

From: Dan Rogers
Sent: Monday, October 4, 2021 8:27 AM
To: Gambier Island Local Trust Committee
Subject: FW: Feedback for the proposed shoreline changes for Keats Island

Daniel J Rogers
Islands Trust Vice-Chair and Gambier Area Trustee
604-220-1500

Preserving and Protecting Over 450 Islands and the Surrounding Waters in the Salish Sea

I am humbly thankful that I live and work in the territory of the BOKÉĆEN, Cowichan, Halalt, Homalco, K'ómok, Klahoose, Lake Cowichan, Lekwungen, Lyackson, MÁLEXEL, Penelakut, Qualicum, Scia'new, selílwitlh, SEMYOME, Shíshálh, Snaw-naw-as, Snuneymuxw, Skwxwú7mesh, SÁÁUTW, Stz'uminus, SXIMELEL, T'Sou-ke, Tla'amin, Tsawwassen, We Wai Kai, Wei Wai Kum, WJOLELP, WSIKEM, and x"má0k"əyám.

From: Tim and Ewa Kostamo [REDACTED]
Sent: Sunday, October 3, 2021 7:10 PM
To: Dan Rogers
Subject: Re: Feedback for the proposed shoreline changes for Keats Island

Hi Dan,
Thank you for your email and your nuanced approach, which I think is likely the right balance.

Please feel free to share my email.

Thanks,
Tim Kostamo

From: Dan Rogers <drogers@islandstrust.bc.ca>
Sent: October 3, 2021 9:05 AM
To: Tim and Ewa Kostamo [REDACTED]
Subject: RE: Feedback for the proposed shoreline changes for Keats Island

Hi Tim. Thanks for the note. We heard a lot about the small lots and 15 metre setback from folks in Eastbourne and Keats Landing in particular both before and at the Community Information Meeting . . I am not unmindful at all about that issue . there is not doubt that the type of subdivision that occurred 60 -80 years ago would not be repeated and has created this issue. The point of the proposals is that we know much more about the impacts of development on ecosystems (both terrestrial and marine) than we knew even 30 years ago and are planning what happens in the future not trying to take away what is there already. That's the legal nonconforming part.

As for docks, one of the things that I have noticed in the last 5 years is that properties that have road access (ie not strictly water access only) in Eastbourne are building docks. When I arrived 25 years ago there were only 3 docks – maybe 4 and now there are 9 – some very close to the Eastbourne wharf. We aren't proposing to ban them (as some islands have done) but rather to put in place tighter rules. The balance between enjoying the island and protecting it is what we are trying to achieve facing climate change, endangered species etc. As you likely know, Keats has very little “protected” or crown

land relative to its size. We have a few SCRD parks (smallish except the one near you), Plumper Cove park and now some protection of Sandy Beach and Salmon Rock point area.

Please let me know if you'd like me to share your email with the rest of the LTC and staff as it will then become part of public correspondence.

Thanks for writing.

Dan

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Islands Trust Vice-Chair and Gambier Area Trustee

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From: Tim and Ewa Kostamo [REDACTED]
Sent: Saturday, October 2, 2021 7:47 AM
To: Dan Rogers
Subject: Feedback for the proposed shoreline changes for Keats Island

Hi Dan,

Thank you for the work you do for our island, I think of you every time I pass the Keats landing parking area and it looks much better now that you cleared all the junkers out.

I wanted to give feedback on the changes on shoreline development etc that you emailed out to us, as I was on call during the meeting this week and couldn't make it. If you are not the appropriate person for this please feel free to forward my message.

I am a firm environmentalist and have been my whole life, and on Keats I have an off grid cabin with rain water harvesting as well as a major water conservation/habitat/fire fighting reservoir project in the form of ponds that I have implemented over the last year. The proposed changes wouldn't actually have an effect on my property as I am inland, but I wanted to put my voice out there since we are a democracy!

I am against the proposed changes for the following reasons. Many lots and properties on Keats have been created with the existing rules in mind, and therefore are not suited to the 15 metre setback whatsoever. This would create difficulties for those homeowners in the future with respect to rebuilding etc. Also because Keats is a water access community, the ability to moor your boat or have a dock is a critical point to enjoying the island life.

The vast majority of the Keats Island shoreline remains in its natural form, so I don't think greater protection is necessarily required, and I feel that generally we are somewhat over-regulated. In my opinion the best form of future regulation with respect to waterfront properties would apply to new developments only and exclude the existing lots with houses built on them already. Certainly new docks etc should be built in a way that is environmentally friendly (no creosote pilings etc).

I am certainly open to persuasion if you feel my points are not valid or I am lacking some pertinent information.

Wishing you a peaceful weekend!

Tim Kostamo

██████████, Keats Island