

From: Glen Donaldson [REDACTED]
Sent: Wednesday, September 29, 2021 4:11 PM
To: Joshua Lepin; Jaime Dubyna; Sonja Zupanec; Dan Rogers; Kate-Louise Stamford
Cc: Paul Milley; Ian Grant; David Connop
Subject: Re: Question submission for Gambier Special Meeting

Follow Up Flag: Follow up
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Dear Dan, Kate-Louise, and team;

The Keats Island Leaseholders Association (KILA), representing the 110 cottage lots around DL696 Keats Island, had an association meeting a couple of days ago and one of our agenda items was the proposed Islands Trust bylaws regarding building setbacks and docks/ramps. At our meeting, members of KILA expressed strong concern over these proposed bylaws and were overwhelmingly opposed to them in the proposed form, because they seem unreasonable and overly restrictive in regards to the cottage lots around DL696.

Cottages in our community (most of which were built last century) are close enough together that many people cannot have docks that are the proposed distance apart; there simply isn't enough space between neighbors. The depth of cottage lots is also not sufficient to support the increased setbacks from the sea being proposed. If these bylaws pass with their increased setbacks and restrictions, most people along the waterfront would not have enough distance from neighbors or the sea to even build a cottage or in many cases have a dock! The proposed bylaws therefore seem overly and unreasonably restrictive and not practically workable.

Dan Rogers invited me, as Chair of KILA, to write a letter to Islands Trust on this topic on behalf of KILA, which I am in the process of doing. In the meantime, I am sending this email to register our legitimate concerns early and in advance of tonight's Zoom videoconference so you are all aware of KILA's position. Thank you for your consideration.

Regards,
Glen Donaldson
Chair, Keats Island Leaseholders Association

From: Joshua Lepin [REDACTED]
Sent: Wednesday, September 29, 2021 9:50 AM
To: jdubyna@islandstrust.bc.ca <jdubyna@islandstrust.bc.ca>; szupanec@islandstrust.bc.ca <szupanec@islandstrust.bc.ca>; Dan Rogers <drogers@islandstrust.bc.ca>; kstamford@islandstrust.bc.ca <kstamford@islandstrust.bc.ca>
Cc: Paul Milley [REDACTED]; Ian Grant [REDACTED]; David Connop

Subject: Question submission for Gambier Special Meeting

Hi Kate-Louise, Dan, Jamie and Sonya,

I hope to be on the Special Meeting Zoom call this evening to discuss proposed Bylaw 153 and 154, but may be in transit for part of the call so wanted to submit my questions ahead of time.

You are all very familiar with DL696 and the most recently created Lot 2 which encompasses the leaseholder lots. After a detailed review of the current leaseholder building placements, the proposed change in setbacks from 7.5m to 15m would affect ALL existing structures on waterfront lots within Lot 2.

All waterfront leasehold lots within Lot 2 (with the exception of 3 lots) have a total lot size less than 700m² with most lots sized less than 500m². When these lots were originally created, it was modelled after a traditional building lot size in Vancouver (50' x 100'). Due to the grade of the land on the shoreline, buildings were developed where it was feasible to do so within the size of the lot.

If the proposed foreshore building setbacks were changed to 15m, every existing waterfront cabin within Lot 2 would require a DVP to rebuild. I understand that many lots in the Gambier trust area are much larger and can afford multiple building site locations, but unfortunately that is not the case for Lot 2 of DL696 due to the relatively small size of each lot (<700m²).

Please refer to the attached Lidar maps that show the impact of current (7.5m) and proposed (15m) foreshore setbacks relative to the existing building structures within Lot 2.

My questions/request for change options in the proposed bylaw 153 & 154:

- 1) Given the limited building sites for smaller pre-existing waterfront lots in the region, can the proposed setback change of 15m be removed from Bylaw 153 & 154?
- 2) Given the limited building sites for smaller pre-existing waterfront lots on Lot 2, can the proposed setback change to 15m be removed for Lot 2 from Bylaw 153 & 154?
- 3) Can Bylaw 153 & 154 include a clause that the 15m foreshore development setback only be applied for lot sizes greater than 700m², retaining the existing 7.5m setback requirement for lot sizes under 700m²?

I hope to be able to join the call tonight, and great catching up with Dan and Kate-Louise at Sandy Beach last week!

Cheers,

Joshua Lepin

Management Consultant for the Convention of Baptist Churches of British Columbia (land owner of DL696 and Lot 2)