

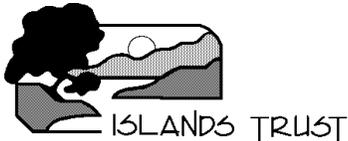
**KEATS ISLAND  
RURAL LAND USE BYLAW**

**PART 1 – GOALS, OBJECTIVES AND  
POLICIES**

**WORKING DRAFT – JUNE 6, 2001**



PLEASE SEE NEXT PAGE FOR TABLE.....



**PLEASE MAIL OR FAX RESPONSE TO....**  
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**KEATS ISLAND RURAL LAND USE BYLAW**  
**WORKING DRAFT RESPONSE FORM– JUNE 6, 2001**

| <b>Response questions– Please read the WORKING DRAFT before filling out questions</b>  | <b>RLUB POLICY</b> | <b>YES</b> | <b>NO and WHY<br/>(please add pages )</b> |
|--|--------------------|------------|---|
| What are three priority areas on Keats for parkland acquisition?<br>1.<br>2.<br>3.   | OBJ2,<br>P15       |            |   |
| Would you like to see an outdoor recreation playing field established near Eastbourne?<br>If yes, Specify:   | P9                 |            |   |
| Would you like to see a community hall-type facility established near Eastbourne?<br>If yes, Specify:  | OBJ 9              |            |   |
| Would you like to see a small corner-type store established in Eastbourne?<br>If yes, Specify:   | OBJ 9 and<br>P83   |            |   |
| Should proposals for future marine orientated uses such as additional public wharf sites or public moorage facilities, new public barge ramps or boat launches, or changes in uses at existing facilities be subject to redesignation and rezoning, including a public hearing?<br>If yes, Specify:  | P39,<br>and P120   |            |   |
| Should the existing residential density of two dwellings per lot be changed such that lots under 2.5 acres would be limited to one dwelling per lot; and lots larger than 2.5 acres but under 10 acres be limited to one dwelling and one guest cottage of limited size?<br>Alternate Suggestion?:   | P53                |            |   |
| Should the existing density on residential lots 10 acres or larger be allowed to be increased to a maximum of 2 dwellings and two guest cottages if a conservation covenant is placed on the land protecting a natural area of at least 5 acres, or if a public trail corridor and greenway buffer are dedicated by the owner?<br>Alternate Suggestion?: | P53                |            |   |

| <b>Response questions– Please read the WORKING DRAFT before filling out questions</b>  | <b>RLUB POLICY</b>            | <b>YES</b>           | <b>NO and WHY<br/>(please add pages)</b> |
|--|-------------------------------|----------------------|--|
| Should a Rural Comprehensive Designation, as described in P56 through P60 be considered?<br>Alternate suggestion?  | P56, P57,<br>P58, P59,<br>P60 |                      |  |
| Should home occupations (small scale home-based business enterprises) be allowed as a secondary use?<br>If yes, Specify:   | P68,<br>P69                   |                      |  |
| Should Commercial Visitor Accommodation uses be allowed?<br>If yes, Specify:   | P91                           |                      |  |
| Should there be parking restrictions associated with use of the existing public wharves? If yes, Specify:<br>Eastbourne:<br><br>Keats Landing:   | P99                           |                      |  |
| Should island speed limits be lowered as described in P.102?<br>Alternate Suggestion?:   | P102                          |                      |  |
| Should an additional Dogwood Princess ferry drop off at Plumper Cove Provincial Marine Park during the summer months be considered?  | P112(g)                       |                      |  |
| Should proposals for enhanced water taxi access to Eastbourne, Gibsons, Horseshoe Bay or Downtown Vancouver be supported?<br>If yes, Specify:  | P113                          |                      |  |
| Should long term public moorage for private vessels be established?<br>If yes, Specify:  | P120                          |                      |  |
| Should an additional public barge ramp site be established in Eastbourne?<br>If yes, Specify:  | P125                          |                      |  |
| Should tax based Local Service Area (s) be established (for all or part of the island) to address any of the following?<br>1. Eastbourne water<br>2. Garbage Services<br>3. Fire Department Services<br>4. Other | P133 see<br>P26               | 1.<br>2.<br>3.<br>4. | 1.<br>2.<br>3.<br>4.                     |
| Are you a part time resident, full-time resident, or have a different sort of association with Keats Island?<br>Please Specify:<br><br>Which part of Keats Island are you associated with?<br>Please Specify:    |                               |                      |  |

**KEATS ISLAND RURAL LAND USE BYLAW  
PART 1 - WORKING DRAFT – JUNE 6, 2001  
TABLE OF CONTENTS**

**SECTION A: INTRODUCTION**

Email: gsaxby@islandstrust.bc.ca ..... 2  
 Response questions– Please read the WORKING DRAFT before filling out questions ..... 4  
     YES..... 4  
 Response questions– Please read the WORKING DRAFT before filling out questions ..... 5  
     YES..... 5  
 SECTION A: INTRODUCTION ..... 6  
 Keats Island Subdivision Potential ..... 9

**SECTION B - KEATS ISLAND COMMUNITY GOALS..... 10**

**SECTION C - ECOSYSTEM PRESERVATION AND PROTECTION ..... 11**

**KEATS ISLAND OBJECTIVES ..... 11**

**KEATS ISLAND POLICIES ..... 11**

*KEATS ISLAND OBJECTIVES* ..... 14

*All Land Uses and Development* ..... 21

Home Occupations ..... 21

Affordable and Special Needs Housing..... 22

Private Institutional Camps..... 22

Community Facilities..... 23

Commercial Retail..... 23

Rental Housing and Commercial Visitor Accommodation..... 23

Passenger Only Ferry Service..... 26

**KEATS ISLAND MAP SCHEDULES ..... 32**

**SCHEDULE I= NOT YET DRAFTED..... 32**

designations,..... 32

emergency helicopter..... 32

public beach accesses,..... 32

roads, trails,..... 32

parks, recreation areas ..... 32

**SCHEDULE II – NOT YET DRAFTED..... 32**

ESA's..... 32

hazardous areas ..... 32

**SECTION A – INTRODUCTION**

## **Rural Land Use Bylaw**

The Keats Island Rural Land Use Bylaw (RLUB) is a document prepared and adopted, in accordance with the *Local Government Act* and the *Islands Trust Act*, by the locally elected land use authority for Keats Island, the Gambier Island Local Trust Committee. The purpose of the Bylaw is to define general objectives and more detailed policies and regulations with respect to land use on Keats Island and the smaller surrounding islets.

The Rural Land Use Bylaw is developed in consultation with Keats Islanders, other citizens and relevant government agencies concerned with the island's future. The Rural Land Use Bylaw becomes "official" when it is adopted by bylaw, in accordance with statutory procedures. This process requires a public hearing and the approval of the Minister of Municipal Affairs. Once adopted, the Rural Land Use Bylaw guides the decisions of the Local Trust Committee on all land use matters and, particularly, the form and character of future land use patterns on Keats and surrounding islets, including uses of surrounding foreshore.

The Bylaw also ensures that decisions of the Local Trust Committee are compatible with the *Islands Trust Act* and *Islands Trust Policy Statement*, as well as legislation and policies established by various other levels of government. The legislated Object of the Islands Trust is to:

*"...preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of the British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia."*

## **Local Trust Committee**

Keats Island and surrounding smaller islands, such as Preston Island on the south, Home Island on the west and Shelter Island on the northwest, are part of the Gambier Local Trust Area, and hence within jurisdiction of the Gambier Island Local Trust Committee. Little Shelter Islet is categorized as an Indian Reserve (IR) and is excluded.

The Gambier Island Local Trust Area, of which Gambier is the principal island, also includes North and South Thormanby Islands, Anvil, Bowyer, Passage, Trail and Pasley groups, Woolridge and other small islands in the Howe Sound. The Gambier Island Local Trust Committee is composed of three members: two locally elected Trustees, who each serve a three-year term, and one appointed member of the Island Trust Executive Committee to act as Chairperson.

The Local Trust Committee (LTC) possesses similar land use powers and authority to that of a Regional District. On Keats Island, as part of the Gambier group of islands, the LTC also submits bylaws to the Island Trust Executive Committee for approval and enforces and regulates development. In addition, the LTC makes recommendations to government agencies concerning initiatives affecting the Local Trust Area in order to ensure that activities are consistent with objectives and goals of the community and the Islands Trust, as outlined in the Keats Island Rural Land Use Bylaw, the *Islands Trust Act*, and the *Islands Trust Policy Statement*.

