

**From:** Dan Rogers  
**Sent:** Monday, August 22, 2022 10:55 AM  
**To:** Susan Kegel; northinfo  
**Subject:** RE: Comments on proposed Keats Island Bylaws 153 and 154

Hi Susan. Thanks for your note.

I'd like to clarify something about our process. The meeting scheduled for July 14<sup>th</sup> was a Community Information Meeting not a community feedback meeting perse. It was to present the proposed bylaws ( again) and answer questions from the community so folks understood what was proposed. The questions for example about why the reduction on size of docks and what happens if docks are destroyed would be good questions. I appreciate your feedback about shared docks. You are correct the size for shared docks is not double individual docks. I It never has been. I would have thought the purpose of docks was to tie your boat ( on the Eastbourne side most people don't' for a lot of the year because the wind makes it safer to tie to a mooring) but I know that is the case on the West side of the island. How big is too big ( I know there was a proposal in Pender Harbour for a dock that could hold a 150 foot boat!!!!) is a judgement call but the docks are primarily intended as aids to access and egress... not primarily recreation amenities although obviously people use them for that.

Good discussion though. I personally am inclined to favour "best practices" on the understanding that they have been examined by experts who understand the issues and have considered the options and made recommendations. It is frankly impossible for the Trust or any other governing body to tailor the science to each individual small area... ie for plumper cover versus melody point versus Keats Landing vs. Eastbourne. Se we generally adopt standards that apply across the island .. with some distinctions in different zones ( ie the larger parcels vs. the smaller parces when it comes to lot coverage etc.).

Anyway. Thanks for your thoughtful note and we encourage folks to make their views known. I am contemplating proposing some changes to the dock sizes .

Regards

Dan

|

---

**From:** Susan Kegel [redacted]  
**Sent:** Thursday, August 18, 2022 1:47 PM  
**To:** northinfo; Dan Rogers  
**Subject:** Comments on proposed Keats Island Bylaws 153 and 154

Hi,

I am emailing with comments and concerns about the proposed second reading of the Keats Island bylaws 153 and 154.

I had assumed that the next step after the community feedback meeting of July 14 was cancelled would be to schedule a new session for community feedback. I was surprised to see that the current proposal is to skip the planned session and move to a second reading. These new bylaws are not time-sensitive; I think we can take the time to provide the planned feedback session. I fully understand that it is challenging to schedule in-person meetings these days, so I would personally be happy with a zoom.

However, since it looks like there will not be another opportunity to speak up before the second reading, I am providing my comments in email. FYI I think several of us had stored up comments specifically to bring up at the cancelled meeting.

I greatly appreciate the modifications that were made to the proposed bylaws after the community feedback sessions last year. The new wording about landscaping, trimming, and the setback is much clearer and more reasonable. Thank you for listening!

I also appreciate the mailing to all back in the winter. It was an excellent summary of the current state of the bylaw approval process and the content. I noticed that it did not provide, as promised, any scientific data to explain or justify the various parts of the new bylaws. We are still left with the somewhat vague “best practices” justification for all the new rules. I am especially interested in the data that was used to determine the new dock sizes and setbacks. as I discuss more below.

I am in complete agreement with the desire to have new docks be built using environmentally-friendly and sustainable materials as described in *Guidelines for the Construction and Replacement of Docks and Ramps*.

But I am very concerned about the proposed dock sizes, which represent a decrease of 45-47% in the allowed size of docks. Why? What is the science behind this? What will the impact be on existing docks should a severe winter storm destroy a dock?

Instead, I propose that either dock sizes remain the same as they are now or wording be changed to state that we can replace existing docks with the same size footprint regardless of whether it conforms to any new sizes.

Also, the dock sizes for shared docks should be based on the number of cabins that are sharing the dock, not the number of lots. The bylaws allow several cabins per lot, depending on where on the island you are. It is safe to assume that multiple families on a lot who do not share a cabin also do not share a boat. This is a very reasonable modification to the proposed bylaws that reflects the reality of families that have been enjoying Keats Island for many generations.

Finally, I notice that there is really no incentive for shared docks, though IT has stated they want to encourage shared docks. In Plumper Cove we have several shared docks but we would all be better off with individual docks based on the numbers. A shared dock between two lots gives those two homeowners significantly less usable dock space than they would have if they built two separate docks. I would think there should be an incentive to share, not a penalty. I propose that shared docks have at a minimum the combined size of individual docks.

I know I am not alone in having these concerns and comments about docks. I think such important issues should be discussed in an open forum when residents can debate the issues.

Thank you for considering my comments; I look forward to a response. Please enter this in the public record.

Susan Kegel  
Owner, Plumper Cove