

# 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

October 14, 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](#)

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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](#)

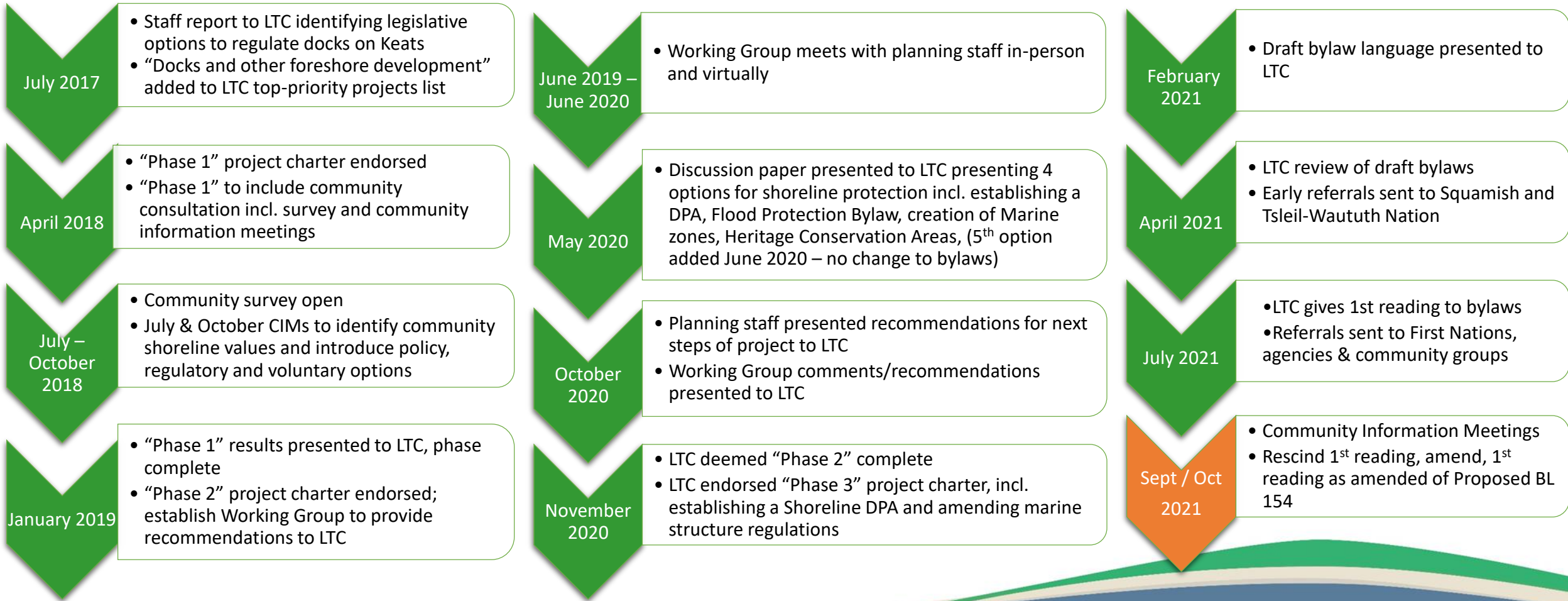
[➤6. Other Information](#)



