



BYLAW REFERRAL FORM

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Island: Gambier Island Local Trust Area – Keats Island Bylaw Nos.: 153 (OCP) & 154 (LUB) Date: July 27, 2021

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within approximately 60 days by **October 18, 2021**. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Gambier Island Local Trust Committee

PURPOSE OF BYLAWS:

The purpose of the bylaws is to establish a new Development Permit Area (Shoreline) and to amend siting and size regulations in relation to the natural boundary of the sea and marine structures.

Proposed Bylaw No. 153 will, if adopted, amend the Keats Island Official Community Plan Bylaw No. 77, 2002 to establish Development Permit Area 3: Shoreline (DPA 3) for the purpose of protecting the natural environment, its ecosystems and biodiversity, and to protect development from hazardous conditions. The DPA 3 would be applicable to nearshore upland and marine areas, and includes objectives to:

- regulate new development to preserve, protect and restore foreshore and marine areas;
- balance development opportunities with the conservation and restoration of the shoreline and marine environment;
- minimize disruption of natural features and processes and retain natural vegetation;
- maintain safe public use and access to important recreation areas, while not compromising shoreline ecological integrity;
- adapt to anticipated effects of climate change;
- protect coastal properties and development from hazardous conditions.

Proposed Bylaw No. 154 will, if adopted, amend the Keats Island Land Use Bylaw No. 78, 2002 to:

- increase the setback from the natural boundary of the sea from 7.5 metres to 15 metres;
- limit the floor area, number and types of structures permitted within the setback from the natural boundary of the sea;
- increase setbacks between private floats and docks from side lot lines and from adjacent private floats and docks;
- reduce the permitted float area and dock ramp width.

Proposed Bylaw No. 154 would also include the DPA 3 guidelines, exemptions and applicability.

GENERAL LOCATION:

Keats Island

OTHER INFORMATION:

Please direct any communications regarding this referral to Jaime Dubyna, Island Planner, at (250) 247-2212 or by email to jdubyna@islandstrust.bc.ca.

Please fill out the Response Summary on the back of this form for each bylaw. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

Jaime Dubyna

Jaime Dubyna

Name: _____

Title: _____

Island Planner

This referral has been sent to the following agencies:

First Nations

Skwxwú7mesh Úxwumixw (Squamish Nation)
Tsleil-Waututh Nation
Musqueam First Nation
Sechelt First Nation
Halalt First Nation
Penelakut Tribe
Lake Cowichan First Nation
Cowichan Tribes
Stz'uminus First Nation
Lyackson First Nation
Snaw'Naw'As Nation and Te'Mexw Treaty Association

Regional Agencies

Sunshine Coast Regional District

Provincial Agencies

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

Adjacent Local Trust Committees and Municipalities

Lasqueti Local Trust Committee
Gabriola Local Trust Committee
Gallano Local Trust Committee

Non-Agency Referrals

Islands Trust Conservancy, Keats Conservation Group, Eastbourne Community Association, Keats Landing Leaseholders, Keats Camp, Barnabas Ministries and Keats Island Shoreline Protection Working Group

PLEASE TURN OVER →

BYLAW REFERRAL FORM RESPONSE SUMMARY

Approval Recommended for Reasons Outlined Below

Approval Recommended Subject to Conditions Outlined Below

Interests Unaffected by Bylaw

Approval Not Recommended Due to Reason Outlined Below

- Needs public consultation
- These setbacks and amendments are way too extreme.
- There is no provision for properties that have been owned by the same families before most rules came into being adopting "grandfather rules"
- most of these extreme amendments will also affect many property values and enjoyment.
- This is a small island with small lots if there are too many changes it will affect the quality of life on this beautiful island.
- Focus on stronger language of what is already in place.

Gambier Island Local Trust Area - Keats Island

(Island)

Bylaw No. 153 (OCP)

(Bylaw Number)

Howley
(Signature)

REALTOR and Life long
(Title) Eastbourne Resident

Sept 21, 2021
(Date)

Islands Trust, Keats Island
(Agency)
Conservation Group, Eastbourne.

BYLAW REFERRAL FORM

RESPONSE SUMMARY

Approval Recommended for Reasons Outlined Below

Approval Recommended Subject to Conditions Outlined Below

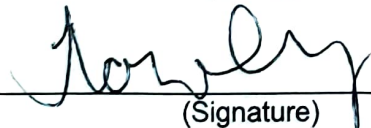
Interests Unaffected by Bylaw

Approval Not Recommended Due to Reason Outlined Below

- much too extreme.
- public consultation is needed.
- too many properties will be affected forever and no grandfathering provision has been allowed.
- will affect quality of life and property values

Gambier Island Local Trust Area – Keats Island

(Island)



(Signature)

Sept 21, 2021

(Date)

Bylaw No. 154 (LUB)

(Bylaw Number)

Realtor and Lifelong Eastbourne
Resident

(Title)

Islands Trust Keats Island

(Agency)

Conservation Group Eastbourne