## **Intergovernmental Considerations**

Responsibility for certain matters lie outside the jurisdiction of the Islands Trust and are instead the responsibility of individual property owners, or the Provincial Government, the Federal Government, the Sunshine Coast Regional District, or the Coast Garibaldi Health Region. In some cases, more than one agency may have overlapping responsibility for a matter addressed in the Keats Island Rural Land Use Bylaw.

The Local Trust Committee seeks to work cooperatively with, and requests the assistance of the public and other government agencies to ensure the orderly and effective management and regulation of the island's land base, resources, and marine environment to the mutual benefit of all.

In the case of Advocacy Policies in the Rural Land Use Bylaw, other levels of government and the public are requested: to regard them as the stated desires of the Local Trust Committee and the Keats Island community; and to take them into consideration in making decisions concerning their own land use decisions with respect to Keats Island and surrounding islets.

The Keats Island Rural Land Use Bylaw provides policy guidance to the Gambier Island Local Trust Committee in responding to any action, contemplated action, or enforcement activity of other government agencies having jurisdiction on Keats Island, surrounding islets, and marine foreshore. In this regard, particular attention shall be given to: use of Crown foreshore issues; marine transportation and access issues; road access and maintenance issues; provision of publicly funded utilities and services issues; parks planning and management issues; protection of the environment issues; and public safety issues.

## **Keats Island Population**

Population data for Keats Island is based mostly on local information, either by verbal communication or recent social profiles. Census data from Statistics Canada is not adequate as data prior to 1996 has been aggregated with data from other locations, also referred to as data suppression. This occurs when population counts are below 40. In addition, for reasons of confidentiality, the 1996 data has been randomly rounded up or down to the nearest five or ten, sometimes even fifteen and, thus, is not representative.

The population varies considerably on Keats Island at any given time depending on the season and can fluctuate from a low of fewer than 50 to a high of more than 1300 persons (including visitors to the island's 2 summer camps and Plumper Cove Marine Park).

While there may be approximately 50 to 80 full-time residents, the part-time residents are a significant year-round presence on Keats Island. Many of the part-time residents can spend 3-4 days a week on Keats Island. The population in Eastbourne climbs to approximately 300 to 400 when all cottagers and weekend residents are included. In total the number of part-time residents is about 900, however, this number could be higher due to the multigenerational use of the cottages by many Keats Island families. The number of visitors for the Keats and Barnabas camps and the Marine Park is approximately 350 visitors on the island at any one time during the summer.

### **Keats Island Settlement Patterns**

There are four main areas of settlement and they occur along the shores of the island, Eastbourne, Keats Landing, Melody Point-Plumper Cove, and the North Side (Cotton Point area). Currently, of the 359 developed properties, about 20 to 25 (6 - 7%) are occupied on a full-time basis. The remaining 334 to 339 lots (93 - 94%) are used for weekend, seasonal and recreational purposes.

On Keats Island there are a total of about 465 existing parcels of land (including both fee simple and the 110 leasehold lots that are part of District Lot 696, the Keats Baptist Camp property). Approximately 456 of these lots or 98% are residential land use. Of the remaining 9 parcels; 2 have private institutional (non-profit 'summer camp') use, 1 is the (82.5 acre) Plumper Cove Provincial Marine Park and campground, 1 is a (33 acre) local area or community park, 4 are small 'pocket' parks in Eastbourne, and 1 is used for telephone utility purposes at the Keats Landing Public Wharf. There is a small shorefront right of way further south on the Keats Camp property, which is not considered a parcel, but is part of the hydro utility.

Over  $\frac{3}{4}$  of the lots (358) on Keats Island are  $\frac{1}{2}$  acre or less and occupy less than 5% of the island's total land base of 1500 acres (600 hectares). Just over 1/10 of the parcels (60) are between 10 and 30 acres and occupy 28% of the island. The remaining 6 large (less than 0.5%) parcels (over 30 acres) cover about 54% of the area of Keats Island and total 815 acres. Approximately 89.5% of Keats Island is private land, 8% is park, and about 2.5% is road allowances.

### **Keats Island Subdivision Potential**

There are 4 parcels on Keats Island that could potentially be subdivided: District Lots 876; 1829; 1469; and D.L. 1467 parcel number 7. And there are three parcels that are currently in process of subdivision (D.L. 696, 6031 and 1467 parcel number 1). If subdivision occurred, the total number of potential residential lots on Keats Island could increase to a theoretical maximum of 501 lots (359 existing developed residential parcels, including lease lots + 97 vacant residential parcels + 45 new parcels through subdivision) on a total island area of 600 hectares (1500 acres). The overall island density would be of 1 residential lot per approximately 1.2 hectares (3 acres).

## **SECTION B - KEATS ISLAND COMMUNITY GOALS**

### **GOAL1 TO PRESERVE KEATS ISLAND AS IT IS NOW...**

The community desires to preserve the island as much like it is now, for the future, as is possible. The community continues to share values regarding the need and desire to preserve and protect the existing natural beauty, peace & quiet, and the unique rural character of Keats Island

### **GOAL 2 TO PRESERVE THE ECOLOGICAL INTEGRITY AND NATURAL BEAUTY OF KEATS ISLAND**

The community is interested in protecting the island's limited and fragile natural environment, including: forests, wildlife, drinking water sources, the ocean, beaches, and the marine environment.

### **GOAL3 TO PRESERVE PRIVACY, PEACE AND QUIET**

It is important to the community to retain the peace, quiet, tranquility and serenity, as well as the slow paced island life style. The ambience of the island should be retained as a refuge in contrast to the traffic and noise of urban areas.

### **GOAL 4 TO ENCOURAGE AND MAINTAIN A SENSE OF COMMUNITY**

There is a shared desire within the community to improve island wide communication and cooperation. Suggestions have been made to encourage Islanders to work together to resolve issues and achieve cooperative goals. A balanced, consultative approach to decision-making is important to achieve.

### **GOAL 5 TO PRESERVE UNIQUE RURAL CHARACTER**

The "unique rural character" of Keats Island has been identified to include: the natural beauty, tranquility, unspoiled views; passenger only ferry, lack of development, rustic, small number of roads, cars and traffic; the slow paced ambience, and the feeling of "remoteness" within close proximity to Vancouver. Keats is a clean, quiet sanctuary that is safe, friendly and self-reliant. There is lots of community spirit and the island has a family-oriented, "summer cottage community" atmosphere.

### **GOAL 6 TO MANAGE GROWTH AND DEVELOPMENT**

Careful holistic planning and management of existing and future development is required if the natural beauty, peace & quiet, and unique rural character of Keats Island are to be preserved and protected in a sustainable manner over the long term.

## SECTION C - ECOSYSTEM PRESERVATION AND PROTECTION

### KEATS ISLAND OBJECTIVES

#### **OBJ 1 TO MAINTAIN ACCESS TO THE NATURAL ENVIRONMENT**

Retention of intact forested areas and undeveloped natural areas is supported within the community as well as ensuring that non-vehicular public access to beaches, scenic areas and pedestrian hiking trails is maintained.

#### **OBJ 2 TO INCREASE PARKLAND PROTECTED NATURAL AREAS**

There is a strong interest in increasing the amount of parkland and protected areas on Keats Island in order to preserve the island's natural beauty, ecological integrity, natural processes, habitats and species.

#### **OBJ 3 TO PROTECT FRESHWATER AND WETLAND ECOSYSTEMS**

Protecting all of Keats Island's limited freshwater resources (including wetlands, watercourses, watersheds and water catchment areas) from depletion, overuse, or contamination is essential in order to preserve the quality and quantity of both surface and groundwater for domestic purposes, and sustenance of the island's ecosystems and species.

#### **OBJ 4 TO PROTECT THE MARINE ENVIRONMENT**

Protecting Keats Island's natural foreshore and beaches from pollution, environmental degradation, or modification by inappropriate development or use is extremely important to the community.

