

Welcome



Islands Trust

Keats Island

Plumper
Cove

Cotton Point

Eastbourne

Preston
Island

Proposed Bylaws 153 and 154 for Keats Island

Proposed Development Permit Area and Amendments to Land Use Bylaw Regulations

Community Information
Meeting – 6:30 pm

Gambier Local Trust Committee

September 29, 2021

During the Community Information Meeting, we will review:



- Project background
- The proposed changes – Amendment Bylaw Nos.:
 - 153 (Keats Island Official Community Plan – OCP)
 - 154 (Keats Island Land Use Bylaw – LUB)
- Development Permit application process
- Scenarios (examples)
- The legislative process
 - Next steps the LTC can consider
- Facilitated Q + A



Island Planning

[Ballenas-Winchelsea](#) [Bowen](#) [Denman](#) [Gabriola](#) [Galiano](#) [Gambier](#) [Advisory Commissions & Board of Variance](#)[Application Fees](#)

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Projects

Gambier

Local trust committee community planning projects are proactive initiatives that further the preserve and protect mandate. Projects can be significant and long term, such as an Official Community Plan Review, or may be relatively minor, such as an amendment to a regulation in a Land Use Bylaw.

Keats Island Shoreline Protection

This project has now entered Phase 3 which includes the establishment of a Shoreline Development Permit Area (DPA) for the purposes of protecting the natural environment, its ecosystems and biological diversity, and protecting development from hazardous conditions. Included in this phase are potential land use bylaw amendments to restrict the size and type of identified marine structures. For more information see [About the Project](#) below.

[➤ 1. About the Project](#)

[➤ 2. Staff Reports](#)

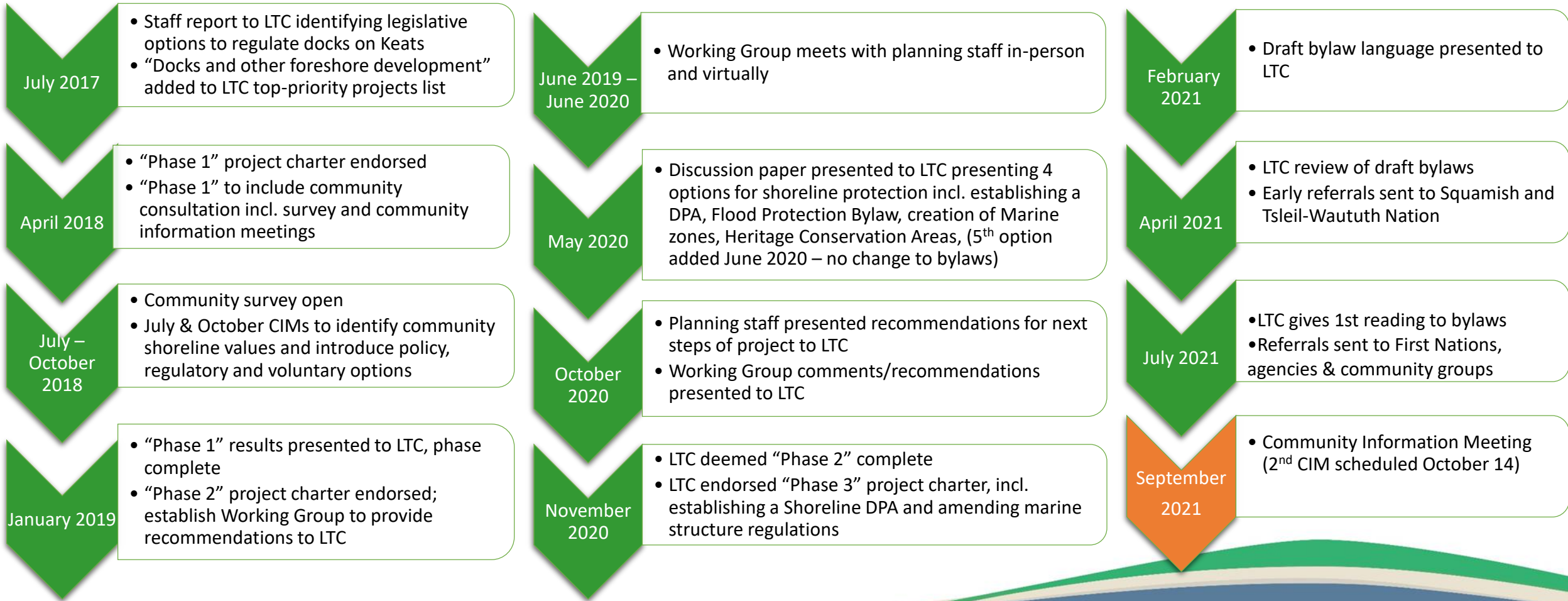
[➤ 3. Proposed Bylaws](#)

