

Keats Island Planning Review Update #2

A Renewed Vision For Keats Island !

June 2001

The current **Official Community Plan (OCP)** for Keats Island (Bylaw 107) was adopted 24 years ago, in 1977. The **Islands Trust**, specifically the locally elected **Gambier Island Local Trust Committee (LTC)**, is conducting a public review of the Keats OCP. The end result of the public review process will be to combine updated and revised Keats Island Community goals, objectives, and policies with revised regulations for zoning and subdivision into one comprehensive planning document, called a **Rural Land Use Bylaw (RLUB)**

The new planning document will outline a shared community vision as to how Keats Island should evolve in the coming years. It will also provide direction to guide government agencies, current residents and property owners, and new or prospective landowners about existing and future land use & development, and publicly funded services on Keats Island.

The new RLUB will guide the local trust committee in reviewing any applications for rezoning or subdivision of land, and in responding to any matters initiated by other government agencies which may have an impact on Keats Island. The new RLUB will also be a useful reference for the public and other government agencies regarding the community's desires for the future of Keats Island.

Phase 1: The Community Input Process To Date

In **June 2000**, an information mailer was sent out to all Keats Island residents and property owners. It included a **"Workbook/Questionnaire"** about the existing Keats OCP, and a **"Community Values Questionnaire"**, as well as more detailed information about the Keats Island Planning Review Process.

The **"Workbook/Questionnaire"** included 34 goal, objective and policy statements from the existing Keats Island OCP. Islanders were asked to indicate their **"Level of Agreement"** with each statement (from a **"High"** of 5 to a **"Low"** of 1, or alternatively **"Need to Change"**). Space was also provided beside each OCP statement and "Level of Agreement" check box for **"Comments"** (ie. reasons for change, new ideas, other comments, etc)

The "Community Values

Questionnaire" included 3 questions:

1. **"What do you envision or hope Keats Island will be like in the next five to ten years?"**
2. **"What aspects of Keats Island do you value most and why?"**
3. **"Do you have any concerns or any other comments?"**

In **July 2000**, two **"Orientation, and Visioning"** community forums were held – one in **North Vancouver**, and one at **Barnabas (Corkum Farm) on Keats**. At both meetings, islanders worked together to provide input regarding their community values and vision for the future of Keats Island.

During **"Phase 1"** of the process, 63 people from all over Keats attended the community forums. In addition, 63 "Community Values Questionnaires" and 77 OCP "Workbook/Questionnaires" have been returned to date. And 2 letters from members of the public have been received.

**July 2001
Community Forums**

"DRAFT 1 Goals, Objectives & Policies"

North Vancouver
Thursday, July 5th
at
Parkgate Community Centre
Mount Seymour Road & Banff Cres.
(one block north of Mount Seymour Parkway)
from
7pm to 9pm

Keats Island
Saturday July 7th
at
Barnabas
(Corkum Farm)
from
11:30am to 2:30pm
Bring a Lunch

Gillian Saxby, the Islands Trust Staff project planner for the Keats Island Planning Review Process, has compiled and analyzed the community input received at the meetings and from the questionnaires. A working **DRAFT** summary **"Assessment Table"**, combining all input received during **"Phase 1"** of the Keats Island Planning Review Process has been prepared.

The Community Input Process to date indicates that there is a high level of community support for reaffirming many of the existing goals, objectives, and policies of the current Keats Island Official Community Plan. In particular there is a shared desire to preserve and protect the existing natural beauty, peace & quiet, and unique rural character of Keats Island. In short, islanders want to retain the island as much like it is now, for the future, as is possible.

The community identifies the "unique rural character" of Keats Island as including:

- Natural beauty, tranquility, unspoiled views
- No car ferry, an absence of roads, cars & traffic
- Slow paced, feeling of "remoteness" within close proximity to Vancouver
- Clean, quiet sanctuary, safe, friendly, self-reliant, community spirit
- Undeveloped, rustic, non-commercial, family-oriented "summer cottage community" atmosphere

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There is a high level of shared community values regarding the need to protect the island's limited and fragile natural environment, including forests, wildlife, drinking water sources, beaches, and the marine environment. Keats Islanders want to retain the "peace", "quiet", "tranquility" and "serene", "slow paced" ambience of the island - as a "refuge", in contrast to the "traffic" and "noise" of urban areas. And there is a shared desire to improve island-wide communication and cooperation (ie. Islanders working together to resolve issues and areas of disagreement; achieving a balanced, consultative approach to decision-making).

The **First WORKING DRAFT** of the **KEATS ISLAND RURAL LAND USE BYLAW – Part 1** ("Keats Island Goals, Objectives, and Policies"), based on analysis and review of all the community input to date, is enclosed, along with a **Community Response Form**.

Please read the Working Draft in its entirety, then fill out the Response Form and mail it back to us by the end of July.