### KEATS ISLAND POLICIES

#### **Forests and Representative Island Ecosystems**

- P1 Voluntary stewardship is strongly encouraged to ensure protection and maintenance of adequate forested areas for the retention of the Island's characteristic forested landscape, sustenance of groundwater supplies, and retention of habitat for wildlife, lesser vegetation, significant individual trees or stands, and any unfragmented forest ecosystems.
- P 2 Measures which assist in maintaining and protecting unfragmented forest ecosystems<sup>15</sup> and habitats, groundwater supplies, scenic areas, undeveloped beaches and pedestrian hiking trails shall be encouraged and supported.. Such measures may include incentives to: retain large parcels; register conservation or restrictive covenants which protect natural features or limit development; dedicate hiking trails and beach accesses.
- P3 Residents and property owners are encouraged to assume ongoing long term stewardship of environmentally sensitive features and undeveloped natural areas on private lands. The voluntary use of conservation covenants to protect the natural environment of Keats Island and surrounding islets is strongly supported.
- P4 (SUBSEQUENT TO ADOPTION OF PROVINCIAL REGULATIONS) The issuance of "Natural Area Tax Exemption Certificates" on properties subject to a protection covenant, pursuant to Part 7.1 of the *Islands Trust Act* (Natural Area Protection Tax Exemptions), as prescribed by regulation, and in accordance with the Protocol Agreement on "The Natural Area Protection Tax

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<sup>15</sup> Unfragmented Forest Ecosystem - areas of forested land which are large enough to contain and sustain the forests' characteristic species.

Incentive in the Gambier Island Local Trust Area”, between the Sunshine Coast Regional District Board and the Islands Trust Council, shall be supported.

- P5 Areas considered to be environmentally sensitive are shown generally on Schedule II (NOT YET DRAFTED). The cooperation of relevant senior government agencies shall be encouraged to further identify and protect environmentally sensitive features and areas.
- P6 Natural features and areas identified as environmentally sensitive to development may be protected by land use regulation. In considering permits, referrals, applications and rezoning proposals, the Gambier Island Local Trust Committee may request or require, as a condition of approval, the registration of restrictive covenants to maintain undeveloped specified portions of lots in order to protect specific features or retain certain undisturbed natural areas.
- P7 Development detrimental to environmentally sensitive features and areas is discouraged. Setbacks for all buildings and structures shall be designed to protect significant riparian and wildlife habitat and encourage maintenance of indigenous vegetation within these areas.
- P8 Areas hazardous to development, are identified on Schedule II (NOT YET DRAFTED) These include areas subject to flooding, erosion or slope instability. On the land designated as hazardous, development shall be directed away from such hazards.

### **Parkland Ecosystems**

- P9 Existing and future provincial, regional, and community park types and uses such as Plumper Cove Provincial Marine Park, natural area community parks, and one potential outdoor recreational playing field site near Eastbourne have been identified on Schedule I (NOT YET DRAFTED).
- P10 Public overnight camping shall only be permitted in the Plumper Cove Provincial Marine Park campground.
- P11 BC Parks is requested to: adequately supervise public recreational use of Plumper Cove Provincial Marine Park, particularly where overnight camping is permitted; require the use of holding tanks for vessels moored within the Park’s water lot lease; and require that park users take their own garbage with them when they leave the site.
- P12 Applicants for subdivision will be required to dedicate parkland in accordance with the requirements of the *Local Government Act* in the areas identified on Schedule II (not yet drafted). Lands dedicated at the time of subdivision as parkland shall be maintained by land use regulation as natural area parks, or greenway corridors unless rezoned for community recreation purposes. A natural area park or greenway corridor use may be located in any land use designation without requiring a land regulation amendment.
- P13 Development of recreation parks shall be permitted only when authorized by land regulation amendment following extensive community consultation and a public hearing.
- P14 The Local Trust Committee shall support the Letter of Understanding, dated October 2, 1996, between the Gambier Island Local Trust Committee and the Regional District of Sunshine Coast Board regarding the identification of land suitable for park and the acquisition, development, operation and maintenance of parkland.
- P15 A community parks, greenways and trails plan should be developed with community input, in coordination with the Sunshine Coast Regional District, to help identify any further requirements

as to the location and type of future community parkland, the location and development of an island greenways and trail system and the location of strategic beach access locations.

- P16 Appropriate tools and mechanisms to acquire additional parkland such as dedications, purchases, voluntary donations, and transfer of density shall be considered by the Local Trust Committee in decision making in accordance with guidelines (not yet drafted).

#### **Freshwater and Wetland Ecosystems and Riparian Zones**

- P17 Freshwater wetlands, bodies of surface water, natural drainage patterns, watercourses, watershed and groundwater recharge areas should be identified, protected and, where possible, restored or rehabilitated.
- P18 Actions preventing further loss or degradation of freshwater bodies or water courses, wetlands and riparian zones and which protect freshwater sources shall be supported. Adequate setbacks should be maintained to discourage development encroachment and prevent contamination of such freshwater sources.

#### **Coastal and Marine Ecosystems**

- P19 In order to protect the island's foreshore and beaches from pollution, environmental degradation, and inappropriate development or use, coastal areas shall be regulated so as to protect natural coastal processes and features.

## SECTION D STEWARDSHIP OF RESOURCES

### KEATS ISLAND OBJECTIVES

#### **OBJ5 TO PROMOTE STEWARDSHIP OF THE ISLAND'S LIMITED FOREST RESOURCES**

Since 89% of Keats Island is private land and logging on private land is not regulated, voluntary stewardship of the limited forest land base is essential if the island's unique rural character, wildlife habitat, water recharge capabilities, natural beauty and scenic qualities are to be sustained over the longer term.

#### **OBJ 6 TO RESOLVE WATER SUPPLY ISSUES**

Protection of water resources, sources, and water supply management issues, such as water quality and quantity, water consumption levels and capacity and drinking water contamination from septic fields need to be addressed.

#### **OBJ 7 TO RESOLVE ISSUES REGARDING THE USE OF FORESHORE**

Concerns have been raised about conflicts regarding appropriate uses of foreshore, especially at beaches.

### KEATS ISLAND POLICIES

#### **Forestry and Agriculture**

- P20 The retention of large land holdings and parcel sizes for existing sustainable forestry use shall be supported. The minimum parcel size for sustainable forestry use should be 40 hectares (100 acres).
- P21 On parcels 10 hectares (25 acres) or less, tree removal is discouraged, excepting: modest clearing for home-sites, domestic gardens, and septic fields; or provision of on-site firewood and lumber.
- P22 The voluntary designation of protected natural areas where no extraction will take place to ensure the preservation of native biological diversity shall be supported.
- P23 Due to the island's limited land base, rugged terrain, poor soil conditions, and concerns regarding groundwater retention and contamination of limited drinking water supplies by agricultural and animal husbandry activities, expansion of existing agriculture, and land clearing for additional agricultural uses is discouraged.

#### **Wildlife and Vegetation**

- P24 Residents and property owners shall be encouraged to retain areas of land and water in their natural state to ensure sufficient natural habitat is retained for maintenance of wildlife and bird populations or retention of rare or significant native vegetation.

#### **Freshwater Resources**

- P25 There are general concerns regarding water quality and quantity, water consumption levels and capacity, and drinking water contamination from septic fields that the community shall work towards resolving through, voluntary measures, cooperative efforts, regulations and interagency agreements.

- P26 a) The Local Trust Committee shall consider means to resolve water quality, quantity, consumption and contamination concerns through a tax based water system for Eastbourne.  
OR  
b) The Local Trust Committee shall consider means to resolve water quality, quantity, consumption and contamination concerns through other means that do not involve the Regional District utilities and services.
- P27 Measures shall be supported such as voluntary covenants, easements, and density transfer that ensure:
- neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater,
  - water quality is maintained, and
  - existing, anticipated and seasonal demands for water are considered and allowed for.
- P28 Measures that ensure water use is not to the detriment of instream uses shall be supported <sup>18</sup>.
- P29 Streams, and catchment areas are to be protected from disturbance or contamination that would diminish their value for water supplies.
- P30 The use of water storage tanks and cisterns on private lands and on designated community water storage sites shall be encouraged to augment surface water resources, provided there are no adverse impacts on downstream users.
- P31 Sources of safe water shall be protected from contamination by means of land use regulations to the standards of the Ministry of Health and the Ministry of Environment, Lands and Parks.
- P32 A source of safe water must be proven for each lot created by subdivision.
- P33 The establishment and use of supplementary water supplies on private lands and on designated community water storage sites for fire suppression, existing agriculture, and other non-domestic use is supported.
- P34 The following shall be encouraged with regards to water conservation, and wherever appropriate, supportive measures may include but are not necessarily limited to:
- a) Information programs to increase user awareness of water conservation measures;
  - b) Installation of water saving plumbing fixtures and appliances;
  - c) The use of rainwater catchment for garden irrigation or watering of lawns, plants, and animals;
  - d) The use of drought tolerant plant materials for landscaping purposes;
  - e) Discouragement of the use of ground water for the irrigation of lawns.