[➤ 4. Public correspondence](#)

[➤ 5. Community Consultation](#)

[➤ 6. Other Information](#)

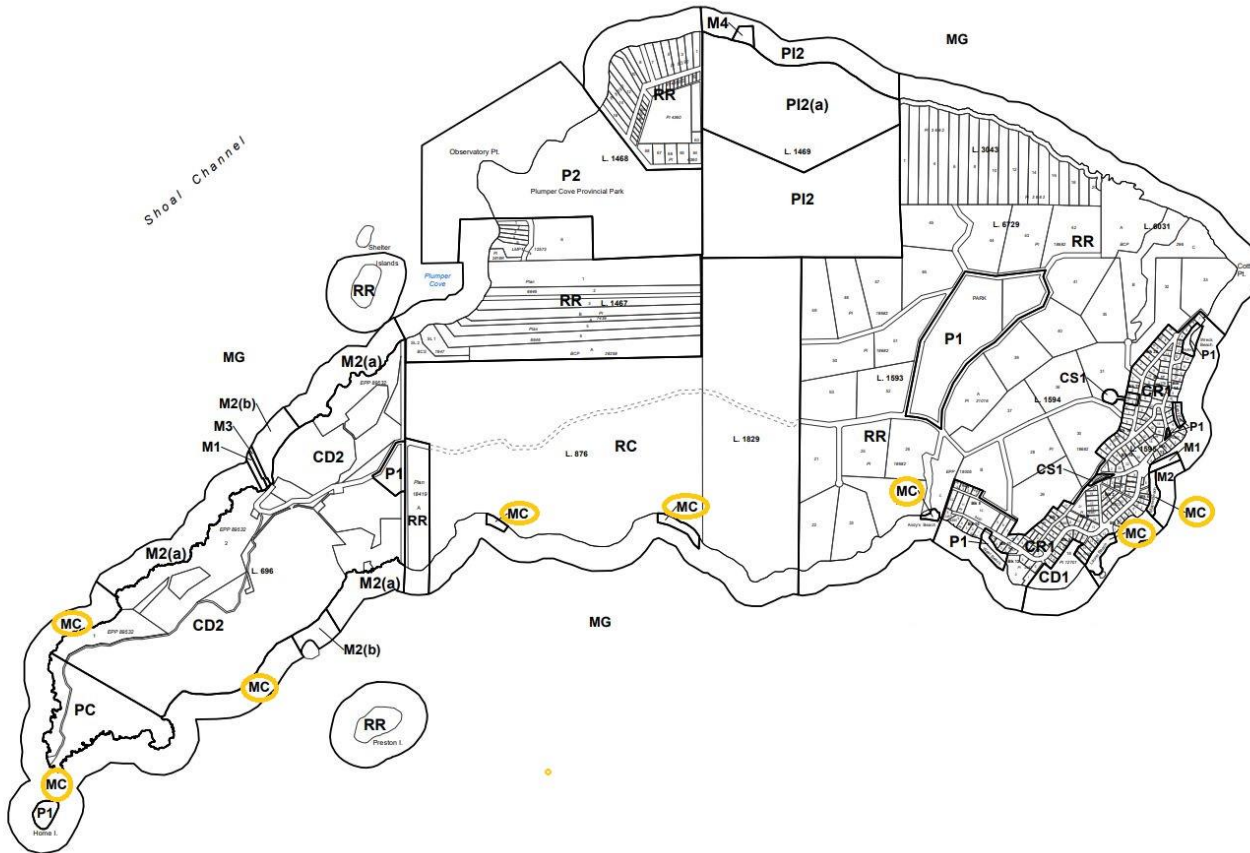
Summary of Work up to date:



Gambier Local Trust Committee

September 29, 2021

Current Level of Protection for Shoreline on Keats Island



Keats Island Land Use Bylaw



- Retaining walls not permitted in setback from natural boundary of the sea (section 2.7.2)
- Setback of 7.5 metres for buildings and structures from natural boundary of sea, except platforms with a max. 10 m² floor area, permitted boathouse, pump/utility house, stairs or walkways required to access the foreshore or a permitted marine structure (section 2.7.3)
- Docks/Wharves not permitted in Marine Conservation (MC) zone

Proposed Bylaw 153 (OCP)



Bylaw # 153
Plan 1

Development Permit Area 3 - Shoreline

-  Upland Portion (15 metres upland)
-  Marine Portion (100 metres seaward)



- Establishes new Shoreline Development Permit Area 3 (DP-3)
- Includes Location, Justification, Objectives of DP-3
- Upland 15 m from natural boundary of the sea
- Foreshore area
- Seaward 100 m from natural boundary of the sea

Gambier Local Trust Committee

September 29, 2021

Proposed Bylaw 153 (OCP) cont...



SHORELINE DPA OBJECTIVES

OBJ 3.1 TO PLAN AND REGULATE NEW DEVELOPMENT IN A MANNER THAT PRESERVES, PROTECTS AND RESTORES THE LONG-TERM PHYSICAL INTEGRITY, CONNECTIVITY, AND 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;

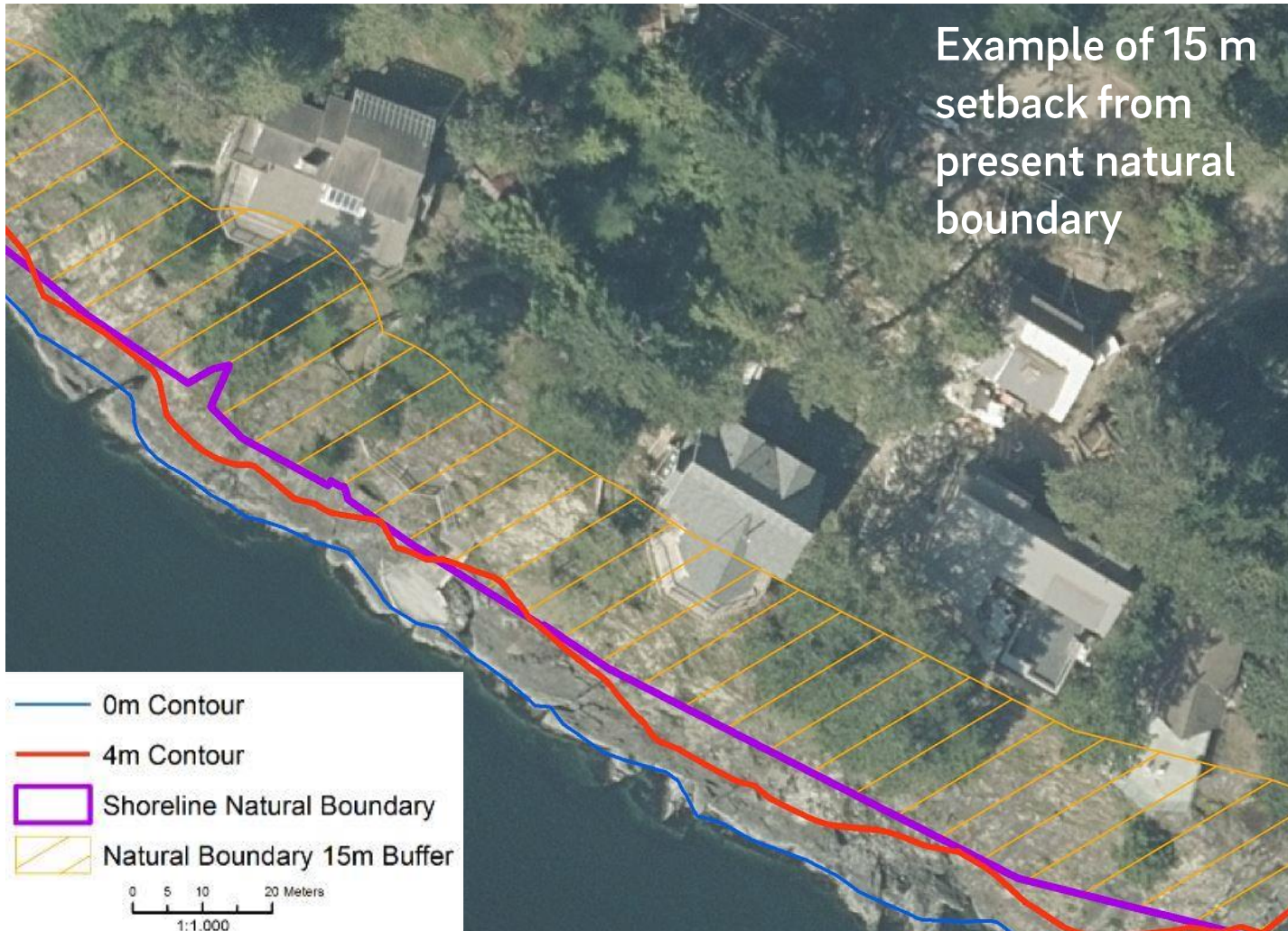
OBJ 3.5 TO ADAPT TO THE ANTICIPATED EFFECTS OF CLIMATE CHANGE;

