

PROPOSED

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 148

A BYLAW TO AMEND GAMBIER ISLAND OFFICIAL COMMUNITY PLAN, 2001

The Gambier Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gambier Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Gambier Island Official Community Plan, 2001, Amendment No. 1, 2018”.

2. Gambier Island Official Community Plan Bylaw No. 73, 2001, is amended as follows:

2.1 Part 12 Permits and Development Approval Information, Section 12.3 Development Permit Area No. 3: Riparian Areas, Subsection 12.3.1 Designated Area is deleted in its entirety

2.2 Part 12 Permits and Development Approval Information, Section 12.3 Development Permit Area No. 3: Riparian Areas, Subsection 12.3.2 Justification is amended by:

- a) Deleting Article 2. To protect the natural environment necessary to conserve productive fish habitat, including both streams and the adjacent land and vegetation; in its entirety and replacing it with the following:

To protect the natural environment necessary to provide productive habitat for fish and other aquatic species, including both fish bearing and non-fish-bearing water features, and the adjacent land and vegetation; and

- b) Following Article 3. To minimize adverse impacts of land use practices on wildlife habitats and plant habitats in riparian areas., Paragraph 4 is deleted in its entirety and replaced with the following:

Both fish-bearing and non-fish-bearing riparian ecosystems perform a number of valuable services to humans, plants and animals alike. They support a high level of biodiversity, including rare plant and animal species that are adapted to the unique habitat conditions provided by these dynamic ecosystems. Vegetated riparian areas represent important travel corridors for wildlife and can also provide valuable foraging habitat for birds, a range of mammals (including bats), amphibians, and reptiles. Numerous species of wildlife benefit from habitat at the edge of streams and wetlands, as these areas provide cover, nesting areas, roosting areas, and food sources.

Watercourses and wetlands that do not support fish still have high ecological value, particularly because they provide critical breeding habitat for amphibians. Areas that only contain water for part of the year can provide an advantage to native amphibians, as these species are able to

successfully breed in seasonal water, whereas some invasive amphibians – such as American Bullfrogs – require permanent water in order to breed successfully.

An absence of fish eliminates predation, especially related to metamorphosing tadpoles, juvenile newts, and salamanders. Wetlands are a relatively rare ecosystem type on the Gulf Islands and are highly sensitive to disturbance.

Streams, wetlands and surrounding riparian areas provide important ecosystem services in the form of flood risk mitigation, water quality and quantity maintenance, erosion management, and storage of greenhouse gases through carbon sequestration.

Vegetation in riparian areas moderates the volume and rate of water flowing through the watershed and stabilizes stream banks by holding soil in place. Plant root systems enhance the soil's ability to absorb water by making it more porous. This allows water to be stored and released slowly into the watercourse, reducing potential for erosion and flooding. Soils also filter impurities and sediment from runoff water, improving water quality in the stream channel.

Riparian vegetation provides food and shelter for fish. Shade from trees within the riparian area regulates water temperatures within the stream, which is critical for salmon, trout and other fish species that need cool water to survive. Logs and other woody debris fall into streams from the riparian area influencing stream channel morphology, dissipating the stream's natural erosive energy and providing habitat for a diverse range of species. Land use practices, including land clearing, road building, construction of buildings and structures, and location of septic systems in or near riparian areas, can jeopardize these habitats and water quality. Protection of riparian vegetation and watercourses is therefore necessary to protect the natural environment, ecosystems and biological diversity of Gambier Island.

2.3 Part 12 Permits and Development Approval Information, Section 12.3 Development Permit Area No. 3: Riparian Areas, Subsection 12.3.3, Article (c) Development Permit Area 3 protects the natural environment and specifically fish habitat values.

Development approval information is required to determine under what circumstances and conditions development permits may be issued to manage development that potentially has a significant impact on the natural environment and fish habitat. is deleted in its entirety and replaced with the following new Article (c) and Article (d):

- (c) Development approval information in the form of a report submitted by a Qualified Environmental Professional, developed in accordance with the guidelines in Section 9.3 Development Permit Area No. 3 Riparian Areas, Subsection 5 Guidelines, Articles (k) to (r), of Gambier Island Land Use Bylaw No. 86, 2004, will be required for non-exempt development activities.

- (d) Development Permit Area 3 protects the natural environment and specifically both fish-bearing streams and non-fish-bearing watercourses and wetlands. Development approval information is required to determine under what circumstances and conditions development permits may be issued to manage development that potentially has a significant impact on the natural environment and riparian areas.

2.4 SCHEDULE I - DEVELOPMENT PERMIT AREAS Plan 1, is deleted in its entirety and replaced by new Schedule 1 Development Permit Areas Plan 1 attached to and forming part of this bylaw.

READ A FIRST TIME THIS 28TH DAY OF JUNE , 2018

PUBLIC HEARING HELD THIS 25TH DAY OF JULY , 2019

READ A SECOND TIME THIS 25TH DAY OF JULY , 2019

READ A THIRD TIME THIS 25TH DAY OF JULY , 2019

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
DAY OF ,

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING
THIS DAY OF ,

ADOPTED THIS DAY OF ,

SECRETARY

CHAIRPERSON

GAMBIER ISLAND LOCAL TRUST COMMITTEE

PLAN NO. 1