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<sup>18</sup> Instream Uses - include water uses such as fish and habitat uses, aesthetic uses, recreational opportunities and the maintenance of water quality in lakes and streams and wetlands.

## Coastal Areas and Marine Shorelands

- P35 Public access and the right to recreational use of the foreshore shall be supported and protected, and such access and use should also respect the interests of adjacent residents and tenure holders. The use of public foreshore, especially at beaches shall be regulated to ensure public access to and enjoyment of beaches is not impeded or impaired by inappropriate development or use of the foreshore.
- P36 The locations for public wharves, public barge ramps or boat launches, public marine park moorages, private docks and moorages, cooperatively owned or operated moorage, docking and swimming facilities for private institutional (non-profit) camps, marine conservation zones, and log dumping associated with existing island forestry requirements shall be designated on Schedule I (NOT YET DRAFTED). Any change or expansion in existing uses may require an environmental impact study by a qualified professional prior to rezoning consideration by the Local Trust Committee.
- P37 Upon application for redesignation and rezoning, a change, expansion, or downsizing in existing foreshore uses may be considered by the Local Trust Committee. Once the Local Trust Committee has considered the application, a public hearing is required by legislation prior to a change in use of the foreshore. As part of the application review process, consideration shall be given to location, proposed use and scale, level of community support, environmental impacts, impacts on the immediate surroundings, and the potential impacts on Keats Island growth and development patterns.
- P38 Any foreshore rezoning proposal should only be considered in response rather than in anticipation of the needs and desires of the Keats Island community, at a time when establishment of such a use would enjoy widespread support within the community as a whole.
- P39 a) The locations of public wharves, public barge ramps or boat launches, public marine park moorages, private docks, cooperatively owned or operated moorage, docking and swimming facilities for private institutional (non-profit) camps, marine conservation zones, and log dumping associated with existing island forestry requirements are designated on schedule I (not yet drafted),  
OR  
b) The locations of public wharves, public barge ramps or boat launches, public marine park moorages, private docks and moorages, cooperatively owned or operated moorage, docking and swimming facilities for private institutional (non-profit) camps, marine conservation zones, and log dumping associated with existing island forestry requirements shall be considered by the Local Trust Committee upon application for redesignation and rezoning. The application may require an environmental impact study to be conducted by a qualified professional biologist.
- P40 Shellfish and finfish farms in the planning area shall be prohibited by regulation.
- P41 The integrity of foreshore features, shoreline features, and intertidal processes shall be maintained by:  
a) Discouraging uses that disrupt natural features and processes, and encouraging owners of shoreline properties to retain, wherever possible, natural vegetation and natural features on areas sloping towards the foreshore.  
b) Supporting the prohibition of filling, deposit, excavation, or removal of foreshore and seabed materials, except for maintenance of navigational channels and existing wharfage areas.

- c) Land use regulations shall provide for upland waterfront developments to be setback sufficiently to allow for natural erosion and accretion processes, without endangering structures.
  - d) Where land use regulations provide for private docks, the use of communal docks shall be encouraged, where feasible, to limit the need for multiple dock development along the shoreline.
- P42 The location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize negative impacts on sensitive coastal environments shall be regulated.
- P43 Foreshore and adjacent coastal water area land use regulations shall place emphasis on retaining natural characteristics.
- P44 The Ministry of Environment, Lands and Parks and BC Assets and Lands shall be encouraged to respect land use regulations of local government when authorizing uses of the foreshore and adjacent marine waters.
- P45 The Federal Department of Fisheries and Oceans is encouraged to require holding tanks in boats and to designate all waters surrounding Keats Island and adjacent islets, including and especially Plumper Cove Provincial Marine Park, as non discharge areas for purposes of sewage disposal from boats.

## **SECTION E - SUSTAINABLE COMMUNITIES<sup>23</sup>**

### **KEATS ISLAND OBJECTIVES**

#### **OBJ 8 TO ESTABLISH A LIMIT TO GROWTH**

Any future development on Keats Island needs to be carefully managed and limited so as to preserve unique community character and minimize negative impacts. The community believes there is a need for island wide consultation prior to any expansion or change in existing uses or density.

#### **OBJ 9 TO MAINTAIN EXISTING LAND USES**

a) The community supports limiting land uses to seasonal and permanent residential, public park, existing private institutional (camps), and existing agriculture only.

OR

b) The community supports limiting land uses to seasonal and permanent residential, public park, existing private institutional (camps), and existing agriculture with the possible expansion of uses to include one small corner type store in Eastbourne.

OR

c) The community supports limiting land uses to seasonal and permanent residential, public park, existing private institutional (camps), and existing agriculture, with the possibility of expanding uses to include more public use land like a community hall and an outdoor recreation playing field in or near Eastbourne.

#### **OBJ 10 TO MAINTAIN EXISTING ISLAND DEVELOPMENT TYPE**

If the natural beauty, peace & quiet, and unique rural character of Keats Island are to be preserved and protected in a sustainable manner over the long term, land use planning and management of existing and future development must resist “suburbanization”, “citification”, and “commercialization” of the island to ensure that potential and cumulative negative impacts from existing and future development are minimized.

#### **OBJ 11 TO MAINTAIN EXISTING ROAD STANDARDS AND MINIMAL VEHICLE USE**

Cross-island private motor vehicle transportation and road expansion should remain minimal and community access to existing walking trails should be maintained.

#### **OBJ 12 TO MAINTAIN EXISTING FERRY SERVICE**

Retaining the existing passenger-only ferry service to Keats Island is important to the community and any future scheduling changes should be developed in consultation with islanders.

#### **OBJ 13 TO RESOLVE ISSUES REGARDING PUBLIC WHARVES AND MOORAGE**

Concerns have been identified regarding public access, moorage, vehicular access and parking at Keats Island public wharves (Keats Landing and Eastbourne).

#### **OBJ 14 TO RESOLVE WATER AND SEPTIC ISSUES**

There are general concerns regarding water quality and quantity, water consumption levels and capacity, and drinking water contamination from septic fields.

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<sup>23</sup> Sustainable Communities - human communities that have achieved a balance between environmental, economic and social systems and which respect the carrying capacity of the supporting environment.

### **OBJ 15 TO ESTABLISH GARBAGE DISPOSAL SERVICES**

Limited Regional District involvement in island waste management issues may be requested so that garbage disposal is more effective for islanders.

### **OBJ 16 TO IMPROVE COMMUNITY SAFETY AND WELL BEING**

Hunting and shooting on Keats Island should not be allowed due to concerns for safety, and lack of enforcement. Community-based fire protection services should be improved on the island and the increase in vandalism and break-ins within the community is a concern for many islanders.

## **KEATS ISLAND POLICIES**

### **Aesthetic Qualities**

P46 Preservation and protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic values of Keats Island and surrounding islets shall be encouraged and where appropriate addressed in regulations.

### **Existing and Future Land Uses**

P47 The total number of residential land use designated lots shall not be increased beyond the existing land use regulations, presently calculated as 501 lots.

P48 The unique historical character of distinctive settlement areas on Keats Island, including surrounding islets, shall be respected and considered in decision-making. The recognized settlement areas include: Eastbourne and the “10 acres” subdivision (D.L. 1593, 1594, 1595, 6729, 6031); the North-side subdivision (D.L. 3043); the Corkum Lands (D.L. 1469, 1829, 876); Melody Point (D.L. 1468); Plumper Cove (D.L. 1467); Keats Landing (D.L. 696); Shelter Island (D.L. 1428); and Preston Island (D.L. 6233).

P49 Future development should only be permitted to occur at a scale and rate of growth that is respectful of: community-held values; the island’s unique rural character; consideration of the historical character of distinctive settlement areas including water-only access; the islands’ limited infrastructure; the requirements of applicable land use regulations.

