea wall) within the setback from the natural boundary of the sea, that the LTC passed the following resolution: GM-2021-030 It was MOVED and SECONDED, that the Gambier Island Local Trust Committee consider draft amendments to draft Bylaw No. 153 (OCP) and No. 154 (LUB) to increase the Development Permit Area land based buffer and setback from all new buildings and structures to the natural boundary of the sea, to a minimum of 15 metres in order to address

Islands Trust Policy Statement Directive Policy 5.2.6. So a reactive measure, contrary to the LTC's prior position.

For the record, we support the current 7.5m setback for both proposed bylaws but DO NOT support an increase to 15m.

Shivauna Brown & David Watson

[REDACTED], Eastbourne, Keats

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**From:** Islands Trust <[northinfo@islandstrust.bc.ca](mailto:northinfo@islandstrust.bc.ca)>  
**Sent:** September 22, 2021 7:02 PM  
**To:** [REDACTED]  
**Subject:** Gambier Island Electronic Special LTC Meeting to hold a Community Information Meeting

Gambier Island Local Trust Committee meeting notification

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09/23/2021



## Meeting Notification



## Gambier LTC Special Meeting/ Community Information Meeting regarding the Keats Island Shoreline Protection Project September 29, 2021 at 6:30 PM

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Hello,

The Gambier Island Local Trust Committee is holding a Community Information Meeting and Public Input Session to introduce proposed Bylaws Nos. 153 and 154 that would establish a Shoreline Development Permit Area and update marine structure regulations on Keats Island. This meeting will be held electronically using Zoom. See the **Meetings and Events** page on the Islands Trust website [islandstrust.bc.ca/whats-happening/meetings-and-events/](https://islandstrust.bc.ca/whats-happening/meetings-and-events/) for links to "Attend", "Watch Live" or see the meeting agenda.

The meeting will include a staff presentation followed by a Q & A session. **Input from the public at the meeting or in advance by emailing [northinfo@islandstrust.bc.ca](mailto:northinfo@islandstrust.bc.ca) is encouraged.**

To ask questions or give input during the meeting, click the "Attend" button or phone in using the toll-free numbers provided. To simply watch with no participation, use the "Watch Live" link instead. Details below:

***This meeting will be recorded and posted on the Islands Trust website.***

**Meeting Type:** Electronic Special Meeting

**Date:** September 29, 2021

**Time:** 6:30 PM

**To join the webinar:** <https://islandstrust.zoom.us/j/66250508267>

**To Call into the meeting:** 833 958 1164 (Toll Free) or 833 955 1088 (Toll Free)

(For call in users: \*9 to raise your hand and \*6 to unmute)

**Webinar ID:** 662 5050 8267

**Live Stream to watch:** <https://collaboratevideo.net/islandstrust/C>

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