OBJ 3.6 TO PROTECT COASTAL PROPERTIES AND DEVELOPMENT FROM DAMAGE AND HAZARDOUS CONDITIONS THAT CAN ARISE FROM EROSION AND FLOODING.

Proposed Bylaw 154 (LUB)



Islands Trust



- Increase setback from natural boundary of the sea from 7.5 metres to 15 metres
- Regulates structures permitted within the setback from the natural boundary
- Increases setbacks between existing docks and lot lines
- Reduces max. float area of private docks and shared docks
- Reduces ramp widths
- Reduces max. area of wharf float, ramps and piers in PI2 zone

Gambier Local Trust Committee

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Proposed Bylaw 154 (LUB) cont...



new Shoreline DPA (DP-3)

Applicability

- Construction of, addition to or alteration of a building or structure
- Land alteration, including vegetation removal and disturbance of soils
- Subdivision of land

Exemptions

Guidelines

Proposed Bylaw 154 (LUB) cont...



Activities that do not require a Development Permit

- Development outside of DPA.
- Repair and maintenance of pre-existing lawful buildings or structures, except shoreline protection structures.
- Installation of mooring buoy.
- Construction, reconstruction or repair of a platform not exceeding 5 m², or a set of stairs or walkway to access foreshore or permitted marine structure.
- Gardening and property maintenance within pre-existing landscaped area.
- Pruning of max. 2 trees in one growing season.
- Removal of trees deemed to be an immediate threat by a certified arborist.
- Vegetation removal to prevent wildfire.
- Emergency procedures to prevent, control or reduce threats to life or property.
- Subdivision involving lot consolidation.
- Works conducted or authorized by Province or Fisheries and Oceans Canada.

Proposed Bylaw 154 (LUB) cont...



DP-3 Guidelines

- **General Guidelines**
- **Guidelines for Construction and Replacement of Docks and Ramps**
- **Guidelines for Shoreline Modifications**
- **Guidelines for Vegetation Management, Restoration and Enhancement**
- **Guidelines for Subdivision**

Development Permit Application Process



- **Development Permit required for applicable development activities within the Development Permit Area**
- **Submission of application with required documentation and supplemental information (incl. fee)**
- **Processing of application is at least 3 months (or longer)**
- **No public notification process for Development Permits**
- **LTC consideration of application and LTC decision**
- **Issuance of permit based on demonstration of compliance with applicable development permit guidelines**
- **Issued permit may be subject to conditions (i.e. vegetation replanting), permit valid 2 years from date of issuance**