P50 The minimum parcel size for subdivision on all lands previously subdivided before 2001 shall be maintained at 4 hectares (10 acres).

### **Residential Land Use**

P51 In residential zones, on lots less than 2 hectares (5 acres), one single family dwelling only shall be permitted. Residential use, permanent or seasonal, shall be the primary use, with other uses being compatible with smaller lot residential neighbourhoods

P52 On residential lots 2 hectares (5 acres) or greater, but less than 4 hectares (10 acres), one single family principal dwelling and one guest cottage of limited size may also be permitted as an accessory use. However, special zones of limited application may be applied to remedy historical situations where separate dwellings were built lawfully, prior to January 2000, by cooperative owners who are tenants in common.

P53

- (a) On residential lots 4 hectares (10 acres) or greater in size, one single family principal dwelling and one guest cottage of limited size may also be permitted as an accessory use.
- (b) Notwithstanding the provision of P53(a) in the case where a natural area equal to no less than 2 hectares (5 acres) is protected by a conservation covenant, deemed suitable by the Local Trust Committee, one additional single family dwelling and one additional guest cottage may also be permitted.
- (c) Alternatively, notwithstanding the provision of 53(a) in the case where an existing trail corridor and greenway buffer, deemed suitable by the Local Trust Committee, are dedicated, one additional single family dwelling and one guest cottage of limited size may also be permitted.
- (d) The total lot density under the provisions of P53 shall not exceed 2 single family dwellings and 2 guest cottages.

P54 Relaxations of lot densities or dwelling densities beyond those stated in P51, P52 and P53 shall not be permitted or considered in any residential zone, except in cases where a significant community amenity is secured, subject to compliance with Section XX?? Amenity Zoning Guidelines of this Bylaw (NOT YET DRAFTED)

P55 The existing Land Use Contract (Gambier Island Local Trust Committee Bylaw No. 4) relating to the Convention of Baptist Churches of BC, for District Lot 696 (November 21, 1978) shall be supported; and the Local Trust Committee will work cooperatively with all relevant parties and agencies to resolve and address any and all outstanding land use, access, and servicing issues relating to the completion of the contract.

P56 On the remaining 3 unsubdivided large properties on Keats Island (District Lots 876, 1829, and 1469) which have a total area of 187 hectares (468 acres), one Rural Comprehensive Zone shall be designated which, without increasing the current total subdivision potential of 42 residential lots within the zone, will address the following:

- a) the approximate location, amount, type and density of present and potential residential development;
- b) the approximate location, amount and type of present and proposed private institutional (camp), recreational, agricultural, sustainable forestry, sand and gravel extraction, public utility, land and foreshore uses;
- c) the approximate location and type of present and proposed or potential protected natural areas, parks, trails, and roads or access routes (if any) to be created at the time of subdivision (should this ever occur).

### **Rural Comprehensive Land Use**

P 57 As a means of managing land use and development so as to minimize potential negative impacts, while encouraging stewardship of the ecological integrity and unique rural character of Keats Island over the longer term, the proposed Rural Comprehensive designation and subsequent regulations shall have provisions for minimum and average parcel sizes, density transfer from one parcel to another within the zone, and potential community amenities which the Gambier Island Local Trust Committee may consider as acceptable for consideration under Section XX?? Amenity Zoning Guidelines of this Bylaw (NOT YET DRAFTED).

P58 The minimum lot size for subdivision in the Rural Comprehensive Zone shall be 1 hectare (2.5 acres) and the average lot size for subdivision shall be 4 hectares (10 acres).

P59 Where lot averaging is provided by land use regulation, clustering of smaller sized lots may be encouraged to retain large remainder parcels as a means to: maintain unique rural character

and natural beauty; minimize the need for road expansions; minimize fragmentation from utility corridors; protect groundwater recharge areas; and ensure that any and all land and foreshore development is located in areas which are suitable to support the intended use.

- P60 Any remainder parcel and new lots created from the parent parcel which are larger than the permitted average parcel size shall be required to have a covenant registered on title limiting the number of additional parcels (if any) which may be created.

### **All Land Uses and Development**

- P61 All residential lots in all designations shall be serviced by an approved sewage disposal system and have a source of potable water supply suitable for the intended uses permitted on the parcel before any sewage generating use is initiated on the lot.
- P62 Any cost associated with the provision of additional local infrastructure required due to land development should be borne by the developer as a condition of development approval.
- P63 Provisions pertaining to lot site coverage, building or structure setbacks, heights, floor area regulations, screening, and water-only access or parking requirements shall be included in land use regulations and be developed with regard to maintenance of residential privacy, and with regard to retaining the unique rural character, historical character of distinctive settlement neighbourhoods, and natural landscapes of Keats Island.
- P64 Buildings in keeping with the island's rural recreational atmosphere, environment and topography shall be encouraged.
- P65 Consolidations of lots that are undersized relative to existing lot size requirements and consolidations of parcels in areas with water supply or septic disposal capability problems shall be encouraged.
- P66 For subdivisions under Section 996 of the *Local Government Act* (provisions relating to subdivisions for purposes of providing a residence for a relative) on non-Agricultural Land Reserve Lands, a minimum parent parcel size of not less than 20 hectares (50 acres) shall be required by land use regulation.
- P67 Restrictive covenants, given on a voluntary basis by land owners, to maintain undeveloped specified portions of lots in order to protect specific features or retain natural landscapes shall be supported.

### **Home Occupations**

- P68 Home occupations are small scale business enterprises that provide a service or a product and are conducted by residents from within a dwelling unit or secondary building. Home occupations are permitted and shall be regulated as follows:
- a) home occupations shall only be permitted as a secondary use to a permitted residential use; and
  - b) home occupations shall be regulated to help minimize any adverse effects they may have on residential use, the peaceful enjoyment of surrounding lands, and on the residential character of the premises upon which they are conducted.

- P69 Home occupation land use regulations may address:
- a) categories of home occupations and develop regulations pertaining to them or to specific home occupations;
  - b) the extent of buildings and structures used for home occupation;
  - c) minimum parcel size requirements and minimum set-back requirements;
  - d) exterior storage of materials and screening requirements;
  - e) off-street parking requirements;
  - f) signage; and
  - g) Water and septic concerns associated with home occupation uses.

### **Affordable and Special Needs Housing**

- P70 A range of housing options may arise to accommodate special needs. Proposals for special needs and/or affordable housing shall be considered when these needs develop to an extent that such projects are acceptable to the community and are consistent with this bylaw.

### **Private Institutional Camps**

- P71 The existing private institutional (non profit) camp designated sites on Keats Island are: Keats Camps (D.L. 696); and Barnabas Family Ministries (D.L. 1469). These sites are shown on Schedule I, the Land use map (not yet drafted).
- P72 The existing private institutional (non profit) camps shall be recognized as a traditional and appropriate land use on Keats Island, which contribute to the unique rural character of the island, and shall be afforded appropriate zoning designations. Private institutional camps shall be located on large areas of land, so provision can be made for participant activities to be primarily on-site and protection of natural beauty and water resources is maintained.
- P73 The scale of private institutional (non profit) camp uses and activities on Keats Island should remain low impact, nature-based and compatible with the community's vision of the island's traditional role in providing recreational-based experiences for off-island visitors.
- P74 Land use regulations for private institutional (non profit) camp uses shall address minimum parcel size, extent and use of land-based facilities development, including foreshore uses and facilities, on site water supply, sewage disposal, and fire suppression requirements, building and structure set backs, participant accommodation capacity, staff accommodation capacity, height, screening, signage, and areas to be kept free from development.
- P75 Land use regulations for private institutional (non profit) camp uses shall be designed with regard to minimizing negative impacts of institutional camp activities on adjacent land uses, as well as minimizing negative impacts on traditional institutional camps by land use activities initiated from elsewhere on the island.
- P76 Existing private institutional (non-profit) camps, including rental groups, are encouraged to utilize charter vessels and water taxis as a means of reducing peak demands upon the passenger only ferry system.
- P77 New private institutional camp proposals shall be subject to rezoning. Once the Local Trust Committee has considered the application, a public hearing is required by legislation prior to the establishment of any new private institutional camp use on Keats. As part of the application review process, consideration shall be given to location, proposed use and scale, level of community support, environmental impacts, impacts on the immediate surroundings, and the potential impacts on existing Keats Island facilities and services.