# Summary of Work up to date:



Islands Trust



Gambier Local Trust Committee

October 14, 2021

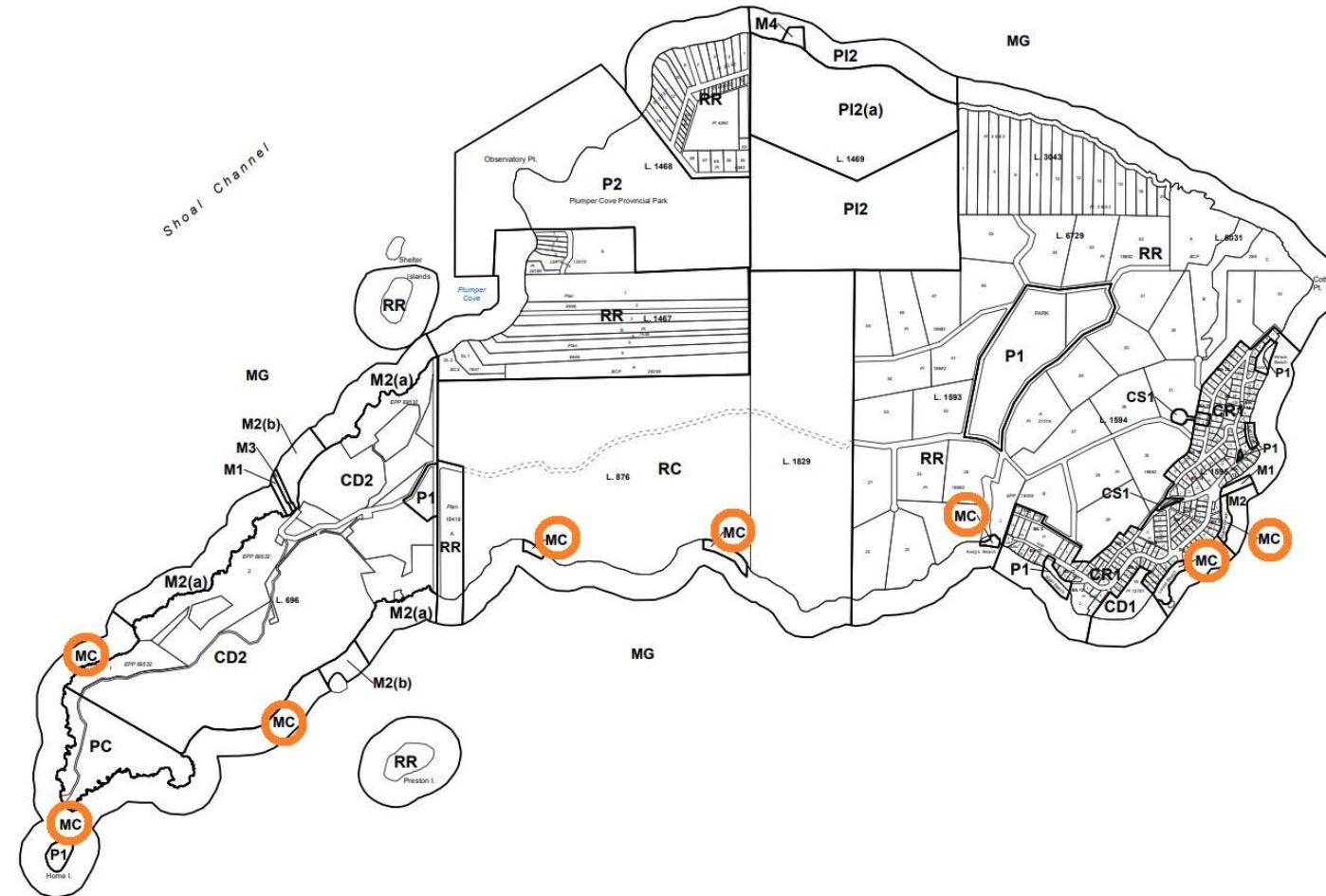
# Current Level of Protection for the Keats Shoreline



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## 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 m<sup>2</sup> 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



