

From: Dan Rogers
Sent: Wednesday, July 21, 2021 9:48 PM
To: Gambier Island Local Trust Committee
Subject: FW: Keats bylaw being presented at tomorrow's Island Trust meeting

Fyi

Sent from my Galaxy

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

From: Ian Roote <ian@rootemanagement.com>
Date: 2021-07-21 9:10 p.m. (GMT-08:00)
To: Dan Rogers <drogers@islandstrust.bc.ca>
Subject: Keats bylaw being presented at tomorrow's Island Trust meeting

Hello Dan

We are surprised with the timing of the first reading of this bylaw that will have such a significant impact on Keats island residents. As it is in the middle of the summer, many people do not have the ability to join in an electronic meeting due to lack of Wifi capabilities at cabins.

We are strongly opposed to this proposed bylaw as presented. Our family have been tax paying property owners in Plumper Cove since 1943 with many of our neighbours being tax paying property owners since 1938. We have tremendous respect for our natural environment, and we take care to preserve the beauty and health of our environment for our future generations. That is not in question.

We are not opposed to the original 7.5 metre setback but find the Draft Bylaw 153 (OCP) that requires 'for all new buildings and structures to 15 metres upland of the present natural boundary of the sea' to be unreasonable. We challenge Appendix 1, 9.3.2 exemptions which states 'repair, maintenance or alteration of pre-existing lawful buildings, structures or utilities' due to the wording of 'lawful'. The word 'grandfathered' would be more appropriate since it would be difficult some 75 years later to determine if these are 'lawful' structures.

We find the rationale of updating the setback because it will align with the Provincial Government's Flood Hazard Area Land Use Management Guidelines a moot point. These guidelines do not take into account the relief of the landscape and lots.

We have heard this bylaw will also restrict tree trimming within the 15 metre boundary and are vehemently opposed to that. Again, for over 75 years, we have carefully maintained our properties, as have our long time neighbours on Keats, to maintain light, views and storm safety. Trees that have been topped for decades must continue to be maintained so they do not become a hazard in winter storms.

Lastly, as Jennifer sits on the District of West Vancouver Community Engagement Committee and is well versed on what appropriate community engagement is when it comes to issues that will have a

significant impact on property owners, this bylaw has not been adequately communicated to affected property owners and should be withdrawn until residents are fully informed as to the changes being proposed. Staff have identified many agencies who will be consulted , including the Island Trust groups from Lasqueti, Gabriola and Galiano who will not be affected by this change whatsoever, but Keats property owners are not listed in the group to be consulted other than to say there may be a public meeting. This is not appropriate community consultation for this important bylaw. Letters should be mailed to all property owners.

We are unable to attend a 5 hour electronic meeting tomorrow without Wifi so trust, as our Islands Trust representative, you will raise our concerns when the bylaw is read.

Respectfully,
Jennifer and Ian Roote

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