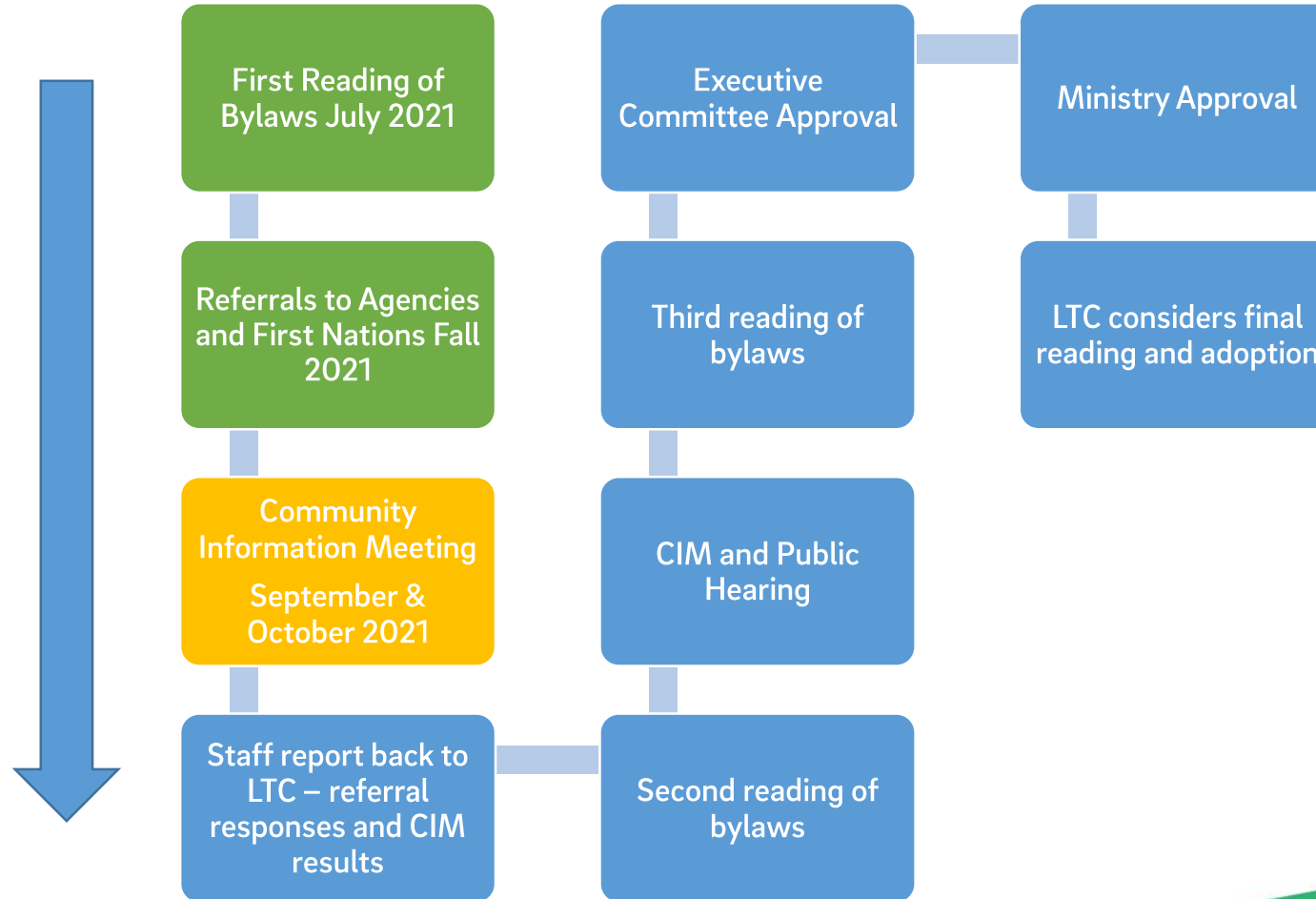


Proposed Bylaws 153 and 154 and Existing Buildings and Structures –

examples



Local Trust Committee Next Steps





Questions?



Proposed Bylaws 153 and 154 Proposed Shoreline Development Permit Area and Amendments to Land Use Bylaw Regulations

Community Information Meeting (in-person) scheduled for Thursday, October 14, 2021 following the LTC regular business meeting

Details to come