All comments and suggestions are welcome. In particular, where a lack of clear direction has been identified, we're seeking further clarification and direction on specific policy issues relating to:

- **Environmental Stewardship** (ecosystem preservation, watershed protection, resource management)
- **Sustainable Land Use and Development** (residential densities, uses of public foreshore, parks & recreation, commercial undertakings)
- **Transportation and Services** (marine and land-based access, water supply, wastewater & sewage disposal, solid waste management, fire protection)

As part of the Planning Review Process, a "**Keats Island Community Profile**" Report has been commissioned by the Local Trust Committee to serve as a reference tool for land use planning on Keats Island. This comprehensive report, prepared by Eleanor Kneffel of Hornby Island, examines a variety of general and statistical information, both current and historical, about Keats. The Profile will aid the Planning Review Process by providing insight into the community's unique and evolving nature, and will provide a basis for future projections.

The "**Community Profile**" Report, "**Assessment Table**" and additional information and documents relating to the Keats Island Planning Review Process are available for viewing and downloading at www.keatsisland.net. **We will be posting all relevant Keats Island Planning Review public documents on this website, as they become available.** Reference binders containing Keats Planning Review information are available at the Gibsons Public Library, the West Vancouver Memorial Library, the Keats Camp Caretaker's residence, Barnabas Family Ministries Camp Office, and in Eastbourne at the home of Jackie Young. More information about the Gambier Island Local Trust Committee, the Islands Trust, and the existing bylaws for Keats Island can be found at: www.islandstrust.bc.ca.

Next Steps: The Community Input Process 2001– "Phase 2"

Spring 2001 The local trustees (Kim Benson & Bob Gibson), and Gillian Saxby met with the **Keats Island Advisory Planning Group** (APG) in April. The APG reviewed the "Assessment Table", the DRAFT "Community Profile Report", and provided input and direction regarding "Phase 2" of the community consultation process. The APG is appointed by the Local Trust Committee to advise on Islands Trust related matters involving Keats, and to help facilitate efforts to foster a growing spirit of island-wide communication and cooperation on Keats. The APG has members from nearly all the individual communities on Keats, such as Plumper Cove, Eastbourne, Keats Landing, Melody Point, and the "10 acres".

Summer 2001 This second island-wide mailer, including the **First Working Draft** of the **KEATS ISLAND RURAL LAND USE BYLAW – Part 1**, and the **Community Response Form** have been sent to all Keats Island residents and property owners. A second round of community information meetings has been scheduled in July (see overleaf for details).

Fall 2001 **Revisions and Complete First DRAFT RLUB** (including Community Goals Objectives & Policies, Broad Advocacy Policies respecting Intergovernmental Matters, Specific Map Designations & Land Use Regulations respecting zoning of land and marine areas, subdivision of land, administrative details & definitions) will be mailed to all Keats residents and property owners for further input and review.

Early 2002 **Revisions and Final DRAFT RLUB** will be prepared based on: community response to DRAFT 1; legislative and Islands Trust Policy requirements; comments from other government agencies; and technical data. (All DRAFTS will be posted on the web, too).

Spring 2002 **Proposed Bylaw & Public Hearing Process.** Once all 3 members of the Local Trust Committee (LTC) believe that subsequent revisions have produced a document that has broad public support, the Final DRAFT **Keats Island Rural Land Use Bylaw** will be considered for **1st Reading**. At this stage, a formal review process will be initiated in accordance with the Local Government Act and Islands Trust Act. The **Proposed Bylaw** will be referred to government agencies for final comment, posted on-line, and mailed to Keats residents and property owners. The public will be invited to submit verbal and written comments at a formal **Public Hearing**, to be held on the island.

After the Public Hearing, the LTC will decide to either: (1) give **2nd and 3rd Reading** to the Bylaw; (2) amend the Bylaw (within certain limitations) before 2nd and 3rd Reading; or (3) amend the Bylaw and hold another Public Hearing to consider further public comment. Agency approvals may also be required if revisions are made to the Bylaw.

After 2nd and 3rd Reading, the Bylaw will be sent to the **Islands Trust Executive Committee** for approval, to confirm that the Bylaw conforms with the legislated "preserve and protect" object of the Islands Trust, and **Islands Trust Policy Statement**. The Bylaw will then be sent to the **Minister of Municipal Affairs** for approval. After Ministerial approval is given, a **4th Reading and Final Adoption** may be given by the LTC – which implements the Bylaw. And the Keats Island Planning Review Process will then be complete.

Who to Contact For More Information

The **Gambier Island Local Trust Committee** is seeking the widest possible input of the community as a whole in developing the new planning documents for Keats. So please make time to participate in the process by mailing in the Community Response Form, attending the upcoming community meetings, and/or providing additional written comments to **Gillian Saxby** of the Islands Trust (the Keats Island Planning Review project planner):

Phone: (250) 335-1616 or Toll Free (via Enquiry BC)

Fax: (250) 335-3105 **E-mail:** gsaxby@islandstrust.bc.ca

Mailing Address: 5277 East Rd., Denman Island, V0R 1T0

Or contact a member of the Local Trust Committee:

Trustee Kim Benson (Keats)

(604) 886-9868

Trustee Bob Gibson (Gambier)

(604) 931-1455

Chairperson John Money (Saturna)

(250) 539-2975