

From: Marlis McCargar
Sent: Wednesday, August 31, 2022 8:12 AM
To: Wil Cottingham
Subject: FW: Keats Island Shoreline Protection Project
Attachments: Keats OCP comments.docx

Marlis McCargar (she, her, hers)
Island Planner
Islands Trust | T 250-247-2210

From: Dan Rogers <drogers@islandstrust.bc.ca>
Sent: Tuesday, August 30, 2022 9:10 PM
To: Gambier Island Local Trust Committee <GambierIslandLocalTrustCommittee@islandstrust.bc.ca>
Subject: Fw: Keats Island Shoreline Protection Project

Hello. Please have this correspondence placed on the Keats Shoreline Protection File.

thank

Dan Rogers
Trustee, Gambier Islands Trust Area
Vice-Chair Islands Trust
drogers@islandstrust.bc.ca
604-220-1500

From: Jennifer Roote [REDACTED]
Sent: August 30, 2022 8:08 PM
To: Dan Rogers; Kate-Louise Stamford
Cc: Ian Roote
Subject: Fwd: Keats Island Shoreline Protection Project

Hello Trustees Stamford and Rogers,
On review tonight of public correspondence regarding the Keats Island Shoreline Protection Project, we see our letter attached below from April 14, 2022 was not included in public correspondence as it should have been. We ask you include it now, as of today's date so residents realize it is new and unread correspondence for them.

We also request you postpone the second reading until after the rescheduled community consultation meeting. Just as you mention, 'it is not appropriate to have a Keats related community information meeting on Gambier', it is also inappropriate to move to a second reading without first having the information meeting. These changes will have a significant effect on Keats property owners and need to be thought out and discussed thoroughly.

Thank you,
Ian and Jennifer Roote
Plumper Cove

Begin forwarded message:

From: Jennifer Roote <jennifer@rootemanagement.com>
Subject: Keats Island Shoreline Protection Project
Date: April 14, 2022 at 10:17:02 AM PDT
To: Dan Rogers <drogers@islandstrust.bc.ca>, kstamford@islandstrust.bc.ca
Cc: Ian Roote [REDACTED] paul Roote
[REDACTED]

Hello Trustees,

Please find attached a letter addressing some of our concerns with the proposed Keats Island Bylaws.

Jennifer and Ian Roote
Plumper Cover

April 14, 2022

Dear Trustee Rogers and Trustee Stamford,

Thank you for listening to our earlier concerns regarding the lack of adequate community engagement with respect to the major proposed changes and goals of the Keats Island Shoreline Protection Project. We appreciate the steps taken to improve engagement. We found the discussion during March 28 Zoom information session responded to a number of our questions.

As we have discussed before, the proposed regulations for docks are a major issue for residents of Plumper Cove. It was a relief to hear David Marlor, Director of Local Planning Services for Islands Trust, state that docks are a 'political' decision and dock regulations don't apply to Gambier Island Trust because they are not ferry/car access islands. That makes sense. In Plumper Cove, without road access, docks are required for residents to access their cabins and homes. Many of these large lots (ours is about 11 acres) have more than one residence on them which is different than on other parts of the Island, and most of the docks in the Cove are shared by several families on the same or different lots. When several families or properties are sharing docks, docks obviously have to be larger to accommodate all residents who have a right to access their property. This has been the practice in Plumper Cove for many decades and has worked well. If we are required to reduce dock space, the result will be MORE piers and docks in the Cove because we will no longer be able to provide our neighbours with room to moor, and every lot will require their own pier and float. That doesn't make sense.

Docks shouldn't be a political or 'one size fits all' solution on Keats. We are aware there may be dock issues on other parts of the Island, and we recommend the bylaw be written to address only the areas where residents have raised concern rather than sweeping everyone else into this mess of regulations and threatening the ability for residents of Plumper Cove to access their residences.

During the information meeting, we also learned from David Marlor that there has been no indication that Islands Trust wants to give authority over tree regulations to local Islands Trusts nor that Local Islands Trusts would want it. This came as a surprise. Mr. Marlor further stated that there have been some concerns regarding struggling Garry Oak, Arbutus and Douglas Fir and any regulations should be limited to these species. Again, this makes sense and we request the any tree bylaws proposed are limited to those three species.

While visiting Hornby Island in March, we were interested in their 'Protecting Your Place in the Wildland Urban Interface' poster and these two points:

- 'Reduce low plants and brush, remove dead vegetation and overhanging tree limbs within 30 feet of all structures'
- 'Thin and prune trees within 100 feet of any structure'

We have a photograph of the sign if you wish to see it. Hornby Island has a volunteer fire department with 'a five-bay firehall commissioned in 2017 that houses our five front line

apparatus' whereas we, on Keats, are left to our own devices. Residents should have the right to do all they can to protect their properties from the increasing threat of fire due to climate change and the increasing use of the Island by visitors. Again, limiting any tree bylaws to Garry Oak, Arbutus and Douglas Fir beyond 100 feet of any structure would be more appropriate.

With regards to setbacks, we would like to have confirmation that cabins built decades ago without any proof now available that they are legal structures would be considered 'legal nonconforming' so residents would have the ability to rebuild on the same footprint in the event of a devastating loss beyond their control. Please confirm that the setback for further development has been left at 7.5 metres. Please also explain what 'removal of some structures from "permitted" structures in the setback from the natural boundary of the sea including boat houses' means and what actions would be taken.

Lastly, we find the comment on the FAQ sheet 'During the public engagement process, we have heard positive support from most people on the goals of the OCP amendment' very misleading. We have attended all meetings we were able, and that is the complete opposite of what we have heard. Where did you get this information from? Subjective information, without any measurable evidence, has no place on what should be a factual mail out and comments like these are only used to try to sway opinions. Please refrain from making similar unsubstantiated comments in the future.

Our family has been living part time on Keats Island since 1942. Our priority has always been to maintain our properties, docks, trails, and shoreline in an environmentally sensitive way to ensure they are safe, well cared for and fit in with the natural environment. Our intent is for our cabins to be used by our children and future generations, and we will continue to demonstrate environmental stewardship. We do not require extremely restrictive bylaws or potential added permit expenses to encourage us to protect the environment.

Also mentioned at the Zoom meeting by Islands Trust Staff is that the 'devil is in the details'. Please consider how these proposed changes will impact the residents' enjoyment of Keats Island.

Sincerely,
Ian and Jennifer Roote
Plumper Cove