Gambier Local Trust Committee



October 14, 2021

# 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

October 14, 2021

# Proposed Bylaw 153 (OCP)



## 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;

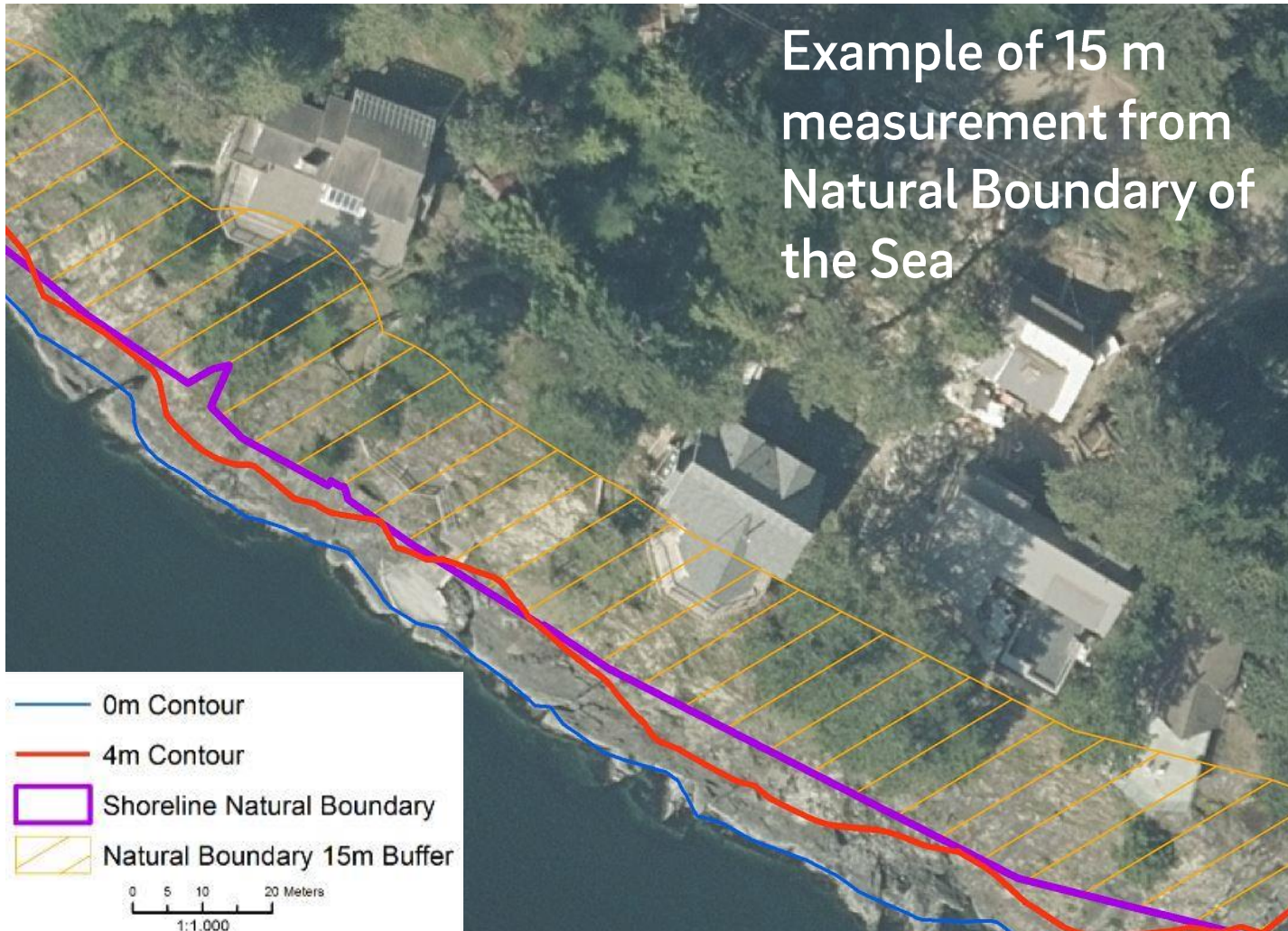
**OBJ 3.6** TO PROTECT COASTAL PROPERTIES AND DEVELOPMENT FROM DAMAGE AND HAZARDOUS CONDITIONS THAT CAN ARISE FROM EROSION AND FLOODING.



# Proposed Bylaw 154 (LUB)



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- ~~Increases setback from natural boundary of the sea from 7.5 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

October 14, 2021



# Proposed Bylaw 154 (LUB)

## 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)



## 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 m<sup>2</sup>, 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 the Province or Fisheries and Oceans Canada.

# Proposed Bylaw 154 (LUB)



## 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 –



## Deck and Dwelling examples



# Proposed Bylaws 153 and 154 and Existing Buildings and Structures –



## Deck and Dwelling examples



# Proposed Bylaws 153 and 154 and Existing Buildings and Structures –



## Deck and Dwelling examples



# Proposed Bylaws 153 and 154 and Existing Buildings and Structures –



## Height example







# Proposed Bylaws 153 and 154 and Existing Buildings and Structures –

## Septic example







# Proposed Bylaws 153 and 154 and Existing Buildings and Structures –



## Landscaping example



# Proposed Bylaws 153 and 154 and Existing Buildings and Structures –



## Landscaping example

# Keats Camp proposed strata lots (Residential Parcel) – lot line setbacks



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## 4.3 COMPREHENSIVE DEVELOPMENT 2 (CD2) ZONE