### **Community Facilities**

- P78 The community well sites in Eastbourne are the only community facilities designated on Schedule I, the Land Use Map (not yet drafted) . Consideration for other community use facilities, such as a community hall and/or outdoor playing field in or near Eastbourne, can be addressed in response to an application for rezoning amendment.
- P79 In considering applications to establish new community facility uses on Keats Island, consideration shall be given to location, proposed use and scale, level of community support, environmental impacts, impacts on the immediate surroundings, the availability of services and resources necessary to operate the facility, and the potential impacts on existing Keats Island facilities and services.
- P80 Multi-purpose use of community facilities shall be encouraged.
- P81 The provision of community facilities or land for community facilities, may be considered an amenity under terms of Section XX?? Amenity Zoning Guidelines of this Bylaw (NOT YET DRAFTED), subject to the amenity and land use proposal being:
- a) in compliance with the object of the Islands Trust;
  - b) reviewed through adequate public consultation; and
  - c) examined in terms of public costs and the financial sustainability of the amenity facility.
- P82 Other appropriate tools and mechanisms to acquire additional community facilities such as dedications, purchases, voluntary donations, and transfer of density shall be considered by the Local Trust Committee in decision making in accordance with guidelines (not yet drafted).

### **Commercial Retail**

- P83 Upon application for redesignation and rezoning, one small corner store type commercial retail activity use within Eastbourne may be considered by the Local Trust Committee. Once the Local Trust Committee has considered the application, a public hearing is required by legislation prior to the establishment of a store or commercial undertaking on Keats. As part of the application review process, consideration shall be given to location, proposed use and scale, economic viability, level of community support, environmental impacts, impacts on the immediate surroundings, and the potential impacts on Keats Island growth and development patterns.
- P84 Any commercial retail rezoning proposal should only be considered in response rather than in anticipation of the needs and desires of the Keats Island Community, at a time when the envisioned business could reasonably be supported by the island's resident population, and when establishment of such a use would enjoy widespread support within the community as a whole.
- P85 The minimum parcel size, permitted uses, set backs, extent of commercial development and activity, the provision of on-site servicing for water supply and sewage disposal, and the provision of facilities such as parking, screening, lighting, and signage shall be regulated by bylaw.

### **Rental Housing and Commercial Visitor Accommodation**

- P86 Rental of private dwellings to the same person(s) for a period of 2 months or more for purposes of a residence is permitted in residential designations.

- P87 Rental of private dwellings for a period of less than 2 months, which is not of an arms length nature (eg. rental to another family member or close acquaintance through word of mouth communication), may be interpreted as a residential use of the property.
- P88 Rental of private dwellings for a period of less than 2 months to the same person(s) which is an arms length transaction (eg. rental to unknown third parties through printed, electronic, or internet advertising) is considered a commercial rental and shall not be permitted in residential designations.
- P89 Public camping at Plumper Cove Provincial Marine Park, and group accommodations at Keats Island's existing private institutional (non-profit) camps are recognized as the traditional and preferred means of providing for the accommodation needs of the large majority of island visitors.
- P90 Commercial Visitor Accommodation hotels, large scale commercial lodges, commercial campgrounds, and recreational vehicle or trailer parks shall be prohibited.
- P91 Small scale bed and breakfast uses, commercial guesthouses, inns, lodges, or other future commercial visitor accommodation development proposals shall be subject to redesignation and subsequent rezoning. Once the Local Trust Committee has considered the application, a public hearing is required by legislation prior to the establishment of a bed and breakfast or small scale commercial visitor accommodation use on Keats Island.
- P92 In reviewing applications to establish bed and breakfast or small scale commercial visitor accommodation uses on Keats Island, consideration shall be given to location, proposed use and scale, level of community support, environmental impacts, impacts on the immediate surroundings, and the potential impacts on existing Keats Island facilities and services.

## **Transportation, Services and Utilities**

### **Roads and Vehicle Use**

- P93 Land use patterns which reduce dependency on private automobile use on Keats Island shall be supported by designation and regulation.
- P94 Intrusion or expansion of roads and vehicular access into water-access-only parcels, as shown on Schedule I, is strongly discouraged.
- P95 Measures which minimize the need for cross-island private motor vehicle transportation shall be encouraged and supported.
- P96 The establishment of a "cross island shuttle" or trucking service shall be supported on Keats Island, as a means of reducing dependency on private automobile use.
- P97 Unlicensed and unsafe vehicles shall be discouraged and regular enforcement of these types of vehicles shall be requested from the RCMP.
- P98 Owners of vehicles which become unsafe or derelict are strongly encouraged to have the vehicles removed from the island.
- P99 Parking restrictions associated with use of the existing public wharves at Eastbourne and Keats Landing shall be designated on Schedule I (NOT YET DRAFTED) and addressed through regulations.

- P100 The use of safe, efficient, low impact forms of alternative transportation, such as golf carts, for the purposes of transporting passengers and supplies, shall be encouraged.
- P101 The RCMP shall be encouraged to consider issuing permits, under the *Motor Vehicle (All Terrain Act)*, such that All Terrain Vehicles (as defined by the Act) may be licensed and insured for operation, under strictly defined conditions, and only on dedicated island roadways which are specified by the permit.
- P102 As a means of ensuring safety for pedestrians, cyclists, and operators of alternative transportation vehicles, and of reducing road dust and minimizing the need for road maintenance on Keats Island, the Ministry of Transportation and Highways is requested to reduce posted speed limits on Keats island to: 10 kmh on constructed public roadways which are within 1 km of the existing public wharves; 20 kmh on secondary access roads; and 30 kmh on Keats Road, the main road across Keats Island.
- P103 The Letter of Agreement between the Ministry of Transportation and Highways (MoTH) and the Islands Trust, respecting road standards, classification, and a MoTH/Islands Trust consultative process in the Islands Trust Area, including Keats Island, shall be supported.
- P104 The classification system of rural roadways including scenic or heritage road designations in recognition of the object of the Islands Trust shall be supported in regulations.
- P105 Regular, consistent, and “accountable” maintenance of existing constructed Keats Island roads in consultation with islanders shall be requested from the Ministry of Transportation and Highways.
- P106 The rustic, narrow, winding, gravel “country lane” roads on Keats Island contribute to the island’s unique rural character and ambience. The Ministry of Transportation and Highways shall be requested to:
- a) consult with the Local Trust Committee on the location of any new road rights-of-way as part of the subdivision review and approval process;
  - b) not increase road widths, straighten road alignments, or pave any existing constructed gravel roads,
  - c) neither close, nor develop any existing unconstructed road rights-of-way without extensive public consultation;
  - d) address issues of road runoff and erosion when requested;
  - e) not require clearing or construction of any right-of-way providing access to water or to lands beyond and to permit the rights-of-way to be used for pedestrian trail access, instead.
- P107 At the time of subdivision involving waterfront properties, where dedication of public water accesses is a consideration, such accesses should not be located in areas where topography renders them unusable. Consolidation of public water accesses may be considered, if appropriate to site specific circumstances. The use of pedestrian trails along portions of public water accesses should be considered.
- P108 It is a policy of the Islands Trust and Gambier Island Local Trust Committee that no island in the Gambier Island Local Trust Area should be connected to the mainland or to another island by a bridge or tunnel.

## Trails and Dedication

- P109 Landowners are encouraged to preserve and maintain existing trails on their property for public recreational activity through trail dedication or by placing signage in appropriate locations, in accordance with section 3 of the *Occupiers Liability Act* so that no liability is incurred by the property owner
- P110 The Local Trust Committee shall give high priority to the provision of pedestrian trails. Subdivision applicants are encouraged to design proposals that reduce road construction and encourage non-automotive travel.

### **Passenger Only Ferry Service**

- P 111 Retaining the existing BC Ferries operated passenger-only ferry service to Keats Island is important to the community.. However, a car ferry should not be provided.
- P112 BC Ferries shall be requested to:
- a) provide an adequate level of passenger-only ferry service, for which expansion follows rather than anticipates demand;
  - b) consult with the Keats Island community on all aspects of proposed changes to their ferry service;
  - c) address concerns regarding ferry noise and wake, and the pick-up/drop off float in Langdale;
  - d) retain on-call ferry services for emergency evacuation purposes;
  - e) retain “cost recovery only” parking rates in Langdale;
  - f) consider increased ferry service to Eastbourne as one means of reducing cross-island traffic; and
  - g) consider an additional Dogwood Princess ferry drop off at Plumper Cove Provincial Marine Park during the summer months.
- P113 Proposals for enhanced water taxi access to Eastbourne, Gibsons, Horseshoe Bay or Downtown Vancouver may be supported, subject to island wide consultation, and wide spread community support.

### **Public Wharves**

- P114 The existing publicly owned wharves, Eastbourne and Keats Landing, approved for transfer to the Sunshine Coast Regional District, on Oct. 21, 2000, are essential public access facilities, and should be maintained for public use.
- P115 The traditional use of Keats Island public wharves for the loading and unloading of passengers and cargo, emergency evacuation purposes, and for day use or temporary moorage purposes, is strongly supported.
- P116 Use of existing public wharf facilities shall be addressed by land use zoning regulations. Any change in use, expansion or downsizing, should only be considered subject to extensive consultation with the Keats Island community as a whole.

- P117 The Sunshine Coast Regional District shall be requested to involve the Local Trust Committee and the Keats Island community in developing Regional District policies and guidelines respecting ongoing maintenance, repairs, and management of both Keats Island public wharf facilities. Such policies and guidelines should clearly and consistently address issues, such as:
- a) priorities and scheduling for annual maintenance, repairs, improvements or capital expenditures on ports facilities;
  - b) vehicle parking on public wharves;
  - c) vessel loading and unloading;
  - d) emergency evacuation;
  - e) day use, temporary moorage, and long term moorage for private vessels (if any);
  - f) private subleasing arrangements for community moorage purposes (if any);
  - g) enforcement;
  - h) amendment procedures for changes in policy;
  - i) opportunities for ongoing public consultation and involvement in ports issues.
- P118 In developing its long term ports repairs, maintenance, and capital improvements strategies, the Sunshine Coast Regional District is requested to consider the Eastbourne wharf as a priority facility for repairs, maintenance, and any proposed improvements, as a means of making the facility more available for safe year round use.
- P119 When accessing Keats Island via public wharf, island residents, property owners, and visitors are encouraged to utilize the public wharf facility which is located in closest proximity to where they reside, or where they are visiting, as a means of reducing cross island traffic.
- P120 a) Long term public moorage for private vessels, if established, shall be located \_\_\_\_\_, as identified on Schedule I (not yet drafted)  
OR  
b) The Local Trust Committee may consider a proposed location for long term public moorage for private vessels, in response to an application for rezoning. Issues to be resolved prior to approval consideration should include: location; proposed use and scale; level of community support; environmental impacts; impacts on the immediate surroundings; impacts on existing Keats Island facilities and services; and potential impacts on cross island traffic, and Keats Island growth and development patterns.  
OR  
c) The Local Trust Committee may consider the establishment of another public wharf facility, accessed through public provincially registered land on the northwest side of Keats at Plumper Cove Provincial Marine Park, in response to an application proposal submitted by BC Parks. Issues to be addressed, prior to approval consideration should include: expansion of roads and vehicular access into “water access only” areas; level of community support; scale; jurisdiction and funding; potential impacts on Marine Park use; as well as growth and development impacts; environmental impacts; impacts on the immediate surroundings; impacts on existing Keats Island facilities and services; and potential impacts on cross island traffic, and Keats Island growth and development patterns.

### **Private Moorage**

- P121 Water-access-only parcels, as shown on Schedule I (not yet drafted), are recognized as areas suitable for private docks and moorings.
- P122 Waterfront property owners are encouraged to share the use of docks and wharves with one or more of their neighbours, including upland neighbours (if any), through joint ownership or non-commercial cooperative agreements and through the use of easements or other forms of agreed upon access to the facilities rather than erecting individual private docks or wharves.

**Public Boat Launches and Barge Ramps**

- P123 The existing barge ramp at Keats landing is recognized as a public use facility, for the purposes of transporting supplies, equipment, and vehicles to Keats Island.
- P124 The Ministry of Transportation and Highways, and BC Assets and Lands, in consultation with the Local Trust Committee, and Keats Island community as a whole, are encouraged to consider proposals for local, cooperative, community-based management of existing or proposed barge ramps sites, on designated public rights-of-way, when such proposals would serve to resolve issues related to: barge ramp maintenance and repairs; suitable hours of operation; and suitable scheduling for barge landing activities
- P125 Locations for an additional public barge ramp or boat launch facility in Eastbourne may be considered in response to an application by a recognized non-profit local community based association, in consultation with the Ministry of Transportation and Highways, and the Keats Island community as a whole, as a means of reducing cross island traffic, pursuant to the provisions of P124.

**Air Transportation**

- P126 The areas of Keats island used for the landing of emergency helicopters are: .....as identified on Schedule I.

**Utilities**

- P127 Where telephone and hydro are provided, they should, where feasible, be placed underground.
- P128 The use of island parkland for local servicing or utility purposes is discouraged, and shall be subject to land use regulation.

**Water Supply Services**

- P129 The protection of water resources sources and water supply management issues such as water quality and quantity, water consumption levels and capacity and drinking water contamination from septic fields, and from agricultural uses, shall be addressed through regulations.
- P130 The use of chemical fertilizers, pesticides and herbicides by any agency, farmer or individuals is discouraged in order to protect water sources and the natural environment from contamination.
- P131 A source of safe water must be proven for each new lot created by subdivision.
- P132 The existing community-managed water supply systems at Eastbourne, Keats Landing (D.L. 696), and Melody Point are recognized and supported.
- P133 a) The establishment of tax-based Local Service Area(s) for all or part of the island to fund services and utilities may be considered by the Local Trust Committee, in accordance with the Service Delivery requirements of the Letter of Understanding between the Gambier Island Local Trust Committee and the Regional District of Sunshine Coast Board. Appropriate means and methods used in the provision of such services and utilities (ie. location, scale, community support, etc) should be addressed with full community consultation.  
OR

b) The Local Trust Committee shall consider means to resolve water quality, quantity, consumption and contamination concerns through a tax based water system for Eastbourne. (same as P26a)

OR

c) The Local Trust Committee shall consider means to resolve water quality, quantity, consumption and contamination concerns through other means that do not involve the Regional District utilities and services.

P134 Proposals to establish a tax-based water supply system, or new water supply system serving more than 5 lots, should be conditional on a water management review being prepared by a Professional Engineer that examines:

- a) the potential impact on existing water users in the immediate area;
- b) the recharge capability of the water source relative to the anticipated maximum water demand of the proposed system;
- c) remedies available in the event of a water system failure;
- d) ensuring that, prior to connection, every lot to be served by the proposed water supply system is serviced by an approved sewage and wastewater disposal system capable of handling the maximum anticipated effluent flows from the water supply source;
- e) ownership and management of the system;
- f) compliance with the Service Delivery requirements of the Letter of Understanding between the Gambier Island Local Trust Committee and the Regional District of Sunshine Coast Board, if the Regional Board provides this service;

until such a time as the requirements of the *Drinking Water Protection Act* are applied to such systems.

P135 Keats Island and surrounding islets shall not be connected by water pipeline to the mainland, but shall be self-sufficient in regard to their supply of freshwater.

### **Sewage Disposal Services**

P136 Land use regulations should specify minimum standards for effluent disposal for new buildings and subdivisions and provide for back up sewage disposal capability to cover cumulative impacts of development from soil infiltration and cross contamination to adjacent properties.

P137 If existing fee simple lots cannot achieve the sewage disposal requirements established by regulation, then the proposed land uses should not be permitted and consolidation of the lot with adjacent properties to increase opportunities for soil percolation is encouraged.

P138 In bare land strata subdivisions, or on cooperatively owned land, the joint use or sharing of approved common septic fields on common property is supported.

P139 The use of alternative technology to the traditional septic field, and the safe recycling of gray water, is supported if methods can provide effective non-polluting and energy efficient means to treat and dispose of effluent and are in compliance with all other government regulations.

P140 Septic fields shall be set back from any well, spring, water course, wetland, or high water mark, in accordance with health regulations.

P141 The amount of area that is developed with impervious materials shall be kept to a minimum and natural drainage systems should be maintained to allow for maximum absorption of groundwater and to minimize any increase in sedimentation or contamination of surface water.