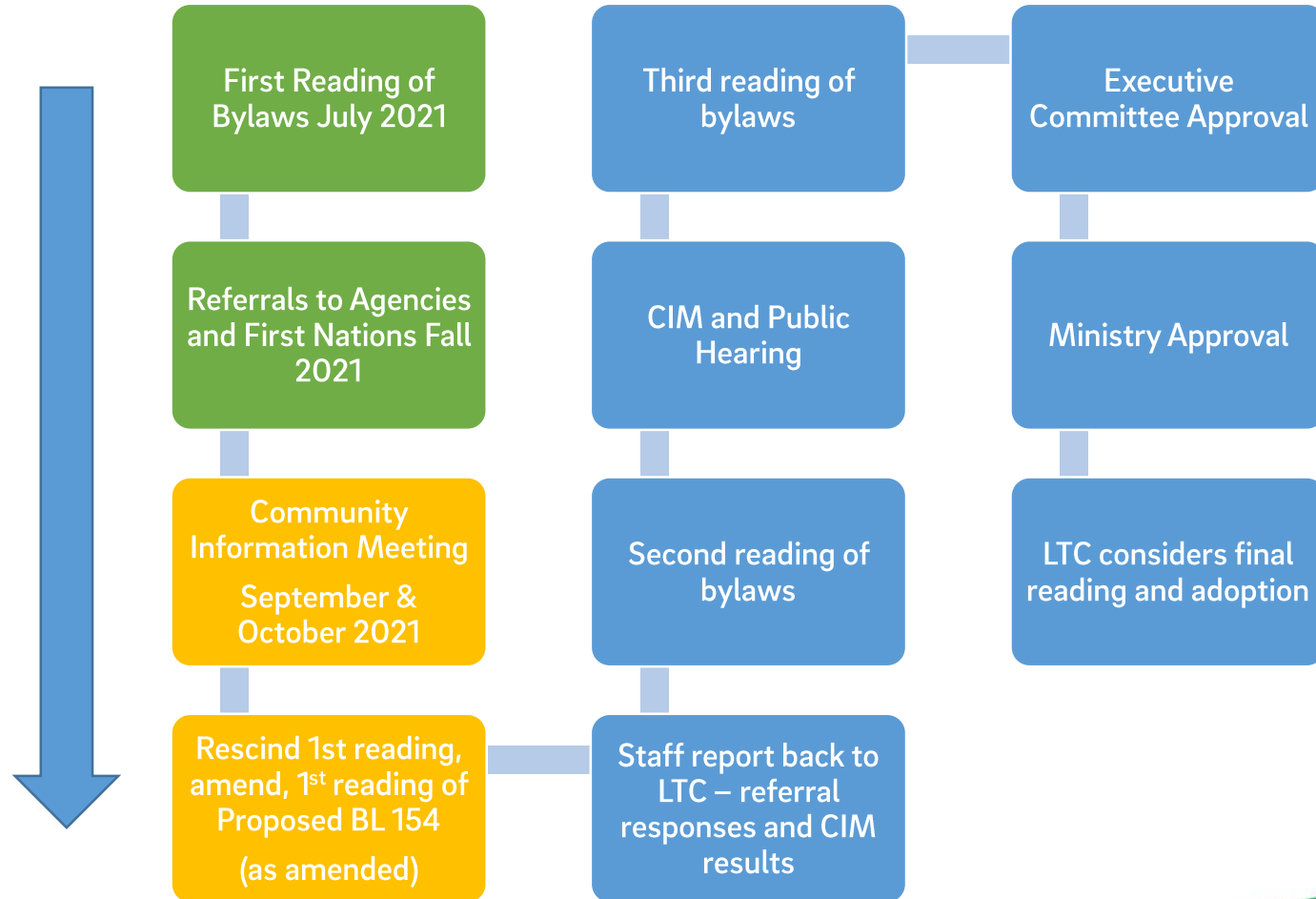
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### Setbacks

- .16 The minimum setback between buildings on the Residential Parcel is 3.0 metres.
  
- .17 The minimum setback from any lot line of any building or structure on the Camp Parcel, other than a fence, pump house, fire hut or boat house, is 10 metres.



# Local Trust Committee Next Steps





# Questions?



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

# Thank you.