- P142 The impacts of surface water runoff and septic systems shall be addressed when considering a rezoning application near any well, spring, water course, wetland, or the natural boundary of the sea.
- P143 Property owners shall be encouraged to maintain their sewage disposal systems to prevent contamination of potable water supplies.
- P144 The Ministry of Health shall be requested to: investigate and allow innovative, safe, effective, non-polluting alternatives to septic fields; and ensure that effluent flow from septic fields is monitored and controlled so as not to contaminate surface or groundwater.
- P145 The Ministry of Environment, Lands, and Parks and the Environmental Health Officer shall be requested to prohibit any ocean dumping of untreated sewage.

### **Disposal of Waste**

- P146 Limited Regional District involvement in island waste management issues shall be requested so that garbage disposal is more effective for islanders, such as: annual junk removal, an island recycling program and bins in Langdale and Gibsons.
- P147 Information programs regarding effective installation and maintenance of septic tank/sewage disposal field systems shall be supported, including the use of effective alternate human waste disposal methods.

### **Recreation**

- P148 Low impact, nature-based recreational activities are encouraged and facilities and opportunities for high impact recreational activities are discouraged.
- P149 Land-based and marine-based recreational activities which generate excessive noise and disruption of the rural peace, quiet, tranquility and serenity of Keats and surrounding islets are strongly discouraged.
- P150 The use of dirt bikes, personal water craft (jet skis), and other land-based or marine-based recreational pleasure craft which generate excessive noise is strongly discouraged.

### **Cultural and Natural Heritage<sup>24</sup>**

- P151 The preservation and protection of the heritage value and character of historic Keats Island settlement patterns and remains shall be supported.
- P152 The protection of archaeological and heritage sites afforded under the *Heritage Conservation Act* is acknowledged and supported.
- P153 The use of voluntary conservation covenants to protect heritage resources shall be encouraged.

### **Economic Opportunities**

- P154 Economic opportunities compatible with conservation of resources and protection of community character shall be considered.

### Health and Well-being

- P155 Hunting and shooting on Keats Island shall not be supported due to concerns for safety, and lack of enforcement. However, owners of large parcels may, from time to time, request permits from the appropriate agencies to conduct limited wildlife management activities within the boundaries of their own properties.
- P156 Cooperative community-based fire protection services shall be improved on the island. Measures that reduce the threat of wild fire in forested, and residential or other occupied areas are to be supported, and measures to increase awareness of fire danger and fire safety amongst residents, property owners, and visitors are encouraged.
- P157 Proposals for any new development shall include provisions for fire fighting equipment, and for emergency water storage.
- P158 Additional police service from the RCMP, and fire protection awareness and services from the Ministry of Forests shall be requested during the peak recreation season, which is approximately from May 15<sup>th</sup> to September 15<sup>th</sup>.
- P159 The RCMP, Canadian Coast Guard, and search and rescue organizations shall be requested to be responsive to island needs and to set up adequate safety, protection and communication mechanisms for the public.
- P160 the RCMP shall be requested to respond to reports of island crimes, and to work with the island community to develop crime prevention strategies.
- P161 The Sunshine Coast Regional District is encouraged to: support the development and maintenance of search and rescue services for Keats Island; and invite the residents of Keats Island, and surrounding islets, to be involved in the ongoing development of an Emergency Response Program.
- P162 Keats Island self-sufficiency shall be retained and government involvement limited in island affairs within the current legal framework (ie. Islands Trust Act, Local Government Act, etc).

## SECTION F - PERMIT DESIGNATIONS

### Temporary Commercial or Industrial Use Permits

- P163 The *Local Government Act* provides the opportunity for a temporary commercial or industrial use permit to, notwithstanding a zoning bylaw: allow any commercial or industrial use; permit construction or use of buildings or structures to accommodate persons who work at the commercial or industrial enterprise in respect of which the permit is issued; and specify conditions under which the temporary commercial or industrial use may be carried on. These permits may be issued for a period of up to two years and may be renewed only once. There are no areas on Keats at this time for which temporary commercial and industrial use permits may be allowed. An amendment to policies and regulations would be required prior to consideration of an application.

## KEATS ISLAND MAP SCHEDULES

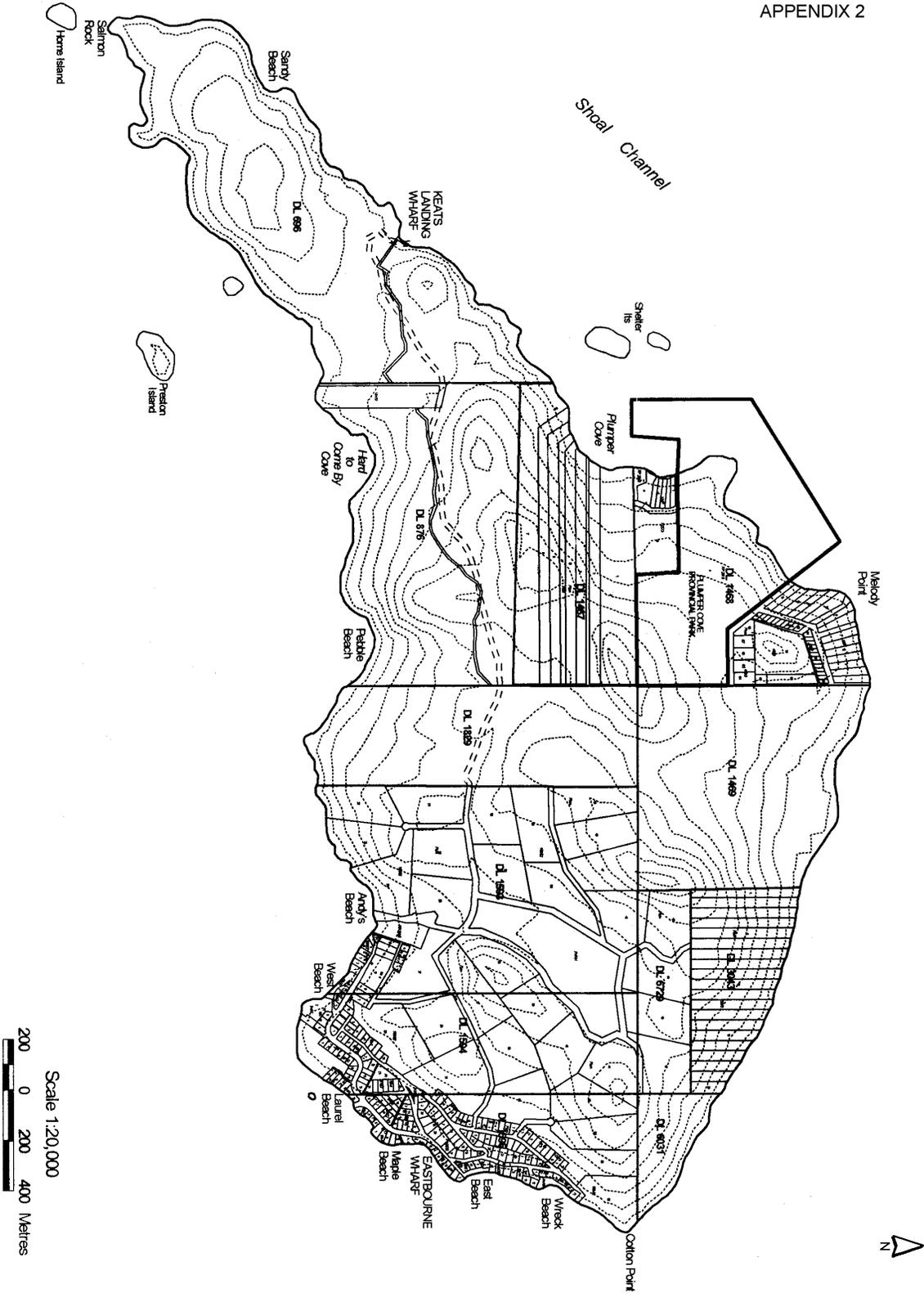
### **SCHEDULE I = NOT YET DRAFTED**

- designations,**
- emergency helicopter**
- public beach accesses,**
- roads, trails,**
- parks, recreation areas**

### **SCHEDULE II – NOT YET DRAFTED**

- ESA's**
- hazardous areas**

APPENDIX 2



Scale 1:20,000  
200 0 200 400 Metres